REGULAR MEETING OF COUNCIL

Monday, June 14, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - June 14, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 14, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - May 31, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held May 31, 2021.

Attachments: B.1 05-31 Regular minutes.pdf

C. DELEGATIONS

D. PRESENTATIONS

D.1 Accessibility Issues

Recommendation: That Council receive the presentation by Zosia Ettenberg, Langley Pos-Abilities Society, regarding accessibility issues at the Brookswood Plaza and development of an online accessibility map for Langley, BC.

Clerk's Note: Presentation was approved by Council at the May 31, 2021 Regular Council meeting. As requested by Council, the correspondence from Ramin Seifi, General Manager, Engineering and Community Development, addressed to Councillor Arnason, regarding the Brookswood Plaza was received and reviewed by the presenter.

D.2 Shared Waters Alliance

Recommendation: That Council receive the presentation by Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Waters Alliance, regarding current activities of the Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.

Clerk's Note: Presentation was approved by Council at the May 31, 2021 Regular Council meeting.

D.3 Tree Protection Bylaw

Recommendation: That Council receive the presentation by Catherine Grey, Community Co-Chair, Tree Protection Advisory Committee, to present proposed changes to the Tree Protection Bylaw 2019 No. 5478.

Clerk's Note: Please refer to Items K.1 and K.2.

E. REPORTS TO COUNCIL

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

Development Permit Application No. 101188
(Qualico Developments (Vancouver) Inc. /
20500 Block of 78 Avenue)
Report 21-67
File CD 08-23-0201

Recommendation: That Council authorize issuance of Development Permit No. 101188 to Qualico Developments (Vancouver) Inc. for properties located in the 20500 block of 78 Avenue to the acceptance of the General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy.

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. 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;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
d. Registration of a restrictive covenant:
 prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Registration of a party wall and common element maintenance agreement on the title of all lots;
g. Registration of an easement securing the required visitor parking spaces; and
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: E.1 cd DP 101188 Qualico.pdf

E.2 2020 Audited Consolidated Financial Statements
Report 21-74
File FIN 1830-02

Recommendation: That Council receive and accept the 2020 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

Attachments: E.2 fin Draft 2020 Audited Consolidated Financial Stmts.pdf

E.3 Climate Action Revenue Incentive Program
Report 21-70
File ENG 5280-31

Recommendation: That Council send a letter to Premier John Horgan, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and all local Members of Legislative Assembly requesting immediate consideration for the development of an alternative to the Climate Action Revenue Incentive Program that provides consistent and comparable annual funding for local governments to deliver climate action projects; and further

That Council endorse submission of a resolution to the Union of BC Municipalities (UBCM) for consideration at the upcoming Convention to be held in September 2021 requesting that the Provincial Government immediately develop an alternative to the Climate Action Revenue Incentive Program as a source of sustainable funding for municipalities to undertake critical climate action projects, as outlined in more detail in the body of this report.

Attachments: E.3 en Climate Action Revenue Incentive Program.pdf

E.4 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Liquor Licence Amendment Application No. 000055
(Camp Beer Co. / 110, 19664 - 64 Avenue)
Report 21-66
File CD 08-10-0056

Recommendation: That Council consider the endorsement request for structural change (expansion of existing brewery lounge) and an increase in person capacity for Camp Beer Co. located at 19664 - 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Camp Beer Co.'s request:

"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change to an approved lounge endorsement and increase in the person capacity to 160 (80 person indoor lounge, 80 person patio) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 - 64 Avenue, Langley.

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

In ENDORSING this request, Council has considered the views of area residents expressed to Council through a written submission opportunity prior to the June 14, 2021 Council Meeting 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."

Attachments: E.4 cd LP 000055 Camp Beer Co.pdf

E.5 **Fort Langley Utility Box Art Wraps**
Report 21-73
File ACCI 5210-01

Recommendation: That Council request staff to complete the project to wrap BC Hydro and Township owned utility boxes in Fort Langley utilizing a combination of original art with themes identified in this report and historic photos from the archives of the Langley Centennial Museum.

Attachments: E.5 acci Fort Langley Utility Box Art Wraps.pdf

E.6 **DCC Frontending Agreement 1081760 BC Ltd.**
Report 21-75
File CD 07-23-0070

Recommendation: That Council authorize staff to execute a Drainage Development Cost Charges (DCC) Frontending Agreement with 1081760 BC Ltd. in the substantial form and substance of the document presented as Attachment A, for the provision of off-site drainage infrastructure in the Brookswood-Fernridge Community Plan area.

Attachments: E.6 cd DCCFA 1081760 BC Ltd.pdf

E.7 **Budget Transfer: Glover Road Sanitary Sewer Forcemain**
Report 21-77
File ENG 5330-24-52

Recommendation: That Council authorize a budget transfer, in the amount of $350,000, to facilitate completion of the Glover Road Sanitary Sewer Forcemain Project between Smith Crescent and Maxwell Crescent as outlined in this report.

Attachments: E.7 en Glover Road Sanitary Sewer.pdf

E.8 **Fort Langley Community Park**
Public Engagement Update
Report 21-72
File ENG 0810-20

Recommendation: That Council receive the Fort Langley Community Park Public Engagement Update Report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

Attachments: E.8 en FLCP Public Engagement Update.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100643 and**
Development Permit Application No. 101193
(Stevovic / 20452 - 80 Avenue)
Bylaw No. 5723
Report 21-69
File CD 08-23-0196

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723, rezoning 1.36 ha (3.36 ac) of land located at 20452 - 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 60 townhouse units subject to the following development prerequisites being satisfied to the 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 and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204B Street and 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the south side of 80 Avenue, 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 the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:

a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary

suites within individual townhouse units;
d. Prohibiting access from 80 Avenue once access from 204B Street is functional;
e. Prohibiting building of proposed Building 4 as shown on Schedule A of Attachment A until such time as access from 204B Street is functional; and
f. Requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
8. Registration of an access easement for emergency access purposes to and from the property to the east (20486 - 80 Avenue);
9. Registration of a 2.0 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the easterly portion of the site;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy;
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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5723 authorize issuance of Development Permit No. 101193, 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;

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 an on-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. 5723 in conjunction with Development Permit No. 101193.

Explanation - Bylaw No. 5723

Bylaw 2021 No. 5723 rezones 1.36 ha (3.36 ac) of land at 20452 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 60 units.

Attachments: F.1 cd DP 101193 Stevovic.pdf

F.2 Official Community Plan Amendment and Rezoning Application No. 100217 and Development Permit Application No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 Avenue)
Bylaw No. 5710
Bylaw No. 5711
Report 21-78
File CD 08-14-0206

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711, rezoning 0.68 ha (1.68 ac) of land located at 20617 and 20643 - 68 Avenue to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit, subject to the following development prerequisites being satisfied to the 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Securing of a community stormwater detention site to serve the storm catchment area;
4. Dedication of the existing stormwater detention pond secured by Statutory Right of Way CA 5002275 located at the northeast portion of 20643 - 68 Avenue (Lot 25 Section 14 Township 8 New Westminster District Plan 41072);
5. Provision of road dedications, widening, statutory right of ways, and necessary traffic improvements for 206 Street and 68 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
6. 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);
7. Final completion of detailed landscape plans and compliance with the Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
a. Identifying the units (minimum 5%) to incorporate the Adaptable Housing requirements;
b. Prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
c. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
9. Compliance with the 208 Street Area Greenway Amenity Policy and Community Amenity Contributions Policy (with an additional contribution of $115,500 for five (5) units) proposed;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd. Bylaw 2021 No. 5710 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource

Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5711 authorize issuance of Development Permit No. 101107 (form, siting, and character) 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 Schedules "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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 an onsite 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 schedule the required Public Hearing for the Neighbourhood Plan amendment Bylaw No. 5710, Rezoning Bylaw No. 5711 in conjunction with the hearing for proposed Development Permit No. 101107.

Explanation - Bylaw No. 5710

Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the "Attached Single Family" and "Townhouse A" land use designations.

Explanation - Bylaw No. 5711

Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units.

Attachments: F.2 cd DP 101107 Paddington Properties.pdf

F.3 **Rezoning Application No. 100598 and**
Development Permit Application No. 101141
(Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)
Bylaw No. 5718
Bylaw No. 5719
Bylaw No. 5720
Report 21-79
File CD 08-10-0042

Recommendation: That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718, discharging Land Use Contract No. 74 from the property located at 6350 - 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 rental apartment 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. Applicant to confirm adequacy of existing infrastructure (road/drainage/sanitary and water) to support proposed development. A Servicing Agreement may be required to be 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. Approval of the necessary bylaws by the Ministry of Transportation and Infrastructure;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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 a restrictive covenant identifying the units (10% of apartment units) required in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy; and
10. 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 grant first and second reading to Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject property;

That Council at time of final reading of Rezoning Bylaw No. 5719 authorize issuance of Development Permit No. 101141 subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

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. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
d. All signage being in compliance with the Township's Sign Bylaw;
e. All 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 an onsite 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 schedule the required public hearing for Land Use Contract Discharge Bylaw No. 5718 and Rezoning Bylaw No. 5719.

Explanation - Bylaw No. 5718

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

Explanation - Bylaw No. 5719

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

Explanation - Bylaw No. 5720

Bylaw 2021 No. 5718 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.

Attachments: F.3 cd DP 101141 Manorlane.pdf

F.4 Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68
File CD 11-09-0033

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance

of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
6. 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);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; 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. 5717.

Explanation - Bylaw No. 5717

Bylaw 2021 No. 5717 rezones the property located at 5759 - 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 39 single family lots.

Attachments: F.4 cd RO 100589 Neufeld.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **Drinking Water Conservation Bylaw Update**
Bylaw No. 5716
Report 21-71
File ENG 5600-10

Recommendation: That Council grant first, second, and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw 2021 No. 5716.

Explanation - Bylaw No. 5716

Bylaw 2021 No. 5716 amends Drinking Water Conservation Bylaw 2018 No. 5321 by including provisions for water restriction exemption permits related to the application of nematodes to combat the European Chafer Beetle.

Attachments: G.1 en Water Conservation Bylaw Update.pdf

G.2 **Drainage Development Works Agreement Bylaw**
(1081760 BC Ltd.)
Bylaw No. 5697
Report 21-76
File CD 07-23-0070

Recommendation: That Council give first, second, and third reading to Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697, for the provision of off-site drainage infrastructure for the area of Fernridge in the Brookswood-Fernridge Community Plan.

Explanation - Bylaw No. 5697

Bylaw 2021 No. 5697 authorizes the execution of a Development Works Agreement between the Township of Langley and 1081760 BC Ltd., for the provision of Drainage Works in the

Fernridge 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.2 cd DWA 1081760 BC Ltd.pdf

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1

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

Rezoning Application No. 100661
(McDonald / 23639 - 36A Avenue)
Bylaw No. 5715
Report 21-61
File CD 10-28-0049

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715".

Explanation - Bylaw No. 5715

Bylaw 2021 No. 5715 rezones the property located at 23639 - 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

Attachments: H.1 cd RZ 100661 McDonald.pdf

H.2

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

Rezoning Application No. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686".

Explanation - Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

Development Permit No. 101171

Running concurrently with this Bylaw is Development Permit No. 101171 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment A 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 of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development 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 Permit No. 101211

Running concurrently with this Bylaw is Development Permit No. 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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. Completion of a subdivision consistent with the rezoning bylaw; and
d. Payment of building permit administration fees.

Attachments: H.2 cd RZ 100543 M-3 Management Inc.pdf

H.3 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100612 and
Development Permit Application No. 101166
(Zenterra Developments Ltd. / 19781 - 80 Avenue)
Bylaw No. 5709
Report 21-65
File CD 08-27-0070

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709".

Explanation - Bylaw No. 5709

Bylaw 2021 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

Development Permit No. 101166

Running concurrently with this Bylaw is Development Permit No. 101166 (Zenterra Developments Ltd. / 19781 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;

c. Provision of final 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 Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: H.3 cd RZ 100612 Zenterra Developments Ltd.pdf

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

J.1 **Provincial Awareness Campaign**
File 0530-05

Recommendation: That Council receive the correspondence from Cathy Peters, BC anti-human trafficking educator, speaker, advocate, requesting Council write the Premier of BC and the Solicitor General, in support of providing funding / training for law enforcement and developing a provincial awareness campaign to prevent human sex trafficking in BC.

Attachments: J.1 Provincial Awareness Campaign.pdf

K. MINUTES OF COMMITTEES

K.1 **Agricultural Advisory and Economic Enhancement Committee - May 26, 2021**
Tree Protection Advisory Committee - May 27, 2021
Heritage Advisory Committee - June 2, 2021
Tree Protection Advisory Committee Report - June 14, 2021
File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meetings as listed above and the June 14, 2021 Tree Protection Advisory Committee report.

Attachments: K.1 Committee Minutes.pdf
K.1 Committee Report.pdf

K.2 **Tree Protection Advisory Committee Recommended Motions**
File 0540-20

Recommendation: That Council give first and second reading to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712;

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5713;

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714; and

That Council authorize staff to schedule a Public Input Opportunity to solicit written submissions for Bylaw 2021 No. 5712.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

Council requested a presentation on the following motion at the May 10, 2021 Regular Council Meeting:

N.1 **Aldergrove Intersection Road Widening**

Recommendation: MOTION
Moved by Councillor Woodward,
Seconded by Councillor Richter,

Therefore be it resolved that Council hereby directs staff to not proceed with additional road widening of Fraser Highway and/or 272 Street into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove.

AMENDMENT
Moved by Mayor Froese,
Seconded by Councillor Woodward,
That Item D be amended to ask staff to report back on other options as opposed to road widening of Fraser Highway and/or 272 Street into Parcel A.
CARRIED

Clerk's Note: Further to the Council resolution of May 10, 2021, directing staff to proceed with a rezoning application for the former Alder Inn site as soon as possible, and the presentation made by staff, as directed by Council, at its subsequent meeting on May 31, 2021, it is recommended that Council direct staff to proceed with Option 3B1 - Balanced Intersection Improvements, to facilitate widening of Fraser Highway and 272 Street, consistent with historic bylaws, plans and past practice; while incorporating an adjustment to the floor space ratio (FSR) calculation to ensure no net loss in the overall density of the ultimate proposed mixed use development on the site.

Attachments: N.1 Fraser Hwy at 272 St May 31 Council Presentation.pdf

Council deferred the following motions at the May 31, 2021 Regular Council meeting:

N.2 Council Process Committee Recommended Motion
File 0540-20

Recommendation: Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

Attachments: N.2 c5034 Election Sign Bylaw.pdf

N.3 **Council Process Committee Recommended Motion**
File 0540-20

Recommendation: That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

N.4 **Council Process Committee Recommended Motion**
File 0540-20

Recommendation: That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

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

The following information has been brought forward from the May 31, 2021 Special Closed meeting for public information:

O.1 **Recognition of former Councillor Grant Ward**

Recommendation: MOTION
That staff accelerate the development of the pocket park at the Langley Regional Airport and that Council name the park the "Grant Ward Park" in recognition of his contributions to the Township of Langley.
CARRIED

Section 90(1) (b) Personal

P. OTHER BUSINESS

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

P.1 Barry Dashner Delegation

Recommendation: Whereas the May 31, 2021 Delegation to Council by Mr. Barry Dashner raised the question of the need to review and update the 2001 Fort Langley Streetscape Plan;

Therefore be it resolved that the Dashner Delegation of May 31, 2021 be referred to staff for a report on the potential process and timeline to update the 20 year old Fort Langley Streetscape Plan.

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

P.2 Updated Cost Estimate and Timeline to Complete Yorkson Community Park

Recommendation: Whereas:

1. With the recent completion of the indoor tennis facility originally planned for 2025, the original cost estimates and projected phasing for the completion of Yorkson Community Park from 2016 to 2025 is now obsolete; and

2. Given the rapidly increasing population of this area within Willoughby, and other areas such as Carvolth without comparable community park spaces, the completion of Yorkson Community Park is important and needed;

Therefore be it resolved that staff be directed to undertake and complete updated construction cost estimates and new projected timeline for the completion of Yorkson Community Park, hereby referred to the 2022 budget process for future consideration by Council at that time.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item D.1 - Section 90(1) (c) Labour Relations; (e) Property;
Item E.1 - Section 90(1) (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (f) Law Enforcement; and
Item H.1 - Section 90(1) (e) Property.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 31, 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, 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, P. Cordeiro, S. Little, C. Marshall, and K. Stepto

A. ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples and led a moment of silence for the children who lost their lives at the Kamloops Residential School.

B. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – May 31, 2021

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 31, 2021.
CARRIED

C. ADOPTION OF MINUTES

1. Regular Council Meeting – May 10, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Council meeting held May 10, 2021, as amended.
CARRIED

C. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 10, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held May 10, 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.

D. DELEGATIONS

1. Barry Dashner
File 0550-07

Barry Dashner, "Fort Langley Project", appeared before Council to discuss the Fort Langley Streetscape upgrades. He stated that the current Streetscape plan is partially complete, has guidelines that are not followed, abandoned, or obsolete, and that maintenance of the streets is lacking. He asked Council to direct staff to update the Fort Langley Streetscape plan with public input to meet future requirements, to improve street maintenance, and to install pavers on any new sidewalk construction or replacement.

Councillor Woodward re-entered the meeting at 1:34pm.

2. Christine Bishop
Christy Juteau
File 0550-07

Christine Bishop and Christy Juteau appeared before Council to discuss the Horne Pit development and environmental protection. The wetlands are one of three connected wetlands that were created artificially by gravel extraction but have become important "natural" features connected to the Little Campbell River. Mid-successional forest surrounds the wetlands, and this is home to important bird, amphibian, mammal, reptile, and invertebrate habitat. The Horne Pit and Ecosystem needs include:

- Extending setbacks from gravel piles to wetland;
- Improved sediment fencing;
- Addressing illegal access, especially through the riverbed; and
- A Hydrogeological study.

Monitoring and protection of the wetlands needs to continue to maintain the integrity of the wetlands and wildlife community through the development phase. Limited public access (fencing) needs to be installed within the remaining forested, wetland, and riverine habitat.

E. PRESENTATIONS

1. Langley Situation Table

Maja Langrish and Fraser Waldron, Office of Crime Reduction & Gang Outreach, Policing and Security Branch, Ministry of Public Safety and Solicitor General, provided a presentation regarding a potential Langley Situation Table. A Situation table is comprised of front-line workers from various agencies and sectors who share limited information on clients facing elevated levels of risk. Agencies involved often include mental health, addictions, police, education, culturally specific services, housing, health, etc. There are 10 Situation Tables in BC with 11 on-boarding soon. Situation Tables serve people living with acutely elevated risk. Benefits of a Situation Table include:

- Improved collaboration among service providers;
- Improved service delivery;
- Ability to identify systemic barriers;
- Reduced demand for emergency and police services;
- Reduced risk of criminal offending and victimization; and
- Awareness of complex community challenged and shared responsibility.

Next steps include further presentations to senior leaders from agencies that would form the Situation Table and submission of a grant application.

2. Environmental Compensation on Municipal Lands

R. Seifi provided a presentation on environmental compensation on municipal lands. He noted that staff are seeking authorization to proceed with preparation of a policy framework to accommodate environmental compensation works on municipal lands, enhance environmentally sensitive areas, and generate revenue for the Township to cover ongoing operating costs etc.

MOTION
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.
CARRIED

Councillor Richter opposed

3. Aldergrove Interim Public Plaza Update

Chris Marshall provided an update on the Aldergrove Interim Public Plaza. He noted that the design includes flexible, open areas and a café themed area with portable tables and chair. 67 parking stalls will be adjacent to the lot. Modular units will offer a series of seating, planting, and screening components designed to be configured into a variety of layouts. The modular units offer a variety of seating surfaces and heights in sun and shade, adjustable panels to be configured to provide shade or visual screening, and are suitable for disassembly and reconfiguration or relocation to another site.

4. Aldergrove Intersection Road Widening

Paul Cordeiro provided a presentation on road widening of Fraser Highway and / or 272 Street. He noted that the high-level goals include maximizing the pedestrian realm, prioritizing high-quality, walkable urban design, and livability, desirability, and long-term commercial success. Fraser Highway and 272 Street are “major arterial” roads. Future growth requires four travel lanes plus left turns on both roads. The Aldergrove Core Plan provides for the necessary improvements at the Fraser Highway/272 intersection while incorporating features in support of pedestrian and cycling activity. Staff are recommending the following:

- Four travel lanes and left-turn lanes on Fraser Highway, off peak on-street parking;
- Pedestrian and cycling facilities;
- Separated bike lanes on 272 Street;
- Maintain two existing lanes on 272 Street plus left-turn lane, sidewalk, and bike lane;
- NB and SB right-turn lanes at intersection.

MEETING RECESSED
The meeting recessed at 4:45pm.

MEETING RECONVENED
The meeting reconvened at 4:55pm.

F. REPORTS TO COUNCIL

1. Aldergrove Interim Public Plaza Update
Report 21-64
File ENG 6125-20 APPS1

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council receive the Aldergrove Interim Public Plaza Update report for information and approve Modified Class C Estimate with electrical servicing and less modular items, with a total budget envelope of $100,000 in the 2022 budget the 2021 using prior year surplus.

F. REPORTS TO COUNCIL

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

MOTION 1
That Council receive the Aldergrove Interim Public Plaza Update report for information and approve Modified Class C Estimate with electrical servicing and less modular items, with a total budget envelope of $100,000.

AMENDMENT
Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That the total budget envelope be increased to $150,000.
CARRIED

Councillors Richter and Woodward opposed

MOTION 1, AS AMENDED
The question was called on Motion 1, as amended, and it was
CARRIED

Councillor Richter opposed

MOTION 2
That Council approve the funding in the 2022 budget using the 2021 prior year surplus.
CARRIED

Councillor Richter opposed

2. Development Permit Application No. 101174
(Waterstone Anderson Ltd. / 1078289 BC Ltd. /
7500 Block of 198B Street)
Report 21-60
File CD 08-22-0101

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101174 to Waterstone Anderson Ltd. and 1078289 BC Ltd. for property located at 7500 block of 198B Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

F. REPORTS TO COUNCIL

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
g. On-site landscaping being secured by a letter of credit at the Building Permit stage;
h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
j. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

CARRIED

3. Development Permit Application No. 101021
(Infinity Properties Ltd. / 7500 Block of 197 Street)
Report 21-59
File CD 08-22-0086

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 101021 to Infinity Properties Ltd. for property located in the 7500 Block of 197 Street

F. REPORTS TO COUNCIL

subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building and signage plans being in substantial compliance with Schedule "A"
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements; and
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD);
e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
g. On-site landscaping to be secured by letter of credit at building permit stage;
h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
i. Payment of supplemental development permit application fees and building permit administration fees.

CARRIED

4. Sanitary Sewer Local Area Service
19900 Block of 36A Avenue
Report 21-58
File ENG 5320-20-SWR21-01

Moved by Councillor Kunst,
Seconded by Councillor Woodward,
That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties in the 19900 block of 36A Avenue, as shown in Attachment A, to determine the level of support to proceed with a Local Area Service for provision of

F. REPORTS TO COUNCIL

municipal sanitary sewerage in accordance with applicable regulations, policies, and procedures;

That subject to determination of sufficiency of the petition process, staff be authorized to set the interest rate for the 36A Avenue 19900 block Sanitary Sewer Local Area Service project at 3.27%, which is equivalent to the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate plus 0.25%; and further

That Council authorize funding the project from Local Area Service Reserves, as identified in the Financial Implications section of this report and authorize staff to proceed with the preparation of necessary bylaws subject to completion of a successful petition process.
CARRIED

G. BYLAWS FOR FIRST AND SECOND READING

1. Land Use Contract Discharge and Rezoning Application No. 100651 (Mufford Industrial Park Ltd. / 20626 Mufford Crescent) Bylaw No. 5684 Bylaw No. 5685 Report 21-63

File CD 08-11-0094

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manger of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and

G. BYLAWS FOR FIRST AND SECOND READING

4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.
CARRIED

Councillor Richter opposed

2. Rezoning Application No. 100661
(McDonald / 23639 – 36A Avenue)
Bylaw No. 5715
Report 21-61
File CD 10-28-0049

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; 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. 5715.
CARRIED

Councillors Arnason and Richter opposed

3. Rezoning Application No. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078

G. BYLAWS FOR FIRST AND SECOND READING

Moved by Councillor Ferguson,
Seconded by Councillor Kunst.
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
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. Registration of restrictive covenants:
    a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
    b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
    d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;

G. BYLAWS FOR FIRST AND SECOND READING

8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, 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 of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development 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;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

G. BYLAWS FOR FIRST AND SECOND READING

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. Completion of a subdivision consistent with the rezoning bylaw; and
d. Payment of 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. 5686 in conjunction with Development Permit Nos. 101171 and 101211.
CARRIED

Councillor Arnason opposed

4. Rezoning Application No. 100612 and
Development Permit Application No. 101166
(Zenterra Developments Ltd. / 19781 - 80 Avenue)
Bylaw No. 5709
Report 21-65
File CD 08-27-0070

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the 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 and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance

G. BYLAWS FOR FIRST AND SECOND READING

with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
   a. Prohibiting access from 80 Avenue once the access easement over 8045 – 198A Street is functional; and
   b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 – 80 Avenue over the property to the east (8045 – 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. Provision of final 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 Schedule “A” and the Township’s Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the

G. BYLAWS FOR FIRST AND SECOND READING

Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;

d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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 for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.
CARRIED

Counicllor Arnason opposed

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

1. Rezoning Application No. 100636 (Agriteks Industries Ltd. / 6, 27250 – 58 Crescent) Bylaw No. 5704 Report 21-53

File CD 14-08-0053

Moved by Councillor Kunst,
Seconded by Councillor Long,
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704".
CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Solid Waste Management Bylaw Update
Bylaw No. 5467
Bylaw No. 5705
Report 21-50
File ENG 5360-01
Moved by Councillor Woodward,
Seconded by Councillor Arnason,
That Council give final reading to "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".
CARRIED

K. CORRESPONDENCE

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

1. Langley Pos-Abilities Society – Presentation Request
File 0550-10

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council receive the correspondence from Zosia Ettenberg, Executive Director, Langley Pos-Abilities Society, and approve a 10 minute presentation to Council at the June 14, 2021 Regular Council meeting regarding accessibility issues at the Brookswood plaza.

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Ferguson,
That the email dated May 21 from Ramin Seifi regarding the Brookswood Plaza Steps be sent to the Langley Pos-Abilties Society with the request that they respond to staff prior to staff scheduling the presentation advising if they still wish to provide a presentation to Council after receiving the email.
CARRIED

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

K. CORRESPONDENCE

2. Shared Waters Alliance – Presentation Request
File 0550-10

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council receive the correspondence from Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Water Alliance, and approve a presentation to Council. The presentation will advise of current activities of Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.
CARRIED

3. Graduation Week
File 0630-01

Moved by Mayor Froese,
Seconded by Councillor Arnason,
That staff be directed to light up the 200 Street pedestrian bridge blue and green for Graduation Week June 21 – 25, 2021.
CARRIED

L. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – May 5, 2021
Recreation, Culture, and Parks Advisory Committee – May 12, 2021
Council Process Committee – May 17, 2021
Tree Protection Advisory Committee – May 18, 2021
File 0540-20

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes from the Council Priorities Committee meeting held May 17, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council supports the staff recommendation of maintaining a water feature at the pumphouse by decommissioning the existing well and connecting the pumphouse to municipal water (Option 2), with interpretive

L. MINUTES OF COMMITTEES

signage added to the site to explain the change.
CARRIED

Councillor Arnason opposed

3. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

4. Council Process Committee Recommended Motion
File 0540-20

That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

5. Council Process Committee Recommended Motion
File 0540-20

That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

L. MINUTES OF COMMITTEES

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.
CARRIED

Councillor Arnason opposed

6. Tree Protection Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That Council approve amending the TPAC Terms of Reference to include a member from the Lower Fraser Aboriginal Society AND the Kwantlen First Nation as voting members on the committee.
CARRIED

M. MAYOR AND COUNCIL REPORT

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

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Richter reported that there has been a recommendation to harmonize regionally the use of single-use plastics.

Councillor Ferguson reported that he attended an Indigenous Committee meeting.

Councillor Arnason commented on the Summer Reading Program at the Fraser Valley Regional Library.

O. ITEMS FROM PRIOR MEETINGS

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

O. ITEMS FROM PRIOR MEETINGS

Moved by Mayor Froese,
Seconded by Councillor Long,
That Council approve construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.
CARRIED

Councillors Richter and Woodward opposed

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

Q. OTHER BUSINESS

1. Fire Safety Plan and Framework

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
Whereas overarching Township policies arising from smart growth, climate mitigation, proximity to services and other necessary public policy goals have created more compact communities that are designed around reduced property line setbacks and significantly increased densities within core areas;

Whereas wood frame construction buildings and their surroundings are particularly vulnerable during the construction phase due to the lack of installation of firewalls, fire doors, sprinklers, or other fire safety related infrastructures, which installations can delay fire transference both within the building and to other nearby structures;

Whereas the Township of Langley's existing Fire Safety Plan (FSP) is a strategic foundational document designed to address fire prevention, safety, fire control and related issues for new construction based on best management practices;

Whereas the current FSP is a list of compliance measures aligned with broader mandatory construction and fire regulations; and

Whereas it is necessary and desirable that public safety be enhanced and property destruction be minimized, through the implementation of critical mandatory features embedded within the FSP strategy;

Therefore be it resolved that the Township's Fire Chief undertake a review of the existing FSP and framework for the purpose of providing information for Council's review and consideration with respect to potential

Q. OTHER BUSINESS

recommendations regarding the development of legally enforceable protocols consistent with best practices, and within the context of current regulatory frameworks, provincial statutes, and municipal bylaws, to effect policy changes that would reduce the likelihood of significant structural and property damage to adjacent buildings and the local environment arising from construction-related fire incidents within vulnerable timber-framed apartments, multi- family townhouses, and mixed-use complexes in the Township.

DEFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That this motion be deferred until after the fire investigation report has been concluded.
CARRIED

Councillors Arnason and Kunst opposed

2. Township of Langley Restart Plan

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. The Province of British Columbia has now released a four step restart plan with specific “earliest dates” and required prerequisites from May 25, 2021 to September 7, 2021;

2. The Township of Langley has multiple recreational programs currently suspended with no confirmed timeline to resume, such as Active Beyond the Bell, summer camps, and so on; and

3. The Township of Langley has multiple facilities still closed with no confirmed timeline to reopen, such as the Civic Facility, Museums, Field Houses and Ice Arenas.

Therefore be it resolved that staff be directed to outline to Council a Township of Langley Restart Plan for suspended programs and closed facilities aligned with the prerequisites and dates currently outlined by the Province of British Columbia, subject to the availability of guidance from authoritative sports organizations, and subject to change as future events and the ongoing Provincial State of Emergency may require.
CARRIED

Councillor Long opposed

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (a) Personnel;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (b) Personal;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.4 - Section 90(1) (a) Personnel.
CARRIED

S. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Whitmarsh
That the meeting terminate at 6:55pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-67
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0201
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101188 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 20500 BLOCK OF 78 AVENUE)		

PROPOSAL:

Development Permit application to facilitate the construction of 11 rowhouses and six (6) semi-detached units located in the 20500 block of 78 Avenue in the Yorkson Neighbourhood.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No.101188 subject to two (2) conditions, noting eight (8) conditions to be completed prior to building permit issuance.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Yorkson Neighbourhood Plan and the site's Residential Compact Lot R-CL(RH) and R-CL(SD) zoning.



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101188 to Qualico Developments (Vancouver) Inc. for properties located in the 20500 block of 78 Avenue to the acceptance of the General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy.

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:

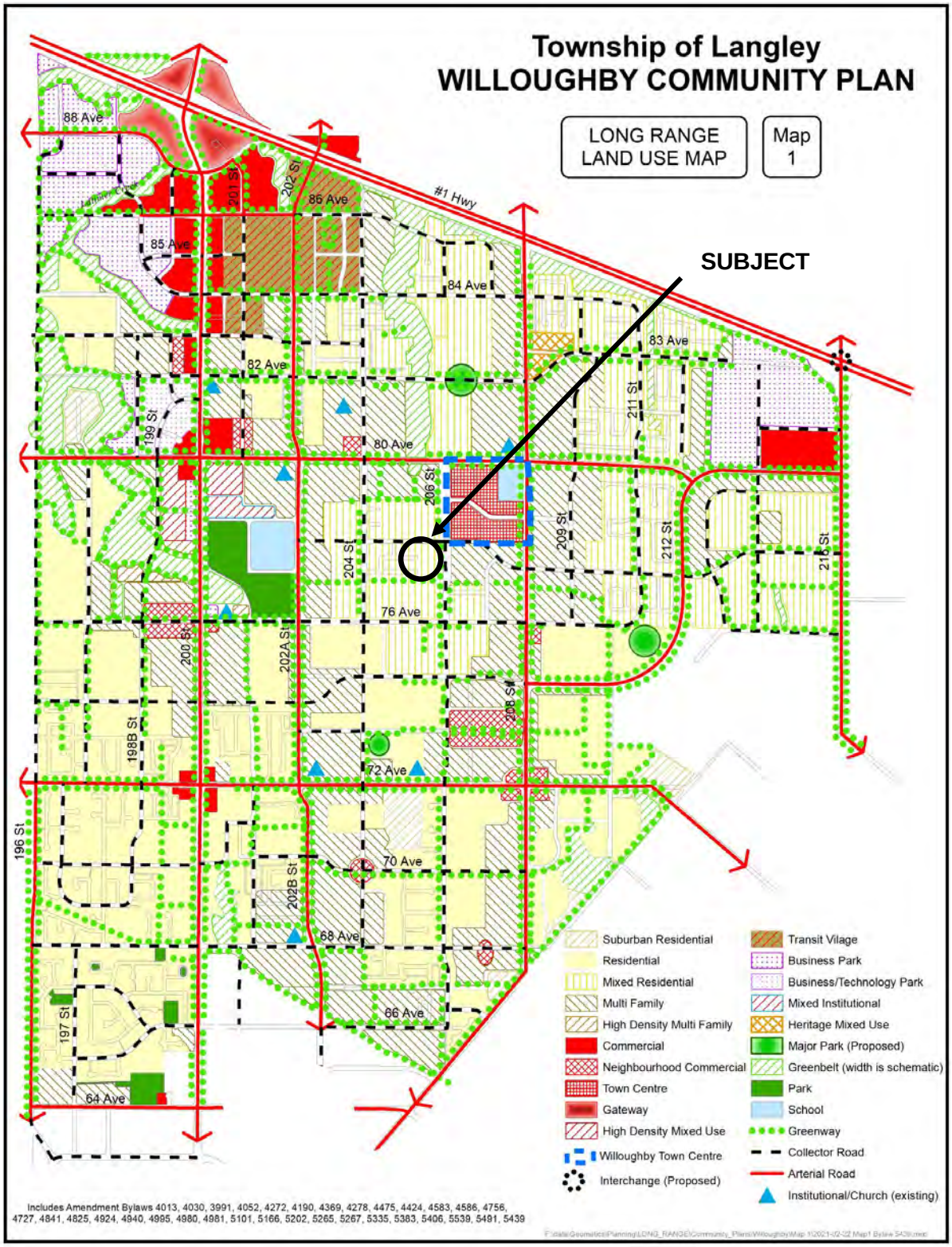
a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
d. Registration of a restrictive covenant:
    - prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Registration of a party wall and common element maintenance agreement on the title of all lots;
g. Registration of an easement securing the required visitor parking spaces; and
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

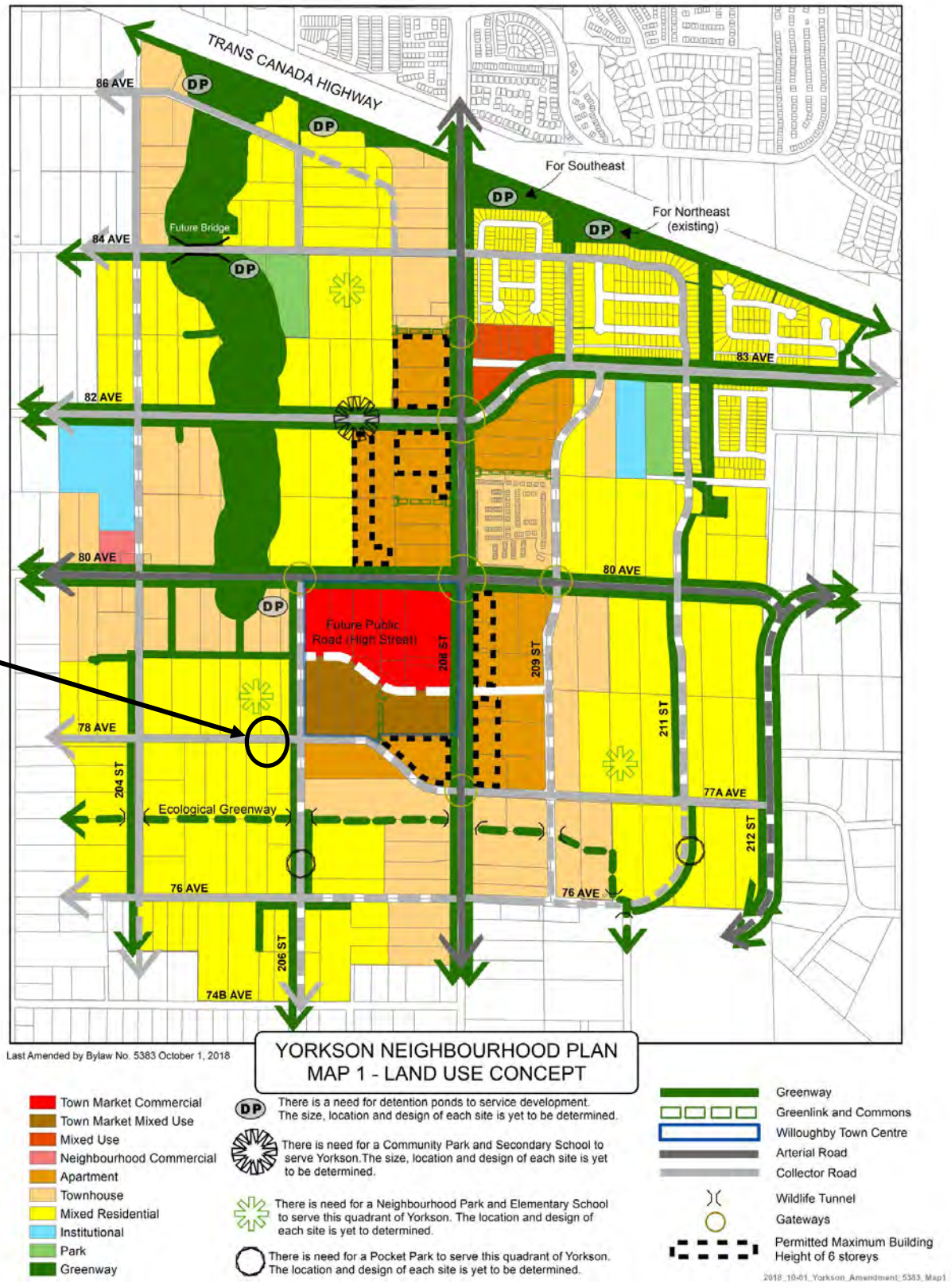
Qualico Developments (Vancouver) Inc. has applied for a Development Permit to facilitate the construction of 11 rowhouses and six (6) semi-detached units in the Yorkson Neighborhood Plan area. Staff is supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and it complies with the site's Residential Compact Lot R-CL(RH) and R-CL(SD) zoning. Issuance of Development Permit No. 101188 is recommended subject to two (2) conditions, noting eight (8) conditions to be applied at the building permit stage.

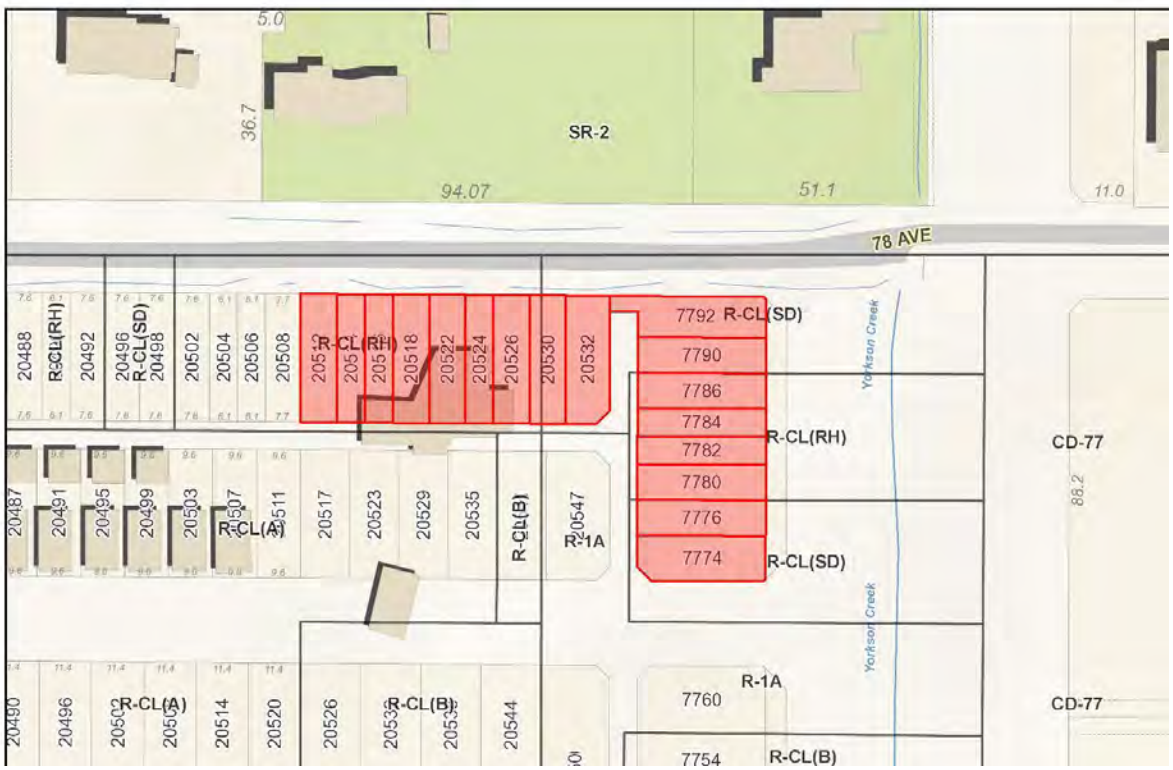
PURPOSE:

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101188 for property located in in the 20500 Block of 78 Avenue in the Yorkson Neighbourhood Plan area.


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
201 St
202 St
199 St
204 St
206 St
208 St
209 St
211 St
212 St
200 St
202A St
198B St
202B St
197 St
196 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, 5439

SUBJECT

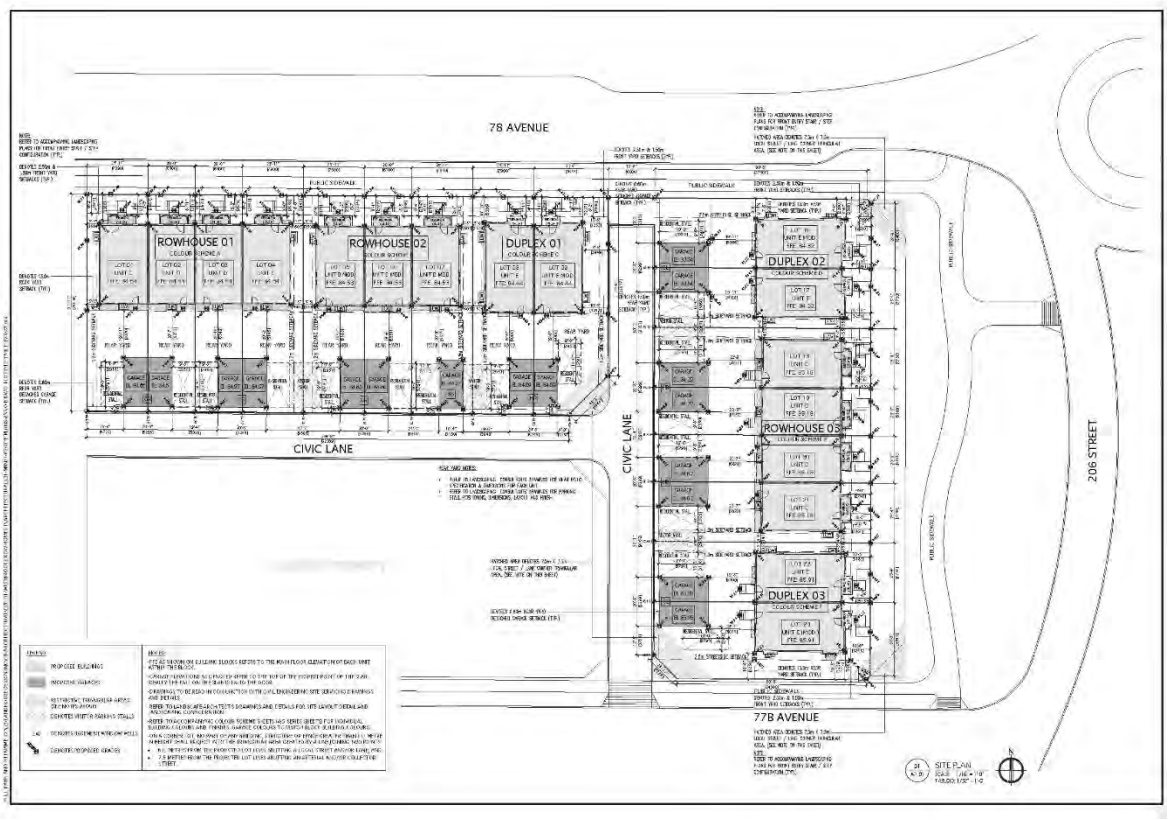

TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
80 AVE
78 AVE
77A AVE
76 AVE
76 AVE
74B AVE
DP
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5383 October 1, 2018
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2018_10-01_Yorkson_Amendment_5383_Map1



ZONING BYLAW NO. 2500



RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Lots 1-9, and 16-23 Section 23 Township 8 New Westminster District Plan EPP68699
Location:	20500 Block of 78 Avenue
Area:	0.35 ha (0.9 ac)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Mixed Residential
Existing Zoning:	Residential Compact Lot Zones R-CL(RH) and R-CL(SD)

BACKGROUND / HISTORY:

The subject site is designated “Mixed Residential” (20-25 units per hectare / 8-10 units per acre) in the Yorkson Neighbourhood Plan (NP) and is zoned Residential Compact Zones R-CL(RH) and R-CL(SD).

The subject site was part of a larger rezoning application (ToL Project 08-23-0155) for a mixed residential development consisting of 39 lots (22 single family lots, 11 rowhouses and six (6) semi-detached lots) that was approved by Council on October 5, 2020.

The applicant elected to only advance the Development Permit for the single-family lots as part of the original rezoning and subdivision application. The subject Development Permit application is for the rowhouses and semi-detached residential portion of the development as shown on the site plan included in this report.

DISCUSSION / ANALYSIS:

Qualico Developments (Vancouver) Inc. has applied for a Development Permit to facilitate the construction of 11 rowhouses and six (6) semi-detached units in the Yorkson Neighbourhood Plan area.

The Yorkson Neighbourhood Plan area is designated as a mandatory development permit area in the Willoughby Community Plan. The subject site is located in the “Development Permit Area ‘B’ – Residential” which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

In accordance with Council's policy, a site plan, rendering, building elevations, and a landscape plan have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101188 is included as Attachment A to this report. Development permit guidelines relevant to the site are contained in the Willoughby Community Plan (see Attachment B).

Adjacent Uses:

North: 78 Avenue, beyond which is lands zoned Suburban Residential Zone SR-2, designated "Mixed Residential " in the Yorkson NP, secured for a neighborhood park / elementary school;

South: Site under application (ToL Project No 08-23-0203) that includes six (6) single family lots and a future pocket park, designated "Mixed Residential" in the Yorkson NP;

East: Future 206 Street, beyond which is lands zoned Comprehensive Development CD-77, designated "Apartment" and "Townhouse" in the Yorkson NP, currently under two (2) Development Permit applications (ToL Project No 08-23-0156 and 08-23-0184) proposing 250 townhouse units;

West: Residential Compact Lots Zones R-CL(A), R-CL (B) and R-CL (RH), designated "Mixed Residential" in the Yorkson NP, currently under development by Qualico Developments.

Development Permit:

The application consists of two (2) rowhouse buildings containing four (4) units each, one (1) rowhouse building with three (3) units and three (3) semi-detached buildings. Unit front entries at the main level will be accessed via 78 Avenue or 206 Street. The proposed units have a detached single car garage and exterior parking pad accessed from a lane. Each unit has three (3) or four (4) bedrooms on the upper floor, main living areas (kitchen, dining / living room on the main floor) and a basement (a covenant will be registered on title to prohibit basement suites). Exterior materials include cultured stone, cementitious siding, vinyl shingles, and vinyl siding. The applicant provided the following design rationale for the proposed development:

> *Both streetscape in this phase (along 78 Avenue and 206 Street) contain a variety of building elevations …Quality materials incorporating earthy tones, coupled with distinct base and accented colours and defined detailing ensure a strong, yet pleasing streetscape. Strong base elements and defined veranda entry entries pronounce the unit identity with each building block. Generously sized fenestration design ensures bright and specious feel within the units. A variety of roof design and profiles (gables, hipped, lean-to portico, and Dutch hip) further enhances the unit definitions. The finishes for this phase will consist of stone-faced base material, horizontal siding, shingles and painted cementious board and batten, painted fiberglass doors, painted aluminum railings , window shutters and profiled architectural asphalt single roof finish.*

The proposed height, lot coverage, and siting comply with the provisions of the Residential Compact Zones R-CL(RH) and R-CL(SD). Proposed Development Permit No. 101188 is attached to this report as Attachment A.

Access and Parking:

Vehicular access to the units is provided via a driveway access from the rear lanes.
The proposed parking complies with the Zoning Bylaw requirements by providing 38 parking spaces (outdoors and within garages), as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
17 semi-detached and rowhouse units @ 2 spaces per unit	34	34
Visitor parking spaces @ 0.2 space per unit	4	4
Total	38	38

As a condition of development, the applicant will be required to register an easement over each lot requiring that the visitor parking stalls be made available for this development. The applicant will be also required to register a covenant prohibiting garages from being used or developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan, a minimum of 5% of the units in a single family development shall provide adaptable housing. At the time of rezoning, restrictive covenants were registered identifying the minimum number of units and type of units to be built in accordance with Schedule 2 Adaptable Housing Requirements of the Official Community Plan. To meet this requirement, the applicable covenant identified single family dwelling units not included in the subject application.

Tree Protection:

The tree management plan submitted by the applicant indicates there are no significant trees within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 27 replacement trees are required and 45 replacement trees are proposed. In addition, approximately 13 street trees were required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy) at time of rezoning. Post development, approximately 58 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township.

Landscaping:

The on-site landscaping (Schedule "B" of Development Permit No. 101188) propose planting of flowering shrubs, trees and sod around the perimeter of the site and in the front and rear yards of each unit. The final landscape plan will be secured as a condition of a building permit.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the development will generate approximately six (6) new students for Donna Gabriel Robins Elementary School (located approximately 100 m north of the site), three (3) new students for Peter Ewart Middle School (located approximately 600 m west of the site) and four (4) new students for RE Mountain Secondary School (located approximately 800 m west of the site).

Parks:

The closest existing park is Yorkson Neighborhood Park located approximately 950 m (3,116 ft) to the west of the site.

Transit:

Bus line 595 is currently available on 208 Street, approximately 0.5 kilometres east of the subject proposal. Transit service is also available on 200 Street.

Public Information Meeting:

In keeping with Section 4.1 Meeting Criteria of the Developer Held Public Information Meetings Policy 07-614, a Public Information Meeting is not required for a stand-alone Development Permit, as is proposed in this application. As a result, no Developer Held Public Information Meeting was held.

Servicing:

Installation of full municipal services was secured in conjunction with rezoning of the site and is currently under construction. At the building permit stage the applicant will be required to submit a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, as well as an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Policy Considerations:

The proposed development is located in an area designated "Mixed Residential" in the Yorkson Neighbourhood Plan. The proposed development is consistent with development permit area

provision of the Willoughby Community Plan and with the existing Residential Compact R-CL (RH) and R-CL (SD) zoning. Council consideration of the Development Permit must be based on the form, character, and siting of the proposal. Staff recommend that Development Permit No. 101188 be issued as attached, subject to two (2) conditions as outlined in the Development Permit and eight (8) conditions noted at time of building permit.

Staff have notified adjacent property owners that this development permit application is being considered at the June 14, 2021 Council meeting and they may submit written input regarding the matter should they deem it necessary.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101188
ATTACHMENT B	Excerpt from Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT C	School District 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101188

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

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 – 177B Street
   Surrey, BC
   V3S 5N4

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 1-9, and 16-23 Section 23 Township 8 New Westminster District Plan 59588
   Lot 23 Section 23 Township 8 New Westminster District Plan EPP68699

   CIVIC ADDRESS: 20500 block of 78 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.

   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. 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;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Tree management in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
   d. Registration of a restrictive covenant:
      - prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
   e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;

f. Registration of a party wall and common element maintenance agreement on the title of all lots;
g. Registration of an easement securing the required visitor parking spaces; and
h. 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.

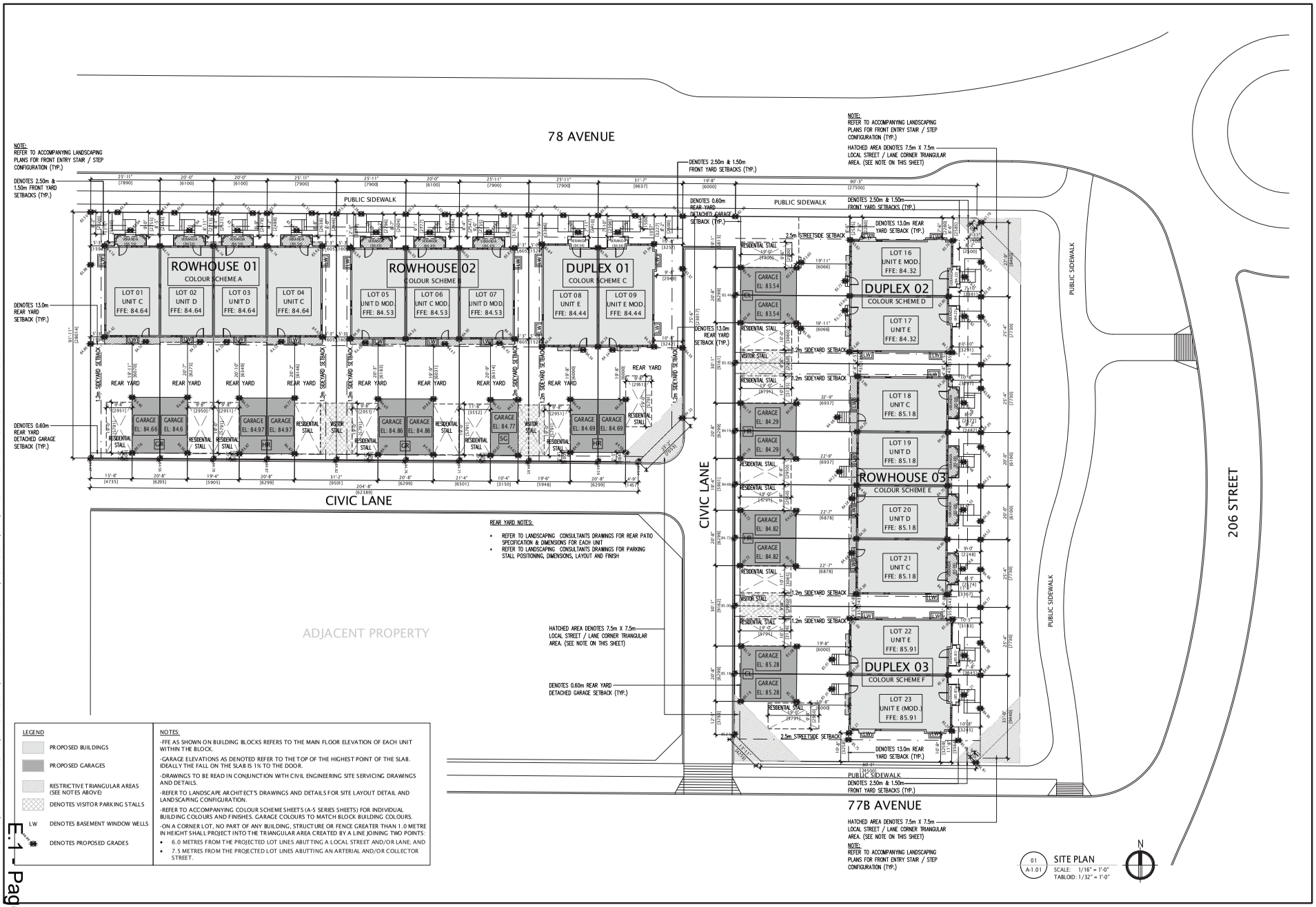
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans



QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 5N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.26	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

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PROJECT KEY PLAN

PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
SITE PLAN

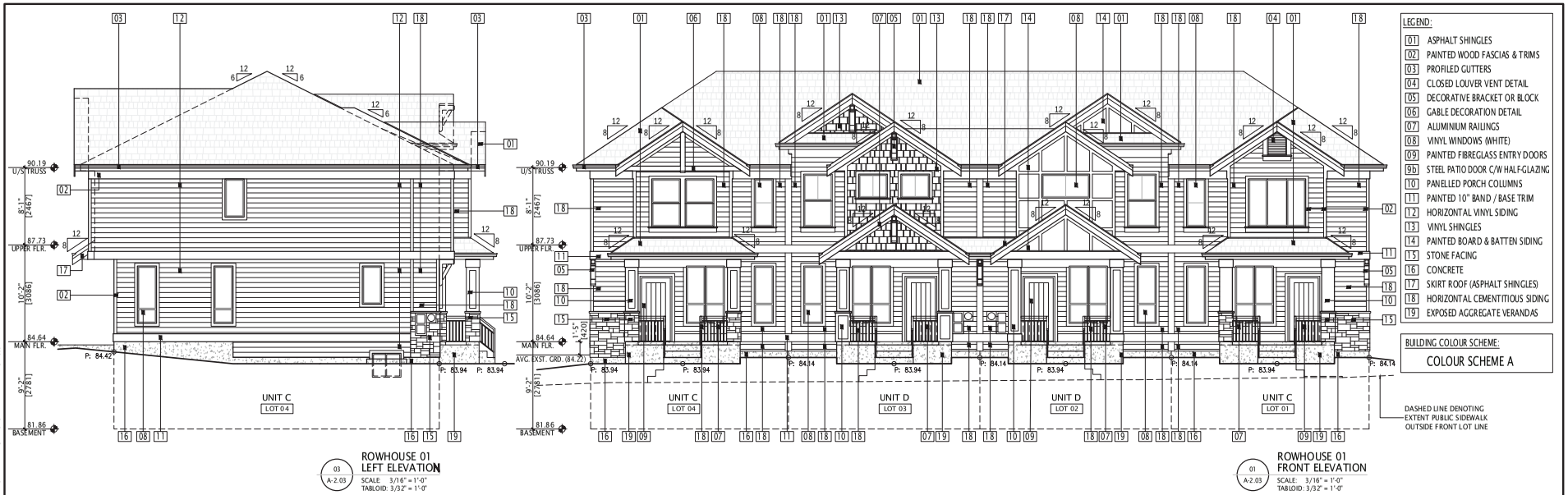
SUBDIVISION:
WESTBROOKE

Project #	Date
20.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-1.01

SCHEDULE A

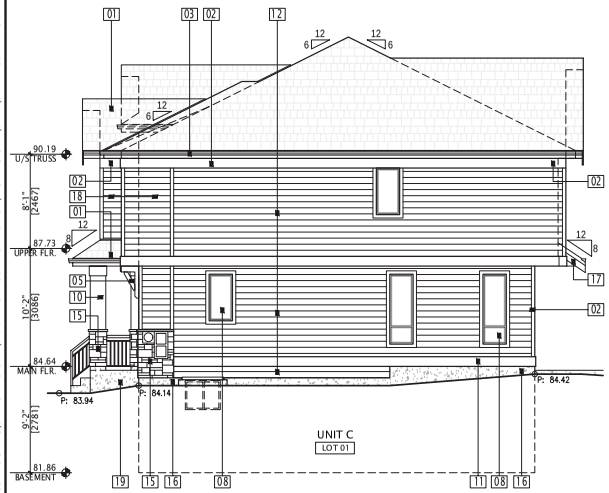
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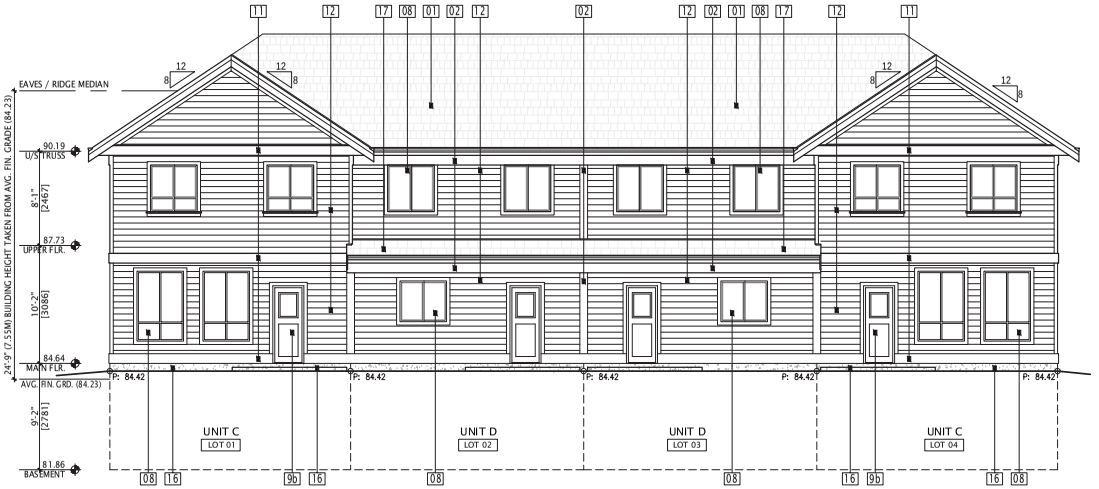
03 A-2.03 ROWHOUSE 01 LEFT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

01 A-2.03 ROWHOUSE 01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

DASHED LINE DENOTING EXTENT PUBLIC SIDEWALK OUTSIDE FRONT LOT LINE



04 A-2.03 ROWHOUSE 01 RIGHT ELEVATION
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TABLOID: 3/32" = 1'-0"



02 A-2.03 ROWHOUSE 01 REAR ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
03	PROFILED GUTTERS
04	CLOSED LOUVER VENT DETAIL
05	DECORATIVE BRACKET OR BLOCK
06	GABLE DECORATION DETAIL
07	ALUMINIUM RAILINGS
08	VINYL WINDOWS (WHITE)
09	PAINTED FIBREGLASS ENTRY DOORS
9b	STEEL PATIO DOOR C/W HALF-GLAZING
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17	SKIRT ROOF (ASPHALT SHINGLES)
18	HORIZONTAL CEMENTITIOUS SIDING
19	EXPOSED AGGREGATE VERANDAS

BUILDING COLOUR SCHEME:
COLOUR SCHEME A

REAR YARD NOTES:
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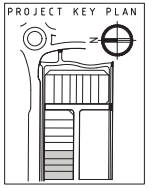
QUALICO DEVELOPMENTS (VANCOUVER) INC.
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LandHouse Design Inc.

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ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

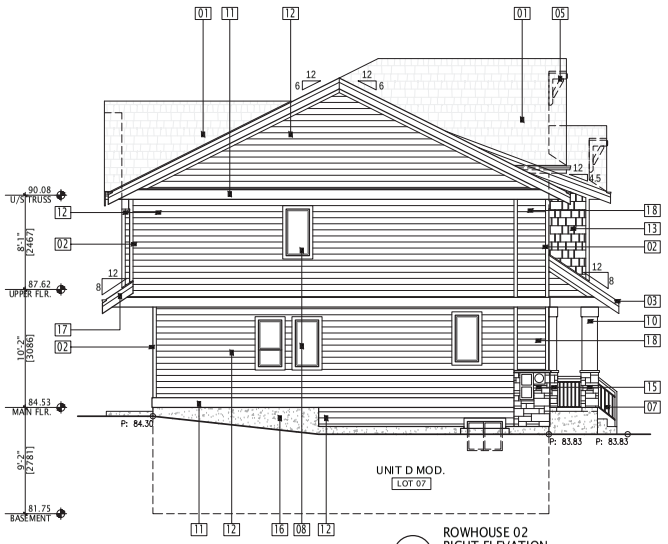
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ROWHOUSE 01:
BUILDING ELEVATIONS

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-2.03

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\02-P2-FLOOR PLANS & ELEVATIONS-ANNO-REV B.DWG PLOTSTYLE TABLE: FXR-ST.ctb

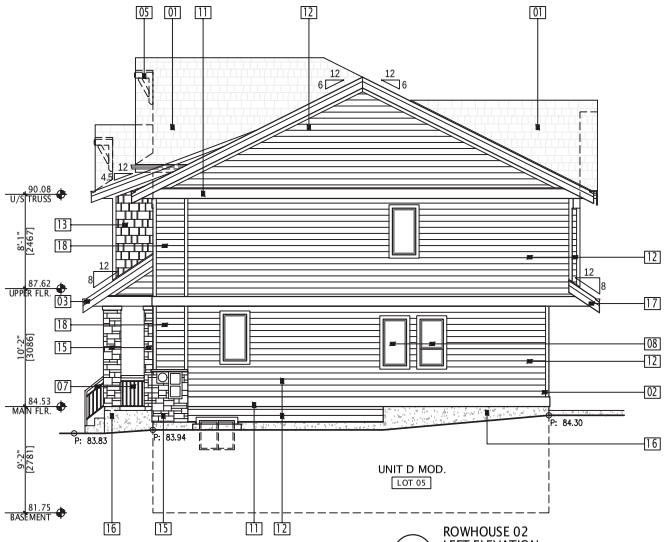


03 A-2.05 ROWHOUSE 02 RIGHT ELEVATION
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TABLOID: 3/32" = 1'-0"

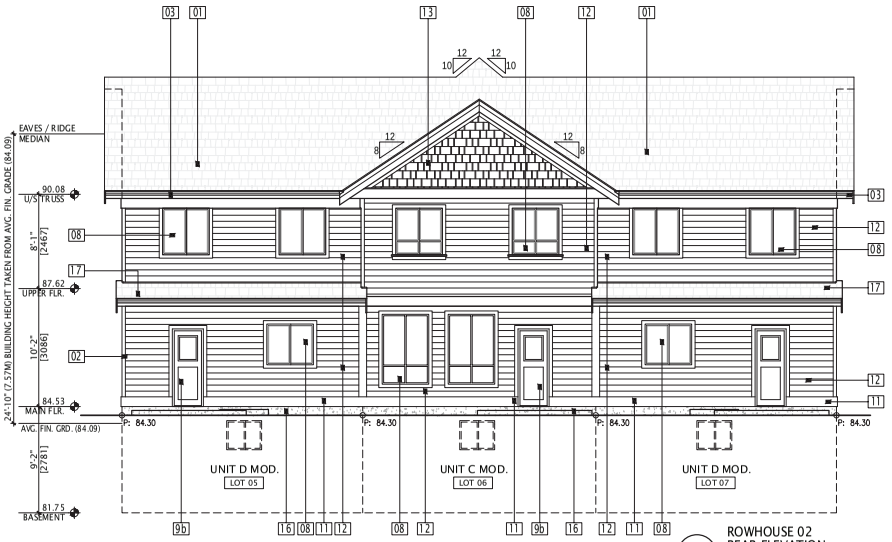


01 A-2.05 ROWHOUSE 02 FRONT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

DASHED LINE DENOTING EXTENT PUBLIC SIDEWALK OUTSIDE FRONT LOT LINE



04 A-2.05 ROWHOUSE 02 LEFT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



02 A-2.05 ROWHOUSE 02 REAR ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
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BUILDING COLOUR SCHEME:
COLOUR SCHEME B

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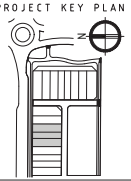
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LandHouse Design Inc.

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ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

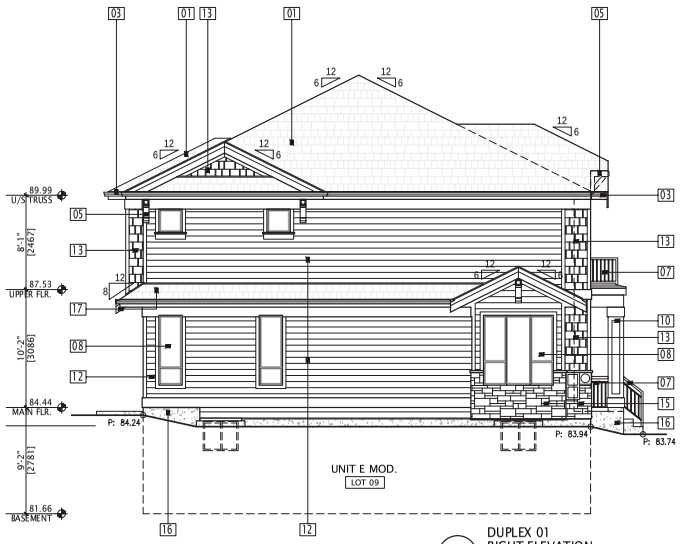
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ROWHOUSE 02:
BUILDING ELEVATIONS

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
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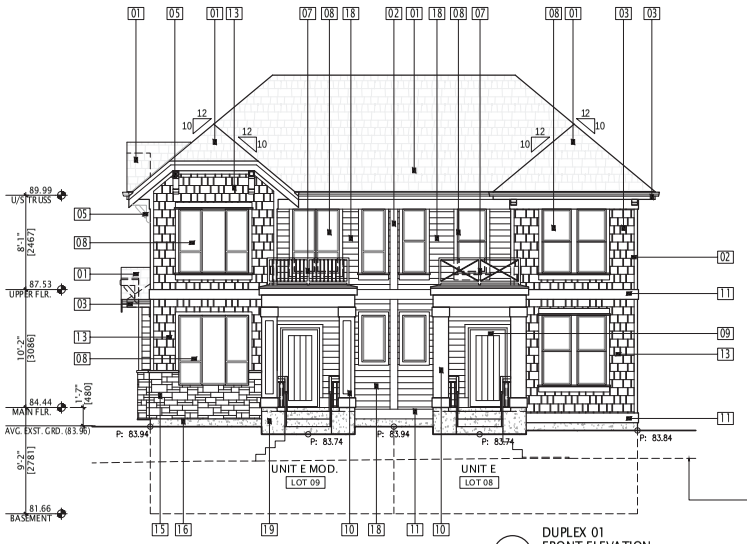
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03 A-2.07

DUPLEX 01
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

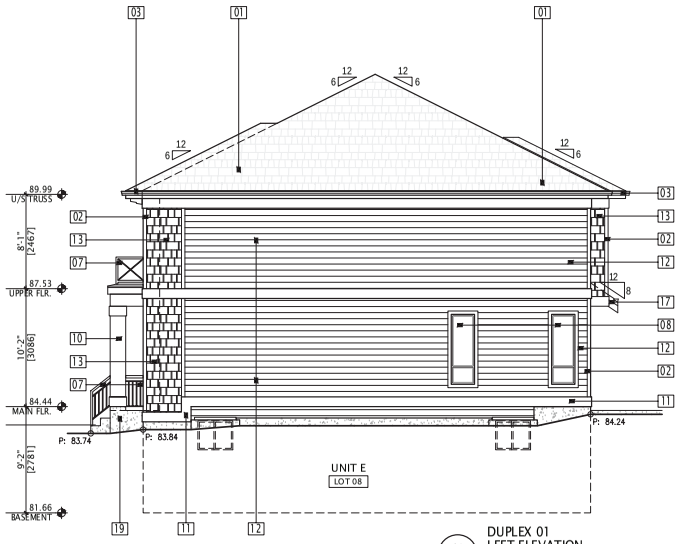


DASHED LINE DENOTING EXTENT PUBLIC SIDEWALK OUTSIDE FRONT LOT LINE

01 A-2.07

DUPLEX 01
FRONT ELEVATION

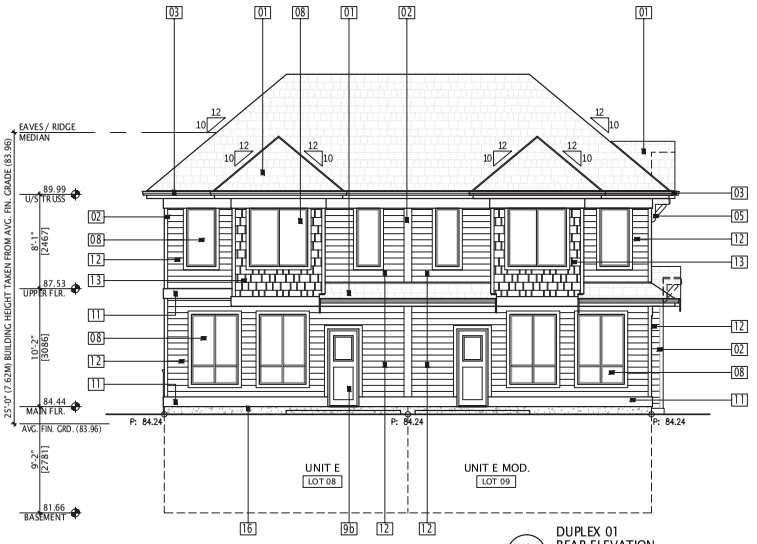
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04 A-2.07

DUPLEX 01
LEFT ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



02 A-2.07

DUPLEX 01
REAR ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

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02	PAINTED WOOD FASCIAS & TRIMS
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BUILDING COLOUR SCHEME:

COLOUR SCHEME C

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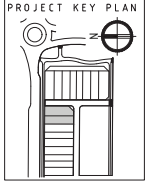
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ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

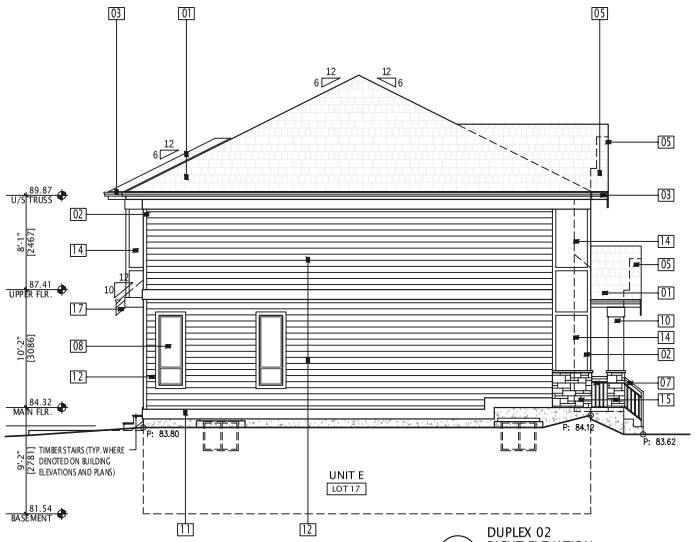
DRAWING TITLE:
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SUBDIVISION:
WESTBROOKE

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Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
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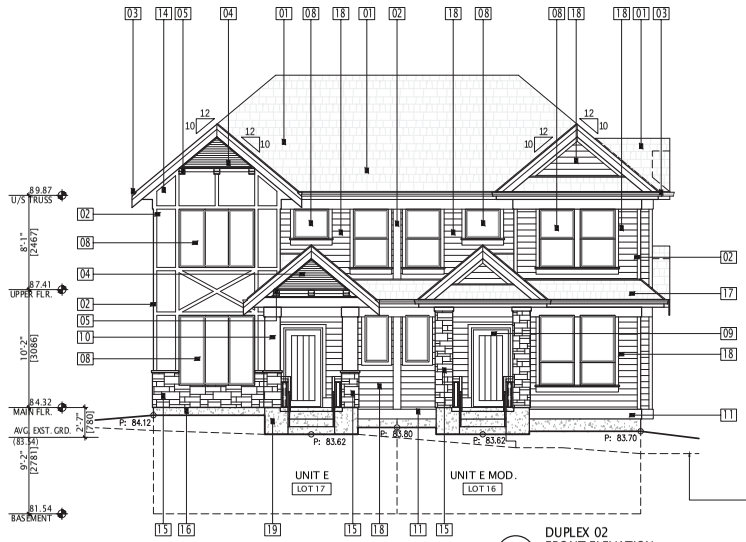
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03 A-2.09

DUPLEX 02
RIGHT ELEVATION

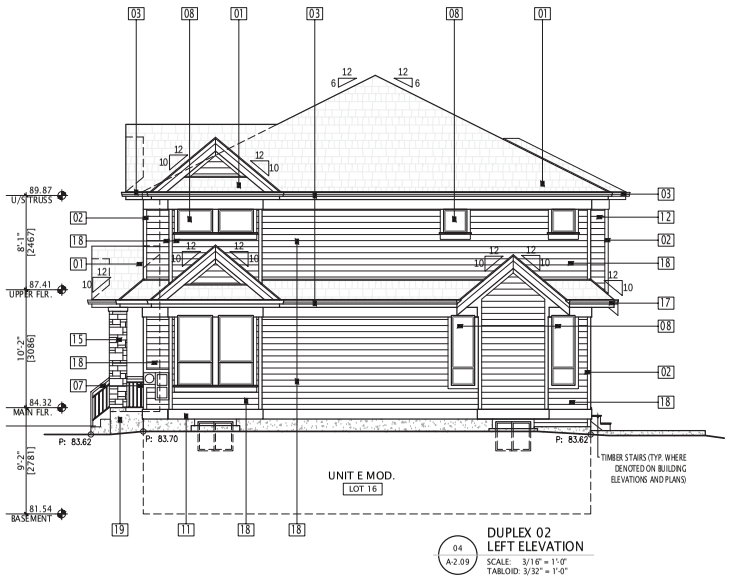
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01 A-2.09

DUPLEX 02
FRONT ELEVATION

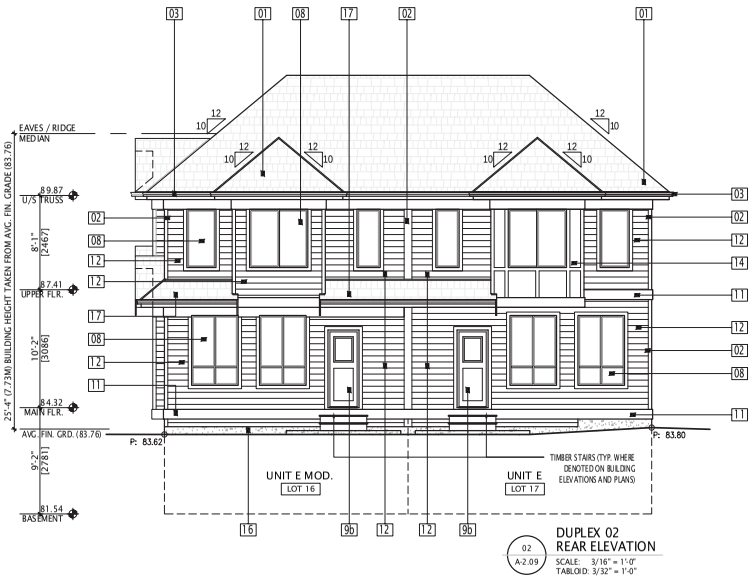
SCALE: 3/16" = 1'-0"
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04 A-2.09

DUPLEX 02
LEFT ELEVATION

SCALE: 3/16" = 1'-0"
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02 A-2.09

DUPLEX 02
REAR ELEVATION

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BUILDING COLOUR SCHEME:

COLOUR SCHEME D

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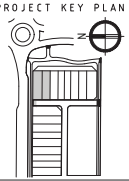
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PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

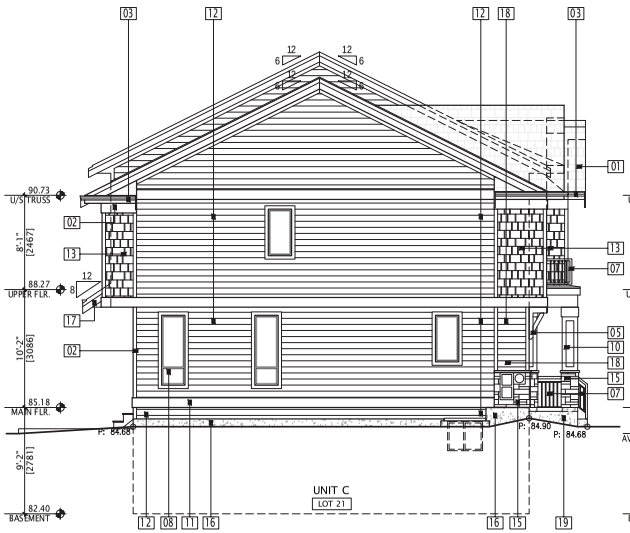
DRAWING TITLE:
DUPLEX 02:
BUILDING ELEVATIONS

SUBDIVISION:
WESTBROOKE

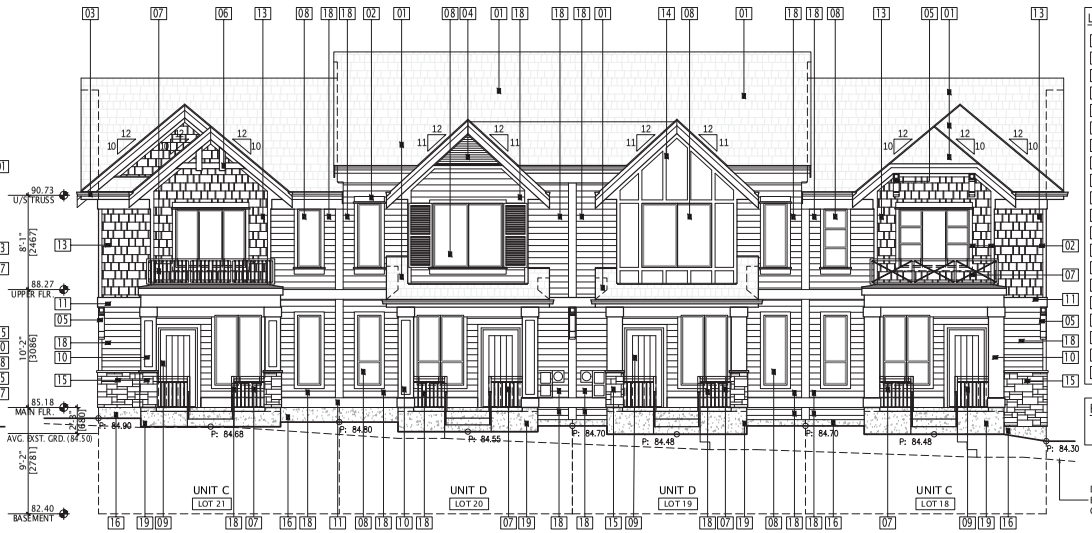
Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-2.09

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\02-P2-FLOOR PLANS & ELEVATIONS-ANNO-REV B.DWG PLOTSTYLE TABLE: FXR-ST.ctb



03 A-2.12 ROWHOUSE 03 LEFT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

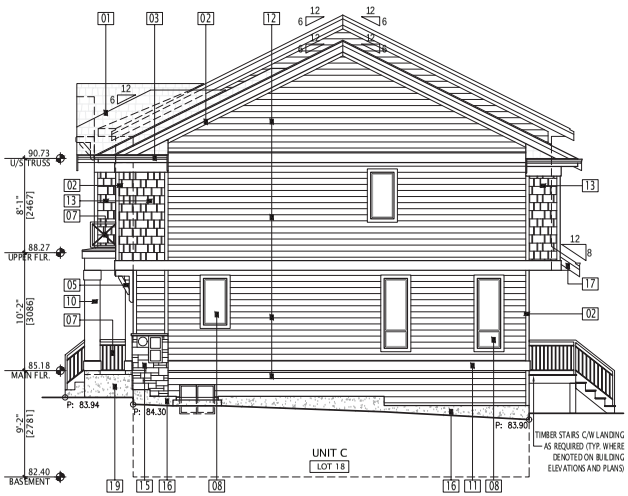


01 A-2.12 ROWHOUSE 03 FRONT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

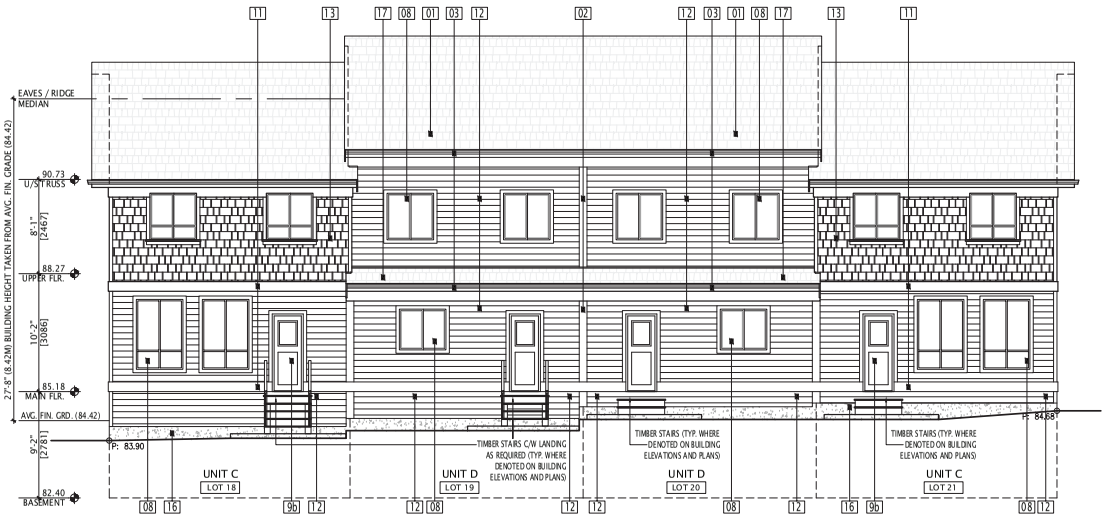
LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
03	PROFILED GUTTERS
04	CLOSED LOUVER VENT DETAIL
05	DECORATIVE BRACKET OR BLOCK
06	GABLE DECORATION DETAIL
07	ALUMINIUM RAILINGS
08	VINYL WINDOWS (WHITE)
09	PAINTED FIBREGLASS ENTRY DOORS
9b	STEEL PATIO DOOR C/W HALF-GLAZING
10	PANELLED PORCH COLUMNS
11	PAINTED 10" BAND / BASE TRIM
12	HORIZONTAL VINYL SIDING
13	VINYL SHINGLES
14	PAINTED BOARD & BATTEN SIDING
15	STONE FACING
16	CONCRETE
17	SKIRT ROOF (ASPHALT SHINGLES)
18	HORIZONTAL CEMENTITIOUS SIDING
19	EXPOSED AGGREGATE VERANDAS

BUILDING COLOUR SCHEME:
COLOUR SCHEME E



04 A-2.12 ROWHOUSE 03 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



02 A-2.12 ROWHOUSE 03 REAR ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

REAR YARD NOTES:

- REFER TO LANDSCAPING CONSULTANTS DRAWINGS FOR REAR PATIO SPECIFICATION & DIMENSIONS FOR EACH UNIT
- REFER TO LANDSCAPING CONSULTANTS DRAWINGS FOR PARKING STALL POSITIONING, DIMENSIONS, LAYOUT AND FINISH

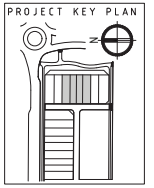
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 3N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.26	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

NOTE:
THESE DRAWINGS ARE FOR MUNICIPAL DEVELOPMENT PERMIT SUBMISSION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

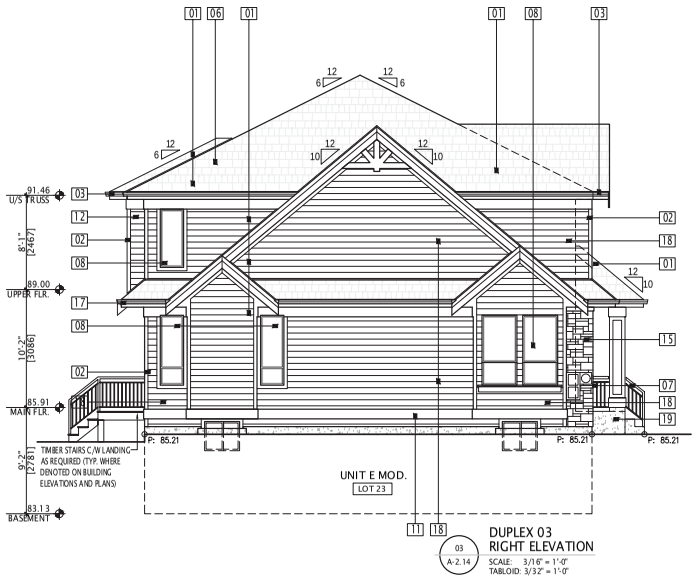
DRAWING TITLE:
ROWHOUSE 03:
BUILDING ELEVATIONS

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-2.12

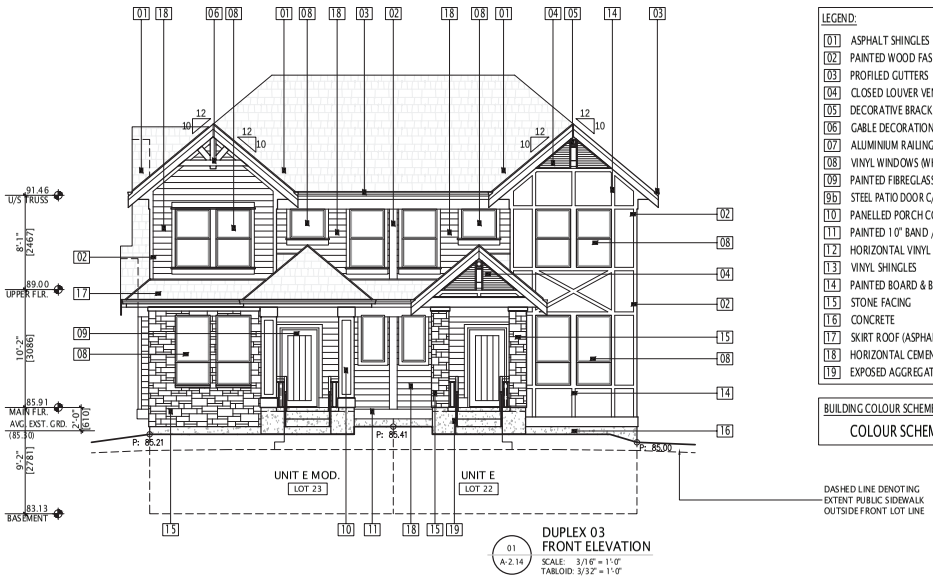
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03 A-2.14

DUPLEX 03
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



01 A-2.14

DUPLEX 03
FRONT ELEVATION

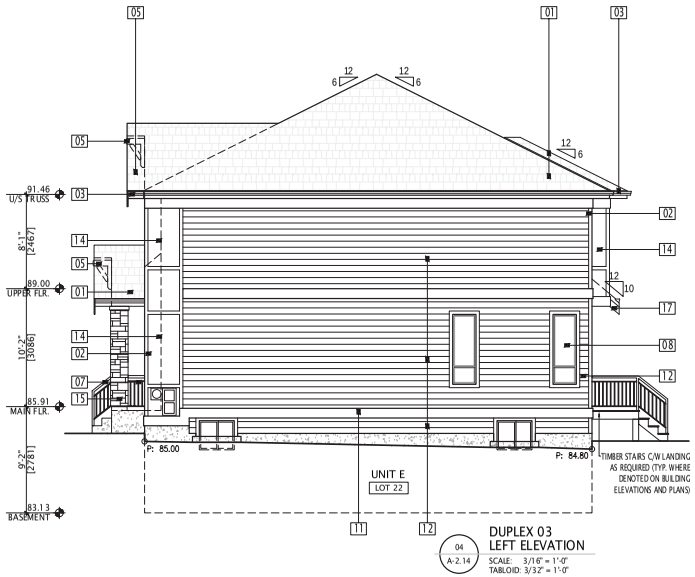
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
03	PROFILED GUTTERS
04	CLOSED LOUVER VENT DETAIL
05	DECORATIVE BRACKET OR BLOCK
06	GABLE DECORATION DETAIL
07	ALUMINIUM RAILINGS
08	VINYL WINDOWS (WHITE)
09	PAINTED FIBREGLASS ENTRY DOORS
9b	STEEL PATIO DOOR C/W HALF-GLAZING
10	PANELLED PORCH COLUMNS
11	PAINTED 10" BAND / BASE TRIM
12	HORIZONTAL VINYL SIDING
13	VINYL SHINGLES
14	PAINTED BOARD & BATTEN SIDING
15	STONE FACING
16	CONCRETE
17	SKIRT ROOF (ASPHALT SHINGLES)
18	HORIZONTAL CEMENTITIOUS SIDING
19	EXPOSED AGGREGATE VERANDAS

BUILDING COLOUR SCHEME:

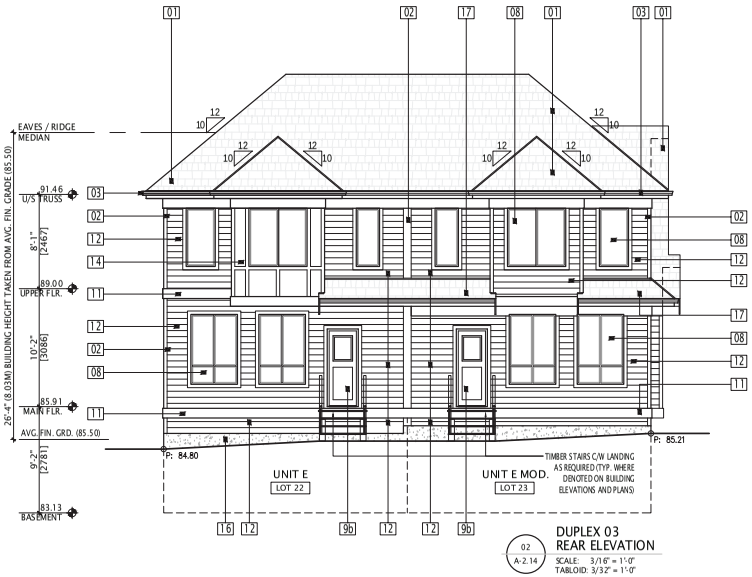
COLOUR SCHEME F



04 A-2.14

DUPLEX 03
LEFT ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



02 A-2.14

DUPLEX 03
REAR ELEVATION

SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

REAR YARD NOTES:

- REFER TO LANDSCAPING CONSULTANTS DRAWINGS FOR REAR PATIO SPECIFICATION & DIMENSIONS FOR EACH UNIT
- REFER TO LANDSCAPING CONSULTANTS DRAWINGS FOR PARKING STALL POSITIONING, DIMENSIONS, LAYOUT AND FINISH

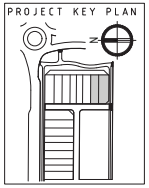
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 3N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.20	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

NOTE:
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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
DUPLEX 04:
BUILDING ELEVATIONS

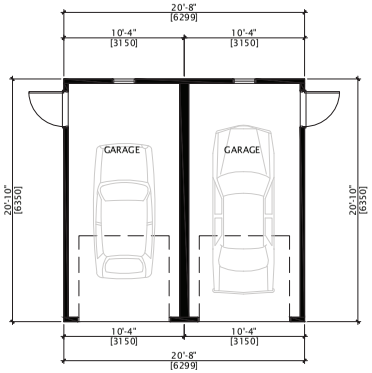
SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

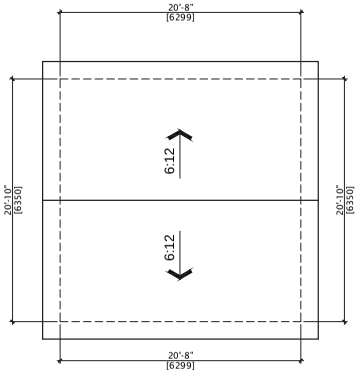
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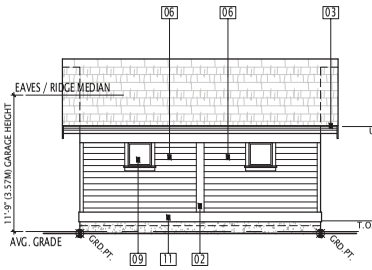
STANDARD DOUBLE GARAGE - GABLE ROOF (GR)



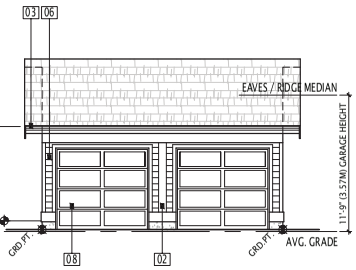
07 A-3.01 TYPICAL DOUBLE GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



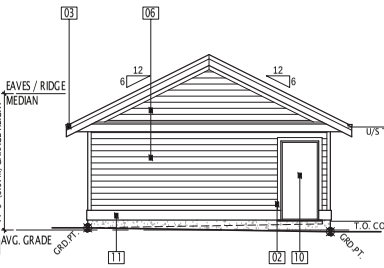
08 A-3.01 TYPICAL DOUBLE GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



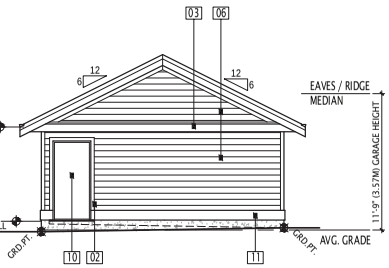
09 A-3.01 TYPICAL DOUBLE GARAGE GARDEN ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



10 A-3.01 TYPICAL DOUBLE GARAGE LANE ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

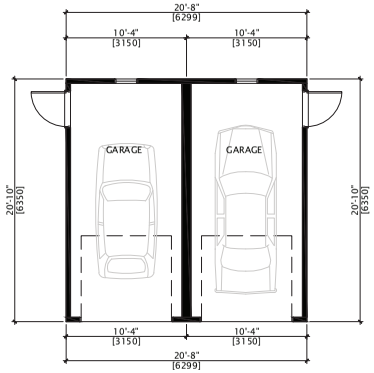


11 A-3.01 TYPICAL DOUBLE GARAGE SIDE ELEVATION 'A'
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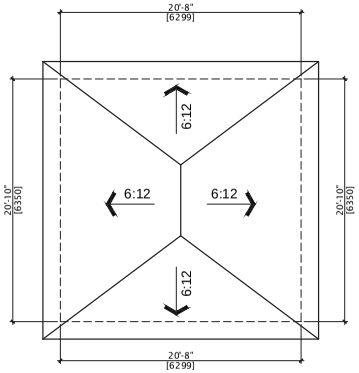


12 A-3.01 TYPICAL DOUBLE GARAGE SIDE ELEVATION 'B'
SCALE: 3/16" = 1'-0"
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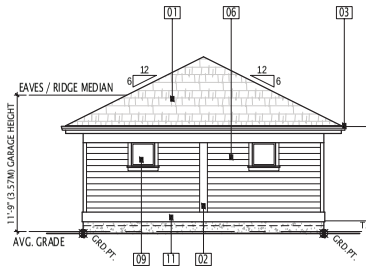
STANDARD DOUBLE GARAGE - HIPPED ROOF (HR)



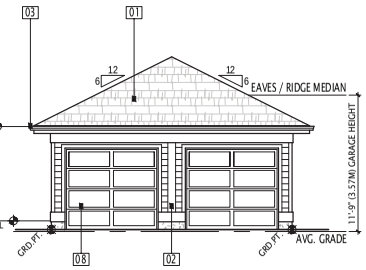
01 A-3.01 TYPICAL DOUBLE GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



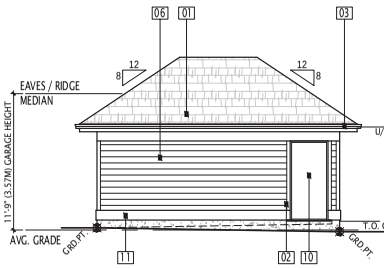
02 A-3.01 TYPICAL DOUBLE GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



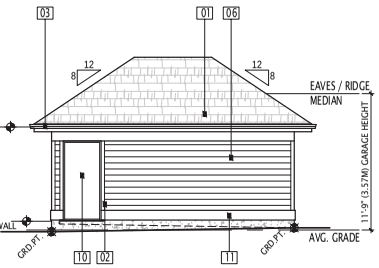
03 A-3.01 TYPICAL DOUBLE GARAGE GARDEN ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



04 A-3.01 TYPICAL DOUBLE GARAGE LANE ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



05 A-3.01 TYPICAL DOUBLE GARAGE SIDE ELEVATION 'A'
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



06 A-3.01 TYPICAL DOUBLE GARAGE SIDE ELEVATION 'B'
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
03	PROFILED GUTTERS
04	CLOSED LOUVER VENT DETAIL
05	DECORATIVE BRACKET OR BLOCK
06	HORIZONTAL VINYL SIDING
07	VINYL SHINGLES
08	VEHICULAR GARAGE DOOR
09	VINYL WINDOWS (WHITE)
10	FLAT PANEL STEEL PEDESTRIAN DOOR
11	10" BAND TRIM (TYP.)

GENERAL NOTES:

CORNER GARAGES OCCUR ON LOTS 16, & 23.
FOR FINISHED CORNER ELEVATIONS OF GARAGE BUILDINGS REFER TO SITE PLAN SHEET A1-1.01.
GARAGE DEPTHS ON LOTS 08 & 09 HAVE BEEN REDUCED BY 12" IN ORDER TO SATISFY HIGHWAY & TRAFFIC BYLAW 2010 NO. 4758 (SECTION 506 (2)).
THE REDUCED GARAGE DEPTHS ARE STILL IN EXCESS OF THE MINIMUM REQUIRED.

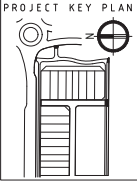
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 3N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.26	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

NOTE:
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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
STANDARD DOUBLE GARAGES:
GABLE (GR) & HIPPED (HR) ROOFS PLANS & ELEVATIONS

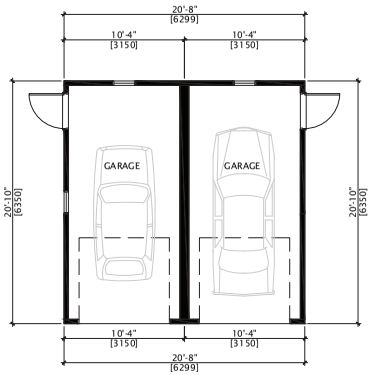
SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

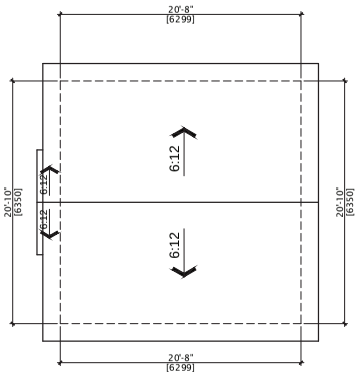
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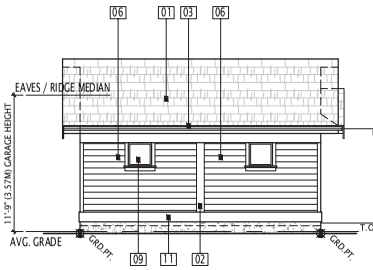
CORNER LOT DOUBLE GARAGE (CL)



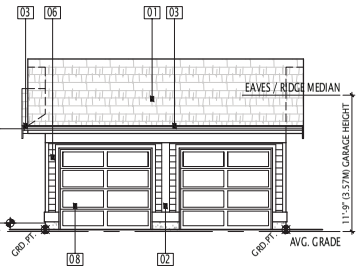
07 A-3.02 CORNER DOUBLE GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



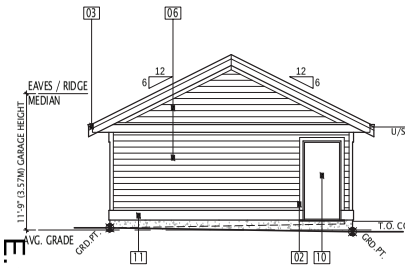
08 A-3.02 CORNER DOUBLE GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"
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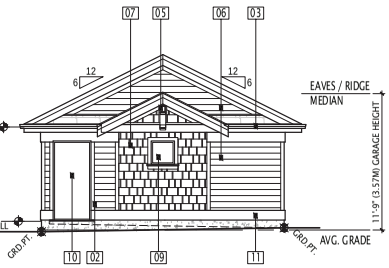
09 A-3.02 CORNER DOUBLE GARAGE GARDEN ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



10 A-3.02 CORNER DOUBLE GARAGE LANE ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

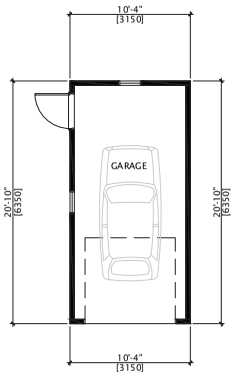


11 A-3.02 CORNER DOUBLE GARAGE INTERIOR SIDE ELEVATION
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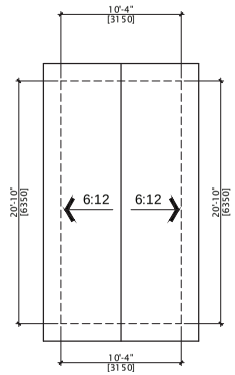


12 A-3.02 CORNER DOUBLE GARAGE STREET SIDE ELEVATION
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TABLOID: 3/32" = 1'-0"

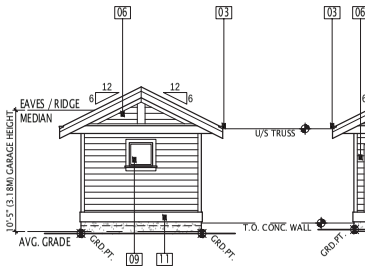
STANDARD SINGLE GARAGE (SG)



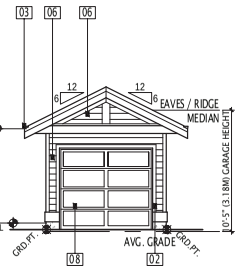
01 A-3.02 STANDARD SINGLE GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



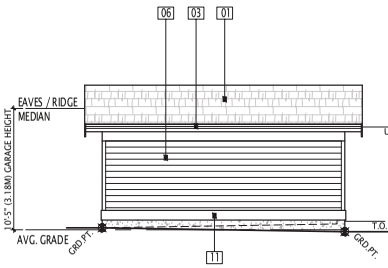
02 A-3.02 STANDARD SINGLE GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



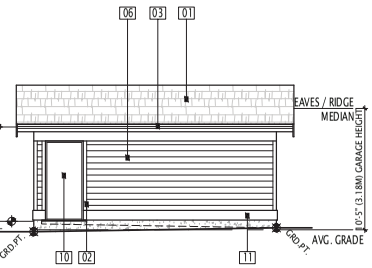
03 A-3.02 STANDARD SINGLE GARAGE GARDEN ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



04 A-3.02 STANDARD SINGLE GARAGE LANE ELEVATION
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



05 A-3.02 STANDARD SINGLE GARAGE SIDE ELEVATION 'A'
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"



06 A-3.02 STANDARD SINGLE GARAGE SIDE ELEVATION 'B'
SCALE: 3/16" = 1'-0"
TABLOID: 3/32" = 1'-0"

LEGEND:

01	ASPHALT SHINGLES
02	PAINTED WOOD FASCIAS & TRIMS
03	PROFILED GUTTERS
04	CLOSED LOUVER VENT DETAIL
05	DECORATIVE BRACKET OR BLOCK
06	HORIZONTAL VINYL SIDING
07	VINYL SHINGLES
08	VEHICULAR GARAGE DOOR
09	VINYL WINDOWS (WHITE)
10	FLAT PANEL STEEL PEDESTRIAN DOOR
11	10" BAND TRIM (TYP.)

GENERAL NOTES:

CORNER GARAGES OCCUR ON LOTS 16, & 23.
FOR FINISHED CORNER ELEVATIONS OF GARAGE BUILDINGS REFER TO SITE PLAN SHEET A1-1.01.
GARAGE DEPTHS ON LOTS 08 & 09 HAVE BEEN REDUCED BY 12" IN ORDER TO SATISFY HIGHWAY & TRAFFIC BYLAW 2010 NO. 4758 (SECTION 506 (2)).
THE REDUCED GARAGE DEPTHS ARE STILL IN EXCESS OF THE MINIMUM REQUIRED.

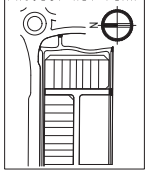
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 3N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.26	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
CORNER & SINGLE GARAGES:
CORNER (CL) & SINGLE (SG) PLANS & ELEVATIONS

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-3.02

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\02-P2-FLOOR PLANS & ELEVATIONS-ANNO-REV & DWG PLOTSTYLE TABLE: FXR-ST.ctb

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



01 A-4.01 ROWHOME 01 (4-PLEX) COLOUR SCHEME A
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



02 A-4.01 ROWHOME 02 (3-PLEX) COLOUR SCHEME B
SCALE: 1/4" = 1'-0"

ALL COLOUR SCHEMES:

1. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR: DUAL BLACK.
1A. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR: WEATHERWOOD.
1B. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR: CHARCOAL GREY.
2. DECORATIVE CLOSED LOUVER VENTS & DECORATIVE WINDOW SHUTTERS. COLOUR: DULUX 90BG 17/120 NAME: PEBBLE DRIFT
3. ALUMINIUM RAILINGS, RAILING POSTS, FLASHINGS & RAINWATER GOODS. COLOUR: BLACK.
4. EXPOSED AGGREGATE VERANDA COLOUR: PORTLAND GREY.
5. VINYL 7.5" SHINGLES. GRAYNE CC-453 COLOUR: RED CEDAR
5A. VINYL 7.5" SHINGLES. GRAYNE CC-454 COLOUR: VINTAGE BROWN
5B. VINYL 7.5" SHINGLES. GRAYNE CC-455 COLOUR: HERITAGE GREY
6. CULTURED STONE. BORAL COUNTRY LEDGESTONE. COLOUR: BLACK RUNDLE.
6A. CULTURED STONE. BORAL COUNTRY LEDGESTONE. COLOUR: ASPEN.
6B. CULTURED STONE. BORAL COUNTRY LEDGESTONE. COLOUR: ASHFALL.

NOTE:
DETACHED GARAGE COLOUR SCHEMES TO MATCH THE BASE COLOUR SCHEME OF IT'S CORRESPONDING RESIDENTIAL UNIT.

COLOUR SCHEME LEGEND:

7. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 00NN 10/000
7A. BASE BUILDING VINYL SIDING MATCH: GENTEK IRON ORE 642
8. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 10BB 13/039
8A. BASE BUILDING VINYL SIDING MATCH: GENTEK MIDNIGHT SURF 652
9. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 30YY 13/095
9A. BASE BUILDING VINYL SIDING MATCH: GENTEK WINDSWEPT SMOKE 651
10. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 30YY 22/059
10A. BASE BUILDING VINYL SIDING MATCH: GENTEK STORM 631
11. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 30GG 44/013
11A. BASE BUILDING VINYL SIDING MATCH: GENTEK DOVER GREY 127
12. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 30YY 30/106
12A. BASE BUILDING VINYL SIDING MATCH: GENTEK PEBBLE 628
13. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 30YY 51/098
13A. BASE BUILDING VINYL SIDING MATCH: GENTEK MONTERAY SAND 673
14. BASE BUILDING CEMENTITIOUS SIDING: PAINT: DULUX 61YY 89/040
14A. BASE BUILDING VINYL SIDING MATCH: GENTEK LINEN 012
15. BASE BUILDING PAINTED CEMENTITIOUS BOARD & BATTEN COLOUR: DULUX 90BG 17/120 NAME: PEBBLE DRIFT
16. BASE BUILDING PAINTED CEMENTITIOUS BOARD & BATTEN COLOUR: DULUX 70YY 21/335 NAME: CRESTED MOSS
17. PAINT - TRIMS, BEAMS, BARGE BOARDS, COLUMNS, BRACKETS COLOUR: DULUX 30YY 44/114 NAME: STONINGTON BEIGE
18. PAINT - TRIMS, BEAMS, BARGE BOARDS, COLUMNS, BRACKETS COLOUR: DULUX 40YY 44/095 NAME: DRY GOODS
19. PAINT FRONT/REAR ENTRY DOORS COLOUR: DULUX 20YY 22/129 NAME: HALE VILLAGE
20. PAINT FRONT/REAR ENTRY DOORS COLOUR: DULUX 70YY 43/113 NAME: TENNESSEE HAZE

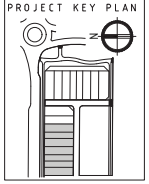
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 5N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.28	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

NOTE:
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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
MATERIALS PALETTE & COLOUR SCHEMES A & B

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-4.01

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\03-COLOUR SCHEME-A(NO-REV 8.DWG PLOTSTYLE TABLE: PXR-ST.ctb

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



02 A-4.02 DUPLEX 03 (FLANKING)
COLOUR SCHEME F
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



01 A-4.02 DUPLEX 01
COLOUR SCHEME C
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



02 A-4.02 DUPLEX 02 (FLANKING)
COLOUR SCHEME D
SCALE: 1/4" = 1'-0"

ALL COLOUR SCHEMES:

1. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR : DUAL BLACK.
1A. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR : WEATHERWOOD.
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NOTE
DETACHED GARAGE COLOUR SCHEMES TO MATCH THE BASE COLOUR SCHEME OF IT'S CORRESPONDING RESIDENTIAL UNIT.

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19. PAINT FRONT/REAR ENTRY DOORS COLOUR: DULUX 20YY 22/129 NAME: HALE VILLAGE
20. PAINT FRONT/REAR ENTRY DOORS COLOUR: DULUX 70YY 43/113 NAME: TENNESSEE HAZE

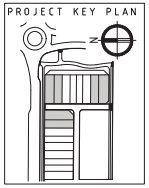
QUALICO DEVELOPMENTS (VANCOUVER) INC.
6525 – 177B STREET, SURREY, BC V3S 3N4
(P) 604.579.0017 (W) foxridgehomesbc.com

DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
20.05.26	PRE-DP COORDINATION	
20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

DRAWING TITLE:
MATERIALS PALETTE & COLOUR SCHEMES C, D & F

SUBDIVISION:
WESTBROOKE

Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-4.02

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\03-COLOUR SCHEME-A3NO-REV 8.DWG PLOTSTYLE TABLE: FXR-ST.ctb

GENERAL NOTES:

- ALL WINDOWS TO BE VINYL, COLOUR WHITE
- ALL VINYL SOFFITS TO BE GENTEK LINEN 021



01 / A-4.03 ROWHOME 03 (4-PLEX)
COLOUR SCHEME E
SCALE: 1/4" = 1'-0"

ALL COLOUR SCHEMES:

1. PROFILED ARCHITECTURAL ASPHALT SHINGLES. IKO CAMBRIDGE SERIES. COLOUR : DUAL BLACK.
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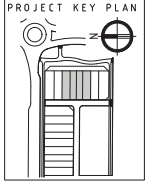
QUALICO DEVELOPMENTS (VANCOUVER) INC.
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DESIGNED BY:
LandHouse Design Inc.

DATE	ISSUED FOR	REV
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20.05.27	PRE-DP CHECK SET	
20.06.04	DEVELOPMENT PERMIT	
20.10.27	DEV.PERMIT REVISIONS	A

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PROJECT KEY PLAN



PROJECT:
ROW HOUSE DEVELOPMENT AT 78 AVENUE & 206 STREET, YORKSON S.W., LANGLEY, B.C.

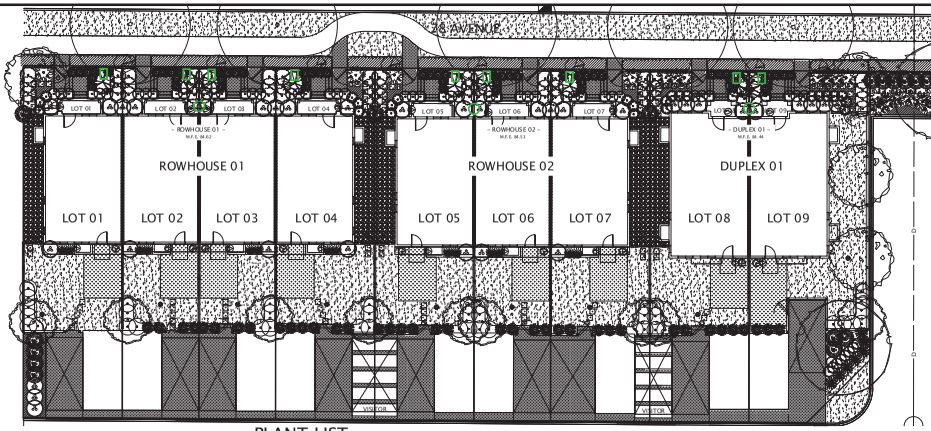
DRAWING TITLE:
MATERIALS PALETTE & COLOUR SCHEME E

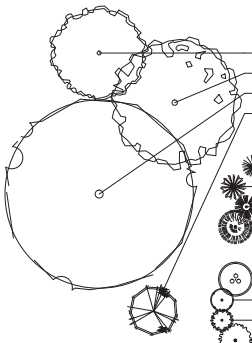
SUBDIVISION:
WESTBROOKE

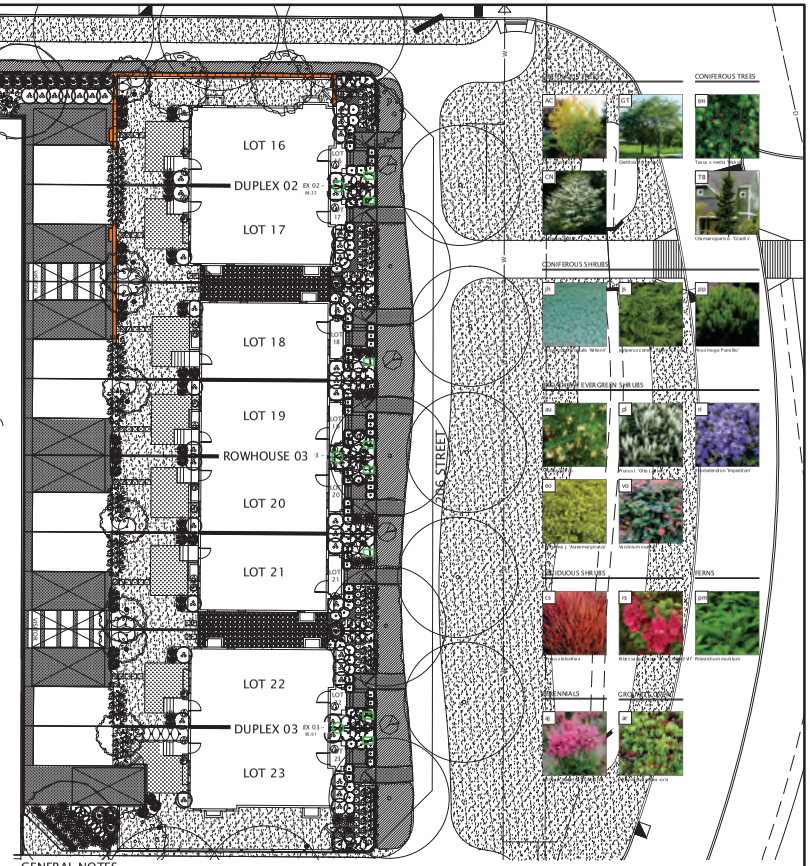
Project #	Date
020.01	MAY 20, 2020
Scale	Drawn By
AS SHOWN	J.CARPENDALE

DRAWING NUMBER:
A-4.03

FULL PATH AND FILENAME: D:\02-LANDHOUSE DESIGN INC\01-ARCHITECTURAL\020.01-WESTBROOKE ROW HOMES II\ARCHITECTURAL\01-MB\03-COLOUR SCHEME-A(NO-REV 8.DWG PLOTSTYLE TABLE: FXR-ST.ctb







PLANT LIST

TREES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	17	Acer circinatum	Vine Maple	3m clump	B&B min. 50cm root ball dia.	10m height 5m spread	AS SHOWN
CN	8	Cornus nattallii	Pacific Dogwood	6cm cal	150cm standard B&B min. 50cm root ball dia.	21m height 21m spread	AS SHOWN
GT	3	Gleditsia triacanthos	Honey Locust	6cm cal	150cm standard B&B min. 50cm root ball dia.	21m height 21m spread	AS SHOWN
TB	17	Chamaecyparis obtusa 'Gracilis	Slender Hinoki False Cypress	3.0 m ht.	Dense Tight Habit B&B min. 50cm root ball dia.	15m height 2.4m spread	AS SHOWN

CONIFEROUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
jw	42	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot	min. 30cm spread	15cm height 120cm spread	60cm
js	29	Juniperus comm. 'Alpine Carpet'	Alpine Carpet Native Juniper	#2 pot	min. 60cm spread	20cm height 150cm spread	90cm
pp	62	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	min. 30cm spread min. 20cm height	125cm height 250cm spread	90cm
tm	30	Taxus x media 'Hicksii'	Hick's Yew	1.2m ht.	B&B min. 45cm root ball dia.	6m height 3m spread	75cm

BROADLEAF EVERGREEN SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
au	84	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot	min. 45cm height	300cm height 300cm spread	100cm
eo	71	Euonymus J. 'Aureomarginatus'	Golden Euonymus	#2 pot	min. 30cm height	190cm height 120cm spread	85cm
ri	79	Rhododendron 'Impeditum'	Impeditum Rhododendron	#2 pot	min. 30cm height	60cm height 75cm spread	65cm
vo	110	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread	75cm

DECIDUOUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	61	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
rs	73	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread	75cm

PERENNIALS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
aj	18	Astilbe x japonica 'Rheinland'	Rheinland False Spirea	#1 pot	min. 25cm height	55cm height 60cm spread	45cm

FERNS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	55	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm

VINES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ca	8	Clematis armandii	Evergreen Clematis	#1 pot	min. 25cm height	100cm height 100cm spread	n/a

GROUND COVERS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ar	525	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread	30cm

REPLACEMENT TREE SUMMARY

TREE CATEGORY	REPLACEMENT		TOTALS
	EVERGREEN	DECIDUOUS	
OFFSITE REPLACEMENT TREES ONSITE REPLACEMENT TREES	39 23	40 22	79 45
TOTAL	62	57	124

4.42 ACRES DEVELOPABLE AREA x 30 TREES PER ACRE (LESS 3 x1 CREDIT FOR SIGNIFICANT TREES RETAINED WITHIN DEVELOPABLE AREA) = 124

HARD LANDSCAPE KEY

EXPOSED AGGREGATE PAVING

BROOM FINISH PAVING

GRAVEL INFILTRATION ZONE

PICKET FENCE

SCREEN FENCE

STEPPING STONES

LAWN BASIN

HOSE BIB

BBQ GAS

SPLIT FACE BLOCK RETAINING WALL

GENERAL NOTES

1. COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWNSHIP OF LANGLEY AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.

2. COMPLIANCE, BCNTA/BCSLA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTA/BCSLA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.

3. COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.

4. EXISTING SERVICES – REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.

5. COORDINATION – THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT, ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BOULEVARD WORKS. THESE DRAWINGS SHALL BE READ IN CONCERT WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN COORDINATION WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.

6. CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

7. CONCRETE, REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

8. GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	5%

9. GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:

GRASS AREAS	600 MM
SHRUB BEDS	600 MM
GROUND COVER AREAS	600 MM
TREES	600 MM

N.B. SOIL ALLOWANCES FOR GRASS, SHRUB AND GROUND COVER AREAS ARE TO BE 300mm SOIL "A" AND 300mm SOIL "B" AS PER NOTES ON L5-4. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL AMEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.

10. GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.

11. GRADING, GENERAL RETENTION WORKS - ALL RETENTION WORKS, EITHER SHOWN HERE OR REQUIRED DUE TO UNANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION, SHALL BE SPLIT FACED ALLAN BLOCK, WITH THE EXCEPTION OF RETAINING WORKS IN THE SIDE YARD DRAINAGE AREAS SPECIFICALLY NOTED AS PRESSURE TREATED WOOD. SHOULD UNANTICIPATED RETAINING WALLS BE REQUIRED, THE CONTRACTOR SHALL INFORM THE TOWNSHIP OF LANGLEY GREEN INFRASTRUCTURE SERVICES DEPARTMENT IN WRITING OF THE LOCATION, HEIGHT AND EXTENT OF SUCH WALL.

12. GRADING, BARRIER HEIGHT - AS PER SECTION 111.6 OF ZONING BYLAW 2500, NO COMBINATION OF WALL & FENCE ON SITE SHALL EXCEED 2.0 METRES IN HEIGHT.

13. PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.

14. PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.

15. PLANT MATERIAL, HEALTH – ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.

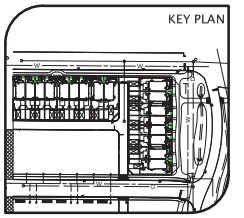
16. MULCH – PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEM/FIR BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.

DATE	ISSUED FOR	REV
2020-06-08	DP	A
2021-01-22	DP	B
2021-03-08	DP	C
2021-04-16	DP	D

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KEY PLAN



Consultants

Architectural:	Landhouse Design Inc.
Arborist:	ACL Group
Civil:	McElhanney Consulting Sevices Ltd.
Structural:	
Mechanical:	
Electrical:	

WESTBROOKE WILLOUGHBY

NOT FOR CONSTRUCTION

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
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Langley Project #
08-23-0201

D Revision	Project Leader D.Duncan Drawn D.Duncan

WESTBROOKE PHASES I

prepared for
QUALICO Developments
#310 – 5620 [illegible] Street
Surrey BC V3W 6K2

Drawing Title
GENERAL INFORMATION & PLANT LIST

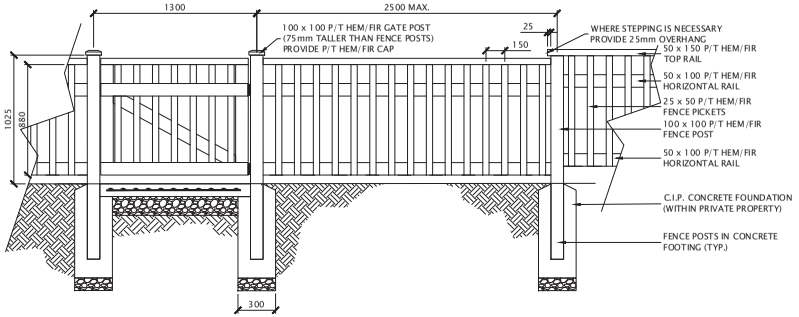
SCHEDULE E.1

Check Scale (may be altered/reduced)
0 inch 0 10mm

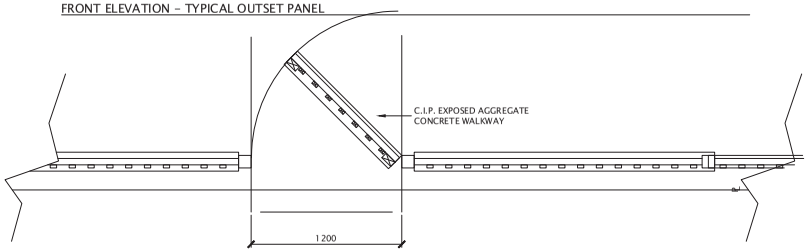
Project No. 17 0024

Drawing No. L0.B

PLOT DATE: April 16, 2021 TIME: 2:30 PM FULL PATH AND FILENAME: D:\PROJECTS\D19-0062 WESTBROOKE II - III\500-DELIV\LAND\01-TB\L0-1.DWG PLOTSYLE TABLE: -----

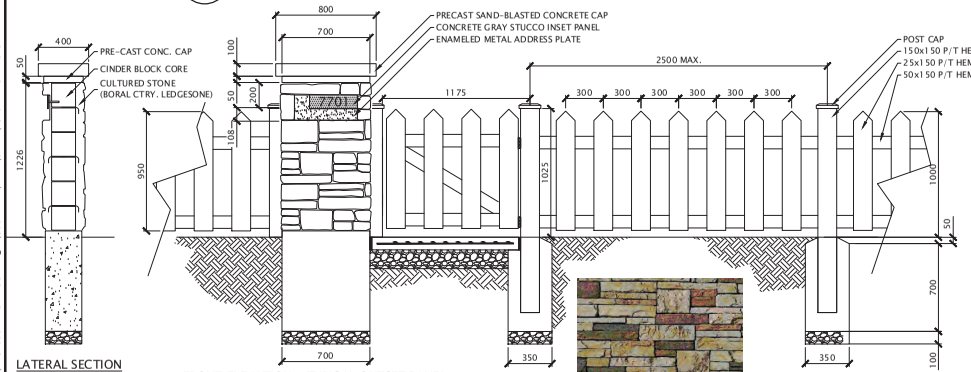


FRONT ELEVATION – TYPICAL OUTSET PANEL



PLAN VIEW – GATE ENTRANCE

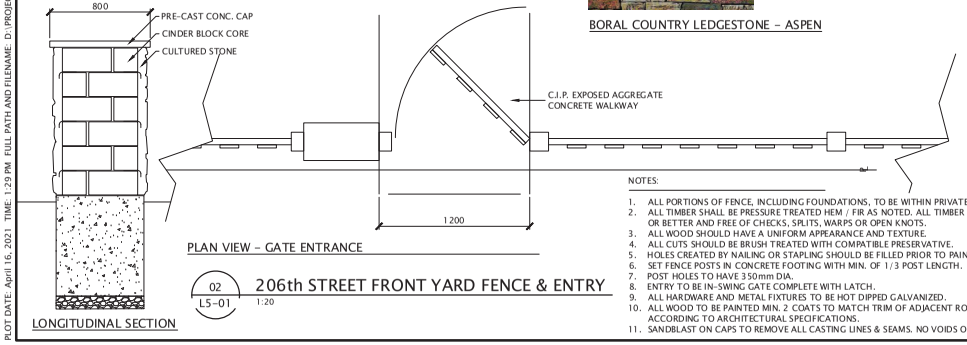
01 L5-01 78th AVENUE FRONT YARD FENCE & ENTRY 1:20



LATERAL SECTION

FRONT ELEVATION – TYPICAL OUTSET PANEL

BORAL COUNTRY LEDGESTONE – ASPEN



LONGITUDINAL SECTION

PLAN VIEW – GATE ENTRANCE

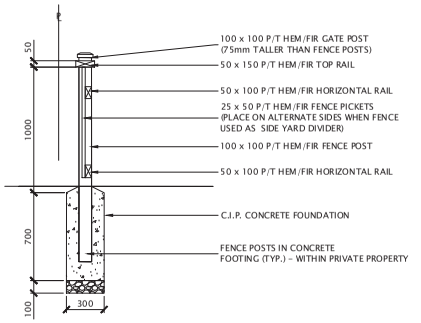
02 L5-01 206th STREET FRONT YARD FENCE & ENTRY 1:20

NOTES:

1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
2. ALL TIMBER SHALL BE PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
3. ALL WOOD SHOULD HAVE A UNIFORM APPEARANCE AND TEXTURE.
4. ALL CUTS SHOULD BE BRUSH TREATED WITH COMPATIBLE PRESERVATIVE.
5. HOLES CREATED BY NAILING OR STAPLING SHOULD BE FILLED PRIOR TO PAINTING.
6. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
7. POST HOLES TO HAVE 350mm DIA.
8. ENTRY TO BE IN-SWING GATE COMPLETE WITH LATCH.
9. ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
10. ALL WOOD TO BE PAINTED MIN. 2 COATS TO MATCH TRIM OF ADJACENT ROW HOME & ACCORDING TO ARCHITECTURAL SPECIFICATIONS.
11. SANDBLAST ON CAPS TO REMOVE ALL CASTING LINES & SEAMS. NO VOIDS OR CHIPPED EDGES.

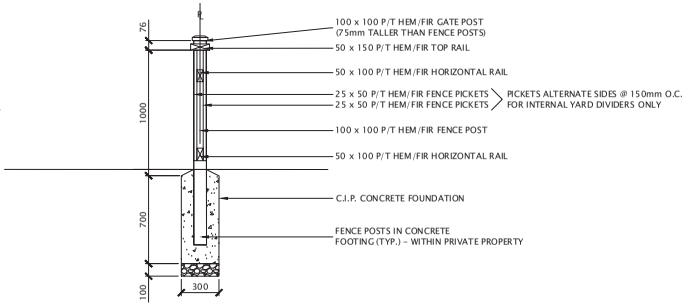
NOTES:

1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
2. ALL TIMBER SHALL BE PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
3. ALL WOOD SHOULD HAVE A UNIFORM APPEARANCE AND TEXTURE.
4. ALL CUTS SHOULD BE BRUSH TREATED WITH COMPATIBLE PRESERVATIVE.
5. HOLES CREATED BY NAILING OR STAPLING SHOULD BE FILLED PRIOR TO PAINTING.
6. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
7. POST HOLES TO HAVE 300mm DIA.
8. ENTRY TO BE IN-SWING GATE COMPLETE WITH LATCH.
9. ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
10. ALL WOOD TO BE PAINTED MIN. 2 COATS TO MATCH TRIM OF ADJACENT ROW HOME & ACCORDING TO ARCHITECTURAL SPECIFICATIONS.



TYPICAL POST DETAIL

SECTION – FOR USE ON STREET FONTAGES

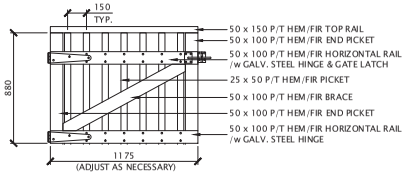


TYPICAL POST DETAIL

SECTION – FOR USE ON INTERNAL SIDE YARDS AS SHOWN



SINGLE GATE SECTION



SINGLE GATE INTERIOR

DATE	ISSUED FOR	REV
2021-01-04	DP	A
2021-01-22	DP – PHII	B
2021-03-08	DP – PHII	C
2021-04-14	DP – PHII	D

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Consultants

Architectural:	Landhouse Design Inc.
Arborist:	ACL Group
Civil:	McElhanney Consulting Sevices Ltd.
Structural:	
Mechanical:	
Electrical:	

WESTBROOKE WILLOUGHBY

NOT FOR CONSTRUCTION

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
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New Westminster BC
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Langley Project # 00-00-0000

D Revision

Project Leader D.Duncan

Drawn D.Duncan

WESTBROOKE PHASES II & III

prepared for:
QUALICO Developments
#310 – 5620 152 Street
Surrey BC V3S 3K2

Drawing Title
LANDSCAPE DETAILS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

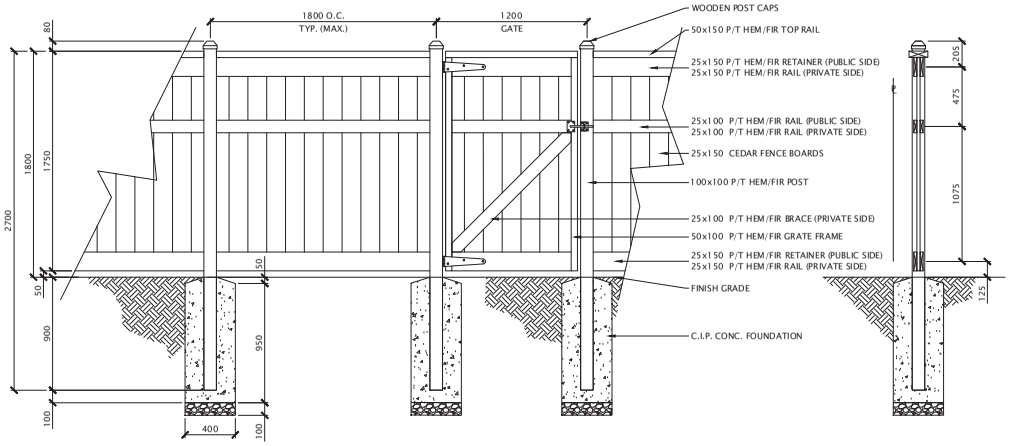
Project No. 19-0062

Drawing No. L5-01

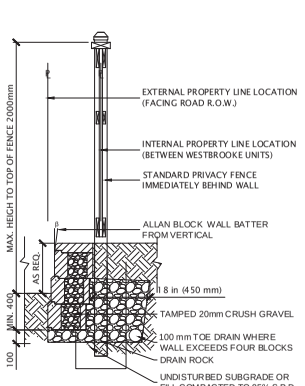
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NOTES:

1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
2. ALL TIMBER SHALL BE WESTERN RED CEDAR OR PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
3. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
4. POST HOLES TO HAVE 400mm DIA.
5. ENTRY TO BE OUT-SWING GATE COMPLETE WITH LATCH.
6. ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
7. FENCE TO BE UNSTAINED/UNPAINTED.

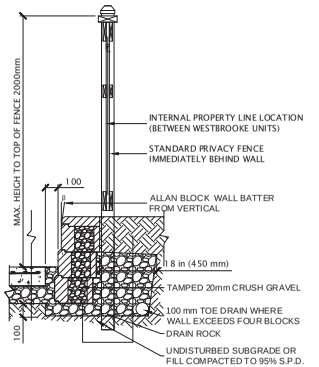


INTERIOR ELEVATION – GATE ENTRANCE

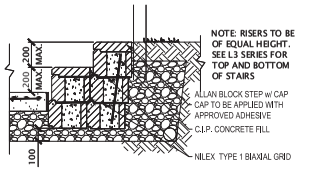


SECTION – NOT RETENTION REQUIRED

SECTION – RETENTION REQUIRED
(NOT ADJACENT TO REAR PARKING)



SECTION – WALL REQUIRED
(ADJACENT TO REAR PARKING SLOPING TO WALL)



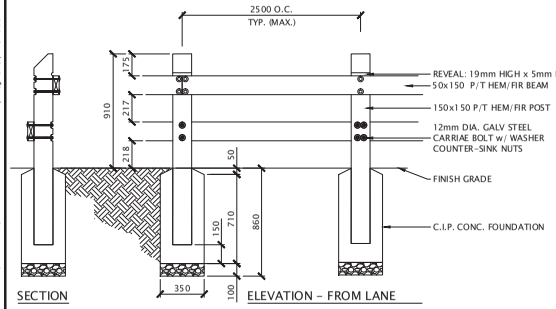
SECTION – STAIR REQUIRED
(ADJACENT TO REAR PARKING SLOPING TO WALL)

01 L5-02 SCREEN FENCE 1:20

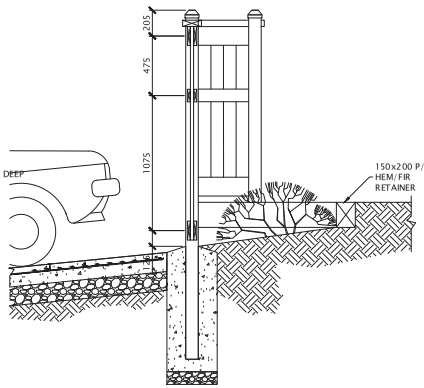
06 L5-02 MINOR RETENTION @ REAR FENCE 1:20

NOTES:

1. FENCE TO MATCH McELHANNEY BOULEVARD TLP09 DETAIL.
2. ENGINEER'S DETAIL TO GOVERN.
3. ALL WOOD TO BE UNSTAINED / UNPAINTED



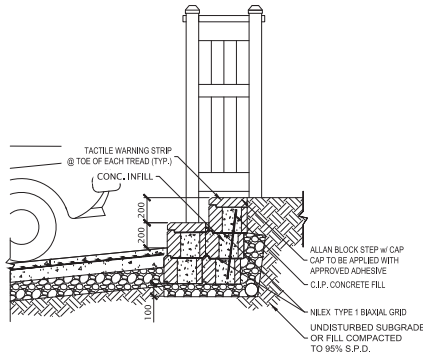
SECTION



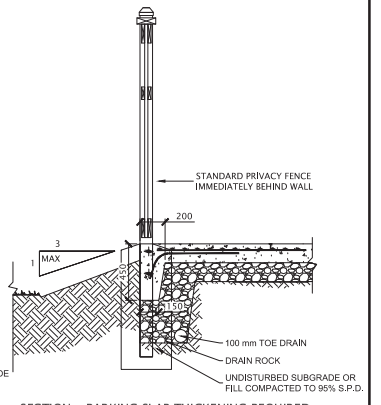
ELEVATION – FROM LANE

02 L5-02 LOWER BOARD FENCE 1:20

03 L5-02 GRADE CHANGE @ SCREEN FENCE 1:20



SECTION – STAIRS REQUIRED
(ADJACENT TO REAR PARKING SLOPING FROM WALL)



SECTION – PARKING SLAB THICKENING REQUIRED
(ADJACENT TO ELEVATED REAR PARKING)

04 L5-02 STAIR @ SCREEN FENCE IN REAR YARDS 1:20

05 L5-02 GRADE CHANGE @ SCREEN FENCE 1:20

DATE	ISSUED FOR	REV
2021-01-04	DP	A
2021-01-22	DP – PHII	B
2021-03-08	DP – PHII	C
2021-04-14	DP – PHII	D

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Arborist: ACL Group
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Structural:
Mechanical:
Electrical:

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Langley Project #
00-00-0000

D Revision

Project Leader D.Duncan
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WESTBROOKE
PHASES II & III

prepared for:
QUALICO Developments
#310 – 5620 152 Street
Surrey BC V3S 3K2

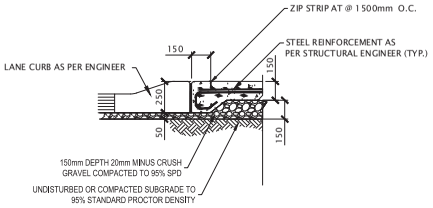
Drawing Title
LANDSCAPE DETAILS

Check Scale (may be photo reduced)
0 1inch 0 10mm

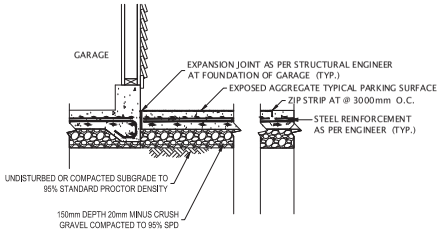
Project No. 19-0062

Drawing No. L5-02

PLOT DATE: April 16, 2021 TIME: 3:42 PM FULL PATH AND FILENAME: D:\PROJECTS\19-0062 WESTBROOKE II _ III\500-DELIV\LAND\01-TB\L5-02.DWG PLOTSTYLE TABLE: ----

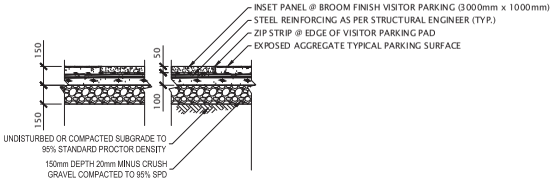


01 L5-03 C.I.P. CONCRETE PARKING PAD LANE EDGE
1:20

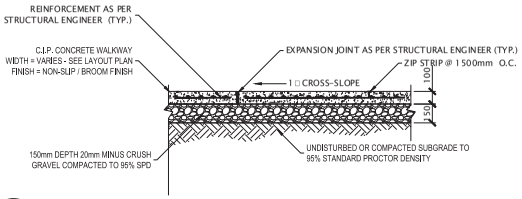


02 L5-03 C.I.P. CONCRETE RESIDENT PARKING PAD
1:20

NOTES:
1. SEE STRUCTURAL ENGINEERING DRAWINGS FOR ALL CONCRETE REINFORCEMENT AND EXPANSION JOINT DETAILS.
2. PARKING PADS SHALL HAVE A EXPOSED AGGREGATE FINISH EXCEPT FOR 3000mm X 1000mm BROOM FINISH INSETS ON VISITOR STALLS AS SHOWN.
3. AGGREGATE TO BE TOP SEEDED & TROWELLED INTO SURFACE.

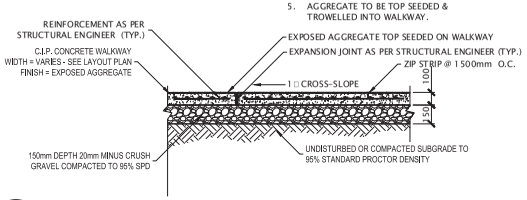


03 L5-03 C.I.P. CONCRETE VISITOR PARKING PAD
1:20

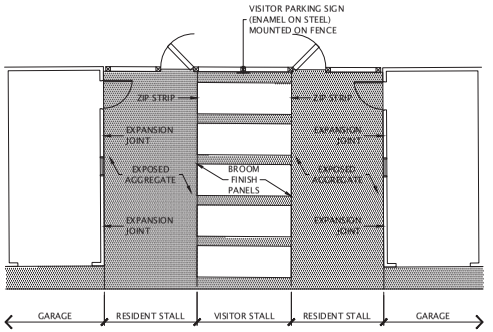


05 L5-03 PEDESTRIAN C.I.P. CONCRETE PAVING
1:20

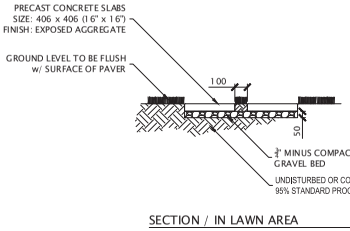
NOTES:
1. SEE STRUCTURAL ENGINEERING DRAWINGS FOR ALL CONCRETE REINFORCEMENT AND EXPANSION JOINT DETAILS.
4. AGGREGATE TO BE 32TA MIX SUPPLIED BY REMPLE BROS. CONCRETE LTD.
5. AGGREGATE TO BE TOP SEEDED & TROWELLED INTO WALKWAY.



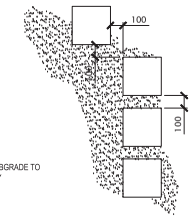
06 L5-03 PEDESTRIAN C.I.P.EXPOSED AGGREGATE PAVING
1:20



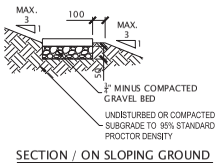
04 L5-03 TYPICAL RESIDENT / VISITOR PARKING PADS
N.T.S.



SECTION / IN LAWN AREA

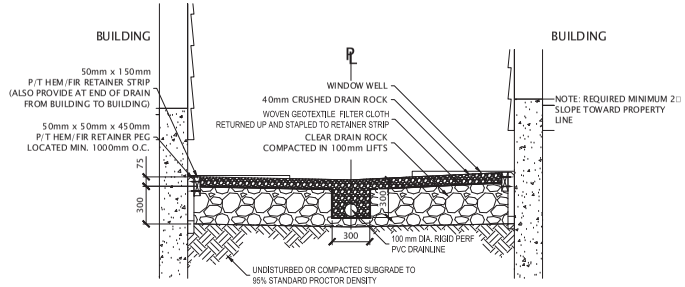


PLAN VIEW / TYPICAL SPACING

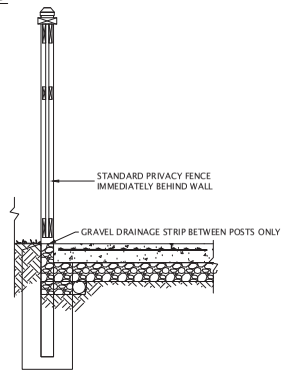


SECTION / ON SLOPING GROUND

07 L5-03 PAVING STONE WALKWAY
1:20



08 L5-03 DRAIN AREA AT BUILDING
1:20



09 L5-03 DRAIN AREA AT HEAD OF PARKING STALL
1:20

DATE	ISSUED FOR	REV
2021-01-04	DP	A
2021-01-22	DP - PHII	B
2021-03-08	DP - PHII	C
2021-04-14	DP - PHII	D

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Landhouse Design Inc.
Arborist: ACL Group
Civil: McElhanney Consulting Sevices Ltd.
Structural:
Mechanical:
Electrical:

WESTBROOKE WILLOUGHBY

NOT FOR CONSTRUCTION

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Langley Project # 00-00-0000

D Revision

Project Leader D.Duncan
Drawn D.Duncan

WESTBROOKE PHASES II & III

prepared for:
QUALICO Developments
#310 - 5620 152 Street
Surrey BC V3S 3K2

Drawing Title
LANDSCAPE DETAILS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. 19-0062

Drawing No. L5-03

PLOT DATE: April 16, 2021 TIME: 2:18 PM FULL PATH AND FILENAME: D:\PROJECTS\19-0062 WESTBROOKE II _ III\500-DELIV\LAND\01-TB\L5-03.DWG PLOTSYLE TABLE: ----

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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.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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Building Form

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- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

Langley Schools

7 May 2021

Zorica Andjelic
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0201 / Qualico Developments (VCR) Inc.

CIVIC: 20500 Block of 78 Avenue

LEGAL: Future Lots 1-9 and 16-23 Plan EPP68699 all of Section 23 Township 8 NWD

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Rowhomes	**11**	**3**	**2**	**2**
Semi-detached	**6**	**3**	**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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-74
FROM:	FINANCE DIVISION	**FILE:**	1830-02
SUBJECT:	2020 AUDITED CONSOLIDATED FINANCIAL STATEMENTS		

RECOMMENDATION:

That Council receive and accept the 2020 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

EXECUTIVE SUMMARY:

Under section 167 of the *Community Charter*, the financial officer must present the Township's audited consolidated financial statements to Council for their acceptance and inclusion in the Annual Report.

The 2020 Consolidated Financial Statements include Langley Facilities Society, Ten Feet Sports and Entertainment Ltd operations and TOL Facilities and Development Housing Society. The statements have been prepared in accordance with public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

It is anticipated that KPMG LLP will give the Township an unmodified audit opinion on the consolidated financial statements. It stated that in their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2020 and its consolidated operational results, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Under Canadian Auditing Standards (CAS – 700 *Forming an Opinion and Reporting on Financial Statements),* an auditors' final report date must be no earlier than the date of Council's acceptance of the Township's financial statements, in final form. The *draft* status will be removed after Council accepts the consolidated financial statements presented at the Regular Meeting on June 14, 2021. The consolidated financial statements, with the final Auditors' Report, will then be included in the Annual Report and made available for the public for 2 weeks starting June 14, 2021, after which they will return to Council for final approval on June 28, 2021 together with the annual Statement of Financial Information.

PURPOSE:

Report No. 21-74 presents the Township consolidated financial statements for receipt and acceptance by Council, which will enable the Auditors to issue their final Auditors' Report in compliance with Canadian Auditing Standards.

DISCUSSION/ANALYSIS:

Under section 167 of the *Community Charter*, the financial officer must present the Township's audited consolidated financial statements to Council for their acceptance and inclusion in the Annual Report.

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Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE

ATTACHMENT A – Draft 2020 Audited Financial Statements

ATTACHMENT A

Financial Section

For the year 2020

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Report from the Director, Finance Division

To Mayor Jack Froese and Council;

I am pleased to present the 2020 Financial Statements and the audit report of our external auditors, KPMG LLP, Chartered Accountants. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the financial position and results of Township of Langley operations.

Preparation of the consolidated financial statements is the responsibility of the management of the Township of Langley and Township Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP Chartered Accountants, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the financial statements. To provide reasonable assurance the financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2020, and its consolidated results of operations, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Township Net Financial Assets decreased by $35.7 million to $3.4 million as at December 31, 2020. A main contributor to the overall decrease was the addition of new debt for the acquisition of additional land. Increases in property tax revenue grants and grants in lieu of taxes and increased proceeds from the disposal of tangible capital assets partially offset the total decrease.

Debt and Agreements Payable balance increased by $82.2 million to $197.2 million. Debt and Agreements Payable is repayable from a combination of Development Cost Charges, future land sales, utility revenue and operating revenue.

Total Tangible Capital Assets for the Township, at historical cost, net of accumulative amortization expense, amount to $1.9 billion.

Capital asset additions for 2020 amount to $224.9 million. Each year developers construct capital infrastructure that are then contributed to the Township. For 2020, this contribution by developers amounts to $115.8 million or 52% of total capital asset additions. As a percentage of total capital additions, 4% or $8.7 million was funded from Development Cost Charge.

Under PSAB requirements, the annual surplus of $146.4 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $1.9 billion (2019 - $1.8 billion) is comprised of four categories as follows:

- Operating Surplus $107.4 million (2019 - $86.3 million)
- Capital Surplus $26.7 million (2019 - $22.8 million)
- Statutory Reserve $55.6 million (2019 - $33.1 million)
- Investment in Tangible Capital Assets $1.7 billion (2019 - $1.6 billion)

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. While the pandemic resulted in many changes to the operations of the Township, measures were taken to mitigate the negative financial impact. Those actions, as well as support from senior government, has resulted in a positive financial result for 2020. This provides a strong position for the Township as the pandemic continues, with the duration and final economic impact on future periods yet to be determined.

The Township's economic goals include achieving fiscal stability and health, strengthening our economy, and investing in effective infrastructure. Our financial plans reflect these goals and this year's financial results are in line with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2020

And Independent Auditors' Report thereon

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

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INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of the Corporation of the Township of Langley (the "Township"), which comprise:

- the consolidated statement of financial position as at December 31, 2020
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes and schedules to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2020, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditors' Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Township's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Township to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants Vancouver,

Canada

[Date of Audit Completion]

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Consolidated Statement of Financial Position

As at December 31, 2020 *(in thousands of dollars)*

		2020		2019
FINANCIAL ASSETS				
Cash and cash equivalents (Note 3)	**$**	**332,574**	$	151,362
Investments (Note 3)		**61,572**		149,578
Accounts receivable (Note 4)		**67,290**		60,561
Assets held for sale		**4,231**		4,366
		465,667		365,867
LIABILITIES				
Accounts payable and accrued liabilities (Note 5)		**118,131**		80,255
Deposits and prepayments (Note 6)		**50,146**		49,005
Deferred revenue (Note 7)		**14,792**		15,216
Development cost charges (Note 8)		**81,961**		67,254
Debt and agreements payable (Note 9)		**197,200**		114,969
		462,230		326,699
NET FINANCIAL ASSETS		**3,437**		39,168
NON-FINANCIAL ASSETS				
Inventories of supplies		**1,646**		1,108
Prepaid expenses		**2,268**		1,972
Tangible capital assets (Note 10)		**1,905,766**		1,724,450
		1,909,680		1,727,530
ACCUMULATED SURPLUS (Note 11)	**$**	**1,913,117**	$	1,766,698

Contingencies and commitments (Note 14)

See accompanying Notes to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Jack Froese
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2020 *(in thousands of dollars)*

	Budget 2020 (Note 2(a) and 20)	**2020**	2019
REVENUE			
Property taxes	$ 145,735	**$ 145,575**	$ 140,178
Fees, rates and service charges	79,722	**86,721**	93,654
Grants and grants in lieu of taxes	31,317	**20,367**	12,080
Service cost recoveries	5,041	**4,248**	4,201
Gain on disposal of assets	-	**4,308**	-
Investment income	2,698	**5,082**	6,924
Local area service contributions	6,754	**(148)**	20
Contribution from development cost charges	84,091	**13,264**	15,702
Other developer contributions (Note 10(b))	36,578	**115,763**	89,939
Other income	29,323	**4,530**	7,870
	421,259	**399,710**	370,568
EXPENSES			
General government	27,776	**27,219**	27,740
Police protection	39,247	**33,371**	35,727
Fire protection	18,488	**19,344**	18,911
Facilities maintenance	14,916	**13,352**	13,132
Community planning and development	12,603	**10,208**	10,070
Recreation and culture	27,838	**26,115**	37,888
Parks	14,602	**17,591**	16,142
Transportation	33,512	**43,900**	40,443
Stormwater	7,064	**11,104**	10,727
Water	23,793	**26,492**	23,388
Sewer	16,079	**17,283**	16,721
Solid waste	7,579	**7,312**	6,838
	243,497	**253,291**	257,727
ANNUAL SURPLUS	177,762	**146,419**	112,841
ACCUMULATED SURPLUS, beginning of year	1,804,823	**1,766,698**	1,653,857
ACCUMULATED SURPLUS, end of year	$ 1,982,585	**$ 1,913,117**	$ 1,766,698

See accompanying Notes to the Consolidated Financial Statements

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2020 *(in thousands of dollars)*

	Budget 2020 (Note 2(a) and 20)	**2020**	2019
ANNUAL SURPLUS	**$** 177,762	**$ 146,419**	$ 112,841
Acquisition of tangible capital assets	(372,324)	**(109,496)**	(81,250)
Developer contributed tangible capital assets	(36,578)	**(115,357)**	(89,183)
Reclassification of land held for resale	-	**14**	67
Amortization of tangible capital assets	-	**40,737**	38,646
(Gain) Loss on disposal of tangible capital assets	-	**(3,110)**	575
Proceeds on disposal of tangible capital assets	-	**5,896**	1,611
	(231,140)	**(34,897)**	(16,693)
Acquisition of inventories of supplies	(900)	**(1,646)**	(1,108)
Acquisition of prepaid expenses	(1,337)	**(2,268)**	(1,972)
Consumption of inventories of supplies	900	**1,108**	1,467
Use of prepaid expenses	1,310	**1,972**	1,979
	(27)	**(834)**	366
CHANGE IN NET FINANCIAL ASSETS	(231,167)	**(35,731)**	(16,327)
NET FINANCIAL ASSETS, beginning of year	39,168	**39,168**	55,495
NET FINANCIAL ASSETS, end of year	**$** (191,999)	**$ 3,437**	$ 39,168

See accompanying Notes to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2020 *(in thousands of dollars)*

	2020	2019
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 146,419**	$ 112,841
Items not involving cash:		
Amortization of tangible capital assets	**40,737**	38,646
(Gain) Loss on disposal of tangible capital assets	**(3,110)**	575
Developer contributed tangible capital assets	**(115,357)**	(89,183)
Change in non-cash operating working capital:		
Accounts receivable	**(6,729)**	(10,981)
Assets held for sale	**149**	(52)
Accounts payable and accrued liabilities	**37,876**	11,880
Deposits and prepayments	**1,141**	3,597
Deferred revenue	**(424)**	146
Development cost charges	**14,707**	26,595
Inventories of supplies	**(538)**	359
Prepaid expenses	**(296)**	7
Net change in cash from operating activities	**114,575**	94,430
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(109,496)**	(81,250)
Proceeds on disposal of tangible capital assets	**5,896**	1,611
Net change in cash from capital activities	**(103,600)**	(79,639)
FINANCING ACTIVITIES		
Issuance of debt and agreements payable	**88,626**	8,950
Repayment of debt and agreements payable	**(6,395)**	(5,482)
Net change in cash from financing activities	**82,231**	3,468
INVESTING ACTIVITIES		
Change in investments	**88,006**	44,567
CHANGE IN CASH AND CASH EQUIVALENTS	**181,212**	62,826
CASH AND CASH EQUIVALENTS, beginning of year	**151,362**	88,536
CASH AND CASH EQUIVALENTS, end of year	**$ 332,574**	$ 151,362

See accompanying Notes to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year 2020

Notes to the Consolidated Financial Statements

For the year ended December 31, 2020 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the statements and explain significant accounting policies and principles underlying the statements. They also provide relevant explanatory information.

1. OPERATIONS

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This resulted in governments worldwide, including the Canadian federal and provincial governments enacting emergency measures to combat the spread of the virus. The economic conditions and the Township's response to the pandemic had a material impact on the Township's operating results and financial position in 2020. The situation is dynamic, and the ultimate duration and magnitude of the impact on the economy and the financial effect on the Township is not known at this time.

2. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society"), Bedford House Rehabilitation Society ("Bedford House"), and Langley Parks and Recreation Foundation (the "Foundation").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Bedford House, which is wholly-controlled by the Township, was incorporated on January 23, 2017 and was formed to preserve the heritage elements of the building formerly known as the Bedford House Restaurant in Fort Langley, in particular the Jacob Haldi House, through restoration of buildings in the current location of the Bedford House Restaurant, in the vicinity thereof, or otherwise within the Township of Langley. Another purpose of this society is to advocate for the preservation and maintenance of historically significant buildings in local communities. Bedford House has had no interfund and/or inter-entity transactions, fund balances or activities.

The Langley Parks and Recreation Foundation (the "Foundation"), which is controlled by the Township, was registered under the Society's Act on September 14, 1979. The purpose of the Foundation is to solicit and receive gifts and requests, to raise money to be used for public parks, recreation facilities, promote capital projects, and supplement maintenance programs. The Foundation has been inactive for the last four years and has had no interfund and/or inter-entity transactions, fund balances or activities.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate the Langley Events Centre and facilitate other events throughout the community.

The University District Housing Society ("UDHS"), which is controlled by the Society, was incorporated on September 17, 2018, and was formed to assist with the application for funding from other levels of government. The UDHS has had no interfund and/or inter-entity transactions, fund balances or activities to date.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations.

Interfund and inter-entity transactions, fund balances, and activities between the above-related corporations have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2020 budget component of the Township's 2020 – 2024 Five-Year Financial Plan adopted by Council Bylaw No. 5565 on March 27, 2020. The operating budgets of all consolidated entities are also reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, and Sewer Capital Funds. They are used to record acquisition costs of tangible and non-tangible capital assets.

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB recommendations on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 19.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Investments

Investments are carried at cost which approximates market value and are comprised of money market investments and bonds issued by Canadian Chartered Banks, Credit Unions, and/or government authorities. Most investments are held to maturity and temporary losses or gains in value are not recognized in the consolidated financial statements. Investments are written down if there is an 'other than temporary' decline in value.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight line basis over their estimated useful lives as follows:

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority ("MFA") debt is recorded net of related sinking fund balances. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Use of Estimates

The preparation of these consolidated financial statements requires management to make estimates and assumptions that affect amounts reported, including post-employment benefits, allowance for doubtful receivables, fair value of developer contributions of tangible capital assets, useful lives of tangible capital assets, provision for contingencies, liability for contaminated sites, and future payments under land acquisition agreements. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and adjustments will be made in the year of final determination.

m) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Financial information is presented in segmented format in Note 21 and the Segmented Information Schedule.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $332,574 (2019 - $151,362).

Investments with an initial maturity beyond three months are recorded at amortized cost of $61,572 with a market value of $63,393 (2019 – amortized cost of $149,578 with a market value of $150,099).

Investments maturing within one year of December 31, 2020 have interest rates ranging from 1.30% to 3.40% (2019-1.90% to 3.00%); within two to four years have interest rates ranging from 1.66% to 3.37% (2019-1.95% to 3.40%); within five to seven years have interest rates ranging from 2.87 % to 2.87% (2019-2.50% to 3.37%) and nil investments maturing beyond eight years.

The following amounts are exclusive of Cemetery Funds (Note 19).

		2020		2019
Cash and cash equivalents	**$**	**332,574**	$	151,362
Investments		**61,572**		149,578
	$	**394,146**	$	300,940

4. ACCOUNTS RECEIVABLE

		2020		2019
Taxes	**$**	**6,792**	$	6,557
Federal Government		**1,451**		1,262
Provincial Government		**2,149**		60
Municipal Finance Authority		**2,264**		1,391
Other local governments		**3,334**		3,044
Other accounts		**12,544**		7,759
Accrued interest and others		**5,236**		5,736
Recoverable work in progress		**3,995**		3,245
Receivables secured letters of credit (a)		**20,564**		21,141
Local Area Service levies receivable (b)		**8,961**		10,366
	$	**67,290**	$	60,561

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge ("DCC") amounts due from developers within two years. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2020		2019
Trade and other liabilities	**$**	**57,871**	$	65,659
Payroll liabilities		**9,619**		7,711
Employee future benefits (Note 17)		**5,224**		5,371
Collections for other authorities		**45,417**		1,514
	$	**118,131**	$	80,255

6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

		2020		2019
Cash deposits held as security	**$**	**31,261**	$	31,847
Prepaid property tax		**18,885**		17,158
	$	**50,146**	$	49,005

The Township also holds irrevocable letters of credit in the amount of $137,810 (2019 - $128,530) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

		2020		2019
Future works deposit	**$**	**8,614**	$	7,758
South Coast British Columbia Transportation Authority		**452**		1,284
Government grant		**271**		98
Langley School Board contribution		**1,250**		1,400
Trinity Western University contribution		**1,458**		1,633
Other		**2,747**		3,043
	$	**14,792**	$	15,216

8. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

		2020		2019
Roads	**$**	**35,895**	$	29,048
Drainage		**3,234**		3,463
Park Land/Development		**23,639**		16,760
Water		**16,255**		14,023
Sewer		**2,938**		3,960
	$	**81,961**	$	67,254
Beginning of year	**$**	**67,254**	$	40,659
Expenditures in Operating		**(4,522)**		(4,208)
Expenditures in Capital		**(8,742)**		(11,494)
Receipts		**26,924**		41,343
Interest		**1,047**		954
End of year	**$**	**81,961**	$	67,254

DCC funds consists of restricted investments as well as restricted accounts receivable.

Investments	**$**	**61,397**	$	46,113
Receivables secured letters of credit (Note 4)		**20,564**		21,141
	$	**81,961**	$	67,254

9. DEBT AND AGREEMENTS PAYABLE

		2020	2019
MFA debt, net of sinking fund deposits	a)	**$ 184,580**	$ 103,748
Agreements payable	b)	**10,587**	10,971
Temporary borrowings	c)	**2,033**	250
		$ 197,200	$ 114,969

Estimated future payments on debt and agreements payable for the next five years and thereafter are:

	Principal	Interest	Total
2021	8,731	4,853	13,584
2022	8,813	4,803	13,616
2023	8,949	4,754	13,703
2024	9,216	4,723	13,939
2025	9,490	4,690	14,180
Thereafter	152,001		
	$ 197,200		

a) MFA Debt

The Township obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain expenditures. Sinking fund balances managed by MFA are netted against related debt.

	Interest Rate	Gross Debt	Repayments and Actuarial Adjustments	Net Debt 2020	Net Debt 2019
Stormwater, Bylaw 4752, due 2030	4.50%	$ 1,800	$ 726	**$ 1,074**	$ 1,159
Stormwater, Bylaw 4829, due 2031	4.20%	2,292	814	**1,478**	1,583
Water, Bylaw 3950, due 2020	2.10%	-	-	**-**	89
Water, Bylaw 4919, due 2037	2.80%	33,535	3,857	**29,678**	31,003
Water, Bylaw 4920, due 2037	2.80%	7,015	807	**6,208**	6,485
General, Bylaw 4455, due 2027	4.82%	3,250	1,815	**1,435**	1,610
General, Bylaw 4556, due 2027	4.82%	11,000	6,141	**4,859**	5,450
Sewer, Bylaw 4750, due 2030	4.50%	8,500	3,427	**5,073**	5,478
Transportation, Bylaw 4751, due 2035	2.20%	8,700	1,650	**7,050**	7,404
Transportation, Bylaw 5232, due 2037	3.15%	11,716	1,348	**10,368**	10,831
Transportation, Bylaw 5233, due 2037	3.15%	13,744	1,581	**12,163**	12,706
General, Bylaw 5346, due 2039	2.24%	7,000	261	**6,739**	7,000
Transportation, Bylaw 5347, due 2039	2.24%	12,950	482	**12,468**	12,950
General, Bylaw 5507, due 2040	1.28%	1,919	-	**1,919**	-
General, Bylaw 5508, due 2050	1.28%	16,398	-	**16,398**	-
General, Bylaw 5509, due 2050	1.28%	67,670	-	**67,670**	-
		$ 207,489	$ 22,909	**$ 184,580**	$ 103,748

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

	2020	2019
Parkland, due 2026	**580**	702
Recreation facility, due 2029	**8,940**	9,940
Recreation facility, due 2022	**230**	329
General, due 2040	**837**	-
	$ **10,587**	$ 10,971

c) Temporary borrowings

As at December 31, 2020, the Township has increased their secured temporary financing from the MFA to $2,033 (2019 - $250) for various capital projects to be paid over 20 years pending the issuance of debt instruments through the MFA pursuant to security issuing bylaws in 2021. The variable annual interest rate as at December 31, 2020 was 1.21% (2019 – 2.67%).

10. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2019	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	**Balance at December 31 2020**
Land and improvements	$ 745,140	$ 162,044	$ 482	$ **906,702**
Building and building improvements	224,337	4,942	2,012	**227,267**
Vehicles, machinery and equipment	66,394	4,151	1,430	**69,115**
Parks infrastructure	91,738	15,145	1,721	**105,162**
Information technology	13,411	1,065	424	**14,052**
Roads	529,292	22,216	185	**551,323**
Stormwater	270,065	15,043	559	**284,549**
Sewer	139,886	9,992	359	**149,519**
Water	228,224	2,175	184	**230,215**
Assets under construction	52,181	(11,920)	-	**40,261**
Total	$ 2,360,668	$ 224,853	$ 7,356	$ **2,578,166**

Accumulated amortization	Balance at December 31 2019	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2020**
Land and improvements	$ 2,072	$ 114	$ -	$ **2,186**
Building and building improvements	82,255	7,930	1,105	**89,080**
Vehicles, machinery and equipment	34,966	4,040	1,279	**37,727**
Parks infrastructure	50,824	3,670	1,173	**53,321**
Information technology	10,028	881	424	**10,485**
Roads	256,853	13,544	141	**270,256**
Stormwater	81,821	4,358	233	**85,946**
Sewer	39,178	2,290	98	**41,370**
Water	78,221	3,910	103	**82,028**
Total	$ 636,218	$ 40,737	$ 4,556	$ **672,399**

Net book value	Net Book Value December 31 2019	**Net Book Value December 31 2020**
Land and improvements	$ 743,068	$ **904,516**
Building and building improvements	142,082	**138,187**
Vehicles, machinery and equipment	31,428	**31,388**
Parks infrastructure	40,914	**51,841**
Information technology	3,383	**3,567**
Roads	272,439	**281,067**
Stormwater	188,244	**198,603**
Sewer	100,708	**108,149**
Water	150,003	**148,187**
Assets under construction	52,181	**40,261**
Total	$ 1,724,450	$ **1,905,766**

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2018	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	Balance at December 31 2019
Land and improvements	$ 650,532	$ 95,783	$ 1,175	$ 745,140
Building and building improvements	213,504	10,934	101	224,337
Vehicles, machinery and equipment	59,133	8,798	1,537	66,394
Parks infrastructure	89,380	3,466	1,108	91,738
Information technology	12,950	617	156	13,411
Roads	511,278	18,349	335	529,292
Stormwater	255,792	14,847	574	270,065
Sewer	137,337	2,587	38	139,886
Water	222,047	6,381	204	228,224
Assets under construction	43,510	8,671	-	52,181
Total	$ 2,195,463	$ 170,433	$ 5,228	$ 2,360,668

Accumulated amortization	Balance at December 31 2018	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2019
Land and improvements	$ 1,965	$ 114	$ 7	$ 2,072
Building and building improvements	74,939	7,318	2	82,255
Vehicles, machinery and equipment	32,741	3,731	1,506	34,966
Parks infrastructure	47,912	3,547	635	50,824
Information technology	9,316	866	154	10,028
Roads	244,216	12,874	237	256,853
Stormwater	77,890	4,173	242	81,821
Sewer	37,028	2,170	20	39,178
Water	74,540	3,853	172	78,221
Total	$ 600,547	$ 38,646	$ 2,975	$ 636,218

Net book value	Net Book Value December 31 2018	Net Book Value December 31 2019
Land and improvements	$ 648,567	$ 743,068
Building and building improvements	138,565	142,082
Vehicles, machinery and equipment	26,392	31,428
Parks infrastructure	41,468	40,914
Information technology	3,634	3,383
Roads	267,062	272,439
Stormwater	177,902	188,244
Sewer	100,309	100,708
Water	147,507	150,003
Assets under construction	43,510	52,181
Total	$ 1,594,916	$ 1,724,450

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $40,261 (2019 - $52,181) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2020		2019
Land and improvements	$	**84,765**	$	63,038
Road infrastructure		**16,039**		9,597
Parks infrastructure		**126**		466
Stormwater infrastructure		**9,509**		12,505
Water infrastructure		**1,843**		2,112
Sewer infrastructure		**3,481**		2,221
Total	$	**115,763**	$	89,939
Developer contributed tangible capital assets	$	**115,357**	$	89,183
Non-refundable deposit contributions to tangible capital assets		**406**		756
Total	$	**115,763**	$	89,939

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2019 - nil).

11. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

	Operating Funds	**Capital Funds**	**Statutory Reserve Funds (Note 12)**	**Investment in Tangible Capital Assets (Note 13)**	**Total**
General Fund	$ 71,859	$ 5,634	$ -	$ 812,342	$ 889,835
Parks Utility	21,015	3,218	-	207,935	232,168
Transportation Utility	1,487	6,819	-	279,014	287,320
Stormwater Utility	(1,558)	5,173	-	199,605	203,220
Solid Waste	1,981	47	-	331	2,359
Sewer Utility	5,443	1,310	-	104,606	111,359
Water Utility	7,167	4,539	-	119,577	131,283
Statutory Reserve Funds	-	-	55,573	-	55,573
Total for 2020	**$ 107,394**	**$ 26,740**	**$ 55,573**	**$ 1,723,410**	**$ 1,913,117**
Total for 2019	**$ 86,302**	**$ 22,790**	**$ 33,056**	**$ 1,624,550**	**$ 1,766,698**

12. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

	2020	2019
General Capital	$ 203	$ 284
Stormwater Capital	1,010	1,105
Sewer Capital	17,852	17,769
Water Capital	34,156	12,999
Infrastructure Renewal & Replacement	1,332	2,048
Fire Equipment Capital	2,425	2,615
Land Capital Reserve – (deficit)	(33,745)	(37,691)
Parkland Reserve	8,363	8,223
Tax Sale Land	263	259
Local Area Service	15,981	15,822
Off-Street Parking	14	14
Debt Retirement	7,719	9,609
	$ 55,573	$ 33,056
Reserve funds, beginning of year	$ 33,056	$ 53,291
Contribution from operations	27,310	10,987
Other revenue and contributions	7,839	2,285
Interest allocated	1,363	1,781
Used for capital and operating expenses	(13,995)	(35,288)
Reserve funds, end of year	$ 55,573	$ 33,056

13. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2020	2019
Balance, beginning of year	$ **1,624,550**	$ 1,495,066
Additions of tangible capital assets	**224,853**	170,433
Reclassification of land held for sale	**(14)**	(67)
Proceeds on disposal of tangible capital assets	**(5,896)**	(1,611)
Gain (Loss) on disposal of tangible capital assets	**3,110**	(575)
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(40,737)**	(38,646)
Cash from issuance of debt and agreements payable	**(89,071)**	(5,756)
Repayment of debt and agreements payable	**6,290**	5,381
Balance, end of year	$ **1,723,410**	$ 1,624,550

	2020	2019
Net book value of tangible capital assets	$ **1,905,766**	$ 1,724,450
Less:		
Debt and agreements payable	**(197,200)**	(114,969)
Deferred revenue – Trinity Western University	**(1,458)**	(1,633)
Deferred revenue – Langley School Board	**(1,250)**	(1,400)
Add:		
Debt for non-capital expenses	**1,477**	1,583
Debt not spent on tangible capital assets	**16,075**	16,519
Investment in tangible capital assets	$ **1,723,410**	$ 1,624,550

14. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to Township insurers. Management believes the resolution of insured and non-insured claims will not materially affect the financial position of the Township.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

   The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, emergency preparedness and education, and the Society (Langley Events Centre) operations management.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. In 2019, the Township converted one Class B share to Class A for police services. The Township has one Class B share and two Class A Shares for a total of three shares. E-Comm has 26 Class A shareholders holding 35 Class A shares and has 16 Class B shareholders holding 20 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

15. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2020		2019
Province of BC for School Taxes	$	**67,110**	$	80,922
Municipal Finance Authority		**12**		12
B.C. Assessment Authority		**2,596**		2,369
Metro Vancouver Regional District		**3,094**		2,483
South Coast British Columbia Transit Authority		**16,996**		15,257
	$	**89,808**	$	101,043

16. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2019, the plan has about 213,000 active members and approximately 106,000 retired members. Active members include approximately 41,000 contributors from local governments of which approximately 877 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Plan as at December 31, 2018 indicated a $2,866,000 funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Township paid $6,333 (2019 - $6,388) for employer contributions to the Plan, while employees contributed $5,377 (2019 - $5,376) to the Plan in fiscal 2020.

17. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2020		2019
Accrued benefit obligation, beginning of year	$	**4,545**	$	4,432
Current service cost		**340**		314
Interest cost		**121**		136
Long-term disability expense (recovery)		**(7)**		(164)
Actual benefits paid		**(328)**		(325)
Amortization of actuarial adjustment		**(56)**		152
Accrued benefit obligation, end of year		**4,615**		4,545
Unamortized actuarial gain		**433**		410
Accrued sick leave benefit obligation, end of year		**5,048**		4,955
Other post-employment benefit liability		**176**		416
Total Employee Future Benefits	$	**5,224**	$	5,371

The actuarial adjustment will be amortized over a period of 12 years which is equal to the employee's expected average remaining service lifetime. The liability is recorded as part of accounts payable and accrued liabilities on the consolidated Statement of Financial Position (Note 5).

Other Post-employment benefit liability is calculated based on hours worked and accrued interest for 2020 at 1.90% (2019 – 2.47%). The Township's sick leave accrued liability is supported by a report from an independent actuarial consulting firm. Sick leave liabilities were calculated as at December 31, 2020. The Actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2020	2019
Discount rate	**2.10%**	2.70%
Expected future inflation rate	**2.50%**	2.50%
Expected wage and salary inflation	**2.50%**	2.50%
Expected wage and salary increases	**2.58% - 4.63%**	2.00% - 4.63%

18. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

19. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB recommendations, trust funds are not included in the Township's consolidated financial statements.

Assets		**2020**		2019
Cash and investments	$	**2,527**	$	2,385
Accrued interest receivable		**5**		9
	$	**2,532**	$	2,394
Equity				
Balance, beginning of year	$	**2,394**	$	2,235
Contributions		**85**		98
Interest revenue		**53**		61
Balance, end of year	$	**2,532**	$	2,394

20. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2020 operating and capital budgets approved by Township Council on March 27, 2020. Amortization was not contemplated on development of the budget and, as such, has not been included. Other entities included are the Society and its subsidiary, excluding inter-company transactions. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2020 Budget
Revenue		
Operating Budget Bylaw	$	270,245
Capital Budget Bylaw		383,056
Other entities		4,915
Less:		
Transfer from other funds		(139,282)
Proceeds from new debt		(97,675)
Total Revenue		**421,259**
Expenses		
Operating Budget Bylaw		270,245
Capital Budget Bylaw		383,056
Other entities		1,861
Less:		
Transfer from other funds		(30,668)
Capital expenditures		(372,323)
Debt principal payments		(8,674)
Total Expenses		**243,497**
Annual Surplus	$	**177,762**

21. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For management reporting purposes, the government's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division of Engineering is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

22. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2020, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2021	$	17,974
2022		4,661
2023		1,698
2024		1,070
2025		835
Thereafter		5,932
	$	**32,170**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

23. COMPARATIVE FIGURES

Certain 2019 figures have been reclassified to conform to the 2020 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2019 from these reclassifications.

AUDITED

Segmented Information Schedule

2020

Consolidated Finanical Activities - Segmented

For the year ended December 31, 2020 *(in thousands of dollars)*

		Protective Service				Recreation, Culture & Parks		Engineering							
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks	Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	2020 Consolidated	2019 Consolidated
Revenue															
Property taxes	21,361	30,416	17,190	14,728	721	14,655	13,182	24,948	8,374	-	-	-	-	145,575	140,178
Fees, rates and service charges	4,703	247	62	3	13,250	4,070	6,761	2,448	170	27,267	19,440	8,300	-	86,721	93,654
Grants and grants in lieu of taxes	10,266	1,591	-	-	89	124	5	5,445	2,834	13	-	-	-	20,367	12,080
Service cost recoveries	377	3,409	176	171	43	15	5	17	35	-	-	-	-	4,248	4,201
Gain on disposal of assets	5,594	-	-	-	-	-	(560)	(57)	(326)	(81)	(262)	-	-	4,308	-
Investment income	2,408	-	-	1	-	-	312	73	55	(127)	240	35	2,085	5,082	6,924
Local area service contributions	-	-	-	-	-	-	-	(148)	-	-	-	-	-	(148)	20
Contribution from development cost charges	-	-	-	-	-	-	4,663	5,261	994	708	1,638	-	-	13,264	15,702
Other developer contributions	45,504	-	-	-	-	-	39,539	15,887	9,509	1,843	3,481	-	-	115,763	89,939
Other income	(8,395)	4,276	2,351	730	364	3,744	459	689	312	-	-	-	-	4,530	7,870
	81,818	39,939	19,779	15,633	14,467	22,608	64,366	54,563	21,957	29,623	24,537	8,335	2,085	399,710	370,568
Expenses															
Salaries, wages and benefits	15,058	7,310	15,541	5,540	8,545	6,230	5,691	11,486	3,203	4,929	2,708	648	-	86,889	90,387
Service and maintenance contracts	994	263	912	3,078	459	6,381	2,557	9,038	1,344	1,346	645	6,600	-	33,617	39,420
RCMP contract	-	24,972	-	-	-	-	-	-	-	-	-	-	-	24,972	26,660
Consulting & professional services	2,110	-	3	1,041	628	91	1,710	3,299	375	3,275	752	-	-	13,284	10,043
Insurance	841	20	77	6	-	197	2	444	-	15	15	-	-	1,617	1,660
Material supplies & equipment	364	144	851	1,630	224	266	2,127	7,045	1,444	2,350	882	28	-	17,355	15,680
Information systems maintenance	1,912	6	58	40	30	11	12	64	26	46	9	10	-	2,224	2,263
Aviation and vehicle fuel	-	355	118	4	14	-	9	1,670	9	15	4	-	-	2,198	2,472
Advertising publications	108	-	4	-	2	10	-	11	1	2	-	3	-	141	200
Utilities	28	-	-	1,837	1	-	437	1,042	99	425	158	-	-	4,027	4,723
Sundry	2,578	13	138	187	155	397	615	368	102	118	62	2	-	4,735	4,878
Telephone & communications	266	66	75	63	44	61	35	195	19	32	18	2	-	876	837
Regional district charges	-	-	-	-	-	4,493	-	-	-	8,725	9,436	-	-	22,654	21,052
Municipal grants	246	-	-	-	116	561	-	-	-	-	-	-	-	923	1,108
Debt interest payments	595	-	-	34	-	460	700	1,288	135	1,154	183	-	-	4,549	3,866
Fiscal and other debt charges	151	5	1	-	-	43	1	38	-	-	-	-	-	239	322
Internal Cost recoveries	(214)	22	197	(108)	(10)	(168)	(33)	(7,712)	(11)	150	120	19	-	(7,748)	(7,008)
Loss on disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	518
Amortization Expense	2,182	195	1,369	-	-	7,082	3,728	15,624	4,358	3,910	2,291	-	-	40,739	38,646
	27,219	33,371	19,344	13,352	10,208	26,115	17,591	43,900	11,104	26,492	17,283	7,312	-	253,291	257,727
ANNUAL SURPLUS (DEFICIT)	54,599	6,568	435	2,281	4,259	(3,507)	46,775	10,663	10,853	3,131	7,254	1,023	2,085	146,419	112,841

AUDITED

Schedules

2020

Schedule 1

DEBT AND AGREEMENTS PAYABLE

For the year ended December 31, 2020 (in thousands of dollars)

MFA DEBT

By-law	Date of Issue	Issued by	Purpose	Issue	Rate	Maturity	Gross Debt	Repayments and Actuarial Adjustments	**Net Debt 2020**	**Net Sinking Fund Earnings 2020**	**Principal Repayments 2020**	**Interest Expense 2020**	Net Debt 2019
DEBENTURE DEBT													
GENERAL:													
5346	October 9, 2019	M.F.A.	Facility Capital Works	149	0	October 9, 2039	1,500	56	**1,444**	-	56	34	1,500
5508	June 1, 2020	M.F.A.	Land Acquisition	151	0	June 1, 2050	16,398	-	**16,398**	-	-	122	-
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	0	June 1, 2050	43,430	-	**43,430**	-	-	324	-
***5596		M.F.A.	Strategic Land Acquisition			Temporary Borrowing	-		**-**			107	-
							61,328	56	**61,272**	-	56	587	1,500
STORMWATER:													
4752	April 8, 2010	M.F.A.	Drainage	110	4.50%	April 8, 2030	1,800	726	**1,074**	**26**	**60**	**39**	1,160
4829	April 4, 2011	M.F.A.	Drainage	116	4.20%	April 4, 2031	2,292	814	**1,478**	**28**	**77**	**96**	1,583
							4,092	1,540	**2,552**	**54**	**137**	**135**	2,743
WATER:													
3950	November 7, 2000	M.F.A.	Langley Water Utility	73	2.10%	December 1, 2020	-	-	**-**	**49**	**40**	**19**	89
4919	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037	33,535	3,857	**29,678**	**76**	**1,248**	**939**	31,002
4920	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037	7,015	807	**6,208**	**16**	**261**	**196**	6,485
							40,550	4,664	**35,886**	**141**	**1,549**	**1,154**	37,576
TRANSPORTATION:													
4751	April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035	8,700	1,650	**7,050**	**45**	**308**	**191**	7,403
5232	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037	11,716	1,348	**10,368**	**27**	**436**	**369**	10,831
5233	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037	13,744	1,581	**12,163**	**31**	**512**	**433**	12,706
5347	October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039	12,950	482	**12,468**	**-**	**482**	**290**	12,950
****4953		M.F.A.	Transportation			Temporary Borrowing	2,033	-	**2,033**	-	-	5	250
							49,143	5,061	**44,082**	**103**	**1,738**	**1,288**	44,140
SEWER:													
4750	April 8, 2010	M.F.A.	Sewer	110	4.50%	April 8, 2030	8,500	3,427	**5,073**	**121**	**285**	**183**	5,479
							8,500	3,427	**5,073**	**121**	**285**	**183**	5,479
PARKS:													
4455	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027	3,250	1,815	**1,435**	**66**	**109**	**73**	1,610
4556	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027	11,000	6,141	**4,859**	**222**	**369**	**248**	5,450
5346	October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039	5,500	205	5,295	-	205	123	5,500
5507	June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	51,288	1,919	-	1,919	-	-	14	-
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	54,940	24,240	-	24,240	-	-	180	-
***5596		M.F.A.	Strategic Land Acquisition			Temporary Borrowing	-		-	-	-	61	-
							45,909	8,161	**37,748**	**288**	**683**	**699**	12,560
						Total debenture debt	209,522	22,909	**186,613**	**707**	**4,448**	**4,046**	103,998
PROPERTY ACQUISITION AGREEMENTS													
GENERAL CAPITAL FUND:													
*	Langley Facilities Society		Recreation Centre			August 7, 2029			8,940	-	1,000	418	9,940
	Langley Facilities Society		Recreation Centre			November 1, 2022			230	-	99	42	329
									9,170	**-**	**1,099**	**460**	10,269
GENERAL FUND:													
	March 1, 2020		Facility			Feb 1, 2040			837	-	19	42	-
									837	**-**	**19**	**42**	-
PARKS UTILITY FUND:													
**	January 3, 2006		Land Acquisition			January 3, 2026			580	-	122	1	702
									580	**-**	**122**	**1**	702
								Total agreements payable	**10,587**	**-**	**1,240**	**503**	10,971
								Total debt and agreements payable	**$ 197,200**	**$ 707**	**$ 5,688**	**$ 4,549**	$ 114,969

The Township issues long-term debenture debt instruments through the Municipal Finance Authority (MFA) pursuant to security issuing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt instruments. For reporting purposes, the Township nets Sinking Fund Reserve balances against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the Municipality and the demand notes will be cancelled.

Schedule 2

LANGLEY CENTENNIAL MUSEUM

STATEMENT OF FINANCIAL ACTIVITIES

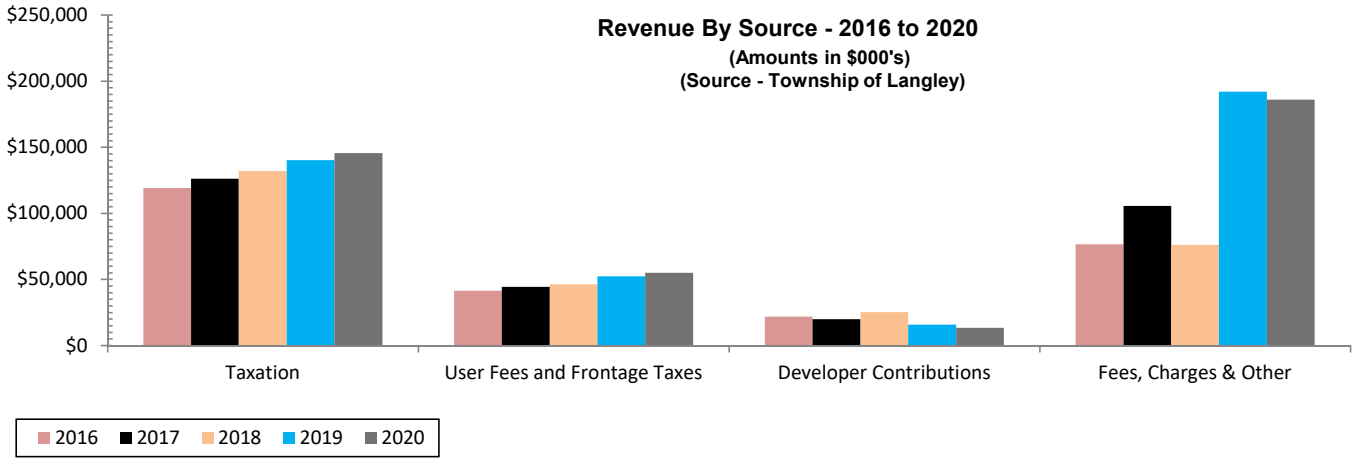
For the year ended December 31, 2020 *(in thousands of dollars)*

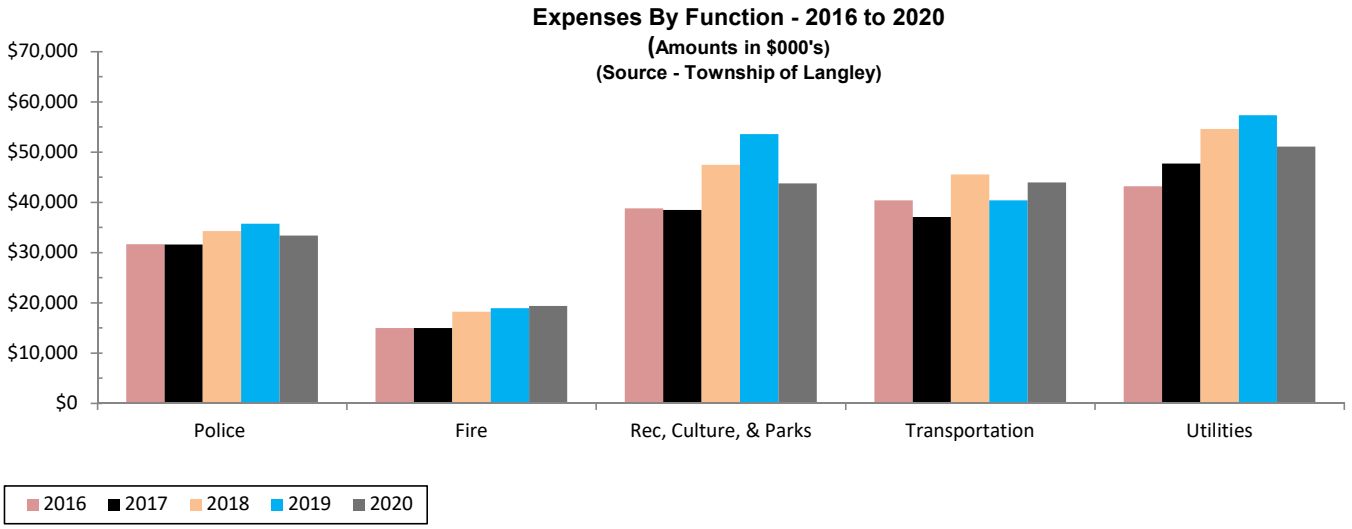
		2020		2019
REVENUE				
Donations, sales and programs	$	**33**	$	121
BC Arts Council grant		**56**		47
Federal grants - other		**42**		50
Provincial grants - other		**1**		1
Other grants		**-**		-
Township of Langley funding		**624**		764
	$	**757**	$	983
EXPENSE				
Salaries and benefits		**554**		707
Program and events		**48**		90
Exhibit maintenance		**16**		24
Insurance		**15**		15
Purchases for resale		**6**		14
Office supplies and sundry		**16**		14
Utilities		**15**		17
Telephone and internet		**3**		2
Amortization expense		**14**		13
Grounds maintenance		**8**		18
Advertising		**3**		1
Travel		**1**		2
Building maintenance		**55**		46
Artifact additions		**1**		5
Total operating expense		**754**		968
Transfer to Museum Reserve		**2**		15
	$	**756**	$	983
MUSEUM RESERVE				
Balance, beginning of year	$	**581**	$	553
Contribution from Museum operations		**13**		31
Operating expense funded by the Reserve Fund		**(2)**		(3)
Balance, end of year	$	**592**	$	581

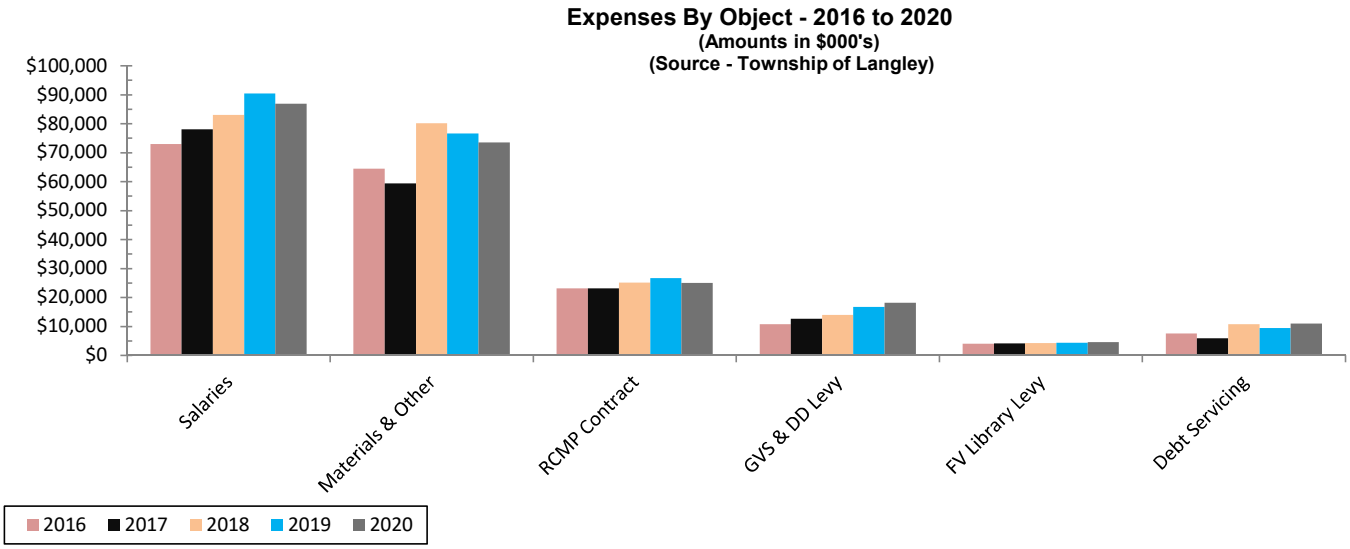
UNAUDITED

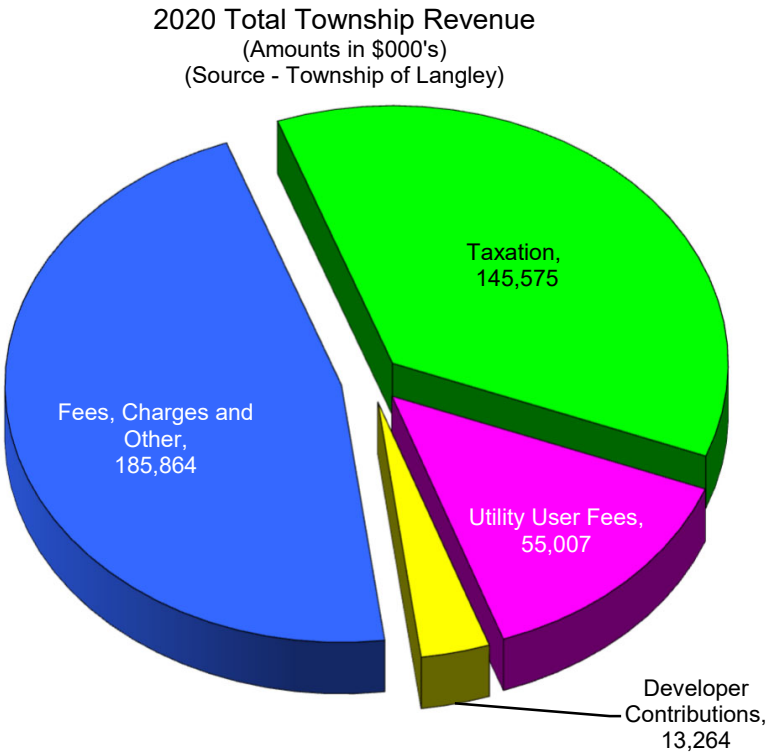
Statistical and Other Information

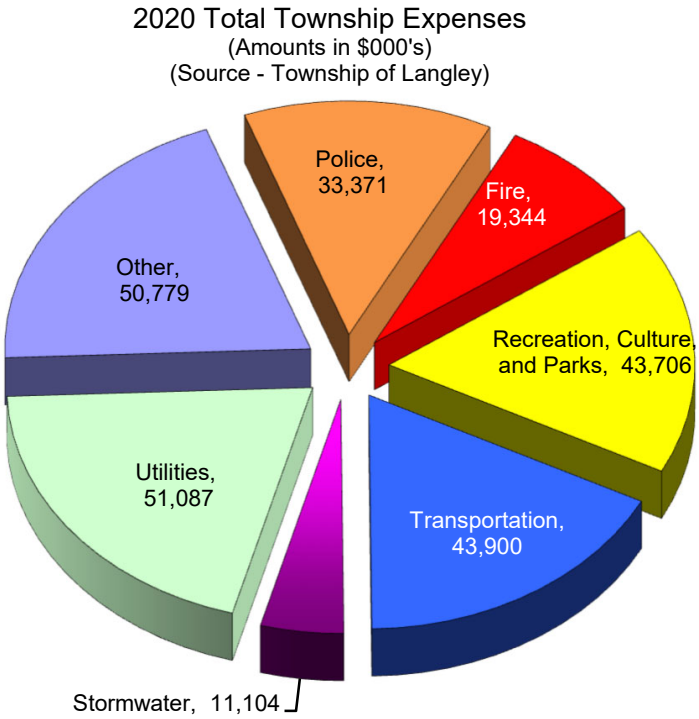
2020


Revenue By Source - 2016 to 2020
(Amounts in $000's)
(Source - Township of Langley)
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees and Frontage Taxes
Developer Contributions
Fees, Charges & Other
2016 2017 2018 2019 2020

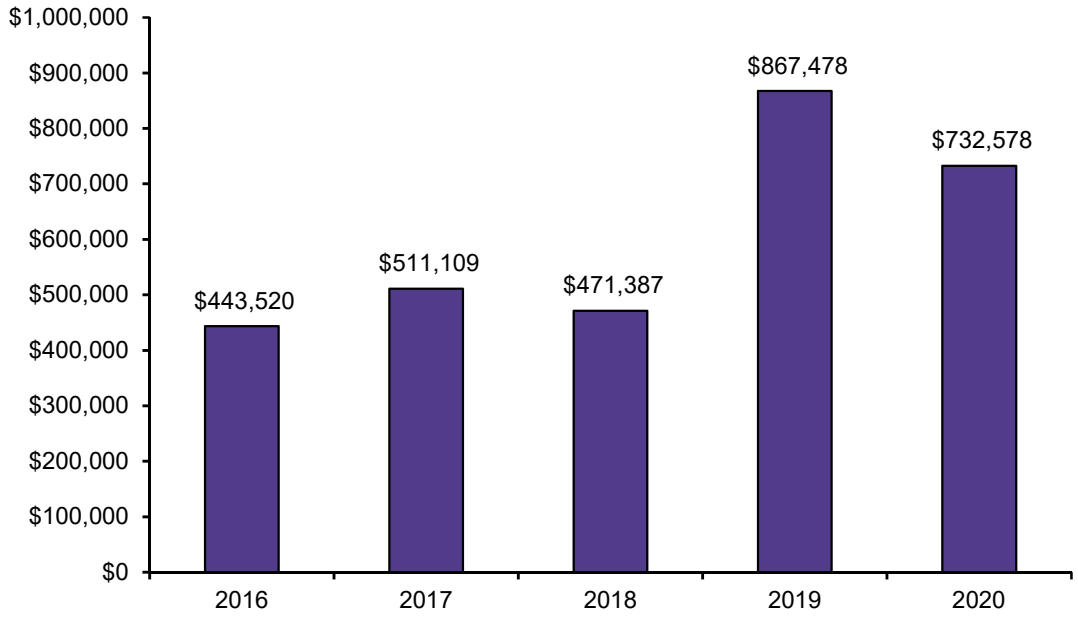

Expenses By Function - 2016 to 2020
(Amounts in $000's)
(Source - Township of Langley)
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2016 2017 2018 2019 2020


Expenses By Object - 2016 to 2020
(Amounts in $000's)
(Source - Township of Langley)
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Salaries
Materials & Other
RCMP Contract
GVS & DD Levy
FV Library Levy
Debt Servicing
2016 2017 2018 2019 2020

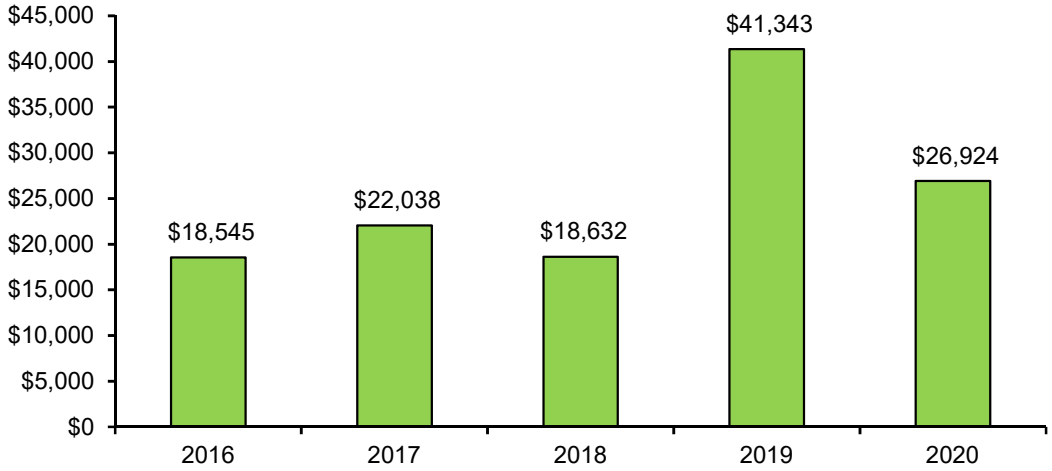

2020 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)
Taxation, 145,575
Utility User Fees, 55,007
Developer Contributions, 13,264
Fees, Charges and Other, 185,864

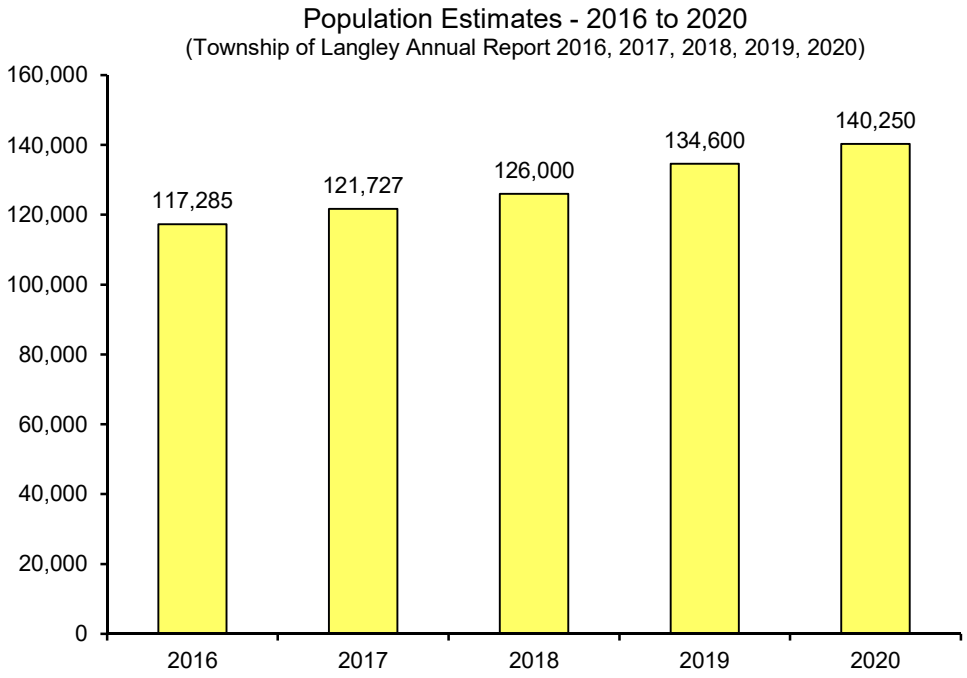

2020 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)
Police, 33,371
Fire, 19,344
Recreation, Culture, and Parks, 43,706
Transportation, 43,900
Stormwater, 11,104
Utilities, 51,087
Other, 50,779

Building Permit Values - 2016 to 2020
(Amounts in $000's)
(Source - Township of Langley)

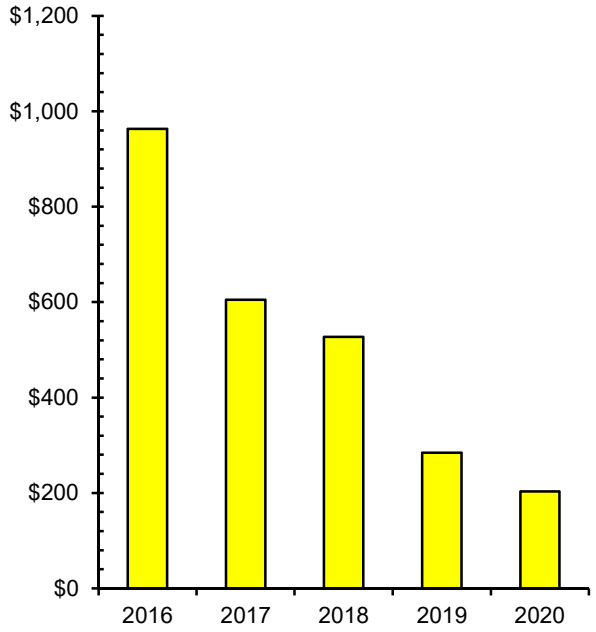


Net Development Cost Charge Receipts - 2016 to 2020
(Amounts in $000's)
(Source - Township of Langley)

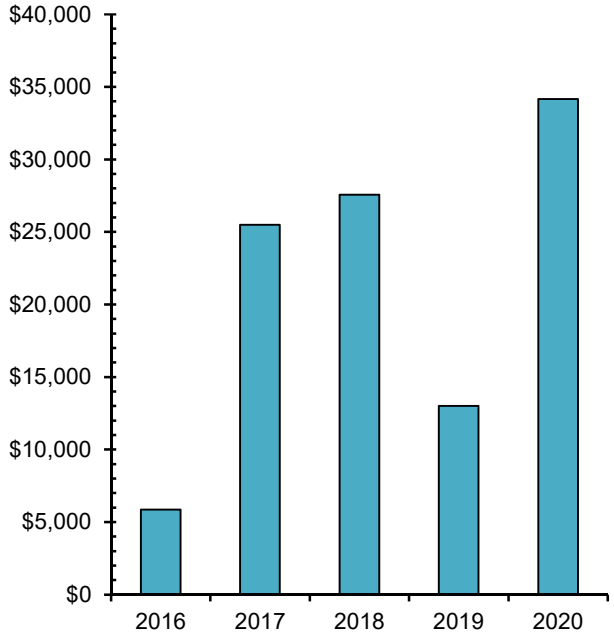



Population Estimates - 2016 to 2020
(Township of Langley Annual Report 2016, 2017, 2018, 2019, 2020)
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
117,285
121,727
126,000
134,600
140,250
2016
2017
2018
2019
2020

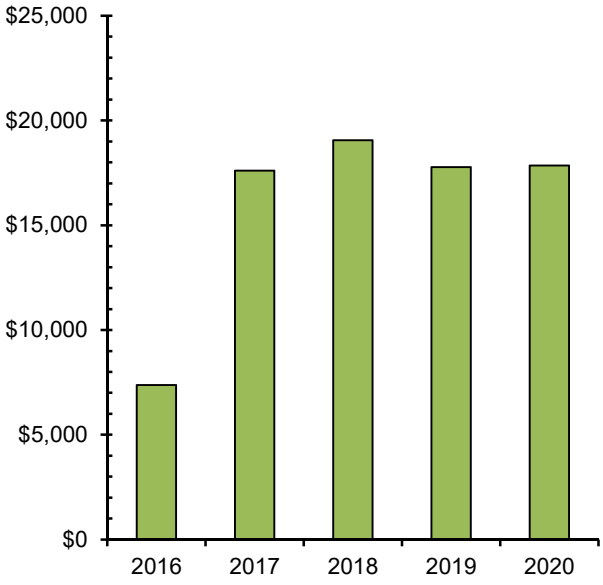
General Capital Reserve
2016 to 2020
(Amounts in $000's)



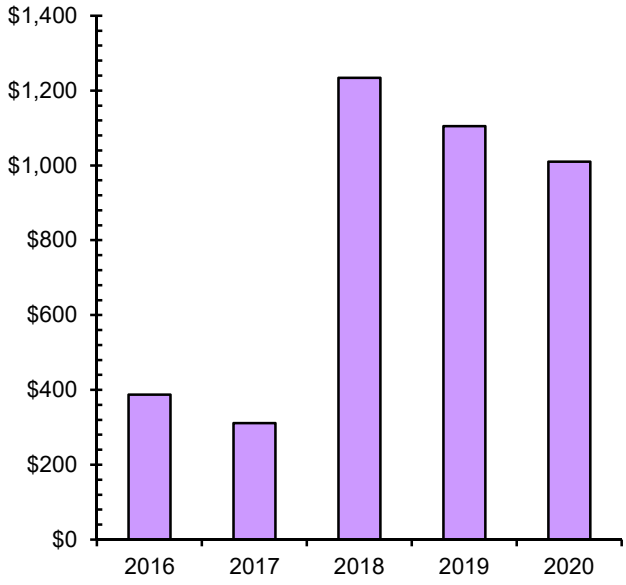
Water Capital Reserve
2016 to 2020
(Amounts in $000's)

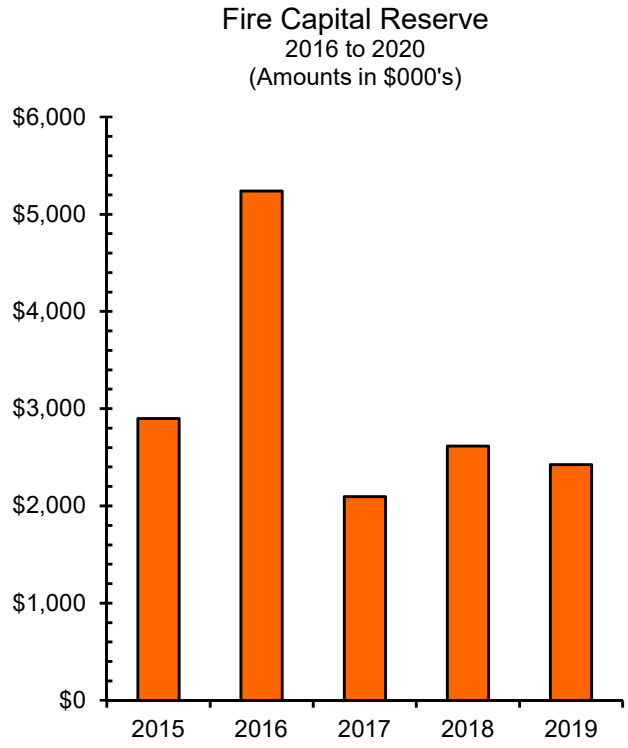


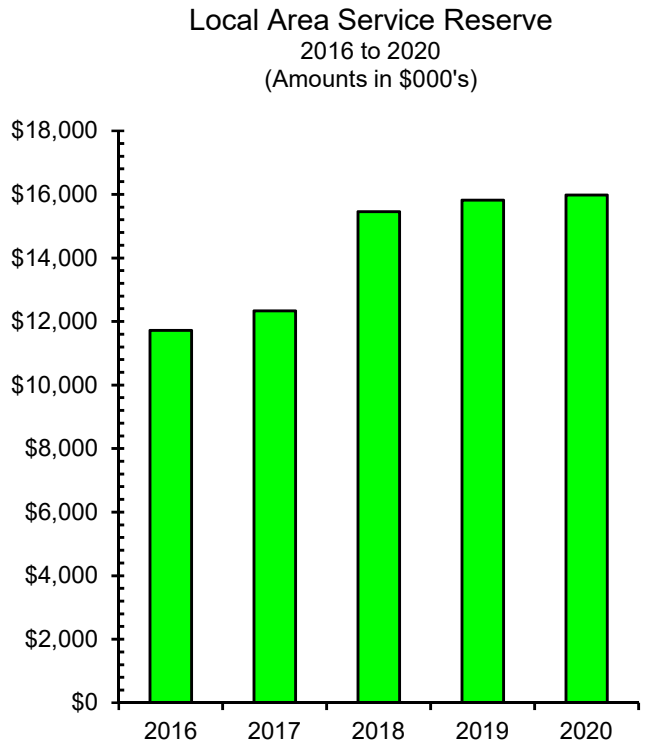
Sewer Capital Reserve
2016 to 2020
(Amounts in $000's)

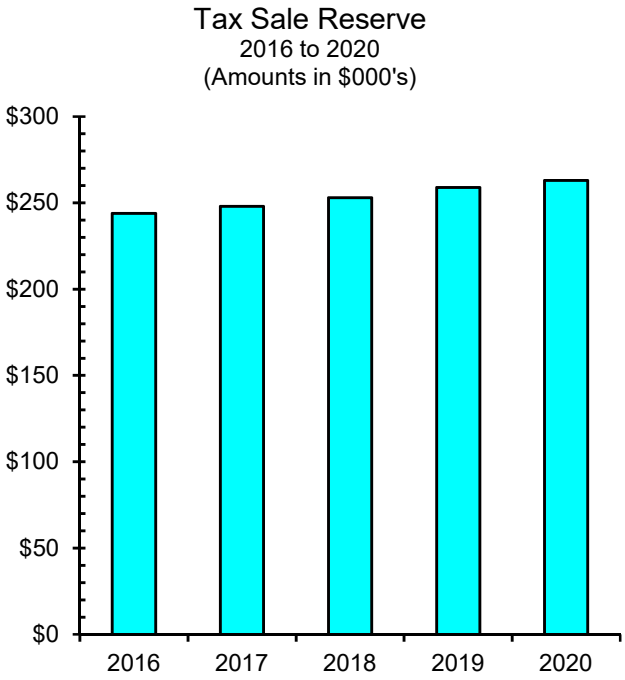


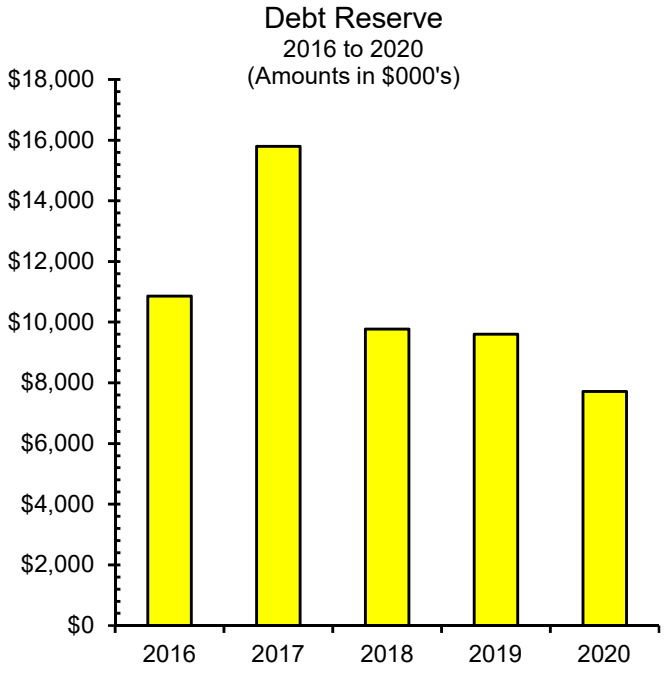
Stormwater Capital Reserve
2016 to 2020
(Amounts in $000's)




Fire Capital Reserve
2016 to 2020
(Amounts in $000's)
$6,000
$5,000
$4,000
$3,000
$2,000
$1,000
$0
2015
2016
2017
2018
2019


Local Area Service Reserve
2016 to 2020
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2016
2017
2018
2019
2020


Tax Sale Reserve
2016 to 2020
(Amounts in $000's)
$300
$250
$200
$150
$100
$50
$0
2016
2017
2018
2019
2020


Debt Reserve
2016 to 2020
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2016
2017
2018
2019
2020

COVID-19 SAFE RESTART GRANT

For the year ended December 31, 2020 (in thousands of dollars)

The Township received a grant of $7,608 under the COVID-19 Safe Restart Grant for Local Governments in November, 2020. The grant was not drawn on in 2020 as shown in the schedule below:

		2020
COVID-19 Safe Restart Grant received	$	7,608
Eligible costs incurred		-
Balance, end of year	$	7,608



KPMG

Corporation of the Township of Langley

Audit Findings Report for the year ended December 31, 2020

KPMG LLP

Prepared as of June 10, 2021, for Council meeting on June 14, 2021

kpmg.ca/audit

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Executive summary	2
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Areas of audit focus	6
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Control and other observations	10
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At KPMG, we are **passionate** about earning your **trust**. We take deep **personal accountability**, individually and as a team, to deliver **exceptional service and value** in all our dealings with you.

At the end of the day, we measure our success from the **only perspective that matters – yours**.



The contacts at KPMG in connection with this report are:

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The audit findings report shall solely be used for the information and use of Council and Management and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this Audit Findings Report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Executive summary

Purpose of this report

The purpose of this Audit Findings Report is to assist you, as a member of Council, in your review of the results of our audit of the consolidated financial statements (the "financial statements") of the Corporation of the Township of Langley (the "Township") as at and for the year ended December 31, 2020.

We appreciate the assistance of management and staff in conducting our audit. We hope this Audit Findings Report is of assistance to you for the purpose above and we look forward to answering your questions.

What's new in 2020

There have been significant changes in 2020 which impacted financial reporting and our audit:

- COVID-19 pandemic; and
- New auditing standard for estimates.

See pages 4 to 5 for details.

Changes from the audit plan

There have been no significant changes regarding our audit from the Audit Planning Report previously presented to you.

Areas of audit focus

Our audit is risk-focused. We have not identified any significant risks. However, as part of our audit, we identified areas of audit focus which include:

- Tangible capital assets;
- Development cost charges; and
- Expenses, including payroll.

See pages 6 to 7 for the audit findings related to these areas of audit focus.

Finalizing the audit

As of the date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include:

- Completing our discussions with Council;
- Obtaining the signed management representation letter;
- Obtaining evidence of Council's acceptance of the financial statements; and,
- Completing subsequent event review procedures.

We will update Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures. Our auditors' report, a draft of which is attached to the enclosed draft financial statements, will be dated upon the completion of any remaining procedures.

Significant accounting policies and practices

There have been no initial selections of, or changes to, significant accounting policies and practices to bring to your attention.

See page 9 for details.

Executive summary (continued)

Adjustments and differences

Differences and adjustments include disclosure and presentation differences and adjustments. Professional standards require that we request of management and Council that all identified differences be corrected.

Uncorrected differences

We have identified adjustments that were communicated to management and were uncorrected in the financial statements. Refer Appendix 2.

Based on both qualitative and quantitative considerations, management have decided not to correct certain difference and represented to us that the difference in their judgment, is not material to the financial statements. This management representation is included in the management representation letter. We concur with management's representation that the difference is not material to the financial statements. Accordingly, the differences have no effect on our auditors' report.

Corrected adjustments

We did not identify any adjustments that were communicated to management and subsequently corrected in the financial statements.

See Appendix 2 for further details.

Control and other observations

We did not identify any control deficiencies that we determined to be significant deficiencies in internal control over financial reporting.

See page 10 for details.

Independence

We confirm that we are independent with respect to the Township within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation from January 1, 2020 up to the date of this report.

Current developments

There have been no significant updates to the current developments that were included in our Audit Planning Report.

What's new in 2020

COVID-19 pandemic

Areas of impact	Key observations
Risk assessment	- We performed a thorough risk assessment specifically targeted at the impacts of the COVID-19 pandemic as described in our audit plan which also included an assessment of fraud risk factors. No issues or additional areas were identified.
Working remotely	- We used virtual work rooms, video conferencing, and internally-shared team sites to collaborate in real-time, both amongst the audit team as well as with management. - We used secure technologies to conduct walkthroughs, perform tests of controls and substantive tests.
Financial reporting impacts	- We considered impacts to financial reporting due to the COVID-19 pandemic and the additional disclosures needed in the financial statements as a result of the pandemic. Management has included additional disclosure in the notes to the financial statements with respect to the effect of the COVID-19 pandemic for fiscal year 2020 and the nature of any potential future impact to the Township. We reviewed the note disclosure and concur that management has appropriately disclosed the impact of COVID-19 on the Township's operations. - We obtained an understanding of any changes to process activities and controls that have been implemented due to remote working arrangements. We noted that there were no significant changes to the financial processes or controls of the Township with respect to financial reporting. - We inquired with management about the performance of the investments, reviewed investment statements and other information received from the investment manager to determine the impact on portfolio values, and evaluated whether any indicators of permanent impairment have been identified. We noted that there were no permanent indicators of impairment - We reviewed variances in the revenue and expenses from the prior year balances to assess whether the variances are reasonable, and the revenue and expenses reported in the financial statements are complete and accurate. - We reviewed the accounting treatment for the COVID-19 Safe Restart grant received by the Township and noted that it was appropriately recognized as revenue. We agreed the amount received to the cash received and the grant letter from the Province of BC. - There were no significant issues noted in our testing.

What's new in 2020 (continued)

New auditing standard

Standard	Key observations
CAS 540, Auditing Accounting Estimates and Related Disclosures	- This new audit standard was applied on all estimates within the financial statements that had a risk of material misstatement due to estimation uncertainty and not just "key estimates", "critical accounting estimates", or "estimates with significant risk". - The granularity and complexity of the new standard along with our interpretation of the application of that standard necessitated additional planning and discussion and increased involvement of more senior members of the engagement team. - We performed more granular risk assessments based on the elements making up each accounting estimate such as the method, the assumptions used, the data used and the application of the method. - We considered the potential for management bias on accounting estimates. - We assessed the degree of uncertainty, complexity, and subjectivity involved in making each accounting estimate to determine the level of audit response. The higher the level of response, the more persuasive the audit evidence was needed. - There were no estimates identified in the audit of the Township that had a risk of material misstatement due to estimation uncertainty that was more than remote. Areas of focus in our audit that included estimates consisted of the useful lives of tangible capital assets for the purposes of amortization and employee future benefits.

Areas of audit focus

Area of audit focus	Our response	Significant findings	Estimate?
Tangible Capital Assets	Our procedures included: - Updating our understanding of the process activities and controls over TCA. - Inspecting the TCA continuity schedule and verifying mathematical accuracy. - Selecting a sample of TCA additions and agreeing the balance recorded to supporting documentation. We ensured each item is recorded in the appropriate TCA category and is appropriate to capitalize. - For sampled developer contributed assets, we reviewed the agreement between the Township and the developer to ensure that the appropriate accounting treatment has been applied and supporting documentation regarding the valuation of the asset. - Assessing reasonability of amortization expense recognized using substantive analytical procedures.	– There were no significant issues noted in our testing.	- No estimation uncertainty with a risk of material misstatement that was more than remote
Development Cost Charges	Our procedures included: - Vouching building permits issued during the year - Agreeing the permits to the DCC schedule to determine if the DCC balance was calculated using Council's approved rates - Vouching DCC expenditures to determine if the expenditure amount was accurately recorded and appropriately classified as a DCC expense - Identifying and inspecting any non-standard agreements that involve forgiveness or prepayment of DCC's to assess the accounting treatment	– There were no significant issues noted in our testing.	- No

Areas of audit focus (continued)

Area of audit focus	Our response	Significant findings	Estimate?
Expenses, including payroll	- We updated our understanding of the process activities and controls over expenses, including payroll. - We performed analytical procedures to understand the change in expense relative to prior year. We corroborated all significant variances noted by reviewing supporting documentation. - We analyzed the change in payroll expense relative to the prior year based on changes in head count and pay rates. - We performed a search for unrecorded liabilities to ensure expenses are recorded in the appropriate fiscal year.	– There were no significant issues noted in our testing.	- No

Audit risks

Professional requirements	Why is this significant?
Fraud risk from management override of controls	This is a presumed fraud risk. We have not identified any specific additional risks of management override relating to this audit.

Our response

Our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

- Testing of journal entries and other adjustments.
- Performing a retrospective review of significant estimates.
- Evaluating the business rationale of significant unusual transactions.

Significant findings

There were no other issues noted in our testing to bring to the attention of Council.

Significant accounting policies and practices

Significant accounting policies

- There were no initial selections of or changes to the new significant accounting polices and practices.
- There were no significant accounting policies in controversial or emerging areas.
- There were no issues noted with the timing of the Township's transactions in relation to the period in which they were recorded.
- There were no issues noted with the extent to which the financial statements are affected by a significant unusual transaction and extent of disclosure of such transactions.
- There were no issues noted with the extent to which the financial statements are affected by non-recurring amounts recognized during the period and extent of disclosure of such transactions.

Significant accounting estimates

- There were no issues noted with management's identification of accounting estimates.
- There were no issues noted with management's process for making accounting estimates.
- There were no indicators of possible management bias.
- There were no significant factors affecting the Township's asset and liability carrying values.

Financial statement presentation and disclosure

- There were no issues noted with the judgments made, in formulating particularly sensitive financial statement disclosures.
- There were no issues noted with the overall neutrality, consistency, and clarity of the disclosures in the financial statements.
- There were no significant potential effects on the financial statements of significant risks, exposures and uncertainties.
- As requested by the Ministry of Municipal Affairs and Housing, the financial statements include an unaudited schedule for the COVID-19 Safe Restart Grant received by the Township in 2020. The schedule shows the amount of funding received and the remaining grant balance at December 31, 2020.
- There were no areas of the financial statements that were significantly affected by the COVID-19 outbreak. Disclosure is included in Note 1 to the financial statements related to the impacts of COVID-19 on the Township's operations.

Control and other observations

In accordance with professional standards, we are required to communicate to Council significant deficiencies in internal control over financial reporting ("ICFR") that we identified during our audit.

The purpose of our audit is to express an opinion on the financial statements. Our audit included consideration of ICFR in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of ICFR.

The matters being reported are limited to those deficiencies that we have identified during our audit and that we have concluded are of sufficient importance to merit being reported to Council and to meet professional standards.

There were no significant deficiencies in ICFR noted in our audit.

Appendices

Appendix 1: Required communications

Appendix 2: Management representation letter



Appendix 1: Required communications

Draft auditors' report

The conclusion of our audit is set out in our draft auditors' report attached to the draft financial statements.

Independence

In accordance with professional standards, we have confirmed our independence.

Management representation letter

In accordance with professional standards, a copy of the management representation letter is included in Appendix 2.

Appendix 2: Management representation letter

KPMG LLP
777 Dunsmuir Street
P.O. Box 10426
Vancouver, B.C. V7Y 1K3

Date of Auditors' Report

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of the Corporation of the Township of Langley (the "Township") as at and for the year ended December 31, 2020.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated January 30, 2020 and as amended on April 29, 2020 and April 30, 2020, including for:

   a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.

   b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:

      – the names of all related parties and information regarding all relationships and transactions with related parties;

      – the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council and committees of Council that may affect the financial statements. All significant actions are included in such summaries.

   c) providing you with unrestricted access to such relevant information.

   d) providing you with complete responses to all enquiries made by you during the engagement.

   e) providing you with additional information that you may request from us for the purpose of the engagement.

   f) providing you with unrestricted access to persons within the Township from whom you determined it necessary to obtain audit evidence.

g) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.

h) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

Internal control over financial reporting:

2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

3) We have disclosed to you:

a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

b) all information in relation to fraud or suspected fraud that we are aware of that involves:

- management;
- employees who have significant roles in internal control over financial reporting; or
- others

where such fraud or suspected fraud could have a material effect on the financial statements.

c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, or others.

d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements, whose effects should be considered when preparing financial statements.

e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Subsequent events:

4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment or disclosure in the financial statements have been adjusted or disclosed.

Related parties:

5) We have disclosed to you the identity of the Township's related parties.

6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.

7) All related party relationships and transactions/balances have been appropriately accounted for and disclosed in accordance with the relevant financial reporting framework.

Estimates:

8) Measurement methods and significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

Going concern:

9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.

10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the Township's ability to continue as a going concern.

Misstatements:

11) The effects of the uncorrected misstatement described in **Attachment II** are immaterial to the financial statements as a whole.

Other information:

12) We confirm that the final version of the annual report will be provided to you when available, and prior to issuance by the Township, to enable you to complete your audit procedures in accordance with professional standards.

Non-SEC registrants or non-reporting issuers:

13) We confirm that the Township is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).

14) We also confirm that the financial statements of the Township will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Yours very truly,

_____
Mark Bakken, Chief Administrative Office

_____
Sandra Ruff, Director of Finance

cc: Council

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material. Misstatements, including omissions, are considered to be material if they, individually or in the aggregate, could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements. Judgments about materiality are made in light of surrounding circumstances, and are affected by the size or nature of a misstatement, or a combination of both.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Attachment II – Summary of Audit Misstatements

Schedule of Uncorrected Misstatements

	Description	Income Decrease/(Increase)	Financial Asset	Liabilities	Non-Financial Assets
1	To record interest income earned from the sinking fund.	(327,904)	-	(327,904)	-
	Total	(327,904)	-	(327,904)	-

Financial Statements Disclosure

1 It is the Township's practice not to include interest rates for agreements payable in the financial statement notes. This is contrary to prescribed note disclosures.

Schedule of Corrected Misstatements

There were no corrected misstatements noted.



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KPMG member firms around the world have 227,000 professionals, in 146 countries.



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-70
FROM:	ENGINEERING DIVISION	**FILE:**	5280-31
SUBJECT:	CLIMATE ACTION REVENUE INCENTIVE PROGRAM		

RECOMMENDATIONS:

That Council send a letter to Premier John Horgan, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and all local Members of Legislative Assembly requesting immediate consideration for the development of an alternative to the Climate Action Revenue Incentive Program that provides consistent and comparable annual funding for local governments to deliver climate action projects; and further

That Council endorse submission of a resolution to the Union of BC Municipalities (UBCM) for consideration at the upcoming Convention to be held in September 2021 requesting that the Provincial Government immediately develop an alternative to the Climate Action Revenue Incentive Program as a source of sustainable funding for municipalities to undertake critical climate action projects, as outlined in more detail in the body of this report.

EXECUTIVE SUMMARY:

On May 11, 2021, the Provincial Ministry of Municipal Affairs announced the termination of the Climate Action Revenue Incentive Program (CARIP). The Province has indicated that at this stage, no comparable program is being offered to municipalities to replace the CARIP. Since 2009, the Township has received over $1.4 million in funding through the Program, with CARIP rebates having been critical in advancing climate action in the Township.

Following is a list of some key projects funded through the CARIP:

- Retrofits to corporate buildings
- Development of the Climate Action Strategy
- Installation of electric vehicle charging stations
- Pilot projects such as multi-stream public space waste receptacles, electric generators for events, building automation technologies, and lighting upgrades
- School education and workshops on climate change education
- Residential heat pump top-up programs
- Step Code Demonstration Home Series for local builders and trades

CARIP represents a significant source of funds for the Climate Action Reserve Fund (CARF). If a comparable program is not offered, it will be necessary for the Township to identify alternative funding sources to make up for this shortfall and to ensure implementation of key actions of the Climate Action Strategy. It is recommended that the Township of Langley officially request that the Provincial government reconsider the decision to terminate the CARIP program, and embark on a consultation process with municipalities to develop a new and improved program. A transition plan would also assist in ensuring availability of 'bridge' funding until a new program is available to local governments.

PURPOSE:

To advise Council of the termination of the CARIP and obtain approval to advocate to the Province to ensure a new and comparable funding source for municipal climate action projects is established.

BACKGROUND/HISTORY:

In 2008, the Township of Langley became a signatory to the BC Climate Action Charter, wherein the Township voluntarily committed to achieving carbon neutral operations by 2012. Since the Climate Charter was launched, 187 local governments have signed the tripartite agreement between the Province, the Union of British Columbian Municipalities, and signatory local governments, representing nearly all local governments in BC. Of those, 147 were measuring and reporting GHG emissions and 50 local governments had achieved carbon neutral operations, including the Township of Langley (since 2014).

The Province of BC developed the Climate Action Revenue Incentive Program (CARIP) as a cornerstone of the Climate Action Charter, wherein signatories who reported emissions annually received a grant equal to 100% of the carbon tax paid on fuel (such as gasoline, diesel, and natural gas) in the previous year. As the carbon tax continues to rise in BC, so has the grant amount that the Township received annually. In total, the Township received over $1.4 million through the CARIP program since its inception, as shown in the figure below.

Year	Carbon Tax Paid/CARIP Grant
2009	$21,304
2010	$65,132
2011	$86,167
2012	$115,102
2013	$115,323
2014	$137,189
2015	$126,15
2016	$123,318
2017	$131,279
2018	$156,764
2019	$180,888
2020	$230,192 / $180,889[1]
Total	**$1,439,512**

In 2013, the Township developed the Climate Action Reserve Fund (CARF) using grant proceeds from the CARIP as a funding source available to support the Township in becoming carbon neutral in years 2013 and beyond (Report 13-68). In 2017, Council adopted the Climate Action Reserve Fund Policy and associated Corporate Climate Action Program which established specific guidelines for the use of the reserve fund to support the Township's corporate greenhouse gas reduction efforts (Attachment A).

Examples of projects/programs funded by CARIP via the CARF include:

- Retrofits to corporate buildings
- Development of the Climate Change Adaptation Plan
- Development of the Climate Action Strategy
- Installation of electric vehicle charging stations
- Pilot projects such as multi-stream public space waste receptacles, electric generators for events, building automation technologies, and lighting upgrades
- Feasibility study of district energy systems at a local level
- School education and workshops on climate change education
- Residential heat pump top-up programs
- Step Code Demonstration Home Series for local builders and trades

[1] Due to the Covid-19 pandemic, the Province waived CARIP reporting requirements in 2019; instead, grants provided to eligible municipalities equaled the previous year's total (2018), not the total carbon tax paid in 2019.

CARIP funds have provided consistent and sustained funding for climate action projects. The funding has been instrumental in ensuring key projects are completed including hiring consultants and staff resources.

DISCUSSION/ANALYSIS:

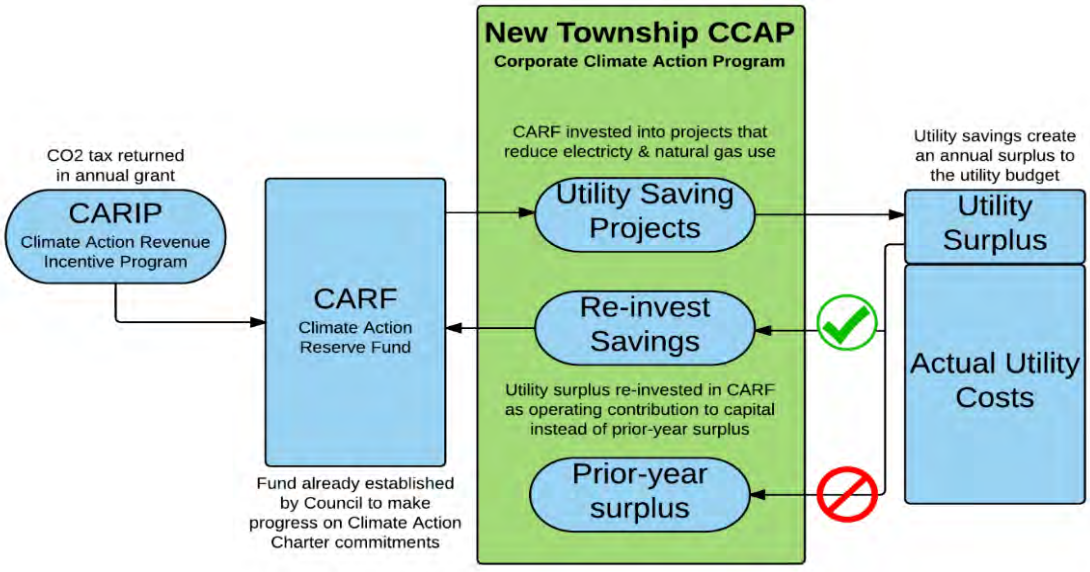
On May 11, 2021, the Deputy Minister, and Assistant Deputy Minister for the Local Government Division of the Ministry of Municipal Affairs called a meeting with all Municipal and Regional District Chief Administrative Officers to announce the end of the Climate Action Revenue Incentive Program (CARIP).

The Province announced that the program would be terminated as of the 2021/22 fiscal year, with final payments to municipalities received in 2021. A follow-up letter was sent confirming the meeting announcement (Attachment B). The Province indicated that at this stage no comparable program will be offered to municipalities. Instead, the Province outlined that funding would be directed into active transportation infrastructure, transit, and the Clean BC Communities Fund, among others. Municipalities were not consulted in the decision to end the program. Local governments and interest groups from across the province are currently preparing responses to the announcement.

With no advance warning from the Province, the announcement of the termination of the CARIP program came as a surprise to municipalities. Many municipalities, including the Township of Langley, had spent budget and staff time preparing for the typical June 1 CARIP reporting deadline, only to learn that the vast majority of reporting requirements would not be needed for this reporting year.

Further, the Province did not consult with local governments to understand how the program's termination would affect their respective programs and budgets. Municipalities, like the Township, rely on this funding as a critical component of their climate action budgets.
Inter-municipal staff conversations at the May 20, 2021 *Regional Engineers Action Committee – Climate Protection Subcommittee* meeting indicated that this announcement could have negative consequences for some municipalities, including program cancellations and the termination of staff positions funded by CARIP.

Since 2009, the Township has received over $1.4 million through the CARIP program. CARIP funds have been critical to advancing climate action projects in the Township, with CARIP grants representing a significant source of funds for the Climate Action Reserve Fund (CARF). The figure below shows the utility surpluses that are reinvested to provide CARF funds.



The Province's proposed shift toward competitive funding streams and grant programs is concerning. Competitive funding programs require significant effort, staff time, and often financial resources to fund the analysis needed for an application with no guarantee of success. Many grant funding streams are highly competitive and over-subscribed, and they often rely on match funding or financial contributions from the local government partner, sometimes over multiple years. In contrast, the CARIP program allowed for regular, reliable, and flexible funding that could be used at the municipality's discretion. Grant funding is usually required to be used for the precise scope for which it is applied for; CARIP funds allowed for a wide range of projects including staff time, education programs, and pilot projects.

The CARIP program established a consistent climate reporting template for all BC local governments that had signed onto the Climate Action Charter and generated over a decade of publicly accessible data on municipal climate action. Local governments have invested significant effort building internal capacity and restructuring reporting systems to align with CARIP. The process has, in many municipalities, supported the development of strategic plans for climate action, monitoring and reporting on progress and regular cross-departmental collaboration necessary to identify opportunities for climate related projects and programs.

The Township should ask the Province to reconsider their decision to terminate the CARIP program with no suitable alternative in place and embark on a consultation process with local governments to develop a new and improved program. The Province should engage with local governments to better understand how CARIP funds have been used and how this funding was built into future financial planning. A consultation would also be useful to understand some of the challenges of the current program. Examples include:

- onerous reporting requiring substantial staff time and budget;
- relationship to fossil fuel purchases and carbon tax paid which will diminish over time as fossil fuels are phased out; and
- inequity as smaller local governments benefit less from the program.

Through consultation, the Province can work directly with local governments to develop a new program that offers the benefits of the existing program such as consistent, flexible funding and publicly accessible reporting data while addressing any shortcomings.

In addition, the Province should consider a transition plan to ensure bridge funding between CARIP and the newly developed program. Municipalities across BC rely on CARIP as a key funding source, and its absence could have serious consequences for local governments. The Province should develop a plan to ensure uninterrupted comparable funding to municipalities during consultation and program development.

The following resolution has been drafted for submission to the Union of BC Municipalities:

<u>Developing an Alternative to the Climate Action Revenue Incentive Program</u>

> ***WHEREAS*** *the Ministry of Municipal Affairs announced in May 2021, the cancellation of the of the Climate Action Revenue Incentive Program (CARIP), a program critical to local government climate action, in the absence of consultation, and, without identifying a comparable funding program to support the development, implementation or administration of local government climate action programs,*
>
> ***AND WHEREAS*** *Metro Vancouver and many of its member municipalities have committed to reducing greenhouse gas emissions 45% by 2030 and 100% by 2050 requiring immediate investment and development of climate action initiatives to meet these adopted targets,*

THEREFORE BE IT RESOLVED *that the Ministry of Municipal Affairs and the Ministry of Environment and Climate Change develop an alternative to the Climate Action Revenue Incentive Program that provides comparable, non-competitive, annual funding for critical climate action projects, in consultation with municipalities, complete with a transition plan to ensure uninterrupted annual funding is available.*

Environmental Implications:

The CARIP program directly funded projects, programs, and staffing resources to advance climate action in the Township. If comparable funding is not provided by either the Province or the Township, a number of climate action projects will be impacted.

Financial Implications:

The CARIP program's funds have been critical to advancing climate action projects in the Township, with CARIP grants representing a significant source of funds for the CARF. If a comparable program is not provided, the Township will need to make up this funding shortfall to ensure key Climate Action Strategy actions are implemented.

The Provincial announcement notwithstanding, a financial plan to modify the existing Climate Action Reserve Fund Policy 05-011, adopted by Council on April 24, 2017, is currently under development.

The revised policy will ensure CARF funds support the implementation of the Climate Action Strategy's actions and community and corporate greenhouse gas emission reduction efforts. The updated policy and financial plan will be brought back to Council in the fall of 2021 for consideration. The current Climate Action Reserve Fund Policy 05-011 has been included as Attachment A for reference.

Respectfully submitted,

Tess Rouse
MANAGER, CLIMATE ACTION
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Climate Action Reserve Fund Policy 05-011

ATTACHMENT B May 11, 2021 Letter from Ministry of Municipal Affairs

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Climate Action Reserve Fund

Policy No: **05-011**
Approved by Council: **2017-04-24**
Revised by Council:

1. Purpose

1.1 The purpose of this policy is to formalize specific guidelines for the use of the Township's Climate Action Reserve Fund (CARF) to ensure that the fund is maintained and accessed for the sole purpose of supporting corporate and community energy management and greenhouse gas (GHG) emission reduction efforts.

2. Background

2.1 The Township is a signatory of the British Columbia Climate Action Charter (CAC). Signatories of the CAC have committed to make progress toward achieving carbon neutrality in corporate operations and creating complete, compact, energy-efficient communities.

2.2 In return for being a CAC signatory, the Township receives an annual grant equal to one hundred per cent of the carbon tax paid by the Township each year through the Climate Action Revenue Incentive Program (CARIP).

2.3 The Township's Climate Action Reserve Fund (CARF) was established in 2012 using grant proceeds from the CARIP as a funding source to support the Township in becoming carbon neutral in the year 2013 and beyond. A policy that formalizes guidelines for supporting energy management and GHG emission reduction efforts will improve the Township's ability to achieve the commitments of the CAC.

3. Related Policy

3.1 Corporate Energy Management Policy (proposed)

4. Policy

4.1 **Guidelines**
The following guidelines shall direct decision-making related to appropriate use of the funds in the Township's Climate Action Reserve Fund. The CARF may be used to accomplish the following:

4.1.1 Undertake annual updates to the Township's corporate and community energy and greenhouse gas emissions inventories and plans.

4.1.2 Leverage external energy-related funding through “matching fund” grant applications.

4.1.3 Finance local carbon reduction projects to reduce corporate carbon liability and make progress towards achieving carbon neutrality in a given reporting year.

4.1.4 Purchase local carbon offsets to balance remaining corporate emissions and achieve carbon neutrality in a given reporting year.

4.1.5 Serve as a funding source for energy management and GHG emission reduction related staff roles.

4.1.6 Invest in energy and emission leadership projects that are educational or innovative in nature and demonstrate the Township’s commitment to sustainability leadership.

4.1.7 Finance strategies and actions that create a more energy efficient organization and community.

BRITISH COLUMBIA

May 11, 2021

Ref: 266895

Dear Mayors and Chairs:

I am writing in follow up to a recent update from Okenge Yuma Morisho, Deputy Minister of Municipal Affairs, to Chief Administrative Officers regarding the Climate Action Revenue Incentive Program (CARIP). As you may be aware, 2021 will mark the wind down and final year of grant payments under this program. Budget 2021 also commits new funding to help local governments reduce greenhouse gas emissions through planning for compact, energy-efficient communities. The purpose of this letter is to thank British Columbia's local governments for your continued leadership and to describe how our government continues to work with local governments to achieve our collective climate goals.

Since the 2008 inception of the Climate Action Charter (CAC), almost every local government in B.C. has signed the CAC, committing to take action and develop strategies to achieve the following three goals:

- Work toward becoming carbon neutral in their local government corporate operations
- Measure and report on their community greenhouse gas (GHG) emissions profile
- Create complete, compact, energy-efficient rural and urban communities

As of 2018, the last year of full reporting prior to the pandemic, 187 local governments had signed on to the CAC and were publicly reporting on their progress toward meeting their climate action goals, 147 were measuring and reporting GHG emissions, and 50 local governments had achieved carbon neutrality in their operations. Communities across B.C. both large and small have consistently demonstrated leadership in taking action on climate change, in areas as broad as local food production, renewable energy generation and planning for public transit and active transportation. Thank you for your continued ambition and efforts to reduce greenhouse gas emissions in your corporate operations, and more broadly to inspire and work within your communities to tackle climate change.

Under CleanBC, the Province of British Columbia has put a priority on reducing pollution, boosting energy-efficient solutions and building a low-carbon economy. Local governments will continue to be a key partner in our collective efforts to address the challenges of a changing climate, playing a specific and important role in B.C.'s climate goals.

.../2

Ministry of Municipal Affairs Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Parliament Buildings
Victoria BC V8V 1X4

http://www.gov.bc.ca/muni

Just as local governments' actions on climate solutions have evolved in the past decade, our government is responding to support you with tools and funding programs such as:

- Updating the BC Action Climate Toolkit and the Green Communities Committee Carbon Neutral Framework.
- Investing $110 million in combined provincial and federal funding to help local governments and Indigenous communities develop energy efficiency and clean energy projects through the Investing in Canada Infrastructure Program CleanBC Communities Fund.
- Working with the federal government to assess the climate impacts of all major infrastructure being funded under the Investing in Canada Infrastructure Program to reduce GHG emissions and increase resilience to climate change, which benefits communities and creates jobs.
- Boosting active transportation infrastructure with $18 million through the Ministry of Transportation and Infrastructure.
- Making sure commuters can get out of their cars with historic investments in public transit, such as the Broadway Subway Line, and free transit for kids 12 and under starting this September.

Building on record investments in CleanBC, the province will continue to strengthen our work with local governments and support the CAC.

As noted, Budget 2021 commits $11 million in new funding to help local governments plan for compact, energy-efficient communities, directly supporting the CAC's commitment to create complete, compact, energy-efficient rural and urban communities. I look forward to working with all local governments through Union of BC Municipalities and the Green Communities Committee on how to support greener and more livable communities.

Our government remains committed to working with local governments to reach our climate goals and make life better for people across British Columbia.

Sincerely,

Josie Osborne
Minister

pc: Chief Administrative Officers

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-66
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-10-0056
SUBJECT:	LIQUOR LICENCE AMENDMENT APPLICATION NO. 000055 (CAMP BEER CO. / 110, 19664 – 64 AVENUE)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a structural change (expansion of existing brewery lounge) and an increase in person capacity at Camp Beer Co. located at 110, 19664 – 64 Avenue.



RECOMMENDATION SUMMARY:

That Council consider the request to endorse the structural change (expansion of existing brewery lounge) and an increase in person capacity application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the structural change (expansion of existing brewery lounge) and an increase in person capacity request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.

RECOMMENDATIONS:

That Council consider the endorsement request for structural change (expansion of existing brewery lounge) and an increase in person capacity for Camp Beer Co. located at 19664 – 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Camp Beer Co.'s request:

> *"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change to an approved lounge endorsement and increase in the person capacity to 160 (80 person indoor lounge, 80 person patio) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 – 64 Avenue, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through a written submission opportunity prior to the June 14, 2021 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

Camp Beer Co. has made an application to Council to endorse a structural change (expansion of existing brewery lounge) and an increase in person capacity for Camp Beer Co.

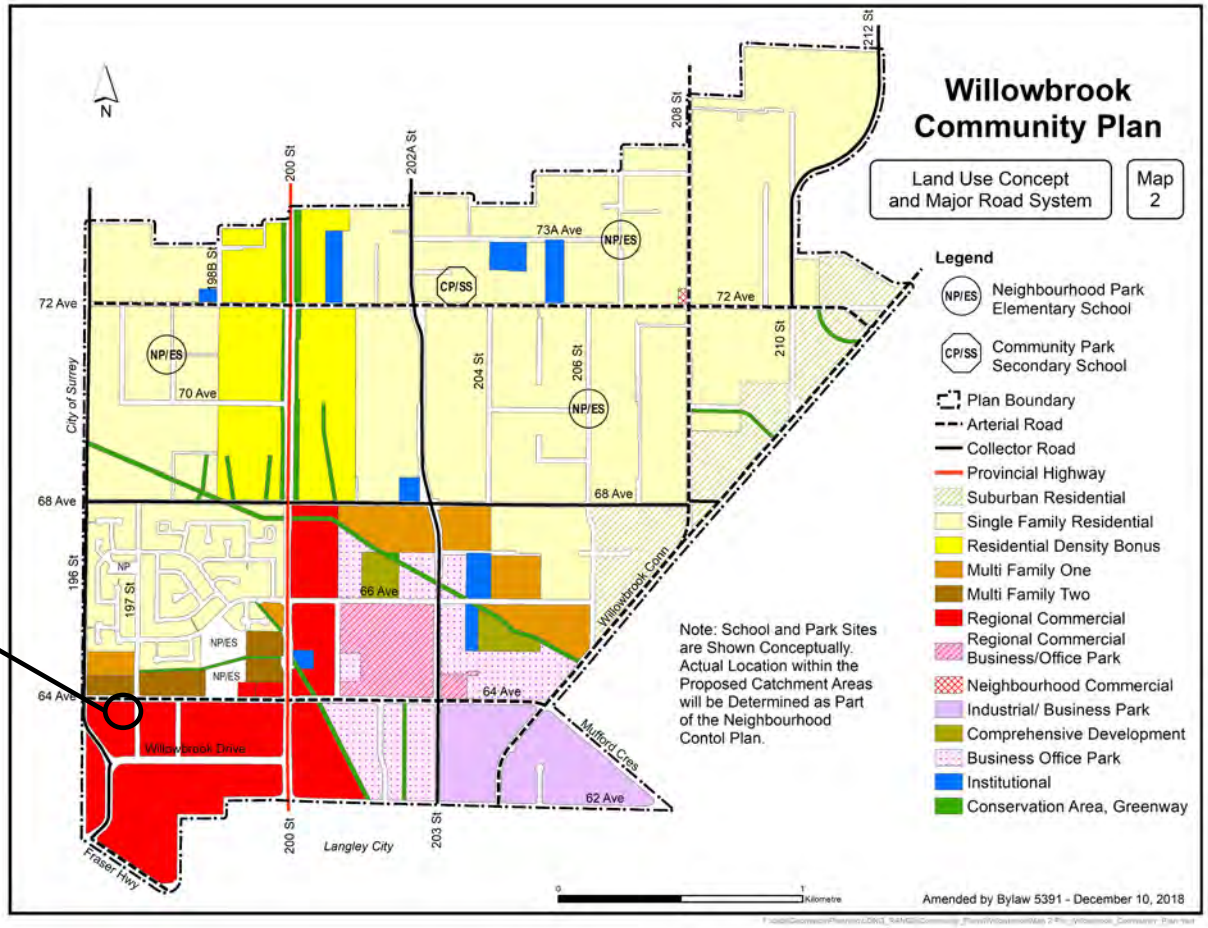
The subject application proposes an increase in the overall occupant load from 110 to 160 people through the addition of a new 125.88 m² (1,355 ft²) indoor lounge area and increasing the occupant load of the existing patio. No changes are proposed to the permitted hours of operation of the establishment or the size of the existing patio.

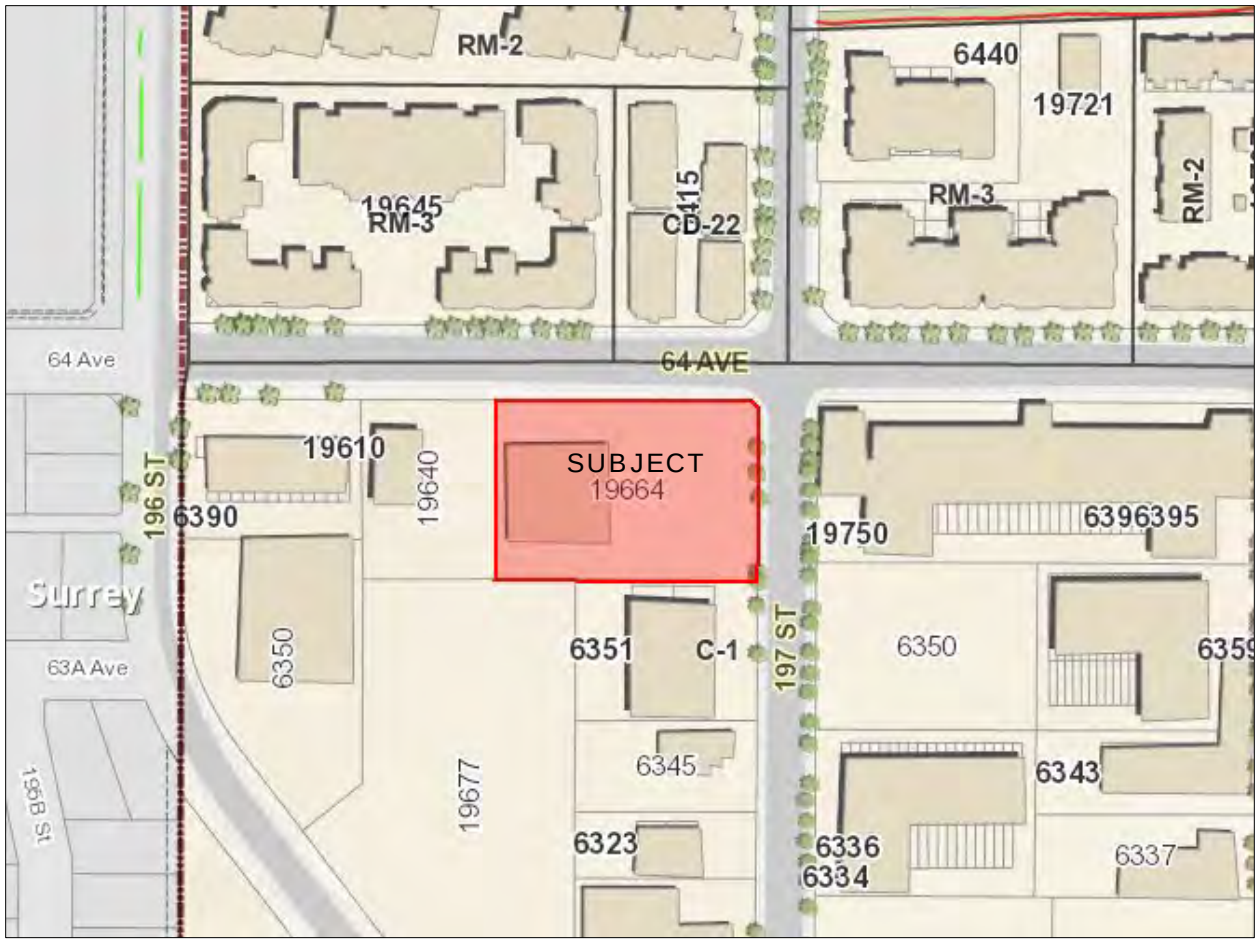
Although the issuance of liquor licence amendments is a Provincial jurisdiction, the Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to "endorse" or "not endorse" applications that involve permanent changes to existing lounge endorsements. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving the permanent increase in person capacity of a service area (lounge endorsement area) of manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a structural change (expansion of existing brewery lounge) and an increase in person capacity for Camp Beer Co. located at 19664 – 64 Avenue.

SUBJECT

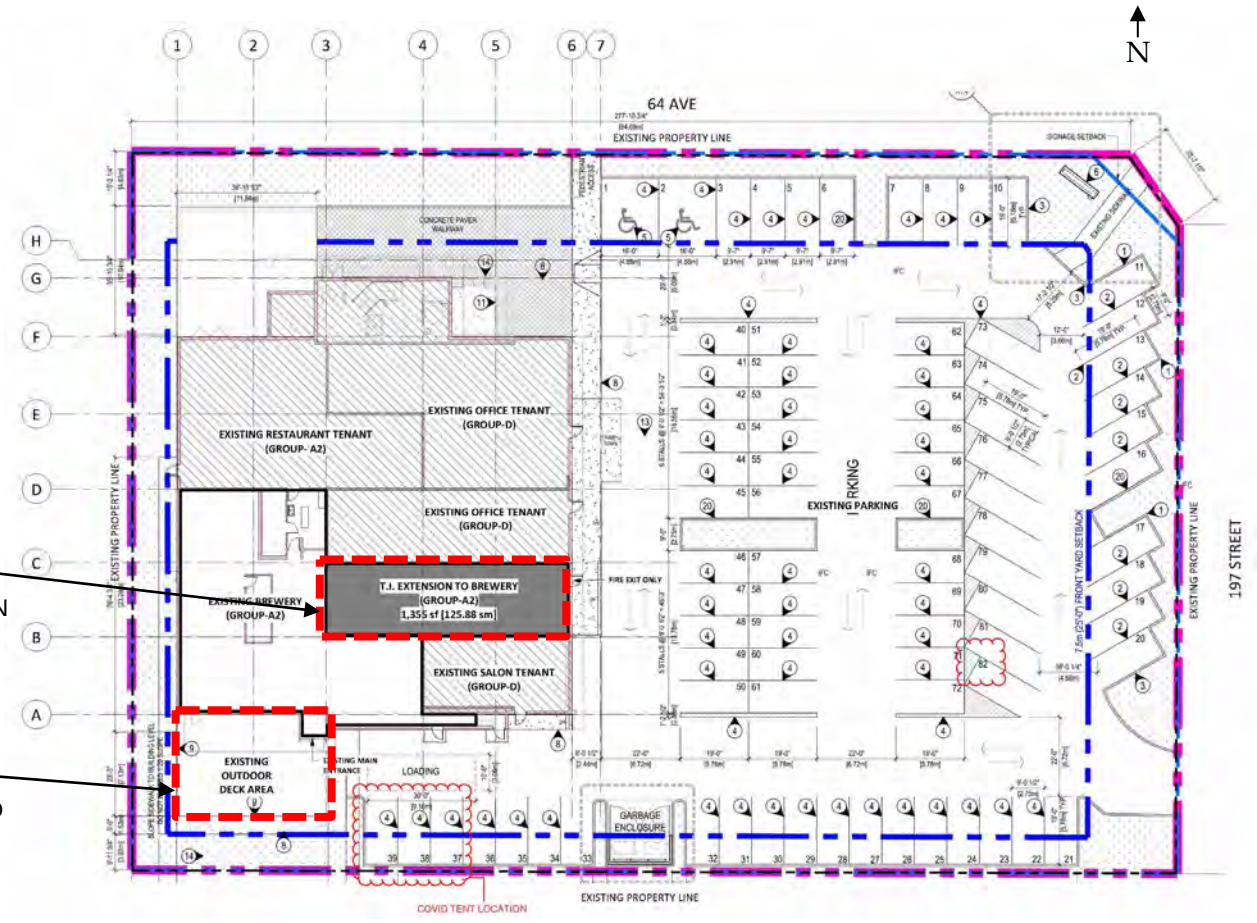

Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
N
200 St
202A St
208 St
212 St
198B St
73A Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
204 St
206 St
210 St
196 St
197 St
203 St
City of Surrey
Langley City
Willowbrook Drive
Willowbrook Conn
Mufford Cres
Fraser Hwy
NP/ES
CP/SS
Kilometre



ZONING BYLAW NO. 2500

PROPOSED INDOOR EXPANSION AREA

EXISTING PATIO (PROPOSED OCCUPANT LOAD INCREASE)



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Jackpot Properties Ltd. 135, 19664 – 64 Avenue Langley BC V2Y 3J6
Agent:	Camp Beer Co 110, 19664 – 64 Avenue Langley BC V2Y 3J6
Legal Description:	Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002
Civic Address:	19664 – 64 Avenue
Area:	0.52 ha (1.28 ac)
Willowbrook Community Plan:	Regional Commercial
Existing Zoning:	Regional Commercial Zone C-1

BACKGROUND / HISTORY:

The subject property is designated Regional Commercial in the Willowbrook Community Plan and is zoned Regional Commercial Zone C-1. At its April 1, 2019 meeting, Council endorsed the request from Camp Beer Co. for a 110 person brewery lounge (55 person interior and 55 person patio) at the subject site. The brewery and associated lounge is currently operational. Consistent with provincial health requirements, a temporary outdoor expanded service area due to COVID-19 is currently operational to the east of the approved patio area.

The structural change (expansion of existing brewery lounge) and increase in person capacity request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a “Liquor Licencing Hearing” prior to considering endorsement (to the LCRB) of the request for a permanent increase in the person capacity of the area under endorsement.

DISCUSSION / ANALYSIS:

Camp Beer Co. has applied to the LCRB for a structural change (expansion of existing brewery lounge) and an increase in person capacity. A 125.88 m² (1,355 ft²) expansion and 30 person occupant load increase is proposed for the indoor lounge area.). The indoor expansion is proposed to be accommodated by converting vacant commercial office space into additional lounge area. A 30 person occupant load increase is proposed for the outdoor patio with no changes to the physical size of the patio. If approved, the establishment would have a total occupant load of 160 people (80 indoor and 80 person patio. Although the approval of structural change applications is a Provincial jurisdiction, the LCRB provides Council with the opportunity to “endorse” or “not endorse” applications for permanent increases in the person capacity of service areas. Council through its Liquor Licencing Policy has chosen to participate in the

endorsement process involving permanent increases in the person capacity of a service area for existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

The current licence for the brewery lounge specifies permitted hours of operation from 11:00am to 11:00pm Monday to Thursday, 11:00am to 12:00am Friday to Saturday, and 11:00am to 9:00pm on Sunday. No changes are proposed to the permitted hours of operation of the establishment.

Adjacent Uses:

North:	64 Avenue, beyond which are properties designated Multi Family Two in the Willowbrook Community Plan and zoned Multiple Family Residential Zone RM-3 and Comprehensive Development Zone CD-22;
South:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74;
East:	197 Street, beyond which are properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74; and
West:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications for the permanent increase in the person capacity of a service area under endorsement for existing Manufacturer Licences. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request. Staff note that consistent with the Public Health Official's orders and in accordance with Council direction, the current process has been amended to include written submissions opportunities in place of "Liquor Licencing Hearings" due to the COVID-19 Pandemic.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted a structural change application for the proposed expansion of existing brewery lounge and an increase in person capacity to the LCRB. According to LCRB regulations, the resolution is to comment on the following criteria:

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

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

Locational Criteria for Brewery Lounge Endorsements:

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

RCMP Comments:

RCMP comments (Attachment C) do not identify any concerns that would impact the granting of the licence.

Parking:

The additional 125.88 m² (1,355 ft²) of lounge area requires six (6) additional parking spaces. On an overall site basis, 82 parking spaces are required with 82 available as indicated on the site plan (Attachment D).

Policy Considerations:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications for the permanent increase in the person capacity of service areas. Council through the Liquor Licencing Policy has chosen to participate in the endorsement process as it pertains to applications for the permanent increase in person capacity of a service area of manufacturer licences.

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

Following the written submission opportunity, Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with LCRB requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

> *"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change to an approved lounge endorsement and increase in the person capacity to 160 (80 person indoor lounge, 80 person patio) for the existing brewery lounge serving Camp Beer Co. located at 110 – 19664 – 64 Avenue, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through a written submission opportunity prior to the June 14, 2021 Council Meeting 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."

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

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

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

1. Purpose

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

2. Background

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

3. Related Bylaws

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

4. Notice of Liquor Licence Applications

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

4.1.1 an application for a new Liquor Primary Licence;

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

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

4.1.2.2 adding or amending a temporary use area endorsement;

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

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

4.1.2.5 the permanent addition of a patio;

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

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

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

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

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

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

4.1.5.3 the permanent addition of a patio;

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

4.1.6.1 a temporary use area endorsement;

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

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

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

4.1.7.1 adding or amending a temporary use area endorsement;

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

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

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

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

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

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

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

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

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

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

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

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

5. Review and Consideration

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

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

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

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

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

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

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

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

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

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

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

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

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

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

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

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

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

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

6. Comments and Recommendations Provided to the LCLB

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

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

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

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

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

6.1.1.4 the general impact on the community;

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

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

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

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

LETTER OF INTENT

Re: CAMP Beer Co. Occupant Load Increase to existing Lounge Endorsement

To whom it may concern

The CAMP Beer Company is a small neighbourhood brewery servicing primarily people within a 15 minute drive of the location.
The address is 19664 64th Avenue near Willowbrook Shopping Centre.
We do however, encourage people from neighbouring communities and tourists to Langley and the Fraser valley to visit. We hope our unique location and quality product will continue to promote the craft tourism industry within Langley and continue to be an added asset to the community.

The purpose of the increased occupant load is to provide a more even year round capacity.
We are asking for 30 more seats inside where we are currently restricted and at times can not even seat our existing capacity.
The new layout will let us seat more of our customers on those rainy and cold days as well as provide a space for meetings and gatherings of larger groups which we can at present not accommodate.
Outside we are asking for 30 more seats as well. Currently our experience has shown that everyone wants to sit out on the patio.
We have room for the increased capacity here without any change to our existing space.
To accommodate the increase we are taking over an adjoining vacant unit and adding two more washrooms.
With this we hope to alleviate our line ups in the parking lot and give our customers a better all season experience in a larger and more relaxed, spacious setting.

The current business will not change. We are an open and inviting space that is focused on creating a unique and relaxing environment.
We will continue to have live music performed by local small artists, not bands. This is to provide background music and not interfere with the conversations of our customers but rather add to the experience.
Thursday nights from 6:00 to 9:00 and Sundays from 4:00 to 7:00.
We will continue to provide simple food options and encourage our patio as a dog friendly space.

We believe the CAMP Beer Company is having a positive effect on the community and providing a gathering place for locals. Surrounding business should only benefit and we will continue to strive to be an asset to the area. Our initial feedback has been very positive.

For any questions, please do not hesitate to contact us for more information.

Warmest regards

Jamie Schreder and Kevin Larsen
Co-Founders, CAMP Beer Company

604-340-3946 604-866-1290

www.campbeer.ca

(http://www2.gov.bc.ca/)

Liquor and Cannabis Licensing

Joel Nagtegaal
Corporation of the Township of Langley

Provide Comment on Application

Complete this application only if you have you have an existing and approved lounge or special event area(s). If you have both endorsements, you must submit separate applications to describe the changes to your facility.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you have met the requirements of this application with your local government.

ESTABLISHMENT DETAILS

Establishment Name

Camp Beer Co. (308552)

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

19664 64 Avenue

City

LANGLEY

Province

British Columbia

Postal Code

V2Y1H3

Country

Canada

Parcel Identifier (PID)

017-029-449

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Langley - Township

Selected Local Government/Indigenous Nation

Name: Langley - Township

Website: https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you meet the requirements of this application with your local government. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Langley RCMP

Selected Police Jurisdiction

Name: Langley RCMP

Floor Plan

Provide one 11" x 17" copy of the proposed floor plan reflecting proposed changes.

The Liquor and Cannabis Regulation Branch requires an occupant load (patrons plus staff) for the proposed area(s), which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your plans.

Floor Plan_1.pdf (api/file/18b224ad-4771-eb11-b825-005056836bf0/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F012518_18B224AD4771EB11B825005056836BF0%2FFloor%20Plan__1.pdf&documentType=Floor Plan) 1736kb

OUTSIDE AREAS

Proposed capacity of Outdoor Special Event Area(s):

Total Requested Capacity:

CAPACITY AREA

Provide occupant load for all new areas, as stamped on the submitted plans:

Capacity *

160

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Kevin

Last Name *

Larsen

Title/Position

Owner/GM

Phone Number (main) *

6048661290

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation

Branch can use it to communicate with you about this application.

kevin@campbeer.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director
Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☐ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☐ * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Langley - Township

Name of Official

Title/Position

Phone

(000) 000-0000

Email

Provide a Resolution/Comment and any supporting reports with comments on:

- The impact of noise on nearby residents
- The impact on the community if the application is approved
- The views of residents and a description of the method used to gather views
- The LG/In recommendations (including whether or not the application is approved) and the reasons on which they are based

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Occupant Load is the maximum number of people (patrons plus staff) permitted in a service area. The occupant load must be stamped or written, dated and signed on the floor plan by the appropriate authority.

If you will not provide the occupant load for the applicant, you must provide a letter confirming you do not issue occupant load. The Branch will accept an occupant load calculation from a professional architect or engineer.

A licence cannot be issued without final occupant load.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

From: Van Herk, Craig
To: Joel Nagtegaal
Cc: Minhas, Suman
Subject: [EXTERNAL] RE: RCMP Comments on new Liquor Endorsement Application
Date: Wednesday, June 02, 2021 5:26:04 PM
Attachments: image001.png
image002.png

Good afternoon Joel,

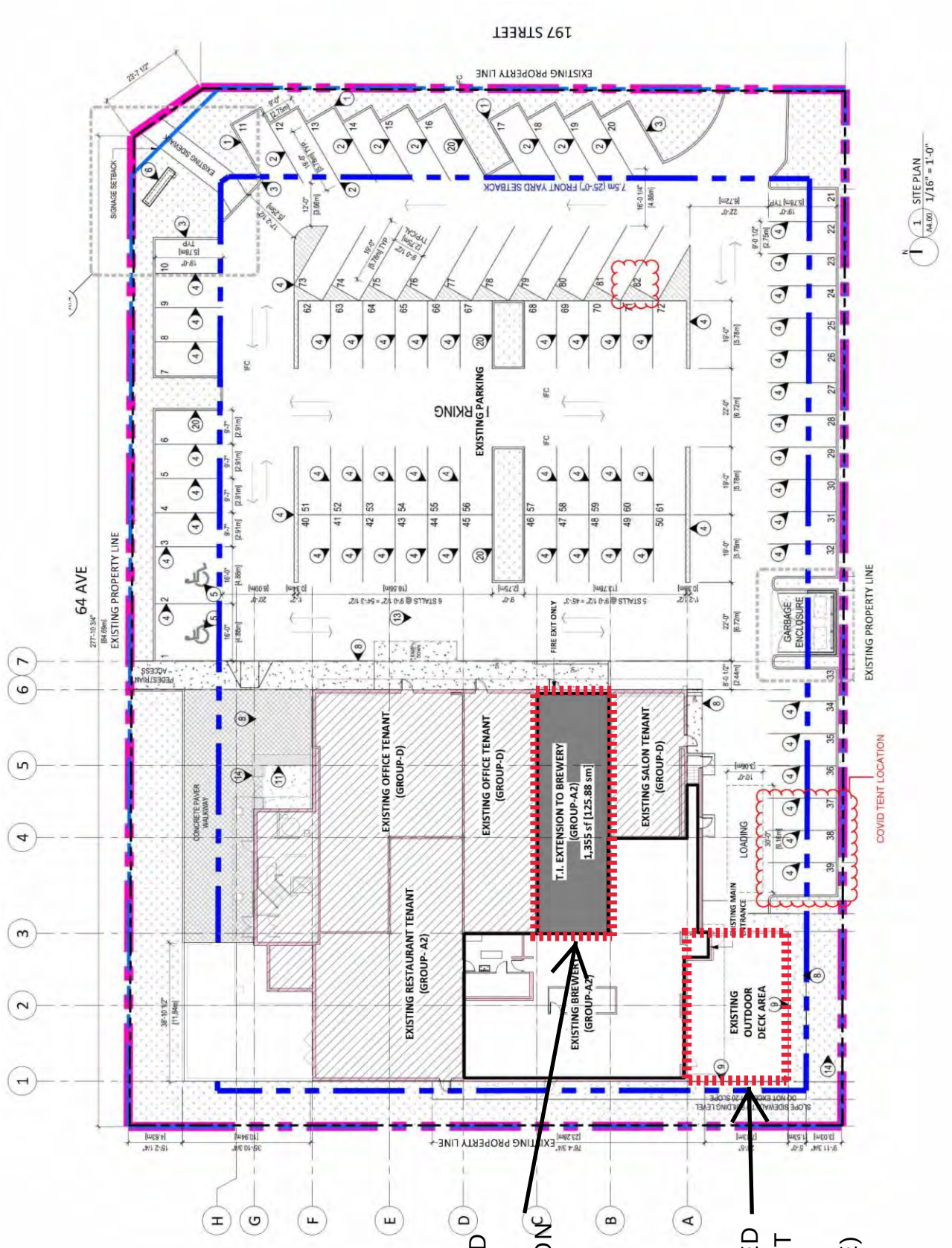
I visited the location today in person and walked the area. In addition, I reviewed our recent calls for service relating to the Camp Brewery. Since 2020 we've had 15 calls for service and none of the calls involved anything of significance. The only call of note was a noise complaint from a neighbouring residence that was concluded in the first instance.

The parking appears adequate, lighting and traffic flow also appear to be good.

I don't foresee any glaring concerns with the requested increase.

Craig

Cpl. C.R. van Herk (Craig)
NCO i/c Youth Unit – Langley


197 STREET
EXISTING PROPERTY LINE
SIGNAGE SETBACK
EXISTING SIDEWALK
7.5m (25'-0") FRONT YARD SETBACK
EXISTING PARKING
64 AVE
EXISTING PROPERTY LINE
PEDESTRIAN ACCESS
CONCRETE PAVER WALKWAY
EXISTING OFFICE TENANT (GROUP-D)
EXISTING OFFICE TENANT (GROUP-D)
T.I. EXTENSION TO BREWERY (GROUP-A2) 1,355 sf [125.88 sm]
EXISTING SALON TENANT (GROUP-D)
EXISTING RESTAURANT TENANT (GROUP- A2)
EXISTING BREWERY (GROUP-A2)
EXISTING OUTDOOR DECK AREA
LOADING
EXISTING MAIN ENTRANCE
GARBAGE ENCLOSURE
FIRE EXIT ONLY
COVID TENT LOCATION
EXISTING PROPERTY LINE
SITE PLAN
1/16" = 1'-0"
PROPOSED INDOOR EXPANSION AREA
EXISTING PATIO (PROPOSED OCCUPANT LOAD INCREASE)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-73
FROM:	ARTS, CULTURE, AND COMMUNITY INITIATIVES	**FILE:**	5210-01
SUBJECT:	FORT LANGLEY UTILITY BOX ART WRAPS		

RECOMMENDATION:

That Council request staff to complete the project to wrap BC Hydro and Township owned utility boxes in Fort Langley utilizing a combination of original art with themes identified in this report and historic photos from the archives of the Langley Centennial Museum.

EXECUTIVE SUMMARY:

A motion regarding a project to wrap newly installed utility boxes in Fort Langley was deferred at the Council meeting of May 15, 2015, until such time that the wire undergrounding project was fully completed. The Fort Langley Underground Wiring project has been completed for some time and staff have prepared a strategy to secure and utilize unique creative art submissions and utilize heritage photos to wrap 15 various utility boxes identified on the map as part of Attachment A. In addition to the 4 locations identified for heritage photos, three themes have been identified for the remaining 11 locations. Five locations will feature nature/environmental images, five locations will feature Indigenous perspectives and one location next to the Rainbow Crosswalk will reflect a theme of inclusion, diversity and acceptance.

Staff have prepared the Request for Expressions of Interest (RFEI) and are ready to proceed with publicly advertising this opportunity to showcase artists work along the well travelled streets and sidewalks of Fort Langley.

Regardless of the staff proposal to wrap utility boxes in Fort Langley, there are other options that Council could consider. An obvious alternate option would be to leave the newer boxes as they are. A third option would be to introduce wraps on boxes that have been targeted with graffiti, and have staff proceed more slowly with the introduction of art or heritage themed images over a two or three year period.

Staff have also considered the following three (3) alternative options:

1. Wrap the utility boxes with a clear anti-graffiti wrap, no artwork or graphics. This option is estimated to cost slightly less than wrapping with artwork or graphics. *While the option would provide for ease of graffiti removal it would not improve the aesthetics of the utility boxes and the Township would still be taking on the responsibility of graffiti removal for BCH boxes.*

2. Status quo; do not wrap or coat the utility boxes. There are no costs to this option. *There are also no aesthetic benefits realized and the uniform painted surfaces are a magnet for tagging.*

3. A gradual wrapping of boxes over a period of time, starting with older utility boxes in the community and with boxes that become a target of taggers and vandals. *A defined timeline and a planned approach to wrapping tagged utility boxes is difficult to achieve,*

PURPOSE:

To provide an update on the status of the project to wrap utility boxes in Fort Langley and obtain Council's approval to proceed with the RFEI to secure original art submissions for 11 locations identified in the core of Fort Langley.

BACKGROUND/HISTORY:

At the regular Council meeting of 2015-10-05 the following motion was presented and deferred to be dealt with at such time that the Fort Langley Underground Wiring project had been fully completed:

Artistic Coverage of Transformer Boxes

Moved by Councillor Arnason,
Seconded by Councillor Davis,
Whereas the Township of Langley recently initiated an underground wiring project in Fort Langley;

Whereas part of that wiring project, transformer boxes are to be located at street level; and

Whereas the underground wiring project provides the unique opportunity to utilize the transformer boxes as a platform for local artists, including Kwantlen First Nation artists, to expand and recognize the history of Fort Langley;

Therefore be it resolved that:

1. The Township of Langley Council endorse covering the Fort Langley Underground Wiring Project Transformer Boxes with the artwork of local artists;

2. BC Hydro be approached to approve the initiative;

3. Kwantlen First Nation be approached to provide artwork for some of the transformer boxes;

4. Local artists and other community groups be invited to submit information as to the number and location of the transformer boxes they would like to cover; and

5. The Township of Langley coordinate and facilitate and install the art works that are to be applied to the transformer boxes.

DEFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That the motion regarding Artistic Coverage of Transformer Boxes in Fort Langley be deferred until after the utilities conversion project is complete.
CARRIED

Existing Township Utility Box Wrapping Program:

In 2017, the Township implemented a signal controller utility box decorative wrap program and have since added water and sanitary sewer utility boxes in 2021. Currently, there are 8 signal controllers and 4 water/sewer utility boxes wrapped. For 2021, staff have plan to wrap an additional 22 Township owned utility boxes, as no boxes were wrapped in 2020 due to COVID-19. Included as Attachment B is a map with the locations of existing wrapped boxes and proposed locations for 2021. Below are two examples of Township wrapped utility boxes.



Signal Controller Box at 216 St and Fraser Hwy (left); Sanitary Sewer Lift Station Control Box (right)

The images utilized vary from artwork from a contest within the Langley School District to historic photos of Langley. The cost of each wrap ranges from $500 to $5,000 depending on factors such as size, location, and shape. The wraps have been successful in reducing graffiti removal costs where installed.

DISCUSSION/ANALYSIS:

The undergrounding project has been completed and the attached Request for Expressions of Interest (Attachment A) has been prepared. Staff are ready to proceed with this call for artists upon endorsement and direction of Council to proceed with this project.

The project to include art wraps on several BC Hydro (BCH) and Township owned utility boxes in Fort Langley has identified the following opportunities and themes:

- Five locations will showcase a Nature/Environmental theme. Specifically, we are looking for bright, colourful depictions of our natural environments and/or local ecosystems.
- One location will reflect a theme of inclusion, diversity and acceptance. This work will be located next to the Glover Road Rainbow Crosswalk.
- Five locations will present an opportunity to share Indigenous perspectives, design elements and voices. These will reflect the culture and heritage of the four local First Nations on whose traditional territories the Township was established. Preference will be given to submissions by artists with ties to these four land-based First Nations.
- Four locations will utilize heritage photos from the archives of the Langley Centennial Museum and are not part of the RFEI for submissions of creative art.

Of these, one has already been installed at the intersection of 96 Avenue & Glover Road using an historic photo of Glover Road.

The inclusion of public art as part of the wrapping program for the newly installed BCH utility boxes will promote access to the visual arts, contribute to civic identity and pride, create a visitor attraction and connect with significant cultural and historical influences that define Langley. Wraps can also be a means to celebrate community heritage and to support local artists. They can also create points of interest along a street thus encouraging walks and potential planned walking tours. From a more practical point of view wraps are found to deter graffiti. Individuals tagging these boxes prefer a solid uniform painted surface on which to present their work. Because it is more difficult to create designs and words over top of other bright and colorful images, they often will leave the boxes alone. Wraps are also designed to protect from graffiti, scratches, and gouges by providing a protective barrier. In most instances graffiti can be easily wiped off the wrap with cleaners, with much less effort than what is required for an unwrapped box. For more permanent graffiti the wraps can also withstand harsh solvents that may be required for removal, making maintenance easier.

Of equal importance to Council's consideration, however is that in wrapping BCH boxes, the Township will be assuming **responsibility for the maintenance** of that wrap including graffiti removal, as soon as it has been applied to such equipment. Counter to that consideration against wrapping is that the removal of graffiti will be a quicker process from incident report to the clean-up. Third party involvement can create significant delays and numerous complaints from citizens.

Recently, staff coordinated the wrapping of two BCH utility boxes in the Willoughby area. Below is a picture of one of the wrapped boxes.



Wrapped BCH Utility Box fronting 20358 - 83A Avenue

Staff selected the graphics and worked with BCH to have the two boxes wrapped earlier this year, both boxes have the same graphics. The cost to wrap the two boxes was approximately $1,200 with a BCH grant providing $600 and existing operating budgets were utilized for the remaining $600.

Applicable Policies:

The Public Art Policy 06-024 approved by Council provides the context within which the project to wrap BCH utility boxes in Fort Langley is being undertaken.

BCH has a Pad-mounted Equipment Wrap Policy to protect equipment from graffiti and includes permissions to install decorative wraps on their utility boxes. The Policy allows organizations/groups, such as local governments, to apply to have decorative wraps installed on utility boxes. Successful applicants are responsible for initial costs, future maintenance, and replacements of the wraps. The Policy requires successful applicants enter into a pad mounted wrapping agreement, which remains in effect for 10-years. The agreement stipulates the installation of the wrap, use or damage, materials and costs, termination and expiry, liability and indemnity, and other general terms.

Financial Implications:

BCH has an annual Decorative Wrap Grant Program open to municipal governments and first nations. The grant program provides up to $700 per unit of financial assistance to successful applicants to install decorative wraps on BCH owned utility boxes.

The estimated cost to install wraps on the 15 utility boxes in Fort Langley is $22,800 and the Township can apply to receive up to $5,100 in grant funding, with the remaining $17,700 available from existing operating budgets.

Locations	Ownership	Estimated Costs	Grant Funding	Est. Costs to TOL	Comments
9	BC Hydro	$12,900	$5,100	$7,800	
1	Shaw	$1,800	$0	$1,800	Shaw Approval pending
5	Township	$5,400	$0	$3,600	
	Artist Fees	$4,500	$0	$4,500	RFE to determine fee
15	Total	**$22,800**	**$5,100**	**$17,700**	

Optional Recommendations/Alternatives:

Staff have also considered the following three (3) alternative options:

4. Wrap the utility boxes with a clear anti-graffiti wrap, no artwork or graphics. This option is estimated to cost slightly less than wrapping with artwork or graphics. *While the option would provide for ease of graffiti removal it would not improve the aesthetics of the utility boxes and the Township would still be taking on the responsibility of graffiti removal for BCH boxes.*

5. Status quo; do not wrap or coat the utility boxes. There are no costs to this option. *There are also no aesthetic benefits realized and the uniform painted surfaces are a magnet for tagging.*

6. A gradual wrapping of boxes over a period of time, starting with older utility boxes in the community and with boxes that become a target of taggers and vandals. *A defined timeline and a planned approach to wrapping tagged utility boxes is difficult to achieve,*

Respectfully submitted,

Peter Tulumello
DIRECTOR
for
ARTS, CULTURE, AND COMMUNITY INITIATIVES DIVISION

Roeland Zwaag
DIRECTOR
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Community Development Division	R. Seifi

ATTACHMENT A RFEI Fort Langley Utility Box Art Wraps
ATTACHMENT B Map of Township Wrapped Utility Boxes



Example from Coeur d'Lene

Reference No.: RFEI xxxxxxx

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SCHEDULE C - PROJECT SPECIFIC NOTES

REQUEST FOR EXPRESSION OF INTEREST

1. Interpretation

In this RFEI, unless the context otherwise requires:

"**Artist**" means the successful artist, artist collective, artist team, or party selected and is someone who has specialized training in the artistic field and is committed to devoting time to artistic activity;

"**Closing Time**" has the meaning set out in Section 3.2;

"**Contact Person**" means the authorized contact for all discussions on issues relating to this RFEI, as listed in 3.5;

"**Contract**" means a contract(s) between the Township and a party arising out of this RFEI or, if issued by the Township, a related RFP;

"**Selection Committee**" means the person or persons appointed by the Township under this RFEI to undertake an evaluation of the Responses. The Selection Committee may be composed of one or more persons.

"**Preferred Respondent**" means a Respondent selected by the Township under this RFEI;

"**Respondent**" means an entity that submits a Response;

"**Response**" means a submitted response to this RFEI;

"**RFEI**" means this Request For Expression of Interest;

"**RFP**" means a Request for Proposals issued by the Township relating to the art wrap of utility boxes, including as issued to the Respondents selected by the Township out of this RFEI;

"**Township**" means The Corporation of the Township of Langley.

2. Introduction

2.1. Invitation

The Township is seeking to identify artists who have an interest, experience, expertise and ability to participate with the Township in the creation of art to be used in the wrapping of the identified utility boxes in Fort Langley.

2.2. Background

The Township is one of British Columbia's fastest growing municipalities. The municipality was incorporated in Fort Langley in 1873 on the traditional territories of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations. A community unlike any other, the Township of Langley is a place where the rich heritage of the past is combined with a vibrant vision for the future. Rural beauty is complemented by an energetic urban atmosphere. Located on the banks of the Fraser River, Fort Langley features a variety of museums, stores, restaurants, art galleries, parks, trails, and the Langley Rowing and Paddling Centre. Known as the "Birthplace of BC", it is home to the Hudson's Bay Company's Fort Langley, now a National Historic Site, as well as the Langley Centennial Museum. The village is a popular spot for tourists, shoppers, and diners.

2.3. Township's Objectives for RFEI

The Township has an exciting opportunity to showcase art along well-travelled streets and sidewalks in Fort Langley. We are looking to receive original art concepts in digital form of drawings/paintings and

other media depicting three specific themes (described below) that will be applied as vinyl wrap on a variety of unique sized and shaped utility boxes in this popular Village.

There are:

- Five locations will showcase a Nature/Environmental theme. Specifically, we are looking for bright, colourful depictions of our natural environments and/or local ecosystems.
- One location will reflect a theme of inclusion, diversity and acceptance. This work will be located next to the Glover Road Rainbow Crosswalk.
- Five locations will present an opportunity to share Indigenous perspectives, design elements and voices. These will reflect the culture and heritage of the four local First Nations on whose traditional territories the Township was established. Preference will be given to submissions by artists with ties to these four land-based First Nations.

The selected artist(s) will be expected to refine the individual concepts to a final product of sufficient detail and resolution (1/4 scale of final installation size) to allow the Township to use the image to produce a vinyl art wrap for each of the identified utility boxes. While original art on canvas and paper are preferred, artworks created through digital media and other formats are acceptable. Medium should be identified by the artist in the description of the work.

2.4. Eligibility

Any interested artist who resides in BC may submit a Response to the RFEI. Respondents may be individuals, corporations, joint ventures, partnerships, consortia, or other entities.

The Township is making this RFEI known generally, including through posting this RFEI to the BC Bid Website (bcbid.gov.bc.ca).

2.5. Procurement Process

This RFEI is designed to give the Township flexibility to develop a process following this RFEI going forward for the provision of Utility Box Art Wraps in Fort Langley.

Under this RFEI:

(a) **the Township may treat this RFEI as a pre-qualification stage and evaluate the Responses to identify one or more Preferred Respondent(s), to be included on a shortlist. Following the selection of a shortlist of Respondents, the Township may develop an RFP for a future step in the procurement process relating to the utility box art wraps; or**

(b) **if, in the Township's judgment and discretion, sufficient information is received in the Responses to this RFEI, the Township may move directly under this RFEI to the selection of one or more Preferred Respondent(s) to be invited to enter directly into negotiations for a Contract, without the issuance of an RFP or other preliminary step; or**

(c) **the Township may elect not to proceed further and to cancel this RFEI as provided by Sections 5.4(a) and 6.3(c)**

If the Township selects a short-list of Respondents the Township may require the shortlisted Respondents, including all individual members, to agree to non-disclosure agreements prior to further discussions.

3. Instructions to RESPONDENTs

3.1. Response Submission

Respondents should submit one (1) electronic copy of their Response in PDF format.

3.2. Closing Time

Responses must be submitted electronically by 4:00 pm local time in the Township of Langley, British Columbia on June 7, 2021 (the "**Closing Time**").

3.3. Delivery Email Address

Responses must be delivered to the following email address:

publicart@tol.ca

The response email should include ["RFEI Fort Langley Utility Box Art Wraps"]. The maximum file size the Township can receive is 30 mb.

It is the Respondent's sole responsibility to ensure its Response is received at the email address set out above by the Closing Time.

3.4. Late Responses

Responses received after the Closing Time may not be accepted or considered.

3.5. Contact Person

The Township has identified the Contact Person as the authorized contact for all discussions on issues relating to this RFEI. The Contact Person may be contacted at:

Township of Langley
E-mail: publicart@tol.ca

3.6. Enquiries and Responses

All enquiries regarding this RFEI must be directed to the Contact Person, and the following will apply to any enquiry:

(a) **The Township reserves the right to decline to provide a response to an enquiry, considering fairness to other interested parties and the integrity of the competitive process;**

(b) **Enquiries and responses may be recorded and may be issued to identified interested parties at the discretion of the Township;**

(c) **Information obtained from any person or source other than the Contact Person is not official and may not be relied upon; and**

(d) **No oral conversation will affect or modify the terms of this RFEI or may be relied upon by any Respondent.**

3.7. Discrepancies, Omissions and Questions

Respondents finding discrepancies, omissions, ambiguities, or conflicts in this RFEI, or having doubts as to the meaning or intent of any provision, should immediately notify the Contact Person. The Contact Person will review such submissions and, if the Township determines that an amendment is required to this RFEI, the Contact Person will issue an addendum in accordance with Section 3.8.

3.8. Addenda

If the Township determines in its sole and absolute discretion, that an amendment is required to this RFEI, the Contact Person will issue a written addendum. Each addendum will, upon issuance, be incorporated into and become part of the RFEI. No amendment of any kind to the RFEI is effective unless it is contained in a written addendum issued by the Contact Person. It is the sole responsibility of each Respondent to check BC Bid on a regular basis for amendments, addendums or questions related to this RFEI.

4. Response Contents

4.1. Cover Letter, Artist Biography and Art concepts

A response should include a cover letter, signed by the Artist, providing:

(a) **Contact Information including mailing address, phone number and email address; and**

(b) **History and experience of the Artist in the form of a resume/artist bio (max 2 pages); and**

(c) **Link to the Artist's website or past media postings about the Artist or their work if available; and**

(d) **Reason for submitting for this project (max 1 page); and**

(e) **Description of proposed overall concept including significance of theme, colours, shapes, patterns or placement for the individual utility box locations (max 2 pages); and**

(f) **Copies of original artwork concepts for each of the utility boxes in high resolution PDF format**

5. EVALUATION

5.1. Evaluation

The evaluation of Responses will be carried out by the Selection Committee.

The Selection Committee may give a recommendation for the selection of a shortlist of Preferred Respondents or for the selection of a Preferred Respondent(s).

5.2. Evaluation Criteria

The Selection Committee will compare and evaluate Responses, to identify the Respondent(s) who the Selection Committee judges would overall be the most advantageous to complete the art to the scale and resolution needed for the wrapping of the identified utility boxes, applying the following criteria:

(a) **Artistic Merit: demonstrated ability in past projects to provide creative, unique, quality products;**

(b) **Technical Skills: demonstrated experience in working with small or intermediate sized public art projects/and or technique;**

(c) **Creativity: demonstrated innovation as reflected in concept and design of submission;**

(d) **Thematic: is connected to the themes as defined in the REOI; and includes a statement of relevance and/or a personal declaration of status.**

The Selection Committee may apply the evaluation criteria on a comparative basis, evaluating the Responses by comparing one Respondent's Response to another Respondent's Response. Please note that the appropriation of style, design or theme associated specific groups or the use of another artist's work is prohibited and will be considered during the evaluation process.

5.3. Additional Information

The Selection Committee may, at its discretion, request clarifications or additional information from a Respondent with respect to its Response, and the Selection Committee may make such requests to only selected Respondents. The Selection Committee may consider such clarifications or additional information in evaluating Responses.

5.4. Next Steps

Following evaluation of the Responses, the Township may, in its sole discretion:

(a) **terminate this RFEI if the Township judges that an insufficient number of quality Responses are received, or for any other reason; or**

(b) **as outlined in Section 2.5(a) of this RFEI, select Preferred Respondents to be invited to be included on a shortlist to participate in an RFP or RFPs leading to the award of a Contract or Contracts; or**

(c) **as outlined in Section 2.5(b) of this RFEI, select one or more Respondents as a Preferred Respondent to enter into negotiations leading directly to an award of a Contract or Contracts,**

The Township may, in its discretion and in accordance with the Township's judgment of its best interests, issue an RFP and/or enter into a Contract with respect to all of the services, or divide the services between different RFPs and/or Contracts with one or more Preferred Respondents.

The Preferred Respondents, as part of the awarded Contract, will be expected to finish the concept drawings to a final product at 1/4 scale with enough resolution to allow for the Township to use the art for the intended purpose of wrapping the identified utility boxes. This work will need to be completed in a timely manner to facilitate the wrapping of the utility boxes in the summer of 2021. The procurement of a contractor to wrap the utility boxes will be coordinated and managed by the Township.

6. TERMS AND CONDITIONS

6.1. Right of the Township to Reject Responses and Cancel RFEI

The Township reserves the complete right in its sole discretion to:

(a) **cancel this RFEI at any time for any reason whatsoever, and reject any and all Responses, even if the Response conforms in all aspects with the RFEI and transfer, develop or otherwise deal with the art wrap of utility boxes in some other manner, including by way of a new procurement process;**

6.2. Respondent's Expenses

Respondents are solely responsible for their own costs and expenses in relation to this RFEI and, including preparing and submitting a Response, attending interviews or meetings with the Township during the evaluation of Responses, further RFP submissions, and negotiation, finalization and execution of a Contract with the Township if the Respondent is invited to negotiate a Contract.

6.3. Limitation of Liability

By submitting a Response, each Respondent:

(a) **agrees that the Township and its elected officials, officers, directors, employees, agents, contractors and representatives will not under any circumstances be liable for any costs, expenses, claims, losses, damages or liabilities which are or may be incurred or suffered by any Respondent arising from or in any way connected to this RFEI, including without limitation if the Township shortlists or elects to negotiate with a Respondent that submitted a materially non-compliant response or if the Township otherwise breaches any express or implied term of this RFEI;**

(b) **waives any and all claims against the Township and its elected officials, officers, directors, employees, agents, contractors and representatives; and**

(c) **agrees that any RFEI is in no way whatsoever an offer to enter into an agreement and submission of a Response by any Respondent does not in any way whatsoever create a binding agreement. The Respondent acknowledges that the Township has no contractual obligations whatsoever arising out of the RFEI process and the Township reserves the complete right to elect to terminate this RFEI at any time.**

6.4. Confidentiality

The Township may use information contained in a Response as described in Section 5.6 but will otherwise not release to the public any specific information regarding any Response except as may be required by law.

Respondents will treat all information received through this process as strictly confidential. Upon selection of one or more Preferred Respondents, organizations or individuals may be required to agree to non-disclosure agreements prior to further discussions.

6.5. Ownership and Freedom of Information and Protection of Privacy Act

All Responses and subsequent information or material received shall become the property of the Township and will not be returned to the Respondent.

Respondents should be aware that the Township is a "public body" as defined by and subject to the Freedom of Information and Protection of Privacy Act (British Columbia). Pursuant to such Act, the Township will endeavour to keep all Responses (and their contents) confidential.

6.6. No Collusion

By submitting a Response, the Respondent, for and on behalf of the Respondent and the Respondent's Team, represents and confirms to the Township, with the knowledge and intention that the Township may rely on such representation and confirmation, that it's Response has been prepared without collusion or fraud, without any connection, knowledge, comparison of figures, arrangement or collusion with any other person or persons submitting or participating in the preparation of a Response, and in fair competition with other Respondents. The Township may reject the Response of any Respondent that appears to have been prepared in collusion with another Respondent.

6.7. No Solicitation

Respondents and their agents should not contact any of the Township's elected officials, officers, directors, or employees, with the exception of the Contact Person, or other designates as agreed to by the Township, with respect to this RFEI at any time prior to the award of a Contract(s) or the termination of this RFEI.

If any directors, employees, officers, agents, consultants, or representative of a Respondent makes a representation or solicitation offering a personal benefit to any officer, director, employee, agent,

contractor, representative, or elected official of the Township concerning the Respondent's response, the Township reserves the right to reject the Respondents' response to this RFEI.

6.8. Conflict of Interest

The Township may reject a Response from any Respondent that the Township judges, in its sole and absolute discretion, has, or might have, a conflict of interest if the Respondent is selected as a Preferred Respondent.

Respondents should disclose to the Contact Person any potential conflicts of interest and existing business relationships they may have with the Township, or representatives of the Township, including advisors to the Township.

6.9. Publicity

Respondents should not make any public releases or announcements or issue any advertising pertaining to the RFEI or their involvement with this RFEI. All media enquiries should be referred to the Contact Person.

SCHEDULE A - MAP OF UTILITY BOX LOCATIONS FOR PUBLIC ART



Package 1 (locations 1, 5, 9, 11, 12) Indigenous Theme Package 3 Heritage Photos (locations 3,4,6,15)

Package 2 (locations 2, 7, 8, 13, 14) Nature Theme & (location 10) Inclusivity Theme

SCHEDULE C - Project Specific Notes:

- Designs to be original and not executed previously
- Able to work with hinges, handles and warning stickers that need to be maintained on front face
- Those boxes with heights of 1.2m or less will incorporate the top surface as part of the art wrap
- The artist retains copyright and will grant the Township limited license to use their final design for the purpose of creating the wrap as well as for promotion and documentation purposes
- An honorarium will be paid for each unique art piece / location selected. The Township reserves the right to enter into negotiations to purchase any original art piece for the purpose of adding it to the Townships collection.
- Due to the large number of submissions, only the artist(s) selected for the opportunity will be contacted. The selected artist(s) are generally announced on the Township's website approximately one month following the deadline to submit proposals.
- Although the selected designs will be produced with the intention of replicating the concept proposal drawing as closely as possible, the Township reserves the right to modify the drawing as necessary to make it functional.

Examples of Utility Box Wraps:









ATTACHMENT B

210 ST & 88 AVE
DATE INSTALLED: 2017

PRV-14 @ 213 ST NORTH OF 91 AVE
DATE INSTALLED: 2021

WALNUT GROVE DR & 88 AVE
DATE INSTALLED: 2017

SEWAGE LIFT STATION @ NORTH OF 9014 214B ST
DATE INSTALLED: 2021

PRV @ 9640 201 ST
DATE INSTALLED: 2021

PRV-20 @ BILLY BROWN RD & 96 AVE
PROPOSED

CASIMIR ST STORM LIFT STATION
PROPOSED

200 ST & 92A AVE
PROPOSED

SINGH ST STORM LIFT STATION
PROPOSED

212 ST & 88 AVE
DATE INSTALLED: 2017

204 ST & 88 AVE
DATE INSTALLED: 2018

GLOVER RD & 96 AVE
DATE INSTALLED: 2021

208 ST & 88 AVE
DATE INSTALLED: 2017

PRV-08 @ 88 AVE & WRIGHT ST
PROPOSED

PRV-15 @ 8700 206 ST
DATE INSTALLED: 2021

216 ST & 88 AVE
DATE INSTALLED: 2017

202A ST & 7900 BLK 202A ST
PROPOSED

208 ST & 80 AVE
PROPOSED

202A ST & 7800 BLK 202A ST
PROPOSED

80 AVE & 204 ST
PROPOSED

202B ST & 70 AVE
PROPOSED

SEWAGE LIFT STATION @ 20555 62 AVE
PROPOSED

KIOSK #15 - TALL TIMBERS @ 5765 237A ST
PROPOSED

56 AVE & GLOUCESTER WAY
PROPOSED

216 ST & FRASER HWY
DATE INSTALLED: 2021

56 AVE & 240 ST
PROPOSED

TOL OPS YARD - ELECTRIC VEHICLE KIOSK
PROPOSED

ODOR STATION @ WEST OF 4020 272 ST
PROPOSED

3470 196A STREET STORM STATION
PROPOSED

BROOKSWOOD 33A AVE STORM LIFT STATION
PROPOSED

SEWAGE LIFT STATION @ 27170 28B AVE
PROPOSED

272 ST & 28 AVE
PROPOSED

SEWAGE LIFT STATION @ EAST of 27193 25 AVE
PROPOSED

16 AVE & 272 ST
PROPOSED

LEGEND

- Traffic Cabinet
- Water/Sewer Cabinet
- Electric Cabinet

Township of Langley
Est. 1873

Township of Langley: Utility Box Wrap Locations

Printed Date: Friday, June 04, 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: F:\data\Eng2004\5400 Streets & Roads\03 - Street Lighting\Traffic Cabinet Wraps Location May.31.2021\Utility Box Wrap Locations.mxd

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-75
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-23-0070
SUBJECT:	DCC FRONTENDING AGREEMENT 1081760 BC LTD.		

RECOMMENDATIONS:

That Council authorize staff to execute a Drainage Development Cost Charges (DCC) Frontending Agreement with 1081760 BC Ltd. in the substantial form and substance of the document presented as Attachment A, for the provision of off-site drainage infrastructure in the Brookswood-Fernridge Community Plan area.

EXECUTIVE SUMMARY:

A rezoning application was received by the Township from 1081760 BC Ltd. (the "Developer") on July 10, 2017 to facilitate a 61 lot single family residential subdivision.

At the July 9, 2018 Meeting, Council gave first and second readings to the subject rezoning bylaw, with public hearing subsequently held and third reading granted on September 17, 2018, with a storm water detention facility identified as one of the rezoning prerequisites. The Developer has executed a Servicing Agreement with the Township to complete their obligation for the provision of the works and services necessary to support the development, including a storm water detention facility. Accordingly, final reading of the subject rezoning bylaw was granted by Council at its meeting on March 22, 2021.

The Developer now wishes to proceed with mechanisms, to the extent possible pursuant to provincial legislation and municipal bylaws, to allow for recovery of some of the costs associated costs with the provision of the community storm water detention facility, from other benefitting property owners, at no cost to the Township.

The subject proposed Drainage DCC Frontending Agreement, being presented to Council in conjunction with a concurrent Drainage Development Works Agreement Bylaw, provides the Developer with a cost recovery mechanism to offset some of the upfront costs associated with the construction of the community storm water detention facility, generally required to facilitate development in the corresponding catchment area of the Brookswood-Fernridge Community Plan.

Staff support the Developer's proposal and recommend Council authorize execution of the subject DCC Frontending Agreement prepared pursuant to the provisions of provincial legislation and municipal bylaws, policies and past practice.

PURPOSE:

The purpose of this report is to obtain Council's approval to execute a Drainage Development Cost Charges Frontending Agreement with1081760 BC Ltd.

BACKGROUND/HISTORY:

The Applicant rezoned 20065 and 20287 27 Avenue, 2748 – 202 Street, and 2706 and 2740 200 Street, from Suburban Residential Zone (SR-2) to Residential Zone (R-1D) for the development of a 61 lot single family residential subdivision including community storm water detention facility.

At the July 9, 2018 Meeting, Council gave first and second readings to 1081760 BC Ltd. Rezoning Bylaw 2019 No. 5402 for proposed development in the Fernridge area of the Brookswood-Fernridge Community Plan. Subsequently, a public hearing was held and third reading was granted September 17, 2018. Final reading was granted by Council at the March 22, 2021 Meeting.

One of the development prerequisites set by Council prior to consideration of final reading was the execution of a Servicing Agreement to secure the works and services, including a community storm water detention facility necessary to support the proposed development, at no cost to the Township. The developer has satisfied the development prerequisites.

A subdivision application was also received by the Township from 1081760 BC Ltd. on November 5, 2020 for a 61 lot single family residential subdivision including a community storm water detention facility. The Applicant satisfied the requirement to support the subdivision, as outlined in the Approving Officer's letter dated February 11, 2021.

The Township supports the Developer's proposal to apply for a DCC Frontending Agreement. The attached Drainage DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the construction of the community storm water detention facility required to facilitate the development of the area of Fernridge in the Brookswood-Fernridge Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the "Agreement") proposed by the Developer is a cost recovery mechanism similar in concept to a DWA. The cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- The recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge;
- There is no requirement for a bylaw approval process; and
- The petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter.

The proposed DCC Frontending Agreement is for drainage works associated with the community stormwater detention facility. These works are identified in the current 2018 DCC program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately $4.8M. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the Developer, up to a maximum cost as prescribed in the DCC Bylaw.

Applicable Policies:

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

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 administration costs are borne by the Developer at a fee of $15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement

ATTACHMENT B Context Map

ATTACHMENT A

TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGES FRONTENDING AGREEMENT

Project No. 07-23-0070 (Drainage)

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

BETWEEN:

TOWNSHIP OF LANGLEY, a municipal corporation under the Local Government Act of the Province of British Columbia and having its offices at 20338 65 Avenue, Langley, British Columbia, V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

1081760 BC LTD. a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 12837 76 Avenue, Surrey, British Columbia V3W 2V3

(the "Developer")

OF THE SECOND PART

a) **WHEREAS** real property within the specified benefiting area is identified in the column entitled “Legal Description” in Schedule "A", attached hereto.

b) **AND WHEREAS** the real property within the Benefiting Area is illustrated in Schedule “B”, attached hereto.

c) **AND WHEREAS** a community storm water detention facility as described in Schedule “C” are required to be constructed.

d) **AND WHEREAS** the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.

e) **AND WHEREAS** the Works are not currently scheduled for construction by the Township, but are contained within the Township’s Engineering Servicing Plan

f) **AND WHEREAS** the Developer has requested that the Township advance the construction of the **Drainage** Works and has agreed to facilitate such construction for the development of the Benefiting Area.

g) **AND WHEREAS** Council has entered into a separate Development Works Agreement with the Developer for the provision of the Works in accordance with Section 570 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the *“Act”*).

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN ($10) DOLLARS 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*, RSBC 2015, c. 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**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" of the Agreement;

"**Benefitting Parcel**" means the real property within the Benefiting Area as described in Schedule "B" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the **Drainage** Works. Costs are estimated at $4,774,804.39;

"Council" means the elected Council of the Township;

"**Developer**" means **1081760 BC LTD**;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw; $2,557,161.53

"**Development Cost Charge Bylaw**" means the Development Cost Charge Bylaw 2012 No.4963, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

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

"**Lot**" means a development unit used either for single or multi-family use;

"**Subdivision and Development Servicing Bylaw**" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382, enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"**Term**" means the period of time the Agreement is in effect as specified in Section 4;

"**Township**" means the Corporation of the Township of Langley having its municipal office located at 20338 65 Avenue, Langley, British Columbia, V2Y 3J1; and

"**Works**" means Drainage Works and related appurtenances substantially as described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement.

3. CREDIT FOR WORKS

a) The Township agrees to credit the Developer the Drainage Development Cost Charge for each additional lot created within the Benefiting Area but shall not exceed $2,557,161.53 without interest.

b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the General Manager of Engineering shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the General Manager of Engineering, in their 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 paying 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.

c) The Township is not responsible for financing any of the costs of the Works.

d) In consideration of the completion of the Works by the Developer to the satisfaction of the General Manager of Engineering, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Drainage works to the extent the Drainage component of the Development Cost Charges have been collected and are received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.

e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. 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, the Township shall forever retain all such unclaimed funds.

4. TERM

a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.

b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of $2,557,161.53 without interest.

5. 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.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to $7,500 for the preparation, registration and administration of this Agreement.

7. 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 as follows:

1081760 BC Ltd.
201 – 12837 76 Avenue
Surrey, BC V3W 2V3

or such change of address as the Developer has, by written notification, forwarded to the Township, 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 Developer.

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.

8. 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 its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. 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.

10. 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.

11. SCHEDULES

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

a) Schedule "A" – Benefiting Parcels
b) Schedule "B" – 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"
BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
1	031-353-622	TBD	LT 1, SEC 23, TWP 7 NWD, PL EPP108289	0.07
2	031-353-631	TBD	LT 2, SEC 23, TWP 7 NWD, PL EPP108289	0.07
3	031-353-649	TBD	LT 3, SEC 23, TWP 7 NWD, PL EPP108289	0.07
4	031-353-657	TBD	LT 4, SEC 23, TWP 7 NWD, PL EPP108289	0.07
5	031-353-681	TBD	LT 5, SEC 23, TWP 7 NWD, PL EPP108289	0.07
6	031-353-690	TBD	LT 6, SEC 23, TWP 7 NWD, PL EPP108289	0.07
7	031-353-703	TBD	LT 7, SEC 23, TWP 7 NWD, PL EPP108289	0.07
8	031-353-711	TBD	LT 8, SEC 23, TWP 7 NWD, PL EPP108289	0.07
9	031-353-720	TBD	LT 9, SEC 23, TWP 7 NWD, PL EPP108289	0.07
10	031-353-738	TBD	LT 10, SEC 23, TWP 7 NWD, PL EPP108289	0.07
11	031-353-746	TBD	LT 11, SEC 23, TWP 7 NWD, PL EPP108289	0.07
12	031-353-771	TBD	LT 12, SEC 23, TWP 7 NWD, PL EPP108289	0.07
13	031-353-789	TBD	LT 13, SEC 23, TWP 7 NWD, PL EPP108289	0.07
14	031-353-797	TBD	LT 14, SEC 23, TWP 7 NWD, PL EPP108289	0.07
15	031-353-801	TBD	LT 15, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
16	031-353-819	TBD	LT 16, SEC 23, TWP 7 NWD, PL EPP108289	0.07
17	031-353-827	TBD	LT 17, SEC 23, TWP 7 NWD, PL EPP108289	0.07
18	031-353-835	TBD	LT 18, SEC 23, TWP 7 NWD, PL EPP108289	0.07
19	031-353-843	TBD	LT 19, SEC 23, TWP 7 NWD, PL EPP108289	0.07
20	031-353-851	TBD	LT 20, SEC 23, TWP 7 NWD, PL EPP108289	0.07
21	031-353-860	TBD	LT 21, SEC 23, TWP 7 NWD, PL EPP108289	0.07
22	031-353-878	TBD	LT 22, SEC 23, TWP 7 NWD, PL EPP108289	0.07
23	031-353-886	TBD	LT 23, SEC 23, TWP 7 NWD, PL EPP108289	0.07
24	031-353-894	TBD	LT 24, SEC 23, TWP 7 NWD, PL EPP108289	0.07
25	031-353-908	TBD	LT 25, SEC 23, TWP 7 NWD, PL EPP108289	0.07
26	031-353-916	TBD	LT 26, SEC 23, TWP 7 NWD, PL EPP108289	0.07
27	031-353-924	TBD	LT 27, SEC 23, TWP 7 NWD, PL EPP108289	0.07
28	031-353-932	TBD	LT 28, SEC 23, TWP 7 NWD, PL EPP108289	0.07
29	031-353-941	TBD	LT 29, SEC 23, TWP 7 NWD, PL EPP108289	0.07
30	031-353-959	TBD	LT 30, SEC 23, TWP 7 NWD, PL EPP108289	0.07
31	031-353-967	TBD	LT 31, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
32	031-353-975	TBD	LT 32, SEC 23, TWP 7 NWD, PL EPP108289	0.07
33	031-353-983	TBD	LT 33, SEC 23, TWP 7 NWD, PL EPP108289	0.07
34	031-353-991	TBD	LT 34, SEC 23, TWP 7 NWD, PL EPP108289	0.08
35	031-354-009	TBD	LT 35, SEC 23, TWP 7 NWD, PL EPP108289	0.07
36	031-354-017	TBD	LT 36, SEC 23, TWP 7 NWD, PL EPP108289	0.07
37	031-354-025	TBD	LT 37, SEC 23, TWP 7 NWD, PL EPP108289	0.07
38	031-354-033	TBD	LT 38, SEC 23, TWP 7 NWD, PL EPP108289	0.07
39	031-354-041	TBD	LT 39, SEC 23, TWP 7 NWD, PL EPP108289	0.07
40	031-354-050	TBD	LT 40, SEC 23, TWP 7 NWD, PL EPP108289	0.07
41	031-354-068	TBD	LT 41, SEC 23, TWP 7 NWD, PL EPP108289	0.07
42	031-354-076	TBD	LT 42, SEC 23, TWP 7 NWD, PL EPP108289	0.07
43	031-354-084	TBD	LT 43, SEC 23, TWP 7 NWD, PL EPP108289	0.07
44	031-354-092	TBD	LT 44, SEC 23, TWP 7 NWD, PL EPP108289	0.07
45	031-354-106	TBD	LT 45, SEC 23, TWP 7 NWD, PL EPP108289	0.07
46	031-354-114	TBD	LT 46, SEC 23, TWP 7 NWD, PL EPP108289	0.07
47	031-354-122	TBD	LT 47, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
48	031-354-131	TBD	LT 48, SEC 23, TWP 7 NWD, PL EPP108289	0.07
49	031-354-149	TBD	LT 49, SEC 23, TWP 7 NWD, PL EPP108289	0.07
50	031-354-157	TBD	LT 50, SEC 23, TWP 7 NWD, PL EPP108289	0.07
51	031-354-165	TBD	LT 51, SEC 23, TWP 7 NWD, PL EPP108289	0.07
52	031-354-173	TBD	LT 52, SEC 23, TWP 7 NWD, PL EPP108289	0.07
53	031-354-181	TBD	LT 53, SEC 23, TWP 7 NWD, PL EPP108289	0.07
54	031-354-190	TBD	LT 54, SEC 23, TWP 7 NWD, PL EPP108289	0.07
55	031-354-203	TBD	LT 55, SEC 23, TWP 7 NWD, PL EPP108289	0.07
56	031-354-211	TBD	LT 56, SEC 23, TWP 7 NWD, PL EPP108289	0.07
57	031-354-220	TBD	LT 57, SEC 23, TWP 7 NWD, PL EPP108289	0.07
58	031-354-238	TBD	LT 58, SEC 23, TWP 7 NWD, PL EPP108289	0.07
59	031-354-246	TBD	LT 59, SEC 23, TWP 7 NWD, PL EPP108289	0.07
60	031-354-254	TBD	LT 60, SEC 23, TWP 7 NWD, PL EPP108289	0.07
61	031-354-254	TBD	LT 61, SEC 23, TWP 7 NWD, PL EPP108289	0.07
63	002-462-940	2450 204 ST	LT 42, SEC 23, TWP 7, NWD, PL NWP60211	0.83
64	002-462-958	20447 24 AVE	LT 43, SEC 23, TWP 7, NWD, PL NWP60211	0.83

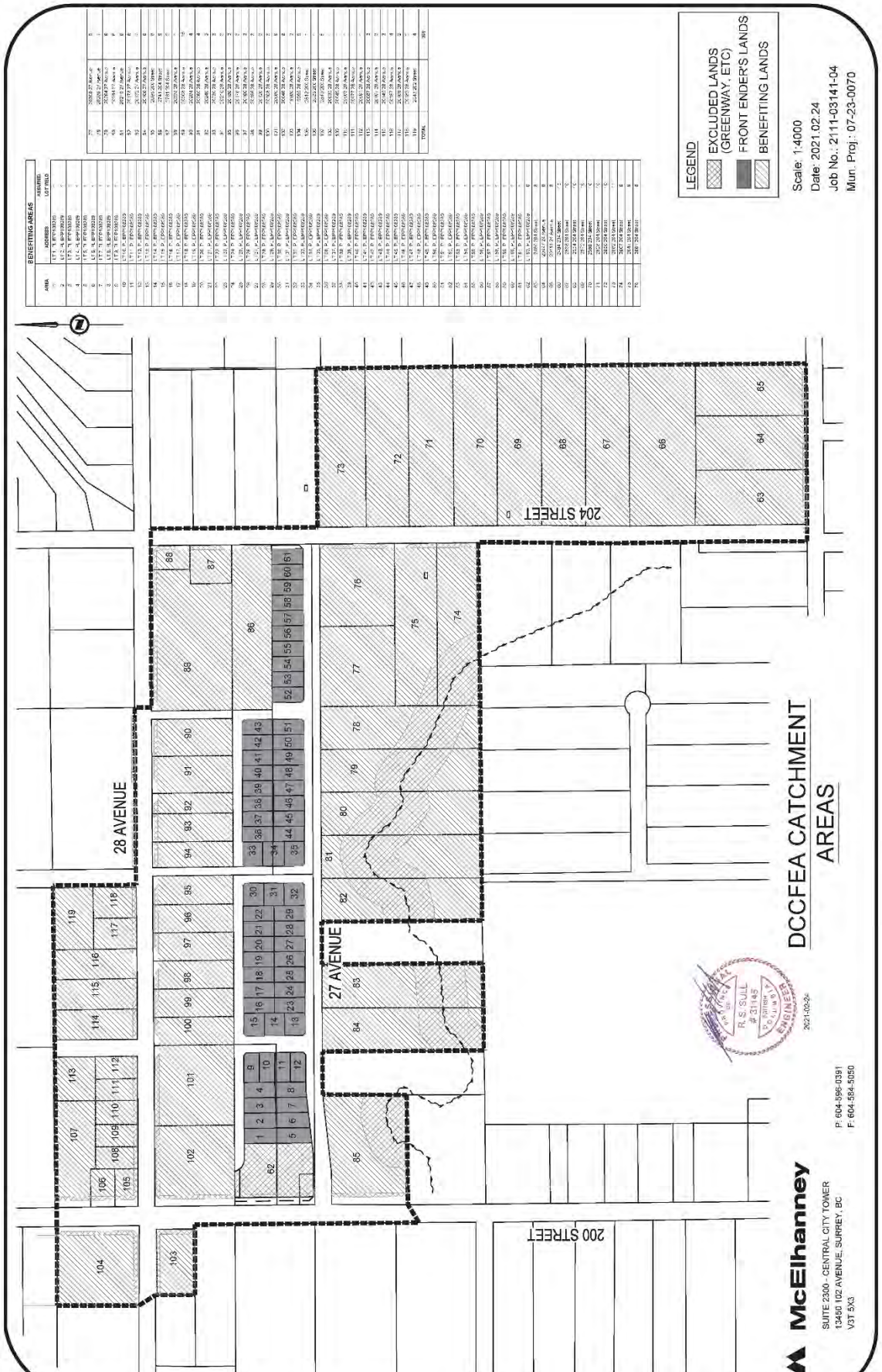
Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
65	002-091-071	20481 24 AVE	LT 44, SEC 23, TWP 7, NWD, PL NWP60211	0.84
66	002-462-923	2484 204 ST	LT 41, SEC 23, TWP 7, NWD, PL NWP60211	1.47
67	005-602-424	2538 204 ST	LT 25, SEC 23, TWP 7, NWD, PL NWP38846	1.01
68	008-554-765	2554 204 ST	LT 24, SEC 23, TWP 7, NWD, PL NWP38846	1.01
69	011-038-039	2572 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	1.01
70	011-038-047	2596 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.94
71	011-038-080	2628 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.78
72	011-038-110	2650 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.65
73	011-038-152	2682 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP3119	0.55
74	003-380-335	2708 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.31
75	003-527-450	2724 204 ST	LT 48, SEC 23, TWP 7, NWD, PL NWP65081	0.21
76	003-527-468	2750 204 ST	LT 49, SEC 23, TWP 7, NWD, PL NWP65081	0.08
77	007-170-009	2513 204 ST	LT 13, SEC 23, TWP 7, NWD, PL NWP35140	0.03
78	001-070-118	2535 204 ST	LT 12, SEC 23, TWP 7, NWD, PL NWP35140	0.30
79	000-822-752	2595 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP35140	0.66
80	008-459-541	2607 204 ST	LT 27, SEC 23, TWP 7, NWD, PL NWP37689	0.57

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
81	002-170-116	2647 204 ST	LT 26, SEC 23, TWP 7, NWD, PL NWP37689	0.87
82	008-499-489	2661 204 ST	LT 29, SEC 23, TWP 7, NWD, PL NWP37953	0.83
83	008-499-471	20308 27 AVE	LT 28, SEC 23, TWP 7, NWD, PL NWP37953	0.87
84	005-682-614	20286 27 AVE	LT 25, SEC 23, TWP 7, NWD, PL NWP35623	0.53
85	007-186-991	20264 27 AVE	LT 24, SEC 23, TWP 7, NWD, PL NWP35623	0.38
86	007-186-975	20244 27 AVE	LT 23, SEC 23, TWP 7, NWD, PL NWP35623	0.23
87	007-186-959	20210 27 AVE	LT 22, SEC 23, TWP 7, NWD, PL NWP35623	0.13
88	004-111-397	20178 27 AVE	LT 21, SEC 23, TWP 7, NWD, PL NWP35623	0.30
89	007-186-924	20162 27 AVE	LT 20, SEC 23, TWP 7, NWD, PL NWP35623	0.43
90	001-490-800	20132 27 AVE	LT 19, SEC 23, TWP 7, NWD, PL NWP35623	0.56
91	007-186-916	20106 27 AVE	LT 18, SEC 23, TWP 7, NWD, PL NWP35623	0.61
92	007-186-878	20078 27 AVE	LT 17, SEC 23, TWP 7, NWD, PL NWP35623	0.46
93	007-186-835	2698 200 ST	LT 15, SEC 23, TWP 7, NWD, PL NWP35623	0.75
94	002-360-659	2741 204 ST	LT 31, SEC 23, TWP 7, NWD, PL NWP60118	0.93
95	009-293-809	2761 204 ST	LT F, SEC 23, TWP 7, NWD, PL NWP22901	0.20
96	009-293-779	20388 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	0.10

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
97	006-176-445	20308 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	1.47
98	010-249-320	20284 28 AVE	LT D, SEC 23, TWP 7, NWD, PL NWP17204	0.40
99	003-283-607	20260 28 AVE	LT C, BLK 4, SEC 23, TWP 7, NWD, PL NWP17204	0.41
100	001-795-031	20240 28 AVE	SEC 23, TWP 7, NWD, PL NWP12764	0.22
101	000-506-796	20230 28 AVE	LT B, SEC 23, TWP 7, NWD, PL NWP12764	0.30
102	009-741-046	20210 28 AVE	LT A, SEC 23, TWP 7, NWD, PL NWP12764	0.28
103	009-436-871	20186 28 AVE	LT 6, SEC 23, TWP 7, NWD, PL NWP10919	0.32
104	004-709-551	20176 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP10919	0.30
105	002-329-620	20160 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP10919	0.31
106	007-789-882	20156 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP10919	0.31
107	009-436-855	20126 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP10919	0.30
108	009-436-847	20108 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP10919	0.31
109	001-772-571	20080 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.88
110	011-271-736	20046 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.84
111	010-981-781	19980 28 AVE	LT A, SEC 22, TWP 7, NWD, PL NWP77730	0.33
112	012-021-351	19955 28 AVE	SEC 22, TWP 7, NWD, PL NWP1168	0.90

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
113	012-021-300	2863 200 ST	LT 23, SEC 22, TWP 7, NWD, PL NWP1168	0.37
114	010-299-769	2812 200 ST	LT 1, SEC 23, TWP 7, NWD, PL NWP17636	0.10
115	001-673-807	2826 200 ST	LT 2, SEC 23, TWP 7, NWD, PL NWP17636	0.12
116	010-299-777	2840 200 ST	LT 3, SEC 23, TWP 7, NWD, PL NWP17636	0.52
117	002-422-751	20035 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP17636	0.13
118	010-299-785	20049 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP17636	0.12
119	003-112-250	20063 28 AVE	LT 6, BLK 8, SEC 23, TWP 7, NWD, PL NWP17636	0.12
120	008-532-869	20077 28 AVE	LT 8, SEC 23, TWP 7, NWD, PL NWP20038	0.12
121	008-532-885	20091 28 AVE	LT 9, SEC 23, TWP 7, NWD, PL NWP20038	0.12
122	002-406-012	20087 28 AVE	LT 10, SEC 23, TWP 7, NWD, PL NWP20038	0.26
123	009-768-572	20107 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP13145	0.34
124	009-768-599	20145 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP13145	0.34
125	009-768-611	20157 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP13145	0.35
126	009-768-661	20169 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
127	009-768-726	20183 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
128	004-399-510	2847 202 ST	LT 5, SEC 23, TWP 7, NWD, PL NWP13145	0.36

SCHEDULE "B"
BENEFITING AREA



SCHEDULE "C"

DESCRIPTION OF THE WORKS

Drainage works consisting of a detention pond of approximately 5,632 m^2 in area complete with approximately 206 linear metres of 525 mm diameter storm sewer, 30 linear metres of 675 mm diameter storm sewer, 20 linear metres of 750 mm diameter storm sewer, 6 manholes, flow control chamber, headwalls, erosion protection, landscaping and fencing, having an Estimated Capital Cost of the Works of $4,774,804.39 all in accordance with the 1081760 BC Ltd. Bylaw 2021 No. 5697, as per design drawings numbered and named as follows:

- 2111-03141-04 Sheets 1 to 50 inclusive
  Prepared by McElhanney Ltd.

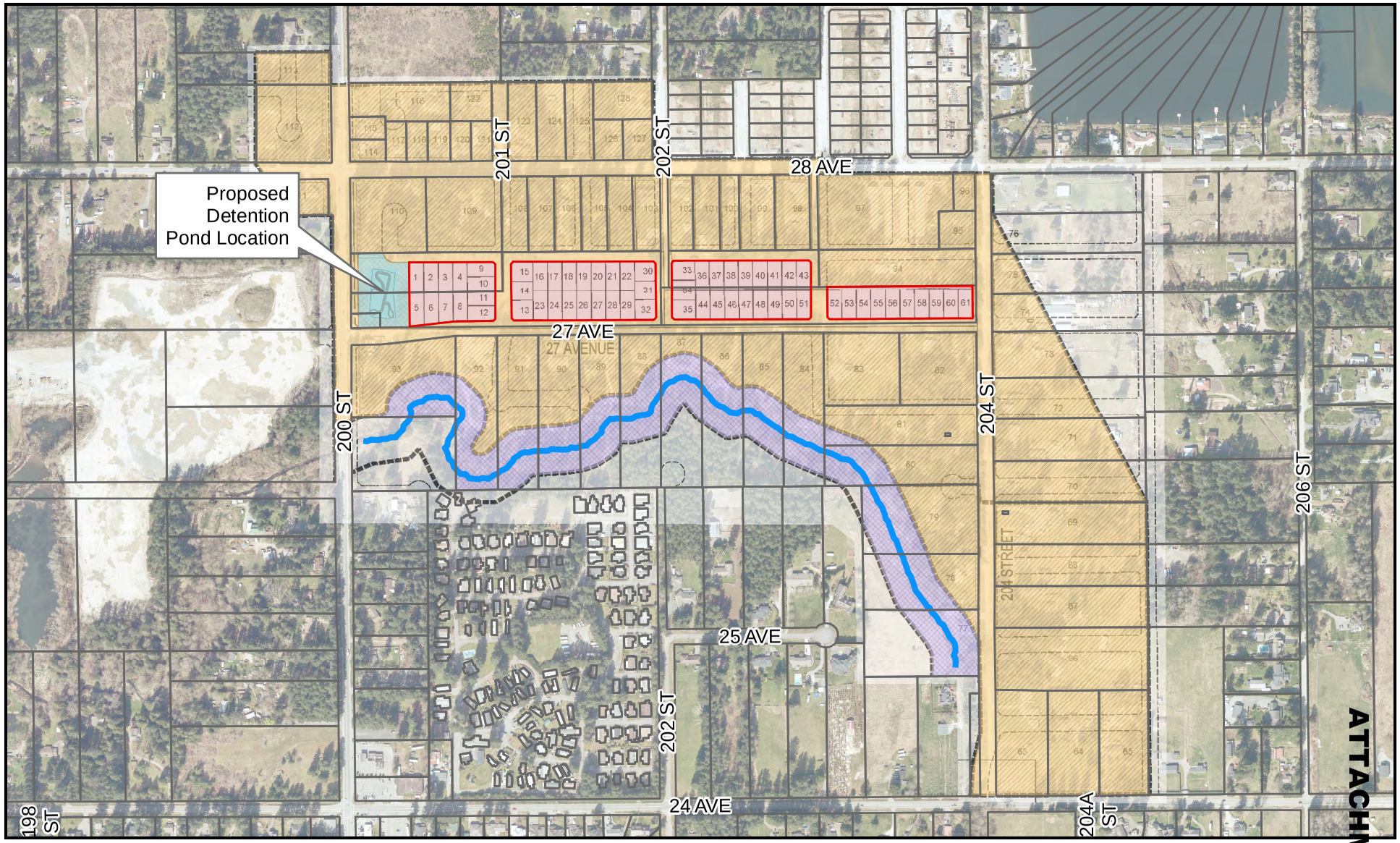
- 19-044 Sheets L4 and L5
  Prepared by PMG Landscape Architect

Applicable DCC Project ID Number from Development Cost Charge Bylaw 2018 No. 5555 related to the works is as follows:

DCC Project ID Number	Description
18 D 074	Pond 2 - 200 Street and 27 Avenue

CONTEXT MAP | 07-23-0070/73 PLATINUM GROUP

DWA / DCC FA



Front Enders Land
Benefitting Lands
Excluded Lands
Pond Area
Stream

N

0 62.5 125 250 375 500 Meters

UPDATED JUNE 8, 2021 ^RN
Document Path: F:\data\Planning\Planning Tech\CustomMaps\07-23-0070 Brookswood DWA\DWA CONTEXT MAP.mxd

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-77
FROM:	ENGINEERING DIVISION	**FILE:**	5330-24-52
SUBJECT:	BUDGET TRANSFER: GLOVER ROAD SANITARY SEWER FORCEMAIN		

RECOMMENDATION:

That Council authorize a budget transfer, in the amount of $350,000, to facilitate completion of the Glover Road Sanitary Sewer Forcemain Project between Smith Crescent and Maxwell Crescent as outlined in this report.

EXECUTIVE SUMMARY:

The need to upgrade and replace certain sections of the existing sanitary sewer system in the Milner area to meet current and future community requirements was identified in 2018.

Specifically, a new sanitary sewer line on Glover Road (provincial Hwy #10) between Smith Crescent and Maxwell Crescent was identified as a priority area that would address capacity concerns, bypass an existing section through private property, avoid system surcharges upstream, and result in long term energy efficiency by replacing a forcemain (pumped section) with a gravity sewer line.

A preliminary estimate of $180,000 based on a conceptual design was subsequently prepared and included as part of the 2019 budget for Council's approval. With completion of detailed design work, referral was made to external stakeholders including the provincial Ministry of Transportation and Infrastructure (MoTI) and Canadian Pacific Railway Company (CP). The original cost estimate has been updated primarily in response to the requirements imposed by external agencies as part of the approval process, particularly by MoTI. In addition, specific site conditions, revealed through survey and detailed design process, as well as current market conditions have necessitated the revised current estimate. It is currently anticipated that an additional amount of $350,000 will be required to successfully complete the project.

Accordingly, it is recommended that Council approve the transfer of $350,000 from the Gloucester Forcemain Replacement Project (SWR1080) to the Glover Road Forcemain Bypass, Smith to Maxwell Project (SWR1122), to allow for completion of the works in the current year.

PURPOSE:

To obtain Council approval to transfer $350,000 to the Forcemain Bypass Glover Road, Smith to Maxwell Project (SWR1122) from existing available budget in the Gloucester Forcemain Replacement Project (SWR1080) to facilitate construction in 2021.

BACKGROUND/HISTORY:

As part of an engineering modelling review and analysis conducted in 2018, it was determined that sections of the existing sanitary sewer system in the Milner area required upgrades and improvements to meet current and future community needs. The retained engineering consulting firm identified several infrastructure upgrades as areas of high priority, including the existing sewer line along Glover Road (Hwy #10) in the Milner area to address capacity concerns between Smith Crescent and Maxwell Crescent.

The existing system consists of a combination of forcemain and gravity sewer lines, primarily along Glover Road, with a section between Maxwell and Smith Crescents currently located along a statutory right-of-way on private property (refer to Attachment A). This section, along with other laterals and individual service connections upstream of the gravity system at Maxwell and Glover, experienced capacity concerns resulting in periodic system surcharges and were determined to be undersized.

With limited access available along the portion of the public sewer system located on private property within a statutory rights-of-way, a design was prepared to divert a portion of the flows to a more viable location through a new sewer line along Glover Road between Smith Crescent and Maxwell Crescent as shown on Attachment A. The design also considered advantages in reducing long term operating costs associated with eliminating a forcemain (pumped) section of the system and replacing it with a gravity line.

DISCUSSION/ANALYSIS:

A budget was prepared for the proposed works and approved by Council as part of the 2019 capital budget in the amount of $180,000. However, the 2019 budget was based on a conceptual design without the benefit of a survey, detailed design, and input from MoTI which has jurisdiction over Glover Road (Hwy #10).

Subsequently, with design refinements to suit site specific conditions and in obtaining the necessary permit from MOTI, the preliminary cost estimate used for budgetary purposes has had to be revised which also reflects current market conditions and economic realities. Accordingly, it is currently anticipated that an additional amount of $350,000 would be required to successfully complete the project.

Subject to Council’s approval of the budget transfer request, construction can proceed following the normal tender process anticipated to commence as soon as possible with completion of construction projected prior to the end of 2021.

Financial Implications:

The current Sewer Capital Works budget for the Glover Road Forcemain Bypass, Smith to Maxwell Project (SWR1122), approved as part of the 2021 budget consists of the original (2019) estimate of approximately $180,000. In order to complete the project, staff have identified an existing sewer account in the Gloucester Forcemain Replacement Project (SWR1080) which is nearing completion with surplus funding available with no financial implications on the 2021 Budget.

Accordingly, it is recommended that Council approve the transfer of $350,000 from the Gloucester Forcemain Replacement Project (SWR1080) to the Glover Road Forcemain Bypass, Smith to Maxwell Project (SWR1122) to allow for completion of the works in the current year.

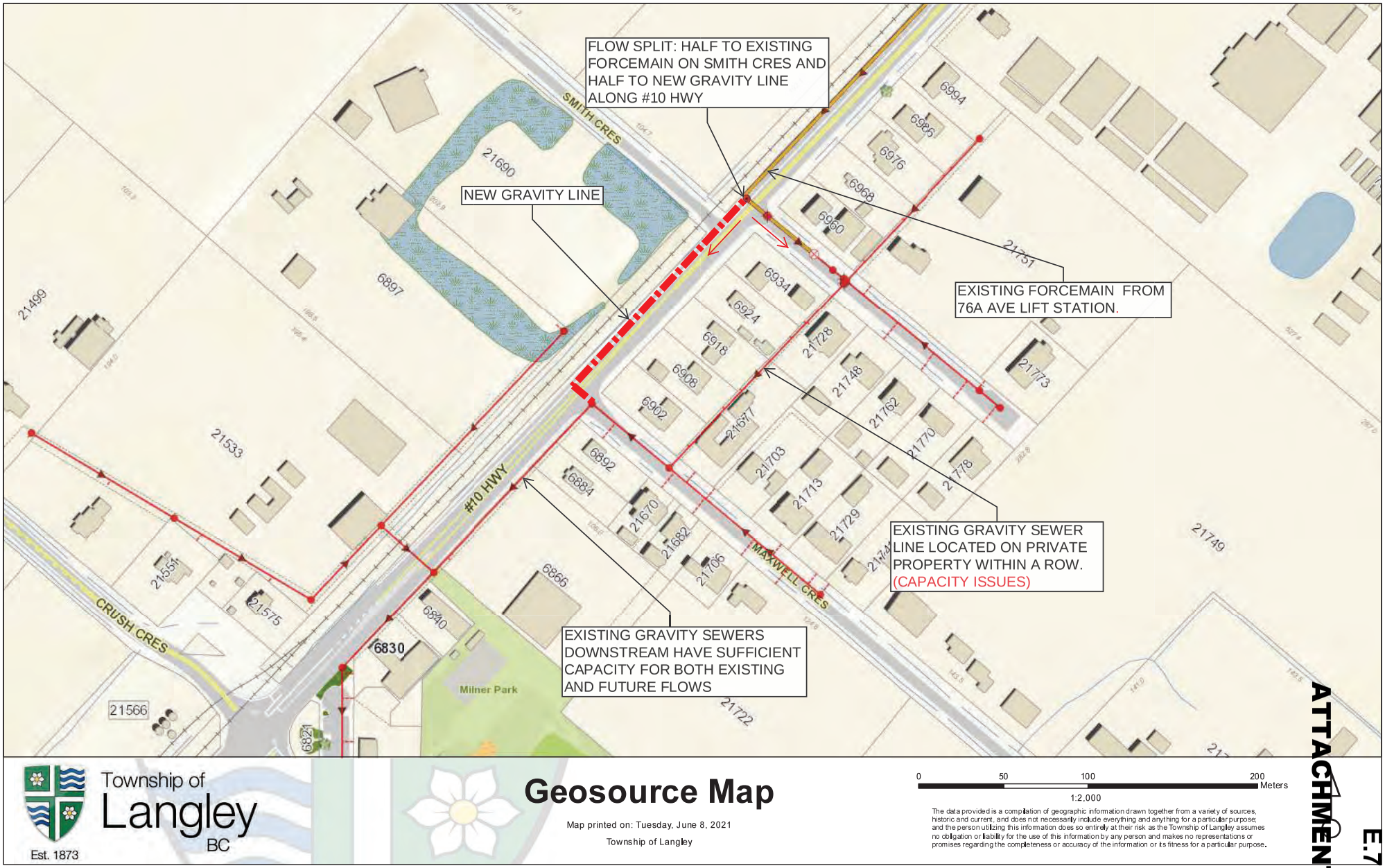
Respectfully submitted,

Harman Uppal
ENGINEERING TECHNOLOGIST II
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Context Map



ATTACHMENT A E.7

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-72
FROM:	ENGINEERING DIVISION	**FILE:**	0810-20
SUBJECT:	FORT LANGLEY COMMUNITY PARK PUBLIC ENGAGEMENT UPDATE		

RECOMMENDATION:

That Council receive the Fort Langley Community Park Public Engagement Update Report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

EXECUTIVE SUMMARY:

At its November 9, 2020 Regular Meeting, Council endorsed the public engagement strategy; and directed staff to proceed with obtaining community feedback and to bring the results, including potential next steps, forward for Council's consideration.

Due to COVID-19 restrictions, public engagement was held online in a digital format between March 8 and April 19, 2021. The primary mechanism for feedback was a web-based public survey which was also available in printed hard copy by request. Approximately 1,000 completed surveys were submitted.

Respondents were provided with a list of amenities that currently exist in Township of Langley parks and were asked which of those they would be most interested in for the Fort Langley Community Park. The top three priorities identified are listed below in priority order:

1. Outdoor Seasonal Pool;
2. Adventure (Parkour) Park (consisting of obstacles, such as climbing walls, balance beams, stairs, ledges, rails, etc.); and
3. Spray Park.

Converting the existing pool into a spray park is the option recommended by staff based on the overall public cost/benefit analysis.

A complete copy of the public engagement results is provided as Attachment A. Once a preferred option has been identified by Council, staff will develop an updated project scope, timeline, cost estimates and anticipated required budget.

PURPOSE:

To present findings from the public engagement feedback regarding current and future park uses and amenities and seek Council direction on next steps.

BACKGROUND/HISTORY:

The existing Fort Langley Outdoor Pool was originally constructed approximately 60 years ago. Due to ongoing operational challenges, age of the facility, and the need for significant capital investment, an assessment was undertaken in 2019. The assessment revealed several concerns relating to public health, safety, functionality, liability, and compliance.

On January 27, 2020, staff presented the findings of the assessment to Council and the following motion was carried:

> *That Council direct staff to proceed with conversion of the Fort Langley Outdoor Pool to an outdoor community splash pad and spray park.*

Staff proceeded with the design process and public engagement on the various elements of the spray park. The goal being to bring forward a budgetary estimate to include in the 2021 budget for Council's consideration and on approval, have the construction completed prior to the 2021 spray park season.

On September 21, 2020 at its Regular Meeting, Council resolved as follows regarding the Fort Langley Outdoor Pool:

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

   Motion was referred to staff, for a report to include the process for public input opportunity and the cost of the various pool repair and replacement options.

2. *That a Public Input Opportunity be set up in a "Public Hearing Style Format" at the next open meeting of Township Council to receive comments from the public.*

   Motion was deferred until after the staff report on the public engagement process and costing has been received.

3. *That Council have a full discussion on the Fort Langley Outdoor Pool Replacement Plan at an open Council meeting.*

   Motion was Carried.

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

   Motion was Carried.

At its Regular Meeting on November 9, 2020, Council carried the following resolution regarding the Fort Langley Outdoor Pool.

> *That Council endorse the public engagement strategy outlined in this report; and direct staff to proceed with the proposed framework to obtain feedback regarding the Fort Langley Outdoor Pool and bring forward the results, including potential next steps, for Council's consideration.*

DISCUSSION/ANALYSIS:

As directed by Council at the November 9, 2020 meeting, staff proceeded with undertaking public engagement to gather feedback about current park use and considerations for future park amenities including possible replacement of the outdoor pool.

The public engagement took place between March 8 and April 19, 2021. Due to COVID-19 restrictions, public engagement was held online in a digital format. The primary mechanism for feedback was a web-based public survey. The survey was also available in printed hard copy upon request.

Engagement Format	Numbers
Surveys taken	983
Questions and/or comments	756
Social media impressions	18,866
Social media engagements (likes, comments, shares)	2,272
Webpage visits (unique views)	1,724
E-newsletter recipients	5,017

Public Survey Results

A total of 983 surveys were completed and consisted of 11 questions, 4 of which were demographic questions. The survey has been included as Attachment A - Fort Langley Community Park Engagement Summary Report.

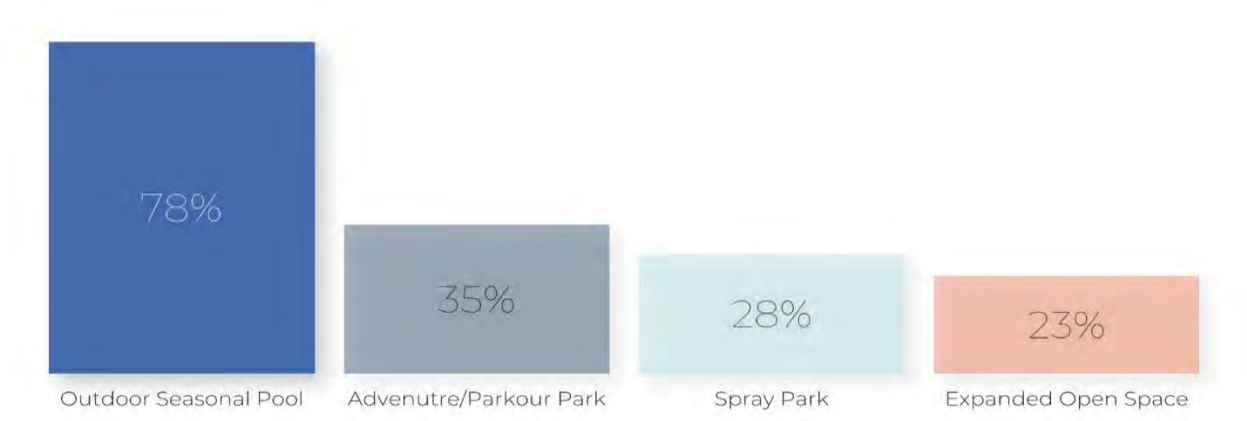
Below are the main findings from the survey, in no particular order. For questions with multiple answers allowed, combined percentage figures will exceed 100%.

- Overall, 97% of the respondents indicated that they live in the Township of Langley. Of those, the majority live in Fort Langley and Walnut Grove.

- Survey respondents were asked what activities they participate in most when visiting the park, with up to three options allowed. The top three responses include:



- Respondents were provided with a list of amenities that currently exist in Township of Langley parks, and asked which of those they would be most interested in for the park, with up to three choices allowed. The following were the top 4 results:



Note: Adventure/Parkour Park is a park consisting of obstacles like climbing walls, balance beams, stairs, ledges, and rails. The closest example is Penzer Park in the City of Langley.

- As per Council direction, an open format section was provided for respondents to share any other new amenities they would like to see in the Park, should the Township choose to reimagine the park space. 379 respondents provided a response. A complete list has been provided in Attachment A.

- In order to assess community priorities for the park, respondents were asked to select what was most important to them in updating the park, with up to two priorities allowed, and the results are shown below:



- The final question of the survey was open-ended and provided an opportunity for respondents to share their thoughts about the current and future amenities of Fort Langley Community Park. These survey comments were coded, and the following emerging themes were identified:

    - Pool is a priority
    - Larger pool is preferred
    - Amenities for all ages and abilities
    - Retain trees and natural spaces

Environmental Implications:

To achieve the emissions reduction goals set out in the Climate Action Strategy, all new corporate facilities need to be zero carbon in operation. Depending on the preferred option, more investigation will be required to determine how best to minimize the carbon footprint, and to estimate the related costs.

Financial Implications:

In the November 9, 2020 Council Report a number of options were presented with recommendations for Council's consideration.

The cost estimates have not been updated from information presented in previous reports, based on more current prevailing market conditions. With that, it should also be noted that the cost estimations are presented as an order of magnitude for comparison purposes and are to be considered as high-level estimates of the capital cost and associated general tax impact for reference.

Generally, prior to more detailed costing assessment, it would be necessary to develop a clear scope and undertake a detailed design process. Financial impact, relating to capital costs, will vary significantly depending on the option selected.

Previous Options*			
Option	**Description**	**Est. Capital Cost****	**Est. Tax Impact*****
Option 1: Minimum Upgrades	Addresses only the critical issues at the facility. This has a very high level of associated risk. While this option may appear appealing due to its estimated cost, it is **not recommended**, as it may not be possible, it may cost significantly more and will not address long term issues and associated costs.	$0.5 M	0.4%
Option 2: Major Renovations	Major upgrades to the facility to deal with the majority of the concerns outlined in the assessment. However, this is **not recommended** due to the significant costs involved, high level of risks, and the relatively low associated benefits.	$2.3 M	1.7%
Option 3: Facility Replacement at Current Site *(like-for-like)*	This is a like-for-like replacement of the existing outdoor pool on the current site, with another same size/configuration pool based on current codes and health guidelines. It would consist of minimum upgrades to meet current codes and regulations. However, this option is **not recommended** due to the small size and depth of the pool and limited aquatic programming.	$3 M to $4 M	2.2% to 2.9%
Option 4: Conversion to a Spray Park	Convert the existing pool site to a Spray Park. This option **is recommended** by staff based on the overall public cost-benefit analysis.	$1 M	0.7%

New Options			
Option	**Description**	**Est. Capital Cost***	**Est. Tax Impact****
Option 5: Facility Replacement at Current Site (or a different location in the Park) based on an Expanded Footprint	Construct a new (single tank) outdoor four lane 25 m pool. To accommodate a larger pool footprint and additional components/structures (e.g. change rooms, washrooms, pool building, chemical storage, etc.). Some of the following elements will need to be taken into consideration under this option: • Reduce the expansion of the Fort Langley Cemetery; • Removal of significant trees and greenspace; • Deconstruction of the existing caretaker residence; • Loss of the sports field to accommodate the new facility.	$7.5 M	5.4%
Option 6: Other (non-aquatic) Park Improvements	Decommission the existing site and seek public feedback on potential non-aquatic enhancements that could provide for more year-round use and appeal to a diverse age group. This could include one or more of the following: sports courts, skate park, bike park, adventure playground, etc. Similar to Option 5, the elements listed above will also need to be considered.	Undefined at this stage	

* *Previous options have been updated based on most current information about costs and assumptions*
** *This is a high-level capital estimate (order of magnitude for comparison purposes) that does not factor in any operating costs, cost to mitigate potential climate impacts and is not based on any design*
*** *This is estimated as the one-year tax impact that assumes new funding*

Conclusion:

Based on the results of the public engagement, it is clear the majority of respondents prefer an outdoor seasonal pool. From the list of potential options, pool replacement is the most expensive option from both the initial capital expenditure as well as ongoing operating and maintenance perspective. Staff request direction from Council on the next steps.

Respectfully submitted,

Harb Chohan
DIRECTOR, FACILITIES AND SUSTAINABILITY
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Recreation	C. Blair

ATTACHMENT A Fort Langley Community Park Engagement Summary Report

ATTACHMENT A

Township of Langley

Est. 1873



Engagement Summary - Fort Langley Community Park

tol.ca Engineering Division May 2021

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1.0 Introduction

This document provides a summary of engagement activities and public feedback for the replacement of the community pool within the Fort Langley Community Park. Originally constructed in 1962, the pool at the Fort Langley Community Park (the Park) has been closed to the public for health and safety reasons. Reopening the pool in its current condition is not permitted. Township of Langley Council requested staff survey the public to gather feedback about current park use and thoughts for future park amenities, including possible replacement of the outdoor pool.

2.0 Engagement

Due to COVID-19, public engagement was held online in a digital format between March 8 and April 19, 2021. The primary mechanism for feedback was a web-based public survey, which was also available in printed hard copy, by request. In total, 983 completed surveys were submitted. The following table provides a summary of total engagement.

Engagement Summary	
Surveys taken	983
Questions and/or comments	756
Social media impressions	18,866
Social media engagements (likes, comments, shares)	2,272
Webpage visits (unique views)	1,724
E-newsletter recipients	5,017

2.1 Advertising

The survey was advertised via the following methods:

- Township webpage
- Social media (Facebook, Twitter, Instagram)
- Newspaper ads
- Press release
- E-newsletter
- Poster boards at the park

Public engagement over social media was high, with the first Facebook post was shared 39 times. Within 1 day of launch, the survey had been taken by 561 respondents, indicating a high level of community interest.



Facebook, posted March 8, 2021



Survey on Fort Langley Pool's future wraps up soon

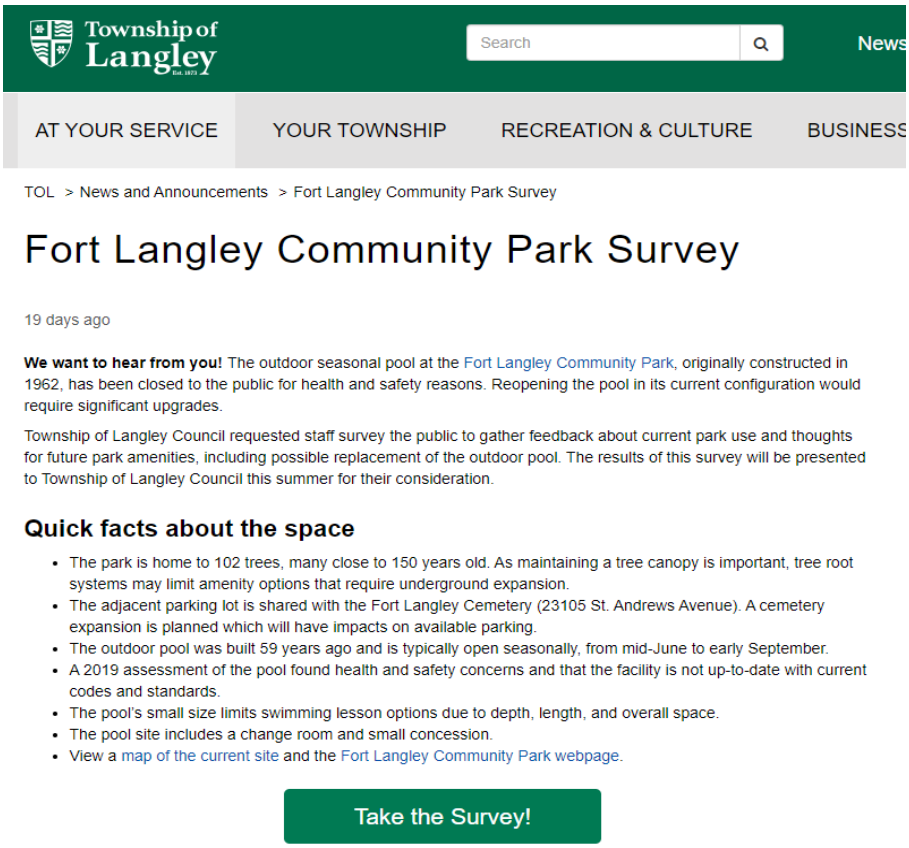
Residents have until Friday, April 16 to give online input

MATTHEW CLAXTON / Apr. 8, 2021 6:00 p.m. / LOCAL NEWS / NEWS

Newspaper article, April 8, 2021



Site poster boards



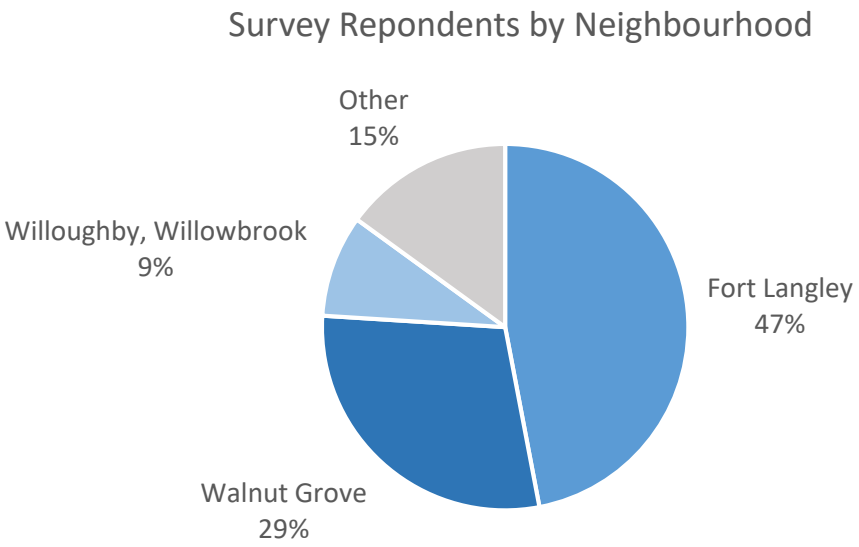
Webpage

3.0 Survey Results

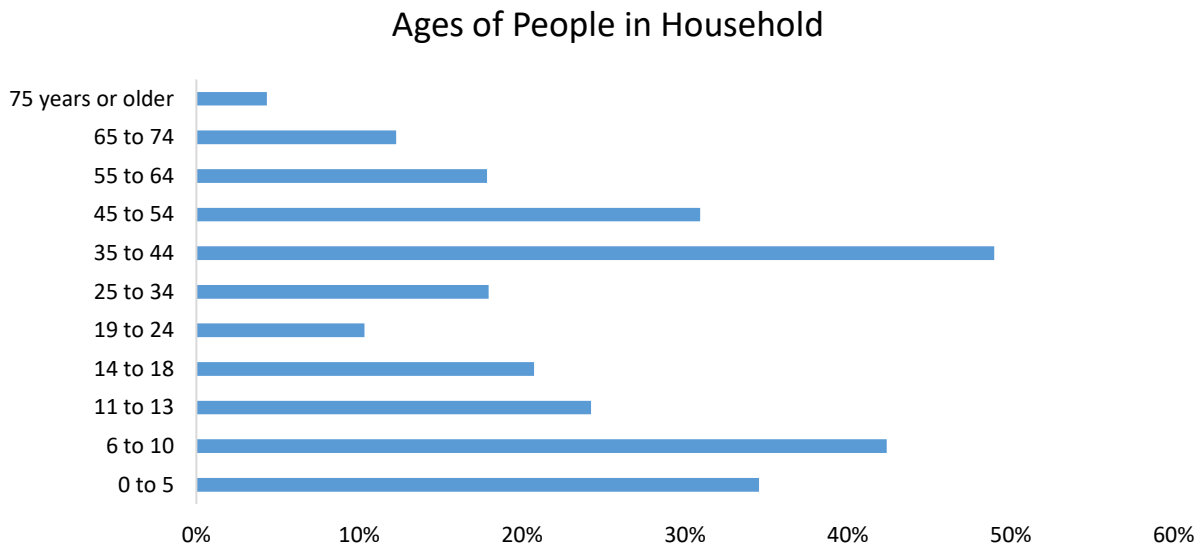
A total of 983 surveys were submitted during the survey period March 8 to April 19, 2021. The survey consisted of 11 questions, 4 of which were demographic questions. The survey can be viewed in Appendix A.

3.1 Demographics

Overall, 97% of respondents indicated that they live in the Township of Langley, with the majority living in either Fort Langley or Walnut Grove.

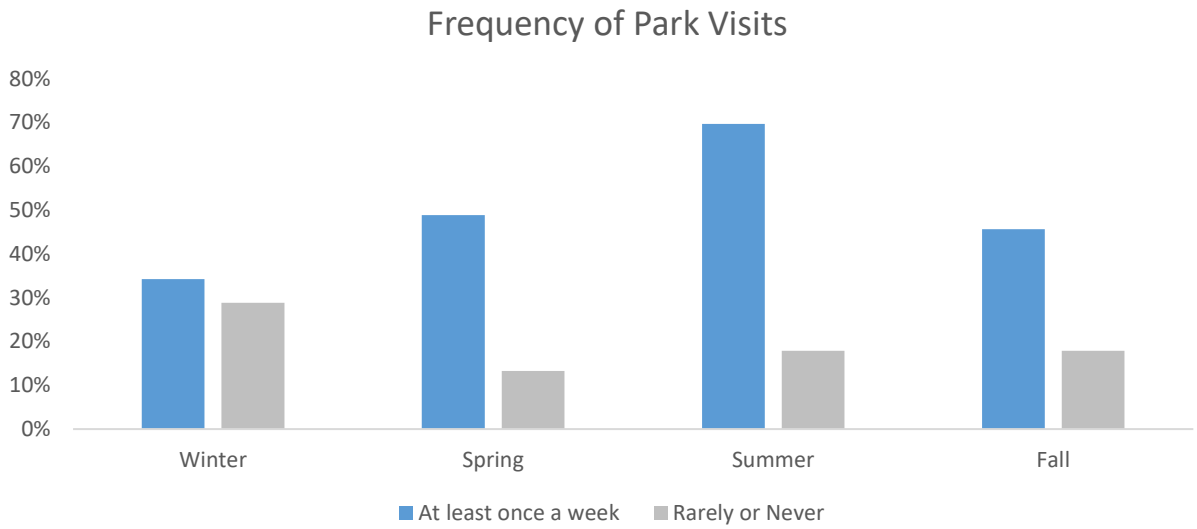


To better understand household composition, respondents were asked the ages of people in their households. The most common age range was 35-44 years, followed by 6-10 years. There was also a relatively high number of children in multiple other age groups, indicating that many respondents have families with children.



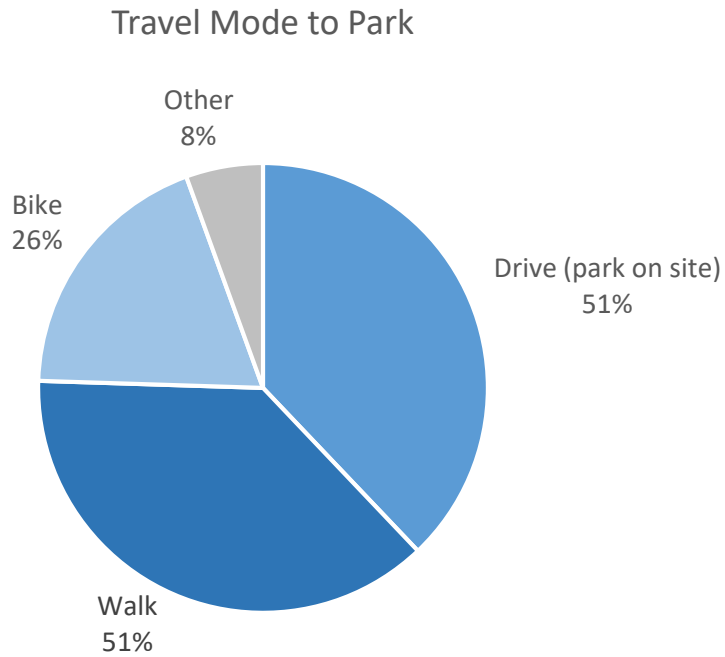
3.2 Current Park Usage

Survey results indicate that the Fort Langley Community Park is well used throughout the year, with over 30% of respondents reporting that they visit the park at least once a week in each of the seasons. Reported usage is higher in the summer, and users are more likely to report that they never or rarely visit in the winter.



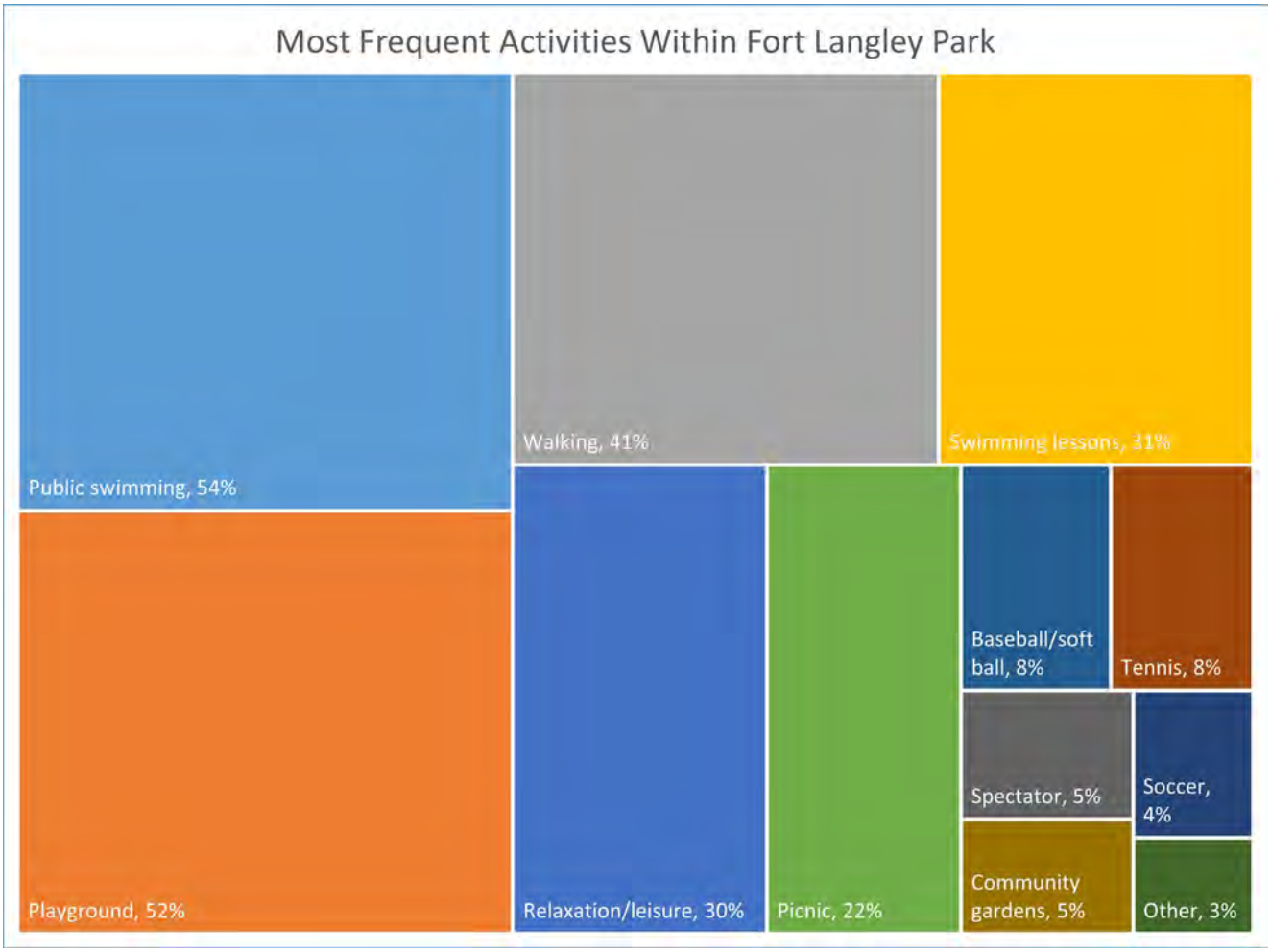
3.3 Travel Modes

Respondents were asked how they typically travel to and from the park, with up to two choices allowed. The most frequent responses were driving (park on site) and walking (51% each), followed by cycling (26%).



3.4 Park Activities

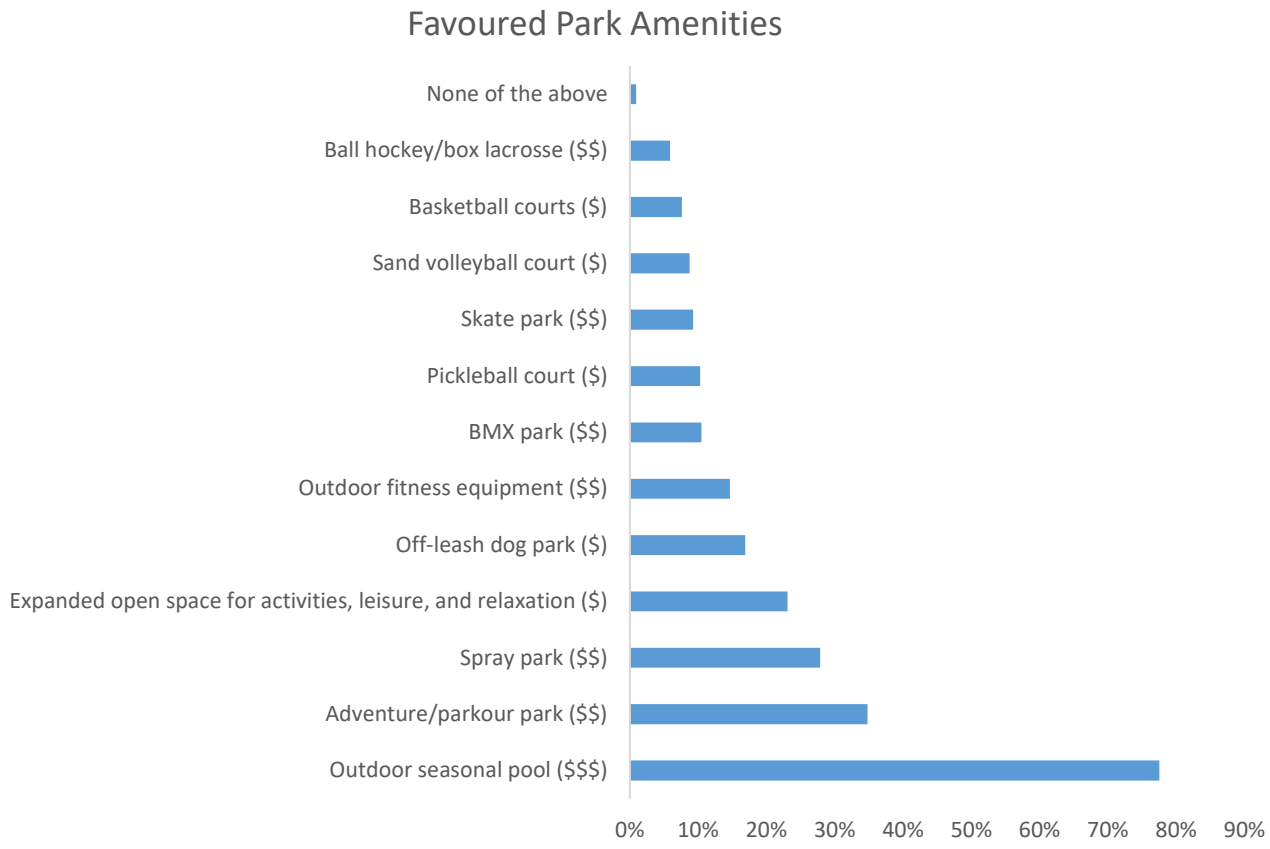
Survey respondents were asked what activities they participate in most when visiting the Park, with up to three options allowed. The top responses include: public swimming (54%), playground (52%), walking (41%), swimming lessons (31%), relaxation/leisure (30%) and picnic (22%).



3.5 Park Amenities

3.5.1 Existing Amenities

Respondents were provided with a list of amenities that currently exist in Langley parks, and asked which of those they would be most interested in for the Fort Langley Community Park, with up to three choices allowed. Each amenity was accompanied by a dollar figure range to indicate the relative cost. The amenity selected most frequently was an outdoor seasonal pool, with 78% of respondents selecting this option. Other favoured amenities included adventure/parkour park (35%), spray park (28%), and expanded open space for activities, leisure and relaxation (23%).



Depending on the option chosen by Council, some amenities may result in an increase to property taxes or user fees in order to cover operating costs of new infrastructure.

$ < $300,000 $$ $300,001 - $1,000,000 $$$ $6,000,000 - $8,000,000

Cost legend from survey question 4

3.5.2 New Amenity Ideas

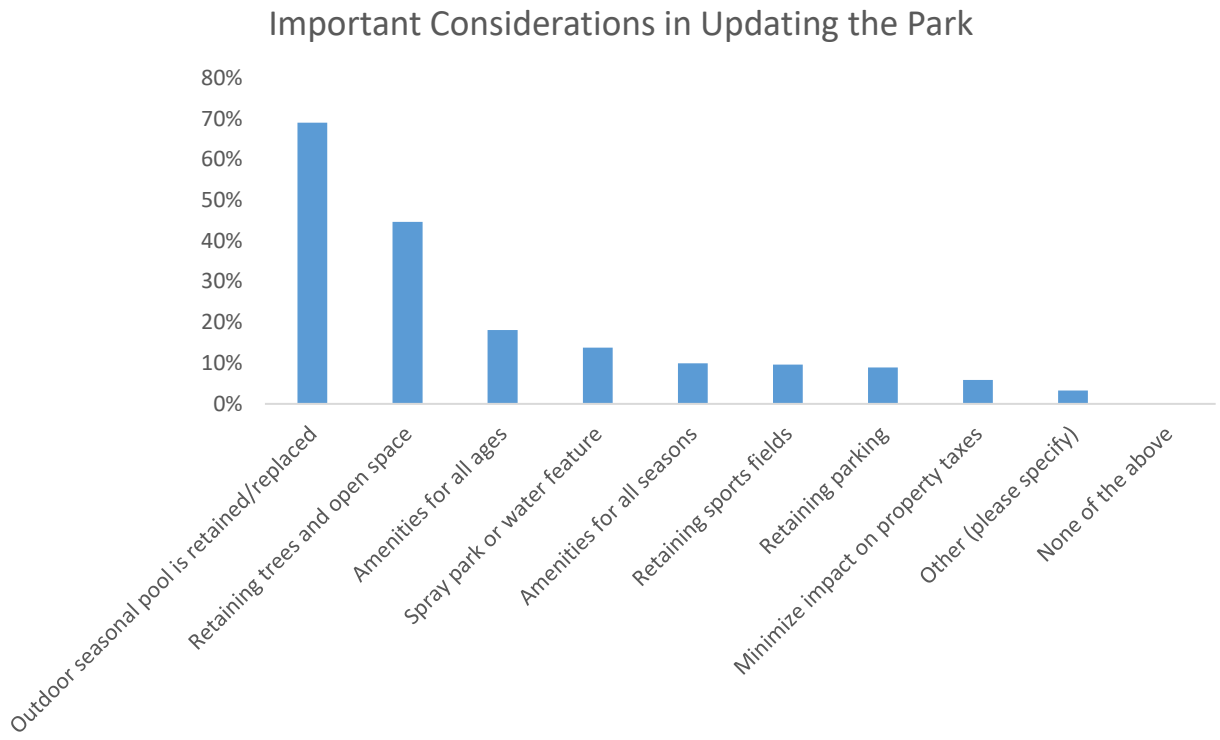
In an open format, respondents were asked what new amenities they would like to see in the Park should the Township choose to reimagine the Park space. 379 respondents provided a response. Of the new ideas suggested, a short list is provided below (in no particular order), with the full list of comments provided in Appendix B.

- Summer concession/food trucks
- Natural play structures (rocks, tree trunks)
- Accessible playground for all abilities
- Zip line
- Indoor pool
- Hot tub
- Stage for music/festivals
- Screen for outdoor movies
- Public art
- Multiuse pathway
- BBQ pits
- Interpretive panels for trees and local flora
- Gender-neutral washrooms
- Bocce courts
- Concrete ping pong tables
- Chess tables
- Solar water filling station
- Rose garden
- Water slides
- Astronomy tools
- Skate park
- Climbing wall
- Arts and activity programming
- Bike storage, e-bike charging
- Sheltered spaces (from rain, sun)
- Shallow streams/water features for younger children

3.6 Important Considerations

Respondents were asked to select what were the two most important items for them in updating the Park.

Retaining/replacing the outdoor seasonal pool was the most selected priority at 69%, with retaining trees and open space at 45%, and amenities for all ages at 18% as the second and third priorities. Minimizing impact on property taxes was not indicated as a high priority, with only 6% of respondents selecting this option.



4.0 Other Considerations

A high level analysis of survey comments identified the following emerging themes.

- Pool is a priority
- Larger pool preferred
- Amenities for all ages and abilities
- Retain trees and natural spaces

A full list of survey comments can be found in Appendix B.

Appendix A: Fort Langley Community Park Survey

Fort Langley Community Park Survey

The outdoor seasonal pool at the Fort Langley Community Park, originally constructed in 1962, has been closed to the public for health and safety reasons. Reopening the pool in its current configuration would require significant upgrades.

Township of Langley Council requested staff survey the public to gather feedback about current park use and thoughts for future park amenities, including possible replacement of the outdoor pool. The results of this survey will be presented to Township of Langley Council this summer for their consideration.

About the Fort Langley Community Park

* 1. **How often do you typically visit Fort Langley Community Park each season?**

	Never	Rarely	Less than once a month	1-2 times a month	Once a week	Twice a week or more
Winter	○	○	○	○	○	○
Spring	○	○	○	○	○	○
Summer	○	○	○	○	○	○
Fall	○	○	○	○	○	○

* 2. **How do you typically travel to and from Fort Langley Community Park?** Choose up to two.

- [ ] Walk
- [ ] Bike
- [ ] Roll (scooter, wheelchair)
- [ ] Drive (park on site)
- [ ] Drive (dropped off)
- [ ] Public transit
- [ ] Other (please specify)

- [ ] I do not visit Fort Langley Community Park

* 3. **Which activities do you participate in most when visiting the park?** Choose up to three.

- [ ] Picnic
- [ ] Baseball/softball
- [ ] Soccer
- [ ] Walking
- [ ] Public swimming
- [ ] Swimming lessons
- [ ] Community gardens
- [ ] Playground
- [ ] Tennis
- [ ] Relaxation/leisure
- [ ] Spectator
- [ ] Other (please specify)

- [ ] I do not visit Fort Langley Community Park

* 4. The following is a list of amenities that currently exist in Langley parks. **What kinds of amenities would you be most interested in?** Choose up to three.

Depending on the option chosen by Council, some amenities may result in an increase to property taxes or user fees in order to cover operating costs of new infrastructure.

$ < $300,000	$$ $300,001 - $1,000,000	$$$ $6,000,000 - $8,000,000

- [ ] Basketball courts ($)
- [ ] BMX park ($$)
- [ ] Expanded open space for activities, leisure, and relaxation (passive areas) ($)
- [ ] Off-leash dog park ($)
- [ ] Sand volleyball court ($)
- [ ] Adventure/parkour park ($$)
- [ ] Outdoor fitness equipment ($$)
- [ ] Pickleball court ($)
- [ ] Skate park ($$)
- [ ] Spray park ($$)
- [ ] Outdoor seasonal pool ($$$)
- [ ] Ball hockey/box lacrosse ($$)
- [ ] None of the above

5. **If we were to reimagine the park space, what new amenities would you like to see in the park, and why?**

Township of Langley Council may consider amenities that may not currently exist in our parks, if feasible.

* 6. **In updating the Fort Langley Community Park, what is most important to you?** Choose up to two.

- [ ] Outdoor seasonal pool is retained/replaced
- [ ] Spray park or water feature
- [ ] Minimize impact on property taxes
- [ ] Other (please specify)
- [ ] Amenities for all ages
- [ ] Amenities for all seasons
- [ ] Retaining trees and open space
- [ ] Retaining parking
- [ ] Retaining sports fields
- [ ] None of the above

7. **Is there anything else you would like to share about the current and future amenities of the Fort Langley Community Park?**

About You

Learning more about potential park users will help inform decision making.

* 8. **Do you live or work in the Township of Langley?**

- ◯ Live in the Township
- ◯ Both live and work in the Township
- ◯ Work in the Township
- ◯ Neither

* 9. **What community do you live in?** Provide the closest answer.

- ◯ Aldergrove
- ◯ Murrayville
- ◯ Salmon River Uplands
- ◯ Brookswood
- ◯ Walnut Grove
- ◯ Rural
- ◯ Fort Langley
- ◯ Willoughby/Willowbrook
- ◯ Do not live in the Township

* 10. **What is your postal code?**

Postal Code _____

* 11. **What are the ages of people in your household?** Check all that apply.

- ☐ 0 to 5
- ☐ 6 to 10
- ☐ 11 to 13
- ☐ 14 to 18
- ☐ 19 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 years or older

Click 'Submit' below to complete the survey.

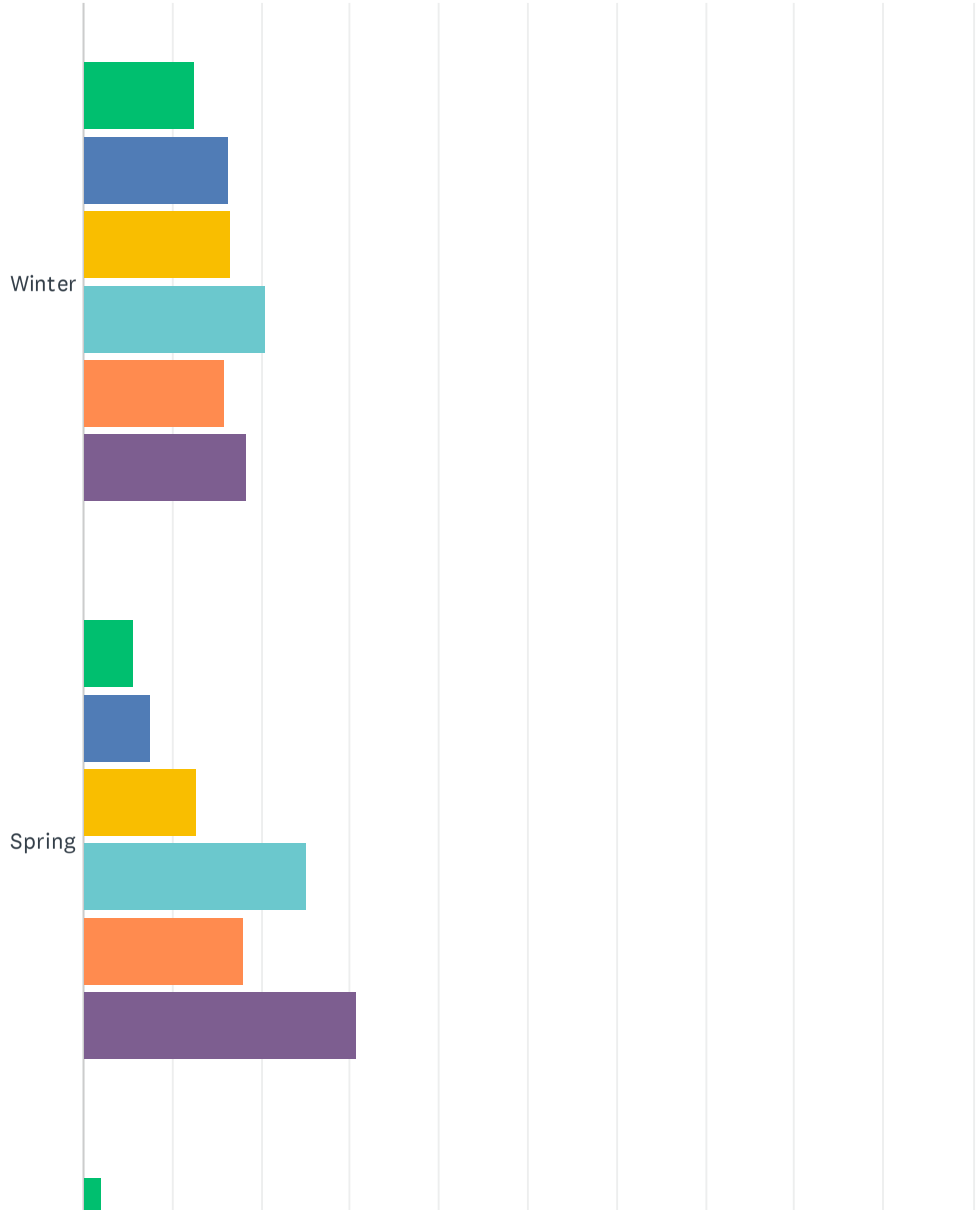
Thank you for participating. Your feedback is important!

Freedom of Information Statement: Any personal information collected on this survey will be managed in accordance with the Freedom of Information and Protection of Privacy Act and is stored on Canadian servers. Direct inquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this survey to Supervisor, Information, Privacy and Records Management, 20338 – 65 Avenue, Langley BC, V2Y 3J1, foi@tol.ca 604.532.7396.

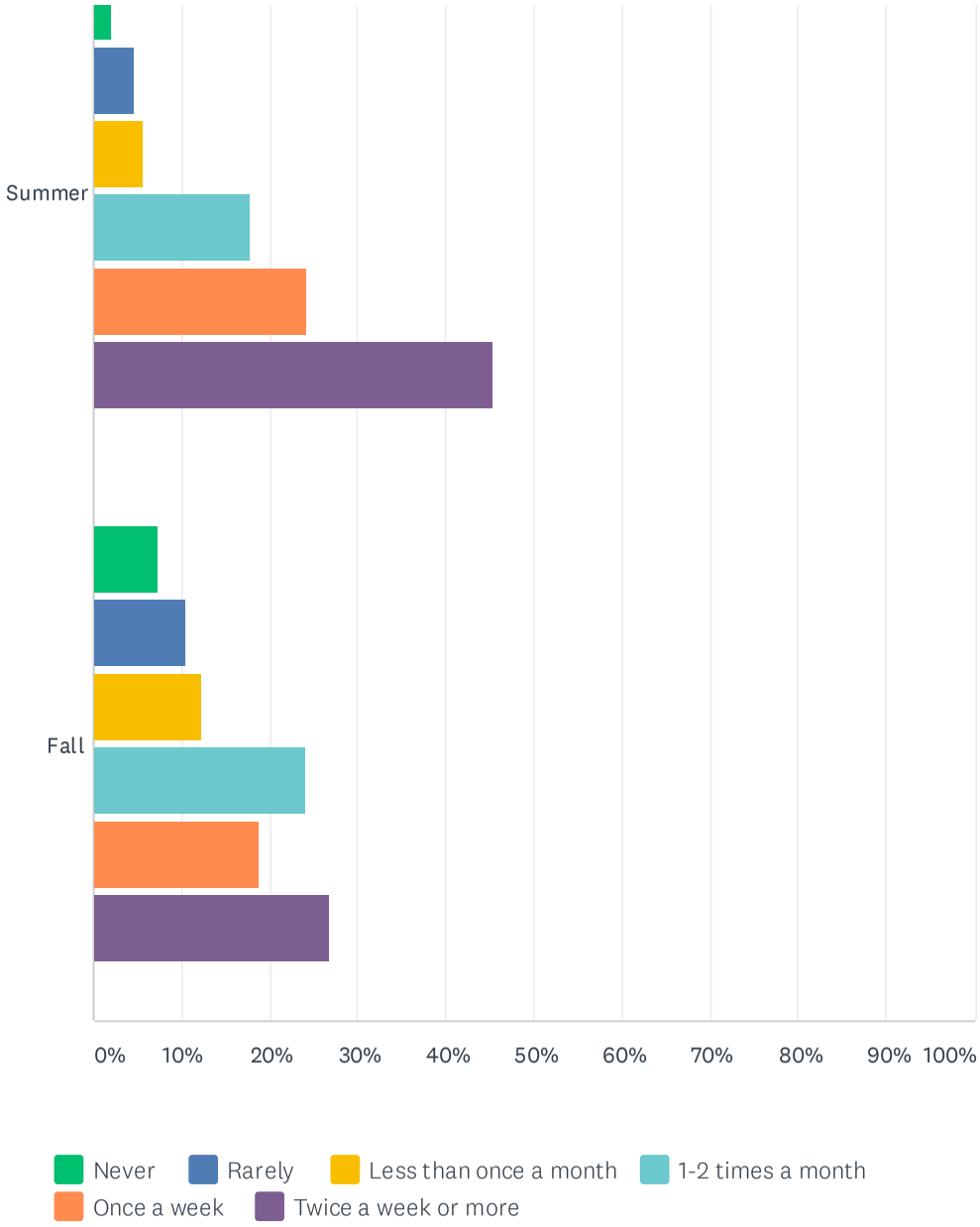
Appendix B: Survey Raw Data and All Comments

Q1 How often do you typically visit Fort Langley Community Park each season?

Answered: 983 Skipped: 0



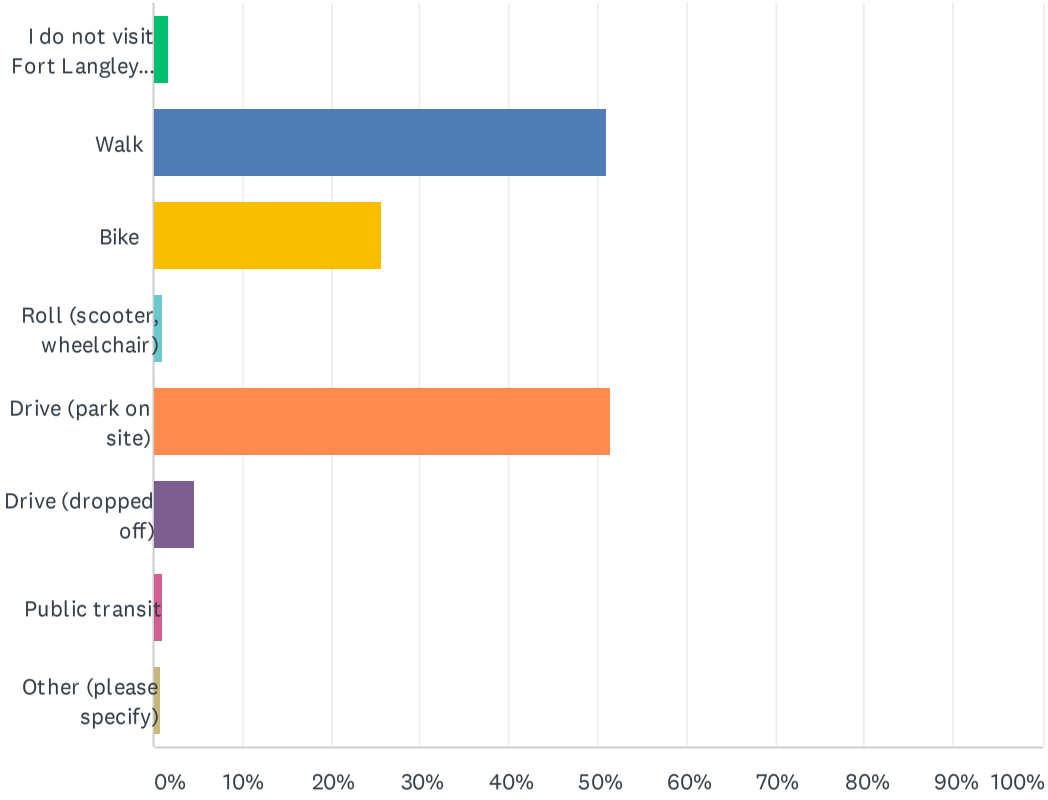
Fort Langley Community Park Survey



	NEVER	RARELY	LESS THAN ONCE A MONTH	1-2 TIMES A MONTH	ONCE A WEEK	TWICE A WEEK OR MORE	TOTAL	WEIGHTED AVERAGE
Winter	12.55% 123	16.33% 160	16.43% 161	20.41% 200	15.82% 155	18.47% 181	980	2.40
Spring	5.65% 55	7.60% 74	12.83% 125	25.05% 244	18.07% 176	30.80% 300	974	2.74
Summer	2.15% 21	4.60% 45	5.73% 56	17.79% 174	24.23% 237	45.50% 445	978	3.13
Fall	7.41% 72	10.49% 102	12.35% 120	24.07% 234	18.93% 184	26.75% 260	972	2.65

Q2 How do you typically travel to and from Fort Langley Community Park? Choose up to two.

Answered: 983 Skipped: 0

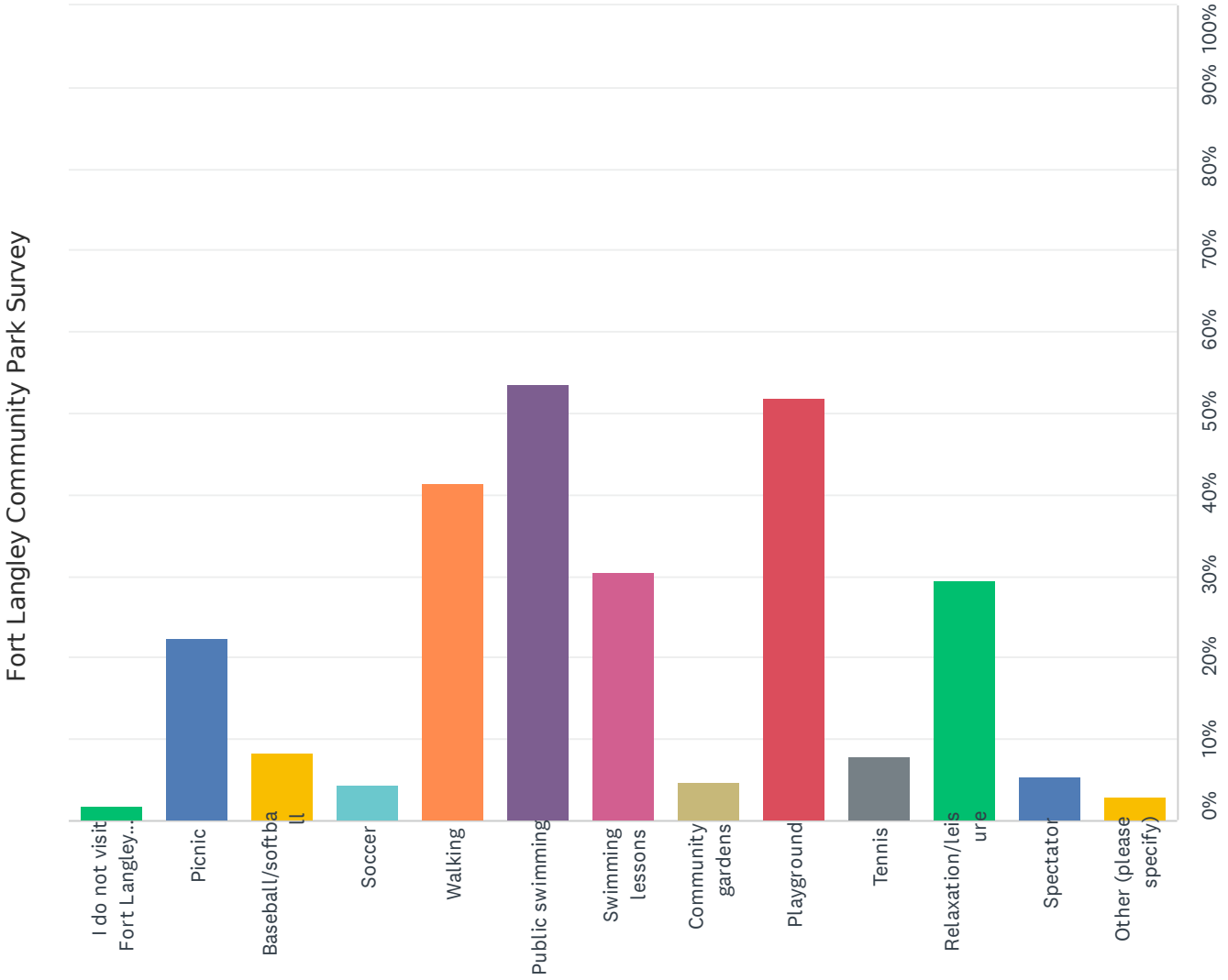


ANSWER CHOICES	RESPONSES	
I do not visit Fort Langley Community Park	1.73%	17
Walk	51.07%	502
Bike	25.74%	253
Roll (scooter, wheelchair)	1.02%	10
Drive (park on site)	51.48%	506
Drive (dropped off)	4.58%	45
Public transit	1.12%	11
Other (please specify)	0.81%	8
Total Respondents: 983		

#	OTHER (PLEASE SPECIFY)	DATE
1	Live on the same street	4/16/2021 5:54 PM
2	I'm	4/16/2021 5:02 PM
3	Run	3/9/2021 9:38 PM
4	Skateboard	3/9/2021 12:44 PM
5	I work at the nearby school, so I park at work and walk over	3/8/2021 11:14 PM
6	Drive to Crickmer cul de sac and use the walk-through	3/8/2021 6:10 PM
7	Skateboard	3/8/2021 5:54 PM
8	Jog	3/8/2021 4:07 PM

Q3 Which activities do you participate in most when visiting the park? Choose up to three.

Answered: 983 Skipped: 0


Fort Langley Community Park Survey
I do not visit Fort Langley...
Picnic
Baseball/softball
Soccer
Walking
Public swimming
Swimming lessons
Community gardens
Playground
Tennis
Relaxation/leisure
Spectator
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

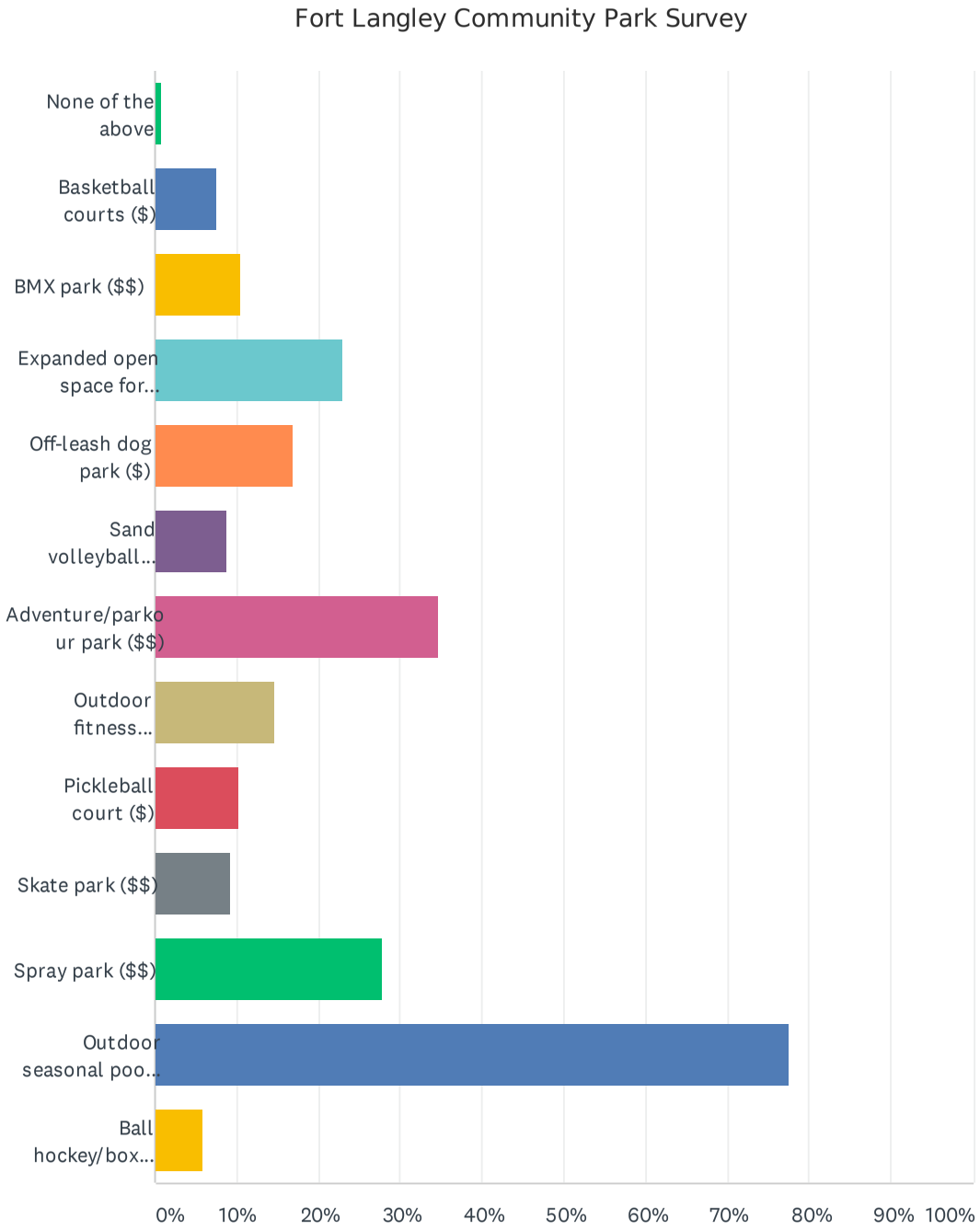
ANSWER CHOICES	RESPONSES	
I do not visit Fort Langley Community Park	1.93%	19
Picnic	22.48%	221
Baseball/softball	8.34%	82
Soccer	4.37%	43
Walking	41.40%	407
Public swimming	53.61%	527
Swimming lessons	30.52%	300
Community gardens	4.88%	48
Playground	51.78%	509
Tennis	7.93%	78
Relaxation/leisure	29.50%	290
Spectator	5.49%	54
Other (please specify)	2.85%	28
Total Respondents: 983		

#	OTHER (PLEASE SPECIFY)	DATE
1	Throw ball for dog	4/18/2021 3:48 PM
2	Dog walking	4/17/2021 6:23 PM
3	Using the field for sports/fun	4/16/2021 7:06 PM
4	Supervise grandkids in pool	4/15/2021 12:38 PM
5	Pickleball	4/12/2021 10:29 AM
6	Graveyard	4/12/2021 6:33 AM
7	biking	4/8/2021 10:38 PM
8	Frisbee, dog walking	4/1/2021 3:34 PM
9	Frisbee	3/19/2021 11:31 AM

10	Pickleball	3/19/2021 9:23 AM
11	Dog walking	3/18/2021 2:12 PM
12	use bike /walking paths	3/16/2021 5:28 PM
13	skatepark	3/12/2021 4:36 PM
14	Boot camp with friends	3/9/2021 1:55 PM
15	Used to take kids swimming there	3/9/2021 12:23 PM
16	Baseball	3/8/2021 9:59 PM
17	Enjoying the giant trees and lack of busy cars and towers like home in Willoughby	3/8/2021 9:02 PM
18	Taking grandchildren to pool for lessons and swims	3/8/2021 8:43 PM
19	We do ALL of the above but it will only let me choose 3	3/8/2021 8:07 PM
20	Rent the pool for birthday parties	3/8/2021 7:42 PM
21	Community Garden	3/8/2021 6:10 PM
22	Walking	3/8/2021 5:06 PM
23	Walk dogs	3/8/2021 4:47 PM
24	Playing on the park equipment, biking	3/8/2021 4:25 PM
25	We use the playground and field all the time!	3/8/2021 3:51 PM
26	Spikeball	3/8/2021 3:27 PM
27	Scouts - we play games in the park as well as swim in the summer.	3/8/2021 2:34 PM
28	I want to swim but found the pool too small.	3/8/2021 2:06 PM

Q4 The following is a list of amenities that currently exist in Langley parks. What kinds of amenities would you be most interested in? Choose up to three. Depending on the option chosen by Council, some amenities may result in an increase to property taxes or user fees in order to cover operating costs of new infrastructure. $ < $300,000 $$ $300,001 - $1,000,000 $$$ $6,000,000 - $8,000,000

Answered: 983 Skipped: 0


Fort Langley Community Park Survey
None of the above
Basketball courts ($)
BMX park ($$)
Expanded open space for...
Off-leash dog park ($)
Sand volleyball...
Adventure/parkour park ($$)
Outdoor fitness...
Pickleball court ($)
Skate park ($$)
Spray park ($$)
Outdoor seasonal poo...
Ball hockey/box...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
None of the above	0.92%	9
Basketball courts ($)	7.63%	75
BMX park ($$)	10.48%	103
Expanded open space for activities, leisure, and relaxation (passive areas) ($)	23.09%	227
Off-leash dog park ($)	16.89%	166
Sand volleyball court ($)	8.75%	86
Adventure/parkour park ($$)	34.79%	342
Outdoor fitness equipment ($$)	14.65%	144
Pickleball court ($)	10.27%	101
Skate park ($$)	9.26%	91
Spray park ($$)	27.87%	274
Outdoor seasonal pool ($$$)	77.52%	762
Ball hockey/box lacrosse ($$)	5.90%	58
Total Respondents: 983		

Q5 If we were to reimagine the park space, what new amenities would you like to see in the park, and why?Township of Langley Council may consider amenities that may not currently exist in our parks, if feasible.

Answered: 379 Skipped: 604

#	RESPONSES	DATE
1	Summer convenience shop with popsicles	4/18/2021 3:48 PM
2	Modify existing pool to accomodate larger range of users, upgrade existing pool systems for health.	4/17/2021 9:26 PM
3	A pool is the critical component. Anything else is a bonus.	4/17/2021 9:08 AM
4	Outdoor pool is a must. Fix or replace it.	4/16/2021 10:50 PM
5	A mountain bike skills park.	4/16/2021 9:52 PM
6	n/a	4/16/2021 9:14 PM
7	More picnic areas and tables	4/16/2021 7:32 PM
8	All ages exercise equipment	4/16/2021 7:06 PM
9	Accessible playground for children of all needs	4/16/2021 6:53 PM
10	Update washrooms and pool facilities	4/16/2021 6:38 PM
11	Fix the pool and make it even cooler	4/16/2021 6:17 PM
12	It would be great to have a larger outdoor pool there	4/16/2021 6:15 PM
13	Indoor pool	4/16/2021 5:59 PM
14	Bigger pool open longer with maybe some water fitness classes for adults early morning or evening in the summers would be awesome	4/16/2021 5:17 PM
15	Pool!!!!!!	4/16/2021 5:16 PM
16	I really like the park the way it is	4/16/2021 1:52 PM
17	While I don’t participate in activities, I enjoy watching the children playing there - my grandkids are grown and live away now.	4/16/2021 1:52 PM
18	Right now there are a lot of people that walk dogs in the park. About 75% of them take the leash off their dog. No enforcement of the rules. Maybe it should be setup with an off leash area on the north side ?	4/16/2021 1:27 PM

19	More Picnic tables and benches NOT a dog park	4/16/2021 12:16 PM
20	A large hot tub to accompany the swimming pool. A wavy concrete scooter track, similar to the one at Penzer Park.	4/16/2021 12:14 AM
21	Keeping in mind that the TOL has very little adventure playgrounds geared towards older children, I would like to see a playground that encompasses a diverse array of climbing structures made from natural materials. The tall trees provide a lot of shade which is nice on those hot summer days. Perhaps upgrading the pool would be great too although expensive. I think a hockey box would be awesome too. No spray park (not enough parking to accommodate that).	4/15/2021 9:31 PM
22	Just replicate the same size current pool with added safety standards.	4/15/2021 9:17 PM
23	The seasonal outdoor pool.	4/15/2021 8:34 PM
24	Playground expansion and new/updated playground equipment	4/15/2021 6:47 PM
25	Maintaining the pool facilities is the most important aspect of the park at this time. Facilities offering pools are few and most commonly indoors which creates crowded spaces and difficulties registering for lessons. Swimming in an essential life skill which everyone should have access to learn and practice, when it comes to children, this means safe and fun activities accessible to all.	4/15/2021 11:30 AM
26	New playground, Picnic area, concession stand, stage to host festivals	4/13/2021 3:29 PM
27	Possibly enlarge the community garden. Bring pool up to safety standards. Keep caretaker tenants on grounds. Keep trees and playing fields.	4/12/2021 10:29 AM
28	Due to the access via public transit and the amount of homes in the immediate surrounding area I would greatly support an off leash dog park	4/12/2021 6:33 AM
29	Pump track, adventure park and pool suitable for all ages	4/10/2021 2:05 PM
30	More outdoor pools needed In the township.	4/9/2021 8:42 PM
31	Keep existing type of pool	4/9/2021 7:06 PM
32	As indicated above 1. The Outdoor Seasonal Pool should be retained and refurbished (this is possible!) for continued local community use without travel costs 2. A minimalist Spray Park addition would provide for expanded use of the Pool Infrastructure 3. Added Covered Picnic sites to extend seasonal use and access	4/9/2021 12:41 PM
33	Enhanced playground for kids 2-10	4/9/2021 10:02 AM
34	kids do not need multi million dollar add on. They can have hours of fun, get plenty of fresh air and exercise with a basic swimming pool that is there, some pool noodles, balls, sinking toys and friends. Please keep our pool!	4/9/2021 9:46 AM
35	N/A	4/9/2021 8:27 AM
36	Upgraded playground area that is more conducive to full year use. Current substrate and playground equipment out of date	4/8/2021 11:30 AM
37	The park is a great place for children and families to spend time. Inexpensive amenities that support these groups would be awesome. Items which are not available in parks near by should be prioritized. A volleyball court or more play areas for kids would be great. I am not a fan of an off leash dog park or pickleball court.	4/8/2021 10:24 AM
38	A playground that is accessible and wheel-chair friendly.	4/8/2021 10:07 AM

39	Take cues from Surrey Bend Park: natural looking play structures, and public artworks that also function as benches or seamlessly integrate into the landscape architecture.	4/5/2021 2:59 PM
40	I love the idea of the parkour or BMX part because it's geared toward slightly older kids (gr 4+). Very young (0-3) and early elementary (K-3) have two great playgrounds to use at the Ft Langley park area, but older kids don't have anything outside of tennis, or a baseball diamond which is often used for ongoing summer games. It'd be great to have a park of some sort geared toward those older kids (upper elementary through jr. high).	4/2/2021 6:09 PM
41	Pool, green space to run, play frisbee and have picnics	4/2/2021 10:28 AM
42	I would like to see outdoor space with trees protected for families to use especially during Covid and post Covid. This can be easily done by putting in dirt trails for walking/biking. This is needed in Langley and is low cost. Spread out picnic tables, or grass area with outdoor movie theatre projector/screen or wall built in and run for community outdoor movie nights would be amazing (like Malkin bowl in Stanley Park). I suggest not raising taxes for people as Covid has been hard on Canadians. I challenge Council to find an option that works within budget. Please spend money on recycling, trash receptacles. Also put in some benches for the elderly. We have so much nature in Langley—let's preserve as much as possible and have it useable for the next generations. I'm surprised these options weren't considered already. Thank you!	4/1/2021 10:14 AM
43	water slides in the spray park. shallow splash pool.	3/31/2021 11:05 AM
44	Make it multigenerational	3/30/2021 9:49 PM
45	Outdoor seasonal pool with outdoor water slides.	3/30/2021 6:20 PM
46	zipline because its so fun.	3/28/2021 10:53 AM
47	RePaving the path all around the park - areas closer to tennis court side are filled with holes and just collect rain / mud. Also adding some lights would be nice.	3/26/2021 9:23 PM
48	Spray park	3/26/2021 9:01 PM
49	More pool space!!	3/24/2021 1:15 PM
50	Pool upgrade (current one is old, and way too small), box lacrosse area, basketball courts.	3/23/2021 9:53 AM
51	Doesn't have to be in this space but in Fort Langley: Swimming pool, dog park, exercise equipment, volleyball court, spray park, skate park, bmx park, parkour	3/21/2021 6:34 PM
52	Need to still have an outdoor pool no matter what	3/21/2021 5:12 PM
53	a forested area with winding paths, a range of indigenous trees and plants, benches and a few sculptures. I am thinking something similar to the area at the corner of 80th Ave and 160th Street in Fleetwood park in Surrey.	3/21/2021 4:32 PM
54	Picnic tables and Barbeque pits	3/21/2021 3:10 PM
55	Please keep the pool.	3/21/2021 2:58 PM
56	We don't need new amenities if it means we don't get to KEEP THE POOL! This survey is obviously biased to get a negative result for the pool option.	3/21/2021 2:50 PM
57	Better picnicing facilities would be welcome	3/21/2021 10:13 AM
58	I would say replace the existing pool with one similar but compliant. Not a huge facility taking up a large area the park at the	3/20/2021 2:58 PM

	expense of other amenities. the current facility is a local family friendly space	
59	Something for older kids to do	3/20/2021 1:10 PM
60	Although I hate to see the pool NOT be replaced. I think what is discussed as a replacement is TOO much. I don't feel a spray park is enough! but a water feature(seasonal) will be terribly missed. Does it have to be as elaborate as the plans stated? Could it still not be small to accommodate younger people ?? Please DO NOT remove trees etc for a new pool.	3/20/2021 8:14 AM
61	Currently really happy with the park.	3/19/2021 8:31 PM
62	More picnic tables	3/19/2021 7:43 PM
63	New bigger outdoor pool. Maybe partially covered. There are not enough outdoor pools in this area of Langley	3/19/2021 11:21 AM
64	.	3/19/2021 10:30 AM
65	Keep the pool!! Same size as what's there now!	3/19/2021 10:04 AM
66	Information notices about Park Flora and Fauna, educational descriptions of local Langley wildlife species and habitats.	3/19/2021 9:55 AM
67	POOL	3/18/2021 7:36 PM
68	Playground equipment for older kids (Grades 4-7)	3/18/2021 6:43 PM
69	The things listed above	3/18/2021 6:31 PM
70	Expansion/improvement of the outdoor pool. Langley unfortunately has limited swimming resources for the community. Langley has no beach, no lakes, the river is not safe nor suitable for swimming. A splash park is a nice idea but only ok for young kids. There is nowhere for a family to cool down on a hot sunny day (of which we get many). Only option is to leave the community. We live in fort langley, the outdoor pool is one of the family's favorite community resources. It is wonderful for kids to have a swim after school or in the evening. Swimming is a fundamentally important skill for our youth to develop. They do not learn how to swim in a splash park.	3/18/2021 2:12 PM
71	The loss of so much green space on 208 is horrid. Leave the green, leave the pool - or make it bigger. Kids need exercise with video games. This is unique. Take care with garden, picnic - add that spray park but keep a pool. We are losing outside unique sites like this .	3/18/2021 1:08 PM
72	25m lap pool that offers lane swimming and children's swimming lessons during the summer (like Kits Pool but on a much smaller scale). I think a larger pool, more conducive for lap swimming would get more use from adults and could potentially generate more revenue.	3/18/2021 12:56 PM
73	Washrooms	3/18/2021 11:58 AM
74	In addition to the amenities my kids and I would be interested in as listed in #4, a covered picnic area and a small pond to watch wildlife would be great to see in that area.	3/18/2021 9:35 AM
75	Expanded pool as it's a wonderful activity for kids in the summer	3/18/2021 8:57 AM
76	None	3/17/2021 11:24 PM
77	50 meter pool for lengths	3/17/2021 7:02 AM
78	Out door exercise equipment	3/17/2021 5:36 AM

79	A spray park, lots of young families locally who would enjoy the park as a new pool is a large undertaking. And a dog park would be a great place for local dogs to meet safely.	3/16/2021 10:57 PM
80	Bandshell or stage for live concerts	3/16/2021 10:42 PM
81	I would be sad to see the pool go. My children take lessons there each summer and we enjoy the public swim. It’s small enough that my oldest can meet friends safely and have a nice time with the public swim times. A parkour park would also be fun.	3/16/2021 8:57 PM
82	spray park as it is good for young kids	3/16/2021 5:28 PM
83	spike ball	3/16/2021 3:33 PM
84	Out door all hockey and box lacrosse more outdoor sports to keep the children teens involved and off the streets	3/16/2021 1:07 PM
85	Other than the selections above, I have no other desired new amenities.	3/16/2021 12:56 PM
86	Outdoor concrete ping pong tables or concrete chess tables. Bocce courts	3/16/2021 12:33 PM
87	Better/expanded playground to give kids space to play	3/16/2021 12:24 PM
88	My grandparents and aunt are buried in the fort Langley cemetery. We bring the kids often to lay flowers, play at the park and go public swimming. We would love to see a new outdoor pool!!	3/16/2021 12:16 PM
89	I would like to see a new pool. It is such a great amenity to have.in the area.	3/16/2021 11:15 AM
90	More picnic tables	3/16/2021 10:24 AM
91	Water fountain/bottle filling station with solar powered cooling	3/16/2021 9:23 AM
92	I think expanding the pool so more people can attend in the summer. Also a kiddie pool would be nice outside the pool facility. They have one in West Vanc and it is used a lot.	3/15/2021 6:29 PM
93	A rose garden Water fountain Sculpture City beautiful ideas	3/15/2021 5:09 PM
94	We love the playground, picnic tables and the pool! Moved to Ft Langley recently and are looking forward to walking to the park for lessons and swims!	3/15/2021 4:51 PM
95	A new pool and maybe some something like in Aldergrove with the kids water feature with the slide and it dumps water, the kids love it	3/15/2021 4:32 PM
96	More park benches for relaxation, waterfall and bicycle pathways upgrades.	3/15/2021 3:31 PM
97	Keep the outdoor pool!	3/15/2021 3:23 PM
98	It's a small park - -not really room for expansion. Preserve the trees, upgrade the pool which has served families well for decades.	3/15/2021 1:22 PM
99	Additional playground equipment, maybe covering some of the playground for more enjoyable use in the rainy months.	3/15/2021 12:41 PM
100	additional childrens' playground equipment - elementary aged zip line (grandparent'n children) and toddler orientated apparatus(Mom'n babes). (users!)	3/15/2021 12:30 PM

101	1) Food Truck designated area. 2) Astronomy area with tools to allow amateur astronomers to use. I.e. night lighting in some areas, reduced lighting in other areas, accurate marking of north, perfectly leveled area for setting up telescopes. perhaps some signage to encourage usage, perhaps power available.	3/15/2021 12:22 PM
102	And a bike pump track around the outside of the property would be cool.	3/15/2021 11:47 AM
103	Maybe a bmx/bike course	3/15/2021 11:42 AM
104	Primary interest is in family style picnics with items of interest for my grandchildren [ages 1-8 currently]	3/15/2021 11:15 AM
105	We have lived in Fort Langley for 42 years. Our children were 1 & 2 when we came and we were so grateful over the years to have the opportunity to put them in lessons for many years at the pool . At the time other fascilities did not exist and when they did they were over loaded and it was almost impossible to get them enrolled. Now my 2 grandchildren live in the village. They are now in their teens but have taken all their swim levels at the pool as well. One huge bonus was when they had the teen or older kids swim times in the evenings. My grandkids were there every chance they could. With so little activity for their ages to be involved in it provided an excellent safe place for them to gather with friends. We pay very high taxes in this village and I think this is one resource that gives back to the community in spades. It even provides a social gathering place for the parents as they visit and share while the children are in lessons and also a place where a family can have fun together at family swim times. I believe that the investment now will be rewarded for generations to come	3/14/2021 12:00 PM
106	Ball hockey box	3/13/2021 5:16 PM
107	I could imagine TOL reopening the pool, keeping the park as is, and Fort Langley residents being very happy about that.	3/13/2021 10:14 AM
108	Outdoor gender-neutral washroom facilities.	3/13/2021 9:55 AM
109	Outdoor pool	3/12/2021 7:46 PM
110	Bathrooms, Pool, Playground, Walking Track	3/12/2021 7:14 PM
111	Update the pool. It is a treasure in our community.	3/12/2021 1:15 PM
112	Snack and coffee shop in the summer.	3/11/2021 10:56 PM
113	Outdoor covered pool and hot tub like Aldergrove	3/11/2021 8:01 PM
114	I would like to see a mix of beach volleyball courts and outdoor workout equipment. A new pool would be my second choice.	3/11/2021 12:55 PM
115	More benches, grills for the picnic area	3/11/2021 12:03 PM
116	Pool for kids and families, there's not enough outdoor pools in the area	3/10/2021 7:22 PM
117	Dirt jumps for mountain bikes	3/10/2021 5:47 PM
118	New bigger outdoor pool. Maybe with an amenities room for programs with change rooms	3/10/2021 5:07 PM
119	The spray park idea is great for kids 5-6 and under. Please do not pick something that has such limited use. Even a pump track can be used from 4-16	3/10/2021 4:44 PM
120	The pool is a necessity. When it was open, it was and still would be used and appreciated more than any of the other possible features.	3/10/2021 2:41 PM

121	Open fenced space for dogs.	3/10/2021 2:08 PM
122	Indoor/Outdoor Year-round pool.	3/10/2021 10:50 AM
123	N/A I'm okay with keeping as many trees as possible	3/10/2021 10:24 AM
124	Spray park. Some kids are uneasy around pools so spray park is a nice compromise for summer weather.	3/10/2021 10:01 AM
125	Picnic tables. More trees for sun shade. Sun shade in outdoor pool area.	3/10/2021 9:45 AM
126	Outdoor Pool !!!!! Parkour park .	3/10/2021 9:17 AM
127	Smaller version of the Aldergrove pool, open year round for swim lessons, exercise classes for all ages.	3/10/2021 8:57 AM
128	An outdoor pool. A parkour park could get a lot of use also.	3/9/2021 10:52 PM
129	Skatepark or skatespot	3/9/2021 10:39 PM
130	Outdoor swim lap pool	3/9/2021 10:06 PM
131	Pickle ball courts	3/9/2021 9:59 PM
132	more climbing structures. spray park	3/9/2021 9:42 PM
133	Tennis courts and swimming pool with a spray park	3/9/2021 9:14 PM
134	Outdoor pool.	3/9/2021 7:44 PM
135	A new pool. It's our favourite place in the park and we always do 8 weeks of lessons straight each summer.	3/9/2021 7:14 PM
136	Larger outdoor pool	3/9/2021 7:10 PM
137	Zip line Rock wall Updated playground	3/9/2021 6:58 PM
138	In Summer having one or two food trucks . with a pool . Just a thought .	3/9/2021 5:13 PM
139	Better playground equipment that's bigger and has more for all the kids to do. A bigger pool.	3/9/2021 5:03 PM
140	a path around the park for younger children to cycle safely. Connectivity with existing/future bike paths	3/9/2021 4:40 PM
141	the only thing i want to see is the pool actually.	3/9/2021 4:30 PM
142	I like the parkour idea. We like having the tennis courts too. I'd rather see a bigger pool than a spray park. I don't want to loose any trees. Thank you ;)	3/9/2021 4:06 PM
143	Perhaps a larger pool.	3/9/2021 4:00 PM
144	A few small covered areas (maybe with tables?) for small outdoor gatherings in any weather. We needed those during COVID—& probably will again.	3/9/2021 4:00 PM
145	Garden areas and benches like in Stanley Park	3/9/2021 3:35 PM
146	Keep the pool!! Also, the playground is targeted towards younger children. We'd love to see more attractions for older children too (8+). A parkour or more challenging playground would be amazing as Penzer Park is a long drive away.	3/9/2021 3:19 PM

147	I would like to see a variety of options inclusive of all ages from children to seniors.	3/9/2021 3:15 PM
148	I would like to see the swimming pool get full use in spring/ summer for lessons	3/9/2021 3:07 PM
149	I'd love to see more wild play areas similar to Williams Park that work well for toddlers.	3/9/2021 2:58 PM
150	More seating and picnic areas	3/9/2021 2:29 PM
151	Please keep and upgrade the pool	3/9/2021 2:05 PM
152	Larger pool, more public washrooms, more picnic tables, dedicated walking path	3/9/2021 1:55 PM
153	Bmx park would be awesome place for our kids to stay in the neighborhood and not leave	3/9/2021 1:34 PM
154	None that aren't listed above	3/9/2021 1:17 PM
155	Outdoor swimming pool!!!! small con session food/drink	3/9/2021 12:58 PM
156	I would like to have a skatepark and also keep the pool	3/9/2021 12:44 PM
157	What is pickle ball? whats wrong with leaving Fort Langley small and quaint. Why make it so over sized, its the quaintness that people Long for.	3/9/2021 12:30 PM
158	The outdoor pool is great and the kids all took lessons there. I would keep that.	3/9/2021 12:23 PM
159	Water fountain/ water bottle fill station	3/9/2021 12:19 PM
160	-New upgraded playground for kids -New bigger upgraded pool and water park for family's - Walking/Running Oval for community -Entry level bike park (dirt)	3/9/2021 12:14 PM
161	An outdoor pool that all of the community can enjoy. More structured recreation opportunities for kids and seniors.	3/9/2021 11:47 AM
162	continue or upgrade good outdoor pool	3/9/2021 11:18 AM
163	while i like the pool, i wish it were a little bigger. Is there a reason why the house needs to stay or can the pool be expanded. If no pool, there are a lot of young skateboards in our community. So, I suggest a skate park with posted age restricted times (e.g. when school lets out, 7 to 14. after 4pm 12 to 19. after 6pm 16+) or certain days of the week (M, W - 7 to 14) F (all ages, younger than 12 requires a parent)	3/9/2021 11:16 AM
164	Outdoor water park for kids is always such a great thing. Surrounded by gardens.	3/9/2021 11:13 AM
165	A nature playground that uses large rocks, tree trunks and other natural elements to create climbing and playing spaces.	3/9/2021 10:43 AM
166	Ball hockey would be awesome to see and a spray park would be awesome too!	3/9/2021 9:57 AM
167	Spray park & fields	3/9/2021 9:53 AM
168	Something multiages van enjoy. Not just small children. I have 3 teenagers and there is nothing for them to do	3/9/2021 9:39 AM
169	Skate park	3/9/2021 9:31 AM
170	An expanded outdoor pool with all levels of swimming lessons. Langley does not have enough pools or access to local lakes. An important inexpensive recreation for all ages, all children need access to learn how to swim	3/9/2021 9:15 AM

171	Outdoor pool is a MUST! Upgrade it if needed but don't remove it!	3/9/2021 9:14 AM
172	Larger playground	3/9/2021 8:52 AM
173	Expanded park for younger aged kids, expanded pool for more people	3/9/2021 8:49 AM
174	More picnic tables or additional picnicking space that isn't the field.	3/9/2021 8:46 AM
175	It's fine the way it is	3/9/2021 8:31 AM
176	None	3/9/2021 8:30 AM
177	Skateboard park	3/9/2021 8:30 AM
178	We live next door to the park. Honestly, I think simpler is better. I know we will use whatever you put there, but right now my kids favourite part of the park is the big rhododendron they can climb. Go simple!	3/9/2021 8:29 AM
179	We like the pool and would be sad to see it go	3/9/2021 8:26 AM
180	More playground equipment.	3/9/2021 8:18 AM
181	Open spaces	3/9/2021 7:59 AM
182	Upgrade the pool!	3/9/2021 7:58 AM
183	Picnic tables	3/9/2021 7:55 AM
184	Spray park!	3/9/2021 7:41 AM
185	I feel the park is pretty great as is...with updates of course. The out door pool, playground and greenspace/trees are beautiful!	3/9/2021 7:29 AM
186	Adult and kid friendly playground equipment, similar to the large/tall slide at Williams Park. Family friendly zip lines. overall playground equipment that encourages all ages to play.	3/9/2021 7:14 AM
187	KEEP THE OUTDOOR POOL!! I grew up using it and now my kids use it frequently in the summer.	3/9/2021 7:12 AM
188	A full sized outdoor pool with water aerobics and swimming for all ages.	3/9/2021 7:07 AM
189	A larger outdoor pool	3/9/2021 6:59 AM
190	Dog park for sure, and kids activities. We have loved the pool over the years. Love the simple, vintage feel of it, but more picnic tables and a spray park would also be great!	3/9/2021 6:57 AM
191	Something that draws multi ages together Wohld be nice. Bike parks, skate parks...something that adults and kids can participate in together. Picklebwl courts also also children to elderly to participate in.	3/9/2021 6:50 AM
192	Sports courts to support health and activity. Swimming pool great for kids.	3/9/2021 6:16 AM
193	The pool was so important when the kids were younger. A skate park would be amazing as well.	3/9/2021 6:16 AM
194	More picnic tables	3/9/2021 3:23 AM
195	Leave it the way it is!	3/9/2021 2:19 AM

196	A community arts and activity club: pottery lessons, tennis classes, and the like.	3/9/2021 12:53 AM
197	A nice outdoor pool large shallow area for kids that can’t swim yet	3/9/2021 12:35 AM
198	Something that maintains the beauty of the area, the trees and picnic areas. Something for families, a spray park and park already in place. Something for others in community outdoor fitness equipment.	3/9/2021 12:30 AM
199	We use the area every week at least, it may not be helpful, but after asking the kids, they love it the way it is. It's well used and can't imagine any change would somehow increase usage.	3/8/2021 11:49 PM
200	A year round outdoor pool.	3/8/2021 11:26 PM
201	More picnic shelters, multi use pathway	3/8/2021 11:19 PM
202	I live in the area and use the park multiple times a week. I think the current amenities are good. I would like to have a pool and some options for youth.	3/8/2021 11:17 PM
203	Pickleball - and then chess tables (tables for two) for chess round robins	3/8/2021 11:16 PM
204	Bmx track	3/8/2021 10:53 PM
205	Outdoor exercise equipment that can be sheltered from rain;	3/8/2021 10:51 PM
206	Outdoor pool it’s good for kids to be outdoors and who can forget how great it feels to swim in the rain	3/8/2021 10:39 PM
207	Biking area - dirt jumps, bike park for mixed skills levels. Ball hockey area good for rollerblades also. ▯▯ Useful space!	3/8/2021 10:37 PM
208	Larger pool	3/8/2021 10:31 PM
209	More outdoor choices for kids and youth to use such as what was listed above but ensure more of it is available. Give kids options to explore the outdoors in a safe an fun manner.	3/8/2021 10:28 PM
210	Proper sports fields. Turf field. Well groomed grass fields.	3/8/2021 10:27 PM
211	Accessible play ground for those children and families with disabilities	3/8/2021 10:25 PM
212	Covered lacrosse box	3/8/2021 10:21 PM
213	More picnic tables	3/8/2021 10:20 PM
214	Horses! Skatepark. Keep/update the pool.	3/8/2021 10:19 PM
215	An outdoor swimming pool that is local and doesn’t require carbon emissions to reach (i,e. Aldergrove)	3/8/2021 10:17 PM
216	Ball hockey, small half court to shoot hoops	3/8/2021 10:15 PM
217	Refinish the pool, leave all trees and add more picnic tables	3/8/2021 10:13 PM
218	The field, playground, and green space are amazing. A new, enlarged outdoor pool would be incredible, even if it is relatively small in scale. A pump track for bikes would be perfect.	3/8/2021 10:12 PM
219	Big reading chairs - electric bike rental stations- children library	3/8/2021 10:02 PM
220	Loved it the way it was with the pool and playground, but a bmx park sounds cool	3/8/2021 9:59 PM

221	Pool! Please, we have so few outdoor pool options in Langley.	3/8/2021 9:58 PM
222	Skate park and water feature (keep the pool!)	3/8/2021 9:58 PM
223	The park is good as is and the main question here is how to proceed with the pool. The pool is an important part of the Fort which cannot be replaced by a splash park.	3/8/2021 9:58 PM
224	A pool and options for older kids.	3/8/2021 9:53 PM
225	I would love to have a pool still. We loved the pool.	3/8/2021 9:48 PM
226	Bigger pool, spray park, off leash dog park, parkour.	3/8/2021 9:47 PM
227	Off-leash dog park and outdoor pool.	3/8/2021 9:38 PM
228	Just keep the pool!!! Update it if need be.	3/8/2021 9:34 PM
229	Keep the big trees. Have a bigger pool. No way should a new pool cost 6 million dollars. That price is ridiculous.	3/8/2021 9:34 PM
230	A pool. Covered outdoor pool. Small but at least 25 meters.	3/8/2021 9:34 PM
231	Bigger pool with an area for young children.	3/8/2021 9:31 PM
232	Just a pool.	3/8/2021 9:27 PM
233	A concession stand for park visitors	3/8/2021 9:25 PM
234	Concession stand because it would be useful for park goers and also potentially profitable for the parks board and community.	3/8/2021 9:24 PM
235	Parkour or skate park	3/8/2021 9:22 PM
236	Updated fitness equipment. New swimming pool.	3/8/2021 9:16 PM
237	Only outdoor pool near walnut grove	3/8/2021 9:14 PM
238	More than anything I'd like the pool to return! I'd also love a wonderful outdoor walking/running track.	3/8/2021 9:14 PM
239	I would love a larger pool and more picnic seating areas	3/8/2021 9:11 PM
240	Natural looking climbing structures like Terra Nova in Richmond. Or Scandinave type Spa!!	3/8/2021 9:11 PM
241	We like the Aldergrove pool right now because it is open yet covered. Can be used year round.	3/8/2021 9:11 PM
242	Mountain bike path (with elevation changes and features) around the perimeter of the park.	3/8/2021 9:06 PM
243	Keep existing swimming pool and upgrade change rooms to meet seismic or new skateboard bowl (not street park like walnut grove).	3/8/2021 9:05 PM
244	Parkour, hockey box, pool with a small spray park.	3/8/2021 9:04 PM
245	Just open space and picnic tables to meet with family and friends outdoors (Covid or post-covid). Open space is HUGELY important to me as a taxpayer and we are losing so much of it. I don't need a perfectly designed rubber playground for my	3/8/2021 9:02 PM

	kids. I like what is there and all the beautiful shade and sound of the trees. The pool is so much fun in the summer and is a great draw for Fort Langley. Why should Aldergrove get all the fun or way down at Al Anderson?	
246	Pool!!! Keep the pool!!!!!!!!!!	3/8/2021 9:01 PM
247	Keep our pool and maintain trees.	3/8/2021 8:58 PM
248	Not clear on boundaries of park vs school ground but the more outdoor activities available the better and shared amenities	3/8/2021 8:55 PM
249	Pool!!	3/8/2021 8:54 PM
250	Please keep or rebuild the pool!	3/8/2021 8:52 PM
251	Swimming pool!!	3/8/2021 8:51 PM
252	I really like the pool!	3/8/2021 8:49 PM
253	Outdoor pool	3/8/2021 8:47 PM
254	Outdoor barbeques for picnics would be a nice addition.	3/8/2021 8:24 PM
255	Please keep the outdoor pool	3/8/2021 8:18 PM
256	Covered picnic area improvement, band shell performance space	3/8/2021 8:18 PM
257	Upgraded playground and pool.	3/8/2021 8:16 PM
258	The genuine feel of nature you get at that park. Don’t want it multi coloured and modern looking. Fit in with nature rustic look	3/8/2021 8:14 PM
259	Adventure climbing park for all ages. Pool to enjoy in the summer.	3/8/2021 8:11 PM
260	Bigger playground, bigger pool	3/8/2021 8:09 PM
261	Al Anderson has both a pool, great for teens; as well as a spray park which is great for smaller kids.	3/8/2021 8:08 PM
262	More accessible pool.	3/8/2021 8:06 PM
263	Spray park would be great	3/8/2021 7:59 PM
264	Keep the pool or make it larger! Dont take it away.	3/8/2021 7:57 PM
265	A really good place for kids to climb and play. A spray park would be amazing and having the pool open	3/8/2021 7:54 PM
266	I really really want to see the trees and plants kept alive and thriving as they are such a beautiful part of the park! I think a parkour space and adult outdoor fitness space would be amazing as there is a large intergenerational community here in FL.	3/8/2021 7:52 PM
267	Bike park, off-leash dog park.	3/8/2021 7:51 PM
268	I would love to see a spray water park for young children. Fire pits?	3/8/2021 7:50 PM
269	Walking/running track or trails that are dig friendly	3/8/2021 7:47 PM
270	Some benches to sit on	3/8/2021 7:41 PM
271	More/better playground	3/8/2021 7:39 PM

272	Pool is very very important. We have a massive lack of swimming facilities in langley as it is. Removing this is just insane.	3/8/2021 7:38 PM
273	Would love to have the pool upgraded and re-opened!	3/8/2021 7:29 PM
274	Spray park for sure. A good one with lots of variety for toddlers, preschoolers and school aged children to engage with. Streams / natural water paths. Nothing that is “controlled” by the children / nothing that can be moved like those spray gun things. No outdoor fitness equipment ... they’re mostly used by children anyways. Please don’t add those!	3/8/2021 7:28 PM
275	More diverse playground equipment appealing to children of all ages (0-12) , there are so many children from the school and their siblings who utilize this park immensely. Appealing to the larger demographic of children’s ages would be greatly appreciated as the school isn’t moving I doubt the usage would ever dwindle.	3/8/2021 7:26 PM
276	The feature I would most like to see in this park is a pool. We love our community pool and REALLY missed it last year. We would not use a spray park (our kids are 8 and 9 and well past the age of using spray parks but have LOTS of years of enjoying a pool). I would not want to see anything that would remove the trees from the area.	3/8/2021 7:24 PM
277	pool	3/8/2021 7:16 PM
278	Keep the pool open	3/8/2021 7:13 PM
279	Outdoor pool as there in currently only one (in aldergrove). Adventure playgrounds as in city of Richmond (Tera Nova, Garden City Park).	3/8/2021 7:12 PM
280	Water park	3/8/2021 7:08 PM
281	Year round outdoor pool	3/8/2021 7:05 PM
282	Another pool please!	3/8/2021 6:58 PM
283	Functional pool	3/8/2021 6:57 PM
284	Pool	3/8/2021 6:57 PM
285	Outdoor art gallery	3/8/2021 6:57 PM
286	Paved rink area for roller derby - we are always in need of a venue.	3/8/2021 6:57 PM
287	Outdoor pool with spray park amenities and a BMX track would be well used with all the young kids in the area	3/8/2021 6:55 PM
288	Upgraded adventure playground. No trees removed.	3/8/2021 6:54 PM
289	Bigger playground	3/8/2021 6:54 PM
290	The park is great the way it is. Our kids loving playing among the trees and like playing in the equipment. The equipment could be a little more geared towards older kids as they are starting to age out of the play structures at age 8. The outdoor pool is coveted by those who live in fort Langley. It allows our children to have a safe place to go on hot summer days and learn to swim. This is where our kids took all of their swimming lessons as we are never able to find spots at walnut grove. Fort Langley community park is a place where fort Langley locals gather. You can always run into someone you know. It is a place that ties our community together.	3/8/2021 6:54 PM
291	Easy access for those with disabilities and learning center for outdoor education.	3/8/2021 6:51 PM
292	Would love to see something for all age groups. Not just kids baseball and a kids playground.	3/8/2021 6:48 PM

293	Upgrade fort langley pool	3/8/2021 6:41 PM
294	Outdoor work out equipment would be cool and we don't really that in langley right now. My son would love a spray park and the outdoor pool would be amazing so my kid can experience what I did as a child.	3/8/2021 6:34 PM
295	Anything for youth and kids to be active	3/8/2021 6:33 PM
296	Spray paint wall recreation space/ collaboration space	3/8/2021 6:32 PM
297	Would like to see more picnic tables for families to enjoy .	3/8/2021 6:30 PM
298	New or refurbished pool and a pump track	3/8/2021 6:28 PM
299	Larger pool with a newer playground outside lots basketball courts and maybe a performance stage for festivals and events	3/8/2021 6:28 PM
300	Pool!	3/8/2021 6:19 PM
301	An outdoor pool	3/8/2021 6:13 PM
302	Desperate for our pool back.	3/8/2021 6:09 PM
303	N/A	3/8/2021 6:05 PM
304	More community garden plots	3/8/2021 6:05 PM
305	New swimming pool	3/8/2021 6:03 PM
306	I would like the pool to stay	3/8/2021 6:00 PM
307	There are always kids at the park and more activities for kids to do would be awesome for their mental health	3/8/2021 5:56 PM
308	Please fix and upgrade the pool! It is a community gem that we all love. We can all swim there as a family, together!! The swimming lessons were always the best of the entire year, with focused instructors. The best!	3/8/2021 5:55 PM
309	DO NOT TAKE AWAY THE POOL!	3/8/2021 5:54 PM
310	Dog off leash -very few great dog parks. Super for social networking	3/8/2021 5:49 PM
311	See above	3/8/2021 5:44 PM
312	Some kind of covering over the playground would be nice. We live in a rainy climate and swings and slides aren't enjoyed as much as they could be if they were covered.	3/8/2021 5:42 PM
313	I would love to see fruit and nut trees planted instead of average run of the mill plantation.	3/8/2021 5:36 PM
314	We need activities for kids other than toddlers. Parkour, skate, adventure and definitely keep the outdoor pool!!!!!	3/8/2021 5:33 PM
315	Dog park	3/8/2021 5:27 PM
316	Public art	3/8/2021 5:26 PM
317	Pool, baseball diamond	3/8/2021 5:19 PM
318	Expanded play ground and pic in areas with a spray park . Currently there is no public basketball court , that would be nice	3/8/2021 5:16 PM

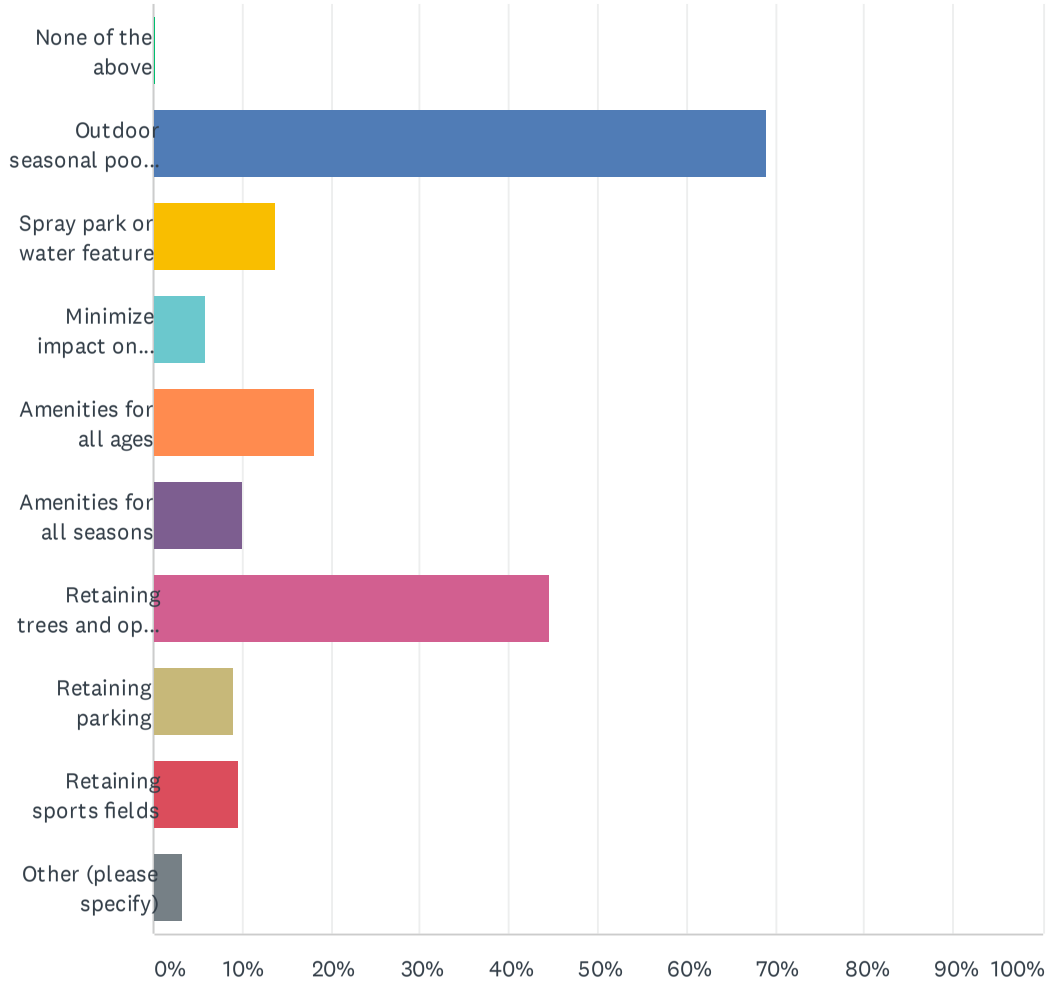
	to have somewhere by the tennis courts and ball fields.	
319	My kids are older now but when they were small we went there all the time and it was great to have a place to do swimming lessons in town. It was limited by the size of the pool. I think a bigger pool with change rooms and better amenities would be amazing	3/8/2021 5:14 PM
320	Keep the pool and add a dog park!	3/8/2021 5:13 PM
321	Additional seating and expanded outdoor pool	3/8/2021 5:13 PM
322	Off leash dog space with separate large and small dog space plus parking for food trucks to park on regular basis would also like to see pay per use community washrooms	3/8/2021 5:04 PM
323	community garden	3/8/2021 5:04 PM
324	I would have a new pool where kids can take outdoor swim lessons.	3/8/2021 5:01 PM
325	There needs to be a pool there. Fort Langley needs stuff for kids to be able to do without leaving their village. Not all kids can take the bus, but walking to the pool and the park is a must during warmer months.	3/8/2021 4:57 PM
326	If the pool is removed- we need to replace the park with older kids in mind! The playground is a tot park- so if the pool is removed I would prefer to see a skatepark for older kids to use!	3/8/2021 4:54 PM
327	Just replacing the pool would make me happy.	3/8/2021 4:53 PM
328	Wheelchair accessible	3/8/2021 4:53 PM
329	New pool and outdoor fitness equipment	3/8/2021 4:47 PM
330	Off leash dog area	3/8/2021 4:47 PM
331	A larger pool that does not feel like a back yard pool. larger than the previous Aldergrove outdoor pool, maybe something like Bear Creek park in Surrey. This along side outdoor fitness equipment would create a multi generational destination.	3/8/2021 4:45 PM
332	Another baseball diamond would be great as well. My children have played at the current field for years and it a lovely park to enjoy! We would also love to see a larger outdoor pool to enjoy and an expanded playground	3/8/2021 4:41 PM
333	Adventure park and BMX park. Kids today need a means to be adventurous	3/8/2021 4:40 PM
334	This is one of the only parks in Fort Langley. I would love to see more playground equipment and to keep the pool! If not the pool, a spray park with shade options!	3/8/2021 4:35 PM
335	I would keep the seasonal pool for sure!	3/8/2021 4:35 PM
336	A new updated pool. We need an outdoor pool in North langley.	3/8/2021 4:34 PM
337	Would love a mini pump track for toddlers to bike in.	3/8/2021 4:32 PM
338	I would like to see the outdoor pool remain open/ be rebuilt. I use the pool all the time and feel that a spray park is only good for small children. There are already lots of parks for small children in Fort Langley already but nothing for older children. I would also be interested in other features that are good for older children, like parkour parks, volleyball, and tennis.	3/8/2021 4:32 PM

339	N/a	3/8/2021 4:31 PM
340	Outdoor parkour park and pool	3/8/2021 4:30 PM
341	Pool	3/8/2021 4:27 PM
342	A pool - the Aldergrove pool is fantastic - simple pool with a roof could make it year round.	3/8/2021 4:23 PM
343	Keep the pool	3/8/2021 4:21 PM
344	An upgraded pool, and a parkour space would be great for older kids. An improved paved walking path around the whole field & playground would be a great upgrade for walkers/runners.	3/8/2021 4:16 PM
345	Park features for older children such as the outdoor pool, a youth action park, bike skills park, and parkour course. There are already multiple parks designed for young children within Fort Langley but there are few locations for older children to recreate safely within the community.	3/8/2021 4:15 PM
346	New outdoor pool. We need a local outdoor pool in our community. It brings together families, develops the life skill of swimming, & is a healthy entertainment for tweens & teens.	3/8/2021 4:09 PM
347	Water park, pool and picnic tables	3/8/2021 4:05 PM
348	I don't need the park reimagined but we loved the pool and would very much like to see it returned.	3/8/2021 4:04 PM
349	Mountain bike obstacle course like at Aldergrove (near the high/middle school)	3/8/2021 4:03 PM
350	Skate park, BMX park for my kids- we are Fort Langley residents. Kids that live here need places to play!! We use the outdoor pool all summer, please don’t take that away from them.	3/8/2021 3:53 PM
351	I think some kind of skate park for scooters and boards would be well loved by older kids. Maybe an upgrade of the playground would be nice too: some more unique swings, etc.	3/8/2021 3:52 PM
352	We would also love to see a pump track for bikes.	3/8/2021 3:48 PM
353	Bocci court	3/8/2021 3:48 PM
354	Would love to see a pool. Even if the size was limited, most of the children in Fort Langley have taken lessons in the pool that is currently there. I believe that it is a necessary part of the community.	3/8/2021 3:43 PM
355	When our children were young we used the pool extensively! I think families still need it.	3/8/2021 3:42 PM
356	Especially with COVID, one thing we needed and seems to be lacking in Fort Langley is an outdoor lit area for exercise after it gets dark or even a covered outdoor area suitable for small groups to exercise in the rain/snow. I am hoping COVID will soon be a thing of the past...but given something like this may happen again, I wonder if this would be useful.	3/8/2021 3:42 PM
357	Event infrastructure	3/8/2021 3:33 PM
358	My family and I would like the pool to remain. We use it all the time and it is such an important amenity for our community. My oldest is now a preteen and it is one of very few places that she and her friends can safely go independently in our community. It would be a huge loss to the community to see it go.	3/8/2021 3:32 PM
359	off leash dog park would be fantastic since people already bring their dogs there to play in the fields anyway	3/8/2021 3:27 PM

360	Make the grass on the Langley fine arts side nicer	3/8/2021 3:27 PM
361	Off leash dog park	3/8/2021 3:05 PM
362	It would be neat to have a stage area where we could do community days- outdoor dance lessons, community plays, music showcases, fundraisers,	3/8/2021 2:56 PM
363	I'd love to see an update to the playground and the pool renovates or redone. Langley has very few pools for its population and the Walnut Grove Community center is too full at the best of times. At the the outdoor pool offers a much needed alternative in the summertime.	3/8/2021 2:52 PM
364	A place for kids of all ages to play and hang with friends and family. My number one choice is to have a pool because when I look back at my childhood, some of my best memories were at the neighbourhood pool so please make that your number one priority.	3/8/2021 2:52 PM
365	Pump track, skate park	3/8/2021 2:44 PM
366	I would love to see a bigger pool and spray parkand off leash dog park. They are all needed in our growing community. Room for kids and pets.	3/8/2021 2:42 PM
367	Updated pool	3/8/2021 2:39 PM
368	Some park benches along the walking path on the Community Garden side of the park.	3/8/2021 2:34 PM
369	Updated covered area for group events such as a BBQ spot.	3/8/2021 2:34 PM
370	Outdoor covered pool.	3/8/2021 2:34 PM
371	New out door pool with wave pool and water slides like the one in alder grove.	3/8/2021 2:33 PM
372	If the pool can’t be replaced I would love to see something similar to Penzer Park. It serves such a wide age group.	3/8/2021 2:32 PM
373	If the nature of the park can be preserved (the trees specifically), I would like to see an updated playground, although it is quite good right now, there are some older pieces that could be updated. As for the pool debate, I think a spray park would be ideal but would happily use a new pool as well.	3/8/2021 2:31 PM
374	Bbq huts	3/8/2021 2:29 PM
375	Off leash dog park and pool	3/8/2021 2:19 PM
376	Outdoor pool is first and foremost but otherwise, spray park and expanded space for recreation with picnic tables and possibly bbq areas.	3/8/2021 2:15 PM
377	We moved to fort Langley 1.5 years ago expecting a pool, the walnut grove pool requires a drive and is getting more and more busy with willoughby expansion. Please replace the pool. A spray park is not useable for anyone other than very small children (which I have) and does not benefit teens and adults.	3/8/2021 2:07 PM
378	The Langley city action park (adventure/parkour) and Langley events centre (spray park) are both great and it would be great if the Fort Langley park would be updated to be on par with either of those. Especially considering how popular Fort Langley is during summer I would focus on a summer activity like an updated pool + spray park.	3/8/2021 2:06 PM
379	Spray park, climbing wall, off leash dog park	3/8/2021 11:57 AM

Q6 In updating the Fort Langley Community Park, what is most important to you? Choose up to two.

Answered: 983 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.20%	2
Outdoor seasonal pool is retained/replaced	69.07%	679
Spray park or water feature	13.84%	136
Minimize impact on property taxes	5.90%	58
Amenities for all ages	18.11%	178
Amenities for all seasons	9.97%	98
Retaining trees and open space	44.66%	439
Retaining parking	8.95%	88
Retaining sports fields	9.66%	95
Other (please specify)	3.26%	32
Total Respondents: 983		

#	OTHER (PLEASE SPECIFY)	DATE
1	Retain existing pool, not a new pool.	4/17/2021 9:26 PM
2	pool	4/16/2021 7:30 PM
3	A place to swim for all ages, as the current small pool is mainly for children	4/16/2021 6:15 PM
4	Adventure/Parkour park	4/16/2021 12:32 PM
5	Ball Hockey Court	3/19/2021 11:31 AM
6	Tennis	3/18/2021 12:25 PM
7	Safe bike lockup	3/16/2021 1:56 PM
8	Outdoor play space for children	3/16/2021 12:24 PM
9	Outdoor/indoor pool for year round use	3/16/2021 9:30 AM
10	more pickle ball	3/16/2021 7:49 AM
11	Picnic tables	3/15/2021 10:30 AM
12	Outdoor pool.	3/9/2021 7:44 PM
13	BMX park	3/9/2021 2:59 PM

14	Bmx park	3/9/2021 1:34 PM
15	If a facility doesn't have something people are able and willing to go else where, keep the town small and quaint.	3/9/2021 12:30 PM
16	Build bigger pool with spray park aswell, also build a cost effective bike park(dirt) and possibly put a walking/running oval in	3/9/2021 12:14 PM
17	Picnic area	3/9/2021 8:46 AM
18	Playground equipment for children	3/9/2021 8:18 AM
19	Good grief! All are important!	3/9/2021 6:57 AM
20	The playground	3/9/2021 12:35 AM
21	Make the outdoor pool usable year-round.	3/8/2021 11:26 PM
22	Pool is upgraded	3/8/2021 8:07 PM
23	Replace / upgrade pool. Add spray park. Keep parking and fields.	3/8/2021 7:28 PM
24	PLEASE KEEP THE POOL IT HOLDS SO MANY MEMORIES!!	3/8/2021 7:26 PM
25	BMX track	3/8/2021 6:55 PM
26	things fir older children/teens to do	3/8/2021 6:47 PM
27	Paved running track retained as well.	3/8/2021 5:56 PM
28	Social connections with others. Dog off leash	3/8/2021 5:49 PM
29	Parkour park	3/8/2021 4:30 PM
30	Basketball court	3/8/2021 3:00 PM
31	Kid friendly amenities	3/8/2021 2:52 PM
32	Dog off leash that is walking distance , Derby Reach needs to be driven to.	3/8/2021 2:42 PM

Q7 Is there anything else you would like to share about the current and future amenities of the Fort Langley Community Park?

Answered: 334 Skipped: 649

#	RESPONSES	DATE
1	You should upgrade the existing pool, rather than replacing it, and continue to have a public seasonal pool in North Langley. This is probably more cost-effective than replacing it with a very limited use spray park that would only appeal to 1-10 year olds.	4/17/2021 9:26 PM
2	Replace the pool, it is too small and disgusting, hard to keep clean.	4/17/2021 6:23 PM
3	Gardens	4/17/2021 3:19 PM
4	Fix our pool.	4/16/2021 10:50 PM
5	I got excited for all of those amenities! I want them all! :) but no big trees gone	4/16/2021 9:14 PM
6	This pool is extremely important.	4/16/2021 7:32 PM
7	keep the pool	4/16/2021 7:30 PM
8	I love how entrance to the park is almost entirely by people walking, please try to preserve the relaxed walk in vibe, the residents don’t want more traffic in the calmed neighbourhood. We use the park daily and don’t want to be wasting space with parking and vehicles	4/16/2021 7:06 PM
9	The trees are irreplaceable- whatever you decide make sure it fits around them	4/16/2021 6:53 PM
10	My kids took lessons there for years. They are older and while we don't live in the Fort anymore (my husband was there since 64 and I since 96. I'm just the road and the community is still part of our lives (school, theatre, arts, jobs, and recreation for bigger kids. The pool is such an amazing amenity and I'd love to see it there for many more years. Or even expanded!!!!! My father is buried in the cemetery and my mother has her plot there as well. I know there are needs to expand but I'd prefer to buy my plot elsewhere and ensure that the living have access to aquatics outside which is such an amazing and unique experience.	4/16/2021 6:41 PM
11	I support keeping the pool facilities and up keeping the ball park and playground for kids.	4/16/2021 6:38 PM
12	We love our pool! It’s so important to us as a community	4/16/2021 6:17 PM
13	We love our pool - please don’t take it away.	4/16/2021 5:54 PM
14	No	4/16/2021 5:45 PM
15	We have lived in Fort Langley for 48 years. Our children used the pool for lessons as well as for fun...very regularly. Their children haven’t had the same opportunities. Those trips to the Walnut Grove pool require getting in the car and driving there...not a long trip, but time used up. There are quite a few young people here in the Fort, and not a lot of activities for	4/16/2021 5:24 PM

	them. The pool would at least be something for all ages as opposed to the spray park which is really only used by the very young. A spray park in addition to a pool would be fine...but not instead of!	
16	We live the pool, my kids all take swimming lessons there in the summer and often bike down for a quick dip after dinner. It's our favourite!!!! Please please keep it!!	4/16/2021 5:16 PM
17	The pool is outdated and the costs to renovated could be better spent on repurposing the space. Since the excavation is done, turn it into a small skate park. An off leash dog park would be nice to alleviate some of the off leash dogs on the Fort to Fort trail.	4/16/2021 5:12 PM
18	keep the outdoor pool. we dont need a LARGE pool, just one like what now exists. It has kept us happy for many years.	4/16/2021 2:17 PM
19	The pool needs to be replaced. It doesn't have to be gold plated, just functional. I think that those who are suggesting some kind of exotic aquatic centre are missing the point, or possibly inflating the idea so that a pool doesn't get built. Something practical and purposeful is all that is needed so that kids and adults can swim in the summer.	4/16/2021 1:46 PM
20	There is a big wait list for the garden areas. That could be cleaned up and expanded with little effort or cost.	4/16/2021 1:27 PM
21	Dogs on leashes. Not everyone is comfortable with dogs, especially special needs persons/children.	4/16/2021 12:16 PM
22	Our family has greatly benefited from the outdoor swimming pool in the Fort Langley Community Park. Every summer, our children have taken swimming lessons at the pool. Our five children range from ages 2 to 10. Our three oldest kids all learned to swim from the wonderful teachers the outdoor pool had working at it each summer. It's been so lovely to sit in the sunshine watching our kids swim in the 'great outdoors'. Our family loves being able to easily walk up to the swimming pool from the park and not have to rush around looking for parking like at the Walnut Grove pool. The outdoor pool has also been a great spot to meet other residents of Fort Langley. The Friday Night Family BBQ nights encourage residents to meet as families and enjoy a healthy activity together. The swimming pool is a wonderful place for any age of person to enjoy, relax and exercise. We are very hopeful that the Township Council will see how beneficial it is to our residents to have this pool. It's truly been a blessing to our family to have the pool as a place to learn, enjoy and come together with other residents. Let's keep this pool tradition going!	4/16/2021 12:14 AM
23	Think bigger then the status-quo. Think beyond the box! And don’t forget about parking	4/15/2021 9:31 PM
24	One of the things that drew me and my family to purchasing a home in Fort Langley was the outdoor pool. This community is affluent and I am certain that we would pay more $$$ per visit and in our property taxes to maintain this safe and healthy way to build and retain community. I can guarantee that you could increase the per visit 10 fold and we would all still pay it to continue to enjoy this local centrepiece to our community. Thank you.	4/15/2021 8:34 PM
25	It’s a beautiful location!! My kids are getting older and I thought they would have fun meeting their friends for a swim. It’s a fun safe space to gather and keep out of trouble. I feel a water park may only be enjoyed by the younger kids mostly. Although I’m sure on a hot day anyone would go in. I do want something that’s geared for 8-15 year olds	4/15/2021 8:24 PM
26	I would be extremely disappointed to see the pool removed and see a spray park in its place. The pool is one of the only local activities in the community that appeals to our local older children/teens. A spray park is of no interest to them, and it is in everyone's best interest to have our older kids engaging in clean (no pun intended), safe activities close to home. Having an even larger pool would be wonderful. The town already draws and caters to so many tourists, it would be nice to keep something the locals love and use. If finance was the issue, I think locals could be canvassed to see if they would contribute, and/or I'm sure an increased cost of admission would be tolerated.	4/15/2021 7:29 PM
27	It is perfect as it is. Please upgrade the pool. It is a community gathering place in the summer for families and we have met many friends and our daughter has made and continues to make many friends in the community from swimming at the pool.	4/15/2021 6:47 PM

	We were looking so forward to complete her swimming g lessons through this pool. We are residents of Fort Langley	
28	Definitely NOT an extended cemetary! We need to provide a community swimming pool for young people(under 18) & adults to have healthy community recreation activities including swimming.	4/15/2021 5:18 PM
29	Keeping the outdoor offers activity and exercise for local kids in the Fort Langley. It is a healthy activity in a safe environment.	4/15/2021 12:38 PM
30	Spray parks are a waste of money as they offer no possibility of income for the city through lessons or service use fee, as well as only catering to young children. Spaces designed to be used for individuals of all ages and expanding into the next generations is always the best investment.	4/15/2021 11:30 AM
31	This park should attract people to it. Let's make it exciting and vibrant. We want to encourage people to spend time outdoors, and giving them more reasons to visit will ensure its success.	4/13/2021 3:29 PM
32	Utilize some of the space that is not used, such as the N.E. Corner. More Community Garden maybe.? We do not need more parking. This is Fort Langley's only real park. It does't need that much changing, it just needs some really good updates.	4/12/2021 10:29 AM
33	The change rooms and concessions currently accessible to those using the pool could be converted into public washrooms and or maintenance rooms. Etc.	4/12/2021 6:33 AM
34	I am strongly hoping that the TOL does the right thing here. This park and pool has been in our community for many, many years and serves a lot of new people who have moved into our community (Bedford Landing et al.). We will be very disappointed if the TOL decides to take away the pool only to make Ft. Langley citizens drive up the hill to Walnut Grove Pool and already majorly oversubscribed venue. This would be utterly ridiculous not to mention environmentally idiotic. Spend the money, do the right thing and make the improvements that are necessary. Our kids learned to swim in this pool and we were so happy to have a facility locally here in our community to make use of. This will be a major disappointment here in Ft. Langley if the TOL takes away the swimming pool!!!	4/10/2021 4:46 PM
35	The treed area provides great shade in the summer. Current amenities (pool, walking track, field, tennis courts) are suitable for and used by all ages.	4/10/2021 2:05 PM
36	Yes, the existing pool should be replaced with the same size of pool because it was ideal for families with children 14 and younger..they came,played together,swam,had swim lessons, great physical family fun,exercise,laughter,good for mental ,emotional and physical health. Anderson pool meets the needs of old,larger young people...very nice that Fort Langley pool was for family with wee ones,toddlers,right up to and including young teens. Kids and grandkids loved it as did the parents and grandparents. Park was fun after for swimming we used swings,playground and picnic lunch. Please rebuild existing Fort Langley pool. Do not make it bigger!!	4/9/2021 7:06 PM
37	Enlarge the pool now and it should be good for the large population growth we are going to have very soon because of all the huge apartments and town homes that are being built. The pool will be a good place for all the future children of the area where they will be able to have something constructive to do. It will be used a lot in the summer holidays when school will be closed. They need a place to go to so they can have fun and be with their friends. Make it a pool that can be an indoor pool in the winter and open aired when the weather gets warmer.	4/9/2021 4:53 PM
38	Fort Langley has grown measurably in the 49 years I have lived here and the influx of visitors from nearby neighborhoods means the all existing Park Infrastructure requires upgrades to support use by all Langley Residents .... not reductions in amenities and services	4/9/2021 12:41 PM
39	are you worried about removing trees? There was no issue removing trees when developing Willoughby. Considering the	4/9/2021 9:46 AM

	number of building permits issued in the Fort Langley, walnut Grove, Willoughby area in the last few years, I would rather see the pool expanded for all ages to use then expand the cemetery.	
40	I would like to see the outdoor pool remain. Kids need to learn to swim when there young not just play in spray parks.	4/9/2021 8:27 AM
41	It's really nice when existing trees are not cut down	4/8/2021 9:15 PM
42	More parking if possible so less impact on surrounding housing area	4/8/2021 11:30 AM
43	All of Langley needs more amenities due to the number of people that are being crammed in this community. Make as much use for as many people and ages as possible out of this and all parks. And create new ones particularly pools because they are always packed.	4/8/2021 9:25 AM
44	Including a Hot Tub area with the new bigger Outdoor pool;	4/5/2021 12:47 PM
45	Please consider something-even if it's not a bike or parkour park-for older kids. Really young kids have lots of amenities for entertainment in that space already.	4/2/2021 6:09 PM
46	Yes. Please plan responsibly respecting the environment, preserving nature and not putting a tax burden on families in Langley as Covid has been difficult on a lot of them. Focus on green with useable space is possible. Dirt paths, trails around existing nature is entirely possible and low cost. In place of pool consider replacing with open grass area-that can be used as outdoor space by families and you can put in one large brick wall (or a multi-use one that doubles as an interactive park map/kids play wall etc on the back) and a projector to host outdoor movie nights. Lots of things we can do and keep costs well within budget. Thanks!	4/1/2021 10:14 AM
47	I would just really love to see the outdoor pool upgraded or replaced. It (along with the adjoining park) is one of our favourite places in the summer.	3/31/2021 3:01 PM
48	Keep enough parking in place. Reduce impact of cemetery.	3/31/2021 11:05 AM
49	Make it multi generational	3/30/2021 9:49 PM
50	We love the pool! It’s so important to us!	3/30/2021 6:20 PM
51	I am glad you are reconsidering the spray park. I don't think it would add a tremendous amount of value. I think adventure park or outdoor pool would be amazing. Way more utility for all ages in the community which I believe would be way more valuable.	3/28/2021 10:53 AM
52	More pool space and time!	3/24/2021 1:15 PM
53	Hopefully a decision can be made sooner rather than later on this space. The current pool is just a mosquito breeding ground.	3/23/2021 9:53 AM
54	The fort langley outdoor pool is a tremendous builder of community. Each summer families spend so much time there that they know the lifeguards by name, they recognize and get to know other families just from being at the pool. Many children have grown up ape is h their summers there and it would be very sad to lose that hub of the community.	3/22/2021 4:42 PM
55	Same as above	3/21/2021 6:34 PM
56	Langley has plenty of playgrounds and baseball diamonds but already doesn’t have enough pool infrastructure to support the growing population. Losing the outdoor pool would be a huge loss to community. If it can’t stay here than a space should be planned for one in Walnut grove. Pools are a lifeline for many people with physical limitations and this should be taken	3/21/2021 5:12 PM

	seriously when considering eliminating a township pool. Budget should be very low on councils priority when considering something like this.	
57	Consider the importance of reducing carbon footprint. For example by not retaining/replacing the pool and returning some of the parking to park land. Future generations will be living with the effects of climate change and this park should be an example of how our current generation was forward-thinking in this regard. Also, I love this park because of the mature Douglas firs - please don't remove any of them.	3/21/2021 4:32 PM
58	Please keep the pool. It’s a summer tradition for our family and many other families. Please keep the pool.	3/21/2021 2:58 PM
59	connection with walking/biking trails for improved access	3/21/2021 2:58 PM
60	KEEP THE POOL!!!	3/21/2021 2:50 PM
61	The parking lot at the back of LFAS could be used if parking by the pool is reduced. It is close to the pool and to the cemetery for able-bodied people. Reserve parking spots beside the pool/cemetery for those with mobility issues or with babies. I don't think any new pool needs to be a set swimming length or set shape; it doesn't need to be a fitness pool.	3/21/2021 8:30 AM
62	Why is the township not allowing north Langley baseball there this year? This puts a strain on the other fields to vie for space and parking.	3/20/2021 1:10 PM
63	Loosing parking for expansion of either park or cemetery - will the school parking then be left open to accommodate for ballgames/soccer games - as this brings in "out of area" people?	3/20/2021 8:14 AM
64	Grew up in Fort Langley and am now helping to raise my nephew here. The baseball diamond and field is so much fun all year round, and I have really fond memories of the outdoor pool, which is currently where my nephew gets his swimming lessons, just like I did when I was little.	3/19/2021 8:31 PM
65	Don’t take away from what makes it great. Quiet and peaceful. Keep it simple. There are other parks that already have lots going on. Keep this simple. And full of nature.	3/19/2021 7:43 PM
66	The caretaker cottage is absolutely important in maintaining a safe space. I have managed the Community Garden and have never had theft or vandalism as a result of the caretakers watching over the garden.	3/19/2021 5:30 PM
67	Used to work at the pool.	3/19/2021 11:31 AM
68	There are enough water parks in north Langley, but not enough outdoor pools. Also a pool caters no more ages than a waterpark.	3/19/2021 11:21 AM
69	.	3/19/2021 10:30 AM
70	Replace/repair the existing pool. Same size. No huge monstrosity	3/19/2021 10:04 AM
71	Always consult the Public about any and all changes within the TOIL and especially within protected Langley Heritage Conservation Areas.	3/19/2021 9:55 AM
72	My wife and I visit the park almost daily and find the play fields are seldom used. This oversized area should be used to provide amenities that would be used by Fort Langley residents more often. An outdoor pool, while costly, should be considered a priority. Locating an outdoor pool in a portion of the playfield should be thoroughly investigated.	3/19/2021 9:23 AM
73	Replacing the pool with a spray park is vert discouraging for me, my family, and friends who live in FL. Many of the ideas suggested (pickle ball court, basketball, etc) seem like a great idea, but not a spray park.	3/19/2021 9:01 AM

74	I've been taking my family to the outdoor pool for years. It's a very special community pool!	3/18/2021 7:36 PM
75	No, thank you for asking	3/18/2021 6:31 PM
76	It is a wonderful park. Used heavily by locals. We live across the street. The locals play baseball, walk dogs, swim. Please remember the importance that this park poses for the local community. It is the local voice which should carry the strongest vote for this park. Not Langley township generally. Remember who the vast majority of the users are. Most visitors to Fort Langley have no idea this park exists. That is not necessarily a bad thing.	3/18/2021 2:12 PM
77	As stated - the 208 area is a horror for spaces, parks and pools or green picnic / pool space is vital. It is shameful the same condo units in south Langley- Leave the Fort ! Protect something !!!!!!!!	3/18/2021 1:08 PM
78	If this isn't already the case, the mature Douglas Firs should be protected.	3/18/2021 12:56 PM
79	There are very few tennis courts around, I hope you will keep	3/18/2021 12:25 PM
80	Park - pool good investment	3/18/2021 11:58 AM
81	The bathrooms are a good addition to the park. A full cemented pathway around entire park would be nice.	3/18/2021 9:35 AM
82	want it to remain welcoming for non FL residents, like all community spaces. I don't want it to feel too insular like people from other neighbourhoods not welcome. Also I love the baseball field.	3/18/2021 8:57 AM
83	No	3/17/2021 5:36 AM
84	We love the playground, mature trees and sports fields and courts! Adding a new water feature or space for animals will promote a healthy community to safely gather!	3/16/2021 10:57 PM
85	Thanks for taking opinions.	3/16/2021 8:57 PM
86	all good as is except needs spraypark	3/16/2021 5:28 PM
87	must continue to have some parking for the elderly	3/16/2021 1:07 PM
88	My family and I have lived in Fort Langley for 11 years and both my kids learned how to swim in the outdoor pool. We continue to swim there and both the kids love it! This is a very important life skill that I wish to see both my children continue to practice in our community.	3/16/2021 12:56 PM
89	The park as it is with the outdoor pool is very unique. It would be a shame to lose it. It doesn't need to be anything fancy. The city of Surrey still operates several of their outdoor pools.	3/16/2021 12:33 PM
90	It does not make sense to me that the cemetery will be expanding with such little space available for amenities such as the pool and sports field in ft langley.	3/16/2021 12:32 PM
91	North Langley has one outdoor pool and far too few outdoor play spaces that are not associated with schools (and therefore not available during the school year). Fort Langley represents a place where kids can play and where kids can swim under the sun. Its size means it is possible to supervise small children safely....don't take it away.	3/16/2021 12:24 PM
92	Don't take out any nature to add anything, replace the pool with something everyone can use at any time not just during open and seasonal hours. The poo lis essentially wasted space 9 months of the year.	3/16/2021 10:24 AM
93	Food truck maybe There needs to be parking Not everyone is able to walk there especially seniors. Also need to carry picnics there too	3/15/2021 7:54 PM

94	It would be great if the park could be cleaned up more often as there are many branches that fall.	3/15/2021 6:29 PM
95	Please fix/replace the pool! Thank you for reconsidering the initial plan. We were very disappointed about the spray park idea :(	3/15/2021 4:51 PM
96	The park needs an outdoor pool, please keep it or replace it with a better one that could hold a summer swim club.	3/15/2021 4:32 PM
97	Park Benches, Bicycle Racks for Parking. Bicycle Path Upgrades.	3/15/2021 3:31 PM
98	Keep the outdoor pool!	3/15/2021 3:23 PM
99	A covered area in the community garden would add all-season value.	3/15/2021 1:22 PM
100	A new outdoor pool in Fort Langley won't get used enough and is too expensive especially as I live in Brookswood.	3/15/2021 1:18 PM
101	It is essential that a pool continue to be provided for the thousands of Fort Langley residents. Many small towns in B.C. with populations less than Fort Langley's provide their citizens with a pool. It is unacceptable to require people in Fort Langley to commute to an already well subscribed facility in another area of the municipality. It is up to the Township to have properly funded a capital budget to renovate or replace the pool. It is no different from any other piece of infrastructure. Community members do not expect the removal of facilities because appropriate financial preparations were not made by Township staff and council.	3/15/2021 12:49 PM
102	These are generally passive parks. Usage that increases parking pressure might be opposed by some residents.	3/15/2021 12:22 PM
103	You need to keep the tennis courts. (there was a line up this weekend), and also keep all the sports fields as they are used most days throughout the year. It would be cool if there was a pool with small spray park next to it. Basically the park is perfect how it is, just make the pool a little bigger, get rid of the house, and make a little spray park next to the pool and it would then be super awesome.	3/15/2021 11:47 AM
104	I recall the use of the outdoor pool fondly when my now 30 year old children were young, but I can now live without it.	3/15/2021 11:15 AM
105	A band shell with power for concerts and plays and someplace to show outdoor movies.	3/15/2021 10:30 AM
106	Please see my note above. I obviously typed it in the wrong place but truly hope you will consider it. My typing skills are painful.	3/14/2021 12:00 PM
107	The outdoor pool was used by all ages. Many who took lessons at the pool became swim instructors in their teens. The outdoor pool is a lot healthier then the indoor Langley pools.	3/14/2021 10:52 AM
108	Fort Langley is a unique community. The outdoor pool helps to create community in a way that feels connected to the village’s recent history, and contributes to it’s small town feel. Generic amenities like a spray park seem out of place. Fort Langley is special village within a suburban setting. As Langley grows it seems wise to ensure the amenities in Fort Langley inspire and influence planning in the surrounding neighborhoods not the other way around.	3/13/2021 3:07 PM
109	The park is great as is and well used by residents.	3/13/2021 10:14 AM
110	The outdoor pool is a great family space where local kids can learn how to swim.	3/12/2021 7:46 PM
111	Kid friendly is important. A place to gather for all ages. Saving trees. Minimize crime (aka no skatepark) and less invasive activities with many people coming in from outside the community. Focus on the communities needs first as this is a much used and much needed space for the residents of Fort Langley.	3/12/2021 7:14 PM

112	We need the pool, there arent enough community pools for everyone in the area!	3/12/2021 9:59 AM
113	Thank you for reconsidering this. It shows good leadership. I really hate the idea of a spray park, as do my 3 kids.	3/11/2021 10:56 PM
114	Outdoor pools are awesome!	3/11/2021 8:01 PM
115	Nothing	3/11/2021 12:03 PM
116	The outdoor pool is an outstanding feature of this park. I wouldn't want to see it expanded into a massive outdoor pool; keeping it smaller controls the amount of visitors we have in the Fort and permits the local residents to access it more often. I am really happy the TOL is revisiting the idea of retaining and upgrading the pool.	3/10/2021 9:44 PM
117	Outdoor pool should definitely stay.	3/10/2021 8:41 PM
118	Township needs to provide more programs and recreation for preteens and teens.	3/10/2021 5:07 PM
119	The pool needs to stay. No one actually likes spray parks.	3/10/2021 2:41 PM
120	It is not a large park, replace the pool with something bigger/better, even indoor so it could be used year-round. Something that adults can use to swim laps as well as children to learn to swim. We have 0 amenities for adults in Fort Langley aside from walking paths.	3/10/2021 10:50 AM
121	N/A	3/10/2021 10:24 AM
122	Just that we want the pool back!	3/10/2021 9:45 AM
123	I'd really like to see the pool stay or be improved. It would be such a loss if it was removed.	3/10/2021 9:17 AM
124	Create a space for all ages, Fort Langley has a very diverse age population. One the may not utilize a spray park.	3/10/2021 8:57 AM
125	I strongly advocate for putting in a new pool (or doing renos). We live by 2 rivers and have a population that can swim is a necessary safety measure /life skill. With planning the pool could get a lot more used by EVERY age group in the Fort (and nearby communities). It is a focal point where families have picnics after kids have their swimming lessons, tweens are able to safely hang out on a Friday for the swim and hot dog. It enhances the connections in the community. Teens and adults would LOVE to use it if it was re-designed. Many of us travel multiple times a week to access one of the other pools in the area. There are few amenities for teens and young adults. This would be a great one.	3/10/2021 8:29 AM
126	Pool needs to be updated.. it would be nice to also have a volleyball court and a large fountain that could double as a little wading pool	3/9/2021 10:14 PM
127	Please build 2-4 pickle ball courts	3/9/2021 9:59 PM
128	Do not close the pool we love going there with our family.	3/9/2021 8:52 PM
129	This park currently fits in very well with the feel of our village as a whole and to make changes such as a spray park would take away from that. The pool is a Fort Langley fixture and should stay.	3/9/2021 8:30 PM
130	Keep the swimming pool.	3/9/2021 8:03 PM
131	Outdoor pool.	3/9/2021 7:44 PM
132	There is no need for a splash park. There is already one in Walnut Grove and Willioughby. The outdoor pool is very important to Fort Langley residents. I love that my kids can walk there to do lessons and public swim. I would like to see an	3/9/2021 7:10 PM

	improved pool. It can be very crowded at public swim.	
133	Something for the kids that replaces the current activity from that area needs to be put in that area - either a new pool (preferably a bigger one) or a really big and fun spray park. This park was such a fun attraction for summer evenings and the loss Of this pool has left a big void in the community	3/9/2021 6:58 PM
134	Please keep the pool!!!!	3/9/2021 5:34 PM
135	swimming pool has been an important feature for me, even tho my grandchildren no longer can use it. I love the idea of a community, low key activity like this.	3/9/2021 5:24 PM
136	A new pool and provide comfort, convenience, or enjoyment. Parking & Food . Awesome !!!	3/9/2021 5:13 PM
137	Please not another spray park. Also please leave the trees alone.	3/9/2021 5:05 PM
138	I think it is important that Fort Langley (and TOL by extension) have the pool - with the tremendous growth going on in development, it would seem to me be to be an obvious choice. I also think COVID has shown that there is an appetite and demand for things outdoor. including this pool	3/9/2021 4:30 PM
139	A concession stand would be welcomed	3/9/2021 4:22 PM
140	Our children both learned to swim in the Fort Langley pool; we were very grateful to have this. Pickleball is becoming very popular and is suitable for all ages.	3/9/2021 4:00 PM
141	Keep the fields & trees as much as possible. Remove the caretaker’s house to expand usable space.	3/9/2021 4:00 PM
142	I definitely see the value in having an updated outdoor pool space, preferably larger than what is currently there. When I was a kid I loved to swim and in the summer being able to go to an outdoor pool with my friends and get lots of fresh air was a highlight, especially when I was in my tweens (a spray park is NOT for tweens or adults -- it's really only good for little kids). We need to have more activities for tweens and adults even that are healthy and get them active outside. Currently, since Fort Langley has no recreation center, we have to go to Walnut Grove. This is too far for kids to ride their bike or walk to. And I'd rather walk to amenities then have to get in my car. If planned properly Fort Langley could be completely walkable if it had more leisure activity resources. I hope updating to a larger outdoor pool will be given serious consideration.	3/9/2021 3:35 PM
143	I feel the existing pool has out lives it’s best before date. My kids are 24 and 28 now and I remember issues with it when they were in elementary school.	3/9/2021 3:15 PM
144	None	3/9/2021 3:07 PM
145	Please keep and upgrade the pool	3/9/2021 2:05 PM
146	Biking and mountain biking and bmx park	3/9/2021 1:34 PM
147	None	3/9/2021 1:17 PM
148	Save the POOL!!!!	3/9/2021 12:58 PM
149	Build a skatepark and reopen the pool	3/9/2021 12:44 PM
150	KEEP IT SMALL AND QUAINT. We don't need to impress anyone, yes repair things. but there are larger parks close enough for people to go to.	3/9/2021 12:30 PM
151	Out dated but people in the community are very attached to the park and what's currently in it so don't eliminate anything	3/9/2021 12:14 PM

	just upgrade and improve everything. Fort Langley is the birthplace of BC and should be treated as BC's crown jewel re-vamp it while keeping its heritage rather than let it rot and become outdated	
152	The outdoor pool is an important amenity for the Fort. An improved facility in walking distance for local kids is a great asset builds a sense of community. In truth, I consider the pool a heritage asset just like the community hall.	3/9/2021 12:13 PM
153	It is a great park. Please just reopen the outdoor pool. The pool is a jewel in our community and a simple source of joy in the summertime for kids of ALL ages.	3/9/2021 12:08 PM
154	We feel the outdoor pool is an essential part of the community park. It has been used for decades by adults, families, children, teens, school swim lessons, and social gatherings.	3/9/2021 11:49 AM
155	Please do not get rid of our pool!	3/9/2021 11:47 AM
156	WE NEED THE POOL IN FORT LANGLEY. IT'S AN IRREPLACEABLE ASPECT FOR SMALL CHILDREN TO LEARN TO SWIM AND A SAFE PLACE FOR OUR KIDS TO GO IN THE SUMMER FOR PUBLIC SWIMS. PLEASE SEE AND SHARE THE VALUE FOR THIS POOL.	3/9/2021 11:19 AM
157	It's a generational investment and good spending of taxes.	3/9/2021 11:18 AM
158	Please don’t close this pool. It’s the only one in north Langley and one so many of us enjoy. It would be a big shame to lose this.	3/9/2021 10:52 AM
159	We absolutely adore the forest part of this park, the open field and how relaxing it is all year around. As long as the trees remain and the field stays we are happy.	3/9/2021 9:53 AM
160	The main thing is to accommodate all ages. Especially teenagers who currently have very few (if any facilities) in Fort Langley.	3/9/2021 9:52 AM
161	Fix the pool. It’s been perfect size for years.	3/9/2021 9:31 AM
162	We love the park. It’s where we do all 4 kids swimming lessons and meet friends after school to play.	3/9/2021 9:27 AM
163	Teens need a safe place to go along with younger aged children. A pool is a must for our community!	3/9/2021 9:14 AM
164	No	3/9/2021 9:00 AM
165	I would rather see the pool have the health and safety fixes it needs and stay the same size than lose it all together. It is a place for all ages and gives older kids / teenagers a place to be in the summer months. Simply putting in a spray park is not a replacement for this activity.	3/9/2021 8:49 AM
166	Thank you for the survey.	3/9/2021 8:46 AM
167	Small towns across the country have recreation centers with ice arenas and pools the need for community is important..	3/9/2021 8:30 AM
168	We have loved having the pool! My three children have taken lessons there, and we have loved being able to walk to the pool to go swimming with neighbours and friends. It’s such a wonderful community builder!	3/9/2021 8:29 AM
169	We love the park. We loved having swimming lessons there, but it lies empty so many months and I know how much pools cost. I vote to go simple with a spray park or climbing/parkour park and keep the Aldergrove and WGC for swimming. Economic times are uncertain too and I really don't think now is the time for big $$$ projects.	3/9/2021 8:29 AM
170	There is no outdoor pool in Langley township, so to keep and redo the pool would be ideal in my opinion	3/9/2021 8:26 AM

171	I think the outdoor pool is a very unique features that makes Fort Langley such a special place to live.	3/9/2021 8:18 AM
172	Not at this time	3/9/2021 7:59 AM
173	The park is beautiful as is	3/9/2021 7:55 AM
174	As nice as it is to have a pool in fort langley, it really doesn't make any sense to have something so seasonal when the space could be used to provide the residents with something to use all year round.	3/9/2021 7:49 AM
175	Security cameras for the spray park for safety reasons	3/9/2021 7:41 AM
176	My kids attend Fort langley elementary and we often visit this playground after school. A spray Park in the summer would be amazing since the one at walnut grove always gets so busy!	3/9/2021 7:31 AM
177	No	3/9/2021 7:28 AM
178	Though we live in south Langley, my son attends Fort Langley elementary and we use this park often.	3/9/2021 7:14 AM
179	Lots of the proposed features exist in plenty of other Langley parks. As far as I know, the only other outdoor pool is Port Kells and it’s packed in the summer. Please replace the pool!!	3/9/2021 7:12 AM
180	A spray park is not a replacement for a pool. It doesn’t serve our community as a whole. We need a pool that all ages can go to, but just something for 3-6 year olds. With the development in Willoughby being HUGE, and that there are no new plans for a pool in that area, WG POOL will be over capacity. Spray parks are not a replacement for pools.	3/9/2021 7:07 AM
181	Please replace the pool for recreational swimming and swimming lessons (it helps to save lives).	3/9/2021 6:58 AM
182	We love the park and use it a lot. Thank you for caring for it!	3/9/2021 6:50 AM
183	Activities and for all ages to enjoy	3/9/2021 6:38 AM
184	Replace the old concession building. For community events	3/9/2021 6:27 AM
185	The pool is very important - maybe make it into a pool that can turn into a skate bowl in the winter.	3/9/2021 6:16 AM
186	We love the outdoor pool in Fort Langley and we enjoy bringing our children to swim there	3/9/2021 5:55 AM
187	Please keep our pool. During the summer some of us can't get out of town to go swimming and we all love meeting up with friends and family there	3/9/2021 3:23 AM
188	Please leave the trees!	3/9/2021 2:19 AM
189	The pool and playground are most important	3/9/2021 12:35 AM
190	The parking is an issue, I’m sure you know. Not everyone can walk to a park, especially if Fort Langley is your nearest park option and you live in Glen Valley, or over on 100th or up the hill on 88th. Fort Langley park is the closest park for many who walking isn’t practical as it’s many km away.	3/9/2021 12:30 AM
191	WGC is so close and accessible	3/8/2021 11:45 PM
192	The pool is one of the reasons we chose to move here. Our kids are now old enough to swim on their own. We miss the pool.	3/8/2021 11:42 PM

193	Our community is waterfront to the Bedford Channel and many children grow up playing there. The outdoor pool is an integral place for them to learn the skills necessary to safely play around the water down by the river. This is something that I would like to see be used by the community year round however. I think converting the outdoor pool to be year round would be the best use as it can create additional revenue year round with expanded swimming lessons and the public swim options.	3/8/2021 11:26 PM
194	No	3/8/2021 11:25 PM
195	Allow rental of sport fields for dog sport events	3/8/2021 11:19 PM
196	Please keep the trees	3/8/2021 11:17 PM
197	We desperately need more things that would be good for all ages....like pickleball.	3/8/2021 11:16 PM
198	Pool is convenient for swimming lessons for kids	3/8/2021 11:03 PM
199	Larger pool	3/8/2021 10:31 PM
200	More playground, parkour, picnic space.	3/8/2021 10:28 PM
201	I love teens but something that would not create another area for partying and graffiti	3/8/2021 10:25 PM
202	Close the pool!!!	3/8/2021 10:20 PM
203	The pool has always been well used by all ages. Both my girls learnt to swim there, both me and my youngest use the pool. The Friday BBQ are a great tradition	3/8/2021 10:20 PM
204	Having a pool in Fort Langley is an essential part of the town. People don't want to swim indoors during the summer, and without the pool, our kids would need to rely on other people driving them to langley city or aldergrove. Removing the pool would be a disservice to the local population and disregard the Townships commitment to reducing carbon usage.	3/8/2021 10:17 PM
205	An outdoor pool for Fort Langley - even if covered - is critical for the community.	3/8/2021 10:12 PM
206	The trees need to stay no matter what changes you do	3/8/2021 10:02 PM
207	No	3/8/2021 10:01 PM
208	The pool was my favourite place to take my kids to swimming lessons. I could sit outside and easily see them, we could play at the park after. I liked that the pool was small and felt like a community thing. It was also just a cheap way to cool down in the summer without fighting crowds at lakes.	3/8/2021 9:59 PM
209	My impression was that this survey was initially intended to gather public interest about the previously hasty made decision by council to replace the vital Fort Langley pool with a splash park. It appears that this survey is not keeping to the main issue on hand but rather defers the topic to other parts of the park to disperse interest. Also, the cost noted appear extremely exaggerated. A pool that size with the limited equipment required would not cost $6M to $8M. That is a couple millions more than the new Brawn water booster pump station which was an entirely new station with top of the line equipment installed. The Aldergrove pool cost $30M which puts the numbers provided into perspective. The numbers provided for the pool, including the note about potential property tax raises to finance a new pool are to scare off the public and to push the outcome of the survey to the splash park idea previously favored by council without public consultation. This survey has to be revised such:1. Keep the topic to the pool discussion only. The park is good as is. 2. The cost for the pool shown in this survey needs to be revised to a realistic value with a reference to the assessment of the cost. It would be surprising if this pool costs $1M. Its more likely less. 3. If you talk about plans of changing amenities around the pool	3/8/2021 9:58 PM

	such as the parking lot and the cemetery, provide a link to the community plan which discusses those items. This could be the driving factor for eliminating the pool, and not its replacement cost. 4. Provide a link to the assessment of the pool instead of just referring to it in a sentence. Or at least note who did the assessment and provide an executive summary on the web page with further information available upon request. As a public entity, the Township has to be transparent and honest in the assessment of the current condition of and the cost for replacing the pool. This survey does not satisfy these basic criteria. Also, how can you limit the number of responses to the questions above? This results in an unrepresentative survey which again just shows that the main intent of this is not to gather public interest about the pool but to provide some sort of public input which is limited and restricted in order to obtain results beneficial for the decisions made previously. That reinforces the request for revising the survey to a representative, transparent and good willed vehicle to mirror the public interest!	
210	The pool is the centre of the community. It is where most children, teenager, and young parents meet other community members even when they go to different schools. It was so popular 10yrs ago sometimes my friends and I could not enter since the pool was so busy. If we get a new one it would be nice if there was a kiddy pool and a second deeper pool so adults could enjoy it more. Also more space for lounging chairs too.	3/8/2021 9:57 PM
211	We love the outdoor pool. Aldergrove is hard to enjoy in the summer if you want to just swim, as it is so busy with the Waterpark. We do love the Waterpark, but sometimes it’s nice just to have a small, quiet family pool to enjoy. Thank you for seeking input.	3/8/2021 9:51 PM
212	Keep the pool please	3/8/2021 9:48 PM
213	Not enough parking.	3/8/2021 9:47 PM
214	Please keep the trees and the simple feel of the area.	3/8/2021 9:44 PM
215	Ideally it would remain a community (only) park and not become part of the tourism draw.	3/8/2021 9:37 PM
216	A reasonably priced new pool. At 6 million, too many ppl are taking a massive cut at tax payers expense. Hire contractors that don’t give kick backs to the mayor & council.	3/8/2021 9:34 PM
217	Like to make sure it is child friendly	3/8/2021 9:32 PM
218	Public community hubs in Fort Langley are limited. The park - and particularly pool - are a gathering place for families. As an adult without children I also value the pool and use it seasonally. It’s removal would be a huge disappointment and demand at Walnut Grove Community Center is so high it is an inaccessible alternative.	3/8/2021 9:31 PM
219	Keep the pool please.	3/8/2021 9:27 PM
220	Lots of wasps in the summer months	3/8/2021 9:25 PM
221	Please keep up the maintenance on that soccer field. It’s amazing!	3/8/2021 9:24 PM
222	More community gardening space for Seniors with raised beds.	3/8/2021 9:16 PM
223	Movie industry always using this area so township should be able to take care of it	3/8/2021 9:14 PM
224	We LOVED doing swimming lessons at the outdoor pool. Was such an awesome opportunity for community building!	3/8/2021 9:11 PM
225	My daughter loves the playground and the outdoor pool. We would love to continue having something similar for her. Not a big fan of spray parks though. I hope the trees can stay.	3/8/2021 9:11 PM

226	No	3/8/2021 9:06 PM
227	The existing outdoor pool was a wonderful community amenity when my children were growing up. It would be good to have a similar function for the next generation.	3/8/2021 9:06 PM
228	We love the existing pool. Kids don't need water slides or diving boards. They need diverse people to play with.	3/8/2021 9:05 PM
229	We need more pools, not less. There are lots of spray parks already	3/8/2021 9:04 PM
230	We have enough options for spray parks in North Langley. Not everyone wants to sit inside WG pool all summer to take lessons (which run camp style). Aldergrove and Al Alderson (Langley City) are too far.	3/8/2021 9:04 PM
231	As a third generation member of my family to grow up and reside in the Fort. keeping the pool is very important for all of the TOL	3/8/2021 9:04 PM
232	Parking is important—very important—but trees are what draw me to that space and the proximity to old fashioned feeling ice cream shops.	3/8/2021 9:02 PM
233	We love using the pool please replace it!!!!	3/8/2021 9:01 PM
234	Charge more for the pool. maybe. Spray parks suck! We need the geothermal pool like aldergrove but small.	3/8/2021 8:58 PM
235	All season all play	3/8/2021 8:55 PM
236	Pool	3/8/2021 8:54 PM
237	Please keep the outdoor pool. My family relies on it for swimming lessons during the summer and our main outdoor family swim time.	3/8/2021 8:51 PM
238	It's a nice quiet park and it's a great place to visit in the summer due to the shade and pool. A way to maximize the space for all seasons would be great.	3/8/2021 8:49 PM
239	The pool is a favourite!	3/8/2021 8:47 PM
240	As parents with young children living and growing up in Fort Langley, we very much hope the outdoor pool remains, our kids are so very fond of the pool and it is such a pleasant past time. We are excited at the possibility for a bmx track and/or parkour park, we would be there all the time.	3/8/2021 8:24 PM
241	Would love to have the option of an outdoor pool as it such a staple in this community	3/8/2021 8:22 PM
242	Replacing the outdoor is important to our family as we have for the past several years taken swimming lessons for many weeks during the summer and went to public swim almost weekly. Our family enjoys the smaller size and open air of the pool. We prefer to stay close to home and the Walnut Grove pool is impossible to find parking or to book swimming lessons.	3/8/2021 8:19 PM
243	Focus on amenities that benefit all ages. A spray park is for a very small age group.	3/8/2021 8:18 PM
244	Continue to involve community	3/8/2021 8:14 PM
245	Hoping this can continue to the the spot my family keep coming for years to come.	3/8/2021 8:11 PM
246	Walnut grove pool is not big enough to support the community- swimming lessons are always full. To take away the Fort pool means we have to travel 20 minutes or more away for lessons when we could otherwise walk. Please upgrade our	3/8/2021 8:07 PM

	community pool!	
247	No	3/8/2021 8:04 PM
248	You need to keep the pool open	3/8/2021 7:58 PM
249	It is such a great spot that is underutilized. It needs to have a safe space to play for kids and a big kids.	3/8/2021 7:54 PM
250	Keep the pool! This is something that people of all ages can use. A spray park would only be utilized by kids ages 1-5.	3/8/2021 7:51 PM
251	Keep the pool!	3/8/2021 7:48 PM
252	An outdoor pool is ridiculous. Walnut Grove pool is a five minute drive away.	3/8/2021 7:41 PM
253	Love this park. Awesome for shade in the summer.	3/8/2021 7:39 PM
254	Bring back the pool!	3/8/2021 7:38 PM
255	We moved here with young kids and were so excited to use the pool. We were so sad to learn it would be closed before we ever got to enjoy it. Please please please keep the pool!!	3/8/2021 7:29 PM
256	This park is the one community space that we have in fort langley. The pool is an essential part of our children's experience growing up. Please maintain and improve facilities for residents. Other ideas may bring more tourism to our area but it is important that funds are also used to improve the lives of those who live here and support this beautiful community.	3/8/2021 7:29 PM
257	Having a pool in fort Langley is very important because it helps the community by being a way of people connecting! From a young age I remember going to swimming lessons and meeting all sorts of new people through it! I think it's an important asset to our community!	3/8/2021 7:26 PM
258	Please invest back into the pool - it's a unique feature that we have no other equivalent for. Otherwise, we love the park as it is.	3/8/2021 7:24 PM
259	I would like to see what safety concerns and what deficiencies are requiring expensive upgrades. I want to know who would be awarded the construction contract and what total other bids were placed.	3/8/2021 7:16 PM
260	It's a very enjoyable location. We have had birthday parties here and love that all this has to offer in a quiet neighbour location.	3/8/2021 7:12 PM
261	I think that the spray park is a great idea and would be used much more than a pool that will require a significant cost to bring up to date.	3/8/2021 7:12 PM
262	There is so much space in that huge empty field for a large outdoor pool that would benefit all ages—-spray parks are enjoyed by 5 and under only.	3/8/2021 7:12 PM
263	Please remove the wooden gazebo and relocate. It is a huge activity center for drugs and drinking of teens evenings and weekends	3/8/2021 7:08 PM
264	We need more outdoor swimming pools.	3/8/2021 7:05 PM
265	Love the pool!	3/8/2021 6:55 PM
266	This park is a community hub and the pool is where neighbourhood families go to stay in our community and get to know our neighbours. This pool is a basis for community.	3/8/2021 6:55 PM

267	Fort Langley has grown. Provide an outdoor pool or parkour-like playground; we don't want a spray park as it's only good until kids are 7yo. We want a place our kids can grow up, enjoy and safely walk around.	3/8/2021 6:54 PM
268	In these times where people cannot travel freely and it may be some time before international travel having fun recreational areas in their backyard is essential. Even if it puts a strain on the budget. Bringing people together to encourage outdoor fitness and stress relief should be considered top priority.	3/8/2021 6:51 PM
269	don't put in a spray park. we need options for tens ans tweens so they dont get bored and disruptive	3/8/2021 6:47 PM
270	No.	3/8/2021 6:46 PM
271	No	3/8/2021 6:41 PM
272	As a teacher at Langley Fine Arts, I use the park regularly for lessons and leisure. It would be a real shame to loose the pool as we were just looking into having swimming lessons as part of our PE program for grades 1-2 in June.	3/8/2021 6:38 PM
273	Maybe update pool and make it covered so it can be used year round	3/8/2021 6:30 PM
274	Remodel bathrooms a little dated.... two more washrooms will be needed!	3/8/2021 6:30 PM
275	Keep the pool!!!!	3/8/2021 6:19 PM
276	Our community needs a pool! It is a life skill. There is a shortage of pools in langley	3/8/2021 6:13 PM
277	The pool was our family's delight for the summer. To be able to bike or walk over for a swim, to mingle with other community members especially for Friday hotdog barbeque. Willoughby is putting huge pressure on Walnut Grove pool so we only did lessons I FL. A spray park doesn't teach a life skill like swimming.	3/8/2021 6:09 PM
278	The pool needs to go. Not much practical use and seems like the only people that want to keep it are people living in the past	3/8/2021 6:05 PM
279	Need more swimming pools	3/8/2021 6:03 PM
280	A water or spray park will not be an attraction for everyone. Water parks arw best in an open space (or mosquitoes). This is Fort Langley. Open space would require removing trees or losing part of the field. Also, a water/spray park appeals to younger children. All ages, including adults can use a pool even if the pool is only open during the summer. Keep the dogs leashed please. I am the owner of a large, friendly dog, and I avoid off leash dog parks. Mainly, due to the dog owners, not the dogs. In the near future: Fix or replace the sinking and/ or lopsided picnic tables. Please pave the track that connnects the two portions of St. Andrews. It was in better condition when I attended FLJSS and it was used more then.	3/8/2021 5:56 PM
281	We would be happy to pay more to swim at the pool that is already there. It was so inexpensive but we'd be fine if charged more. It's special, a great place to gather. Spray parks only cater to younger kids and don't benefit teens etc. All kids love swimming, not all kids love spray parks.	3/8/2021 5:55 PM
282	My vote in any future town council elections will be determined on whether or not each council member supports upgrading/replacing the pool.	3/8/2021 5:54 PM
283	Way too shady for a new pool. Don't need it with walnut grove so close.	3/8/2021 5:49 PM
284	They are old and need updating with minimal impact on my taxes!	3/8/2021 5:48 PM
285	We feel the pool has been a gem for recreation and swimming lessons. We need more pools, not spray parks in Langley!	3/8/2021 5:44 PM

286	I have been taking swimming lessons here since I was 4 and I am now currently 15. I have made so many amazing memories here, my favourite was learning how to swim. My hope was to eventually be able to lifeguard here once I have completed all of my courses. At the moment I have taken 3/5 of the required courses to become a life guard. I hope to be able to lifeguard at this amazing pool in the near future.	3/8/2021 5:35 PM
287	Please please do not close this existing pool. We love this facility and as our kids grow up in the community it offers such a great place for kids AND teens and adults. My kids love riding their bikes over there to meet friends for a swim. No driving, it's great! Please please save our pool!	3/8/2021 5:33 PM
288	Do not change it. Upgrade the pool. My family and I love this space and moved to Fort Langley because of it.	3/8/2021 5:28 PM
289	Nothing else comes to mind	3/8/2021 5:04 PM
290	Please keep the pool! We go there often in the summer. There's no other outdoor pools on this side of Langley, and the wg Rec Center gets very busy. Thank you for valuing our input!	3/8/2021 4:53 PM
291	We need more dog friendly areas in fort Langley	3/8/2021 4:47 PM
292	The pool needs to be replaced. There needs to be something that draws the whole family and those that do not have children. This is an investment in the Langley North. Not just for the Fort Langley residents, but for Walnut Grove, Willoughby (especially with the new 216 st overpass)	3/8/2021 4:45 PM
293	My kids love the outdoor pool & they meet their friends in the park & play on the fields. I live that they can walk/ride their bikes & enjoy being kids. :)	3/8/2021 4:44 PM
294	The pool is a beloved feature, we would love to see if stay	3/8/2021 4:41 PM
295	Keep the trees whatever the future design may be	3/8/2021 4:40 PM
296	Should $$ be put towards a new outdoor pool it needs to be adequate size and with adequate parking so all Langley residents can enjoy it.	3/8/2021 4:40 PM
297	Please don't get rid of a ton of trees! I LOVE the shade at this park!	3/8/2021 4:35 PM
298	The pool, while small, is a family friendly summer activity that appeals to all ages and doesn't require going to Langley city or Surrey.	3/8/2021 4:32 PM
299	There is a lack of outdoor pools in the area and would love to see that stay.	3/8/2021 4:32 PM
300	I would be very disappointed to loose the Fort Langley outdoor pool.	3/8/2021 4:32 PM
301	Please keep the trees and pool above all.	3/8/2021 4:31 PM
302	Please keep the pool. It is honestly one of the biggest reasons we love raising our family here.	3/8/2021 4:25 PM
303	Please don't close that pool	3/8/2021 4:23 PM
304	Keep the outdoor pool, there are not enough locations for kids to swim as is.	3/8/2021 4:16 PM
305	It is such a beautiful place to take the family. I'd live to see more sitting benches around the playground and around the big field. There do seem to be wasted space areas that don't get used, like the areas on either side of the community garden & community grove of fruit trees. The large heritage evergreen trees are a favourite to everyone who visits the park.	3/8/2021 4:16 PM

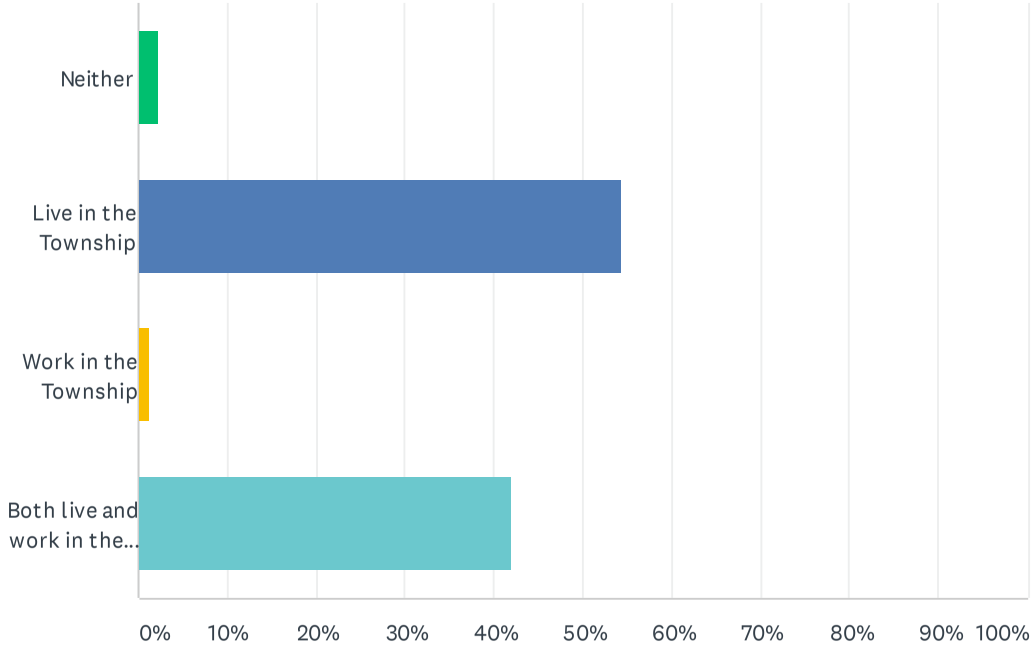
306	Langley lacks sufficient pool space for our growing population. The Fort Langley outdoor pool was well used by TOL residents of all ages. Prior to the Covid-19 pandemic, the Walnut Grove pool was almost always busy. Since reopening during the pandemic, the registered swim times fill up within minutes of opening. Swimming is an essential skill all residents should learn. Yet swimming lessons also fill very quickly. The Fort Langley outdoor pool helps to address the high demand for recreational swimming and swimming lessons by not just Fort Langley residents but all those living in the Township of Langley. If seasonal use is a concern, a partial cover could be added extend the use to the fall / spring seasons, similar to the Aldergrove credit union pool.	3/8/2021 4:15 PM
307	I loved the pool when our children were young and would like to see young families continue to enjoy it. Having said that, I would hope that not one tree be sacrificed in order to achieve this goal. The tree canopy there is so precious and beautiful.	3/8/2021 4:14 PM
308	Keep the pool!!!!!! How disappointing last summer to not have one of the only semi safe activities that could have been available for kids to be closed. Poor form TOL mayor & council.	3/8/2021 4:09 PM
309	Cameras for park safety and to prevent vandalism.	3/8/2021 4:05 PM
310	The pool at Fort Langley Park was/is very important to our family. Most of our swimming lessons, all of our summer public swim family time and all of my son's 6 birthdays have been held there. Please refurbish or replace the pool.	3/8/2021 4:04 PM
311	Thank you for taking the chance to resurvey the public. It is appreciated	3/8/2021 4:03 PM
312	This park is for the community and its residents. The pool is such a great place for kids to get swim moles dons and for a swim in a hot day.	3/8/2021 3:53 PM
313	I have lived in fort since the early 70s. I want my kids to have the experience I had here so please do not ruin it for special interests	3/8/2021 3:52 PM
314	I have so loved taking my kids to the outdoor pool for swimming lessons and family swim: it's been one of the very best parts of their summers-- to connect with community that way. I have 4 kids aged 2-14 and in my experience they only use the spray park for a limited span of a few years, whereas kids of all ages can enjoy the outdoor pool. It's such a unique hallmark of our little town. Thank you for reconsidering.	3/8/2021 3:52 PM
315	Our family lives down the street from the park and we go there all the time. We have a community garden, use the soccer/baseball field and play on the playground. We love everything about it, including the outdoor pool (something that is a gift to this small community). So for us, all that matters is that the pool is retained or replaced. Thanks!	3/8/2021 3:51 PM
316	My family absolutely loves the local pool and would frequent it regularly in the summer. We would love to see the pool continue to be a feature in Fort Langley Community park.	3/8/2021 3:48 PM
317	I think that a pool is an important recreation option for the town as it provides a place for our youth to enjoy the summer months doing something they can’t do at home or elsewhere in town.	3/8/2021 3:48 PM
318	As a parent of 10 year old and 12 year old we do not need another spray park. That's no fun for " tweenagers" They need a pool! (or secondary maybe a skate park)	3/8/2021 3:43 PM
319	The pool has been the best for our family and we really miss it	3/8/2021 3:43 PM
320	It needs to be family oriented.	3/8/2021 3:42 PM
321	If possible, we would love to see a pool open earlier in the season and stay open into the autumn.	3/8/2021 3:35 PM
322	Shared parking arrangements with fine Arts school especially on special event days when the parking lot is often needlessly	3/8/2021 3:33 PM

	closed while most of the time it is open.	
323	Fort Langley needs more amenities for older children and teenagers, such as the pool.	3/8/2021 3:32 PM
324	The Fort Langley Community pool has been one of the community resources my children have enjoyed the most over the last number of years. It is a place where kids from the area can meet and have fun in summer while parents relax or chat with their neighbors. The small size and older nature of the pool meant that the pool was primarily used by the children in the surrounding area who walk or ride their bikes there. The park is currently in a quiet neighborhood surrounded by large trees and the cemetery. It is important to realize that building a new spray park or other large play structure could encourage a large influx of people to an area that does not support that kind of traffic. I would prefer that the pool be replaced with a new seasonal outdoor pool.	3/8/2021 3:29 PM
325	Please keep the trees. Have public washrooms opened year round, better grass on lfas side (I know it’s not you but would be nice to utilize all that area when field is being used) water refill station, more benches.	3/8/2021 3:27 PM
326	It is important to provide space and activities for the kids age 10-17, as well as creating community space for fitness.	3/8/2021 3:07 PM
327	The pool has been a huge part of the community. It is one of the few things that local tweens and teens can do within walking distance. I have young children and hope that the pool can be there as they get older. We hold a family seasons pass when it is open and use the pool very regularly. The trees are so important to the park and is the reason that many people come to that park in the summer. The shade is such a wonderful change from many other parks.	3/8/2021 2:52 PM
328	Keep the pool - it is used by so many more than a spray park would.	3/8/2021 2:34 PM
329	The pool is a pillar of the community. It’s an affordable fun activity for all ages and a highlight for my children age 9 and 11. It would be short sighted to put in a splash pad. We have lots of play equipment for younger children in the community. We love the outdoor pool! Maintains and creates a sense of community.	3/8/2021 2:33 PM
330	I would love to keep the pool. It is great for our neighbourhood but also serves families from all over Langley. If not I’d like to see a park that appeals to older kids as well.	3/8/2021 2:32 PM
331	This park is very unique for a number of reasons. The towering trees certainly make it ideal during the hot summer months and lend to its character. Preservation is top of my mind (which is funny because I normally don't care about a tree being chopped down here or there if needed). This park is very much a "community park." While Fort Langley has a lot of "fans" and a lot of people who like to give their opinion about what should be here, not many of these folks actually live here. Because the Fort is not as accessible via transit as other areas in Langley, and the actual population is quite small, I would really like to see a greater emphasis put on getting input from the true residents that live in the area, perhaps by way of mail outs to the correct postal codes. Fort Langley is the downtown and Bedford. It's not Glen Valley, East Walnut Grove, or Forest Knolls. Let's let the people who live and frequent this area have a bit more representation. We have two young kids, we would love to have an area that grows with them. A pool is wonderful, but its also not political. We would love to use it for the 2-3 weeks of seasonable temperature, but the accessibility, and lack of having to buy tickets or book spots at a spray park would really be more appropriate (so long as there are lots of installations 3-4 spray equipment is not going to go over well)	3/8/2021 2:31 PM
332	Pools are amazing for kids. Lessons for little ones in a smaller outdoor pool is just great - swimming is an essential skill, it is so important to encourage and many kids find the big pools loud and intimidating. An outdoor pool is so special and it's a real shame to see it go. The value it delivers cannot be measured in $ alone, although of course it takes $ to fund and maintain.	3/8/2021 2:15 PM
333	I think the Fort Langley Outdoor pool needs to be refurbished and reopened. It is an excellent option for young kids, creates	3/8/2021 12:21 PM

	jobs for lifeguards, swim instructors, and birthday party leaders. If planned appropriately the pool could be redesigned to have more opportunities for programming (I.e., Aquatic Fitness, User Groups, Lifeguard Courses, more swimming lessons, etc.) in making the pool more functional for more residents it would create better opportunities for cost recovery and the price of admission could be raised as the facility upgrades would support a slightly higher user fee.	
334	I think having a water activity (pool or spray park) along with a parkour park would best serve our community in all seasons and for a wide age range.	3/8/2021 11:27 AM

Q8 Do you live or work in the Township of Langley?

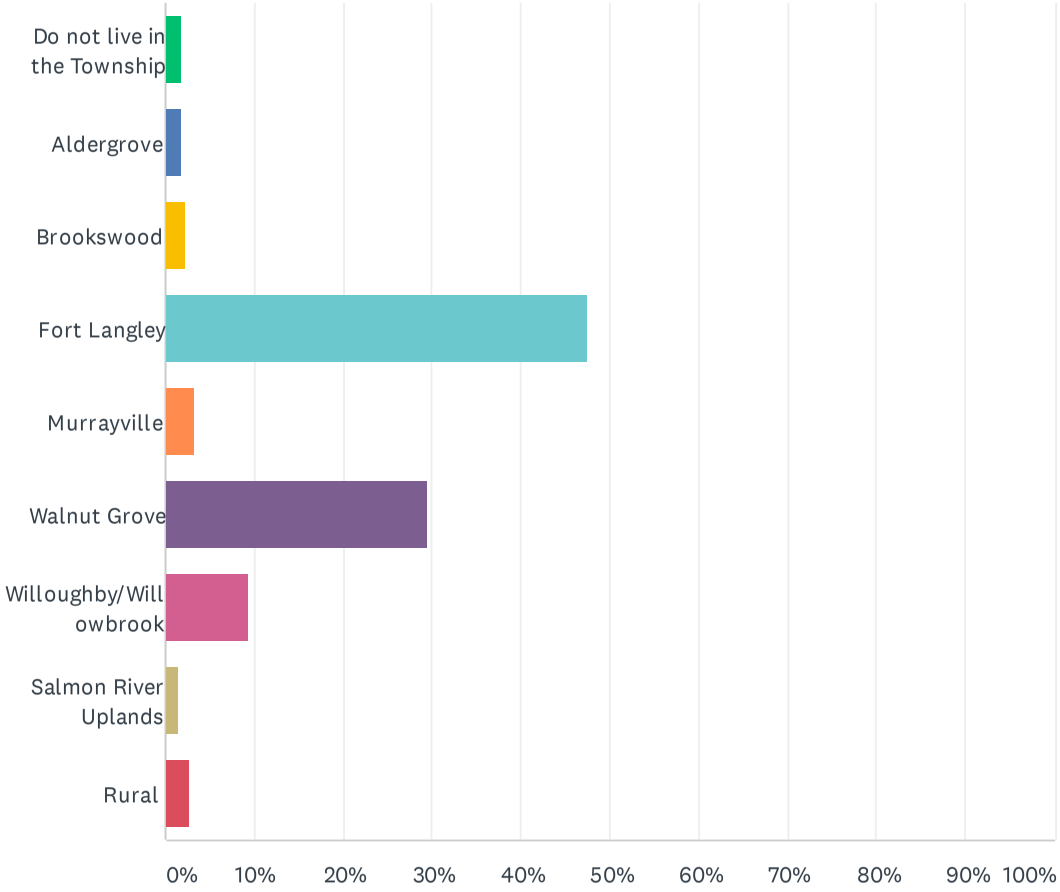
Answered: 970 Skipped: 13



ANSWER CHOICES	RESPONSES	
Neither	2.27%	22
Live in the Township	54.43%	528
Work in the Township	1.24%	12
Both live and work in the Township	42.06%	408
TOTAL		970

Q9 What community do you live in? Provide the closest answer.

Answered: 970 Skipped: 13



ANSWER CHOICES	RESPONSES	
Do not live in the Township	1.86%	18
Aldergrove	1.96%	19
Brookswood	2.37%	23
Fort Langley	47.42%	460
Murrayville	3.30%	32
Walnut Grove	29.48%	286
Willoughby/Willowbrook	9.38%	91
Salmon River Uplands	1.44%	14
Rural	2.78%	27
TOTAL		970

Q10 What is your postal code?

Answered: 970 Skipped: 13

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
Postal Code	100.00%	970
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

#	NAME	DATE
	There are no responses.	

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE

There are no responses.

#	POSTAL CODE	DATE
1	V1m2s1	4/18/2021 3:49 PM
2	V1m2m3	4/17/2021 9:27 PM
3	V2y2x1	4/17/2021 6:23 PM
4	v1m3t2	4/17/2021 3:20 PM
5	V1m2s2	4/17/2021 1:51 PM
6	V1M 2R7	4/17/2021 9:08 AM
7	V1m3t2	4/16/2021 10:52 PM
8	V1M 2E4	4/16/2021 10:51 PM
9	V1M2S4	4/16/2021 9:57 PM
10	V1m2j6	4/16/2021 9:52 PM
11	V1M2R5	4/16/2021 9:15 PM
12	V1M0E8	4/16/2021 9:14 PM
13	V1M. 2R9	4/16/2021 7:33 PM
14	v1m 2r9	4/16/2021 7:30 PM
15	V1m2s5	4/16/2021 7:07 PM
16	V1m1k3	4/16/2021 6:54 PM
17	VIM3X7	4/16/2021 6:42 PM
18	V1m3t1	4/16/2021 6:38 PM
19	V1M2S2	4/16/2021 6:17 PM
20	V1m2r9	4/16/2021 6:16 PM
21	V1m2r5	4/16/2021 6:01 PM
22	V1M 2R8	4/16/2021 5:55 PM
23	V1M 2r7	4/16/2021 5:46 PM
24	V1m2r9	4/16/2021 5:40 PM
25	V1M 2R5	4/16/2021 5:25 PM
26	V1m2r9	4/16/2021 5:24 PM

27	V1m 2r9	4/16/2021 5:18 PM
28	V1m2r9	4/16/2021 5:16 PM
29	V1M 1Z5	4/16/2021 5:13 PM
30	V1M 0c8	4/16/2021 5:03 PM
31	V1M 4E1	4/16/2021 3:27 PM
32	V1M 2S4	4/16/2021 2:17 PM
33	V1m1p2	4/16/2021 2:15 PM
34	V1M1A1	4/16/2021 1:52 PM
35	V1m 2r4	4/16/2021 1:52 PM
36	V1m1a9	4/16/2021 1:47 PM
37	V1M 2S4	4/16/2021 1:35 PM
38	V1m 2r7	4/16/2021 1:27 PM
39	V1M 2S1	4/16/2021 12:36 PM
40	V1M 1P2	4/16/2021 12:33 PM
41	V5WOE5	4/16/2021 12:21 PM
42	v1M 0B7	4/16/2021 12:17 PM
43	V1m4g4	4/16/2021 12:07 PM
44	V1M3T1	4/16/2021 12:14 AM
45	V1M 1K3	4/15/2021 9:32 PM
46	V3A8T3	4/15/2021 9:18 PM
47	V1M 4G4	4/15/2021 8:35 PM
48	V1M4G3	4/15/2021 8:25 PM
49	V1M 4G4	4/15/2021 7:29 PM
50	V1M 4G4	4/15/2021 6:48 PM
51	V1M 1Z3	4/15/2021 5:19 PM
52	V1M 2M9	4/15/2021 12:39 PM
53	V4W 3G2	4/15/2021 11:32 AM
54	V3A 5N2	4/13/2021 3:30 PM

55	V1M 0E8	4/12/2021 10:30 AM
56	V2Y 2A8	4/12/2021 6:34 AM
57	V1M 2R5	4/10/2021 4:46 PM
58	V1M2R8	4/10/2021 2:05 PM
59	V2y3b6	4/9/2021 8:42 PM
60	V2y0j4	4/9/2021 8:16 PM
61	V1M 2N2	4/9/2021 7:07 PM
62	V1M 1Y9	4/9/2021 4:54 PM
63	V1M2R9	4/9/2021 12:41 PM
64	V1M2K6	4/9/2021 10:03 AM
65	V1m 3e3	4/9/2021 9:46 AM
66	V1m1y3	4/9/2021 9:19 AM
67	V1M3Y8	4/9/2021 8:29 AM
68	V2Z2M8	4/9/2021 12:41 AM
69	V1M2R4	4/8/2021 11:48 PM
70	V1M2S4	4/8/2021 10:39 PM
71	V2s8e1	4/8/2021 9:16 PM
72	V2z1v4	4/8/2021 8:56 PM
73	V2Y0K1	4/8/2021 7:46 PM
74	V4w1m9	4/8/2021 5:26 PM
75	V4W 2K6	4/8/2021 4:24 PM
76	V4x0a5	4/8/2021 2:32 PM
77	V1M1A1	4/8/2021 1:58 PM
78	V2M 3M6	4/8/2021 1:32 PM
79	V3a 5r8	4/8/2021 11:30 AM
80	V2y 0y9	4/8/2021 11:30 AM
81	V3A 1R3	4/8/2021 11:13 AM
82	V1M 2P4	4/8/2021 10:25 AM

83	V1M 1Z5	4/8/2021 10:07 AM
84	V2Y 0L8	4/8/2021 10:07 AM
85	V2Y0B6	4/8/2021 9:25 AM
86	V4W 2S6	4/7/2021 1:41 PM
87	V1m3t2	4/5/2021 3:00 PM
88	V1M3T2	4/5/2021 2:32 PM
89	V1M 3T1	4/5/2021 12:47 PM
90	V1M2R6	4/2/2021 9:14 PM
91	v1m2r5	4/2/2021 6:10 PM
92	V1M1T1	4/2/2021 10:28 AM
93	V1M1B7	4/1/2021 10:13 PM
94	v1m 2r5	4/1/2021 3:34 PM
95	V2y0a7	4/1/2021 2:51 PM
96	V2Y0J4	4/1/2021 10:14 AM
97	V3A 2a5	4/1/2021 8:15 AM
98	V2Y0J6	3/31/2021 7:54 PM
99	V2Y0J6	3/31/2021 7:51 PM
100	V1M 2R4	3/31/2021 6:34 PM
101	v1m4c9	3/31/2021 3:02 PM
102	V2Z 2B1	3/31/2021 11:06 AM
103	V2T5W5	3/30/2021 9:50 PM
104	V1m2r6	3/30/2021 6:20 PM
105	V1M 2C9	3/30/2021 8:17 AM
106	V1M4G1	3/28/2021 10:54 AM
107	V1M 4G1	3/28/2021 10:46 AM
108	V1m 3t3	3/26/2021 9:24 PM
109	V1m4g3	3/26/2021 9:02 PM
110	V1m3x5	3/26/2021 11:25 AM

111	V1M 4A1	3/24/2021 5:26 PM
112	V2Y2Y6	3/24/2021 1:15 PM
113	V1m2p4	3/23/2021 12:32 PM
114	v1m2r9	3/23/2021 9:53 AM
115	V1m2n5	3/22/2021 4:43 PM
116	V1m2e2	3/22/2021 1:50 PM
117	V2Y2T9	3/22/2021 7:33 AM
118	V4N4J1	3/21/2021 9:36 PM
119	V1M4G3	3/21/2021 6:35 PM
120	V1M 1H8	3/21/2021 5:13 PM
121	V1M3E2	3/21/2021 4:36 PM
122	v1m 2r8	3/21/2021 4:33 PM
123	V1m2g2	3/21/2021 4:26 PM
124	V1m 3z1	3/21/2021 3:22 PM
125	V2y 0s2	3/21/2021 3:14 PM
126	V3H 2R6	3/21/2021 3:11 PM
127	V1m1g2	3/21/2021 3:04 PM
128	V1M 3Y2	3/21/2021 2:59 PM
129	V1M 3Y2	3/21/2021 2:59 PM
130	V1M3Y2	3/21/2021 2:51 PM
131	V1m2r6	3/21/2021 10:14 AM
132	V1M 2S3	3/21/2021 8:31 AM
133	V1M2R6	3/20/2021 3:36 PM
134	V1M3T2	3/20/2021 2:59 PM
135	V1m 2e5	3/20/2021 1:10 PM
136	V1M 2S3	3/20/2021 8:15 AM
137	V1M2K2	3/20/2021 7:09 AM
138	V2Z1C7	3/19/2021 11:14 PM

139	V1M 1T5	3/19/2021 10:59 PM
140	V1m2s4	3/19/2021 8:32 PM
141	V1M 2R5	3/19/2021 7:44 PM
142	V1M0E8	3/19/2021 7:24 PM
143	V1M 4G3	3/19/2021 5:30 PM
144	V1m2r8	3/19/2021 1:03 PM
145	v1m 2H2	3/19/2021 12:41 PM
146	V2Y0K5	3/19/2021 11:32 AM
147	V1M 4E5	3/19/2021 11:22 AM
148	V1M 1H9	3/19/2021 10:31 AM
149	V1M 2S4	3/19/2021 10:04 AM
150	V1M 3R6	3/19/2021 9:56 AM
151	V1M2P5	3/19/2021 9:53 AM
152	V1m 2g3	3/19/2021 9:48 AM
153	V1M 2S2	3/19/2021 9:24 AM
154	V1m 2P7	3/19/2021 9:19 AM
155	V1m2r9	3/19/2021 9:02 AM
156	V1M 1Y9	3/19/2021 6:55 AM
157	V1M 0A8	3/19/2021 6:53 AM
158	V1M2R4	3/19/2021 6:35 AM
159	V1M 2G9	3/18/2021 9:58 PM
160	V1m2c4	3/18/2021 9:14 PM
161	V1m1l8	3/18/2021 8:27 PM
162	V1M2B1	3/18/2021 8:06 PM
163	V1M 1W5	3/18/2021 7:57 PM
164	V1m0b4	3/18/2021 7:52 PM
165	V1M2J9	3/18/2021 7:37 PM
166	V1m2j5	3/18/2021 7:28 PM

167	V1m 24a	3/18/2021 7:25 PM
168	V1m 1p8	3/18/2021 7:17 PM
169	v1m 2h6	3/18/2021 7:03 PM
170	V1M1Z5	3/18/2021 6:43 PM
171	V1m2r6	3/18/2021 6:32 PM
172	V1M0C8	3/18/2021 6:22 PM
173	V1m2r5	3/18/2021 5:55 PM
174	V1M 2J5	3/18/2021 4:35 PM
175	V1M 3T3	3/18/2021 4:16 PM
176	V1M 2R6	3/18/2021 4:04 PM
177	V1M2R8	3/18/2021 2:12 PM
178	V1m1t5	3/18/2021 1:10 PM
179	V1m4g4	3/18/2021 1:00 PM
180	V1M 2R7	3/18/2021 12:57 PM
181	V4w 1V4	3/18/2021 12:26 PM
182	V4w 3t7	3/18/2021 12:23 PM
183	V1M 4G2	3/18/2021 12:22 PM
184	V1M 3T1	3/18/2021 12:10 PM
185	V1m4c9	3/18/2021 12:04 PM
186	V1m3w7	3/18/2021 11:59 AM
187	V1M3T5	3/18/2021 11:25 AM
188	V2Y0H6	3/18/2021 9:37 AM
189	V1m1a1	3/18/2021 9:17 AM
190	V3a 6g2	3/18/2021 9:03 AM
191	V1M1Z5	3/18/2021 8:58 AM
192	V2Y1R9	3/18/2021 7:55 AM
193	V3a1x1	3/17/2021 11:25 PM
194	V1M 2R5	3/17/2021 6:51 PM

195	V1M 2R5	3/17/2021 6:46 PM
196	V1M2S5	3/17/2021 7:02 AM
197	V1m2s6	3/17/2021 5:37 AM
198	V1M 2S5	3/16/2021 10:57 PM
199	V1m 4g1	3/16/2021 10:56 PM
200	V2Y0H8	3/16/2021 10:42 PM
201	V1m 2n1	3/16/2021 9:47 PM
202	V1M3x2	3/16/2021 8:57 PM
203	V2Y 1X9	3/16/2021 6:26 PM
204	V1M4G2	3/16/2021 5:29 PM
205	V1M1L2	3/16/2021 1:56 PM
206	v1m1z8	3/16/2021 1:07 PM
207	V1M 2r5	3/16/2021 12:57 PM
208	v1m 2r5	3/16/2021 12:42 PM
209	v4w3e9	3/16/2021 12:33 PM
210	v1m 3t1	3/16/2021 12:33 PM
211	V1m 2r7	3/16/2021 12:26 PM
212	V1M3Y2	3/16/2021 12:25 PM
213	V2Y 1P3	3/16/2021 12:17 PM
214	V1M 1P4	3/16/2021 11:40 AM
215	V1M1P4	3/16/2021 11:15 AM
216	V1M 3T5	3/16/2021 10:31 AM
217	V1M 3Z7	3/16/2021 10:25 AM
218	V1M 3Z7	3/16/2021 9:31 AM
219	V2Y0H8	3/16/2021 9:24 AM
220	V1M0C8	3/16/2021 7:50 AM
221	V2Y 3H7	3/15/2021 11:14 PM
222	V2Y 0V2	3/15/2021 8:05 PM

223	V1M2R3	3/15/2021 7:54 PM
224	V1M 2R6	3/15/2021 6:30 PM
225	v3a637	3/15/2021 5:44 PM
226	V2Y 3H5	3/15/2021 5:10 PM
227	V1M 4G2	3/15/2021 4:52 PM
228	V1M 2M1	3/15/2021 4:38 PM
229	V1M 3W3	3/15/2021 4:11 PM
230	V1M 4G2	3/15/2021 3:31 PM
231	V1M4G2	3/15/2021 3:24 PM
232	V1M2S4	3/15/2021 2:29 PM
233	V1M 2R6	3/15/2021 1:26 PM
234	V1M 2R6	3/15/2021 1:23 PM
235	V3A 7S8	3/15/2021 1:19 PM
236	V1M 4G5	3/15/2021 1:17 PM
237	v1m 0g3	3/15/2021 12:54 PM
238	V1M 4G2	3/15/2021 12:41 PM
239	v3a 8m9	3/15/2021 12:31 PM
240	V1M4G5	3/15/2021 12:22 PM
241	V2Y 0P6	3/15/2021 12:21 PM
242	v1m3w2	3/15/2021 12:18 PM
243	V1M4G5	3/15/2021 11:50 AM
244	V1m 2s4	3/15/2021 11:44 AM
245	V1M 1G2	3/15/2021 11:16 AM
246	V1M 2R5	3/15/2021 11:02 AM
247	V1M 4G5	3/15/2021 10:36 AM
248	V3A 7C5	3/15/2021 10:36 AM
249	V1m 2E5	3/15/2021 10:31 AM
250	V1M 1T4	3/15/2021 10:30 AM

251	V2Y 0G1	3/15/2021 8:45 AM
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253	V1M2S2	3/14/2021 10:53 AM
254	V1m0b9	3/13/2021 5:17 PM
255	V1m4g1	3/13/2021 3:07 PM
256	V1M 2S2	3/13/2021 10:15 AM
257	V3A0G3	3/13/2021 9:55 AM
258	V1M2R5	3/12/2021 7:46 PM
259	V1M 4G3	3/12/2021 7:15 PM
260	V1M 3K5	3/12/2021 6:24 PM
261	v1m0e8	3/12/2021 4:36 PM
262	V1m 2r9	3/12/2021 1:16 PM
263	V2Z2G5	3/12/2021 12:22 PM
264	V1M 2C3	3/12/2021 11:21 AM
265	V1M 2S4	3/12/2021 10:12 AM
266	V1M2S4	3/12/2021 9:59 AM
267	V1m2s2	3/12/2021 8:28 AM
268	V1m1b4	3/12/2021 8:10 AM
269	V1M 2S2	3/12/2021 6:33 AM
270	V1M 3M3	3/11/2021 10:56 PM
271	V1M3L7	3/11/2021 10:24 PM
272	V4w4a7	3/11/2021 9:57 PM
273	V1M 1z7	3/11/2021 8:59 PM
274	V1M 2P9	3/11/2021 8:56 PM
275	C1m4g5	3/11/2021 8:10 PM
276	V4w1v4	3/11/2021 8:02 PM
277	V2Y0B2	3/11/2021 8:01 PM
278	V1M2S5	3/11/2021 5:34 PM

279	V1M 2N7	3/11/2021 3:58 PM
280	V1M 4G4	3/11/2021 12:55 PM
281	V1M1Y1	3/11/2021 12:04 PM
282	V1M 0B7	3/11/2021 11:35 AM
283	V1M 2S4	3/11/2021 6:22 AM
284	V1M3S1	3/11/2021 5:24 AM
285	V1m4g3	3/10/2021 9:44 PM
286	V1m3s7	3/10/2021 9:24 PM
287	V1m0a6	3/10/2021 8:41 PM
288	V2z 1r8	3/10/2021 8:16 PM
289	V3a3h6	3/10/2021 7:24 PM
290	V2z2s1	3/10/2021 5:48 PM
291	V1M2A1	3/10/2021 5:10 PM
292	V1m3s1	3/10/2021 4:48 PM
293	V1m2s3	3/10/2021 4:45 PM
294	v1m 2r5	3/10/2021 3:38 PM
295	V1M 3T2	3/10/2021 2:43 PM
296	V1M 4C8	3/10/2021 2:11 PM
297	V2r0x8	3/10/2021 2:05 PM
298	V1m2s7	3/10/2021 2:04 PM
299	V1M 1L5	3/10/2021 11:07 AM
300	V1M2S5	3/10/2021 10:50 AM
301	V1M 2R8	3/10/2021 10:48 AM
302	V2Y2V4	3/10/2021 10:24 AM
303	V1M2J7	3/10/2021 10:02 AM
304	V1M 2R5	3/10/2021 9:46 AM
305	V1M2E5	3/10/2021 9:17 AM
306	V1M3T1	3/10/2021 8:57 AM

307	V1m2l5	3/10/2021 8:46 AM
308	V3A6J6	3/10/2021 8:43 AM
309	V1M2S5	3/10/2021 8:29 AM
310	V1M 4G2	3/10/2021 8:07 AM
311	V1M 2X2	3/10/2021 6:58 AM
312	V1M4G6	3/10/2021 12:01 AM
313	V1m 2r6	3/9/2021 10:57 PM
314	V2Z1N3	3/9/2021 10:53 PM
315	V3A8H8	3/9/2021 10:53 PM
316	V1m2r6	3/9/2021 10:48 PM
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318	V1m 4g4	3/9/2021 10:15 PM
319	V1M4E5	3/9/2021 10:07 PM
320	V1M 3T4	3/9/2021 10:00 PM
321	V1M 4G1	3/9/2021 9:48 PM
322	V1m2n2	3/9/2021 9:38 PM
323	V1M3X3	3/9/2021 9:15 PM
324	V1M 2R8	3/9/2021 9:11 PM
325	V1M 2R6	3/9/2021 9:09 PM
326	V1m4e4	3/9/2021 8:53 PM
327	V1m3w5	3/9/2021 8:53 PM
328	V3A2L8	3/9/2021 8:48 PM
329	V1m 2r9	3/9/2021 8:30 PM
330	V1m2w8	3/9/2021 8:03 PM
331	V4W 1R4	3/9/2021 7:44 PM
332	V3a2y8	3/9/2021 7:15 PM
333	V1m 2r5	3/9/2021 7:11 PM
334	V3A 3B1	3/9/2021 6:59 PM

335	V1M 1Y7	3/9/2021 6:53 PM
336	V3x1a2	3/9/2021 5:39 PM
337	V3A 5B9	3/9/2021 5:35 PM
338	V1M 2S1	3/9/2021 5:33 PM
339	V1M 0C8	3/9/2021 5:25 PM
340	V1m2r9	3/9/2021 5:24 PM
341	V1M4G3	3/9/2021 5:17 PM
342	V3Z0J6	3/9/2021 5:11 PM
343	V2Y0B5	3/9/2021 5:05 PM
344	V1M4G1	3/9/2021 5:04 PM
345	V3a 7s3	3/9/2021 4:58 PM
346	V1M 1H9	3/9/2021 4:45 PM
347	V1M2K9	3/9/2021 4:41 PM
348	V1M 2G5	3/9/2021 4:31 PM
349	V1M 2S3	3/9/2021 4:23 PM
350	V1M1H8	3/9/2021 4:23 PM
351	V1m 2r7	3/9/2021 4:08 PM
352	V1m3s7	3/9/2021 4:07 PM
353	V1M 2S1	3/9/2021 4:04 PM
354	V1M 2R7	3/9/2021 4:01 PM
355	V1m2r5	3/9/2021 3:53 PM
356	V1M2G1	3/9/2021 3:53 PM
357	V1M2W7	3/9/2021 3:52 PM
358	V1M 2S2	3/9/2021 3:37 PM
359	V1M 0G3	3/9/2021 3:35 PM
360	V1M	3/9/2021 3:28 PM
361	V1m2l3	3/9/2021 3:19 PM
362	V1M2R4	3/9/2021 3:16 PM

363	V2z2m6	3/9/2021 3:07 PM
364	V1M 2N3	3/9/2021 3:00 PM
365	V2Y 0V8	3/9/2021 2:58 PM
366	V3a8m9	3/9/2021 2:55 PM
367	V1M 2R4	3/9/2021 2:30 PM
368	V1M4G2	3/9/2021 2:28 PM
369	V4w1p5	3/9/2021 2:06 PM
370	V3A9L4	3/9/2021 1:56 PM
371	V1M 4G1	3/9/2021 1:56 PM
372	V1m3t4	3/9/2021 1:39 PM
373	V1m 5e5	3/9/2021 1:32 PM
374	V1m0b4	3/9/2021 1:23 PM
375	V1m2a2	3/9/2021 1:21 PM
376	V4W 1Y6	3/9/2021 1:17 PM
377	V1M 2S7	3/9/2021 12:58 PM
378	V1m2s7	3/9/2021 12:57 PM
379	V1M2S2	3/9/2021 12:46 PM
380	V1m2s1	3/9/2021 12:41 PM
381	V1m3y3	3/9/2021 12:40 PM
382	V1M 3V7	3/9/2021 12:30 PM
383	V1m2s5	3/9/2021 12:26 PM
384	V4N3P9	3/9/2021 12:24 PM
385	V1M2S1	3/9/2021 12:21 PM
386	V1M0E8	3/9/2021 12:15 PM
387	V1m 2r5	3/9/2021 12:14 PM
388	V1M 2S2	3/9/2021 12:09 PM
389	V1M 2R7	3/9/2021 12:04 PM
390	V2y2p2	3/9/2021 11:53 AM

391	V1M2R5	3/9/2021 11:50 AM
392	V1M 3T5	3/9/2021 11:50 AM
393	V3a8h7	3/9/2021 11:41 AM
394	V1m2j9	3/9/2021 11:23 AM
395	V1M 3L4	3/9/2021 11:20 AM
396	V1M 3T5	3/9/2021 11:19 AM
397	V1M2R8	3/9/2021 11:18 AM
398	V3a0l6	3/9/2021 11:13 AM
399	V3A 3T2	3/9/2021 11:12 AM
400	V1M2S7	3/9/2021 11:03 AM
401	V1m1h8	3/9/2021 10:57 AM
402	V2Y 2C9	3/9/2021 10:54 AM
403	V1M 1H8	3/9/2021 10:52 AM
404	v4w 1m6	3/9/2021 10:43 AM
405	V1M 0B9	3/9/2021 10:34 AM
406	V4W1A2	3/9/2021 10:28 AM
407	V1M 4G6	3/9/2021 10:28 AM
408	V1m2s4	3/9/2021 10:22 AM
409	V1M2C8	3/9/2021 10:16 AM
410	V1M 1 R3	3/9/2021 9:57 AM
411	V1M 2J5	3/9/2021 9:55 AM
412	V1m2r7	3/9/2021 9:55 AM
413	V1m2S1	3/9/2021 9:53 AM
414	V1M 2S2	3/9/2021 9:43 AM
415	V1m0c4	3/9/2021 9:39 AM
416	V1M 2R7	3/9/2021 9:33 AM
417	V1M4G4	3/9/2021 9:32 AM
418	V1M2S5	3/9/2021 9:32 AM

419	V1m3n1	3/9/2021 9:28 AM
420	V1M2C8	3/9/2021 9:16 AM
421	V1M2S7	3/9/2021 9:15 AM
422	V1M2A8	3/9/2021 9:14 AM
423	v1m	3/9/2021 9:13 AM
424	V1M 4G3	3/9/2021 9:02 AM
425	V2Y 2C9	3/9/2021 9:01 AM
426	v2y0x6	3/9/2021 9:01 AM
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429	V1M1Y3	3/9/2021 8:52 AM
430	V1m2r4	3/9/2021 8:50 AM
431	V1M0E8	3/9/2021 8:50 AM
432	V1m1p2	3/9/2021 8:47 AM
433	V1M 2R7	3/9/2021 8:47 AM
434	V1M 2R9	3/9/2021 8:43 AM
435	V2y0h7	3/9/2021 8:40 AM
436	V2Y 0L2	3/9/2021 8:33 AM
437	V1m2s1	3/9/2021 8:32 AM
438	V1m4c6	3/9/2021 8:31 AM
439	V1M 2R6	3/9/2021 8:31 AM
440	V1M 2R6	3/9/2021 8:30 AM
441	V1m1z2	3/9/2021 8:29 AM
442	V1M 2S4	3/9/2021 8:29 AM
443	V1m3t3	3/9/2021 8:27 AM
444	V1M2R8	3/9/2021 8:25 AM
445	V1M 2S5	3/9/2021 8:18 AM
446	V2Y 0A5	3/9/2021 8:15 AM

447	V1M 2R7	3/9/2021 8:14 AM
448	V1M 1Y3	3/9/2021 8:03 AM
449	V1M 2R9	3/9/2021 8:00 AM
450	V1M 2R9	3/9/2021 7:58 AM
451	V1M2S3	3/9/2021 7:57 AM
452	V1m 2s3	3/9/2021 7:56 AM
453	V1M2R4	3/9/2021 7:52 AM
454	V1M 3M7	3/9/2021 7:50 AM
455	V1m3y2	3/9/2021 7:48 AM
456	V1m3t5	3/9/2021 7:42 AM
457	V1m0a1	3/9/2021 7:33 AM
458	V1m 4b6	3/9/2021 7:31 AM
459	V1M 3W3	3/9/2021 7:30 AM
460	V1m2r7	3/9/2021 7:29 AM
461	V1M2R5	3/9/2021 7:21 AM
462	V2Z 1P9	3/9/2021 7:15 AM
463	V1M2M2	3/9/2021 7:13 AM
464	V1m 2s2	3/9/2021 7:08 AM
465	V1m 2r8	3/9/2021 7:00 AM
466	V1m2m7	3/9/2021 6:59 AM
467	V1M4G2	3/9/2021 6:59 AM
468	V2Y0x9	3/9/2021 6:58 AM
469	V1M 2R8	3/9/2021 6:58 AM
470	V3a5n4	3/9/2021 6:57 AM
471	V1m2g6	3/9/2021 6:53 AM
472	V1m3s1	3/9/2021 6:50 AM
473	V1M 2s7	3/9/2021 6:50 AM
474	V1m 4g1	3/9/2021 6:42 AM

475	V1M2C6	3/9/2021 6:40 AM
476	V2Y 0T9	3/9/2021 6:39 AM
477	V1M 2R9	3/9/2021 6:28 AM
478	V1M 2S1	3/9/2021 6:17 AM
479	V1m 4g5	3/9/2021 6:17 AM
480	V4w1h9	3/9/2021 6:17 AM
481	V1m 2e3	3/9/2021 6:15 AM
482	V1M2R5	3/9/2021 6:03 AM
483	V1m2m1	3/9/2021 6:01 AM
484	V2z2g7	3/9/2021 5:56 AM
485	V1M 3R7	3/9/2021 5:50 AM
486	V1M4G3	3/9/2021 5:48 AM
487	V2Y 0R8	3/9/2021 5:17 AM
488	V1m2s4	3/9/2021 4:54 AM
489	V1m2n3	3/9/2021 4:19 AM
490	V1m 2r6	3/9/2021 3:24 AM
491	V3r 3g1	3/9/2021 2:25 AM
492	V4N 0Z5	3/9/2021 2:19 AM
493	V2Z 2Z6	3/9/2021 1:52 AM
494	V3m4c9	3/9/2021 1:01 AM
495	V1m4e6	3/9/2021 12:53 AM
496	V1M1R3	3/9/2021 12:47 AM
497	V1m2h6	3/9/2021 12:36 AM
498	v1m2c1	3/9/2021 12:31 AM
499	V1M 3S7	3/9/2021 12:30 AM
500	V1M 2S1	3/9/2021 12:11 AM
501	V1m2r9	3/8/2021 11:50 PM
502	V1m1a7	3/8/2021 11:46 PM

503	V1m2R9	3/8/2021 11:43 PM
504	v1m2c1	3/8/2021 11:32 PM
505	V1m 2w1	3/8/2021 11:30 PM
506	V1M 2R9	3/8/2021 11:26 PM
507	V1M3N6	3/8/2021 11:26 PM
508	V1M3T2	3/8/2021 11:26 PM
509	V4X 0A6	3/8/2021 11:20 PM
510	V1m2r6	3/8/2021 11:17 PM
511	V1M 2C4	3/8/2021 11:16 PM
512	V2Y	3/8/2021 11:14 PM
513	V1M4G2	3/8/2021 11:09 PM
514	v1m2r6	3/8/2021 11:04 PM
515	V4w1t6	3/8/2021 11:00 PM
516	V3a6g2	3/8/2021 10:54 PM
517	V1M 2B1	3/8/2021 10:52 PM
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519	V1m2r9	3/8/2021 10:42 PM
520	V1M 2R4	3/8/2021 10:41 PM
521	V1m2j8	3/8/2021 10:40 PM
522	V1m2p9	3/8/2021 10:39 PM
523	V1m	3/8/2021 10:38 PM
524	V1M 3T5	3/8/2021 10:34 PM
525	V2y0e3	3/8/2021 10:29 PM
526	V1M 0A3	3/8/2021 10:29 PM
527	V1M3Y2	3/8/2021 10:29 PM
528	V1m 3y3	3/8/2021 10:28 PM
529	V1M 2B8	3/8/2021 10:27 PM
530	V38M7	3/8/2021 10:25 PM

531	V3a2b7	3/8/2021 10:23 PM
532	V1m4g5	3/8/2021 10:22 PM
533	V1M 2S4	3/8/2021 10:22 PM
534	V2y2x1	3/8/2021 10:21 PM
535	V1m 2s4	3/8/2021 10:21 PM
536	V1M 2G8	3/8/2021 10:21 PM
537	V1m 1t4	3/8/2021 10:20 PM
538	v1m4g4	3/8/2021 10:17 PM
539	V1M 3S5	3/8/2021 10:15 PM
540	V1M 4G2	3/8/2021 10:14 PM
541	V1M 2R4	3/8/2021 10:14 PM
542	V2y2t9	3/8/2021 10:14 PM
543	V2y0r6	3/8/2021 10:14 PM
544	V1M2S1	3/8/2021 10:12 PM
545	V1m 4g4	3/8/2021 10:07 PM
546	V1M1M1	3/8/2021 10:05 PM
547	V1M2R5	3/8/2021 10:03 PM
548	V1m4g5	3/8/2021 10:02 PM
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551	V1m1T4	3/8/2021 9:59 PM
552	V1m1t4	3/8/2021 9:59 PM
553	V1M 2R6	3/8/2021 9:59 PM
554	Nonono	3/8/2021 9:59 PM
555	v1m 3t2	3/8/2021 9:59 PM
556	V1M2B4	3/8/2021 9:58 PM
557	V1M2S3	3/8/2021 9:58 PM
558	V1m4g6	3/8/2021 9:57 PM

559	V1M0G5	3/8/2021 9:56 PM
560	V1M4G4	3/8/2021 9:56 PM
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562	V2Y1B6	3/8/2021 9:54 PM
563	V2Y 2G5	3/8/2021 9:51 PM
564	V2y0e3	3/8/2021 9:51 PM
565	V3A1K1	3/8/2021 9:48 PM
566	V3A2S6	3/8/2021 9:48 PM
567	V4n0c2	3/8/2021 9:47 PM
568	V1M2K2	3/8/2021 9:47 PM
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570	V1M 2M1	3/8/2021 9:44 PM
571	V1M2S6	3/8/2021 9:41 PM
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575	V1m2c3	3/8/2021 9:38 PM
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577	V1M2S3	3/8/2021 9:38 PM
578	V1M 2S4	3/8/2021 9:38 PM
579	V2Y2X7	3/8/2021 9:37 PM
580	V1M 1T3	3/8/2021 9:36 PM
581	V1M3V7	3/8/2021 9:36 PM
582	V2y1j9	3/8/2021 9:35 PM
583	V1M 4g3	3/8/2021 9:35 PM
584	V1m1m9	3/8/2021 9:35 PM
585	V1m1p4	3/8/2021 9:35 PM
586	V1m 2s5	3/8/2021 9:35 PM

587	V1m 2r6	3/8/2021 9:33 PM
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589	V1M 2 R7	3/8/2021 9:31 PM
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591	V3a	3/8/2021 9:26 PM
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593	V1M3Z1	3/8/2021 9:25 PM
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604	V2Y 0T9	3/8/2021 9:14 PM
605	V2y	3/8/2021 9:12 PM
606	V1M 2S3	3/8/2021 9:12 PM
607	V4W 1V1	3/8/2021 9:11 PM
608	V1M 2S2	3/8/2021 9:11 PM
609	V1m 2s2	3/8/2021 9:08 PM
610	V1M 2S4	3/8/2021 9:07 PM
611	V2Z 1M5	3/8/2021 9:06 PM
612	v1m3z2	3/8/2021 9:06 PM
613	V1M 1L2	3/8/2021 9:06 PM
614	V4W1H9	3/8/2021 9:06 PM

615	V1m1y8	3/8/2021 9:05 PM
616	V1m 2a6	3/8/2021 9:05 PM
617	V2Z 1A6	3/8/2021 9:04 PM
618	V2y0j2	3/8/2021 9:02 PM
619	V2Y 2 L7	3/8/2021 9:01 PM
620	V1M4G4	3/8/2021 9:01 PM
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622	V3a6v2	3/8/2021 9:00 PM
623	V1M 3z6	3/8/2021 8:59 PM
624	V2Y0S6	3/8/2021 8:58 PM
625	V1M2S2	3/8/2021 8:58 PM
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628	V1M2S1	3/8/2021 8:56 PM
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632	V1M 3T1	3/8/2021 8:55 PM
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636	V1M3P1	3/8/2021 8:52 PM
637	V1m2r7	3/8/2021 8:51 PM
638	V3A4M8	3/8/2021 8:51 PM
639	V4n6r2	3/8/2021 8:50 PM
640	V1m2a1	3/8/2021 8:49 PM
641	V1m3z4	3/8/2021 8:48 PM
642	V1M 3W6	3/8/2021 8:47 PM

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644	V4W 2A9	3/8/2021 8:45 PM
645	V1m2r5	3/8/2021 8:44 PM
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647	V1m2a1	3/8/2021 8:41 PM
648	V1M 4G4	3/8/2021 8:39 PM
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665	V1M3S8	3/8/2021 8:18 PM
666	V1m1m1	3/8/2021 8:17 PM
667	V1M1E4	3/8/2021 8:16 PM
668	V1m 2c5	3/8/2021 8:16 PM
669	V1M 2C6	3/8/2021 8:16 PM
670	V2y3j4	3/8/2021 8:15 PM

671	V1m1z6	3/8/2021 8:14 PM
672	V2Y0V6	3/8/2021 8:14 PM
673	V1m4g3	3/8/2021 8:12 PM
674	V3s3t9	3/8/2021 8:12 PM
675	V2y0h5	3/8/2021 8:11 PM
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678	V2Y 0K2	3/8/2021 8:08 PM
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692	V1m 1z5	3/8/2021 8:00 PM
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694	V4w 2r1	3/8/2021 7:58 PM
695	V1m 1m5	3/8/2021 7:56 PM
696	V3a0l2	3/8/2021 7:55 PM
697	V1m 1w50	3/8/2021 7:54 PM
698	V1M 2R4	3/8/2021 7:53 PM

699	V1M 2R7	3/8/2021 7:53 PM
700	V2Y0G2	3/8/2021 7:52 PM
701	v1m1a7	3/8/2021 7:52 PM
702	V1m1w2	3/8/2021 7:51 PM
703	V1M 2S2	3/8/2021 7:51 PM
704	V1M 4G1	3/8/2021 7:51 PM
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712	V1M2S3	3/8/2021 7:43 PM
713	V1M 2S3	3/8/2021 7:42 PM
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716	V1M 2S2	3/8/2021 7:40 PM
717	V2y0k1	3/8/2021 7:38 PM
718	V2Y 1C3	3/8/2021 7:37 PM
719	B3a5t3	3/8/2021 7:31 PM
720	V1m 4g1	3/8/2021 7:31 PM
721	V1M 4g1	3/8/2021 7:29 PM
722	V1m4g3	3/8/2021 7:29 PM
723	V3A 0G3	3/8/2021 7:29 PM
724	V1M 4G3	3/8/2021 7:27 PM
725	V1m2r8	3/8/2021 7:27 PM
726	V1M0A2	3/8/2021 7:26 PM

727	V1M 2R9	3/8/2021 7:25 PM
728	V1M2S1	3/8/2021 7:25 PM
729	V1m2s4	3/8/2021 7:24 PM
730	V1M 2A8	3/8/2021 7:24 PM
731	V1m1y3	3/8/2021 7:23 PM
732	v1M2R7	3/8/2021 7:21 PM
733	V1M 1y1	3/8/2021 7:20 PM
734	V1m2s1	3/8/2021 7:19 PM
735	V1M4G6	3/8/2021 7:17 PM
736	V1M 4e9	3/8/2021 7:16 PM
737	V1m1a9	3/8/2021 7:16 PM
738	V1m 2s4	3/8/2021 7:15 PM
739	V2Y1K3	3/8/2021 7:14 PM
740	V1M 2R8	3/8/2021 7:13 PM
741	V1M 0B9	3/8/2021 7:13 PM
742	V1M 2S4	3/8/2021 7:13 PM
743	V4W3K2	3/8/2021 7:10 PM
744	V1m3w5	3/8/2021 7:09 PM
745	V1M 2S5	3/8/2021 7:09 PM
746	V1M0A8	3/8/2021 7:08 PM
747	V2z1m5	3/8/2021 7:06 PM
748	V1M1Z7	3/8/2021 7:03 PM
749	V2z2j4	3/8/2021 7:03 PM
750	V4N 5x5	3/8/2021 7:01 PM
751	V4W3B1	3/8/2021 7:00 PM
752	V4w1m9	3/8/2021 6:59 PM
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754	V4n 6l7	3/8/2021 6:58 PM

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757	V1M 2R6	3/8/2021 6:57 PM
758	V1M3T3	3/8/2021 6:56 PM
759	V1m 2e2	3/8/2021 6:55 PM
760	V1m3t5	3/8/2021 6:55 PM
761	V1M2R8	3/8/2021 6:54 PM
762	V1m2s5	3/8/2021 6:54 PM
763	V1m0e8	3/8/2021 6:54 PM
764	V2t 6m8	3/8/2021 6:51 PM
765	V1M1M1	3/8/2021 6:48 PM
766	V1M2S5	3/8/2021 6:48 PM
767	V1M 1P4	3/8/2021 6:48 PM
768	V1MOB4	3/8/2021 6:47 PM
769	V2y 2y5	3/8/2021 6:46 PM
770	V1m2s3	3/8/2021 6:43 PM
771	V3a8n1	3/8/2021 6:42 PM
772	V4A 8E2	3/8/2021 6:39 PM
773	V1M2L3	3/8/2021 6:37 PM
774	B1m2a6	3/8/2021 6:35 PM
775	V1m1r3	3/8/2021 6:35 PM
776	V1M 2S1	3/8/2021 6:33 PM
777	V1M2B2	3/8/2021 6:33 PM
778	V1m2a9	3/8/2021 6:32 PM
779	V1M2S2	3/8/2021 6:30 PM
780	V2y 3c1	3/8/2021 6:29 PM
781	V1M 2R5	3/8/2021 6:28 PM
782	V1m2s3	3/8/2021 6:26 PM

783	V1m3c3	3/8/2021 6:25 PM
784	V1M1L7	3/8/2021 6:23 PM
785	V2Y 0H4	3/8/2021 6:21 PM
786	V3a3s2	3/8/2021 6:21 PM
787	V3a 8k9	3/8/2021 6:20 PM
788	V1m 2R5	3/8/2021 6:20 PM
789	V1M2R8	3/8/2021 6:18 PM
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793	V1m2r8	3/8/2021 6:11 PM
794	V1m4g1	3/8/2021 6:08 PM
795	V1m3s1	3/8/2021 6:06 PM
796	V1M0E8	3/8/2021 6:06 PM
797	V2Y 3H9	3/8/2021 6:03 PM
798	V2z2s4	3/8/2021 6:02 PM
799	V2Z0A9	3/8/2021 6:02 PM
800	V1M2R7	3/8/2021 6:01 PM
801	V1M4E1	3/8/2021 6:00 PM
802	V1M 2L4	3/8/2021 5:57 PM
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804	V1M 2S1	3/8/2021 5:55 PM
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806	V1M 2S5	3/8/2021 5:54 PM
807	V1m0c8	3/8/2021 5:50 PM
808	V2A 2Z4	3/8/2021 5:49 PM
809	V1M1S2	3/8/2021 5:48 PM
810	V1M 2S5	3/8/2021 5:45 PM

811	V1M 4G2	3/8/2021 5:45 PM
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813	V1m4g2	3/8/2021 5:43 PM
814	v1m2h4	3/8/2021 5:42 PM
815	V1M 1Z2	3/8/2021 5:40 PM
816	V1m3r8	3/8/2021 5:37 PM
817	V1M3T7	3/8/2021 5:37 PM
818	V1m 2s5	3/8/2021 5:36 PM
819	V1m4g6	3/8/2021 5:33 PM
820	V1M2G9	3/8/2021 5:30 PM
821	v1m 2r9	3/8/2021 5:29 PM
822	V1m2b4	3/8/2021 5:27 PM
823	V2y4k6	3/8/2021 5:27 PM
824	V1M3C3	3/8/2021 5:27 PM
825	V1m2g2	3/8/2021 5:26 PM
826	V1M2Z1	3/8/2021 5:26 PM
827	V1m3k1	3/8/2021 5:24 PM
828	V2y 0k7	3/8/2021 5:23 PM
829	V1M 2S2	3/8/2021 5:20 PM
830	V1m 4g2	3/8/2021 5:20 PM
831	V3A7X1	3/8/2021 5:18 PM
832	V1m4e1	3/8/2021 5:17 PM
833	V1m2s5	3/8/2021 5:15 PM
834	V1M 4G1	3/8/2021 5:15 PM
835	V1M2B3	3/8/2021 5:14 PM
836	V1M 4G6	3/8/2021 5:14 PM
837	V3a5n6	3/8/2021 5:13 PM
838	V1M 2G3	3/8/2021 5:13 PM

839	V2y1l8	3/8/2021 5:08 PM
840	V1m2r9	3/8/2021 5:07 PM
841	V1M 2W7	3/8/2021 5:05 PM
842	V1M 2B4	3/8/2021 5:04 PM
843	v1m1h9	3/8/2021 5:04 PM
844	V2Y 1K3	3/8/2021 5:03 PM
845	V1m 2r5	3/8/2021 5:03 PM
846	V1m 2k8	3/8/2021 5:01 PM
847	V1m4g6	3/8/2021 4:58 PM
848	v1m 4E4	3/8/2021 4:56 PM
849	V3A8S2	3/8/2021 4:54 PM
850	V1m1m1	3/8/2021 4:54 PM
851	V2y0j1	3/8/2021 4:54 PM
852	V1M 2S3	3/8/2021 4:54 PM
853	V1m2w7	3/8/2021 4:53 PM
854	V1M2N1	3/8/2021 4:53 PM
855	V1M 2b1	3/8/2021 4:52 PM
856	V1M1M1	3/8/2021 4:49 PM
857	V2Z1T1	3/8/2021 4:48 PM
858	v1m 2 s7	3/8/2021 4:48 PM
859	V1m2r8	3/8/2021 4:46 PM
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861	V2y0r8	3/8/2021 4:43 PM
862	V1M2B9	3/8/2021 4:43 PM
863	V2Y0S3	3/8/2021 4:41 PM
864	V1M 1R3	3/8/2021 4:41 PM
865	V1m3t3	3/8/2021 4:41 PM
866	V2Z	3/8/2021 4:40 PM

867	V1m4e1	3/8/2021 4:37 PM
868	V3a8c1	3/8/2021 4:37 PM
869	V1M2A6	3/8/2021 4:36 PM
870	V1m2s2	3/8/2021 4:35 PM
871	V1M 2H4	3/8/2021 4:35 PM
872	V1m 2k2	3/8/2021 4:33 PM
873	V1m 1w2	3/8/2021 4:33 PM
874	V2Y0C6	3/8/2021 4:33 PM
875	V1m2s5	3/8/2021 4:33 PM
876	V1m1e6	3/8/2021 4:32 PM
877	V1M 0A8	3/8/2021 4:32 PM
878	V1M3T3	3/8/2021 4:32 PM
879	V1M2R8	3/8/2021 4:32 PM
880	V1m 2w7	3/8/2021 4:31 PM
881	V1m1m5	3/8/2021 4:31 PM
882	V1M 2S2	3/8/2021 4:31 PM
883	V1M 2S5	3/8/2021 4:31 PM
884	V1m0a1	3/8/2021 4:27 PM
885	V1M 2R4	3/8/2021 4:26 PM
886	V1M 2R8	3/8/2021 4:26 PM
887	V1M 1T3	3/8/2021 4:25 PM
888	V1m2s5	3/8/2021 4:23 PM
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890	V1M2R5	3/8/2021 4:19 PM
891	V1m2c3	3/8/2021 4:18 PM
892	V1M 2K6	3/8/2021 4:18 PM
893	V1M2R4	3/8/2021 4:17 PM
894	V1M 2L3	3/8/2021 4:17 PM

895	V1M 2 S3	3/8/2021 4:17 PM
896	V1m3t5	3/8/2021 4:15 PM
897	V1M 2S1	3/8/2021 4:14 PM
898	V1m2s5	3/8/2021 4:12 PM
899	V1M1P4	3/8/2021 4:09 PM
900	V1M 4G3	3/8/2021 4:07 PM
901	V1m2r5	3/8/2021 4:07 PM
902	V4w3m7	3/8/2021 4:06 PM
903	V1M2S7	3/8/2021 4:06 PM
904	V1m 3W5	3/8/2021 4:04 PM
905	V1M2S1	3/8/2021 4:04 PM
906	V1m4g2	3/8/2021 4:02 PM
907	v1m 2s5	3/8/2021 4:00 PM
908	V1m2c3	3/8/2021 3:55 PM
909	V1M2R6	3/8/2021 3:54 PM
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911	V1m0G3	3/8/2021 3:53 PM
912	V1M 2R6	3/8/2021 3:53 PM
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914	V1M 2R9	3/8/2021 3:52 PM
915	V2z 2g5	3/8/2021 3:48 PM
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921	V1m2s1	3/8/2021 3:44 PM
922	V1M 4G4	3/8/2021 3:43 PM

923	V1M 2S2	3/8/2021 3:43 PM
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925	V0H 1B0	3/8/2021 3:37 PM
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927	V1m 2r6	3/8/2021 3:34 PM
928	V4W 3B2	3/8/2021 3:33 PM
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936	V1m 4e5	3/8/2021 3:18 PM
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948	V1M	3/8/2021 2:42 PM
949	V1m2s3	3/8/2021 2:40 PM
950	V2Y0E4	3/8/2021 2:35 PM

951	V1M2S1	3/8/2021 2:35 PM
952	V1M 2S5	3/8/2021 2:34 PM
953	V1M 2R7	3/8/2021 2:34 PM
954	V1M2R6	3/8/2021 2:33 PM
955	V1m 2s4	3/8/2021 2:33 PM
956	V1M4G1	3/8/2021 2:31 PM
957	V1M2R7	3/8/2021 2:30 PM
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963	V2Y0V1	3/8/2021 2:07 PM
964	V1m4e6	3/8/2021 2:05 PM
965	V1M 2S4	3/8/2021 1:09 PM
966	V1M1K9	3/8/2021 12:49 PM
967	V2Y 4K6	3/8/2021 12:38 PM
968	V1M4C8	3/8/2021 12:21 PM
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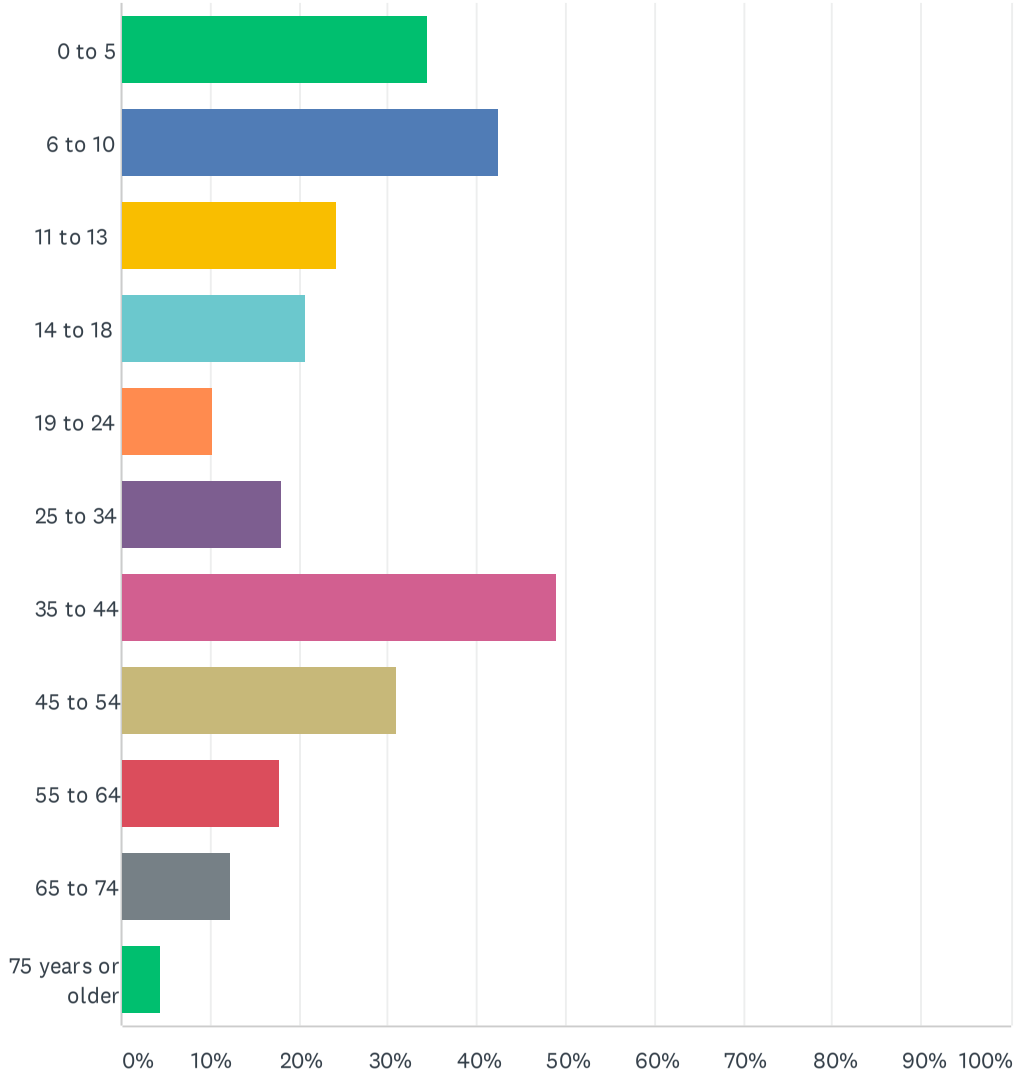
#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
	There are no responses.	

#	PHONE NUMBER	DATE
	There are no responses.	

Q11 What are the ages of people in your household? Check all that apply.

Answered: 970 Skipped: 13



ANSWER CHOICES	RESPONSES	
0 to 5	34.54%	335
6 to 10	42.37%	411
11 to 13	24.23%	235
14 to 18	20.72%	201
19 to 24	10.31%	100
25 to 34	17.94%	174
35 to 44	48.97%	475
45 to 54	30.93%	300
55 to 64	17.84%	173
65 to 74	12.27%	119
75 years or older	4.33%	42
Total Respondents: 970		

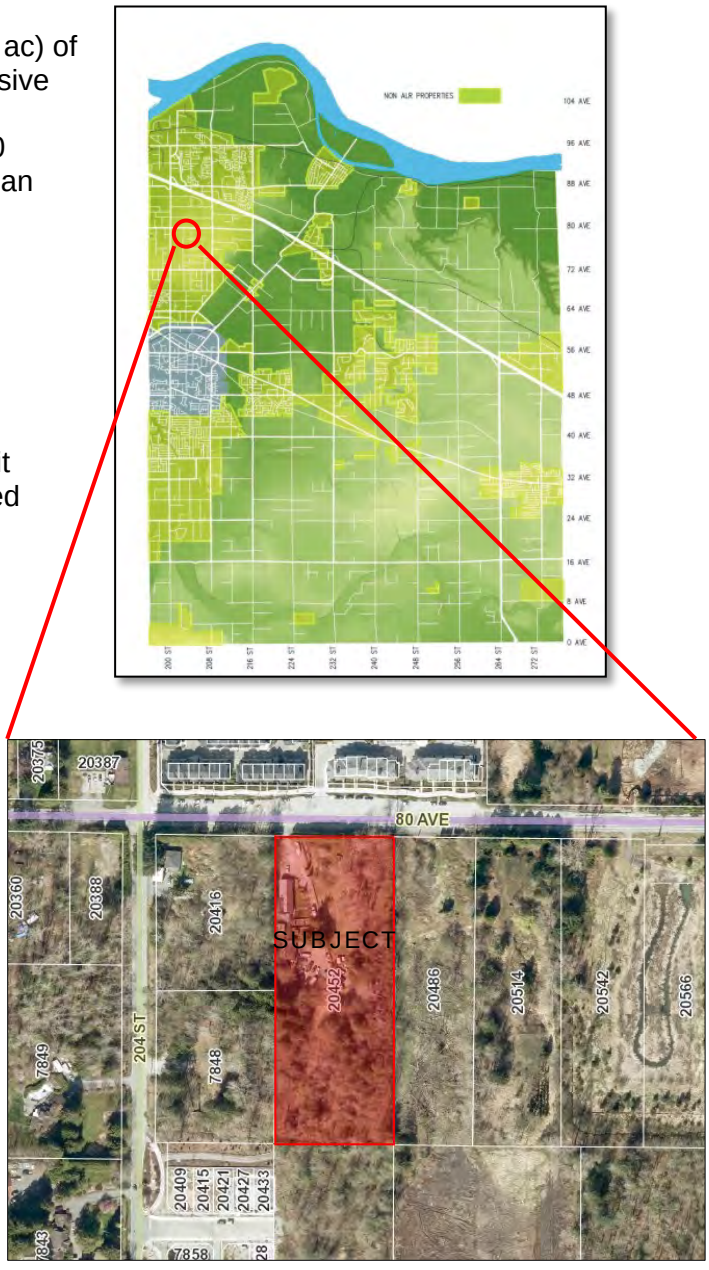
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0196
SUBJECT:	REZONING APPLICATION NO. 100643 AND DEVELOPMENT PERMIT APPLICATION NO. 101193 (STEVOVIC / 20452 – 80 AVENUE)		

PROPOSAL:

Application to rezone approximately 1.36 ha (3.36 ac) of land located at 20452 – 80 Avenue to Comprehensive Development Zone CD-77, and an accompanying development permit to facilitate development of 60 townhouse units in the Yorskon Neighbourhood Plan area.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5723 subject to 11 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5723) of Development Permit No. 101193; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723, rezoning 1.36 ha (3.36 ac) of land located at 20452 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 60 townhouse units subject to the following development prerequisites being satisfied to the 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 and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204B Street and 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the south side of 80 Avenue, 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Prohibiting access from 80 Avenue once access from 204B Street is functional;
    e. Prohibiting building of proposed Building 4 as shown on Schedule A of Attachment A until such time as access from 204B Street is functional; and
    f. Requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
8. Registration of an access easement for emergency access purposes to and from the property to the east (20486 – 80 Avenue);
9. Registration of a 2.0 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the easterly portion of the site;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy;
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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5723 authorize issuance of Development Permit No. 101193, 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;

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 an on-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. 5723 in conjunction with Development Permit No. 101193.

EXECUTIVE SUMMARY:

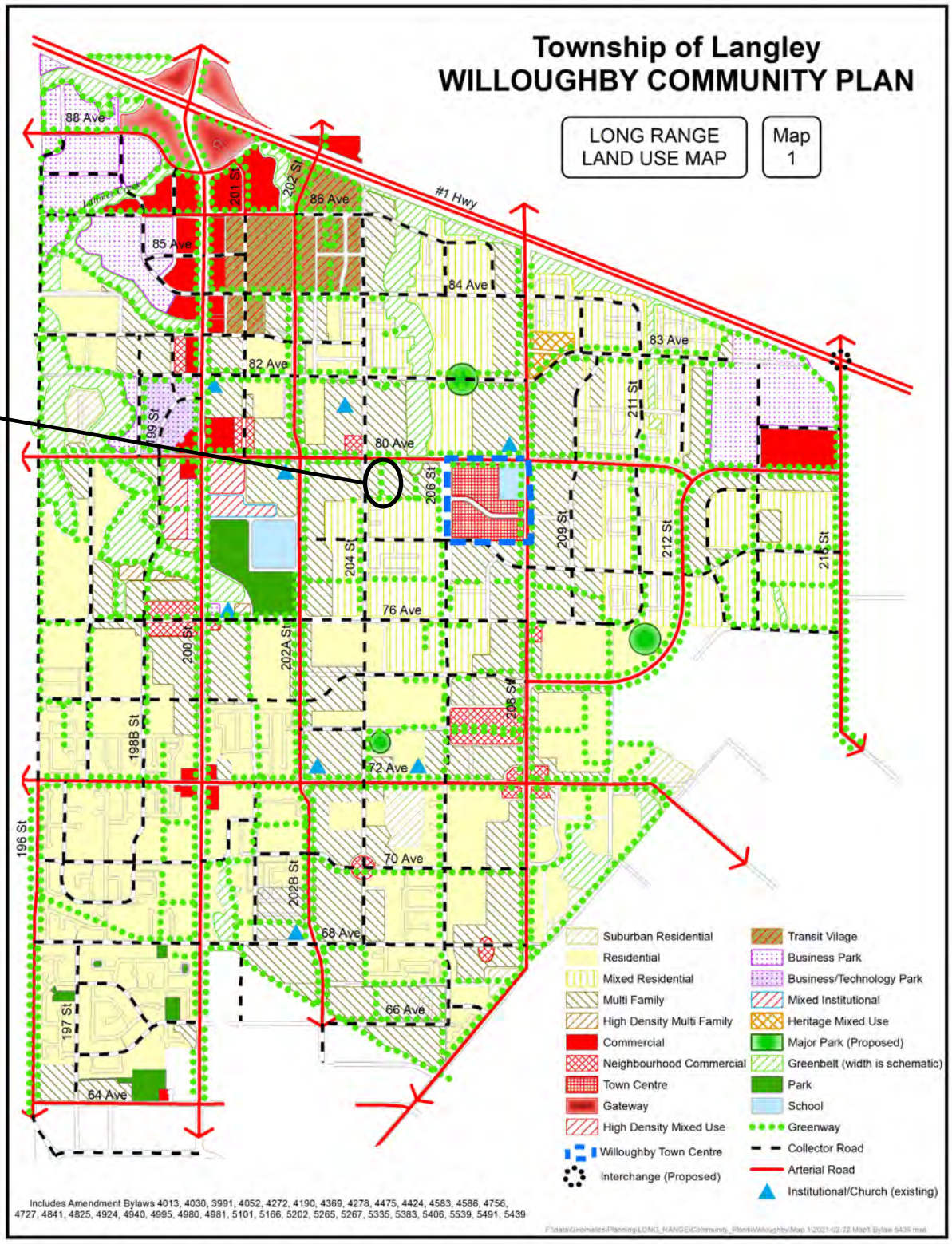
Focus Architecture Inc. has applied on behalf of the owner to rezone approximately 1.36 ha (3.36 ac) of land located at 20452 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate development of 60 townhouse units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101193 at time of final reading of Rezoning Bylaw No. 5723.

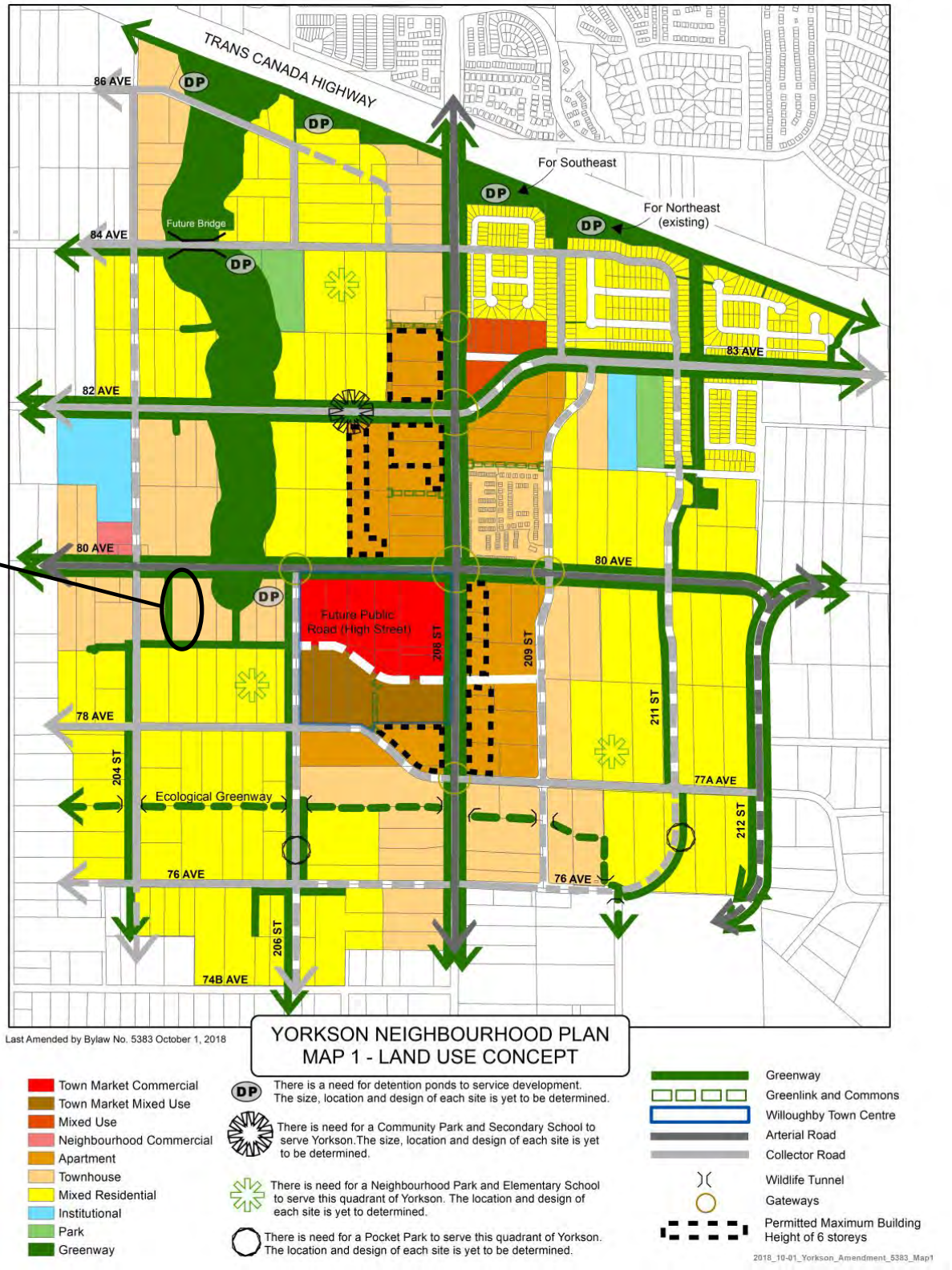
PURPOSE:

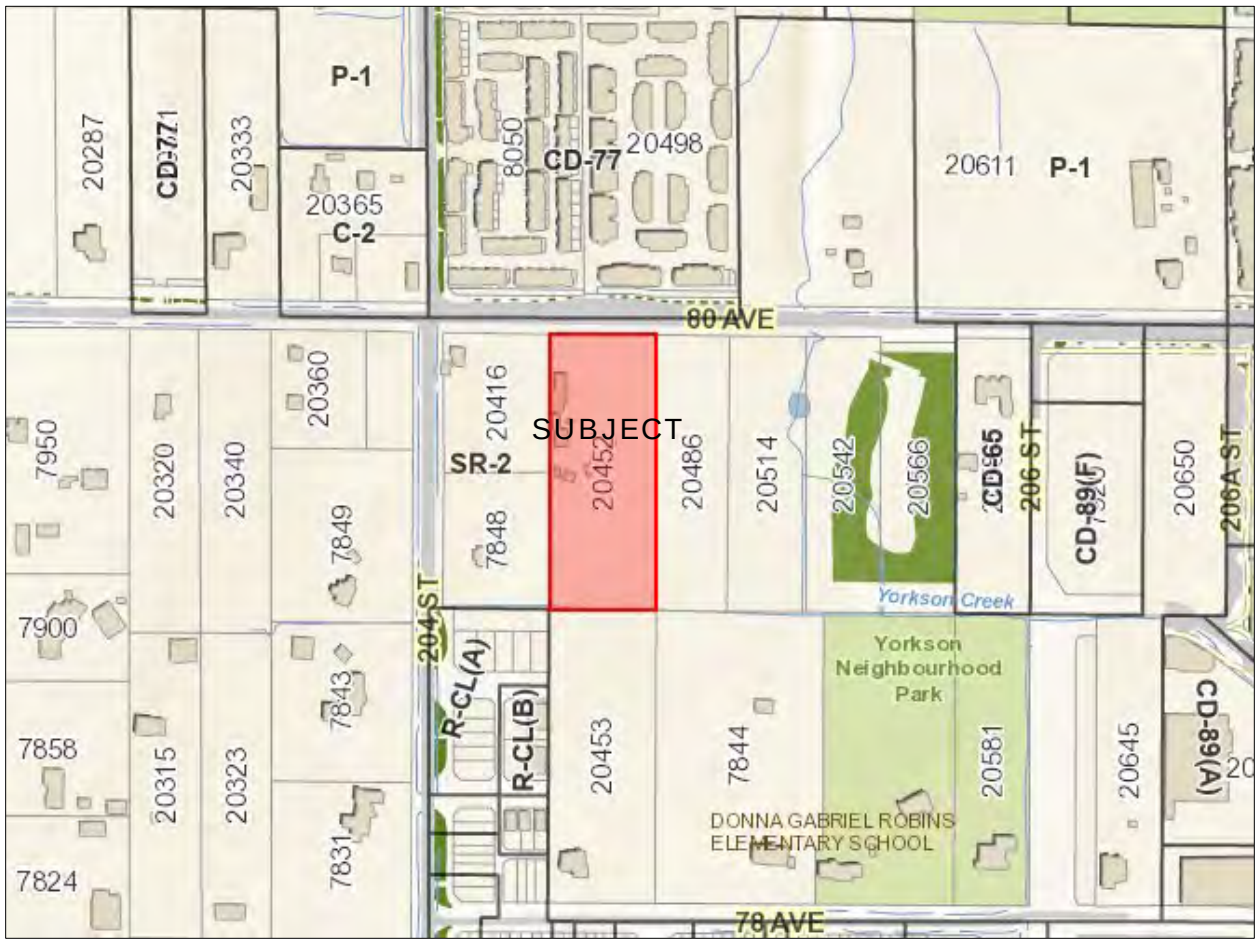
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5723 and Development Permit No. 101193.

SUBJECT

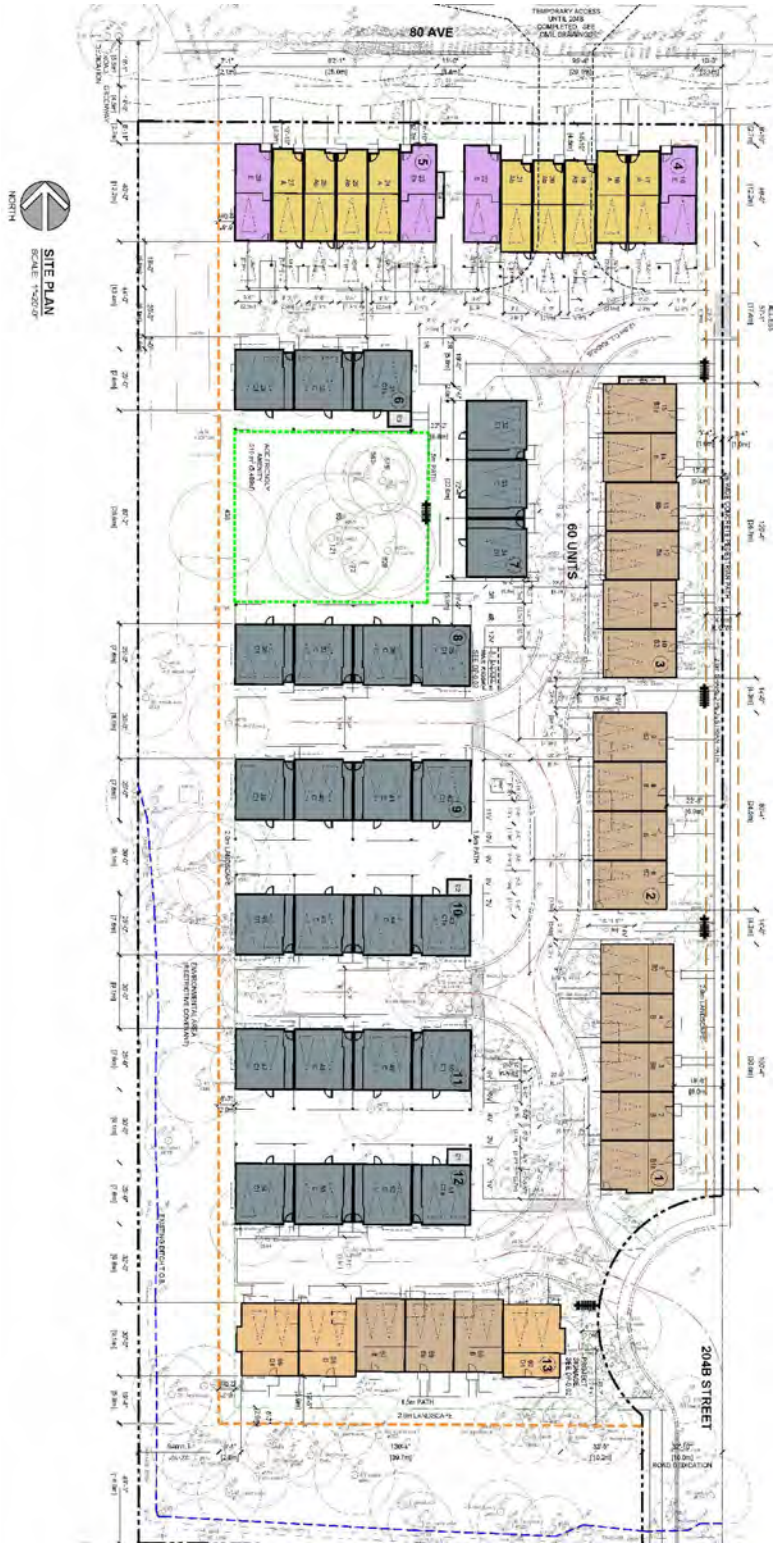

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
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, 5439

SUBJECT


TRANS CANADA HIGHWAY
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
DP
Future Bridge
For Southeast
For Northeast
(existing)
Future Public
Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5383 October 1, 2018
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development.
The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson.
The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building
Height of 6 storeys
2018_10-01_Yorkson_Amendment_5383_Map1



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Dragoljub Stevovic 20452 – 80 Avenue Langley BC V2Y 1X6
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford BC V2S 0H9
Legal Description:	Lot 3 Section 23 Township 8 New Westminster District Plan 72492
Civic Address:	20452 – 80 Avenue
Area:	1.36 ha (3.36 ac)
Willoughby Community Plan:	Multi Family
Yorkson Neighbourhood Plan:	Townhouse (15 – 25 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Townhouse (15 – 25 units per acre (upa) / 37 – 62 units per hectare (uph)) in the Yorkson Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has applied on behalf of the owner to rezone 1.36 ha (3.36 ac) of land located at 20452 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 60 townhouse units. A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the townhouse units. Currently there is a single family dwelling and accessory buildings on the subject site.

Adjacent Uses:

North:	80 Avenue, beyond which are existing townhouse developments designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan and zoned Comprehensive Development Zone CD-77;
South:	Property designated Mixed Residential (20 – 25 uph / 8 – 10 upa) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under application (ToL Project 08-23-0207);
East:	Property designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under application (ToL Project 08-23-0204); and

West: Property designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under application (ToL Project 08-23-0136).

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5723 proposes to rezone the site to Comprehensive Development Zone CD-77 to facilitate development of 60 townhouse units. The project complies with the provisions of the site's Townhouse land use designation in the Yorkson Neighbourhood Plan, and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use and density (44.1 uph / 17.9 upa proposed).

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting for any application proceeding for consideration on or after June 28, 2021.

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 B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101193 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration.

The proposed development consists of 60 townhouse units in 13 three (3) storey buildings ranging from three (3) to seven (7) units. 13 out of the 60 (22%) of the units are tandem units, less than the 40% maximum permitted in the Zoning Bylaw. The floor area of the individual units ranges from 118.1 m^2 to 156.4 m^2 (1,675.9 to 2,377.9 ft^2). All units will have main floor living areas (kitchen, dining room, living room), and two (2) to three (3) bedrooms. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing elevations feature design elements such as pitched and shed roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi shingle siding, hardi panel, and wood trim. The variations in colours and materials proposed are used to highlight the individuality of units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have also been incorporated into the buildings design to provide articulation and differentiate buildings.

The proponent indicates that the site has been designed to preserve a cluster of six (6) mature trees located within the proposed age-friendly amenity area as indicated in Attachment A.

As noted, the number of attached dwelling units in each townhouse building ranges from three (3) to seven (7). One (1) of the townhouse buildings (Building 4 as shown on site plan above) accommodates more than six (6) attached dwelling units contemplated under the Townhouse land use designation. The applicant has provided the following rationale to support this:

We are proposing 7 units in building 4. We note that this building is only 95'-4" long, compared to building 13, which contains only 6 units but is significantly longer at 130'-4". We have included additional vertical articulation in building 4 to further minimize the visual impact of the 7-unit building. The tandem units at ends (E units – 15') are wider than the internal tandem units (A units – 13'). This allows them to be articulated differently than the narrower internal units (i.e. two storey bay window with roof, secondary windows above entry door, large projecting bays on ends).

As the inclusion of seven (7) units in a building is only proposed for one (1) building and the applicants architect has included design elements to break up the mass of the building, staff do not object to the proposed seven (7) unit building.

The proposed building heights (3 storeys), site coverage and siting comply with the requirements of the Comprehensive Development Zone CD-77 and the Willoughby Development Permit Area "B" guidelines.

Access and Parking:

Ultimate vehicular access is proposed via a future 204B Street. As the property to the east has not yet developed, on an interim basis vehicular access is proposed via 80 Avenue. As a condition of final reading the applicant is to register a restrictive covenant prohibiting access to 80 Avenue once access from 204B Street is functional.

Pedestrian access to the site will be provided from a greenway along 80 Avenue, a sidewalk along 204B Street and a pedestrian pathway along the easterly portion of the site. Prior to final reading of the Rezoning Bylaw, the applicant will be required to register a cross access easement (included as a condition of rezoning) to provide emergency access to and from the adjacent development located to the east of the development at 20486 and 20514 – 80 Avenue (ToL Project 08-23-0204).

The application exceeds the parking requirements of the Zoning Bylaw by providing 138 parking spaces whereas 136 parking spaces are required.

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (47 side by side garage) (2 spaces required / unit)	94	94 (incl. 3 adaptable)
Residential Spaces (13 tandem units) (2.3 spaces required / unit)	30	30
Visitor Parking Spaces (0.2 spaces required / unit)	12	14
Total	136	138

As a prerequisite of final reading, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

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 $5,776 per townhouse unit for a total of $346,560.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m^2 / 86 ft^2 per townhouse) resulting in a requirement of 480 m^2 (5,166.7 ft^2) with 510 m^2 (5,489 ft^2) of outdoor amenity space proposed. 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.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. Trellises frame the pedestrian access points on the site. The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

The applicant has provided a 2 m (6.6 ft) wide statutory right of way as part of the subject proposal along the easterly property line to provide a pedestrian connection from 80 Avenue to the future 204B Street. The other half is to be secured by the project to the east (ToL Project 08-23-0204) for a total of 4 m (13.1 ft).

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 111 significant trees exist on the subject site with six (6) proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 62 replacement trees are required and 62 replacement trees are proposed. In addition, approximately nine (9) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy).

Post development approximately 77 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.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility

upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan.

Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

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.

Class B (yellow-coded) watercourses and associated Streamside Protection and Enhancement Areas (SPEAs) are located on the westerly and southerly portions of the subject site. The Yorkson Neighbourhood Plan anticipates SPEAs being protected in perpetuity in 20 m and 30 m wide corridors. As a condition of final reading, the applicant is required to register a non-disturbance restrictive covenant to protect the portion of SPEA on the subject site.

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately 16 new students for Donna Gabriel Robins Elementary School (located approximately 50 m southeast of the subject site), seven (7) students for Peter Ewart Middle School (located approximately 550 m southwest of the site) and 13 students for RE Mountain Secondary School (located approximately 650 m southwest of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 125 m to the southeast of the site.

Transit:

Currently, transit service is provided along 208 Street (approximately 650 m from the subject site) via the 595 bus.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 60 townhouse units and complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5723 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5723) of accompanying Development Permit No. 101193 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101193
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101193

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

1. Name: Dragoljub Stevovic

   Address: 20452 – 80 Avenue
   Langley BC V2Y 1X6

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 3 Section 23 Township 8 New Westminster District Plan 72492

   CIVIC ADDRESS: 20452 – 80 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. 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;

   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 an on-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.

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

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2	2020.02.26	DP SITE PLAN REVISIONS
1	DE C 7 2020	DP REVISIONS
	AUG 2 2019	ISSUED FOR D.P.

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
VIEW FROM 80 AVENUE

DATE	2020.04.14	FILE NO.	2002
DWN.	KG		
CHK.	CH		

SEAL

SHEET NO.
DP-0.0b

F.1
SCHEDULE A

File: Z:\2020 projects\2002 - 80th Ave TH\DP\2002 Site Plan.dwg - Layout: DP-0.0b
Printed: April 14, 2020 at 2:05:58pm by Kenner Gray



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1	DEC 7, 2020 DP REVISIONS
	JULY 28, 2020 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

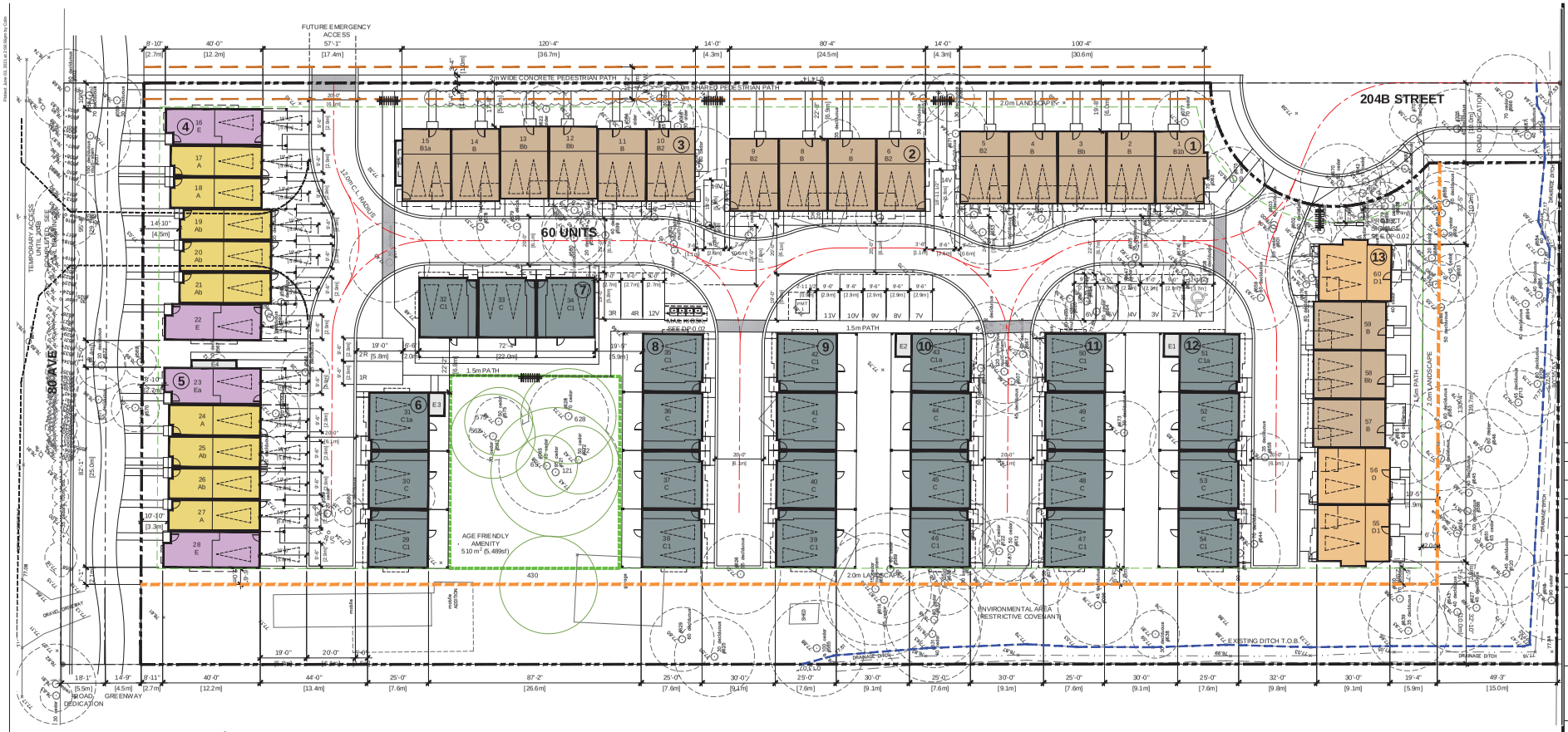
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
VIEW FROM 204B STREET

DATE 2020.04.14 FILE NO.
DWN. KG
CHK. CH **2002**

SEAL

SHEET NO. **DP-0.0a**



SITE PLAN
SCALE: 1"=20'-0"

NORTH

APPROXIMATE FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS		SITE TOTALS	
A: 2 BED+DEN	4	257 sq.ft.	231 sq.ft.	520 sq.ft.	520 sq.ft.	1,271 sq.ft.	118.1 m²	5,084 sq.ft.	472.3 m²
Ab: 2 BED+DEN	5	257 sq.ft.	231 sq.ft.	525 sq.ft.	525 sq.ft.	1,281 sq.ft.	119.0 m²	6,405 sq.ft.	595.0 m²
B: 3 BED+DEN	8	399 sq.ft.	201 sq.ft.	570 sq.ft.	640 sq.ft.	1,411 sq.ft.	131.1 m²	11,288 sq.ft.	1,048.7 m²
Bb: 3 BED+DEN	4	399 sq.ft.	201 sq.ft.	575 sq.ft.	649 sq.ft.	1,425 sq.ft.	132.4 m²	5,700 sq.ft.	529.5 m²
B1: 3 BED+DEN	1	402 sq.ft.	203 sq.ft.	596 sq.ft.	654 sq.ft.	1,453 sq.ft.	135.0 m²	1,453 sq.ft.	135.0 m²
B1a: 3 BED+DEN	1	402 sq.ft.	203 sq.ft.	596 sq.ft.	654 sq.ft.	1,453 sq.ft.	135.0 m²	1,453 sq.ft.	135.0 m²
B2: 3 BED+DEN	4	402 sq.ft.	203 sq.ft.	596 sq.ft.	654 sq.ft.	1,453 sq.ft.	135.0 m²	5,812 sq.ft.	540.0 m²
C: 3 BED	12	498 sq.ft.	98 sq.ft.	638 sq.ft.	698 sq.ft.	1,434 sq.ft.	133.2 m²	17,208 sq.ft.	1,598.7 m²
C1: 3 BED	11	502 sq.ft.	98 sq.ft.	667 sq.ft.	698 sq.ft.	1,463 sq.ft.	135.9 m²	16,093 sq.ft.	1,495.1 m²
C1a: 3 BED	3	502 sq.ft.	98 sq.ft.	667 sq.ft.	698 sq.ft.	1,463 sq.ft.	135.9 m²	4,389 sq.ft.	407.8 m²
D (ADAP): 3 BED+DEN	1	469 sq.ft.	231 sq.ft.	655 sq.ft.	758 sq.ft.	1,644 sq.ft.	152.7 m²	1,644 sq.ft.	152.7 m²
D1 (ADAP): 3 BED+DEN	2	487 sq.ft.	239 sq.ft.	681 sq.ft.	763 sq.ft.	1,683 sq.ft.	156.4 m²	3,366 sq.ft.	312.7 m²
E: 3 BED	3	288 sq.ft.	304 sq.ft.	637 sq.ft.	644 sq.ft.	1,585 sq.ft.	147.3 m²	4,755 sq.ft.	441.8 m²
E a: 3 BED	1	288 sq.ft.	304 sq.ft.	637 sq.ft.	644 sq.ft.	1,585 sq.ft.	147.3 m²	1,585 sq.ft.	147.3 m²
TOTAL	60						**EXCLUDING GARAGES**	86,235 sq.ft.	8,011.5 m²
			GARAGE TOTAL	21,998 sq.ft.			**INCLUDING GARAGES**	108,233 sq.ft.	10,055.2 m²

LOT COVERAGE

BUILDING #	# of UNIT	LOT COVERAGE	
BLDG 1	5	3,318 sq.ft.	308.3 m²
BLDG 2	5	2,663 sq.ft.	248.5 m²
BLDG 3	6	4,121 sq.ft.	382.9 m²
BLDG 4	6	4,260 sq.ft.	395.4 m²
BLDG 5	6	4,032 sq.ft.	374.6 m²
BLDG 6	3	2,543 sq.ft.	236.3 m²
BLDG 7	3	2,543 sq.ft.	236.3 m²
BLDG 8	4	3,373 sq.ft.	313.4 m²
BLDG 9	4	3,373 sq.ft.	313.4 m²
BLDG 10	4	3,373 sq.ft.	313.4 m²
BLDG 11	4	3,373 sq.ft.	313.4 m²
BLDG 12	4	3,373 sq.ft.	313.4 m²
BLDG 13	6	4,299 sq.ft.	399.5 m²
TOTAL	60	45,094 sq.ft.	4,189.4 m²

SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 3, SECTION 23, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 72492

CIVIC ADDRESS:
20452 80TH AVE, TOWNSHIP OF LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD-77

LOT AREA:
GROSS LOT AREA = 146,306 sq.ft. / 13,592 m² / 3.359 Ac. /1.36 Ha
ROAD DEDICATION (204B ST) = 5,514 sq.ft / 512 m² / 0.127 Ac. / 0.06 Ha
ROAD DEDICATION (80TH AVE) = 4,305 sq.ft / 400 m² / 0.099 Ac. / 0.04 Ha
GREENWAY DED'N. = 3,534 sq.ft / 330 m² / 0.081 Ac. / 0.03 Ha

NET SITE AREA = 132,953 sq.ft. / 12,317 m² / 3.05 Ac. / 1.23 Ha

SETBACKS:
REQUIRED: SEE CD BY LAW
PROPOSED: NORTH - 80th Ave 2.5m
EAST 2.0m (SIDE), 5.7m (REAR)
SOUTH 5.9m
WEST 2.0m

LOT DENSITY:

YORKSON NEIGHBOURHOOD PLAN - TOWNHOUSE DESIGNATION

REQUIRED: 15-25 UPA (ON GROSS AREA ABOVE TOP OF BANK)
GROSS LOT AREA 3.359 Ac
DEDUCT AREA BELOW T.O.B. 0.087 Ac
GROSS AREA ABOVE T.O.B. 3.272 Ac

MINIMUM DENSITY = 15 upa x 3.272 Ac. = 49.08 = 49 UNITS
MAXIMUM DENSITY = 25 upa x 3.272 Ac. = 81.8 = 81 UNITS

PROPOSED: 60 UNITS

LOT COVERAGE: ALLOWABLE: 40%
PROPOSED: 4,189.4 m² / 12,317 m² = 34%

BUILDING HEIGHT: ALLOWABLE 3 STOREYS
PROPOSED: 3 STOREYS

AGE FRIENDLY AMENITY SPACE:

REQUIRED: 60 x 8m²/UNIT = 480m² (5,167 sq.ft.)
PROPOSED: 510m² (5,489 sq.ft.)

ADAPTABLE HOUSING:

REQUIRED: 60 UNITS x 5% = 3 UNITS
PROPOSED: 3 UNITS (UNIT D/D1)

PARKING:

RESIDENT: REQUIRED: 47 DOUBLE CAR UNITS x 2.0 = 94 STALLS
13 TANDEM UNITS x 2.3 = 29.9 STALLS
TOTAL REQUIRED = 123.9 STALLS

PROVIDED: 124 STALLS, ALLOCATED AS FOLLOWS:
107 STALLS IN GARAGES (1 stall per unit w/Level 2 EV charging)
4 STALLS IN DEDICATED PARKING PADS
13 STALLS IN DRIVEWAYS

VISITOR: REQUIRED: 0.2 STALLS PER UNIT = 12 STALLS
PROVIDED: = 14 STALLS, INCLUDING 1 ACCESSIBLE

TANDEM UNITS ALLOWABLE: 40%
PROPOSED: 13 UNITS / 60 UNITS = 22%

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5	2020.06.03 REVISED SITE CALCULATIONS
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REVISIONS

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PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

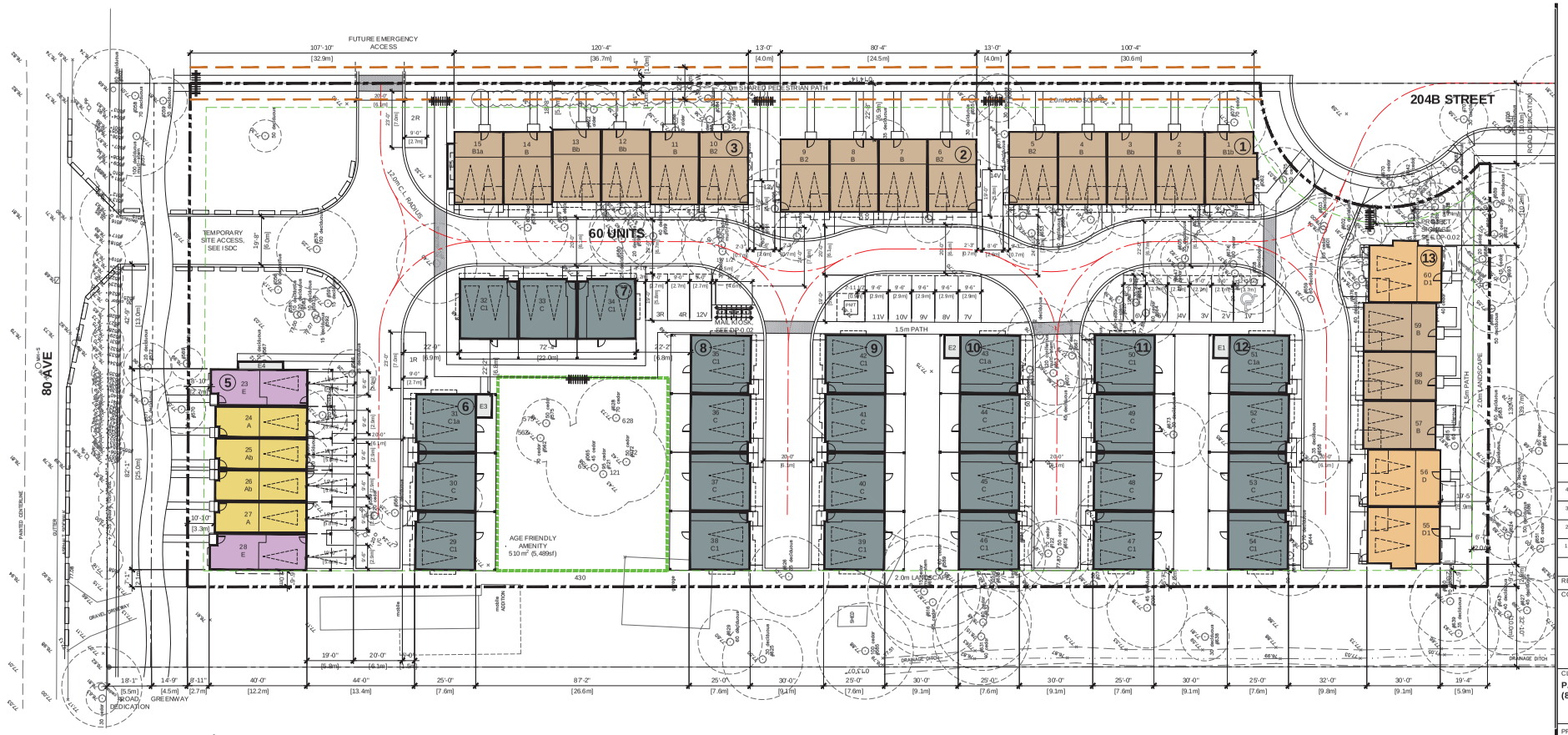
20452 - 80TH AVENUE LANGLEY, B.C.

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SITE PLAN

DATE 2020.04.14 FILE NO. 2002
DWN. JK,BN
CHK. CH

SEAL

SHEET NO. **DP-0.01**



SITE PLAN, TEMPORARY ACCESS

SCALE: 1"=20'-0"

NORTH

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PROPOSED TOWNHOUSE DEVELOPMENT

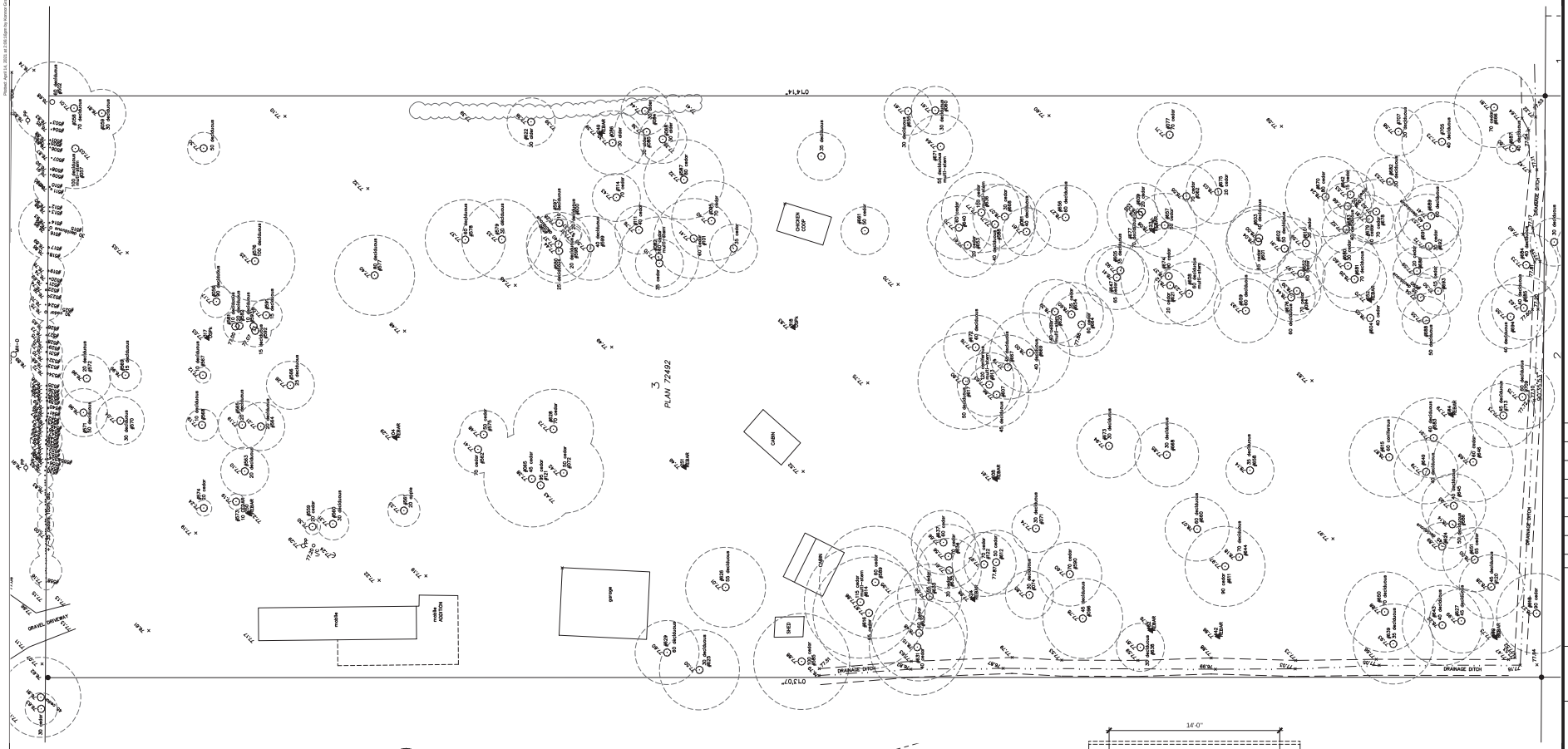
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
SITE PLAN, TEMPORARY ACCESS

DATE 2020.04.14 FILE NO. 2002
DWN. JK,BN
CHK. CH

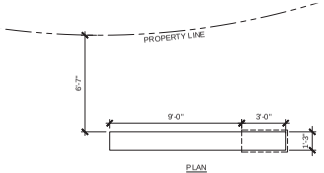
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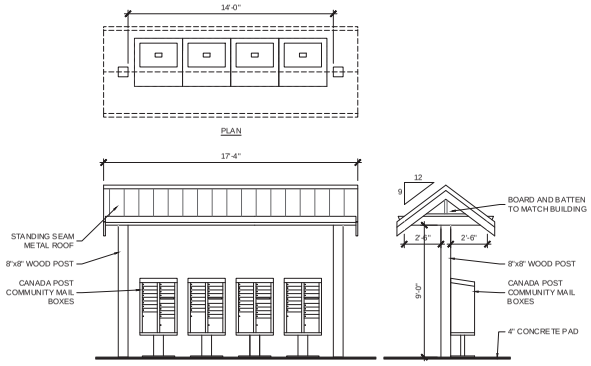


NORTH

SURVEY PLAN
SCALE: 1"=20'-0"



ENTRY SIGN
SCALE: 1/4" = 1'-0"



MAIL KIOSK
SCALE: 1/4" = 1'-0"

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

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SURVEY PLAN & SITE DETAILS

DATE 2020.04.14 FILE NO.
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CHK. CH **2002**

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SHEET NO. **DP-0.02**



NORTH STREETSCAPE - 80TH AVENUE
SCALE: 1/8" = 1'-0"



SOUTH STREETSCAPE - 204B STREET
SCALE: 1/8" = 1'-0"

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PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

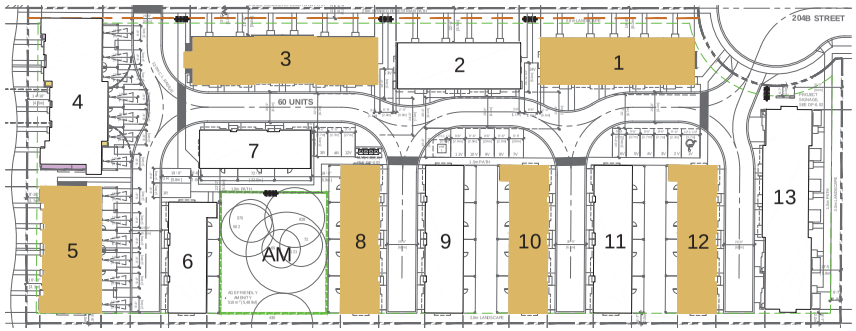
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COLOURED STREETSCAPES

DATE	2020.04.14	FILE NO.	
DWN.	BN		2002
CHK.	CH		

SEAL

SHEET NO.
DP-0.03





NORTH

KEYPLAN

COLOUR SCHEME A

A — Roof Shingles:
Pabco Premier Laminated Shingle
"Pewter Gray"

B — Horizontal Plank Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Aged Pewter"
Gentek - "Chesapeake Gray"

C — Shake Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Arctic White"
Gentek - "Snow White"

D — Panel, Decorative Bracket, Fascia, Window & Wood Trim:
James Hardie
"Arctic White"

E — Panel, Decorative Bracket, Window & Wood Trim:
Sherwin-Williams
"Cityscape" SW 7067

F — Fibreglass Entry Doors:
Minwax Gel Stain
"Aged Oak"

G — Entry Trim:
Sherwin-Williams
"Skyline Steel" SW 1015

H — Window & Door Frames:
Sherwin-Williams
"Ceiling Bright White" SW 7007

I — Entry Trim & Window Shutters:
Sherwin-Williams
"Iron Ore" SW 7069

Aluminum Gutters, Metal Flashing, Downspouts:
Makin Metals
"Cambridge White"

Vinyl Soffits:
Gentek
"Snow White"

Balcony Railings:
Aluminum - Black

Garage Doors:
Sherwin-Williams
"Ceiling Bright White" SW 7007

Fibreglass Rear Access Doors:
Sherwin-Williams
"Skyline Steel" SW 1015 &
"Iron Ore" SW 7069

* Use "Skyline Steel" where Siding is "Aged Pewter" or "Chesapeake Gray"
* Use "Iron Ore" where Siding is "Arctic White" or "Snow White"

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PROJECT
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20452 - 80TH AVENUE LANGLEY, B.C.

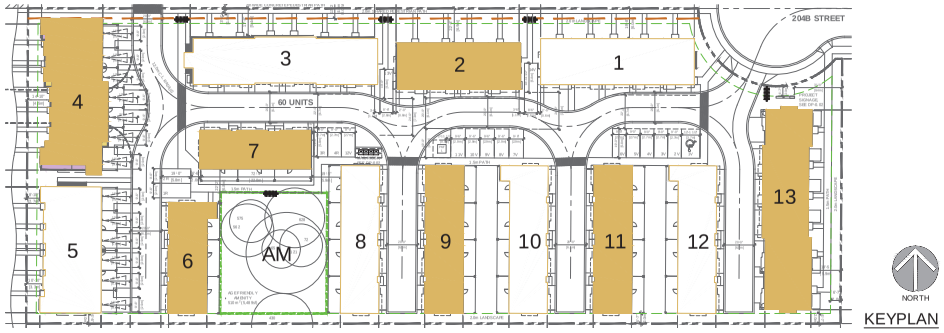
DRAWING TITLE
COLOUR SCHEME A

DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

SEAL

SHEET NO.
DP-0.03A





KEYPLAN

COLOUR SCHEME B

A — Roof Shingles:
Pabco Premier Laminated Shingle
"Pewter Gray"

B — Horizontal Plank Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Iron Gray"
Gentek - "Chesapeake Gray"

Horizontal Plank Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Pearl Gray"
Gentek - "Linen"

* Applies to Buildings 2 & 4
* Refer to Elevations for material variations

C — Shake Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Pearl Gray"
Gentek - "Linen"

Shake Siding:
(Cement board siding on street facing sides)
(Corner Trims to Match Siding Colour)
James Hardie - "Iron Gray"
Gentek - "Chesapeake Gray"

* Applies to Buildings 2 & 4
* Refer to Elevations for material variations

D — Panel, Decorative Bracket, Fascia, Window & Wood Trim:
James Hardie
"Arctic White"

E — Panel, Decorative Bracket, Window & Wood Trim:
Sherwin-Williams
"Cityscape" SW 7067

F — Fibreglass Entry Doors:
Minwax Gel Stain
"Aged Oak"

G — Entry Trim:
Sherwin-Williams
"Skyline Steel" SW 1015

H — Window & Door Frames:
Sherwin-Williams
"Ceiling Bright White" SW 7007

I — Entry Trim & Window Shutters:
Sherwin-Williams
"Iron Ore" SW 7069

Aluminum Gutters, Metal Flashing, Downspouts:
Makin Metals
"Cambridge White"

Vinyl Soffits:
Gentek
"Snow White"

Balcony Railings:
Aluminum - Black

Garage Doors:
Sherwin-Williams
"Ceiling Bright White" SW 7007

Fibreglass Rear Access Doors:
Sherwin-Williams
"Skyline Steel" SW 1015 &
"Iron Ore" SW 7069

* Use "Skyline Steel" where Siding is "Iron Gray or "Chesepeake Gray"
* Use "Iron Ore" where Siding is "Pearl Gray or "Linen"

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4	2020.04.07 FINAL DP REVISIONS
3	2020.03.05 DP SITE PLAN REVISIONS
2	2020.02.26 DP SITE PLAN REVISIONS
1	DEC 7, 2020 DP REVISIONS
	JULY 28, 2020 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
COLOUR SCHEME B

DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

SEAL

SHEET NO.
DP-0.03B



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"

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1	DEC 7, 2020	DP REVISIONS
	JULY 28, 2020	ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

SHEET NO.
DP-0.03C



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"

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PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 13 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH 2002

SEAL

SHEET NO.
F.1
DP-0.03D



NORTH STREETSCAPE - 80TH AVENUE

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



SOUTH STREETSCAPE - 204B STREET

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

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REVISIONS

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
80TH AVENUE & 204B STREET STREETSCAPES

DATE	2020.04.14	FILE NO.
DWN.	BN	2002
CHK.	CH	

SEAL

SHEET NO.
DP-0.04



EAST STREETSCAPE
SCALE: NTS



EAST STREETSCAPE - ENLARGED AT SOUTH END
SCALE: 3/32" = 1'-0"



EAST STREETSCAPE - ENLARGED AT NORTH END
SCALE: 3/32" = 1'-0"

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CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

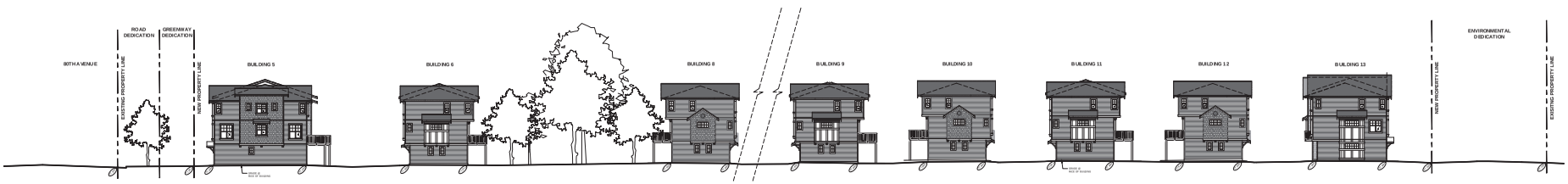
20452 - 80TH AVENUE
LANGLEY, B.C.

DRAWING TITLE
EAST STREETSCAPES

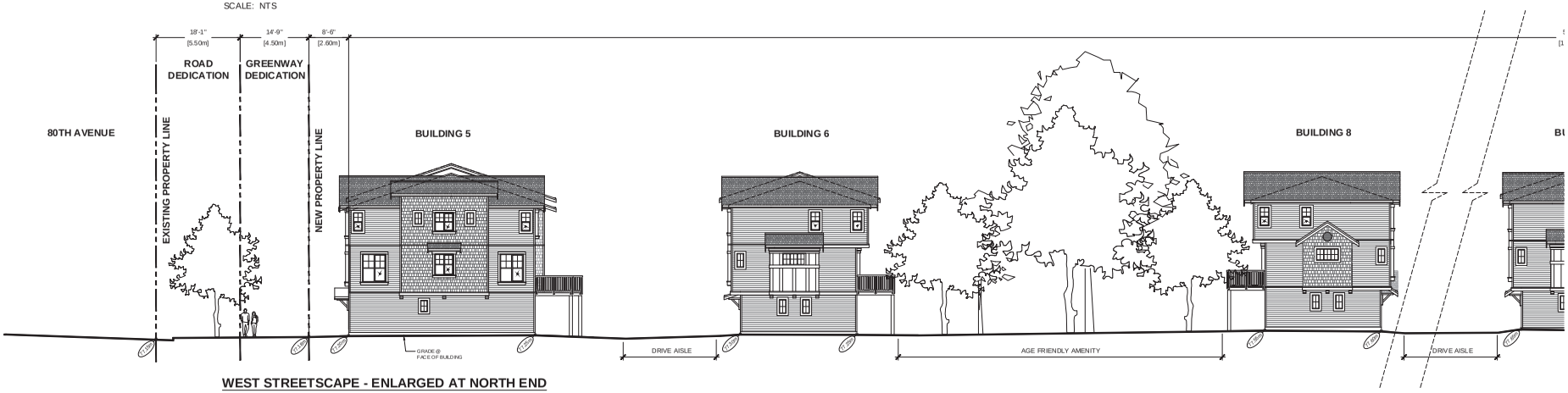
DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

SEAL

SHEET NO.
DP-0.04A



WEST STREETSCAPE
SCALE: NTS



WEST STREETSCAPE - ENLARGED AT NORTH END
SCALE: 3/32" = 1'-0"



WEST STREETSCAPE - ENLARGED AT SOUTH END
SCALE: 3/32" = 1'-0"

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REVISIONS

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CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

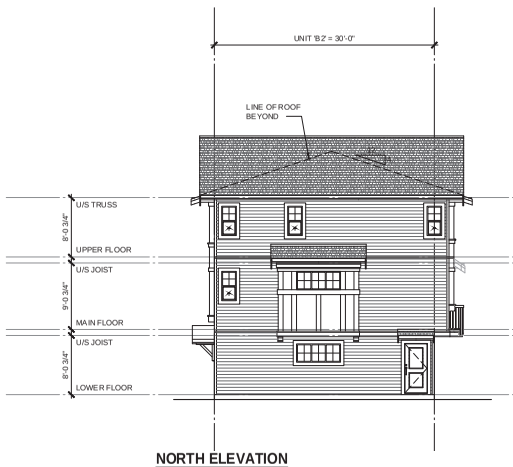
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
WEST STREETSCAPES

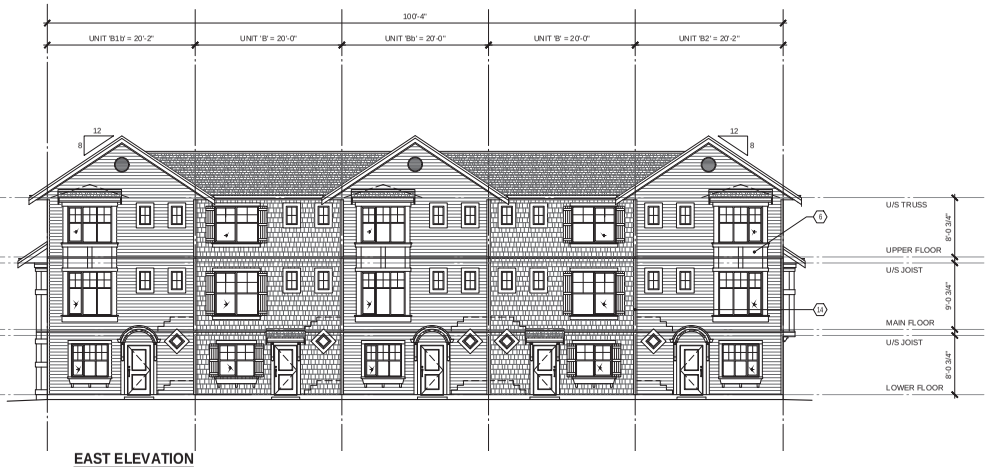
DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

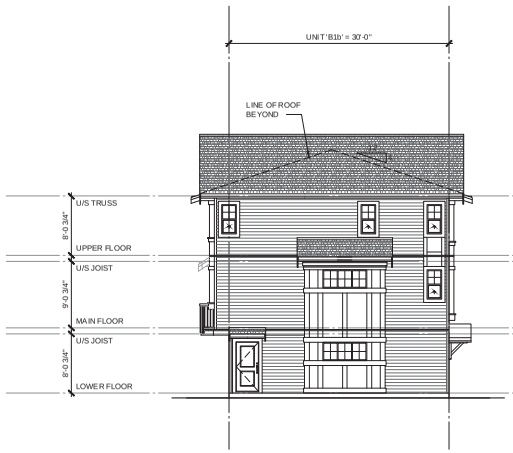
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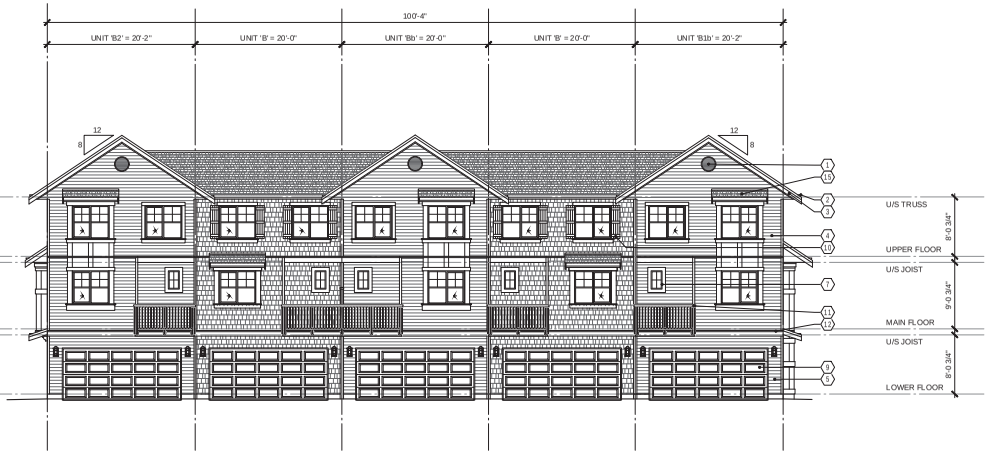
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x6 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

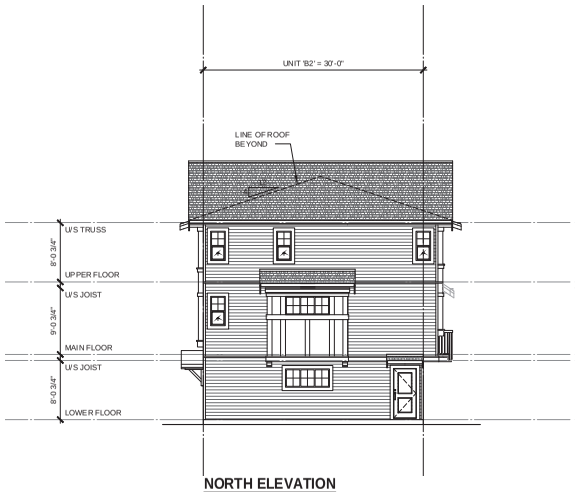
DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH
2002

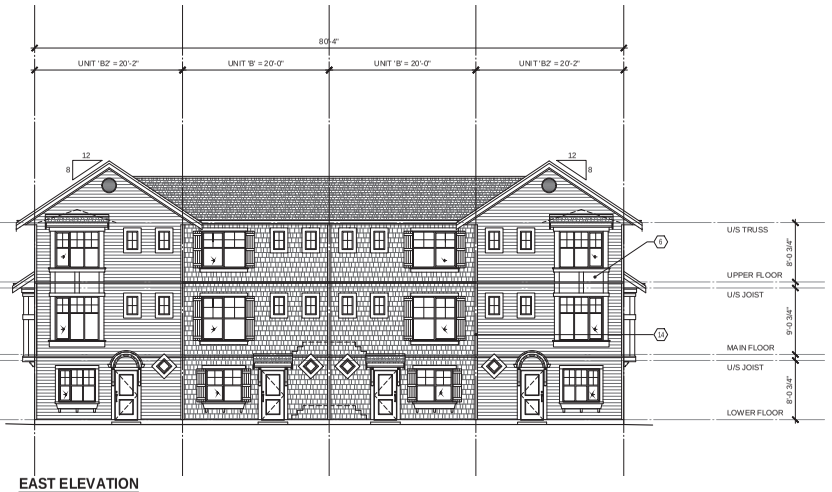
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SHEET NO.
DP-1.02

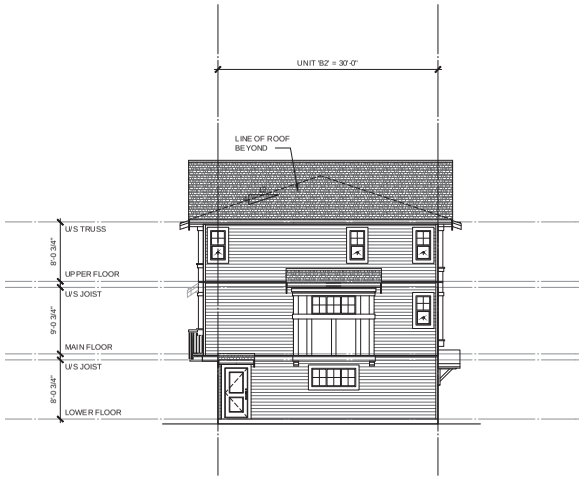
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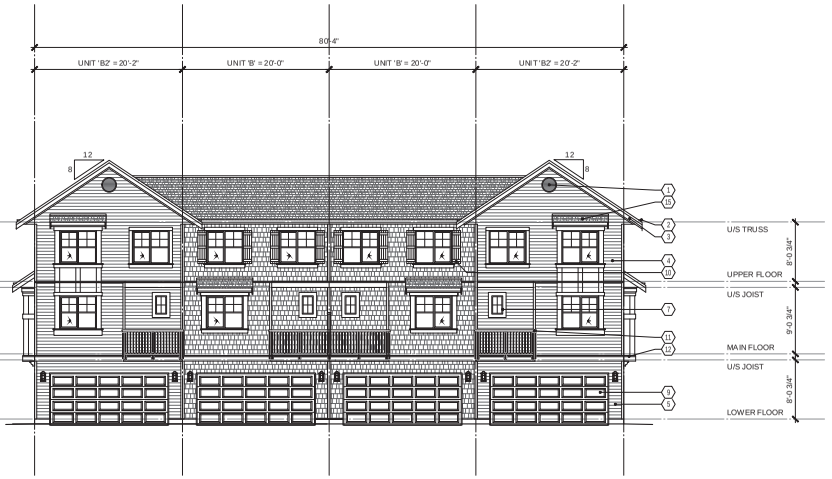
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x8 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

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PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

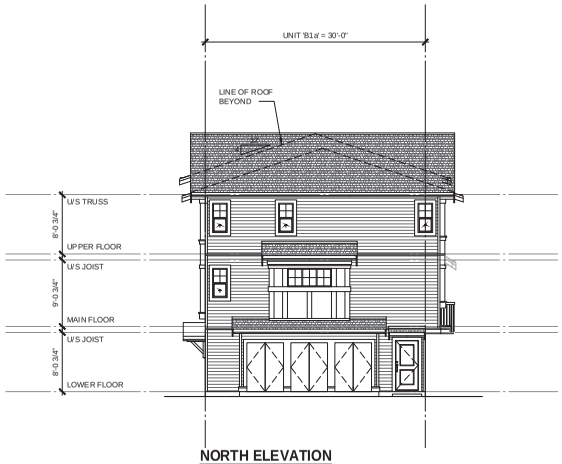
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 2 ELEVATIONS

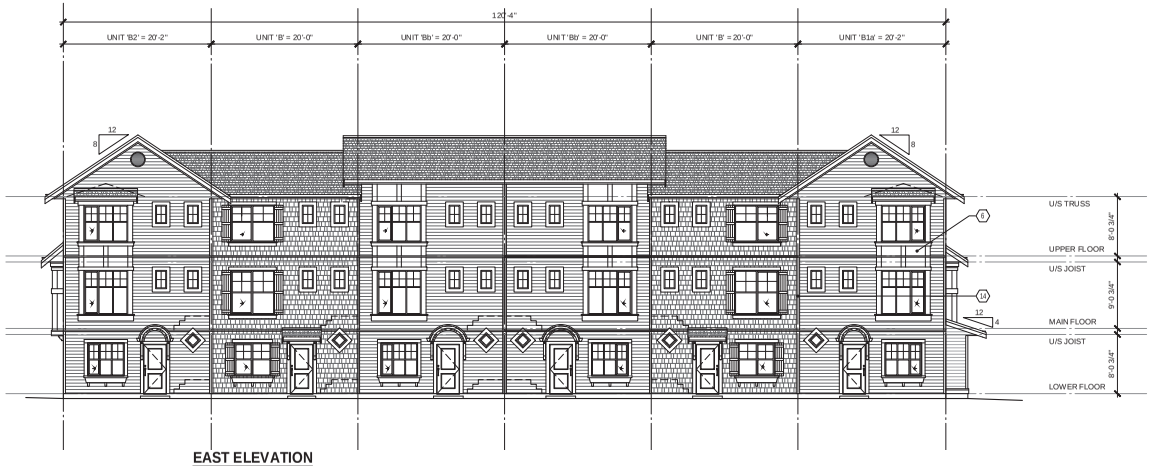
DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

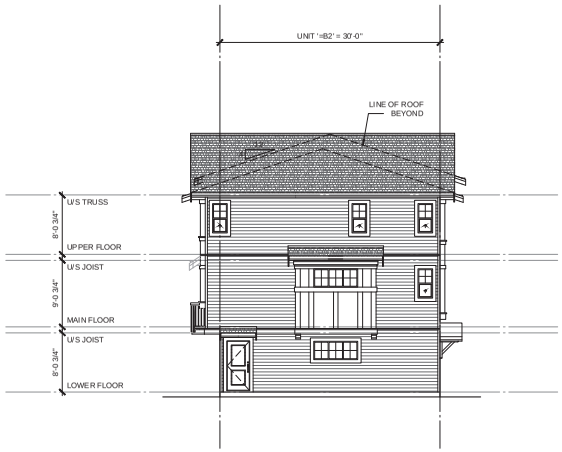
SHEET NO. **DP-2.01**



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



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x8 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

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CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

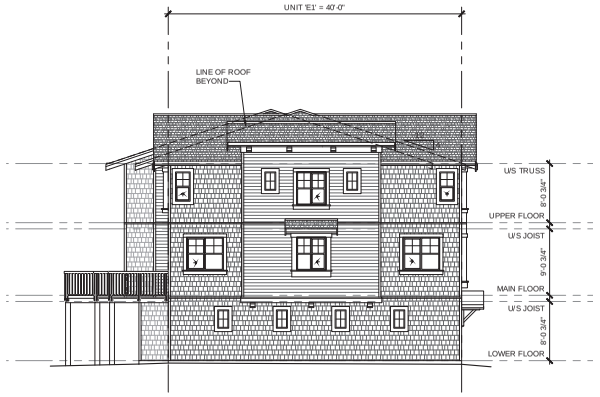
DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

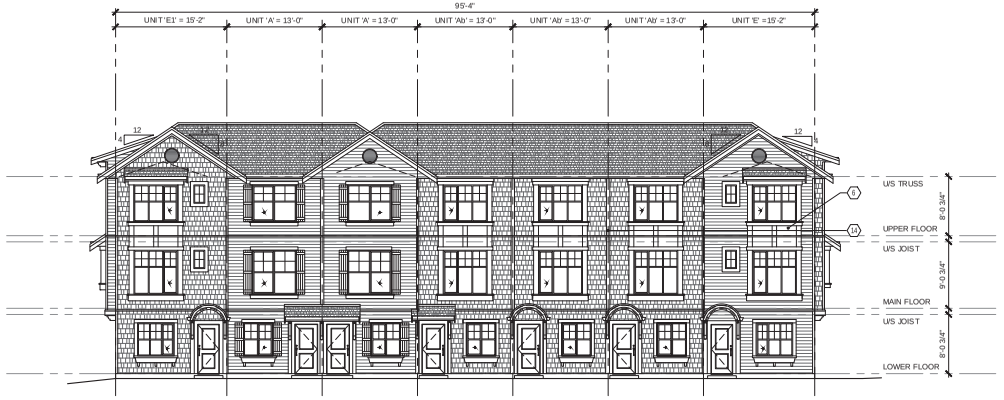
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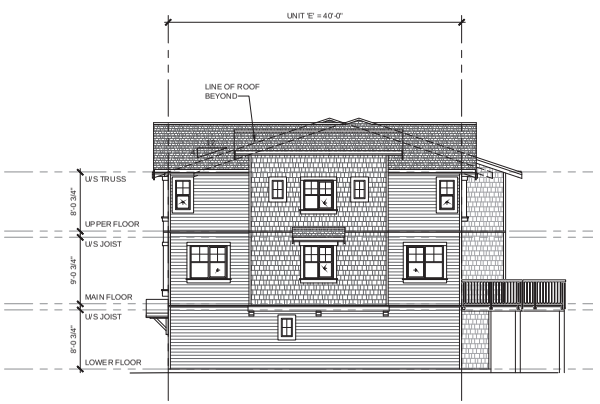
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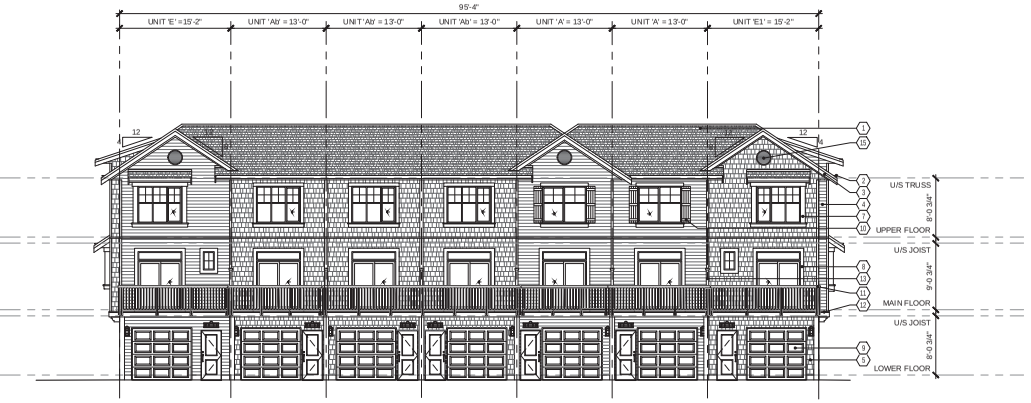
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
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13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

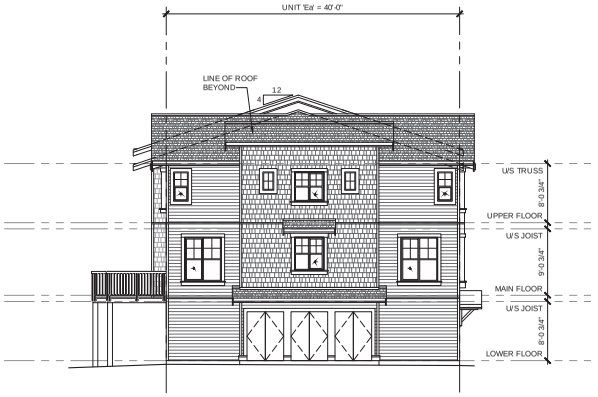
DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

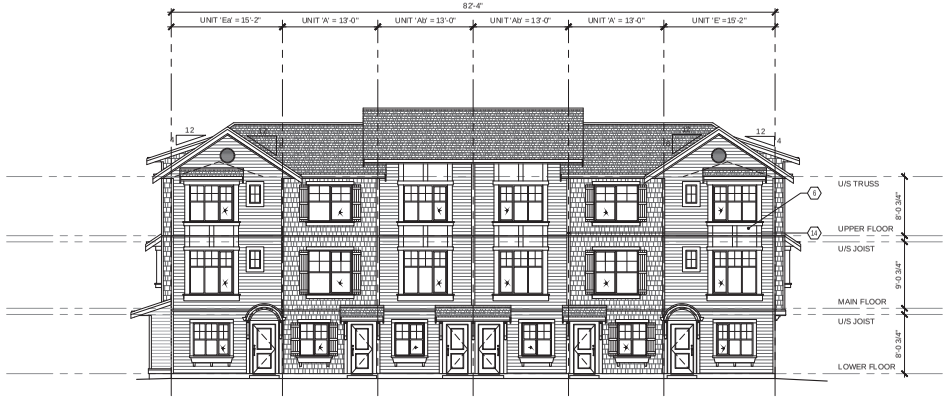
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SHEET NO. **F.1**
DP-4.02

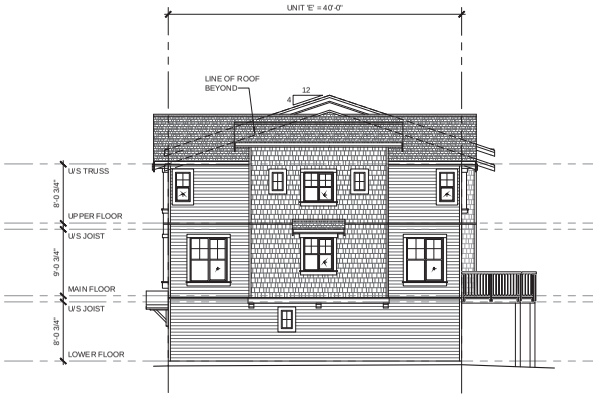
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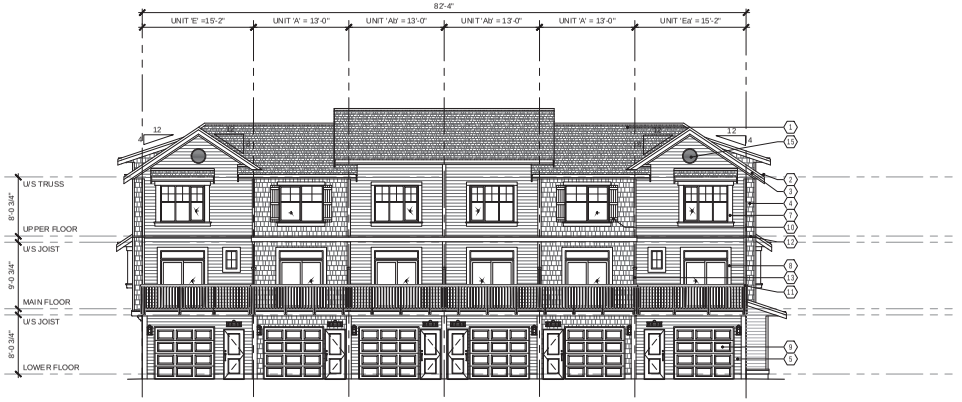
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
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10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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4	2020.04.07 FINAL DP REVISIONS
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2	2020.02.26 DP SITE PLAN REVISIONS
1	DEC.7, 2020 DP REVISIONS
	JULY 28, 2020 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

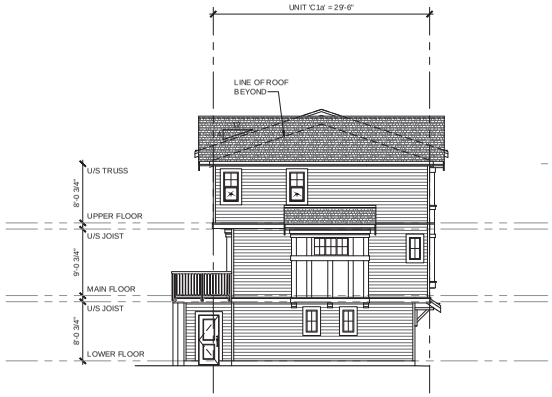
DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2020.04.14 FILE NO. 2002
DWN. RW./BN
CHK. CH

SEAL

SHEET NO. **DP-5.01**

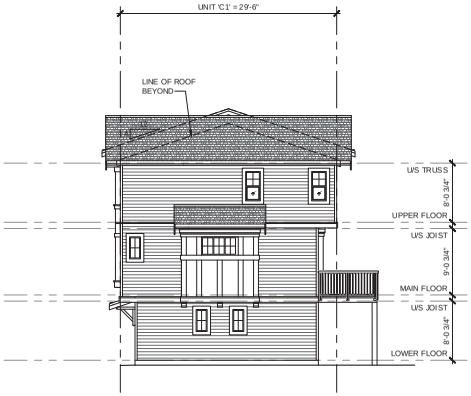
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File: Z:\2020 projects\2002 - 80A Capital - Thrulin - 20452 80 Ave Th\LDP\Revisions\2020 building 5 elevations.dwg - Layout: DP-5.01



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



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x8 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

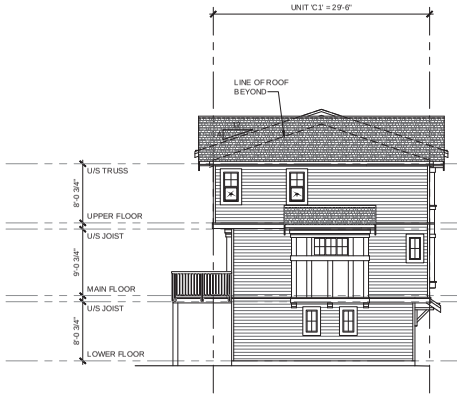
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 6 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN.
CHK. CH **2002**

SEAL

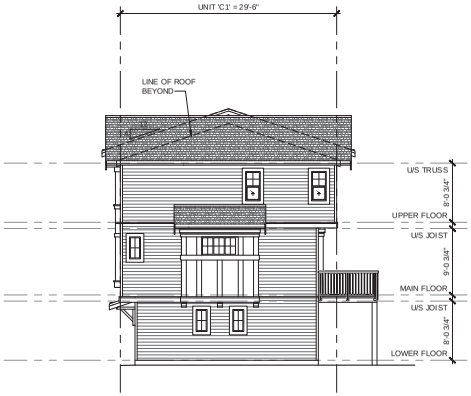
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DP-6.01



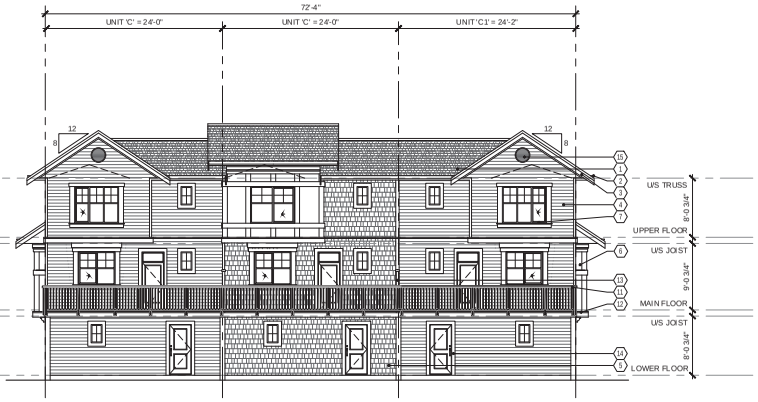
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x6 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

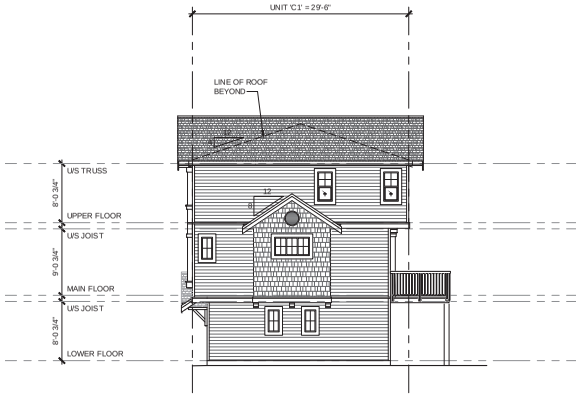
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 7 ELEVATIONS

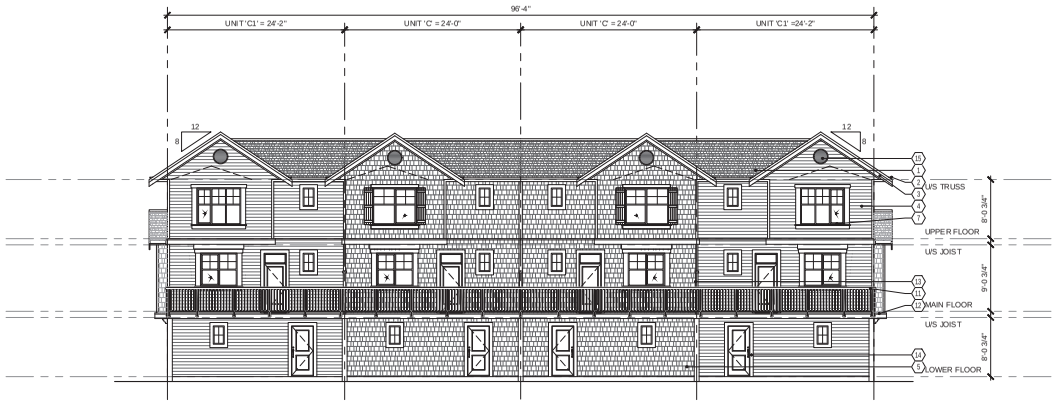
DATE 2020.04.14 FILE NO.
DWN.
CHK. CH **2002**

SEAL

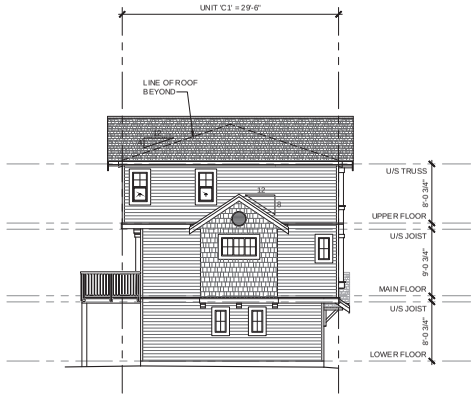
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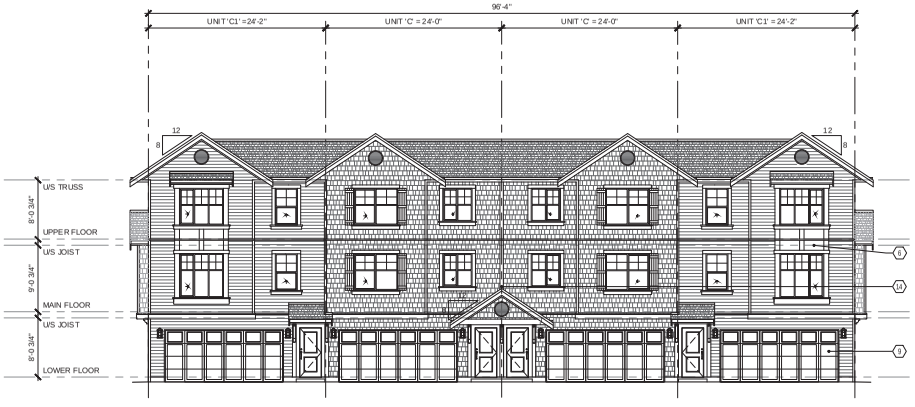
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
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4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
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7. VINYL FRAME WINDOWS C/W PAINTED 2x8 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

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PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

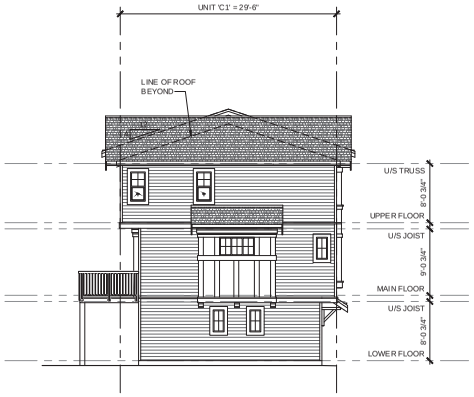
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 8 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

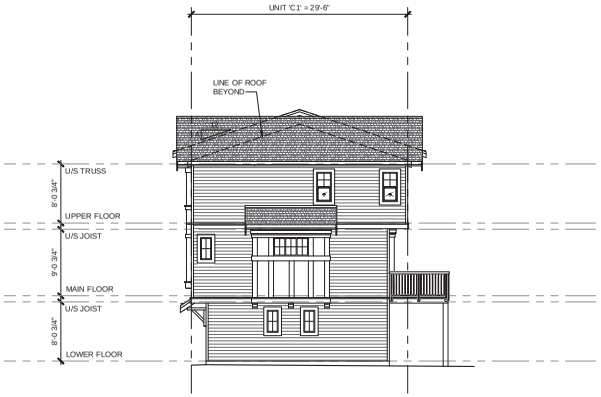
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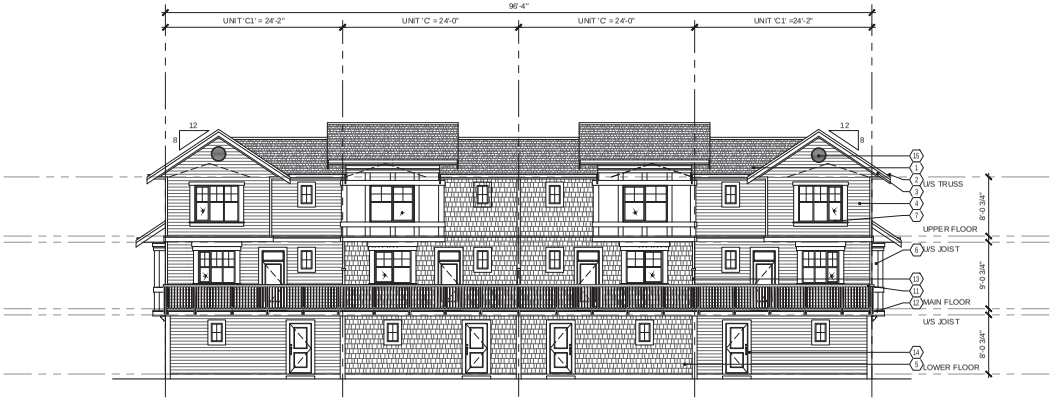
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
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6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x6 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

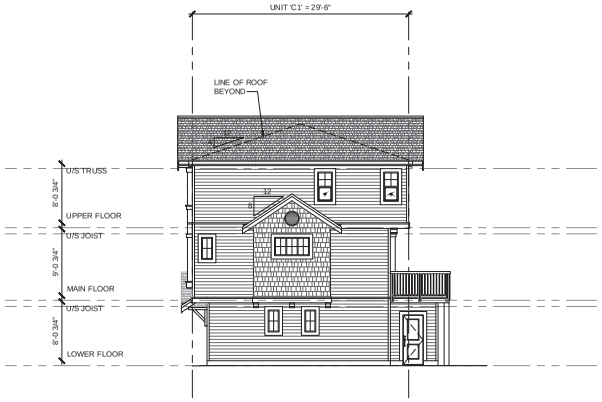
DRAWING TITLE
BUILDING 9 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

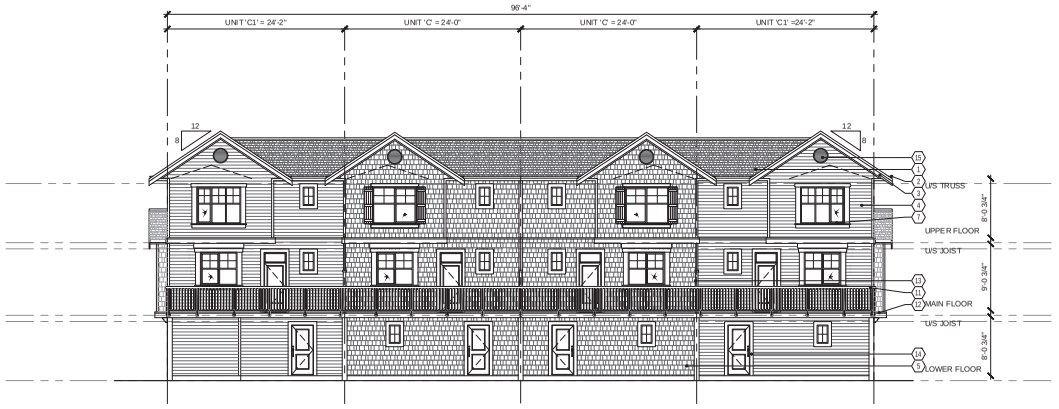
SHEET NO. **F.1**
DP-9.01

Plotted: April 14, 2020 at 2:14:44pm by Konnie Gray
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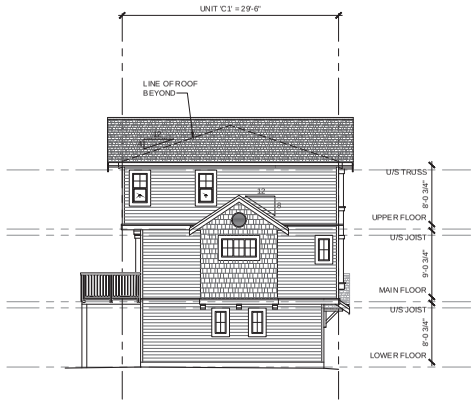
EAST ELEVATION

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



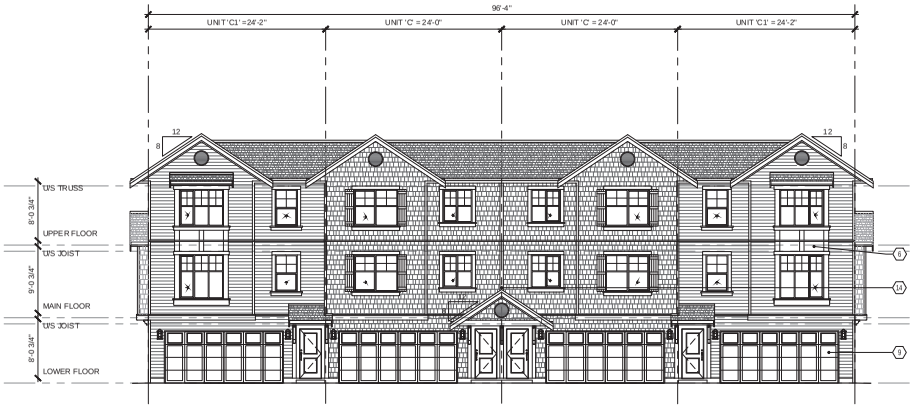
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
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13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

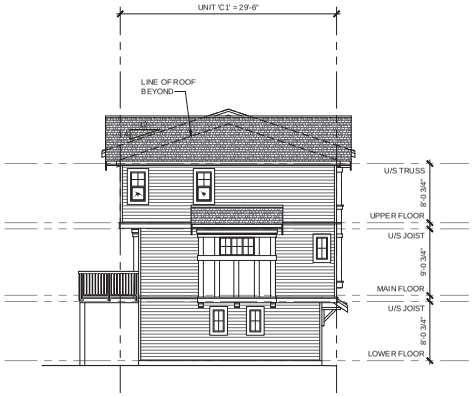
DRAWING TITLE
BUILDING 10 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH
2002

SEAL

SHEET NO.
DP-10.01

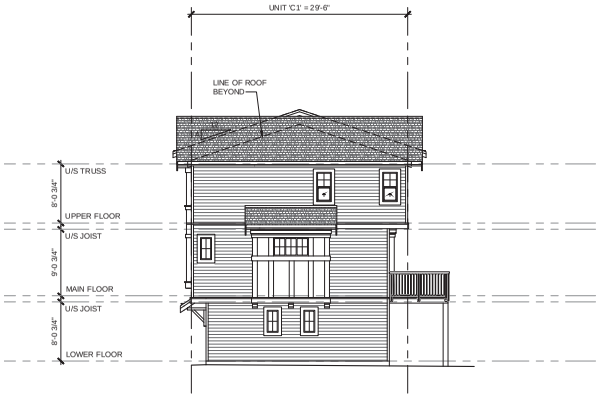
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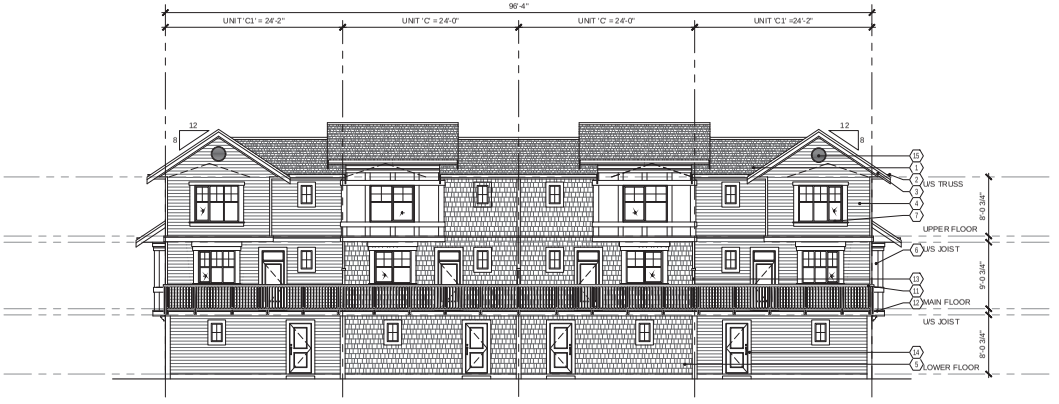
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
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CLIENT
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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20452 - 80TH AVENUE LANGLEY, B.C.

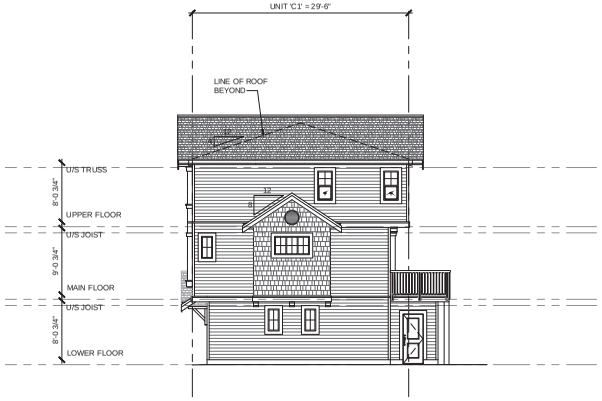
DRAWING TITLE
BUILDING 11 ELEVATIONS

DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

SEAL

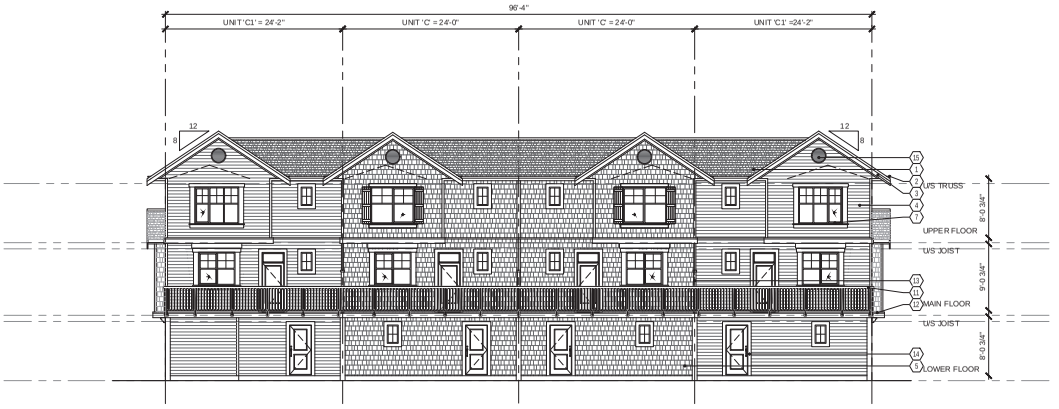
SHEET NO. F.1
DP-11.01

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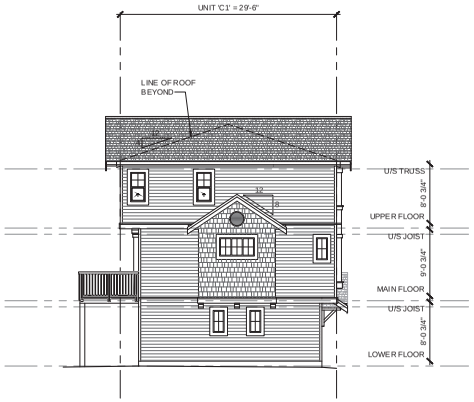
EAST ELEVATION

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



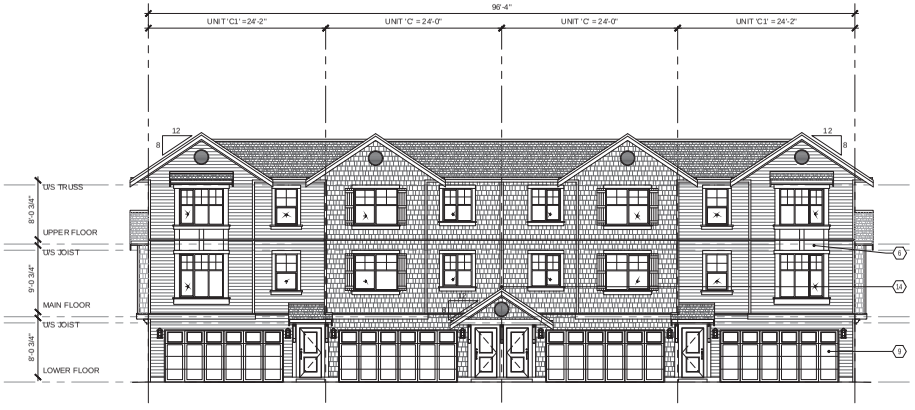
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
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3. PAINTED 2x10 WOOD FASCIA AND TRIM
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12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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4	2020.04.07	FINAL DP REVISIONS
3	2020.03.05	DP SITE PLAN REVISIONS
2	2020.02.26	DP SITE PLAN REVISIONS
1	DEC 7, 2020	DP REVISIONS
	JULY 28, 2020	ISSUED FOR R.Z / DP

REVISIONS

CONSULTANT

CLIENT
PARK RIDGE HOMES (80 AVENUE) LP

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

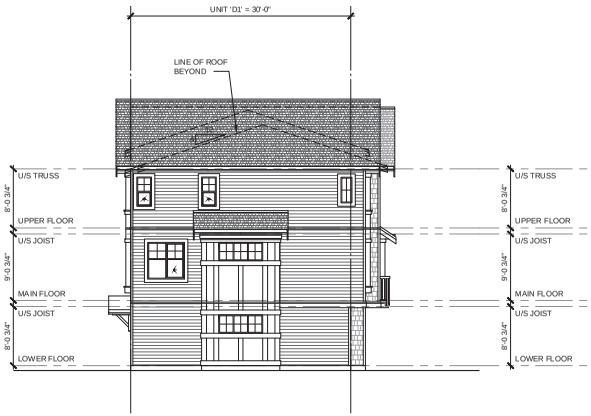
20452 - 80TH AVENUE LANGLEY, B.C.

DRAWING TITLE
BUILDING 12 ELEVATIONS

DATE 2020.04.14 FILE NO.
DWN. BN
CHK. CH **2002**

SEAL

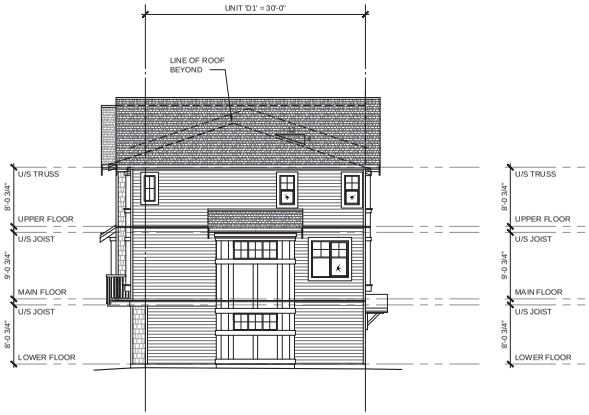
SHEET NO. **DP-12.01**



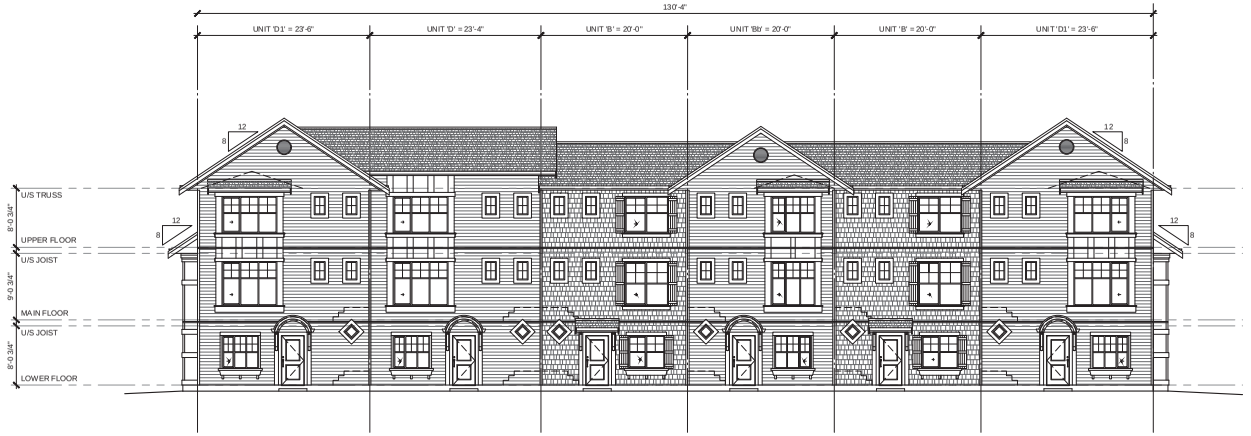
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
3. PAINTED 2x10 WOOD FASCIA AND TRIM
4. HORIZONTAL SIDING (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
5. WALL SHINGLES (CEMENT BOARD AT STREET-FACING FACADES, VINYL AT INTERNAL FACADES)
6. PAINTED HARDIE PANEL SIDING
7. VINYL FRAME WINDOWS C/W PAINTED 2x6 WOOD TRIM
8. VINYL FRAME SLIDING PATIO DOOR
9. PAINTED GARAGE DOOR
10. DECORATIVE WINDOW SHUTTER
11. PREFINISHED ALUMINUM GUARDRAIL
12. THRU-WALL FLASHING
13. PREFINISHED ALUMINUM PRIVACY WALL
14. 1 X 6 PAINTED WOOD TRIM
15. ROUND GABLE VENT

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20452 - 80TH AVENUE LANGLEY, B.C.

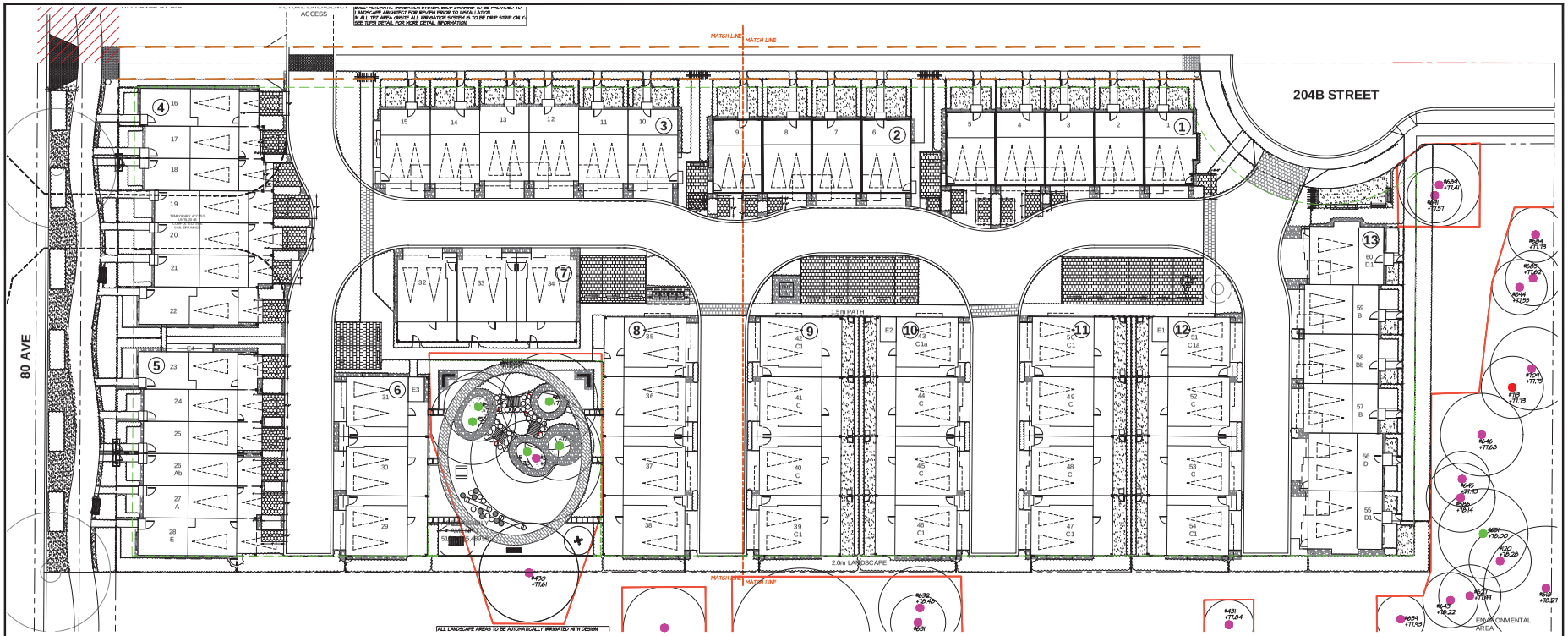
DRAWING TITLE
BUILDING 13 ELEVATIONS

DATE 2020.04.14 FILE NO. 2002
DWN. BN
CHK. CH

SEAL

SHEET NO. F.1
DP-13.02

Plotted: April 14, 2020 at 2:11:14pm by Konrad Gray
File: Z:\2020 projects\2002 - 80th Capital - Thrulin - 20452 80 Ave Twp\DP\Elevations\2020 building 13 elevations.dwg - Layout: DP-13.02



L0 KEY PLAN
L1 TREE PLAN (WEST)
L2 TREE PLAN (EAST)
L3 SHRUB PLAN (WEST)
L4 SHRUB PLAN (EAST)
L5 GRADING PLAN (WEST)
L6 GRADING PLAN (EAST)
L7 GREENWAY DETAILS
L8 LANDSCAPE DETAILS
L9 LANDSCAPE DETAILS
L10 ENLARGEMENT AMENITY AREA
L11 LANDSCAPE SPECIFICATIONS
L12 STRUCTURAL SOIL SPECIFICATION

PLANT SCHEDULE

M2 JOB NUMBER: 20 024

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A	10	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	#1 POT
B	12	PRUNUS LUSITANICA	PORTUGESE LAUREL	#1 POT; 40CM
C	56	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLUISH-VIOLET	#2 POT
D	96	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
E	120	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT
F	16	CORNUS STOLONIFERA	DOGWOOD	#2 POT; 50CM
G	17	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 30CM
H	69	EUONYMUS PALOMA BLANCA	WHITE TIPPED EUONYMUS	#1POT
I	17	HYDRANGEA PANICULATA 'BOMBSHELL'	WHITE LACECAP HYDRANGEA	#3 POT; 80CM
J	167	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
K	12	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT;
L	209	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
M	19	PIERIS JAPONICA SHOJO	PIERIS	#3 POT; 50CM
N	51	PRUNUS LUSITANICA	PORTUGESE LAUREL	1.5M HT
O	57	RHODODENDRON 'CREST'	RHODODENDRON, YELLOW/MAY	# 5 POT
P	6	RUBUS PARVIFLORUS	THIMBLEBERRY	#3 POT
Q	109	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT
R	159	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
S	647	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B#B
T	236	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT
GRASS				
U	130	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	#1 POT
V	48	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
W	34	ANEMONE 'HONORINE JOBERT'	WINDFLOWER	15CM POT
X	16	ISOTOMA FLUVIATILIS	BLUE STAR CREEPER	#1 POT
Y	272	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT
Z	10	NEPETA X VERANICA 'DROPMORE'	CATMINT	#1 POT
AA	17	SEDUM BLUE PEARL	BLUE PEARL SEDUM	#1 POT
6C				
BB	62	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS, GOLD VARIEGATED	#1 POT
CC	252	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
DD	14	POLYSTICHUM MUNITUM	WESTERN SHORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE

M2 JOB NUMBER: 20 024

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	13	ACER CIRCINATUM	VINE MAPLE	6CM CAL; 1.8M STD;B#B
2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5 CM CAL;1.80M STD; B#B
3	9	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2.0M HT; B#B
4	4	CORNUS EDDIE'S WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL;1.8M STD; B#B
5	11	FAGUS SYLVATICA 'DAWYCKII PURPLE'	PURPLE FASTIGIATE BEECH	5 CM CAL;1.80M STD; B#B
6	20	MALESIA CAROLINA	CAROLINA SILVERBELL	5 CM CAL;1.80M STD; B#B
7	20	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B#B
8		PINUS CONTORTA	SHORE PINE	2.5M HT; B#B
9	15	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO CHERRY	6CM CAL; B#B; LOCH STD
10	20	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL; 1.5M STD;B#B
11	6	STYRAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWBELL	5CM CAL; 1.2M STD; B#B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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20024-T.zip

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NO.	DATE	REVISION DESCRIPTION	DR.
8	01.JAN.2021	REV AS PER TOL COMMENTS	BN
7	24.APR.2020	ISSUED FOR DP	BN
6	15.APR.2021	REISSUED DP, REV AS TOL COMMENT	BN/JC
5	29.MAR.2021	REV AS PER ARCH NEW SITE PLAN	BN
4	03.DEC.2020	REV AS PER TOL COMMENTS	BN
3	21.JUL.2020	ISSUED FOR DP	BN
2	21.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	01.JUN.2020	PRELIMINARY DESIGN	GL/BN

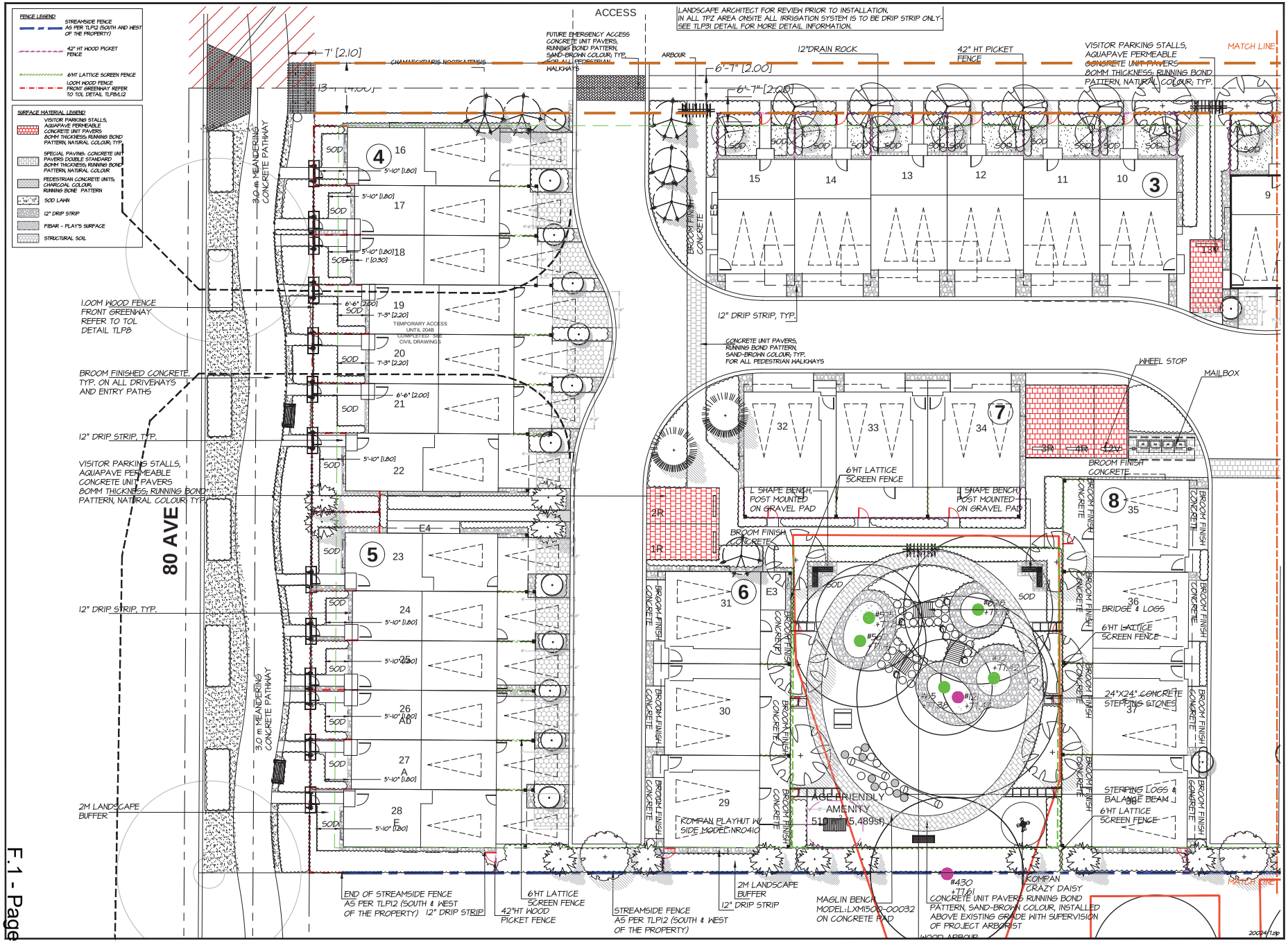
SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0198
Folders RZ100843/ DP101193

DRAWING TITLE: KEY PLAN & SCHEDULE B

DATE: MAY.28, 2020
SCALE: NTS
DRAWN: BN
DESIGN: BN
CHK'D: ML/TM
M2LA PROJECT NUMBER: 20-024

DRAWING NO: L0
OF 12



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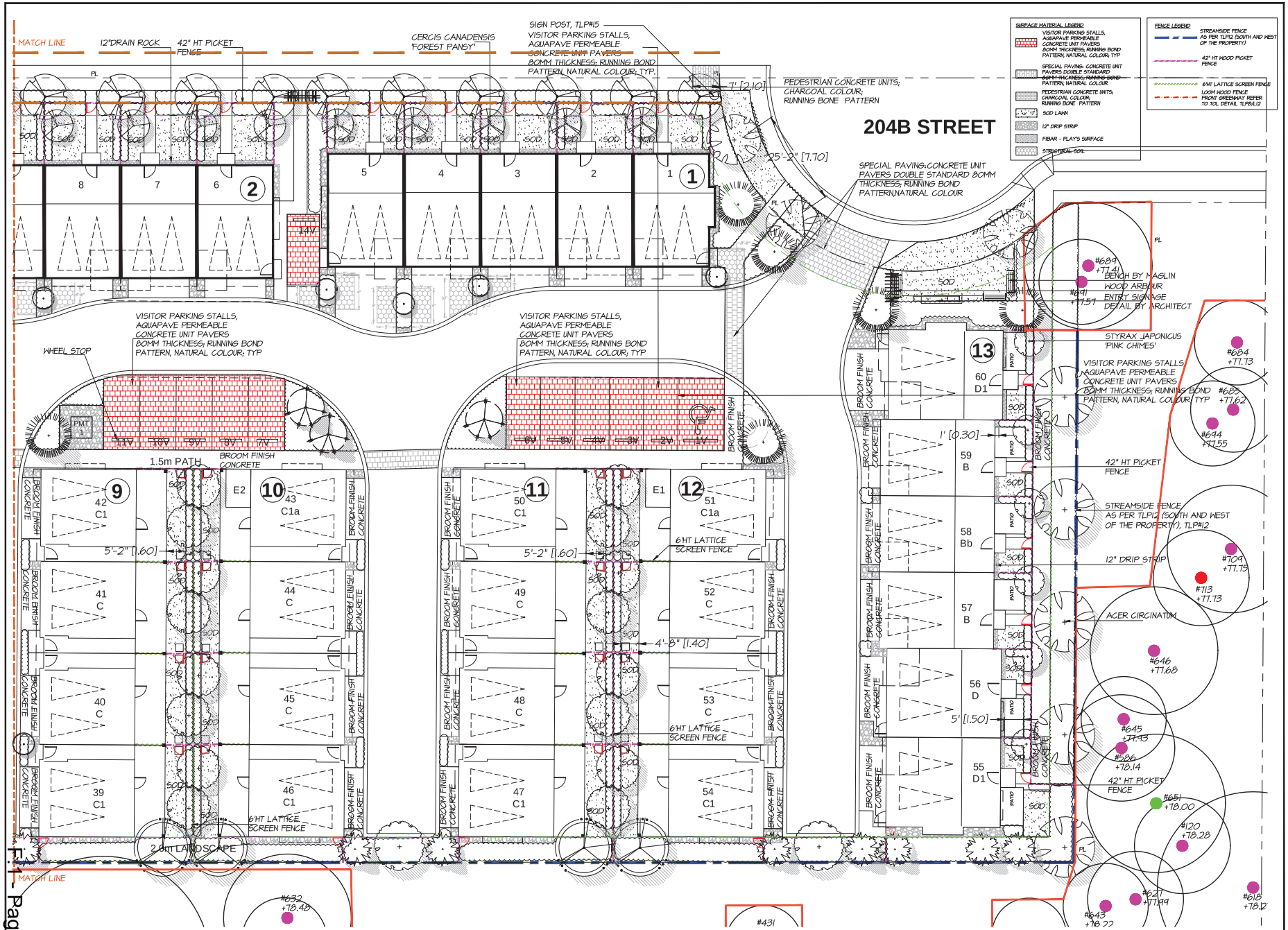
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8	01.JUN.2021	REV AS PER TOL COMMENTS	BN
7	30.APR.2021	ISSUED FOR DP	BN
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5	29.MAR.2021	REV AS PER ARCH NEW SITE PLAN	BN
4	09.DEC.2020	REV AS PER TOL COMMENTS	BN
3	30.JUL.2020	ISSUED FOR DP	BN
2	23.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	02.JUN.2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0196
Folders: RZ100643/ DP101193

DRAWING TITLE:
TREE PLAN (WEST)

DATE: MAY.28, 2020
SCALE: 3/32"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: ML/TM
DRAWING NO: L4 OF 12
M2LA PROJECT NUMBER: 20-084



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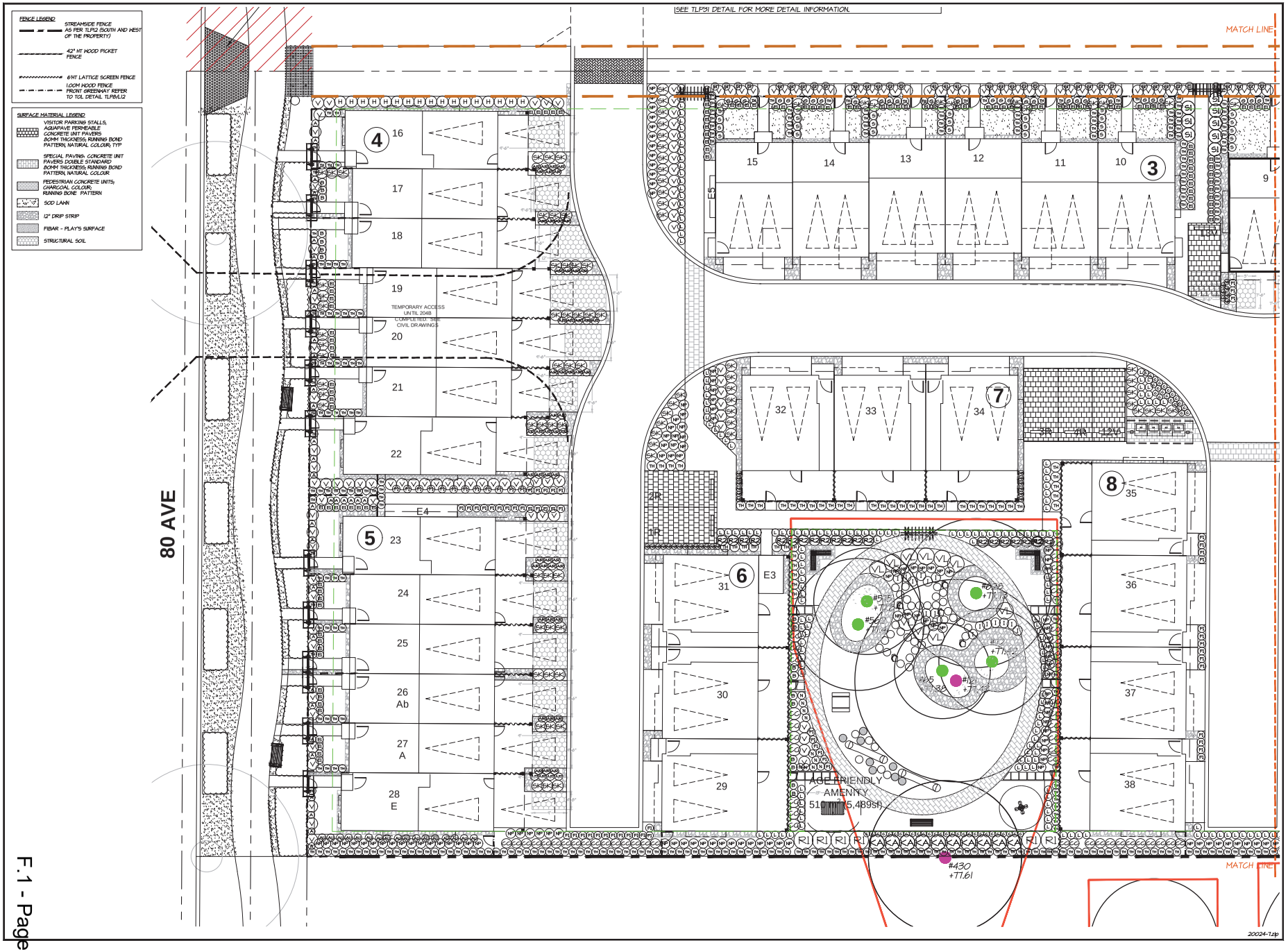
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1	12.JUN.2020	PRELIMINARY DESIGN	GL/BN

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20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0198
Folders: RZ100643/ DP101193

DRAWING TITLE:
TREE PLAN (EAST)

DATE:	MAY.28, 2020
SCALE:	1:150
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
DRAWING NO.	L3
	OF 12
M2LA PROJECT NUMBER:	20-084



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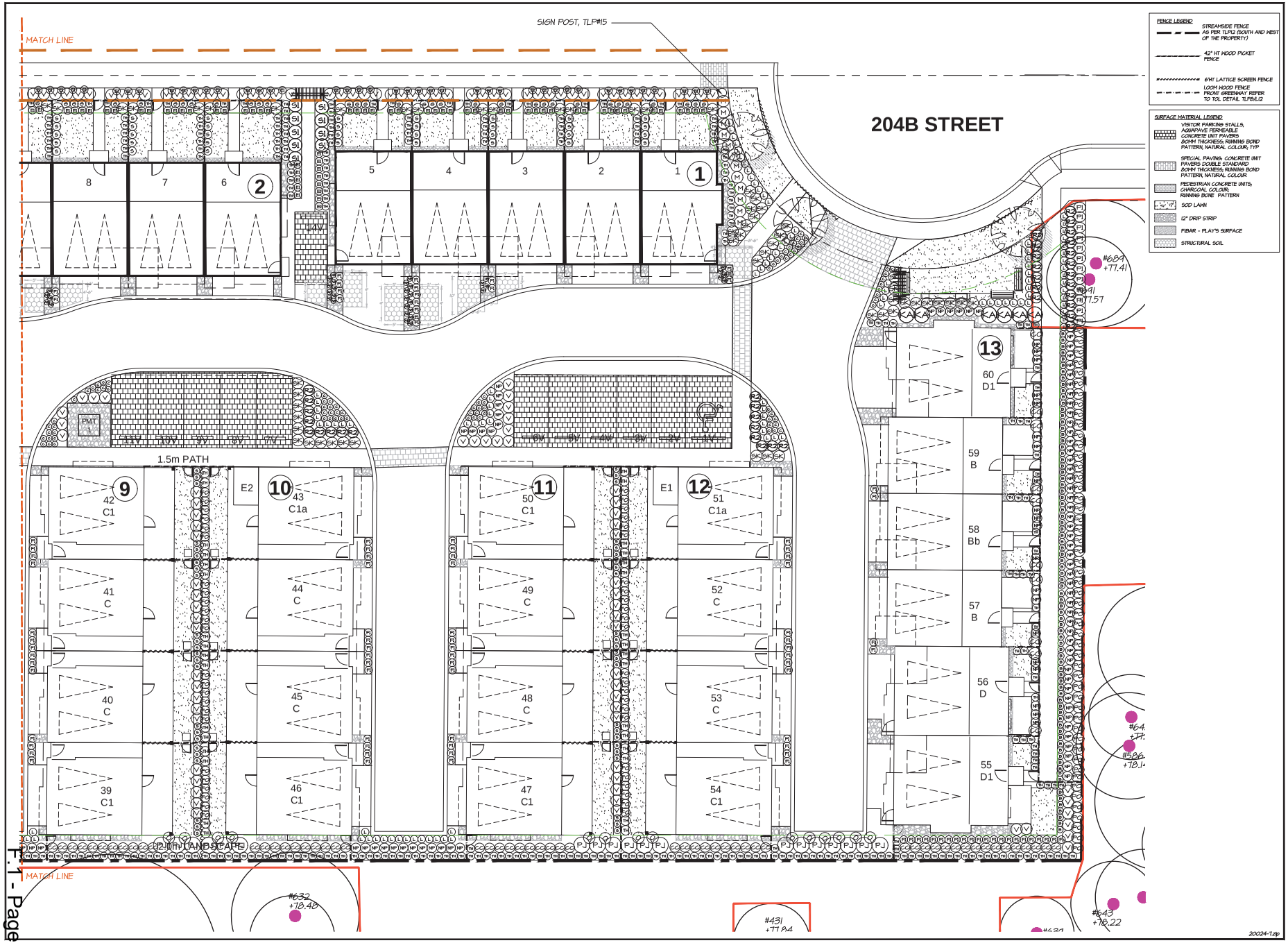
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2	2.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	12.JUN.2020	PRELIMINARY DESIGN	GL/BN

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TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0196
Folders: RZ100643/ DP10193

DRAWING TITLE:
SHRUB PLAN (WEST)

DATE: MAY.28, 2020	DRAWING NUMBER: L3.1
SCALE: 3/32"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CH'D: MLTH	OF 12
M2LA PROJECT NUMBER:	20-024



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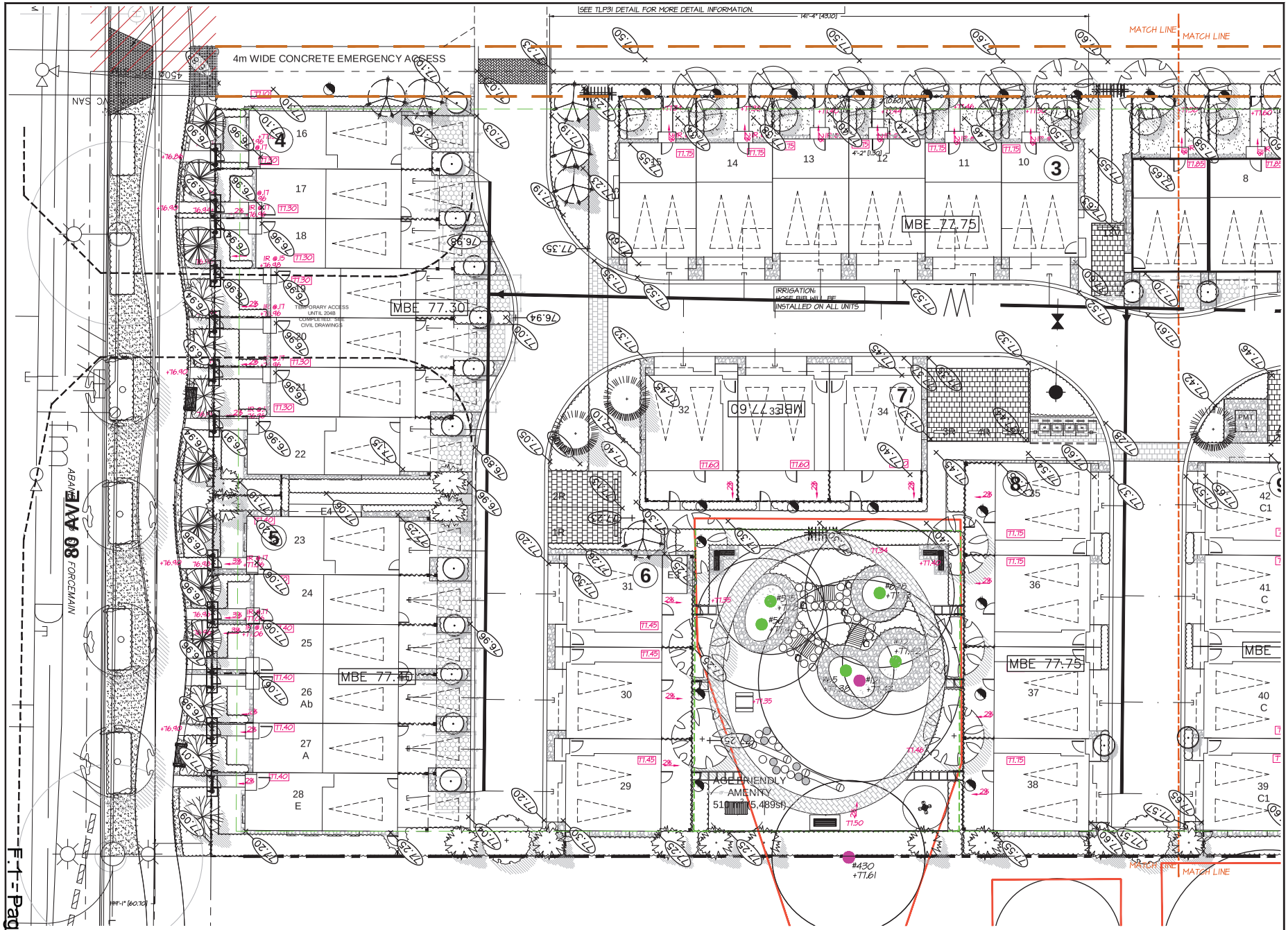
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6	15APR2021	REISSUED DP, REV AS TCL COMMENT	BN/JC
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4	09DEC2020	REV AS PER TCL COMMENTS	BN
3	2JUL2020	ISSUED FOR DP	BN
2	2JUL2020	REV AS PER NEW SITE PLAN	BN
1	12JUN2020	PRELIMINARY DESIGN	GL/BN

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TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0196
Folders: RZ100643/ DP101193

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SHRUB PLAN (EAST)

DATE:	MAY.28, 2020
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MLTM
DRAWING NO.	L4 OF 12
M2LA PROJECT NUMBER:	20-024



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2	2.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	0.JUN.2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT

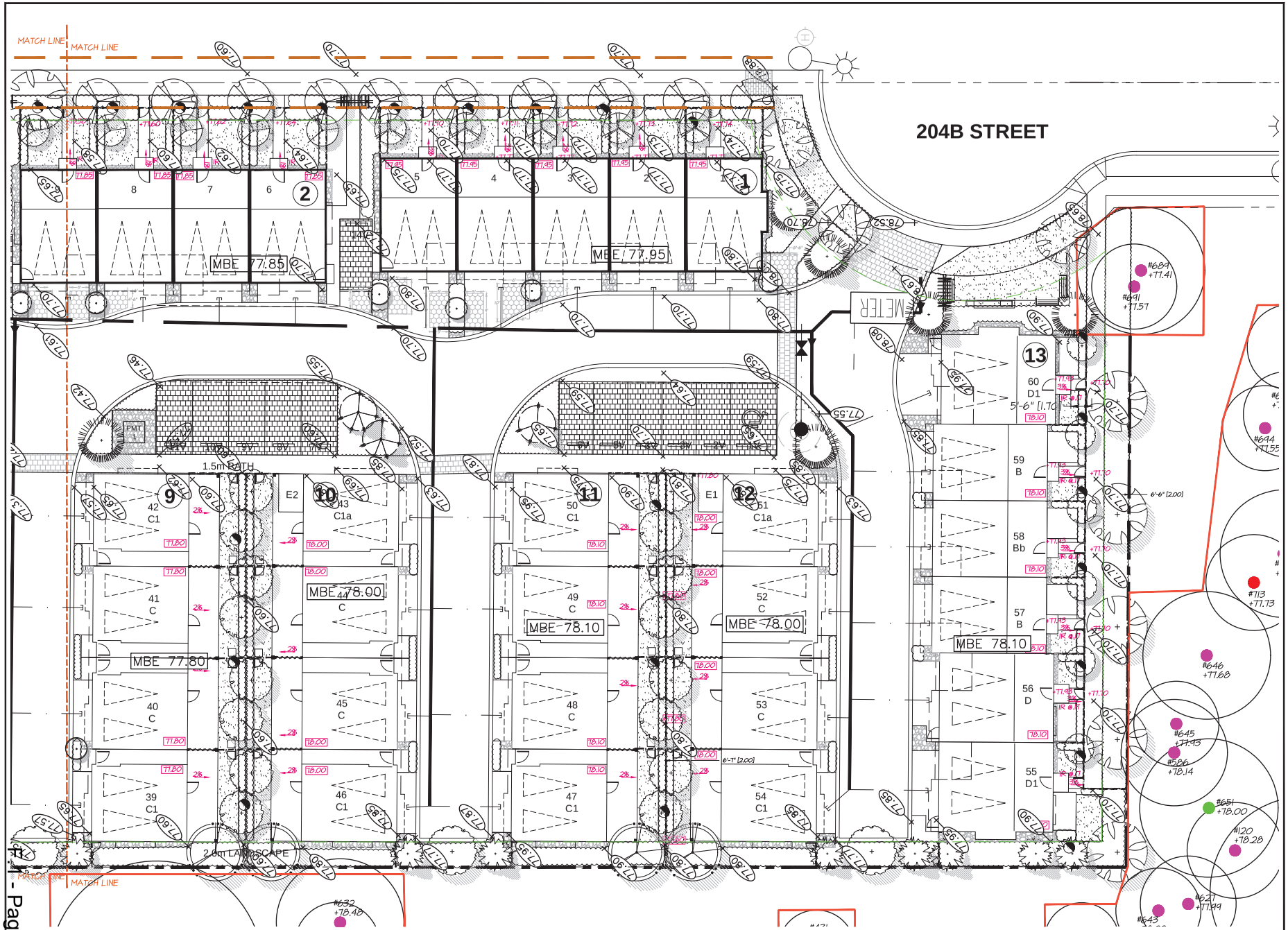
20452 80TH AVE
TOWNSHIP OF LANGLEY, BC

Application No. 08-23-0136
Folders: RZ100643/ DP10193

DRAWING TITLE:

GRADING PLAN (WEST)

DATE:	MAY.28, 2020
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
DRAWING NO.	L5
	OF 12
M2LA PROJECT NUMBER:	20-024



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3	2JUL2020	ISSUED FOR DP	BN
2	2JUL2020	REV AS PER NEW SITE PLAN	BN
1	02JUN2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT

20452 80TH AVE
TOWNSHIP OF LANGLEY, BC

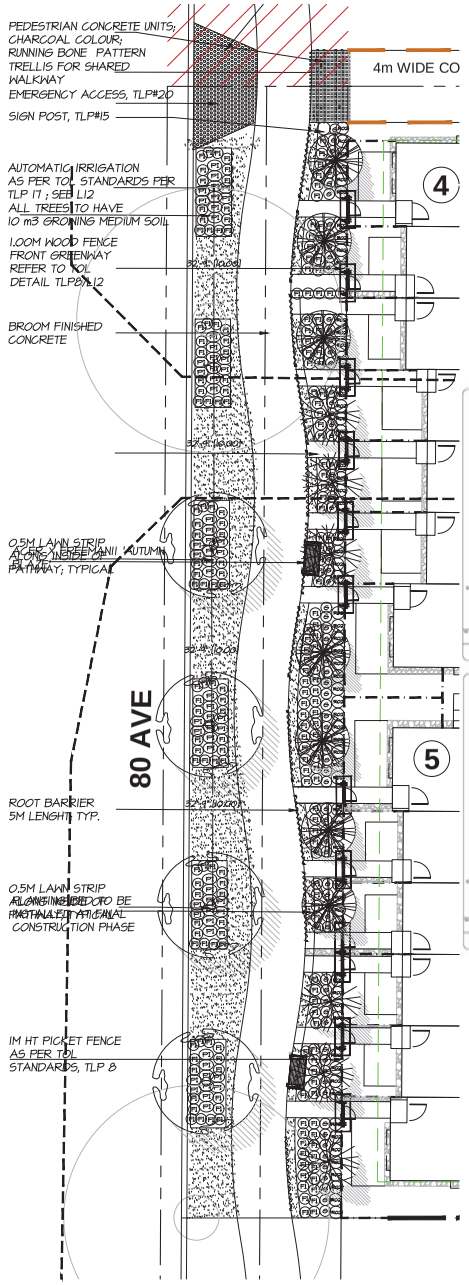
Application No. 08-23-0198
Folders: RZ100643/ DP101193

DRAWING TITLE:

GRADING PLAN (EAST)

DATE:	MAY 28, 2020
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
DRAWING NO.	L6
	OF 12
M2LA PROJECT NUMBER:	20-084

20024-T.zip



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 1.8M STD; B&B
	7	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2.5M HT; B&B
	6	PARROTIA PERSICA	PERSIAN IRONWOOD	6CM CAL; 1.80CM; B&B
SHRUB	64	AZTEC PEARL MEXICAN MOCK ORANGE	CHOISYA 'AZTEC PEARL'	#2 POT; 40CM
	214	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
GRASS	60	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC	78	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS; GOLD VARIEGATED	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

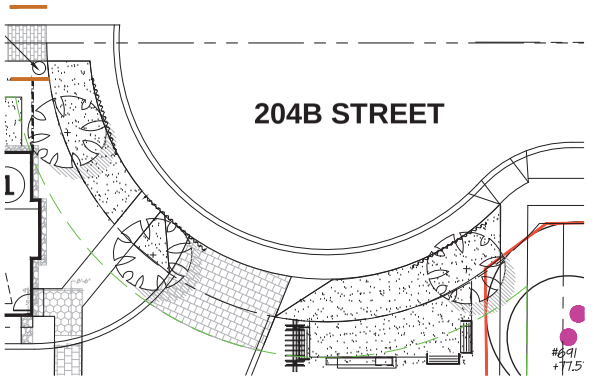
PLANT SCHEDULE-204B STREET

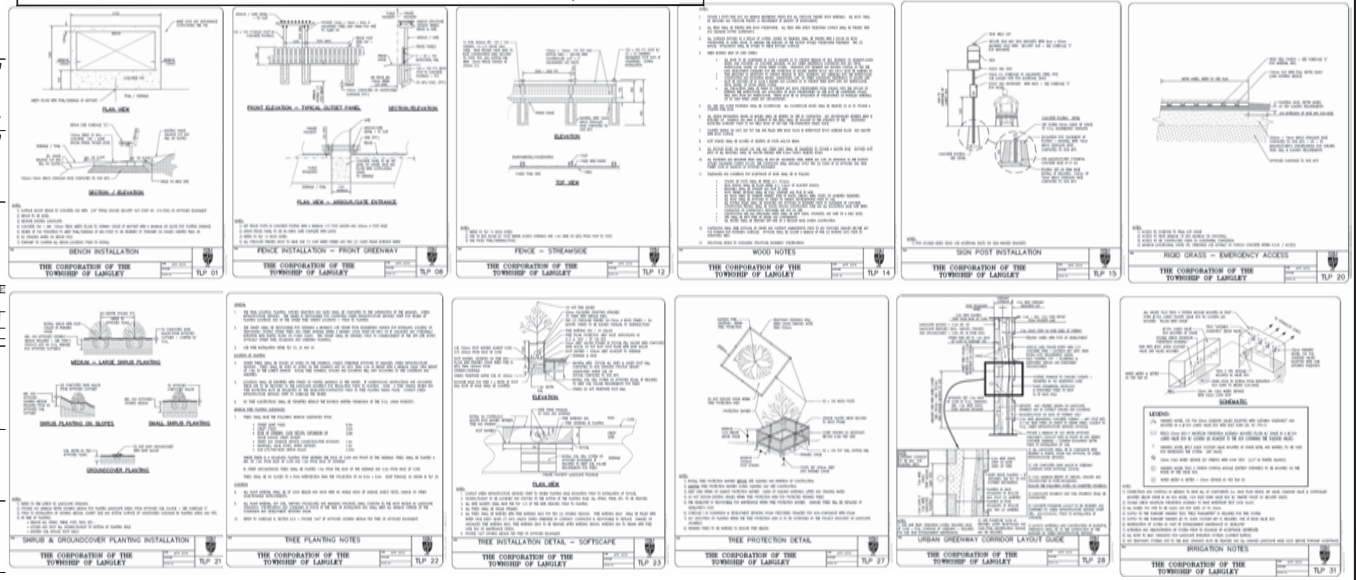
M2 JOB NUMBER: 20 024

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER CIRCINATUM	VINE MAPLE	6CM CAL; 1.8M STD;B&B

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M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
8	01.JUN.2021	REV AS PER TOL COMMENTS	BN
7	26.APR.2021	ISSUED FOR DP	BN
6	15.APR.2021	REISSUED DP, REV AS TOL COMMENT	BN/JC
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3	25.JUN.2020	ISSUED FOR DP	BN
2	22.JUN.2020	REV AS PER NEW SITE PLAN	BN
1	12.JUN.2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT

20452 80TH AVE
TOWNSHIP OF LANGLEY, BC

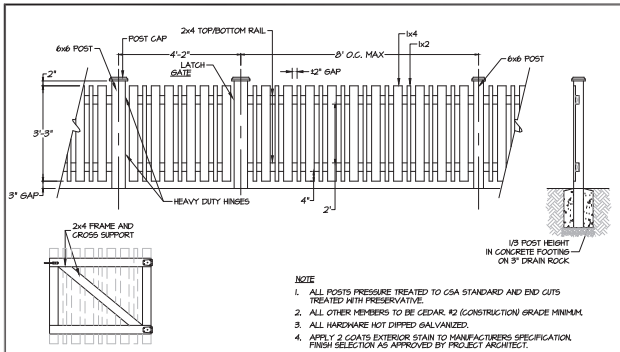
Application No. 08-23-0196
Folders: RZ100643/ DP101193

DRAWING TITLE:

80TH AVE GREENWAY PLAN

DATE:	MAY.28, 2020
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
DRAWING NO.	L4 OF 12
M2LA PROJECT NUMBER:	20-024

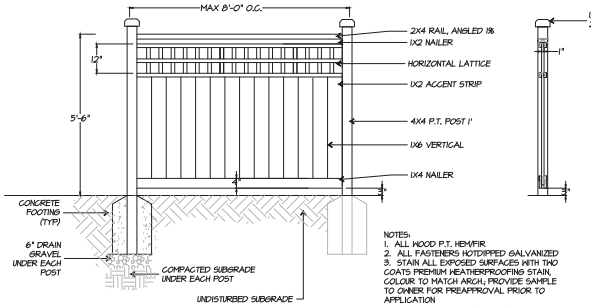
20024-T.zip



BACK OF GATE DETAIL

NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

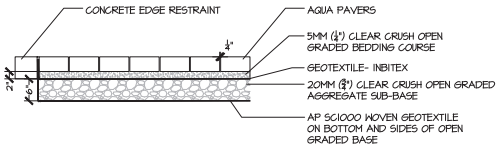
1 LB — 42" PICKET FENCE AND GATE
SCALE : 1/2"=1'-0"



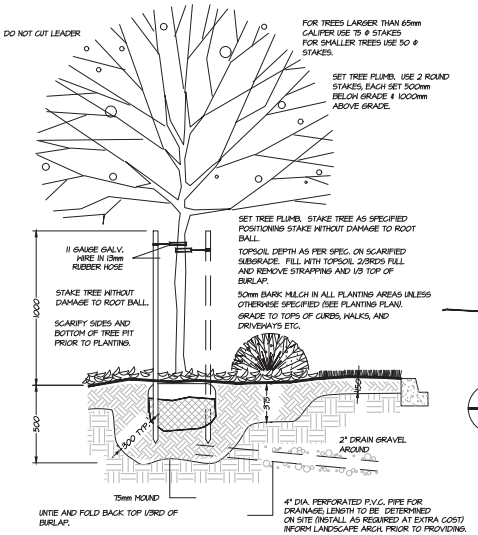
NOTES:
1. ALL WOOD P.T. HEM/FIR
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH; PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

2 LB — 5'-6"HT FENCE WITH LATTICE TOP
SCALE : 1/2" = 1'-0"

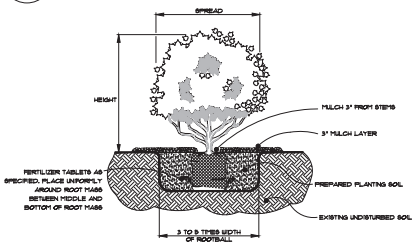




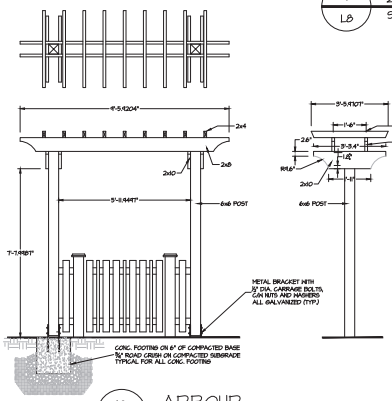
3 LB — PERMEABLE PAVERS FOR VISITOR PARKING STALLS
NATURAL COLOR SUPPLIER BY EXO-PROPRA
SCALE : 3/4"=1'-0"



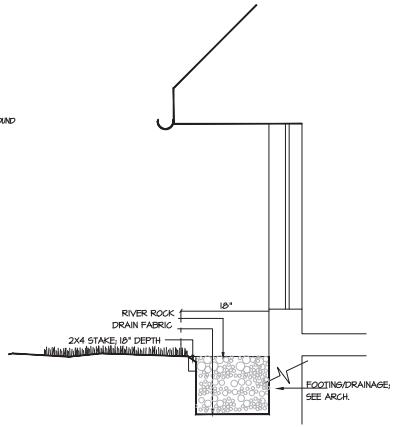
4 LB — TREE PLANTING DETAIL
SCALE : NTS



9 LB — SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE : NTS



10 LB — ARBOUR
SCALE : 3/8"=1'-0"

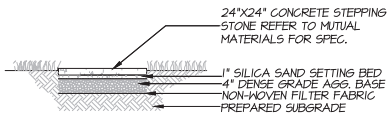


5 LB — DRIP STRIP
SCALE : 3/4"=1'-0"

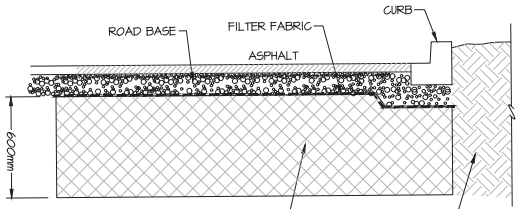


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS USE HOLLAND PAVERS-COLOUR TO BE SELECTED BY OWNER
ALL COMPACTION TO 98% PROCTOR DENSITY

6 LB — CONCRETE UNIT PAVER ON GRADE
SCALE : 1"= 1'-0"



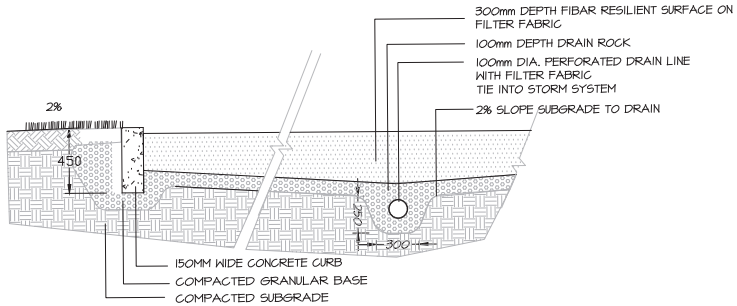
7 LB — 24"X24" STEPPING STONES
SCALE : 3/4"=1'-0"



NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.

DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

8 LB — STRUCTURAL SOIL
SCALE : 1/2" = 1'-0"



11 LB — PLAY AREA FIBAR SURFACE DETAIL
SCALE : 3/4" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
8	01JAN2021	REV AS PER TOL COMMENTS	BN
7	26APR2021	ISSUED FOR DP	BN
6	15APR2021	REISSUED DP, REV AS TOL COMMENT	BN/JC
5	29MAR2021	REV AS PER ARCH NEW SITE PLAN	BN
4	03DEC2020	REV AS PER TOL COMMENTS	BN
3	2JUL2020	ISSUED FOR DP	BN
2	2JUL2020	REV AS PER NEW SITE PLAN	BN
1	12JUN2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
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TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0136
Folders RZ100643/ DP101193

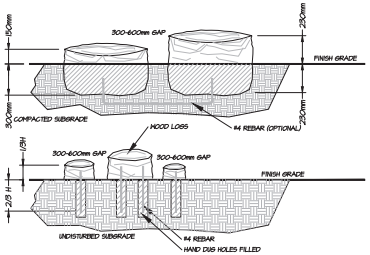
DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	MAY.26, 2020
SCALE:	AS SHOWN
DRAWN:	BN
DESIGN:	BN
CHK'D:	MLTM

DRAWING NO. L8
OF 12
M2LA PROJECT NUMBER: 20-024

20024-7.zip





1 / L9 STEPPING LOGS
SCALE : 1/2"= 1'-0"



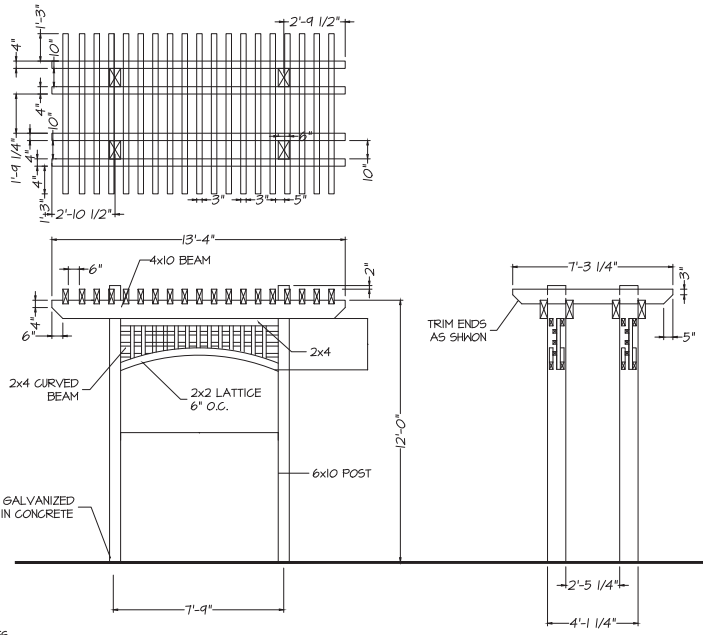
2 / L9 LXM1500 LEXICON BENCH BY MAGLIN



3 / L9 100 SERIES BACKED BENCH BY MAGLIN



4 / L9 700 SERIES PICNIC TABLE BY MAGLIN



NOTES:
1. ALL WOOD ROUGH FINISH CEDAR
2. ALL HARDWARE GALVANIZED HOT-DIPPED
3. WOOD STAINED 2 COATS CLEAR STAIN

5 / L9 TRELLIS @ SHARED WALKWAY
SCALE : 3/8"= 1'-0"

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3	2.JUL.2020	ISSUED FOR DP	BN
2	2.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	0.JAN.2020	PRELIMINARY DESIGN	GL/BN

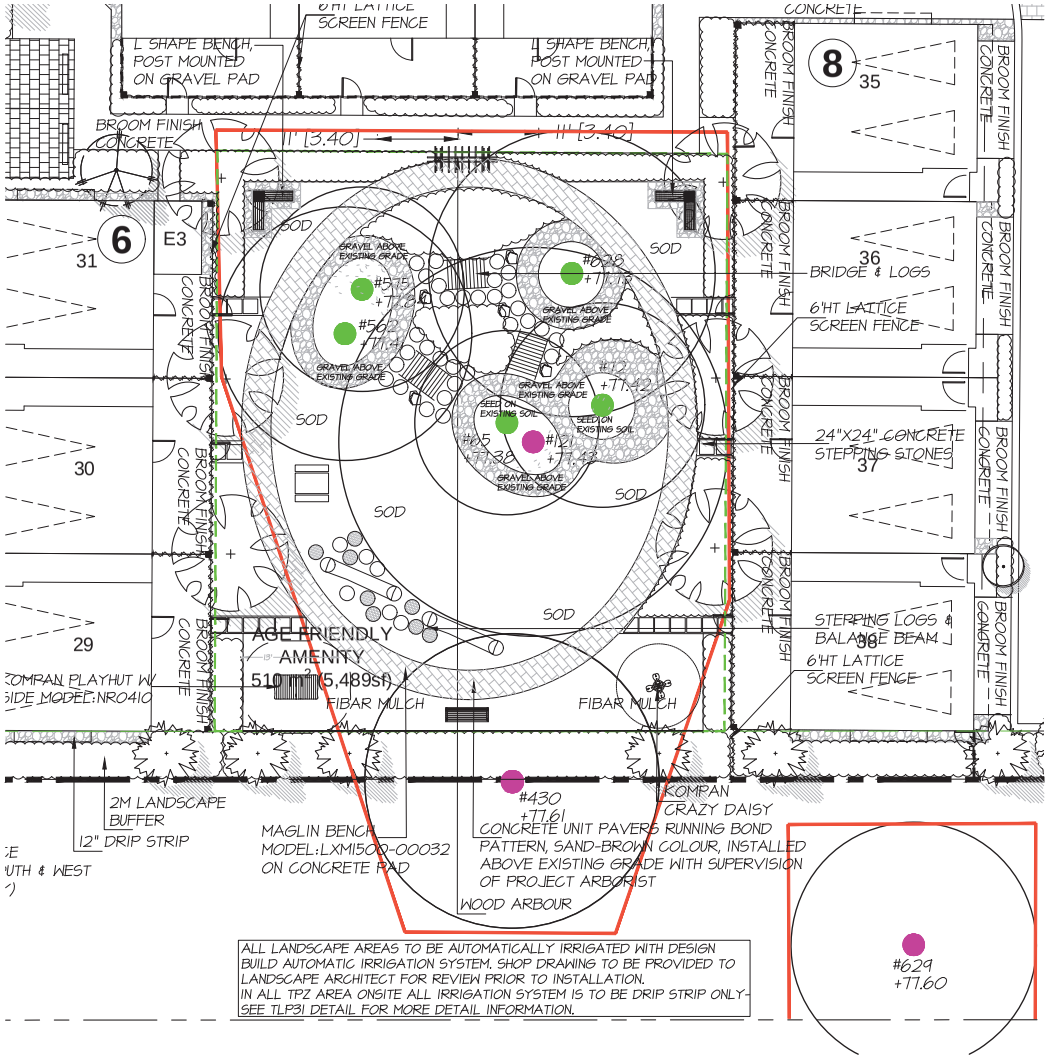
SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0136
Folders: RZ100643/ DP101193

DRAWING TITLE:
LANDSCAPE DETAILS 2

DATE: MAY.28, 2020	DRAWING NO: L9
SCALE: AS SHOWN	
DRAWN: BN	
DESIGN: BN	
CHK'D: ML/TM	OF 12
M2LA PROJECT NUMBER:	20-024

20024-1.zip



NATURE PLAYSCAPE



BALANCE LOG BEAMS



STEPPING LOGS



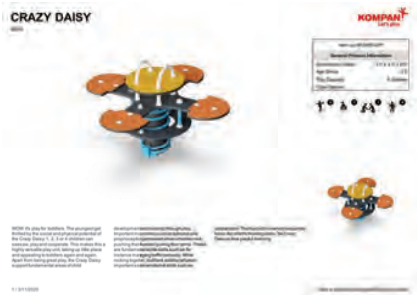
STEPPING BOULDERS



NATURE PLAYSCAPE



KOMPAN PLAYHUT W/SIDE MODEL NR0410



KOMPAN CRAZY DAISY

20024-T.zip

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2	22.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	02.JUN.2020	PRELIMINARY DESIGN	GL/BN

SEAL:

PROJECT:
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20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0196
Folders: RZ100643/ DP101193

DRAWING TITLE:
AMENITY SPACE ENLARGMENT

DATE:	MAY.28, 2020
SCALE:	1/8"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
M2LA PROJECT NUMBER:	20-024

DRAWING NO: L10
OF 12

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 or AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn........6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers........24" (400mm)
.4.1.3 Groundcover only areas, if defined on plan........9" (225mm)
.4.1.4 Tree & large shrub pits........depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn........9" (210mm)
.4.2.2 Groundcover areas........12" (300mm)
.4.2.3 Lawn without automatic irrigation........12" (300mm)
.4.2.4 Shrub & groundcover areas........15" (380mm)
.4.2.5 Trees and specimen shrubs×........30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, calliper and size of root ball as shown on the landscape/site plan plant schedule. Calliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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NO.	DATE	REVISION DESCRIPTION	DR.
8	01.JUN.2021	REV AS PER TOL COMMENTS	BN
7	26.APR.2021	ISSUED FOR BP	BN
6	15.APR.2021	REISSUED DP, REV AS TOL COMMENT	BN/JC
5	29.MAR.2021	REV AS PER ARCH NEW SITE PLAN	BN
4	03.DEC.2020	REV AS PER TOL COMMENTS	BN
3	21.JUL.2020	ISSUED FOR DP	BN
2	2.JUL.2020	REV AS PER NEW SITE PLAN	BN
1	12.JUN.2020	PRELIMINARY DESIGN	QL/BN

SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
20452 80TH AVE
TOWNSHIP OF LANGLEY, BC
Application No. 08-23-0196
Folders: RZ100643/ DP101193

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

DATE: MAY.28, 2020
SCALE: -
DRAWN: BN
DESIGN: BN
CHK'D: MLTM
DRAWING NUMBER: L-11 OF 12
F.1
M2LA PROJECT NUMBER: 20-024

20024-7.zip

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of M2 landscape Architecture. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of M2 Landscape Architecture.

1.2 SCOPE OF WORK

.1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02710, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding (Seeding)
.5 Section 02906, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02666, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
.2.1 Gravel, sand and fines content each as a % of dry weight mineral
.2.2 Organic material content as a percentage of dry weight.
.2.3 Acidity (pH)
.2.4 Salinity in millimhos/cm at 25 degrees C.
.2.5 Basic fertility (total nitrogen available K, Ca, Mg, P.)
.2.6 Recommendation for incorporation of necessary amendments.

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test:
.7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
.7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
.7.3 Submit 2.5kk sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design:
.8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 2 days prior to mixing samples.
.8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include;
.2.1 date for commencement of preparation of structural soil at source
.2.2 sub grade preparation at site
.2.3 shipping dates
.2.4 arrival dates on site
.2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
.2.1 drainage installation and connection
.2.2 irrigation installation
.2.3 mixing of structural soil mixture
.2.4 installation of structural soil mixture
.2.5 sub grade preparation and layout.
.2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2.

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE:
.1.1 Provide all growing medium required to complete the work.
.1.2 Comply with the requirements of Table 1, below
.1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2mm - less than 75mm	0
Sand: greater than 0.05mm - less than 2mm	maximum 60%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (Ph):	6.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place.	3.0
SALINITY: Saturated extract conductivity shall not exceed	3.0 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (%)	8% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 1:1:1 with a maximum of 2:1:1 length: width: depth.

.3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.8

.5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product:- Stabilizer, The Original Natural Binder, as available from Island Sport Turf, Parksville, BC. 250-616-1199. Also available from Yardworks Supply Ltd., Aldergrove, BC. 604-607-3004.

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:
- Grab Tensile Strength ASTM-D-4632 .400 kN
- Tensile Elongation ASTM-D-4632 50%
- Mullen Burst ASTM-D-3786 1270 kPa
- Flow Rate ASTM-D-4491 6110 l/min/m²

.3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02233, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
.2.1 Refer to contract drawings for areas to be treated and to details for dimensions
.2.2 Compact to 95% Modified Proctor Density.
.2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
.1.1 Install prior to installation of the structural soil mixture.
.1.2 Co-ordinate all contract drainage work with other drainage on-site
.1.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
.1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
.1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
.1.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials:
- 4 cu metre of aggregate stone section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabiliser section 2.3
+ Water as required
+ The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.5

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 60cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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SEAL:

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
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DRAWING TITLE:
STRUCTURAL SOIL SPECIFICATIONS

DATE:	MAY.28, 2020
SCALE:	-
DRAWN:	BN
DESIGN:	BN
CHK'D:	ML/TM
DRAWING NO.	L10 OF 12
M2LA PROJECT NUMBER:	20-084

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.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o 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.
o Setbacks from above the second storey shall be incorporated into the design.
o 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.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o 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

o 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 Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4475
06/02/06

4825
30/05/11

3 June 2021

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0196 / Stevovic

CIVIC: 20452 - 80 Avenue

LEGAL: Lot 3 Section 23 Township 8 NWD Plan 7249

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
Townhouses	**60**	**16**	**7**	**13**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (STEVOVIC) BYLAW 2021 NO. 5723

EXPLANATORY NOTE

Bylaw 2021 No. 5723 rezones 1.36 ha (3.36 ac) of land at 20452 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 60 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (STEVOVIC) BYLAW 2021 NO. 5723

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 (Stevovic) Bylaw 2021 No. 5723”.

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

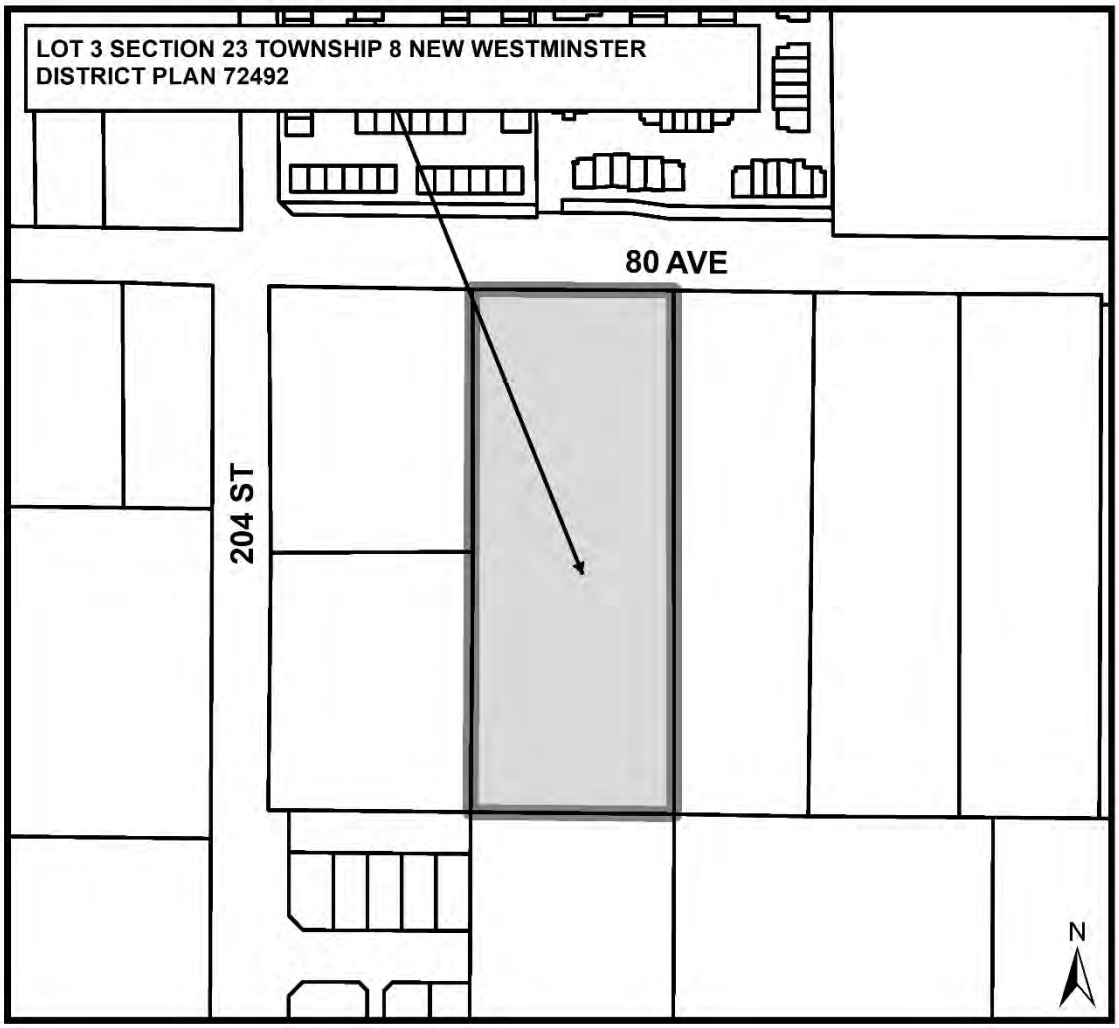
   Lot 3 Section 23 Township 8 New Westminster District Plan 72492

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5723



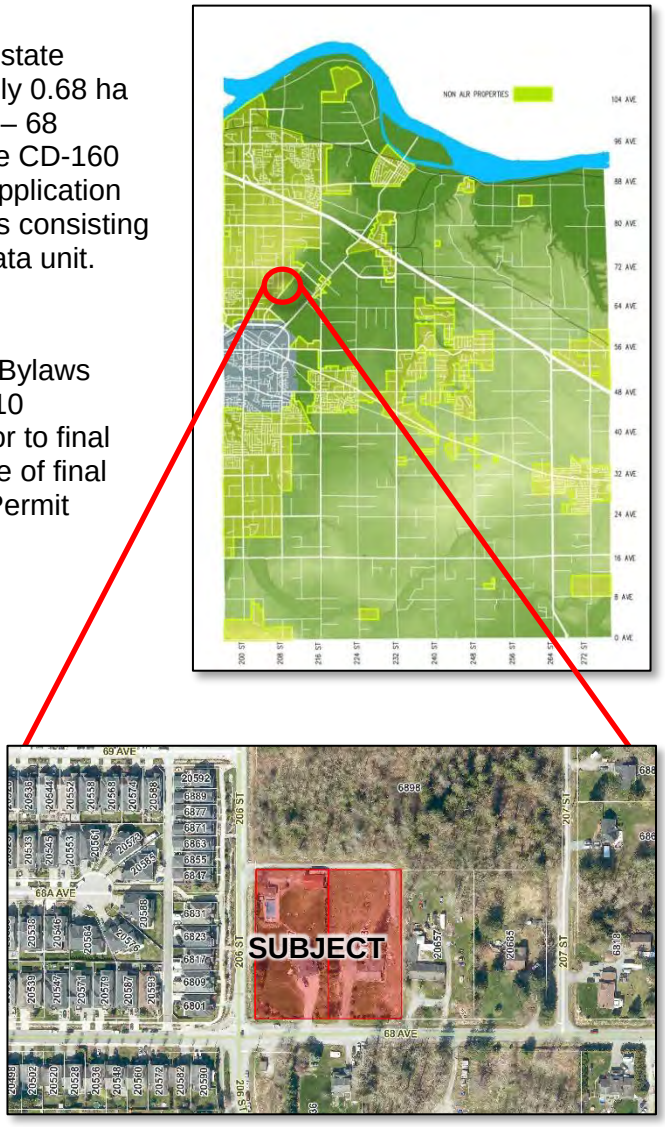
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 – REGULAR MEETING	**REPORT:**	21-78
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0206
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100217 AND DEVELOPMENT PERMIT APPLICATION NO. 101107 (PADDINGTON PROPERTIES (NE GORDON) LTD. / 20617 AND 20643 - 68 AVENUE)		

PROPOSAL:

Application to amend the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 0.68 ha (1.68 ac) of land located at 20617 and 20643 – 68 Avenue to Comprehensive Development Zone CD-160 with an accompanying Development Permit application to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5710 and 5711, subject to completion of 10 development prerequisites being satisfied prior to final reading, and to authorize issuance (at the time of final reading of Bylaw No. 5711) of Development Permit No.101107, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the Willoughby Community Plan and overall objectives of the Northeast Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711, rezoning 0.68 ha (1.68 ac) of land located at 20617 and 20643 – 68 Avenue to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit, subject to the following development prerequisites being satisfied to the 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Securing of a community stormwater detention site to serve the storm catchment area;
4. Dedication of the existing stormwater detention pond secured by Statutory Right of Way CA 5002275 located at the northeast portion of 20643 - 68 Avenue (Lot 25 Section 14 Township 8 New Westminster District Plan 41072);
5. Provision of road dedications, widening, statutory right of ways, and necessary traffic improvements for 206 Street and 68 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
6. 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);
7. Final completion of detailed landscape plans and compliance with the Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
    a. Identifying the units (minimum 5%) to incorporate the Adaptable Housing requirements;
    b. Prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
    c. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
9. Compliance with the 208 Street Area Greenway Amenity Policy and Community Amenity Contributions Policy (with an additional contribution of $115,500 for five (5) units) proposed;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd. Bylaw 2021 No. 5710 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5711 authorize issuance of Development Permit No. 101107 (form, siting, and character) 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 Schedules "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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 an onsite 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 schedule the required Public Hearing for the Neighbourhood Plan amendment Bylaw No. 5710, Rezoning Bylaw No. 5711 in conjunction with the hearing for proposed Development Permit No. 101107.

EXECUTIVE SUMMARY:

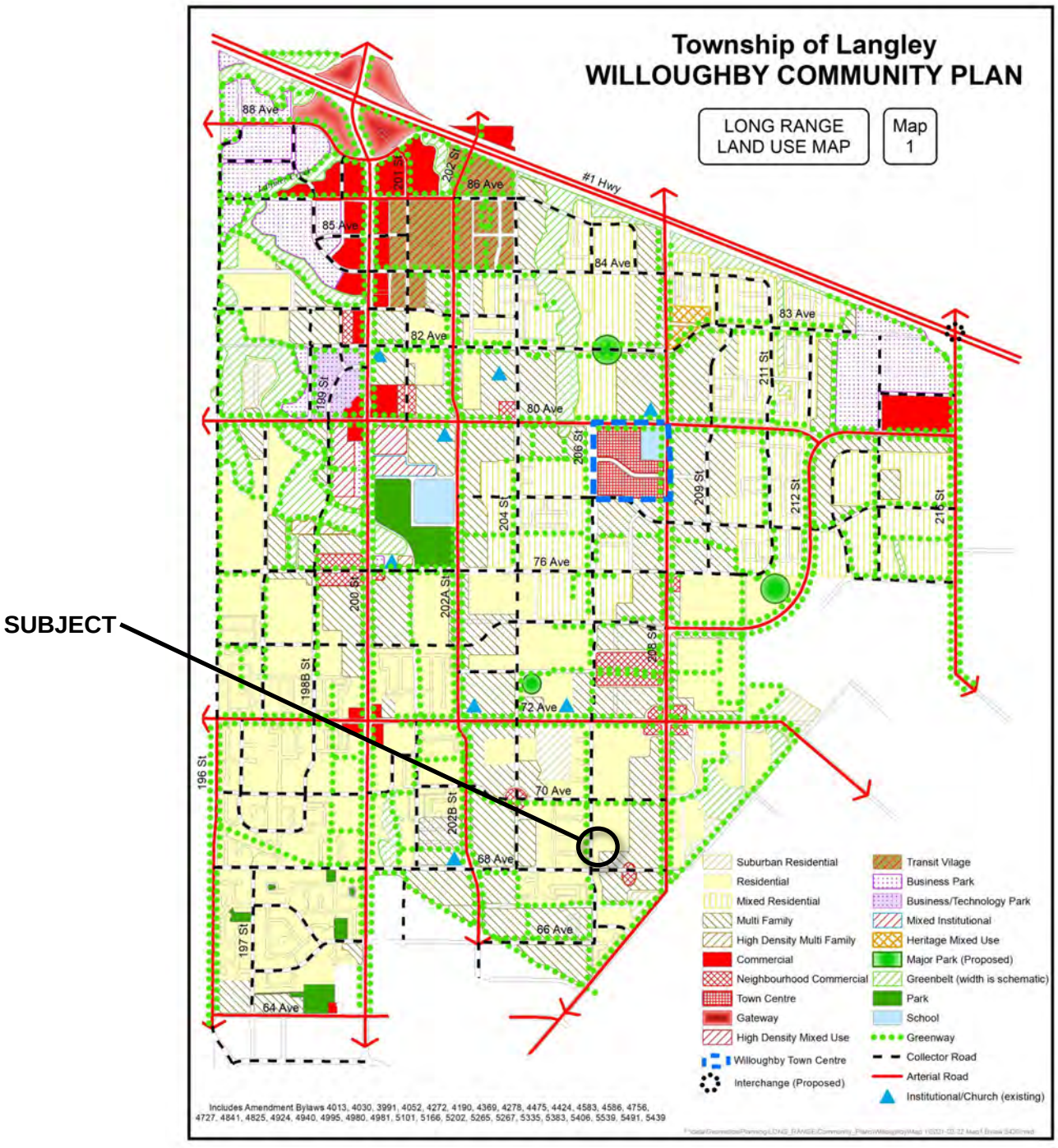
Paddington Properties (NE Gordon) Ltd. has applied to rezone a 0.68 ha (1.68 ac) of land located at 20617 and 20643 - 68 Avenue to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit.

An amendment application to the Northeast Gordon Estate Neighbourhood Plan has been submitted as part of the application to increase the permitted density of the overall site from 40 uph / 16 upa to 47 uph / 19 upa, which is considered by staff to be generally consistent with the overall land use objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. A Development Permit for the site is being processed in conjunction with the plan amendment and rezoning applications to provide Council the opportunity to review the form and character of the proposed development.

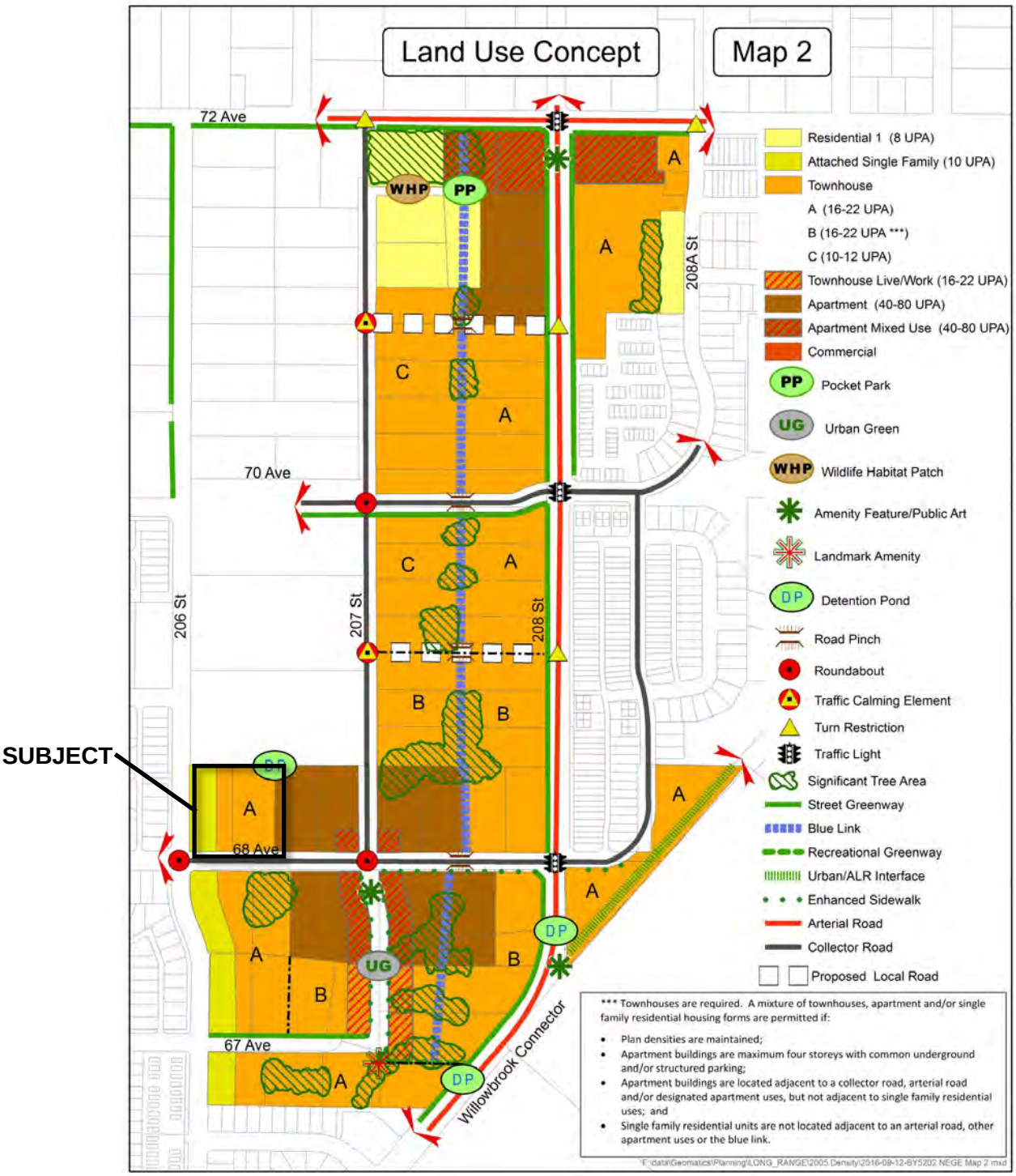
Staff recommend that Council support the plan amendment and rezoning request, subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101107 at time of final reading of Bylaw No. 5711.

PURPOSE:

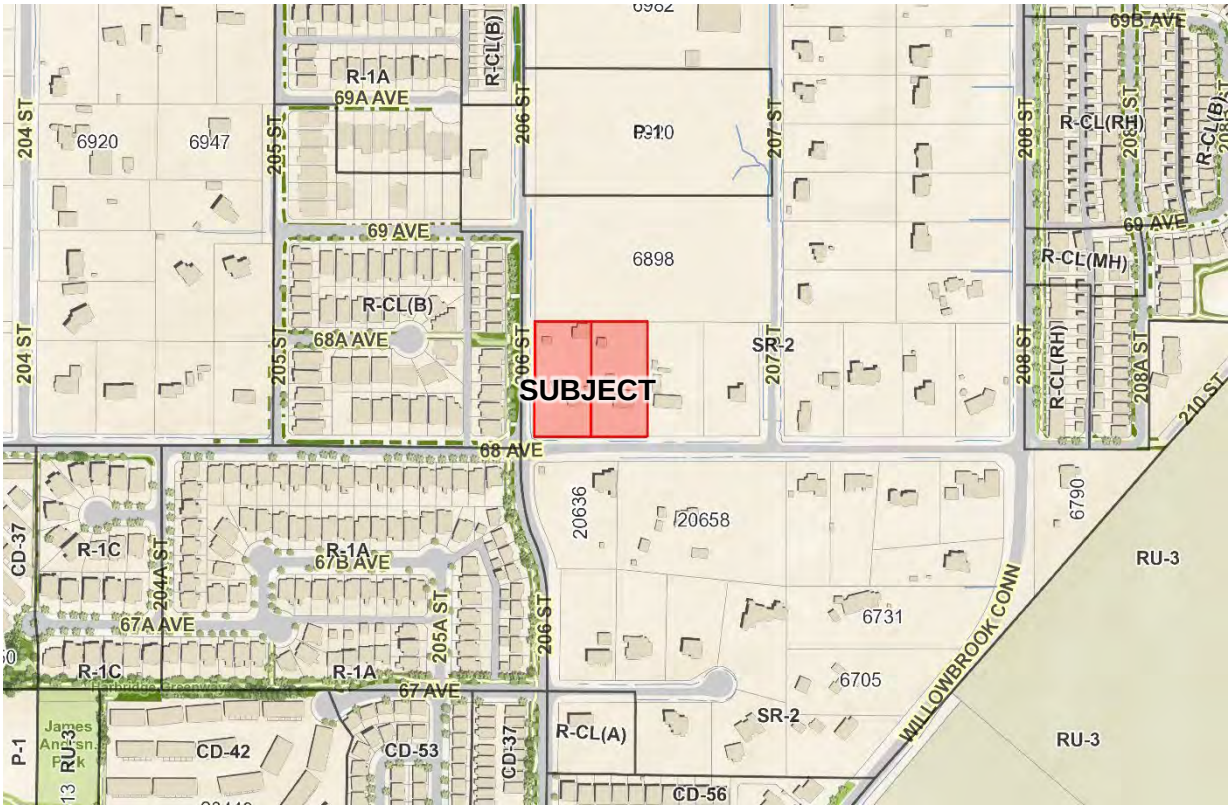
The purpose of this report is to advise and make recommendations to Council with respect to Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5710, Rezoning Bylaw No. 5711, and Development Permit No. 101107.



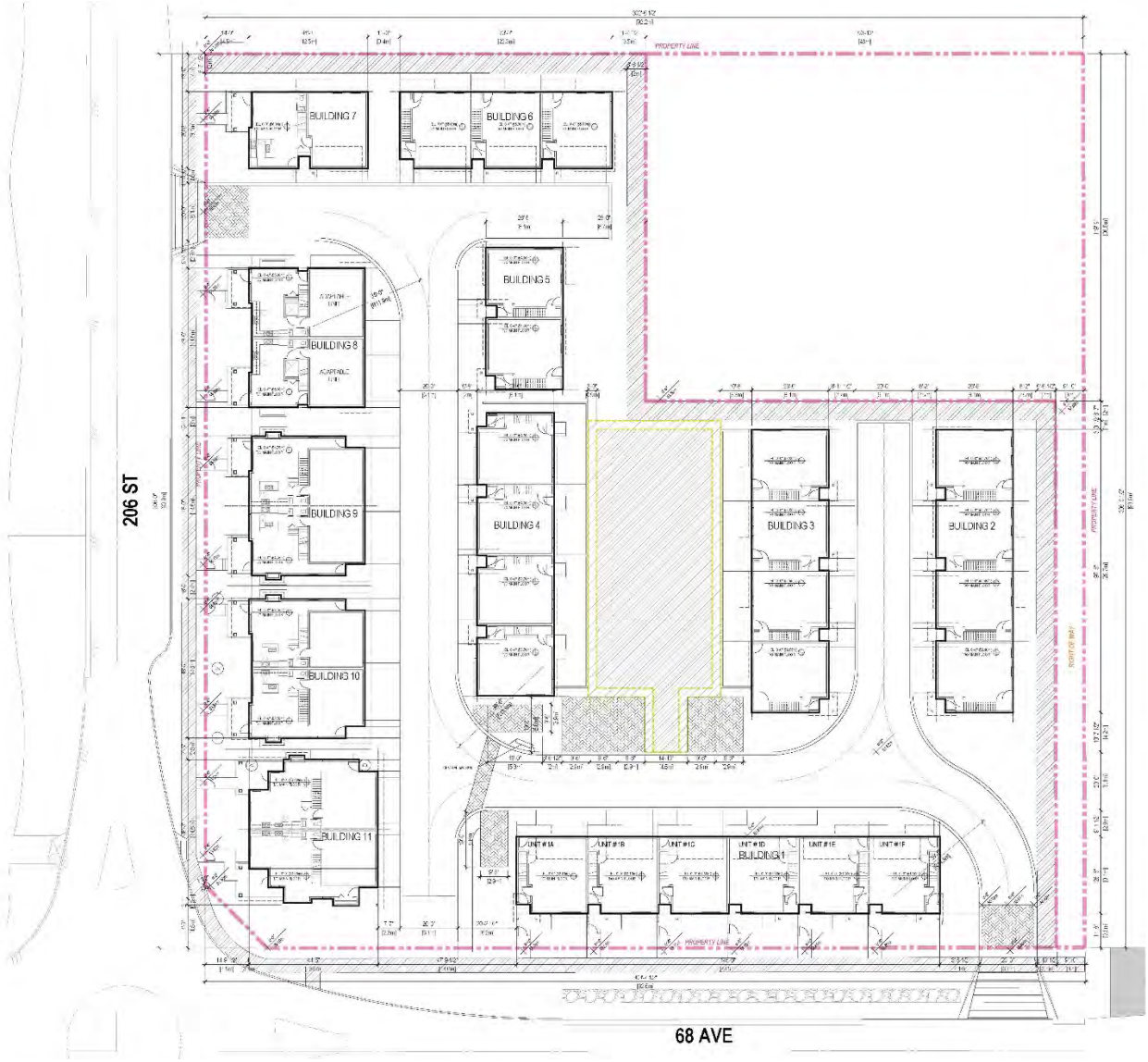
WILLOUGHBY COMMUNITY PLAN MAP



NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



68 Avenue



East Side of 206 Street

PROJECT RENDERINGS – SUBMITTED BY APPLICANT



South-East Perspective

PROJECT RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Paddington Properties (NE Gordon) Ltd. 10051 – 172A Street Surrey, BC V4N 6V8
Legal Description:	Lot 25 Section 14 Township 8 New Westminster District Plan 41072 Parcel "A" (Explanatory Plan 38637) Lot 1 Section 14 Township 8 New Westminster District Plan 6351
Location:	20617 and 20643 - 68 Avenue
Area:	Gross site area: 0.86 ha (2.14 ac) Net site area to be rezoned: 0.68 ha (1.68 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-160
Willoughby Community Plan:	Residential / Multi Family
Northeast Gordon Estate Neighbourhood Plan:	Western portion of 20617–68 Avenue: Attached Single Family (25 uph / 10 upa) Eastern portions of 20617 – 68 Avenue and 20643 – 68 Avenue Townhouse A (40-54 uph / 16-22 upa)

BACKGROUND/HISTORY:

The subject application involves two (2) properties located at 20617 and 20643 - 68 Avenue with two (2) land use designations in the Northeast Gordon Estate Neighbourhood Plan. The western portion of 20617- 68 Avenue is designated "Attached Single Family" (25 uph / 10 upa) and the eastern portion of 20617 - 68 Avenue and 20643 – 68 Avenue are designated "Townhouse A" (40-54 uph / 16-22 upa).

An 1,851 m² / 0.46 ac stormwater detention facility located at the northeast portion of the site was secured via a Statutory Right of Way as part of a development application to the north (ToL Project 08-14-0158). Staff note that the detention pond area serves the area to the north of the site and is required to be transferred to the Township as a condition of this application. In addition, a new detention pond is required for the subject site (and overall stormwater catchment area), which is included as a development prerequisite.

DISCUSSION/ANALYSIS:

Paddington Properties (NE Gordon) Ltd. has applied to amend the Northeast Gordon Estate Neighborhood Plan and rezone 0.68 ha (1.68 ac) of the land at 20617 and 20643 – 68 Avenue to Comprehensive Development Zone CD-160 to facilitate a residential development of 32

residential units consisting of townhouses, duplexes, and a detached strata unit. The proposed Northeast Gordon Estate Neighbourhood Plan amendment would accommodate an increase in the overall project density from 40 uph / 16 upa to 46 uph / 19 upa.

A Development Permit for the site is being processed in conjunction with the rezoning and the neighbourhood plan amendment applications to provide Council the opportunity to review the form, character, and siting of the development.

Adjacent Uses:

North:	Lot zoned Suburban Residential Zone SR-2, designated "Institutional" in the Northeast Gordon Estate Neighbourhood Plan, owned by the Township of Langley and currently anticipated to accommodate a future neighborhood park;
East:	Suburban residential lots zoned Suburban Residential Zone SR-2, designated "Apartment" in the Northeast Gordon Estate Neighbourhood Plan;
South:	68 Avenue, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2, designated "Attached Single Family" and "Townhouse A" in the Northeast Gordon Neighbourhood Estate Plan;
West:	206 Street, beyond which are residential lots zoned Residential Compact Zone R-CL(B), designated "Residential" in the Northeast Gordon Estate Neighbourhood Plan.

Northeast Gordon Estate Neighbourhood Plan Amendment:

As noted, the application includes two (2) properties with the westerly portion (0.32 ha / 0.79 ac), designated "Attached Single Family" (10 upa) and the easterly portion designated "Townhouse A". The "Attached Single Family" land use designation is intended to provide for duplexes along 206 Street to serve as a housing form and density transition between the existing single family residences on the west side of 206 Street and the "Townhouse A" land use designation at 40–54 uph / 16-22 upa to the east.

Although the Willoughby Community Plan defines developable land as including land dedicated for new roads, biofiltration ponds, rights-of-way for transmission lines, and other utilities provided, the existing on-site stormwater detention facility is not a biofiltration pond. Therefore, the project density has been based upon the net density of 0.68 ha (1.68 ac) (excluding the area of the existing pond (0.18 ha / 0.44 ac) located on the northeast portion of the site).

According to the Willoughby Plan, in instances where a development has more than one designation, the density permitted for each portion of the site may be averaged across the entire development site provided that the total number of units on the entire development site does not exceed the aggregate number of the units permitted under each designation. Based on the net site area and the maximum aggregated density of 40 uph / 16 upa, a maximum of 27 units are permitted on the subject site. Given the site's specific circumstances, the proponent has applied to accommodate an additional five (5) units resulting in an amendment to the Plan to increase the allowable density to 47 uph / 19 upa.

Staff have no objections to the proposed NP amendment and note the proposed development maintains the intended housing forms permitted under the two (2) land use designations with two-storey duplexes proposed along 206 Street to provide the buffer between the three-storey townhouses and the single-family residences to the west. Further, the development includes double garages for all units, provides additional space in front of the garages and significantly larger amenity area than required by the Zoning Bylaw (256 m^2 / 2,755 ft^2 required, 407.7 m^2 / 4,388 ft^2 provided).

In support of the plan amendment, the proponent has indicated that they will provide $115,500 (equal to four times the required Community Amenity Contribution (CAC) of $5776.00 x five (5) units x four (4) for the proposed five (5) units), as a community benefit (included as a development prerequisite), in addition to the required CAC contribution.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy 07-160, the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment C). Staff recommend Council consider the consultation as completed consistent with the requirements of the Official Community Plan Consultation Policy 07-160.

Further, the Council Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the Financial Plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment as consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans as the plans anticipate development in the Willoughby Community Plan area.

Zoning Amendment:

The subject lands are currently zoned Suburban Residential Zone SR-2. Rezoning Bylaw No. 5711 proposes to rezone a 0.68 ha (1.68 ac) portion of the subject lands to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit.

The project is consistent with the intent of the "Townhouse A" and "Attached Single Family" (10 upa)" designations in the Northeast Gordon Estate NP and with the provisions of the proposed Comprehensive Development Zone CD-160 in terms of siting, site coverage, parking, height, use, and density (47 uph / 19 upa).

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting until June 28, 2021.

Development Permit No. 101107

The subject properties are 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 B guidelines included in the in the Willoughby Plan (see Attachment B). Proposed Development Permit No. 101107 is attached to this report. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, architectural style, and massing of the proposed development for Council's consideration.

The proposed development includes 32 residential units consisting of townhouses, duplexes, and one (10 detached strata unit in 11 buildings. The proposed buildings are two (2) and three (3) storeys and contain one (1) to six (6) units. In order to provide consistency in scale and mass with the existing single family development on the west side of 206 Street, the development includes four (4) two (2) storey duplex buildings and one (1) semi-detached building facing 206 Street.

All units will have main floor living areas (kitchen, dining room, living room), bedrooms and bathrooms on the upper floors. A restrictive covenant prohibiting the development of secondary suites within the individual units is required to be registered prior to final reading. All units are ground oriented with defined entrances facing the street. Each unit includes a pedestrian access from the municipal sidewalk to the front door on 206 Street and 68 Avenue.

The street facing elevations feature modern design elements such as slanted and shed roofs and identifiable pedestrian entrances. Materials include horizontal siding, hardi-plank siding, hardipanel, brick veneer, and hardi trim. The variations in rooflines, colours, and materials are used to highlight the individual units as well as architectural features of the buildings.

The proposed building height, site coverage and siting comply with the requirements of Comprehensive Development Zone CD-160 and the Willoughby Development Permit "B" Area Guidelines.

Access and Parking:

Vehicular access to the site is provided from 206 Street and 68 Avenue The proposal includes 64 side by side garage parking spaces and seven (7) visitor parking spaces. No tandem parking spaces are proposed within garages. The proposal meets the Zoning Bylaw's parking requirements (71 parking spaces required and 71 parking spaces provided).

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 32 units @ 2 spaces / unit	64	64
Visitor Parking Spaces @ 0.2 spaces / unit	7	7
Total	**71**	**71**

Adaptable Housing:

In accordance with the Adaptable Housing Requirements outlined in Schedule 2 of the Township of Langley Official Community Plan, the applicant is proposing two (2) adaptable units representing 6.2 % of the total units. The adaptable units are required to be identified and secured by restrictive covenant as a rezoning prerequisite. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements.

Community Amenity Contribution:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development, which are $5,776.00 per semi-detached or townhouse unit for a total of $184,832.00. The applicant is also proposing a supplementary payment of $115,500 for the additional five (5) units.

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that five (5) significant trees exist on 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 61 replacement trees are required for the development portion of the site and 136 trees are proposed. 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.

Age Friendly Amenity Areas:

Section 111.5 of the Zoning Bylaw requires 256 m^2 (2,755 ft^2) of age friendly amenity areas (8 m^2 per townhouse unit), and 407.7 m^2 (4,388 ft^2) is proposed. The age friendly amenity area is located in the middle of the site with a pedestrian connection to the future park planned to the north of the site. The overall design and inclusion of the amenity area satisfies the Age Friendly Amenity Area requirements of the Zoning Bylaw.

Servicing:

Prior to final reading of Bylaws No. 5710 and 5711, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, tree replacement, a stormwater management plan (including community stormwater detention facility), and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Engineering Servicing Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan (Streamside Protection), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses located on the subject site.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately eight (8) students for Donna Gabriel Robins Elementary School (located 2.5 km north of the site), four (4) new students for Peter Ewart Middle School (located 2.9 km northwest of the site), and seven (7) new students for RE Mountain Secondary School (located 2.9 km 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 1.9 km to the west of the subject site). A future neighbourhood park site is planned to be located immediately to the north of the subject site.

Transit:

Transit is currently available on 208 Street (route 595) approximately 900 m northeast of the subject site. Transit service is also available on 202B Street (route 372) approximately 1.0 km to the northwest and on 68 Avenue (route C64) approximately 100 m from the subject site.

Policy Considerations:

The proposed development is located in an area designated Residential and Multi-Family in the Willoughby Community Plan and "Attached Single Family (10 upa)" and "Townhouse 'A' (16-22 upa) in the Northeast Gordon Estate NP. A neighbourhood plan amendment is proposed to increase the maximum density of the subject site to allow for an additional five (5) units and a permitted density of 47 uph / 19 upa.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan and Northeast Gordon Estate NP, and is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5710 and 5711 (subject to 10 development prerequisites), authorize issuance of Development Permit No. 101107 (to be issued at time of final reading Bylaw No. 5711), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101107
ATTACHMENT B	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT C	School District Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101107

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

1. Name: Paddington Properties (NE Gordon) Ltd.

   Address: 10051 – 172A Street
   Surrey, BC
   V4N 6V8

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 14 Township 8 New Westminster District Plan 41072
   Parcel “A” (Explanatory Plan 38637) Lot 1 Section 14 Township 8 New Westminster District Plan 6351

   CIVIC ADDRESS: 20617 and 20643 - 68 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

   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 an onsite 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.

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.

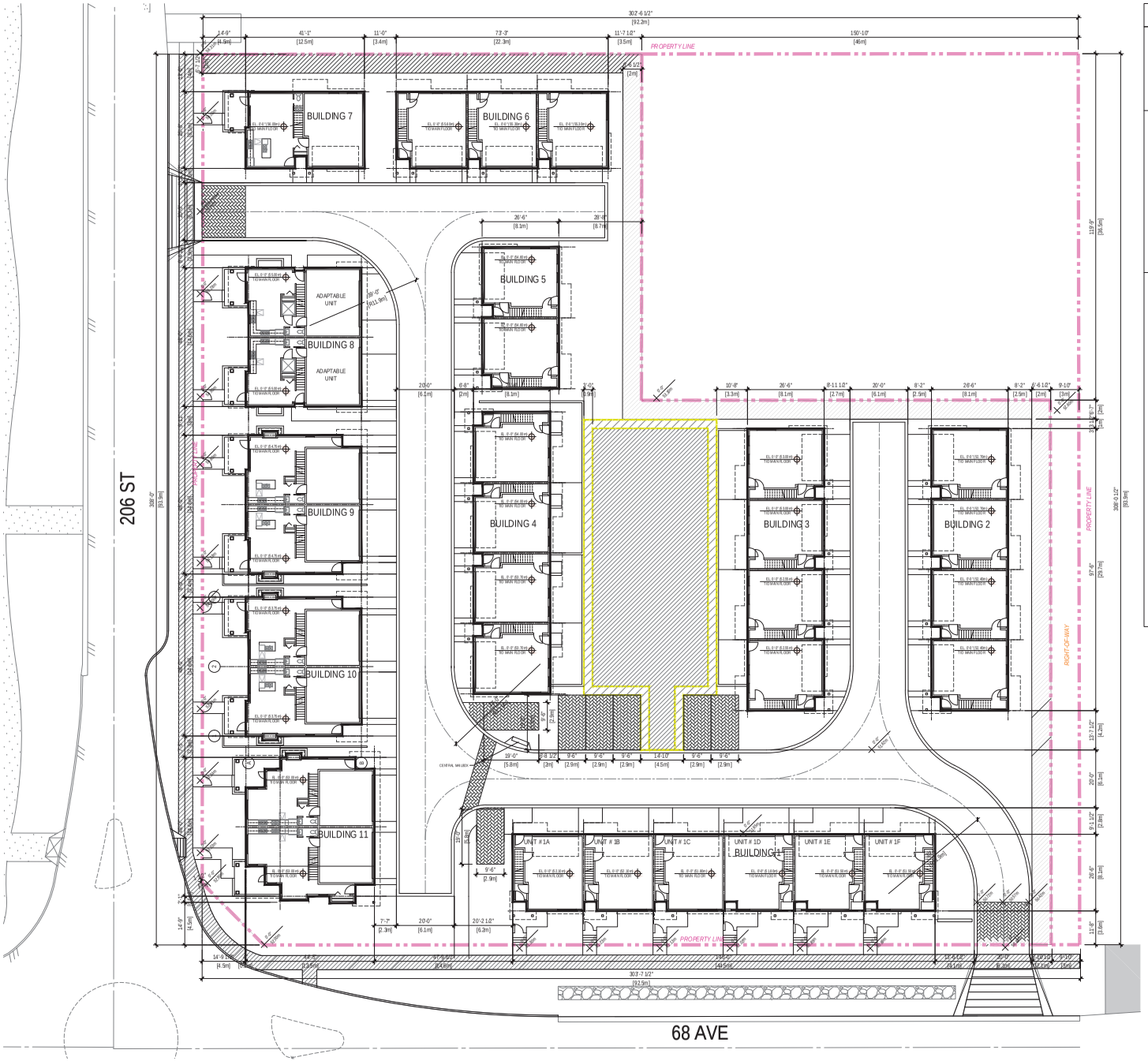
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 Plans
SCHEDULE B	Landscape Plans



ZONING INFORMATION

PROPERTY INFORMATION

ADDRESS:	20617 & 20643 68 AVE, LANGLEY, BC
LEGAL DESCRIPTION:	LT 1, SEC 14, TWP 8, NWD, PL NWP83511 LT 25, SEC 14, TWP 8, NWD, PL NWP41072
PID:	010-866-183 005-928-273

ZONING INFORMATION

EXISTING ZONING:	SR-2 MIN. 804M - SUBURBAN RESIDENTIAL
PROPOSED ZONING:	CD
NEIGHBOURHOOD:	095 WILLOWBROOK

SETBACKS:

	REQUIRED:	PROPOSED:
FRONT YARD (SOUTH):	7.5m (24'-6")	4.5m (14'-9")
REAR YARD (NORTH):	7.5m (24'-6")	3.0m (9'-10")
SIDE YARD (EAST):	7.5m (24'-6")	4.5m (14'-9") 7.0m (23'-0")
SIDE YARD (WEST):	7.5m (24'-6")	4.5m (14'-9")

CALCULATIONS & STATISTICS:

GROSS SITE AREA:	8,650.28 sq.m. / 93,110.80 sq.ft. (2.14 ac / 0.86 ha)
NET SITE AREA:	6,798.50 sq.m. / 73,178.40 sq.ft. (1.68 ac / 0.68 ha)
TOTAL BUILDING AREA:	2,205.84 sq.m. / 23,743.44 sq.ft.
TOTAL FLOOR AREA:	5,923.99 sq.m. / 63,765.33 sq.ft.
ALLOWABLE SITE COVERAGE:	40%
PROPOSED SITE COVERAGE:	26%
ALLOWABLE FAR:	NOT DEFINED
PROPOSED FAR:	0.95 (NOT INCLUDING GARAGES) 0.77 (INCLUDING GARAGES)

UNITS:

TOTAL # OF UNITS:	32 (SIDE-BY-SIDE)
EFFICIENCY:	14.95 u.p.a. / 37.2 u.p.ha. GROSS 19.04 u.p.a / 47.05 u.p.ha. NET
REQ'D ADAPTABLE UNITS:	1.7 UNITS (5%)
PROPOSED ADAPTABLE UNITS:	2 UNITS (BUILDING 8)

OUTDOOR AMENITY:

REQUIRED AREA:	32 UNITS X 8 sq.m. = 256 sq.m. / 2,755 sq.ft.
PROPOSED AREA:	435 sq.m. / 4,682.8 sq.ft.

VISITOR PARKING:

REQUIRED SPACES:	1 SPACE / 5 DWELLING UNITS 33 UNITS / 5 = 6.6 SPACES
SPACES PROVIDED:	7 SPACES

AREA CALCULATIONS

	LIVABLE AREA	GARAGE	TOTAL	NUMBER OF UNITS
TOWNHOUSE UNITS				
TYPICAL UNITS	1,430.8 SF	535.4 SF	1966.2 SF	12
CORNER UNITS	1,449.9 SF	535.4 SF	1985.3 SF	12
DUPLEX UNITS				
BUILDING 7	1,642.4 SF	428.0 SF	2,070.5 SF	1
BUILDING 8	1,932.6 SF	462.9 SF	2,395.5 SF	2
BUILDING 9	1,971.3 SF	380.5 SF	2,351.8 SF	2
BUILDING 10	1,996.4 SF	380.5 SF	2,376.9 SF	2
BUILDING 11 (NORTH)	2,178.0 SF	380.5 SF	2,558.5 SF	1
BUILDING 11 (SOUTH)	2,074.3 SF	380.5 SF	2,454.8 SF	1

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Email: general@aplinmartin.com

RIV	DATE	DESCRIPTION	DR	RV
13	APR.16.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
12	FEB.18.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
11	DEC.08.20	REVISED & RE-ISSUED FOR DP SUBMISSION	VP	VC
10	OCT.19.20	REVISED & RE-ISSUED FOR DP SUBMISSION	VP	VC
9	JUN.01.20	RE-ISSUED FOR DP	VP	VC
8	FEB.06.19	ISSUED FOR DP	VP	AI
7	SEPT.15.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	AI
6	AUG.30.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
5	JUL.26.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
4	JUL.21.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
3	JUL.20.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
2	JUL.12.17	ISSUED FOR CLIENT REVIEW	AC	AI
1	MAR.30.17	ISSUED FOR REVIEW ONLY	AC	

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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE:
SITE PLAN

SCHEDULE A

F.2

SCALE	REVISION
1/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A1.1	17-706A

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REV	DATE	DESCRIPTION	DR	RV
6	APR.19.21	REVISED & RESUBMITTED FOR DP SUBMISSION	RS/VP	A
5	FEB.19.21	REVISED & RESUBMITTED FOR DP SUBMISSION	MJ/VP	A
4	DEC.09.20	REVISED & RESUBMITTED FOR DP SUBMISSION	RS/VP	VC
3	OCT.13.20	REVISED & RESUBMITTED FOR DP SUBMISSION	RS/VP	VC
2	JAN.03.20	RE-ISSUED FOR DP	VP	VC
1	FEB.09.19	ISSUED FOR DP	VP	A

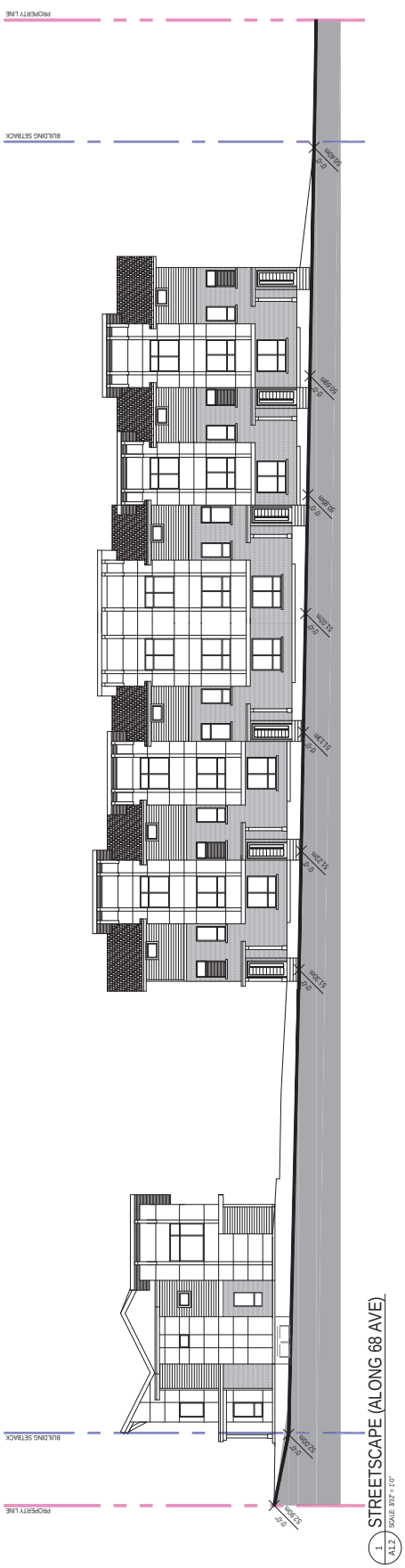
PROJECT
TOWNHOUSE DEVELOPMENT

2080 & 2090 - 198th AVE
LANGLEY, BC

SHEET TITLE
STREETSCAPES

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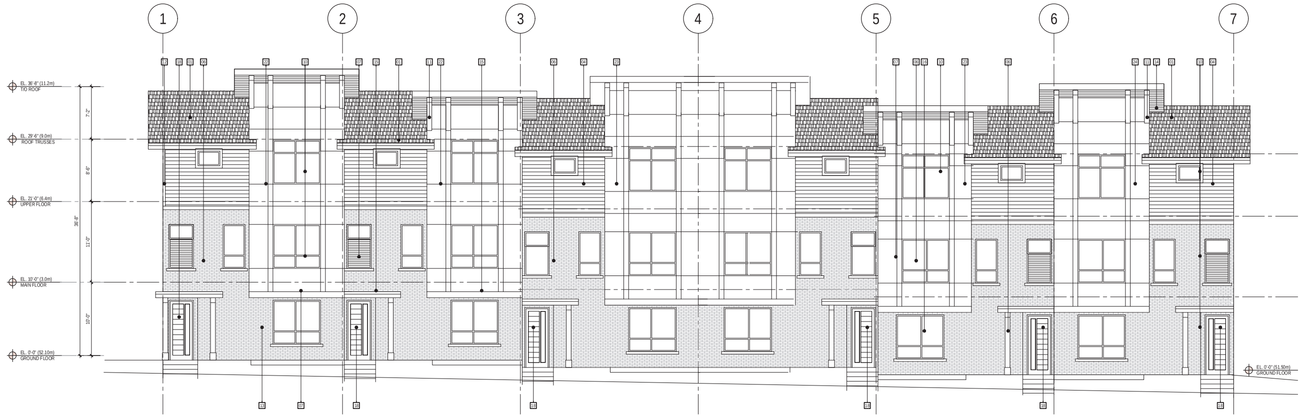
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PROJECT NO. 17-706A



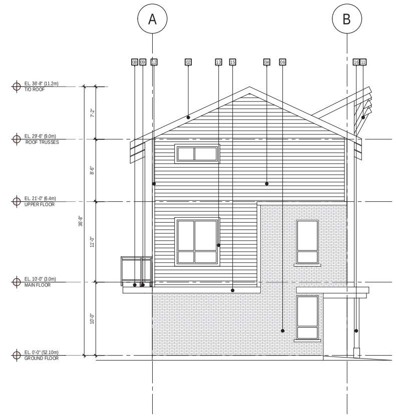
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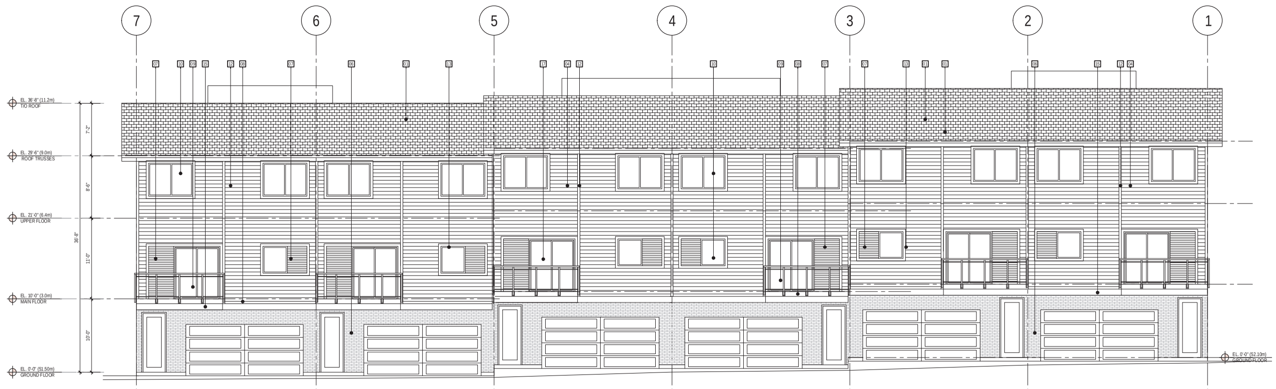
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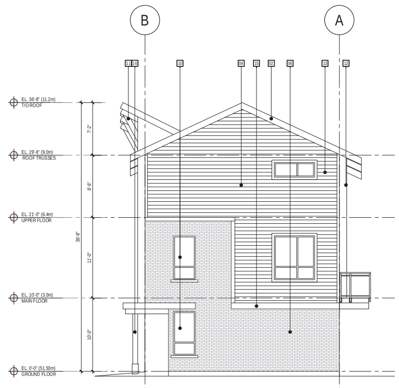
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2 A4.1 WEST ELEVATION
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3 A4.1 NORTH ELEVATION
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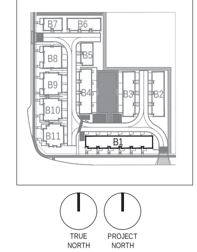
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MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
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10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3 1/2" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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KEYPLAN



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2	JUN.01.20	RE-ISSUED FOR DP	VP	VC
1	FEB.08.19	ISSUED FOR DP	VP	AI

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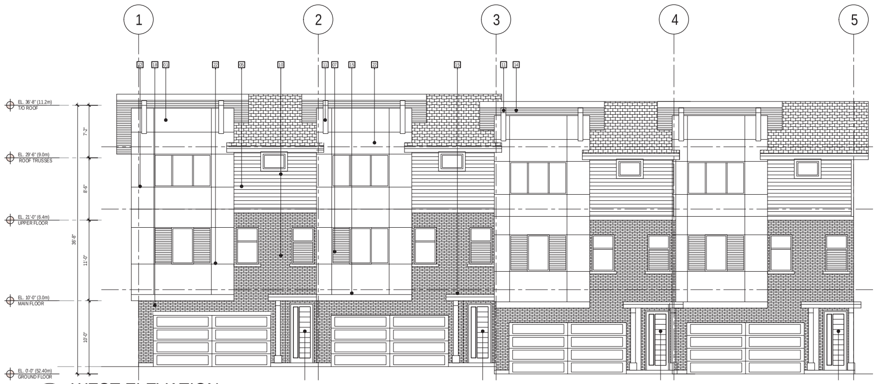
PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

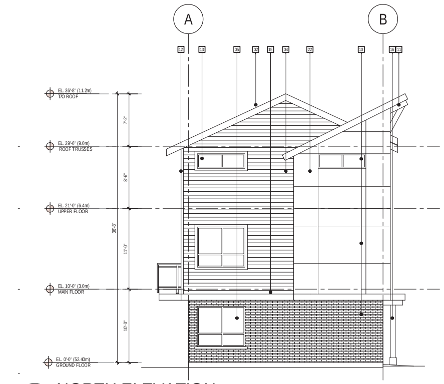
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING 1

F.2

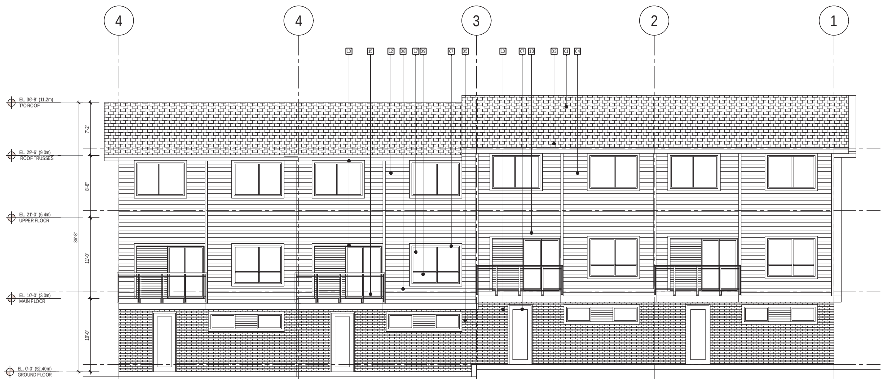
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REVISION
DRAWING NO.: A4.1
PROJECT NO.: 17-706A



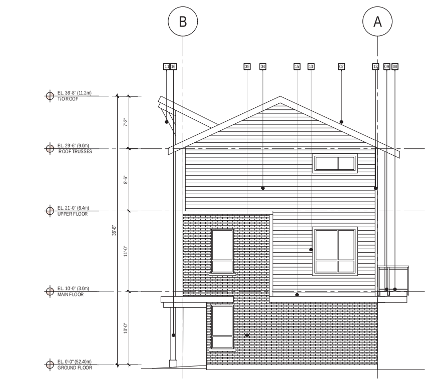
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2 NORTH ELEVATION
A4.4 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A4.4 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A4.4 SCALE: 1/8" = 1'-0"

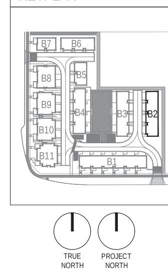
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3	OCT.19.20	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	VC
2	JUN.01/20	RE-ISSUED FOR DP	VP	VC
1	FEB.08.19	ISSUED FOR DP	VP	AI

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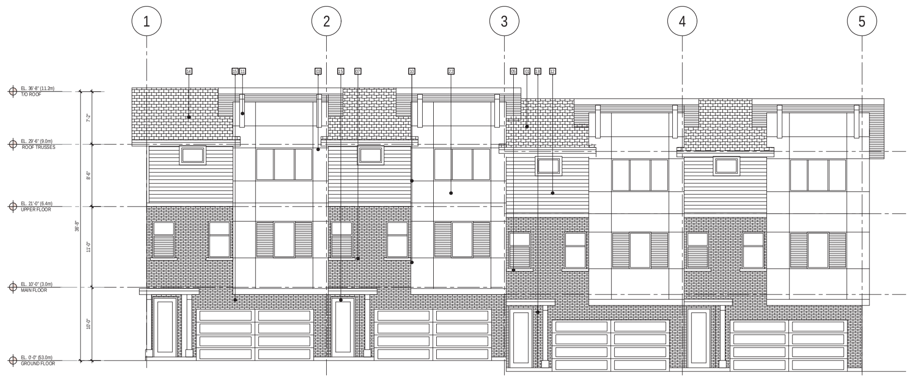
PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

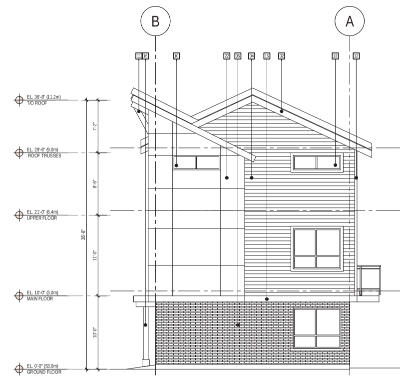
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING 2

F.2

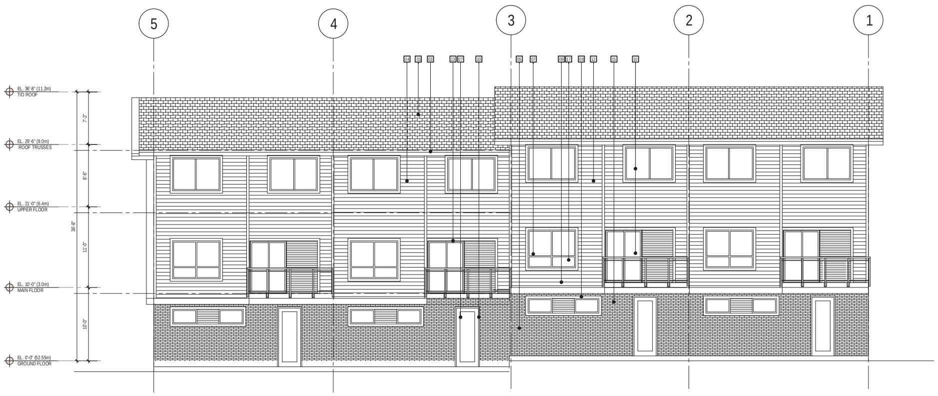
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REVISION:
DRAWING NO: A4.2
PROJECT NO: 17-706A



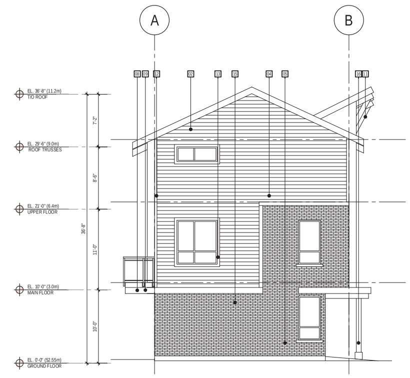
1 A4.5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



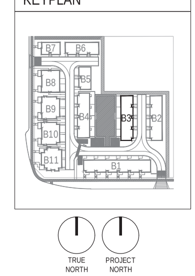
4 A4.5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3 1/2" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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Email: general@aplinmartin.com

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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
LANGLEY, BC

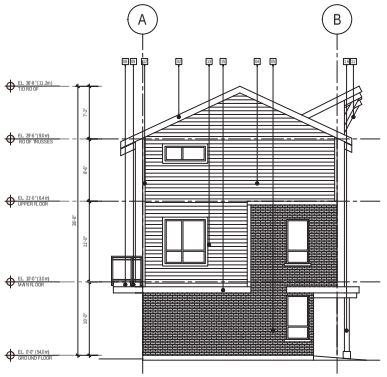
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING 3

F.2

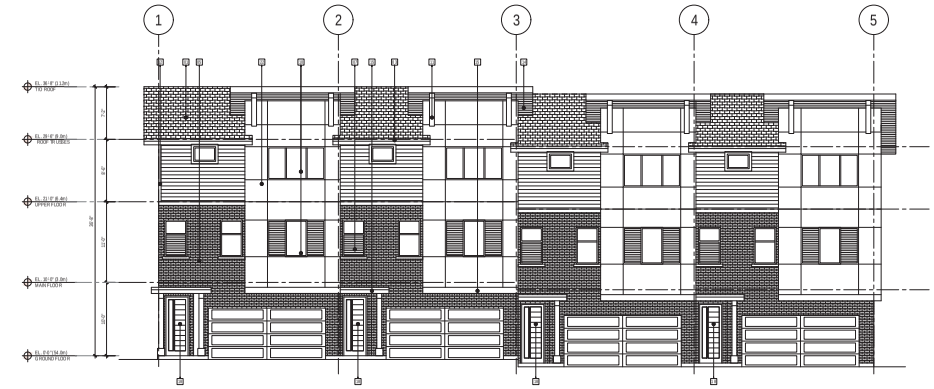
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DRAWING NO: A4.3
PROJECT NO: 17-706A



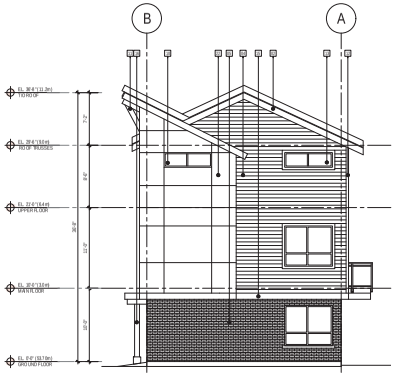
1 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



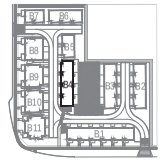
4 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1/0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1/0" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3½" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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TRUE NORTH
PROJECT NORTH

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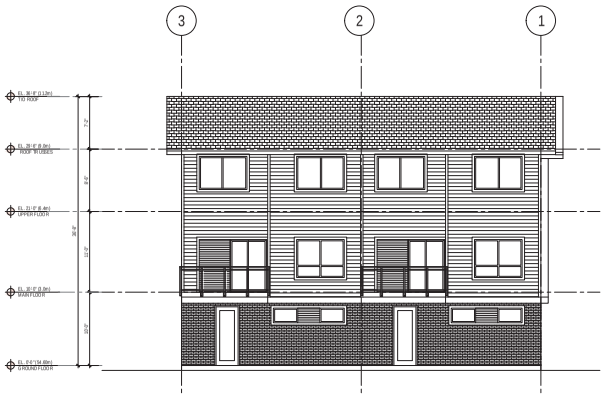
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PROJECT:
TOWNHOUSE DEVELOPMENT
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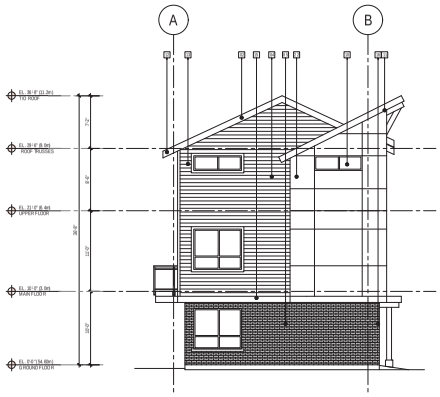
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 4

F.2

SCALE: 1/16" = 1'-0"
DRAWING NO.: A4.4
PROJECT NO.: 17-706A



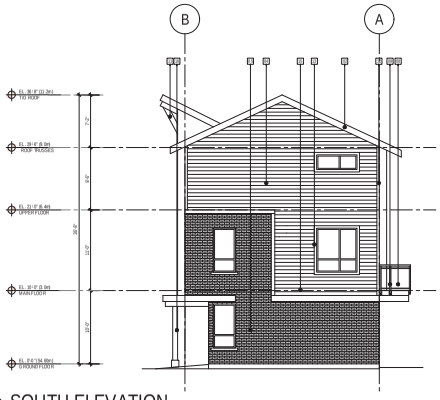
1 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



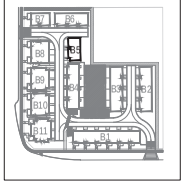
4 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1/0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1/0" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3½" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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KEYPLAN



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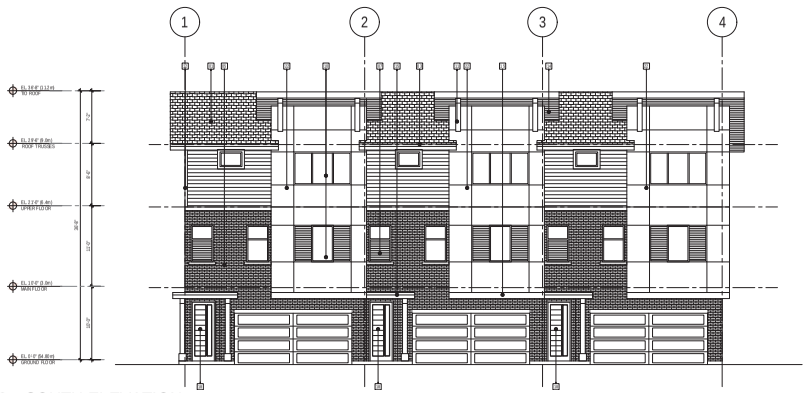
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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
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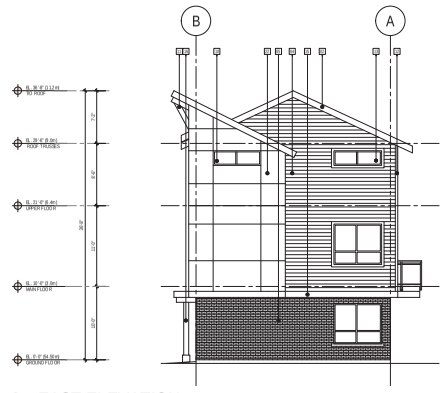
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 5

SCALE: 1/16" = 1'-0"
DRAWING NO.: A4.5
PROJECT NO.: 17-706A

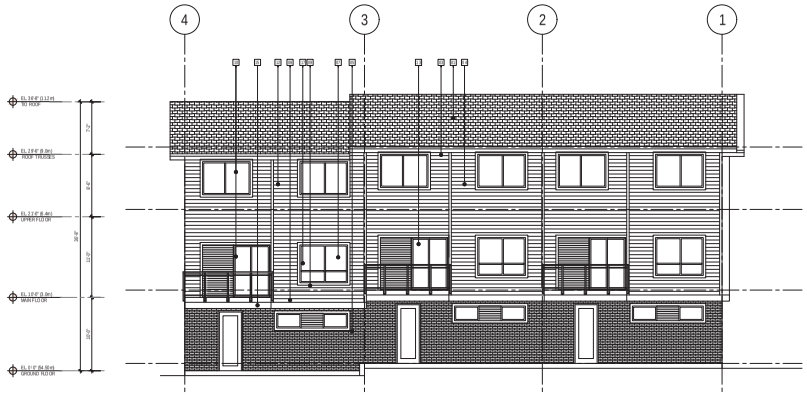
F.2



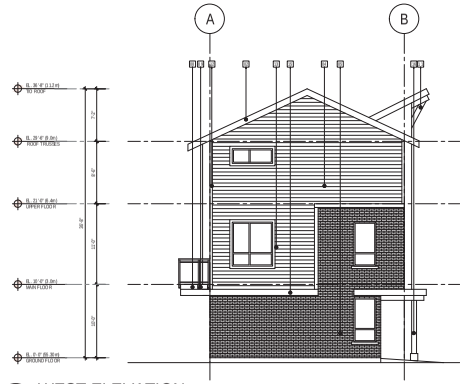
1 A4.3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



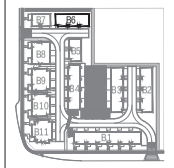
4 A4.3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1.0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W RY REGLET BW-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W RY REGLET BW-984
12	3½" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W RY REGLET BW-2124-20

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KEYPLAN



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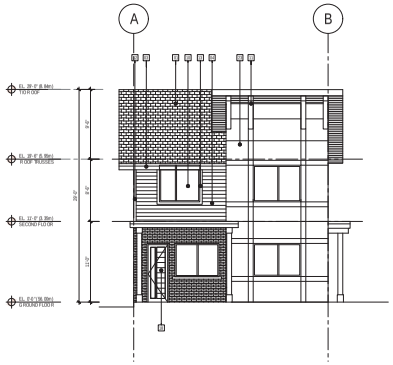
PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

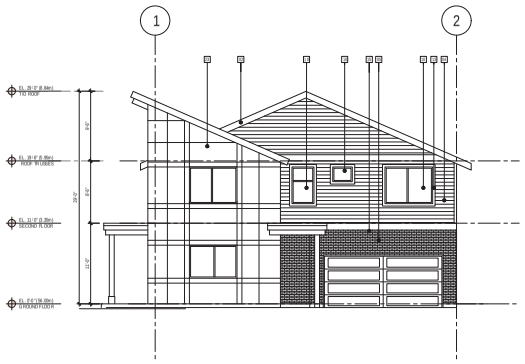
SHEET TITLE:
EXTERIOR ELEVATIONS BULDING 6

F.2

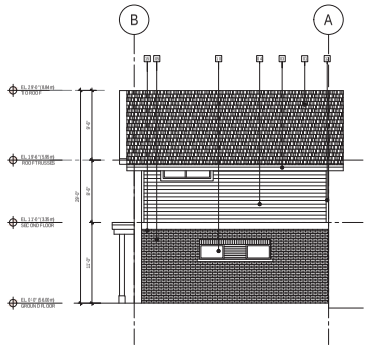
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REVISION
DRAWING NO.: A4.6
PROJECT NO.: 17-706A



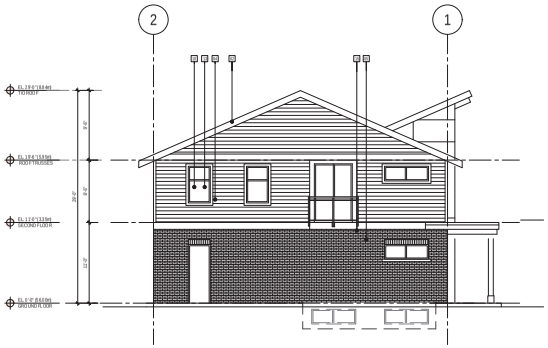
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



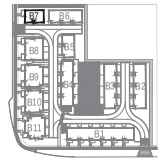
4 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1.0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1.6" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
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Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

KEYPLAN



TRUE NORTH
PROJECT NORTH

REV	DATE	DESCRIPTION	DR	RV
6	APR.16.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
5	FEB.18.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
4	DEC.08.20	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	VC
3	OCT.19.20	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	VC
2	JUN.01.20	RE-ISSUED FOR DP	VP	VC
1	FEB.08.19	ISSUED FOR DP	VP	AI

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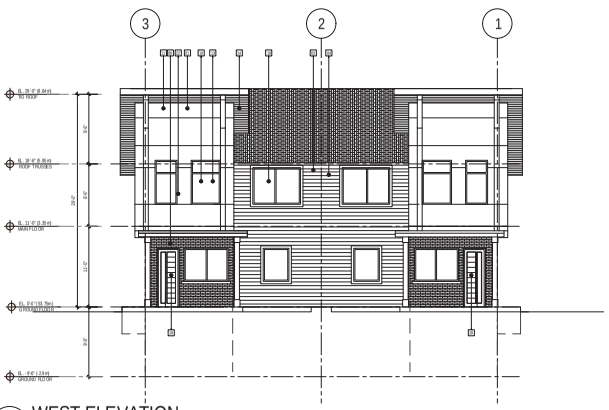
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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
LANGLEY, BC

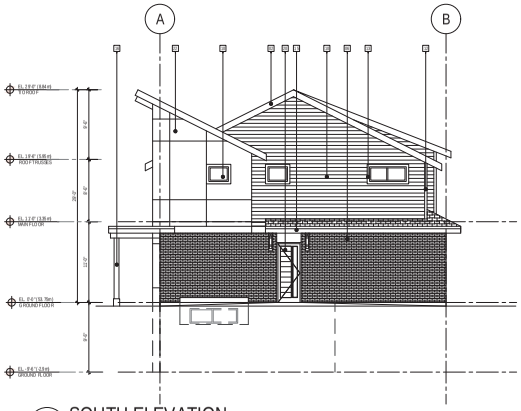
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 7

F.2

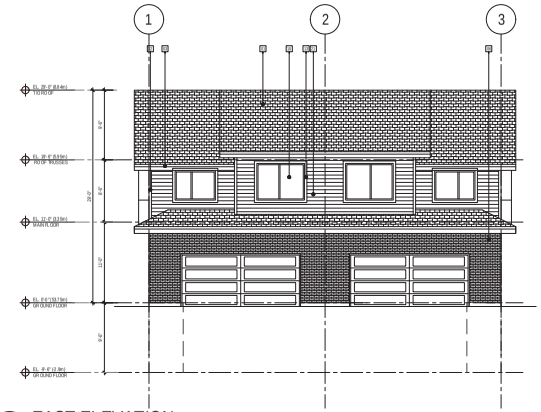
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DRAWING NO.: A4.7
PROJECT NO.: 17-706A



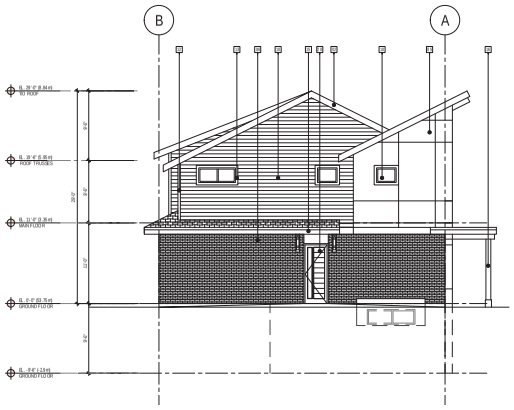
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



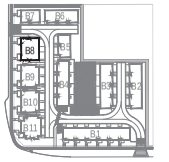
4 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1/2" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1/8" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3½" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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KEYPLAN



TRUE NORTH
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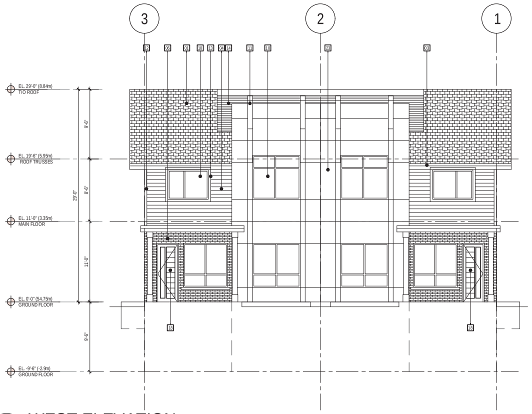
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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
LANGLEY, BC

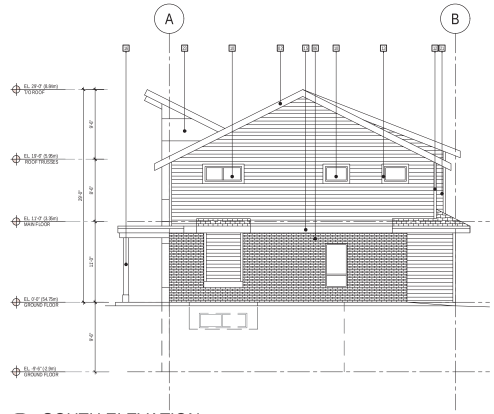
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 8

SCALE: 1/8" = 1'-0"
DRAWING NO.: A4.8
PROJECT NO.: 17-706A

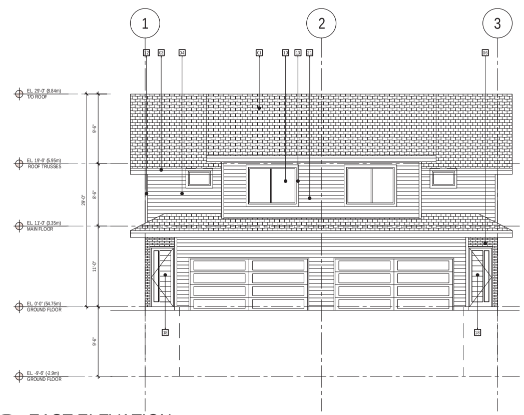
F.2



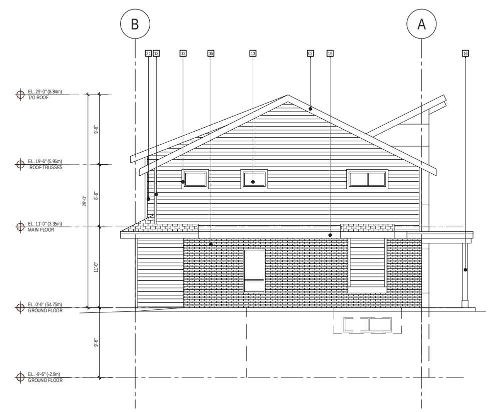
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

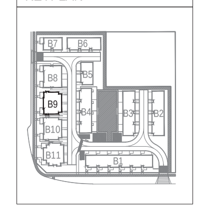
MATERIALS LEGEND

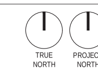
01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
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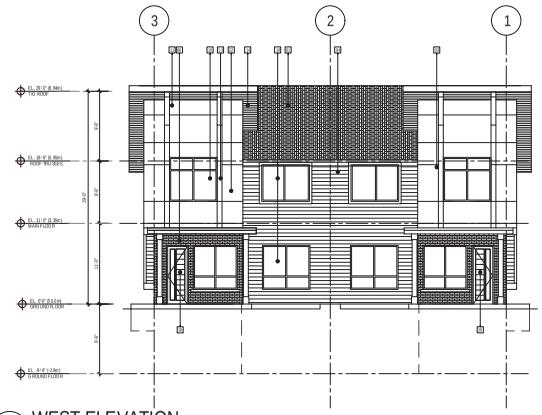
PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

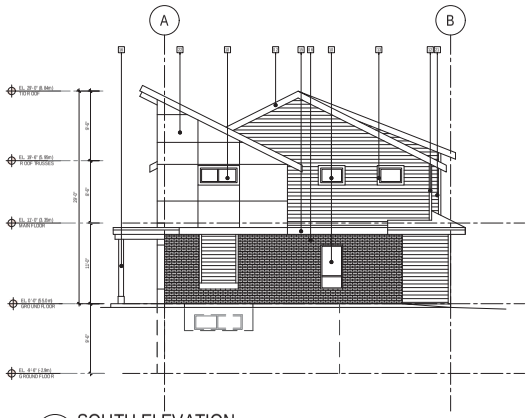
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING 9

F.2

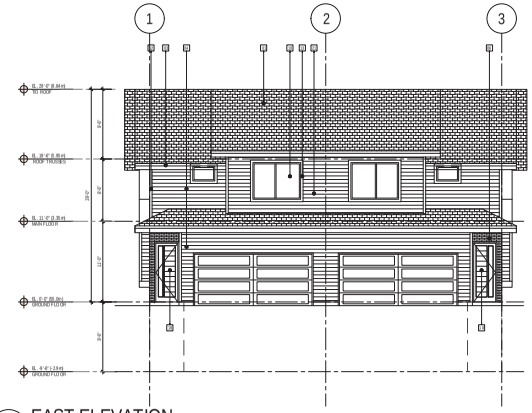
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DRAWING NO.: A4.9
PROJECT NO.: 17-706A



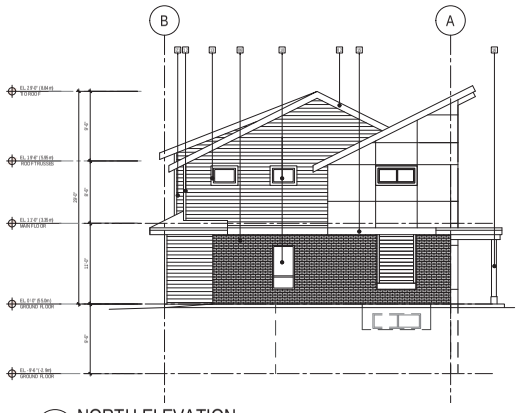
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



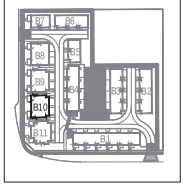
4 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1/2" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1/8" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
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KEYPLAN



TRUE NORTH
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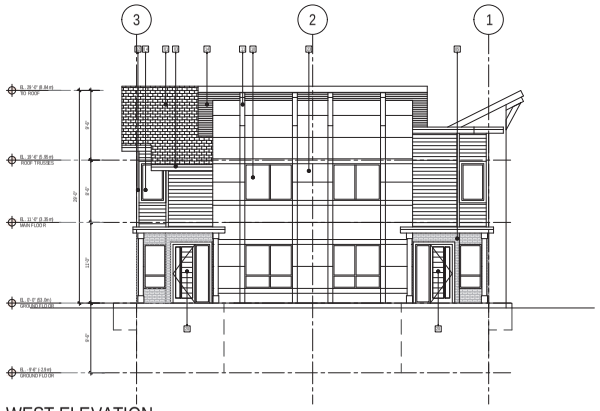
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PROJECT:
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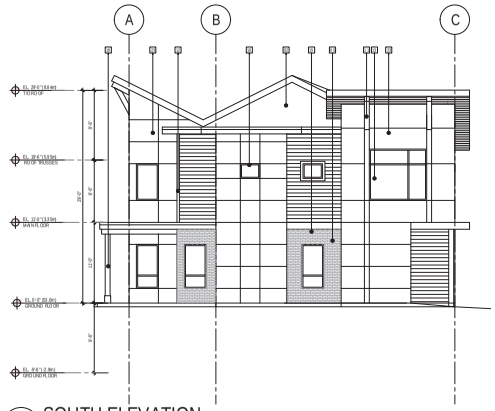
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 10

F.2

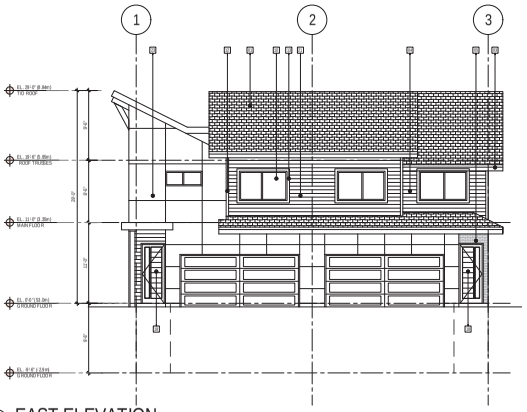
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DRAWING NO.: A4.10
PROJECT NO.: 17-706A



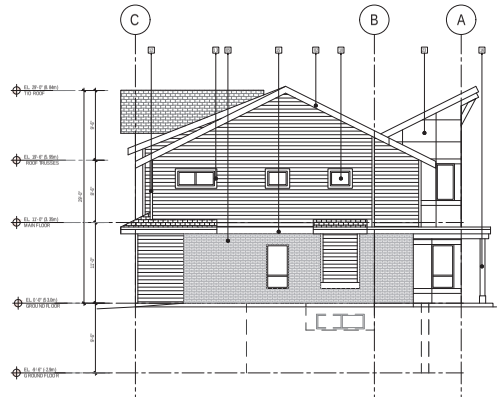
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



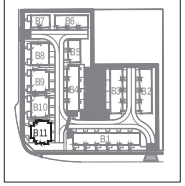
4 A4.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1.0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1.6" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	NOT USED
06	BRICK VENEER BLACK IRON	18	WOOD MAN DOOR (FRONT ENTRY)
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	WOOD MAN DOOR (SIDE ENTRY)
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
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20617 & 20643 68th AVE
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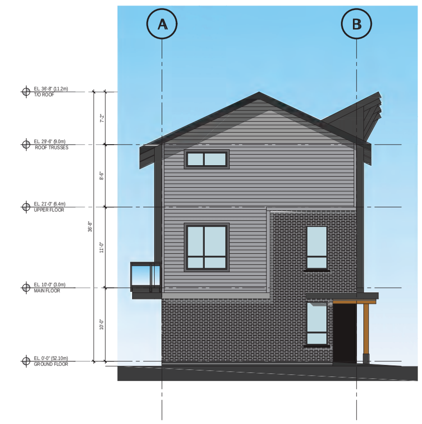
SHEET TITLE
EXTERIOR ELEVATIONS BULDING 11

F.2

SCALE: 1/8" = 1'-0"
REVISION
DRAWING NO.: A4.11
PROJECT NO.: 17-706A



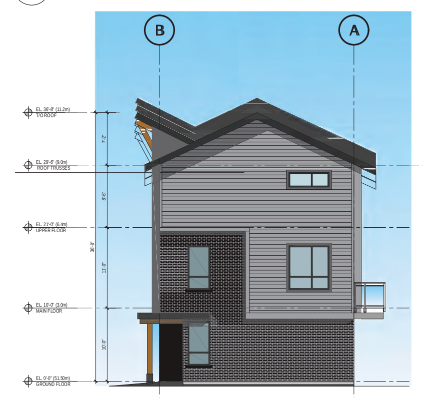
1 SOUTH ELEVATION
A4.12 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A4.12 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A4.12 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A4.12 SCALE: 1/8" = 1'-0"

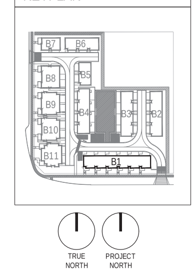
MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	FIBERGLASS SLIDING DOOR
06	BRICK VENEER BLACK IRON	18	WOOD ENTRY DOOR
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	FIBERGLASS FRENCH DOOR
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	$3\frac{1}{2}$" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-1637

APLIN MARTIN

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KEYPLAN



REV	DATE	DESCRIPTION	DR	RV
12	APR.16.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
11	FEB.18.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
10	DEC.08.20	REVISED & RE-ISSUED FOR DP SUBMISSION	ML/VP	VC
9	OCT.19.20	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	VC
8	JUN.01.20	RE-ISSUED FOR DP	VP	VC
7	SEPT.15.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	RS	AI
6	AUG.30.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
5	JUL.26.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
4	JUL.21.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
3	JUL.20.17	REVISED & RE-ISSUED FOR CLIENT REVIEW	AC	AI
2	JUL.12.17	ISSUED FOR CLIENT REVIEW	AC	AI
1	MAR.30.17	ISSUED FOR REVIEW ONLY	AC	

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PROJECT:

TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE:

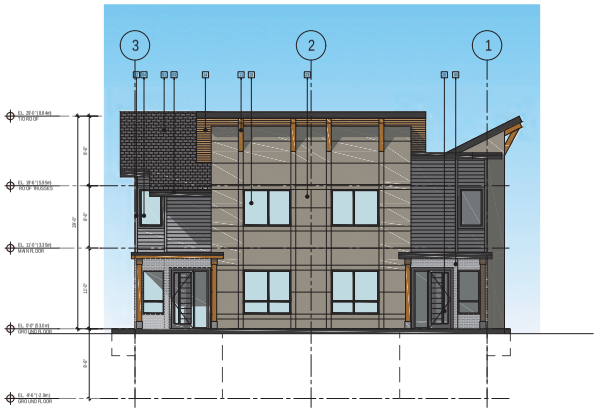
COLOR ELEVATIONS BUILDING 1

F.2

SCALE: 1/16" = 1'-0"

DRAWING NO: A4.12

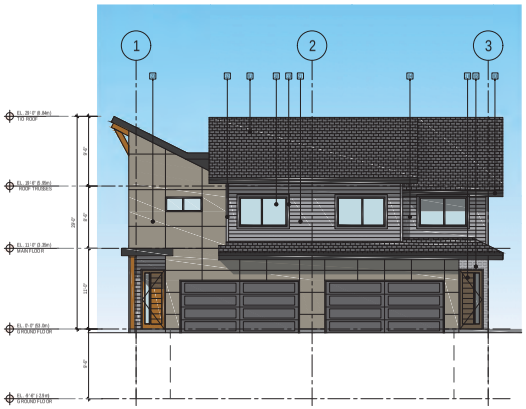
PROJECT NO: 17-706A



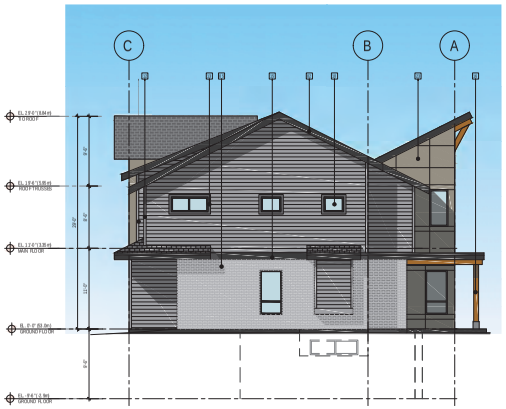
1 A4.13 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.13 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.13 EAST ELEVATION
SCALE: 1/8" = 1'-0"



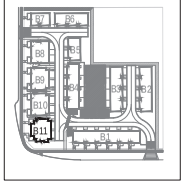
4 A4.13 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING	13	2X4 WOOD WINDOW TRIM
02	2X4 TRIM ON 1/0" HARDIE-TRIM FASCIA	14	CEDAR SOFFIT (4" PROFILE)
03	PREFINISHED ALUMINUM GUTTER ON 1/0" HARDIE-TRIM FASCIA	15	10" WOOD FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE)	16	8"x8" WOOD POST
05	BRICK VENEER WHITE	17	FIBERGLASS SLIDING DOOR
06	BRICK VENEER BLACK IRON	18	WOOD ENTRY DOOR
07	HORIZONTAL CEDAR SIDING (4" PROFILE)	19	WOOD SHINGLES
08	2X12 FASCIA & DECK	20	FIBERGLASS FRENCH DOOR
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS	21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
10	VINYL FRAMED WINDOWS	22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
11	8X8 TIMBER BRACE	23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
12	3½" HARDIE CORNER TRIM	24	HARDIE-PANEL SIDING C/W FRY REGLET BM-1637

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KEYPLAN



TRUE NORTH
PROJECT NORTH

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PROJECT:
TOWNHOUSE DEVELOPMENT
20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
COLOR ELEVATIONS BULDING 11

SCALE: 1/8" = 1'-0"
DRAWING NO.: A4.13
PROJECT NO.: 17-706A

F.2



ASPHALT SHINGLE ROOFING 01



CEDAR SOFFIT (4" PROFILE) 14



HARDIE-PLANK LAP SIDING 04
COBBLE STONE



HARDIE-PLANK LAP SIDING 21
GRAY SLATE

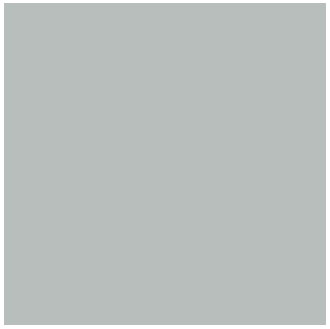


8X8 TIMBER BRACE 11



BLACK VINYL WINDOW FRAMING 10

HARDIEPANEL - BM-981 23



HARDIEPANEL - BM-2124-40 24



WOOD ENTRY DOOR 18



BRICK VENEER - WHITE 09

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE) COBBLESTONE
05	BRICK VENEER WHITE
06	BRICK VENEER BLACK IRON
07	HORIZONTAL CEDAR SIDING (4" PROFILE)
08	2X12 FASCIA & DECK
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS
10	VINYL FRAMED WINDOWS
11	8X8 TIMBER BRACE
12	3½" HARDIE CORNER TRIM
13	2X4 WOOD WINDOW TRIM
14	CEDAR SOFFIT (4" PROFILE)
15	10" WOOD FASCIA
16	8"x8" WOOD POST
17	FIBERGLASS SLIDING DOOR
18	WOOD ENTRY DOOR
19	WOOD SHINGLES
20	FIBERGLASS FRENCH DOOR
21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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PROJECT:

TOWNHOUSE DEVELOPMENT

20617 & 20649 68th AVE
LANGLEY, BC

SHEET TITLE

MATERIAL LEGEND BUILDING 1

F.2

SCALE	REVISION
N.T.S.	6
DRAWING NO.	PROJECT NO.
A7.1	17-706A



ASPHALT SHINGLE ROOFING 01



HARDIE-PLANK LAP SIDING 04
COBBLE STONE

HARDIEPANEL SIDING - BM-981 23



8X8 TIMBER BRACE 11



CEDAR SOFFIT (4" PROFILE) 14



BRICK VENEER - BLACK IRON 05



WOOD ENTRY DOOR 18



BLACK VINYL WINDOW FRAMING 10

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE) COBBLESTONE
05	BRICK VENEER WHITE
06	BRICK VENEER BLACK IRON
07	HORIZONTAL CEDAR SIDING (4" PROFILE)
08	2X12 FASCIA & DECK
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS
10	VINYL FRAMED WINDOWS
11	8X8 TIMBER BRACE
12	3½" HARDIE CORNER TRIM
13	2X4 WOOD WINDOW TRIM
14	CEDAR SOFFIT (4" PROFILE)
15	10" WOOD FASCIA
16	8"x8" WOOD POST
17	FIBERGLASS SLIDING DOOR
18	WOOD ENTRY DOOR
19	WOOD SHINGLES
20	FIBERGLASS FRENCH DOOR
21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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1	AUG.18.16	ISUED FOR	AC	AI

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PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
MATERIAL LEGEND BUILDING 3, 5, 7, 9, & 11

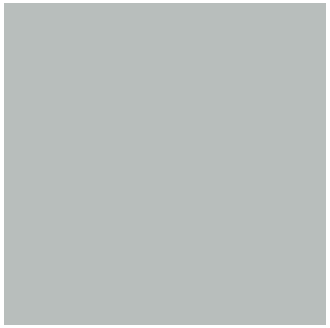
SCALE	REVISION NO.
N.T.S.	6
DRAWING NO.	PROJECT NO.
A7.2	17-706A



ASPHALT SHINGLE ROOFING 01



HARDIE-PLANK LAP SIDING 21
GRAY SLATE



HARDIEPANEL - BM-2124-40 24



8X8 TIMBER BRACE 11



CEDAR SOFFIT (4" PROFILE) 14



BRICK VENEER - WHITE 06



WOOD ENTRY DOOR 18



BLACK VINYL WINDOW FRAMING 10

MATERIALS LEGEND

01	ASPHALT SHINGLE ROOFING
02	2X4 TRIM ON 10" HARDIE-TRIM FASCIA
03	PREFINISHED ALUMINUM GUTTER ON 16" HARDIE-TRIM FASCIA
04	HARDIE-PLANK LAP SIDING (6" PROFILE) COBBLESTONE
05	BRICK VENEER WHITE
06	BRICK VENEER BLACK IRON
07	HORIZONTAL CEDAR SIDING (4" PROFILE)
08	2X12 FASCIA & DECK
09	PREFINISHED ALUMINUM GUARDRAIL C/W TEMPERED GLAZING PANELS
10	VINYL FRAMED WINDOWS
11	8X8 TIMBER BRACE
12	3½" HARDIE CORNER TRIM
13	2X4 WOOD WINDOW TRIM
14	CEDAR SOFFIT (4" PROFILE)
15	10" WOOD FASCIA
16	8"x8" WOOD POST
17	FIBERGLASS SLIDING DOOR
18	WOOD ENTRY DOOR
19	WOOD SHINGLES
20	FIBERGLASS FRENCH DOOR
21	HARDIE-PLANK LAP SIDING (6" PROFILE) GRAY SLATE
22	HARDIE-PANEL SIDING C/W FRY REGLET BM-1538
23	HARDIE-PANEL SIDING C/W FRY REGLET BM-984
24	HARDIE-PANEL SIDING C/W FRY REGLET BM-2124-20

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2	JUN.06.01	ISSUED FOR	ZG/VP	VC
1	AUG.18.16	ISSUED FOR	AC	AI

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PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
MATERIAL LEGEND BUILDING 2, 4, 6, 8, & 10

SCALE	REVISION NO.
N.T.S.	6
DRAWING NO.	PROJECT NO.
A7.3	17-706A

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1 / A9.1 PERSPECTIVE - NORTH - WEST VIEW 1
SCALE: N.T.S.

RIV	DATE	DESCRIPTION	DR	RV
5	APR.16.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
4	FEB.18.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
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1	AUG.18.16	ISSUED FOR	AC	AI

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PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
PERSPECTIVES

F.2

SCALE	REVISION NO.
N.T.S.	5
DRAWING NO.	PROJECT NO.
A9.1	17-706A

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1 A9.2 PERSPECTIVE - WEST VIEW
SCALE: N.T.S.

RIV	DATE	DESCRIPTION	DR	RV
5	APR.16.21	REVISED & REISSUED FOR DP SUBMISSION	RS/VP	AI
4	FEB.18.21	REVISED & REISSUED FOR DP SUBMISSION	RS/VP	AI
3	OCT.19.20	REVISED & REISSUED FOR DP SUBMISSION	RS/VP	VC
2	JUN.06.01	ISUED FOR	ZG/ML	VC
1	AUG.18.16	ISUED FOR	AC	AI

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PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
PERSPECTIVES

F.2

SCALE	REVISION NO.
N.T.S.	5
DRAWING NO.	PROJECT NO.
A9.2	17-706A

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1 / A9.3 PERSPECTIVE - SOUTH-WEST VIEW 1
SCALE: N.T.S.

RIV	DATE	DESCRIPTION	DR	RV
5	APR.16.21	REVISED & RE-ISSUED FOR DP SUBMISSION	RS/VP	AI
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PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
PERSPECTIVES

F.2

SCALE	REVISION NO.
N.T.S.	5
DRAWING NO.	PROJECT NO.
A9.3	17-706A



1 A9.4 PERSPECTIVE - WEST VIEW
SCALE: N.T.S.



2 A9.4 PERSPECTIVE - SOUTH VIEW
SCALE: N.T.S.

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2	JUN.06.01	ISUED FOR	ZG/ML	VC
1	AUG.18.16	ISUED FOR	AC	AI

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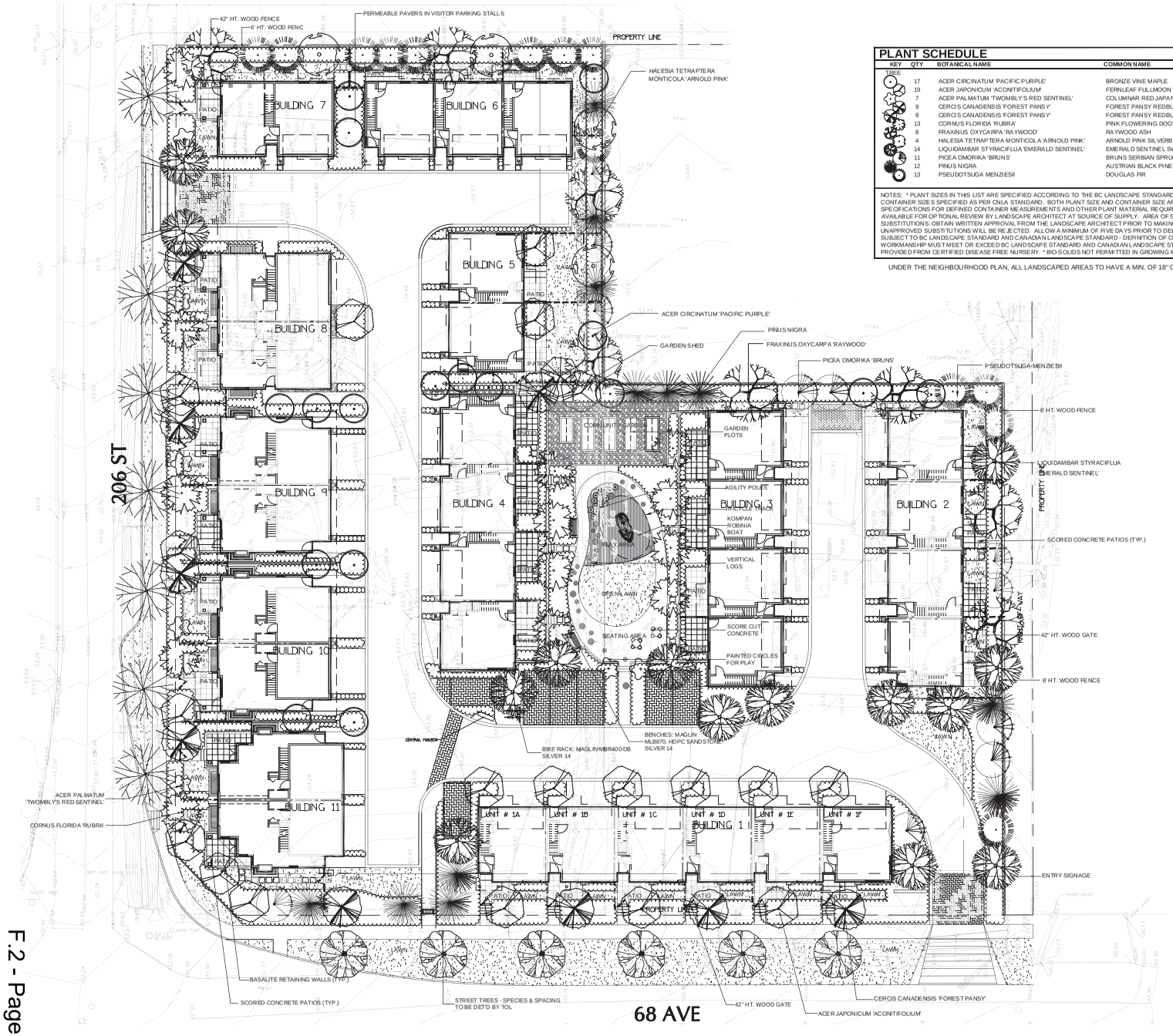
PROJECT:
TOWNHOUSE DEVELOPMENT

20617 & 20643 68th AVE
LANGLEY, BC

SHEET TITLE
PERSPECTIVES

F.2

SCALE	REVISION NO.
N.T.S.	5
DRAWING NO.	PROJECT NO.
A9.4	17-706A



PLANT SCHEDULE

PMG PROJECT NUMBER: 18-161

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	17	ACER CIRCINATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	19	ACER JAPONICUM 'ACONITIFOLIUM'	FERNLEAF FULLMOON MAPLE	2.5M HT; B&B,
	7	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL ; 1.8M STD;B&B
	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL ; 1.8M STD;B&B
	13	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL ;1.5M STD; B&B
	8	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL ; 1.8M STD; B&B
	4	HALESIA TETRAPTERA MONTICOLA 'ARNOLD PINK'	ARNOLD PINK SILVERBELL	5CM CAL ;1.5M STD; B&B
	14	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL ; 2M STD; B&B
	11	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	12	PINUS NIGRA	AUSTRIAN BLACK PINE	2.5M HT; B&B
	13	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B

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UNDER THE NEIGHBOURHOOD PLAN, ALL LANDSCAPED AREAS TO HAVE A MIN. OF 18" GROWING MEDIUM DEPTH.


KOMPAN ROBINIA : BOAT


BIKE RACK: MAGLIN MBR60 - S -DB


BENCH: MAGLIN MLB-870

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	20.OCT.22	NEW SITE PLAN	DO
1	20.JUL.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

22356 68TH AVE.
LANGLEY. B.C.

DRAWING TITLE:

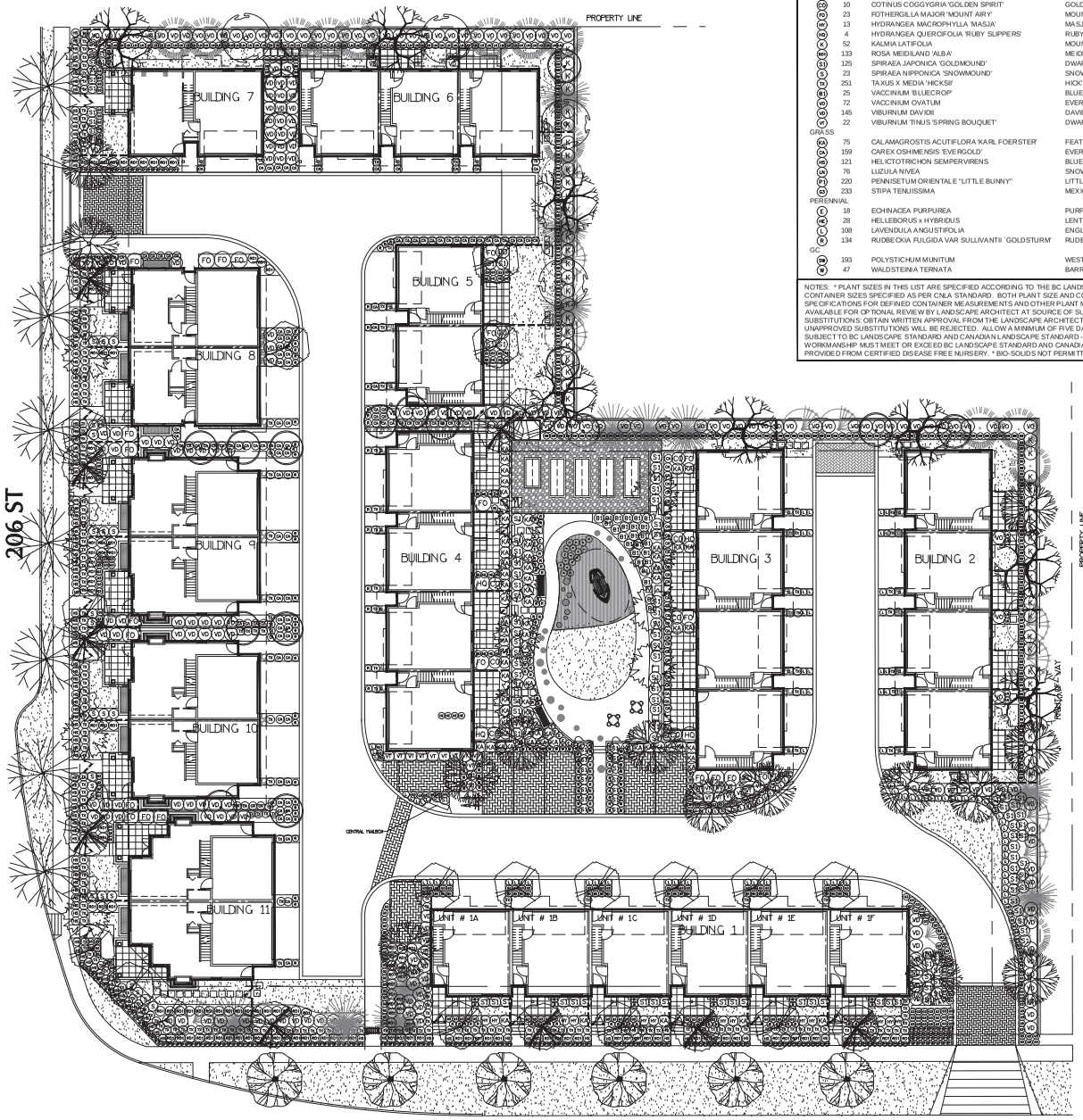
LANDSCAPE PLAN SCHEDULE B

DATE: 20.OCT.22
SCALE: 1/16" = 1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MM

DRAWING NUMBER: L2 OF 4

18161-5.ZIP

PMG PROJECT NUMBER: 18-161



PLANT SCHEDULE

PMG PROJECT NUMBER: 18-161

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BM	25	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CG	10	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SMOKE BUSH	#2 POT; 50CM
MA	23	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
MA	13	HYDRANGEA MACROPHYLLA 'MASJA'	MASJA BIGLEAF HYDRANGEA	#2 POT; 50CM
QE	4	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	#3 POT; 80CM
KA	52	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#2 POT; 30CM
RM	133	ROSA MEIDILAND 'ALBA'	MEIDILAND ROSE; WHITE	#2 POT; 40CM
SJ	125	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#1 POT 25CM
S	23	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA; WHITE	#2 POT; 40CM
TH	251	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
VC	25	VACCINIUM 'BLUECROP'	BLUEBERRY	#3 POT; 60CM
VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
VD	145	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
VT	22	VIBURNUM 'TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 50CM
GRASS				
CA	75	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CA	159	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
HE	121	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
LS	76	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
PA	220	PENNISETUM ORIENTALE 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
SE	233	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
E	18	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
HE	28	HELLEBORUS x HYBRIDEUS	LENTEN ROSE	15CM POT
LA	108	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
R	134	RUDBECKIA 'FULGIDA VAR SULLIVANTII' 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
BP	193	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
W	47	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	20.OCT.22	NEW SITE PLAN	DO
1	20.JUL.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

22356 68TH AVE.
LANGLEY. B.C.

DRAWING TITLE:

PLANTING PLAN

DATE:	19.JAN.31	DRAWING NUMBER:
SCALE:	AS NOTED	L2
DRAWN:	MM	OF 4
DESIGN:	MM	
CHK'D:	MCY	

18161-5.ZIP

PMG PROJECT NUMBER: **18-161**

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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.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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Building Form

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- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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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.

4.1.2.5 APARTMENTS

4825 30/05/11

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

Langley Schools

20 May 2021

Zorica Andjelic
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0206/Paddington Properties (NE Gordon) Ltd

CIVIC: 20617 & 20643 - 68 Avenue

LEGAL: Parcel A (Expl Pl 38637) Lot 1 Section 14 Township 8 NWD Plan 6351
Lot 25 Section 14 Township 8 NWD Plan 41072

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
Townhouses	**32**	**8**	**4**	**7**

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

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475 AMENDMENT
(PADDINGTON PROPERTIES (NE GORDON) LTD.) BYLAW 2021 NO. 5710

EXPLANATORY NOTE

Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the "Attached Single Family" and "Townhouse A" land use designations.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475 AMENDMENT
(PADDINGTON PROPERTIES (NE GORDON) LTD.) BYLAW 2021 NO. 5710

A Bylaw to amend Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475.

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710".

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by:

   a) Inserting as a new bullet point after the last bullet point in Section 4.2.6 Attached Single Family, the following:

      The maximum permitted density on lands designated "Attached Single Family" (legally described: portion of Parcel "A" (Explanatory Plan 38637) Lot 1 Section 14 Township 8 New Westminster District Plan 6351 shall be a maximum 28 units per hectare (11 units per acre). All other provisions of Section 4.2.6 continue to apply.

   b) Inserting as a new bullet point after the last bullet point in Section 4.2.7 "Townhouse A", the following:

      The maximum permitted density on lands designated "Townhouse A", (legally described: portion of Lot 25 Section 14 Township 8 New Westminster District Plan 41072 and portion of Parcel "A" (Explanatory Plan 38637) Lot 1 Section 14 Township 8 New Westminster District Plan 6351) shall be a maximum 64 units per hectare (26 units per acre). All other provisions of Section 4.2.7 continue to apply.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD 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

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PADDINGTON PROPERTIES (NE GORDON) LTD.)
BYLAW 2021 NO. 5711

EXPLANATORY NOTE

Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PADDINGTON PROPERTIES (NE GORDON) LTD.)
BYLAW 2021 NO. 5711

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 (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711.

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-160" after the words "Comprehensive Development Zone CD-159"
   b. Adding to Section 110.1 after the words "CD-159" the words "CD-160 – 0.65 ha"
   c. Adding after Section 1059 "Comprehensive Development Zone CD-159" the following as Section 1060 "Comprehensive Development Zone CD-160"

1060 **COMPREHENSIVE DEVELOPMENT ZONE CD-160**

Uses Permitted

1060.1 In the CD-160 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* in accordance with Section 1060.2

Residential Uses

1060.2 *Residential uses* shall consist of a maximum of 32 *dwelling units* on lands zoned Comprehensive Development Zone CD-160 and are only permitted to be located as shown in Section 1060.11.

Lot Coverage

1060.3 The maximum permitted *lot coverage* of *buildings and structures* shall be in accordance with a Development Permit.

Siting of Buildings and Structures

1060.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1060.5 Except as provided for in Section 104.5 the *height* of principal *buildings* shall be a maximum of 3 *storeys,* except for units that front 206 Street where the maximum *height* shall be 2 *storeys.* The height of *accessory buildings and structures* shall not exceed 3.75 metres or *one storey*, whichever is lesser.

Subdivision Requirements

1060.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1060.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1060.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1060.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1060.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

1060.11 Development in this zone shall conform substantially with drawing A1.1 prepared by Aplin & Martin on April 16, 2021.

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

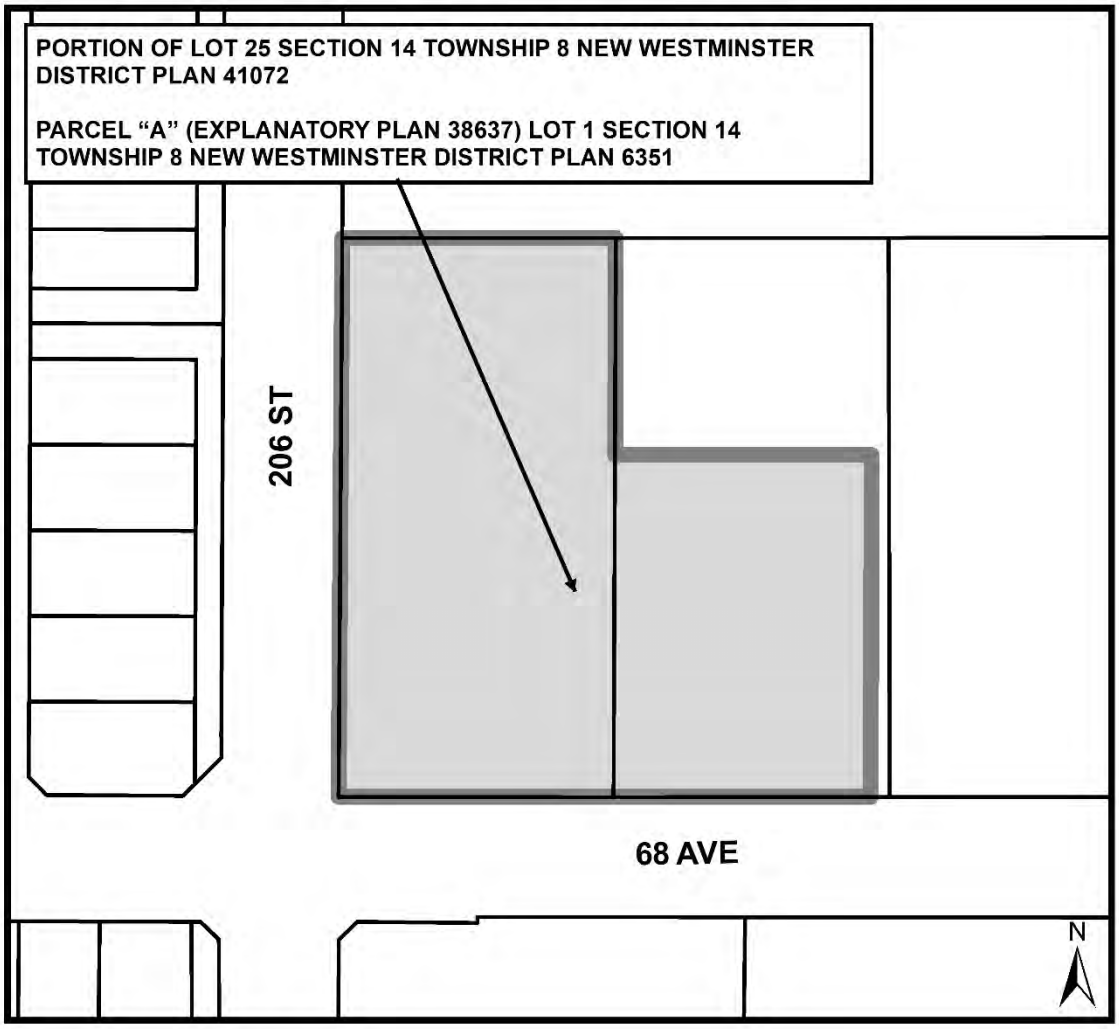
Portion of Lot 25 Section 14 Township 8 New Westminster District Plan 41072 Parcel “A” (Explanatory Plan 38637) Lot 1 Section 14 Township 8 New Westminster District Plan 6351

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-160.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5711



Township of Langley
Est. 1873

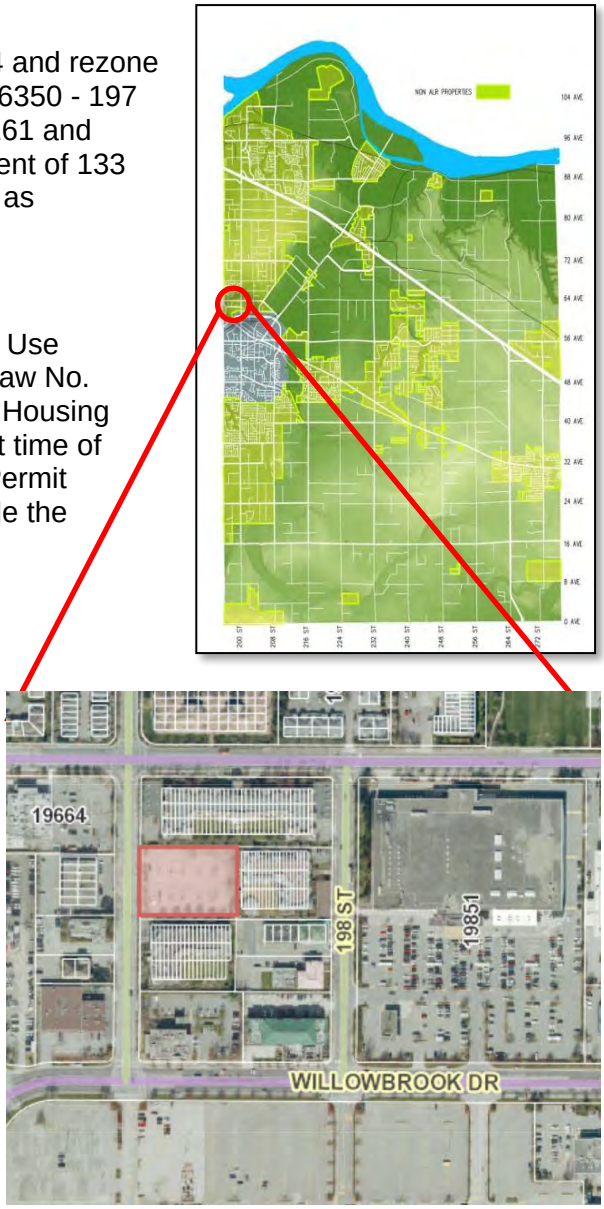
REPORT TO
MAYOR AND COUNCIL

PRESENTED: JUNE 14, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100598 AND DEVELOPMENT PERMIT APPLICATION NO. 101141 (MANORLANE PROPERTIES (WILLOWBROOK) INC. / 6350 – 197 STREET)

REPORT: 21-79
FILE: 08-10-0042

PROPOSAL:

Application to discharge Land Use Contract No. 74 and rezone approximately 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 and issue a Development Permit to facilitate development of 133 rental apartment units, 40 of which are designated as affordable.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Land Use Contract Discharge Bylaw No. 5718, Rezoning Bylaw No. 5719 subject to 10 development prerequisites and Housing Agreement Bylaw No. 5720; authorize issuance (at time of final reading of Bylaw No. 5719) of Development Permit No. 101141 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willowbrook Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718, discharging Land Use Contract No. 74 from the property located at 6350 – 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719 rezoning 0.42 ha (1.05 ac) of land located at 6350 – 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 rental apartment 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. Applicant to confirm adequacy of existing infrastructure (road/drainage/sanitary and water) to support proposed development. A Servicing Agreement may be required to be 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. Approval of the necessary bylaws by the Ministry of Transportation and Infrastructure;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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 a restrictive covenant identifying the units (10% of apartment units) required in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy; and
10. 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 grant first and second reading to Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject property;

That Council at time of final reading of Rezoning Bylaw No. 5719 authorize issuance of Development Permit No. 101141 subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

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. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
d. All signage being in compliance with the Township's Sign Bylaw;
e. All 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 an onsite 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 schedule the required public hearing for Land Use Contract Discharge Bylaw No. 5718 and Rezoning Bylaw No. 5719.

EXECUTIVE SUMMARY:

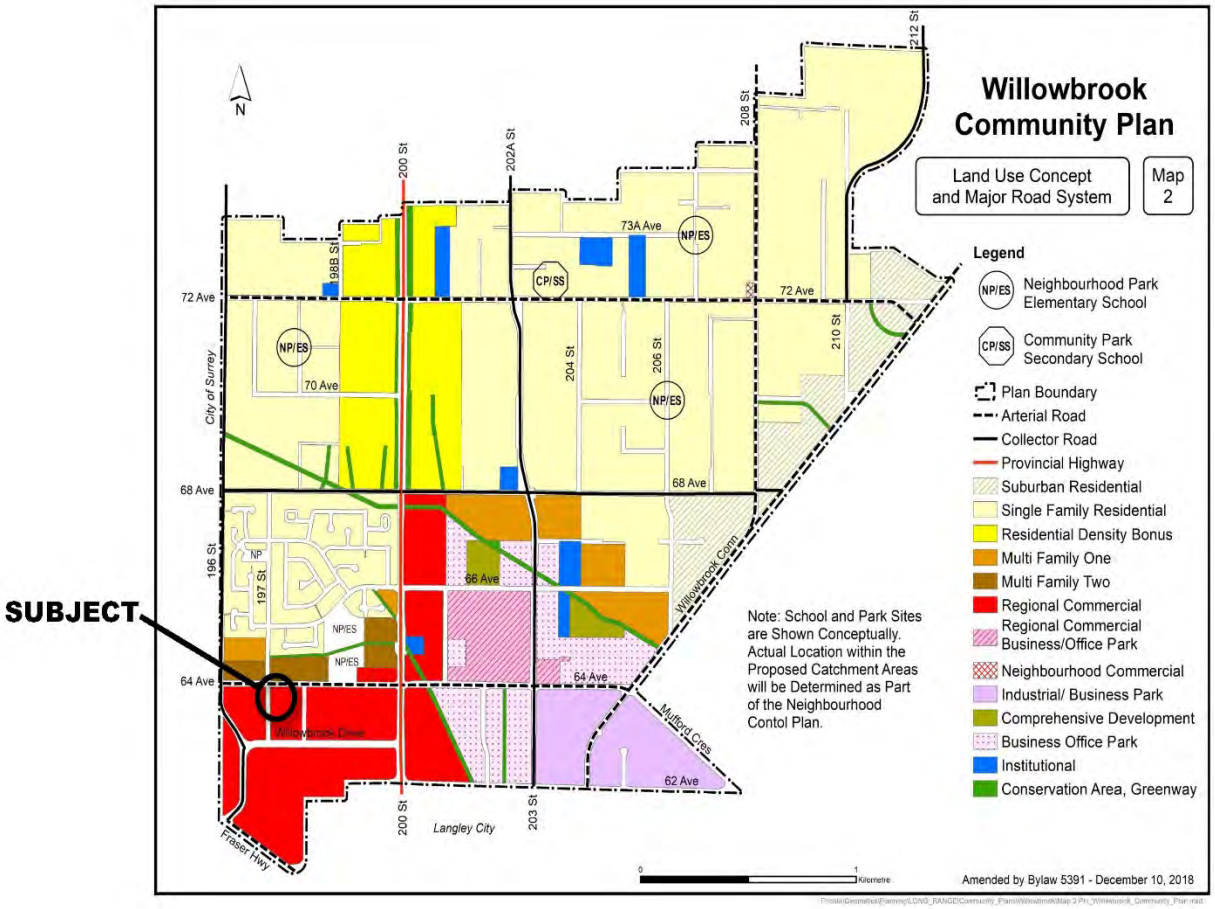
DF Architecture Inc. has applied on behalf of Manorlane Properties (Willowbrook) Inc. to discharge Land Use Contract No. 74 and rezone 0.42 ha (1.05 ac) of land located at 6350 – 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of a mixed-use six (6) storey building with three (3) ground level commercial retail units (totaling 280 m^2 / 3020 ft^2) and 133 rental apartment units, 30% (40) of which are proposed to be affordable (as determined in Township of Langley Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw No. 5462).

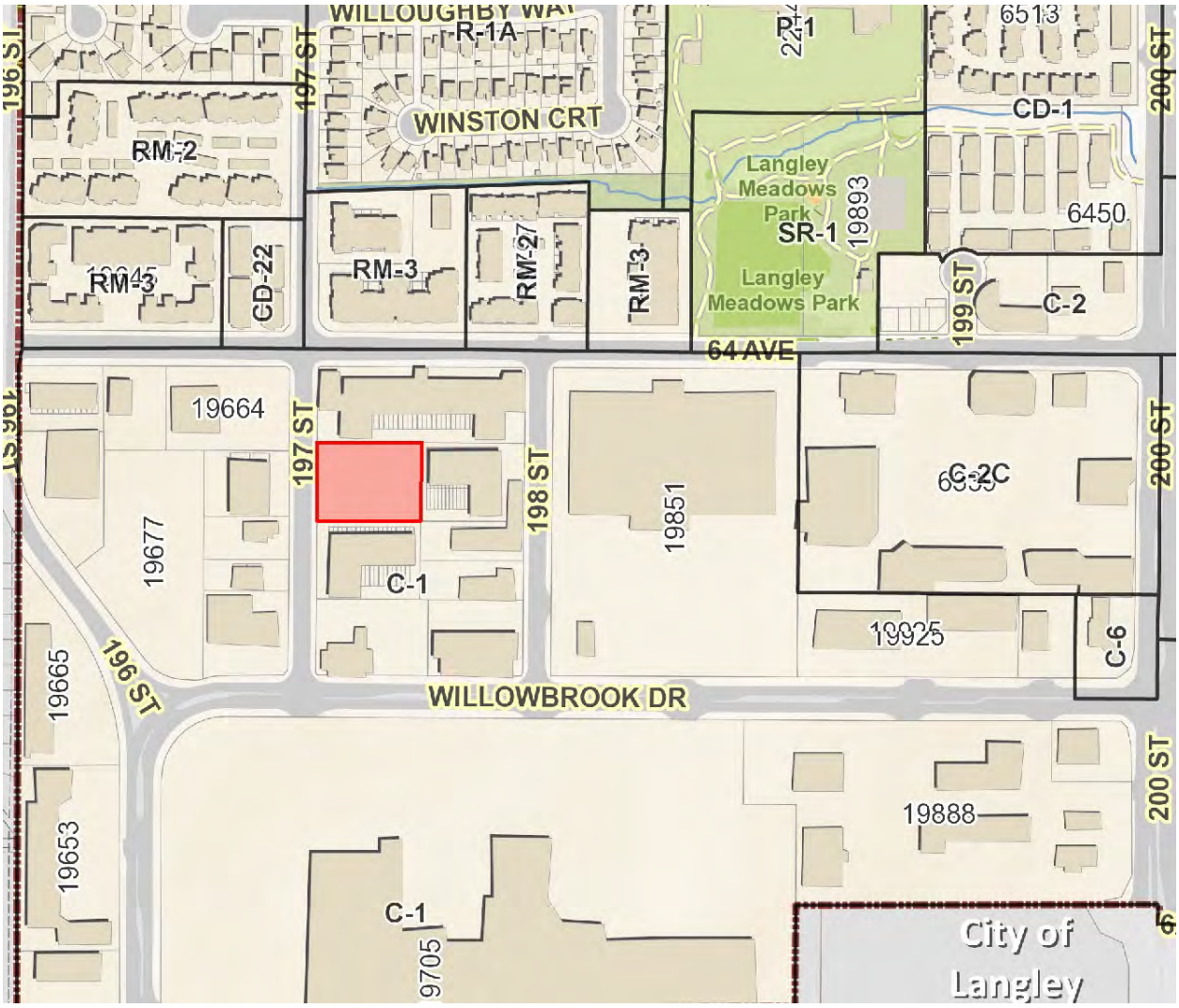
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Willowbrook Community Plan. Staff recommend that Council consider the land use contract discharge, rezoning request, subject to the completion of 10 development prerequisites and a housing agreement bylaw. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5719) of Development Permit No. 101141.

PURPOSE:

To advise and make recommendations to Council with respect to Land use Contract Discharge Bylaw No. 5718, Rezoning Bylaw No. 5719, Housing Agreement Bylaw No. 5720 and Development Permit No. 101141.


SUBJECT
Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
N
200 St
202A St
208 St
212 St
73A Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
198 St
204 St
206 St
210 St
196 St
197 St
203 St
City of Surrey
Langley City
Fraser Hwy
Willowbrook Drive
Willowbrook Conn
Mufford Cres



ZONING BYLAW NO. 2500

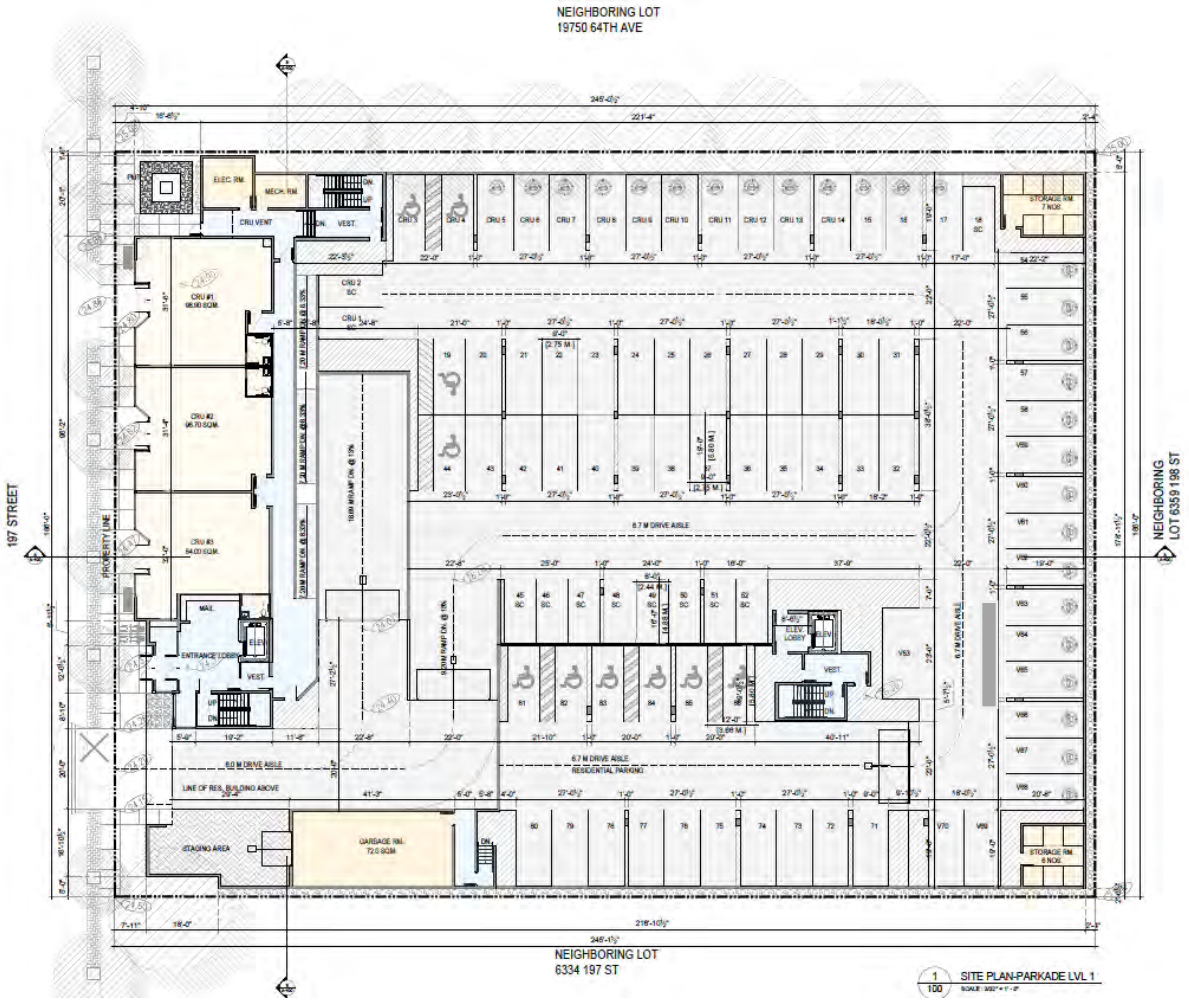


Building Frontage on 197 Street



Age Friendly Amenity Area

RENDERINGS – SUBMITTED BY ARCHITECT



SITE PLAN– SUBMITTED BY APPLICANT



LEVEL 2 PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Manorlane Properties (Willowbrook) Inc. 201, 204 Cayer Street Coquitlam BC, V3K 5B1
Agent:	DF Architecture 1205, 4871 Shell Road Richmond, BC V6X 3Z6
Legal Description:	Lot 1 Section 10 Township 8 NWD Plan LMP25699
Location:	6350 – 197 Street
Area:	0.42 ha (1.02 ac)
Existing Zoning:	Land Use Contract No. 74 with underlying Regional Commercial Zone C-1
Proposed Zoning:	Comprehensive Development Zone CD-161
Willowbrook Community Plan:	Regional Commercial

BACKGROUND/HISTORY:

The subject site is designated Regional Commercial in the Willowbrook Community Plan and is currently governed by Land Use Contract No. 74 with the underlying zone of Regional Commercial Zone C-1. A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) which was enabled by the province through the Municipal Act for a limited time period in the mid 1970's. LUC No. 74 was adopted by Council in 1974. The LUC regulates items such as permitted uses, lot size and setbacks in a manner similar to a Zoning Bylaw. LUC No. 74 permits a wide range of uses ranging from automotive service stations, business and professional offices, garden centres, motels and hotels, parking facilities, restaurants and retail with dwelling units permitted above the first floor

In late 1970's the province amended the Municipal Act to eliminate LUC provisions, resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted additional amendments, which require the termination of existing LUC's by June 30, 2024.

In 1996, LUC No. 74 was amended to allow a stand alone parking lot use on the subject site for supplemental use of patrons of the gaming facility (Bingo Hall) at 19664 – 64 Ave. above the parking requirements that were already met on-site at the Bingo Hall. In April 2019, Council granted final reading to discharge LUC No. 74 from the former gaming facility (Bingo Hall) site allowing the underlying Regional Commercial Zone C-1 (as amended) to prevail and necessary parking requirements (78 spaces required / 79 spaces provided) to be met. Given the closure of the gaming facility and the subsequent discharge of that LUC, the parking lot (subject site) is no longer needed to provide supplemental support, allowing it to be developed independently.

Staff note that despite the closure of the Bingo Hall, the site is currently still utilized as parking lot with 43 spaces leased to a nearby business. The redevelopment application includes continuing to lease 43 parking spaces to the nearby business.

DISCUSSION/ANALYSIS:

DF Architecture Inc. has applied on behalf of Manorlane Properties (Willowbrook) Inc. to discharge LUC No. 74 and rezone 0.42 ha (1.05 ac) of land in the Willowbrook Community Plan area to Comprehensive Development Zone CD-161 to facilitate a six (6) storey mixed-use development consisting of three (3) ground floor commercial retail units (totaling 280 m² / 3020 ft²) and 133 rental apartment units, 30% (40) of which are proposed to be affordable. 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 property is currently used as a parking lot.

The Willowbrook Community Plan, as stated in Section 1.3, envisions that some areas designated for Industrial/Business or Business/Office Park will be "redeveloped to accommodate high density multi family development'. Such development 'will occur as population grows in the Langley area, as commercial use intensifies in the Willowbrook - downtown Langley area and when better public transportation links are available." To support the vision of the plan, the Regional Commercial designation allows for a combination of retail and office development and states (Sec.3.3.8) "Multi family residential uses may be considered in areas designated Regional Commercial." Further Section 2.2.1 of the plan includes a goal to encourage commercial, business, office and industrial uses as well as residential accommodation in the Willowbrook area to promote development of a regional centre in conjunction with downtown Langley.

The Willowbrook Community Plan also references (Sec. 3.3.7) Langley Town Centre Plan policy that in Sec. 4.0 (3) Willowbrook-Mixed Use identifies the area as suitable for multi-family residential and Sec. 6.2.5 Willowbrook Core encourages "multifamily residential development, particularly in the north section of Willowbrook, in mixed use or exclusively residential buildings."

With the future Sky-Train station envisioned for the area, the proposed mixed-use building with a density of 133 units (313 uph / 133 upa) and six (6) storey height is, in staff's opinion, consistent with the existing policy context to provide a variety of housing opportunities and promote retail and office commercial development.

Adjacent Uses:

North:	A property governed by LUC No. 74 (underlying zone Regional Commercial Zone C-1), designated Regional Commercial in the Willowbrook Community Plan and developed with a four (4) storey mixed-use building;
South:	A property governed by LUC No. 74, (underlying zone Regional Commercial Zone C-1), designated Regional Commercial in the Willowbrook Community Plan and developed with a four (4) storey mixed-use building
East:	A property governed by LUC No. 74, (underlying zone Regional Commercial Zone C-1), designated Regional Commercial in the Willowbrook Community Plan and developed with a three (3) storey mixed-use building;
West:	197 Street, beyond which is a property governed by LUC No. 74, (underlying zone Regional Commercial Zone C-1), designated Regional Commercial in the Willowbrook Community Plan and developed with a three (3) storey commercial building.

Land Use Contract Discharge:

As outlined above, the subject property is governed by LUC No. 74 (with underlying Regional Commercial Zone C-1 zoning). LUC No. 74 permits a wide range of uses ranging from automotive service stations, business and professional offices, garden centres, motels and hotels, parking facilities, restaurants and retail with dwelling units permitted above the first floor. Given that the Province has mandated all LUCs terminate in 2024 and that the parking lot is no longer needed to support the Bingo Hall, the applicant is seeking to discharge the LUC and replace it with a new comprehensive development zone to facilitate redevelopment.

Staff have no objections to discharging LUC No. 74 from the subject site.

Zoning Amendment:

Bylaw No. 5719 proposes to rezone the site to a new Comprehensive Development Zone (CD-161) to facilitate development of 133 rental apartment units of which 30% (40) are proposed to be affordable as determined in Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-161 zoning in terms of siting, lot coverage, height, use and density with the exception of a proposed parking variance.

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 until June 28, 2021.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, 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 is applicable to the subject residential rezoning application. However, per Township of Langley Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw No. 5462 the project is eligible for a waiver of all CACs given the proposed affordable housing component of the project.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 22 significant trees exist within the subject site with none proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 30 replacement trees are required with 24 proposed to be planted

on-site and six (6) to be provided as cash-in-lieu. In addition, approximately seven (7) street trees exist along the road frontage, with six (6) proposed for retention. Post development, approximately 30 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.

Servicing:

Full urban services are present at this location. However, the applicant is required to confirm adequacy of the existing infrastructure to support the development. A Servicing Agreement may be required to secure works and services such as construction of road and sidewalk works, tree replacement, and utility upgrades and/or extensions as deemed necessary in accordance with the Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

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 Development Permit Area "A" and "B" guidelines included in the Willowbrook Community Plan (see Attachment B). Proposed Development Permit No. 101141 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 U-shaped six (6) storey building fronts 197 Street with a commercial podium stepping back to the residential units above. A central courtyard is proposed between the building wings to accommodate the required age friendly amenity area. The building contains 133 rental apartment units with the following breakdown:

Type of Unit	Number of Units	Unit Size Range
Studio	5	38 m² (410 ft²)
One-Bedroom	84	44 m² (475 ft²) – 66 m² (710 ft²)
Two-Bedroom	35	74 m² (804 ft²) – 99 m² (1070 ft²)
Three- Bedroom	9	98 m² (1054 ft²) – 102 m² 1100 ft²)

The main pedestrian residential building entry and access to all three (3) commercial units is located along 197 Street. The proposed building includes a variety of materials including brick, wood style soffits, architectural finish concrete, a green wall and three different panel colours. The proposed building height (six (6) storeys), site coverage (93%), and building siting comply with the CD-161 zoning provisions and the Development Permit Area "A" and "B" guidelines of the Willowbrook Community Plan.

Signage:

Fascia signage is proposed for the commercial units and is required to comply with the Township's Sign Bylaw.

Landscaping:

The landscape plans (provided in Schedule B of Attachment A) propose extensive plantings of trees, shrubs, and groundcovers on the rooftop amenity 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 532 m^2 (5,726 ft^2) with 1135 m^2 (12,200 ft^2) of indoor and outdoor space proposed. The amenity area is located on the second level of the project and includes outdoor facilities for the use of residents as well as an indoor amenity room. 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 197 Street and all parking is proposed to be provided within the building. Pedestrian accesses to the commercial units and the apartment building will also be provided from 197 Street.

The Zoning Bylaw requires 211 parking spaces as outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Commercial Parking (1 space / 20 m^2)	14	14
Residential Spaces 5 units (studio @ 1 space)	5	5
Residential Spaces 128 units (1 bedroom +) @ 1.5 spaces)	192 (20 of which are to be for visitor parking)	128
10% of total designated visitor	20	13
Total for the Project	**211**	**160**
Leased parking spaces (external)		43
Overall Total	**211**	**203**

As noted previously, the owner has an arrangement with a nearby business to lease out 43 parking spaces which they plan to continue post redevelopment.

Given the rental nature of the project and the proximity to local services, frequent transit service, and the future SkyTrain station, the applicant is seeking a parking variance to reduce the requirements for all 133 residential units from 197 spaces to 146. The applicant has retained a transportation consultant to review the anticipated parking demand for the project and they have recommended that the provision of one (1) parking space per unit (133 spaces) plus 13 visitor parking spaces (146 spaces) would be adequate for this project given its particular location.

Staff have reviewed the consultant's report findings and have no objections to their recommendation of providing one (1) parking space per unit (133) plus 13 visitor parking spaces. The proposed variance has been included within the DP for Council's consideration.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately three (3) new students for Langley Meadows Elementary (located approximately 420 m northeast of the site), two (2) students for Peter Ewart Middle School (located approximately 3 km northeast of the site) and three (3) students for RE Mountain Secondary School (located approximately 2.7 km northeast of the site).

Parks:

Langley Meadows Park, which is equipped with playing fields, pickleball courts and playground equipment is located in the 19800 Block of 64 Avenue (approximately 220 m to the northeast of the subject site).

Transit:

Currently, transit service is provided along 64 Avenue, Willowbrook Drive, and 197 Street. Staff note that the future SkyTrain station is currently proposed to be located approximately 400 m to the southwest of the site.

Environmental Considerations:

There are no watercourses present on-site however, staff note that 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 LUC discharge, rezoning and development permit applications will facilitate the development of 133 rental apartment units of which 30% (40) will be affordable as determined in Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462. The proposed development complies with the land use and density provisions as well as the applicable design guidelines of the Willowbrook Community Plan.

Staff recommend that Council give first and second reading to Bylaw Nos. 5718, 5719 (subject to 10 development prerequisites) and 5720 and authorize issuance (at time of final reading of Bylaw No. 5719) of accompanying Development Permit No. 101141 and authorize staff to schedule the required public hearing for Land Use Contract Discharge Bylaw No. 5718 and Rezoning Bylaw No. 5719.

Respectfully submitted,

Chris Jarvie
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101141
ATTACHMENT B	Willowbrook Development Permit Area A and B – Guidelines
ATTACHMENT C	School District 35 comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101141

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

1. Name: Manorlane Properties (Willowbrook) Inc.

   Address: 201, 204 Cayer Street,
   Coquitlam BC, V3K 5B1

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 47 Section 26 Township 8 New Westminster District Plan NWP44934

   CIVIC ADDRESS: 6350 – 197 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. 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. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
   d. All signage being in compliance with the Township’s Sign Bylaw;
   e. All 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 an onsite 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 MIXED-USE DEVELOPMENT

6350 197 STREET, LANGLEY, BC

PROJECT DIRECTORY

CLIENT:
MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,COQUITLAM,BC
CONTACT: BALRAJ MANN
T 604-521-4300
bmann@polycreterestorations.com

ARCHITECTURAL :
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1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEYOR:
DHALIWAL AND ASSOCIATES LAND SURVEYING INC
216-12899 76TH AVENUE,SURREY,BC
V3W1E6
CONTACT: SUKHVIR GREWALI
T 604-501-6188
info@dhaliwalsurvey.com

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREEK
DRIVE,BURNABY,BC,V5C6G9
CONTACT:MARY CHAN YIP
T 604-294-0011
mary@pmglandscape.comm

CIVIL:
COASTLAND ENGINEERING AND SURVEYING LTD.
101-19292,60 AVENUE,SURREY,BC
V3S3M2
CONTACT: MIKE HELLE
T 604-532-97-00
hell@coastland.bc.ca

ARBORIST:
ARBORTECH CONSULTING
145-12051 HORSESHOE
WAY,RICHMOND,BC V7A4V4
CONTACT: NORM HOL
T604-275-3884
norm@acigroup.ca

PROJECT INFO

LEGAL DESCRIPTION:
LT 1, SEC 10, TWP 8, NWD, PL LMP25699

CIVIC ADDRESS:
6350 197ST, LANGLEY,BC

ZONING INFORMATION:

ZONE:
EXISTING: C-1
PROPOSED: CD

OCP:
EXISTING: WILLOWBROOK COMMUNITY PLAN

LOT AREA:
GROSS SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)
NET SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)

SHEET LIST TABLE

A-001	COVER PAGE
A-002 A-003	PROJECT DATA
A-004	BASE PLAN
A-100	SITE PLAN/PARKADE PLAN
A-101	PARKADE PLAN
A-102 A-106	BUILDING PLANS
A-220 A-226	UNIT PLANS
A-300 A-301	ELEVATIONS
A-350 A-351	RENDERINGS



STREETSCAPE



19750- 64 AVE | SUBJECT LOT | 6334- 197 ST | 19711 WILLOWBROOK DR

NOTES:

REVISION		
	I	
	H	
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2020/09/01	F	REVISED DP SUBMISSION
2020/06/05	E	REVISED DP SUBMISSION
2020/03/19	D	REVISED AS PER CITY COMMENTS/SUBMITTED
2020/02/21	C	REVISED AS PER CITY COMMENTS
2019/09/20	B	REVISED & DP SUBMISSION
2019/07/04	A	PRELIMINARY SUBMISSION

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:
MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,COQUITLAM,BC

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JOB No.: LAN–025
DATE: DECEMBER 2018
SHEET TITLE:
COVER PAGE

DRAWING NO.:
A-001

SCHEDULE A F.3

PROJECT DATA

CIVIC ADDRESS :	6350-197 STREET, LANGLEY, BC
LEGAL DESCRIPTION :	LT 1, SEC 30 TWP 8, NWD, PL LMP25699

LOT INFO		
LOT AREA	45,586.8 SQFT	4,235.2 SQM

ZONING	
EXISTING	C-1
PROPOSED	CD

SETBACKS		
NORTH (NEIGHBORING LOT-19750 64TH AVE)	24.6'	7.50 M
SOUTH (NEIGHBORING LOT-6334 197 ST.)	24.6'	7.50 M
WEST (FROM 197 ST.)	4.9'	1.50 M
EAST (NEIGHBORING LOT 6359 198 ST.)	24.6'	7.50 M

HEIGHT	
ALLOWED	6 STOREY
PROPOSED	6 STOREY

SITE COVERAGE		
PROPOSED	42,556.0 SQFT	93%

FAR CALCULATIONS

GROSS FLOOR AREA-RESIDENTIAL (EXCLUDING PARKING)

LEVEL	AREA	
MAIN FLOOR LEVEL (RES. LOBBY)	869.76 SQFT	80.80 SQM
SECOND FLOOR LEVEL (EXCLUDING INDOOR AMENITY)	20,722.4 SQFT	1,925.2 SQM
THIRD FLOOR LEVEL	22,426.5 SQFT	2,083.5 SQM
FOURTH FLOOR LEVEL	22,386.7 SQFT	2,079.8 SQM
FIFTH FLOOR LEVEL	22,327.2 SQFT	2,074.3 SQM
SIXTH FLOOR LEVEL	21,602.8 SQFT	2,007.0 SQM
TOTAL	110,335.4 SQFT	10,250.5 SQM

GROSS FLOOR AREA-COMMERCIAL

LEVEL	AREA	
MAIN FLOOR LEVEL	3,019.08 SQFT	280.5 SQM
TOTAL AREA PROPOSED	113354.5 SQFT	10531.0 SQM

FAR PROPOSED 2.49

UNIT COUNT

UNIT TYPE	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	FIFTH LEVEL	SIXTH LEVEL	UNIT	PERCENTAGE
STUDIO	1	1	1	1	1	5	3.76%
1 BEDROOM	3	3	3	3	5	17	12.78%
1 BEDROOM - ADAPTABLE	4	6	2	2	0	14	10.53%
1 BEDROOM + DEN	9	8	12	12	12	53	39.85%
2 BEDROOM	3	3	3	3	3	15	11.3%
2 BEDROOM +DEN	4	4	4	4	4	20	15.0%
3 BEDROOM	1	1	1	1	1	5	3.8%
3 BEDROOM + FLEX	0	1	1	1	1	4	3.0%
TOTAL ON EACH FLOOR	25	27	26	26	27	133	100.0%
TOTAL NO. OF UNITS							133

AMENITY CALCULATION

OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA	
REQUIRED	133	4.0 SQM	5,724.3 SQFT	532.0 SQM
PROVIDED ON SECOND FLOOR (TOTAL COMMON OUTDOOR AREA INCLUDING LOUNGE+PLAYAREA+LANDSCAPING)			12,217.7 SQFT	1135.0 SQM
INDOOR AMENITY			AREA	
PROVIDED ON SECOND FLOOR			1,134.4 SQFT	105.4 SQM

GARBAGE RM. CALCULATION

RESIDENTIAL				
REQUIRED	133		671.1 SQFT	62.37 SQM
COMMERCIAL				
REQUIRED		0.0182 SQM	94.7 SQFT	8.80 SQM
TOTAL REQUIRED			765.8 SQFT	71.17 SQM
TOTAL PROVIDED			774.7 SQFT	72.00 SQM

NOTES:

REVISION		
	I	
	H	
	G	
20200331	F	REVISED OP SUBMISSION
20200306	E	REVISED SUBMISSION
20200219	D	REVISED AS PER CITY COMMENTS(2ND REV.
20200123	C	REVISED AS PER CITY COMMENTS
2019.0930	B	RE-ZONING & OP SUBMISSION
2019.0704	A	PRELIMINARY SUBMISSION

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LANGLEY, B.C.

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JOB No.: LAN-025
DATE: DECEMBER 2018
SHEET TITLE:

DEVELOPMENT DATA

DRAWING NO.: A-002
F3F

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UNIT SCHEDULE

UNIT TYPE		AREA	NO OF UNITS LEVEL 2	NO OF UNITS LEVEL 3	NO OF UNITS LEVEL 4	NO OF UNITS LEVEL 5	NO OF UNITS LEVEL 6
TYPE A	1 BEDROOM+DEN	649.1 SQFT	8				
TYPE A1	1 BEDROOM+DEN	673.0 SQFT		8	12	12	1
TYPE A2	1 BEDROOM+DEN	631.0 SQFT					11
TYPE A3	1 BEDROOM	615.1 SQFT					2
TYPE B	2 BEDROOM+DEN	1065.7 SQFT	2				
TYPE B1	2 BEDROOM+DEN	1070.3 SQFT		2			
TYPE B2	2 BEDROOM+DEN	1050.3 SQFT			2	2	
TYPE B3	2 BEDROOM+DEN	1020.5 SQFT					2
TYPE C	STUDIO	410.7 SQFT	1	1	1	1	1
TYPE D-ADAPTABLE	1 BEDROOM	649.0 SQFT	4	2	2	2	
TYPE D1-ADAPTABLE	1 BEDROOM	673.0 SQFT		4			
TYPE E	1 BEDROOM	475.1 SQFT	2	2	2	2	2
TYPE F	3 BEDROOM	1054.4 SQFT	1				
TYPE F1	3 BEDROOM	1077.5 SQFT		1	1		
TYPE F2	3 BEDROOM	1054.4 SQFT				1	
TYPE F3	3 BEDROOM	1054.4 SQFT					1
TYPE G	2 BEDROOM+DEN	914.2 SQFT	2	2	2	2	2
TYPE H	2 BEDROOM	826.7 SQFT	1	1	1	1	1
TYPE I	1 BEDROOM+DEN	710.1 SQFT	1				
TYPE I1	2 BEDROOM	838.3 SQFT		1	1		
TYPE I2	2 BEDROOM	803.8 SQFT				1	1
TYPE J	2 BEDROOM	927.2 SQFT	1				
TYPE J1	3 BEDROOM+FLEX	1100.8 SQFT		1	1	1	
TYPE J2	3 BEDROOM+FLEX	1080.1 SQFT					1
TYPE K	2 BEDROOM	1057.5 SQFT	1				
TYPE K1	2 BEDROOM	1041.3 SQFT		1	1		
TYPE K2	2 BEDROOM	1041.3 SQFT				1	
TYPE K3	2 BEDROOM	1007.9 SQFT					1
TYPE L	1 BEDROOM	511.9 SQFT	1				
TYPE L1	1 BEDROOM	531.7 SQFT		1	1	1	
TYPE L2	1 BEDROOM	497.2 SQFT					1
			25	27	27	27	27

OFF STREET PARKING (RESIDENTIAL & COMMERCIAL)

RESIDENTIAL PARKADE UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
	133	1	133	**133**
VISITOR PARKING(10% OF TOTAL RES. PARKING)			13.3	**13**
COMMERCIAL PARKADE				
COMMERCIAL	1 CAR/20 SQM.			
NO. OF PARKING REQUIRED	**280.5**		14.0	**14**
TOTAL NO. OF PARKING REQUIRED				**160**
PARKADE PROVIDED				
PARKADE LVL 1 (STALLS TO BE LEASED)				43
PARKADE LVL 1 (VISITOR AND CRU PARKING)				27
PARKADE LVL 1 (RESIDENTIAL PARKING)				16
PARKADE LVL-2 (RESIDENTIAL PARKING)				117
TOTAL NO. OF PARKING PROPOSED				**203**
SMALL CAR STALLS PROPOSED			39	19%
ACCESIBLE CAR STALLS PROPOSED			18	9%
LOCKER SPACES				
PROVIDED			45	

NOTES:

REVISION		
	I	
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20200601	F	REVISED DP SUBMISSION
20200506	E	REVISED DP SUBMISSION
20200414	D	REVISED AS PER CITY COMMENTS/SUBMISSION
20200401	C	REVISED AS PER CITY COMMENTS
2019.0930	B	REVISIONS & DP SUBMISSION
2019.0704	A	PRELIMINARY SUBMISSION

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
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LANGLEY, B.C.

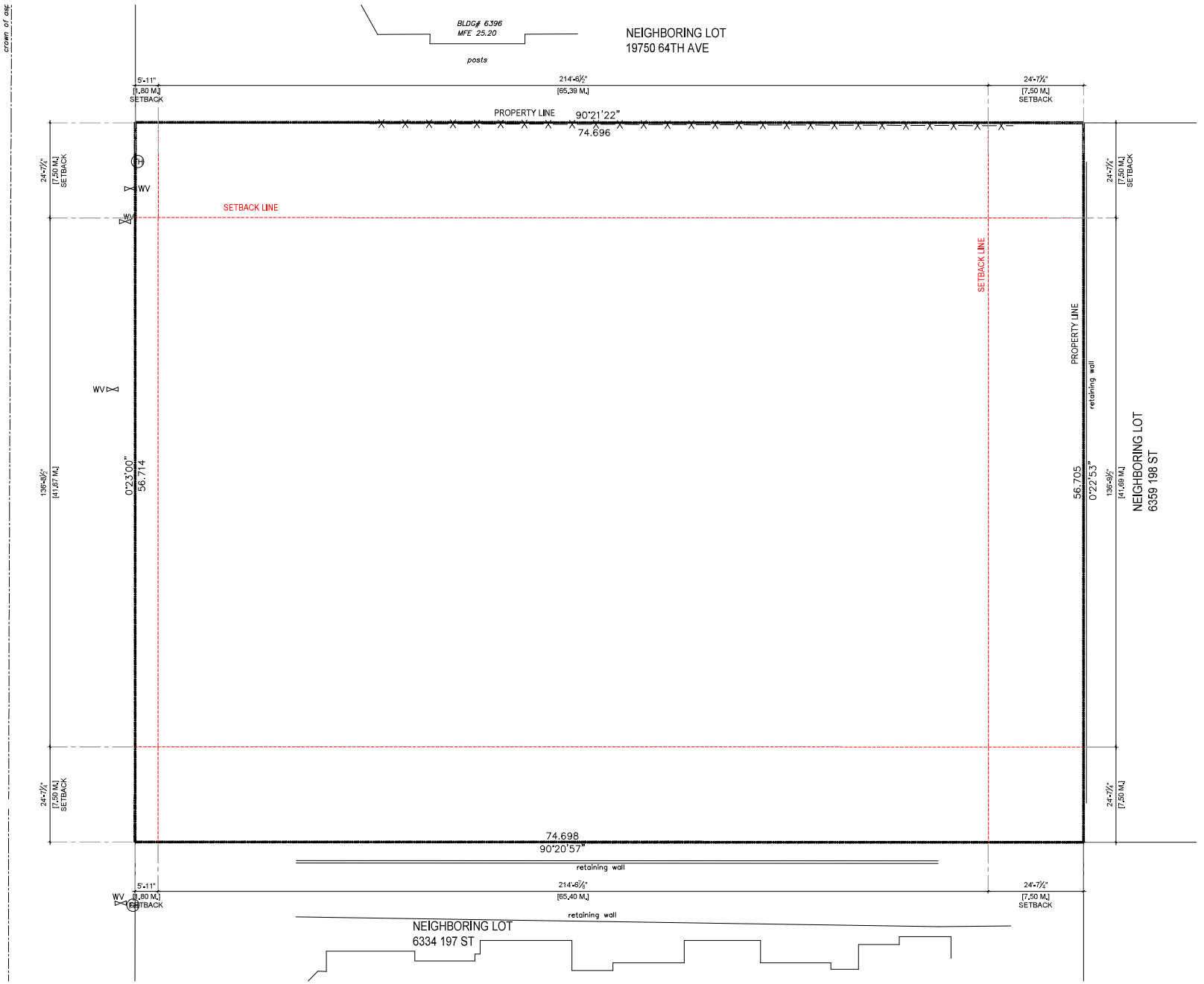
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201-2014 CAYER STREET,COQUITLAM,BC

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CHECKED:	ZB
SCALE:	–
JOB No.:	LAN–025
DATE:	DECEMBER 2018

SHEET TITLE:
DEVELOPMENT DATA

DRAWING NO.:
A-003 | **F** | **F.3**



NOTES:

REVISION		
	I	
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20230831	F	REVISED DP SUBMISSION
20230505	E	REVISED DP SUBMISSION
20230314	D	REVISED AS PER CITY COMMENTS/SUBMITTED.
20230421	C	REVISED AS PER CITY COMMENTS
2019.09.03	B	RE-ISSUED & DP SUBMISSION
2019.07.04	A	PRELIMINARY SUBMISSION

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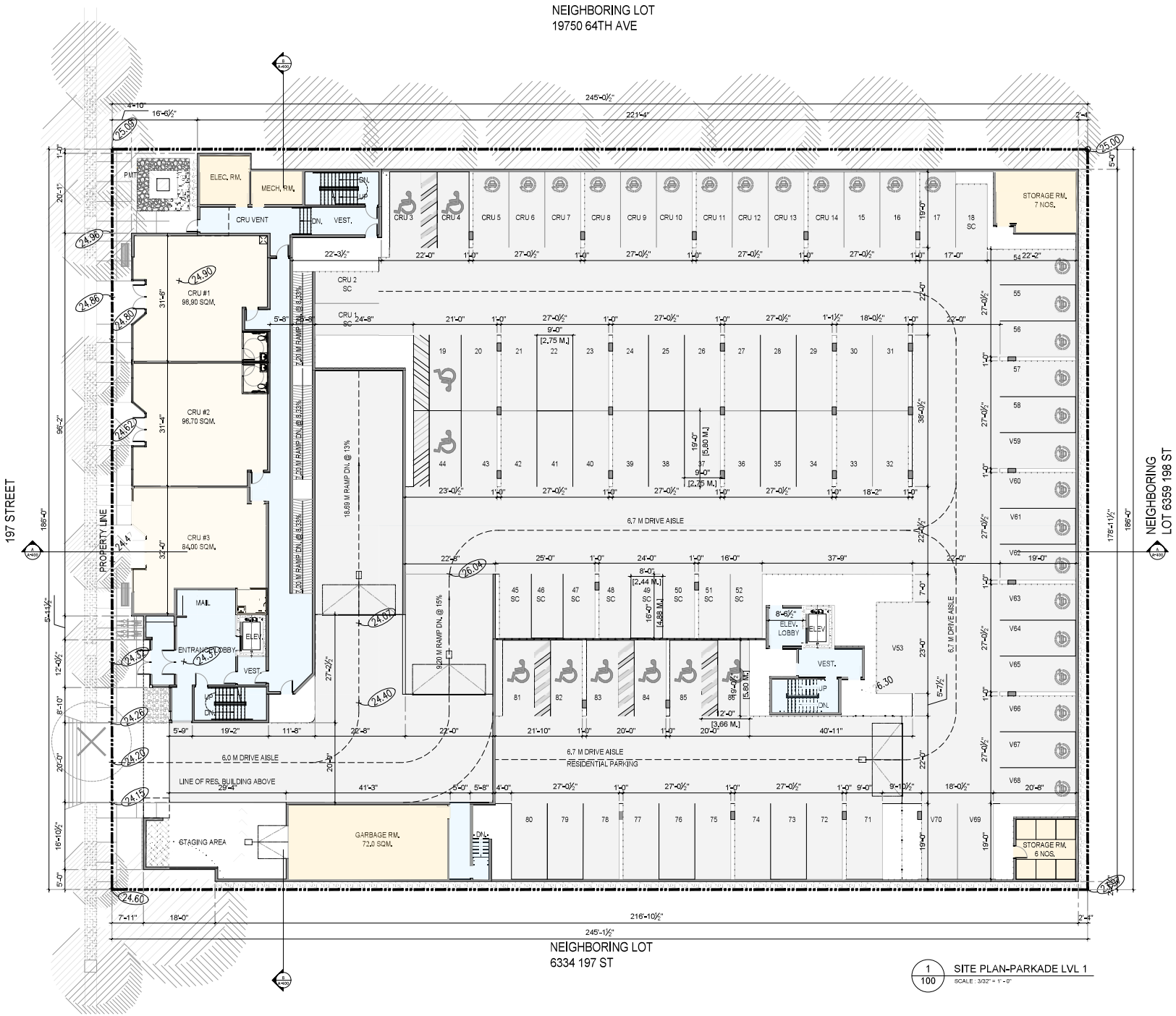
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JOB No.:	LAN–025
DATE:	DECEMBER 2018
SHEET TITLE:	

BASE PLAN

DRAWING NO.: **A-004** F

F.3



NOTES:

REVISION		
	I	
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2020/03/31	F	REVISED DP SUBMISSION
2020/03/06	E	REVISED SUBMISSION
2020/01/10	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
2020/04/23	C	REVISED AS PER CITY COMMENTS
2019/09/05	B	RE-ZONING & DP SUBMISSION
2019/07/04	A	PRELIMINARY SUBMISSION

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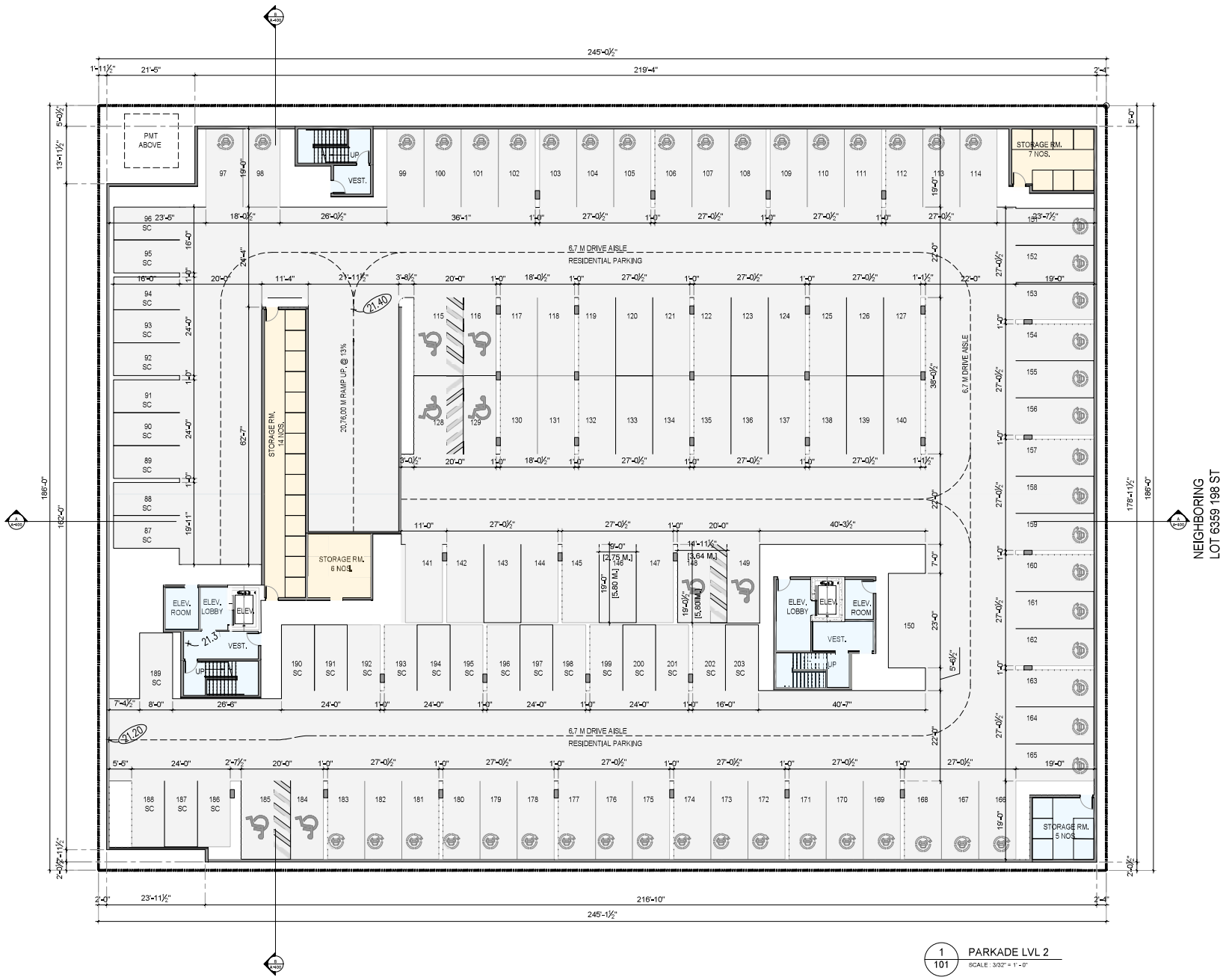
DRAWN:	NN
CHECKED:	DB
SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

SITE PLAN
PARKADE LEVEL 1/CRU

DRAWING NO.: **A-100**

F 3 F

T:\LANGLEY\WORKING\DRAWINGS\A-100 PLAN-2020.dwg



1 / 101 PARKADE LVL 2
SCALE : 3/32" = 1'-0"

NOTES:

REVISION		
	I	
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2020/03/31	F	REVISED DP SUBMISSION
2020/03/06	E	REVISED SUBMISSION
2020/01/13	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
2020/02/25	C	REVISED AS PER CITY COMMENTS
2019/09/05	B	RE-ZONING & DP SUBMISSION
2019/07/04	A	PRELIMINARY SUBMISSION

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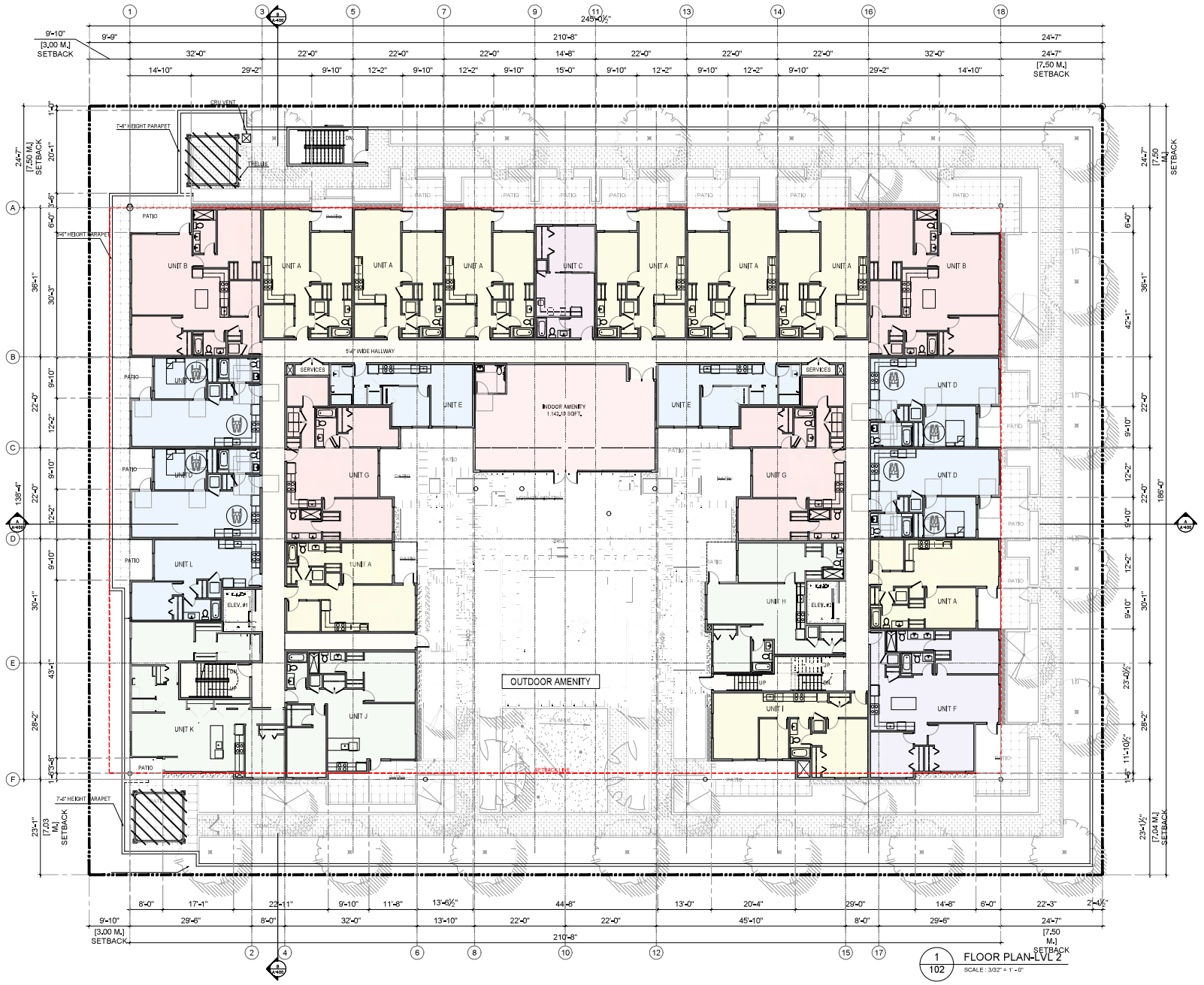
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SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

PARKADE LEVEL 2

DRAWING NO.:
A-101

F3F

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1 / 102 FLOOR PLAN-LVL 2
SCALE : 3/32" = 1' - 0"

NOTES:

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20200331	F	REVISED DP SUBMISSION
20200306	E	REVISED SUBMISSION
20200219	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
20200124	C	REVISED AS PER CITY COMMENTS
2019/0905	B	RE-ZONING & DP SUBMISSION
2019/0704	A	PRELIMINARY SUBMISSION
REVISION		

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

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201-2014 CAYER STREET,COQUITLAM,BC

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SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

FLOOR PLAN-LEVEL 2

DRAWING NO.: **A-102**

F3F



1/103 FLOOR PLAN-LVL 3
SCALE : 3/32" = 1' - 0"

NOTES:

REVISION		
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20200331	F	REVISED DP SUBMISSION
20200228	E	REVISED SUBMISSION
20200110	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
20200123	C	REVISED AS PER CITY COMMENTS
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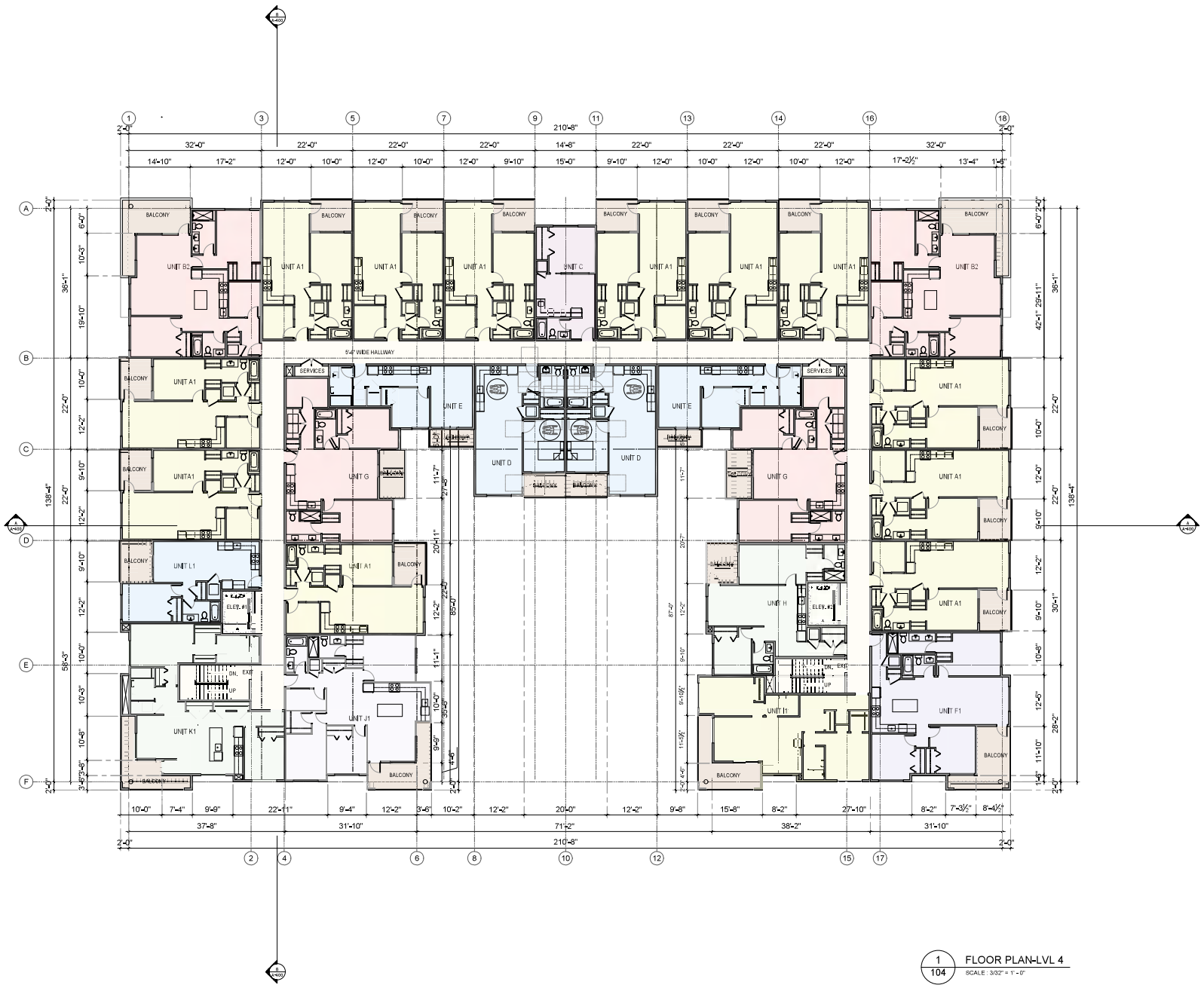
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JOB No.:	LAN-035
DATE:	DECEMBER 2018
SHEET TITLE:	

FLOOR PLAN-LEVEL 3

DRAWING NO.:
A-103

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1/104 FLOOR PLAN-LVL 4
SCALE : 3/32" = 1' - 0"

NOTES:

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2020/03/31	F	REVISED DP SUBMISSION
2020/03/06	E	REVISED SUBMISSION
2020/01/13	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
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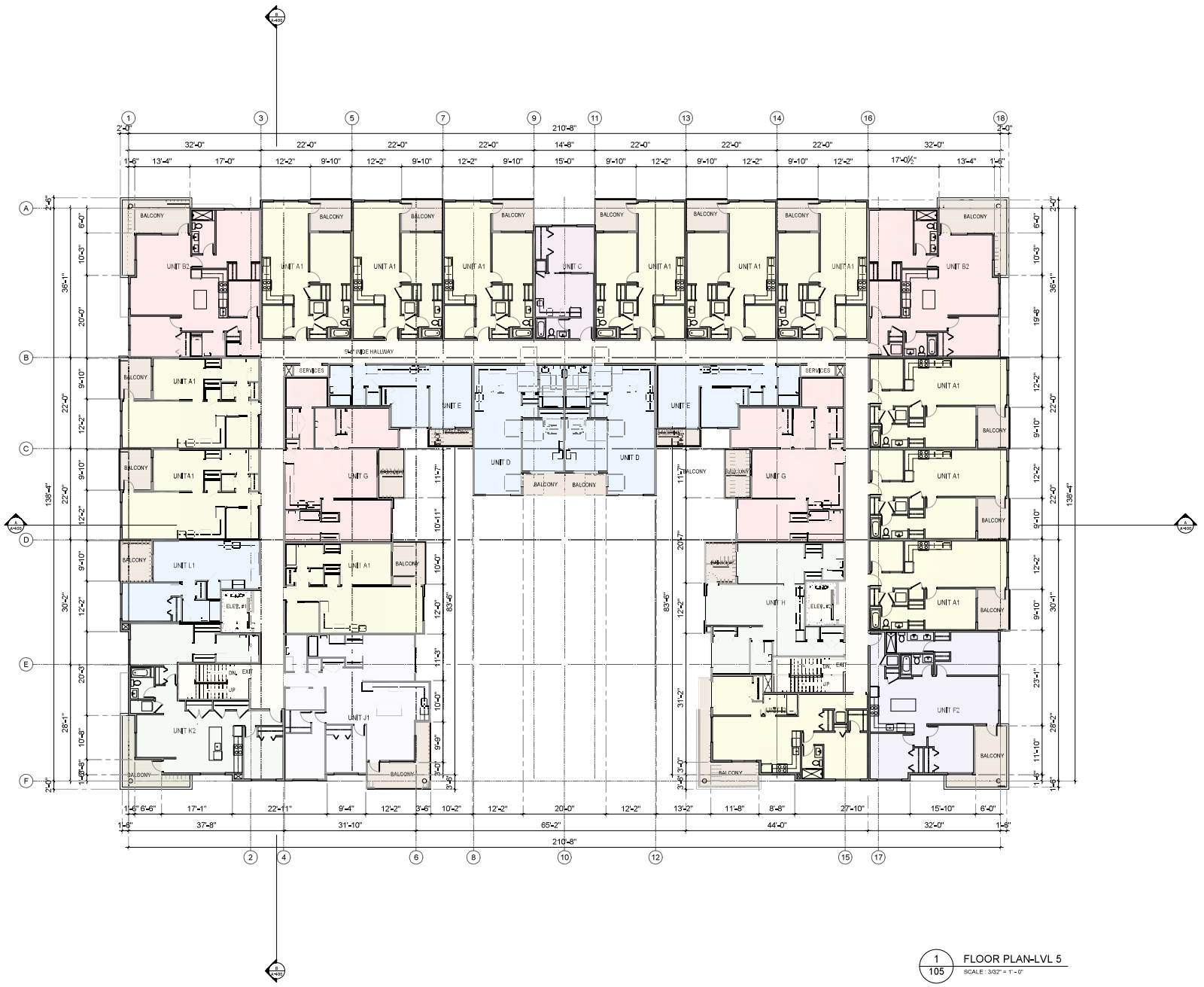
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JOB No.:	LAN-035
DATE:	DECEMBER 2018
SHEET TITLE:	

FLOOR PLAN-LEVEL 4

DRAWING NO.:
A-104

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1/105 FLOOR PLAN-LVL 5
SCALE : 3/32" = 1' - 0"

NOTES:

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2020/01/13	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
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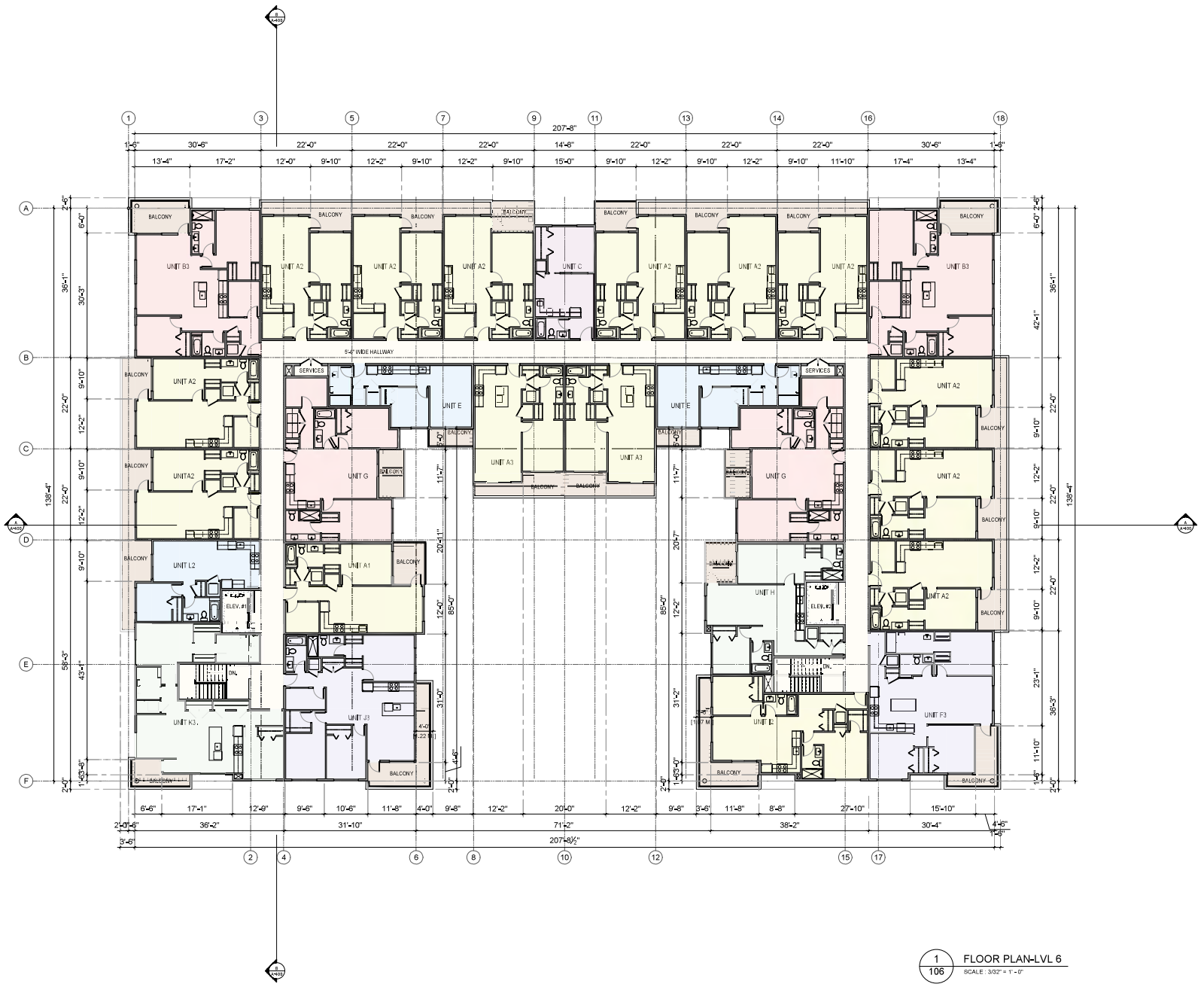
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JOB No.:	LAN-035
DATE:	DECEMBER 2018
SHEET TITLE:	

FLOOR PLAN-LEVEL 5

DRAWING NO.:
A-105

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1 / 106 FLOOR PLAN-LVL 6
SCALE : 3/32" = 1' - 0"

NOTES:

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20200219	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
20200123	C	REVISED AS PER CITY COMMENTS
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LANGLEY, B.C.

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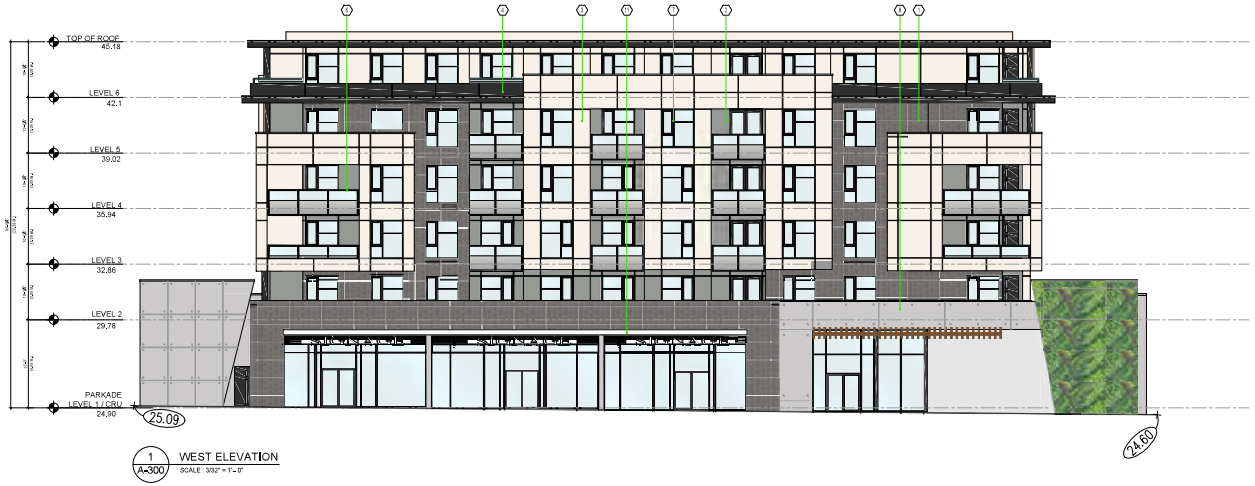
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JOB No.:	LAN-035
DATE:	DECEMBER 2018
SHEET TITLE:	

FLOOR PLAN-LEVEL 6

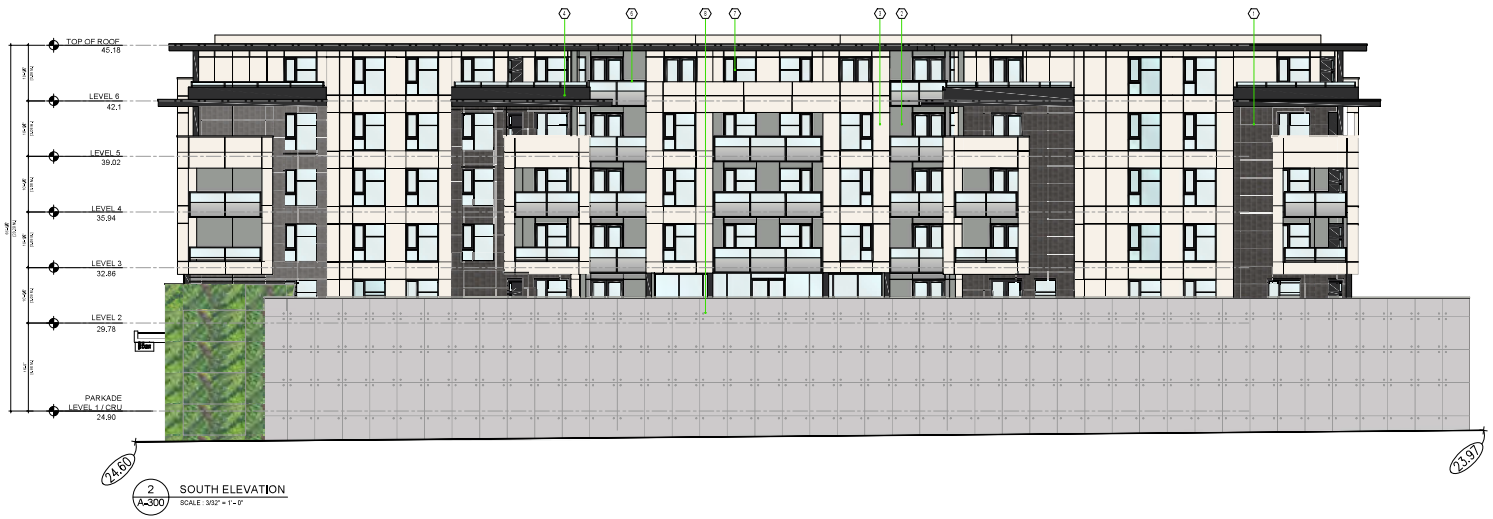
DRAWING NO.:
A-106

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1 A-300 WEST ELEVATION
SCALE : 3/32" = 1'-0"



2 A-300 SOUTH ELEVATION
SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
   COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
   RUSTICSERIES LAP
   COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH
   SAFETY GLASS (TRANSPARENT) COLOR TO
   MATCH SW7674-PEPPERCORN- GRAPHITE
   WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
   COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE
   FLOUR
10. SOFFIT COLOR TO MATCH
    SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12" SMOOTH FINISH HARDIE FASCIA
    BOARD PAINTED TO MATCH
    SW7674-PEPPERCORN

NOTES:

REVISION		
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2020/03/31	F	REVISED DP SUBMISSION
2020/03/06	E	REVISED SUBMISSION
2020/01/13	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
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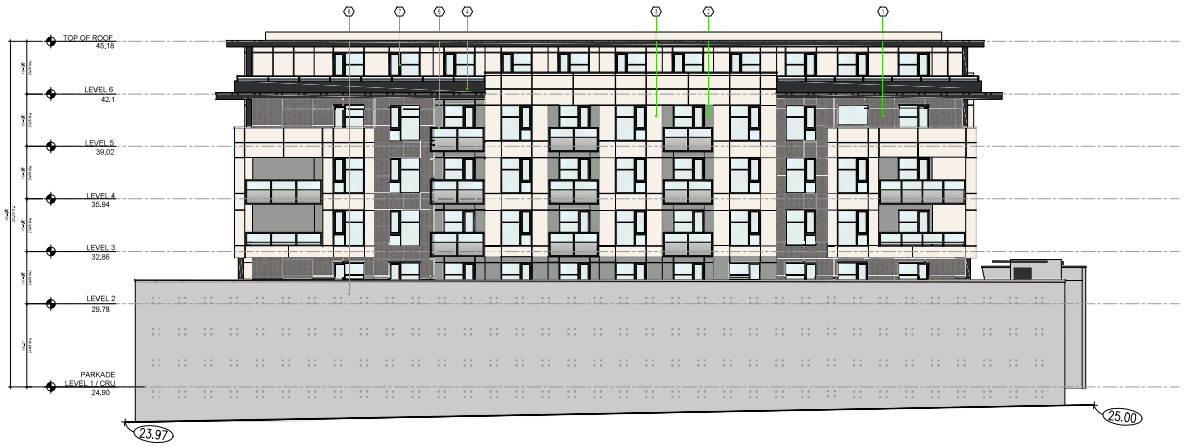
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JOB No.: LAN-025
DATE: DECEMBER 2018
SHEET TITLE:

ELEVATIONS

DRAWING NO.:
A-300

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1 A-301 EAST ELEVATION
SCALE : 3/32" = 1'-0"



2 A-301 NORTH ELEVATION
SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
   COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
   RUSTICSERIES LAP
   COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) COLOR TO MATCH SW7674-PEPPERCORN- GRAPHITE WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
   COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE FLOUR
10. SOFFIT COLOR TO MATCH SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12" SMOOTH FINISH HARDIE FASCIA BOARD PAINTED TO MATCH SW7674-PEPPERCORN

NOTES:

REVISION		
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20190905	F	REVISED DP SUBMISSION
20190705	E	REVISED SUBMISSION
20190514	D	REVISED AS PER CITY COMMENTS/CLIENT REQ.
20190423	C	REVISED AS PER CITY COMMENTS
2019-03-29	B	REVISED & DP SUBMISSION
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PROJECT:
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6350 197th STREET,
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CLIENT:
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SCALE:	3/32" = 1'-0"
JOB No.:	LAN--025
DATE:	DECEMBER 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.: **A-301** | **F** | **F.3**



1 A-350 RENDERING FROM 197 STREET
SCALE : NTS.



2 A-350 RENDERING FROM RESIDENTIAL ENTRANCE
SCALE : NTS.

NOTES:

REVISIONS		
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2020/09/01	F	REVISED DP SUBMISSION
2020/05/05	E	REVISED SUBMISSION
2020/01/14	D	REVISED AS PER CITY COMMENTS/ADJUST REQ.
2019/04/24	C	REVISED AS PER CITY COMMENTS
2019/03/26	B	REVISIONS & DP SUBMISSION
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SCALE:	NTS.
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

RENDERINGS

DRAWING NO.: **A-350** F

F.3



1 / A-351 RENDERING FROM 197 STREET
SCALE : NTS.



2 / A-351 RENDERING FROM SECOND LEVEL COURTYARD
SCALE : NTS.

NOTES:

NO.	DATE	REVISION
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		H
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	2020/09/01	F REVISED DP SUBMISSION
	2020/05/05	E REVISED SUBMISSION
	2020/03/11	D REVISED AS PER CITY COMMENTS/ADJUSTMENTS
	2020/02/21	C REVISED AS PER CITY COMMENTS
	2019/09/26	B REVISIONS & DP SUBMISSION
	2019/07/04	A PRELIMINARY SUBMISSION

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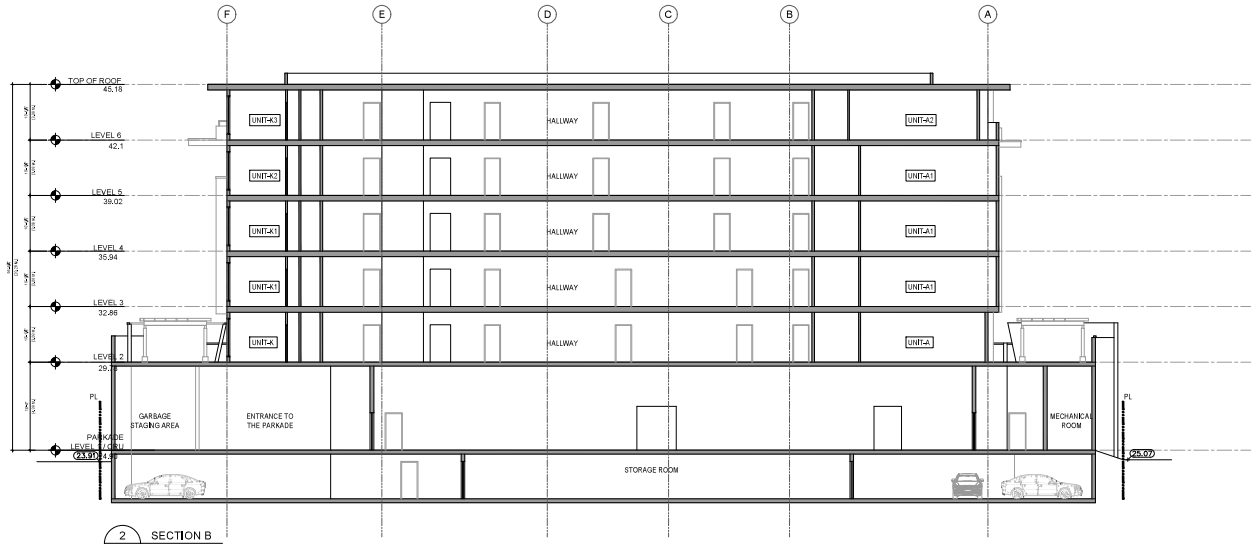
RENDERINGS

DRAWING NO.: **A-351** F

F.3



1 A-400 SECTION A
SCALE : 3/32" = 1'-0"



2 A-400 SECTION B
SCALE : 3/32" = 1'-0"

NOTES:

REVISION		
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20200331	F	REVISED DP SUBMISSION
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JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

SECTIONS

DRAWING NO.:
A-400

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PLANT SCHEDULE

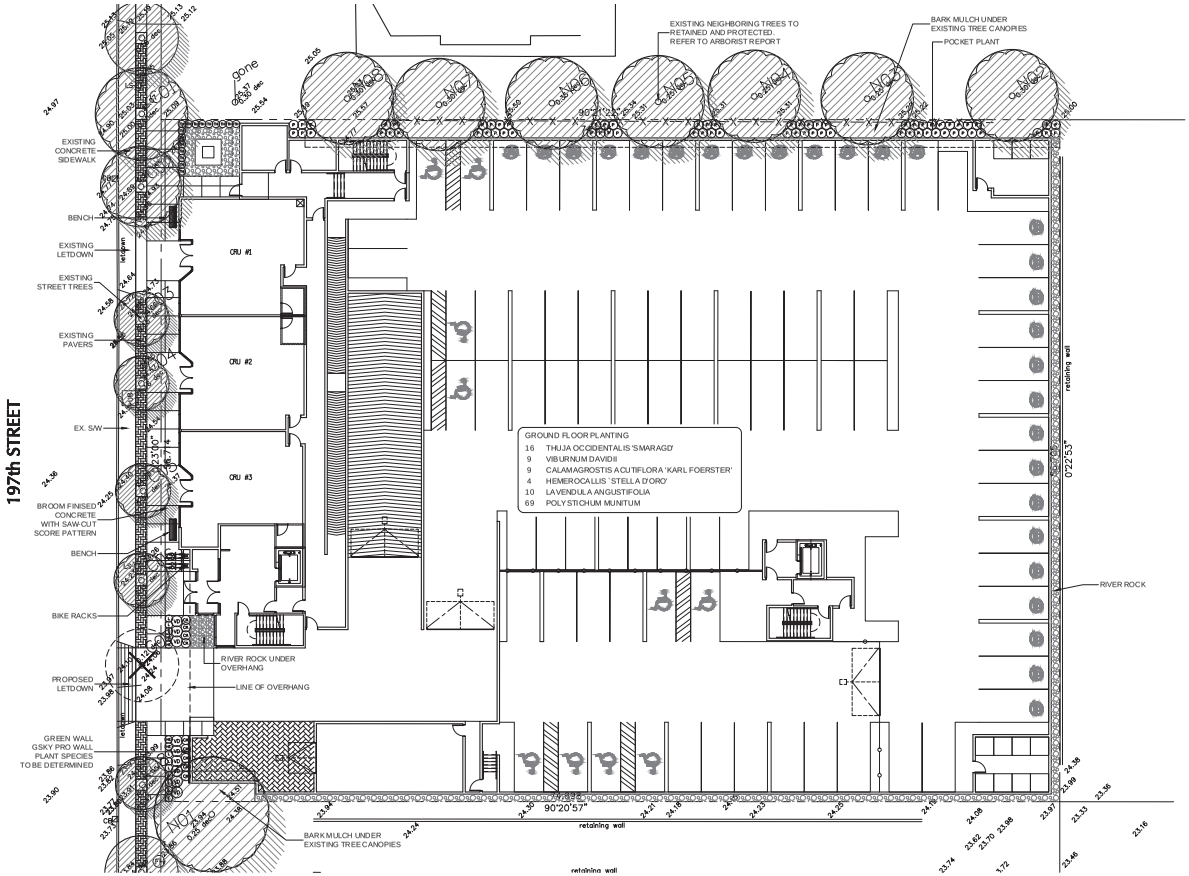
PMG PROJECT NUMBER: 19-134

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AP	6	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
CK	11	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
SJ	17	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; B&B
SHRUB				
EA	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HM	17	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#3 POT; 80CM
NDH	58	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
PJ	142	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
PLZ	114	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT; 30CM
RKG	25	RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON; CREAM PINK	#2 POT; 30CM
SJH	7	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SAW	97	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
SV	10	SYRINGA VULGARIS	LILAC	#3 POT; 80CM
TMH	122	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.2M B&B
TOS	16	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT; B&B
VD	149	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VT	14	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 50CM
GRASS				
CF	38	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
IC	64	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PA	25	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HC	231	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
LA	50	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT
GC				
DF	39	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
PM	82	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



GREENWALL: GSKY PRO WALL



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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.
4	20.AUG.21	REMOVE RAILING NOTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.08	AHOC COMMENTS	DO
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT NO: 10-0042

DRAWING TITLE:

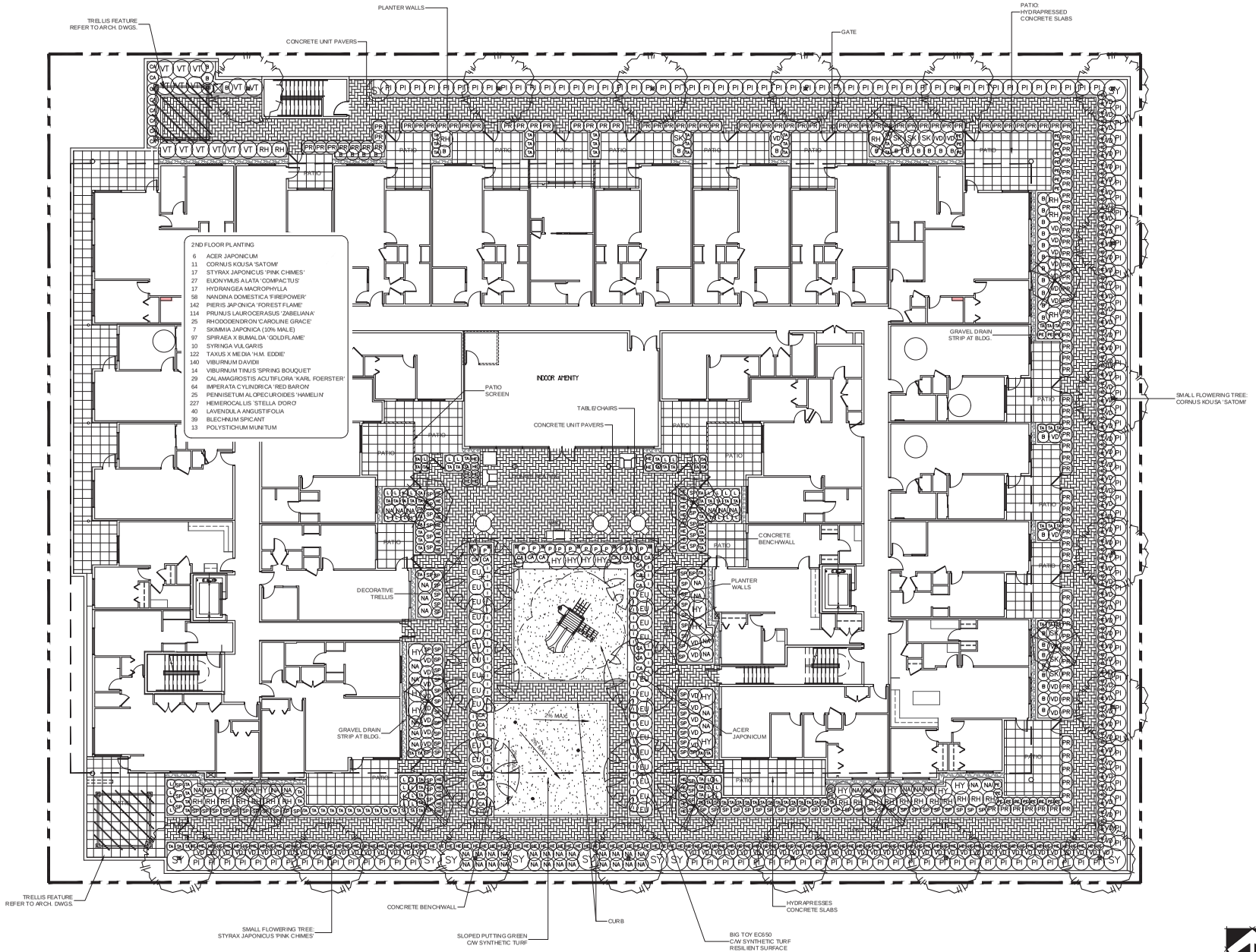
LANDSCAPE PLAN GROUND FLOOR

SCHEDULE B

DATE: 20.SEP.05 DRAWING NUMBER: L3
SCALE: 1:200 @ 24"x36" OF 3
DRAWN:
DESIGN:
CHK'D:

19134-6.ZIP

PMG PROJECT NUMBER: 19-134



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	20.AUG.21	REMOVE RAILING NOTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.08	ARCH. COMMENTS	DO
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

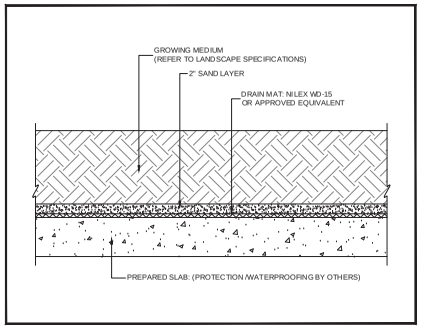
DRAWING TITLE:

LANDSCAPE PLAN SECOND FLOOR

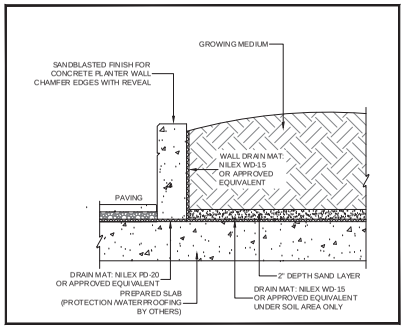
DATE:	19.SEP.05	DRAWING NUMBER:
SCALE:	1"=10'-0"	L2.3
DRAWN:	DO	
DESIGN:	DO	OF 3
CHK'D:	MCY	

19134-6.ZIP

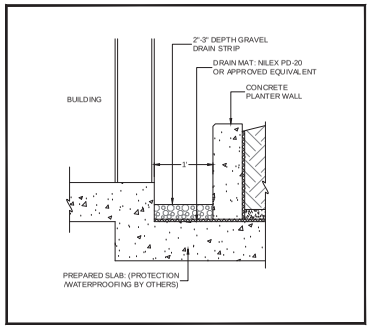
PMG PROJECT NUMBER: **19-134**



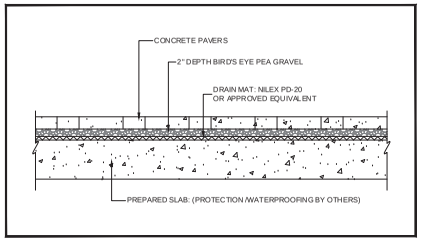
1 **PLANTING ON SLAB**
1"=1'-0"



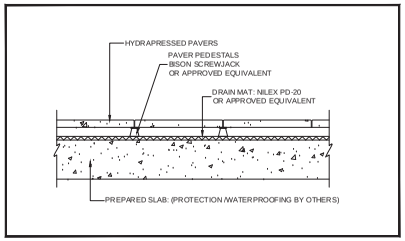
2 **PLANTER WALL ON SLAB**
1"=1'-0"



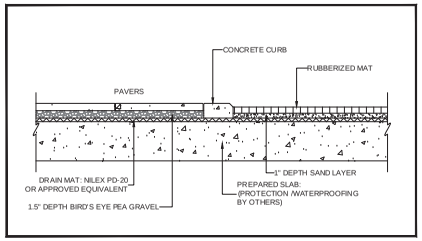
3 **DRAIN ROCK STRIP AT BUILDING ON SLAB**
1"=1'-0"



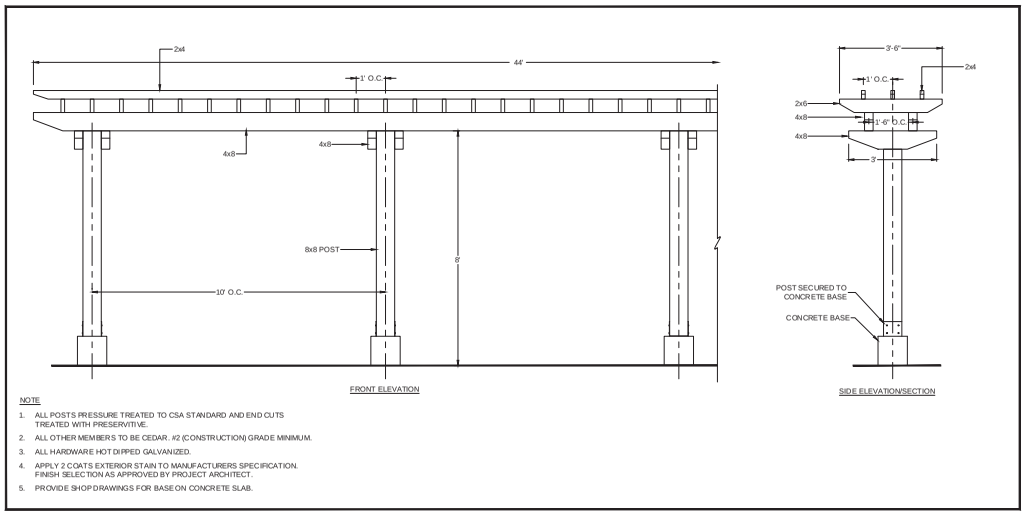
4 **PAVERS ON SLAB**
1"=1'-0"



5 **HYDRAPRESSED PAVERS ON SLAB**
1"=1'-0"



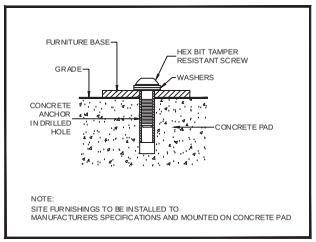
6 L2 **PLAY SURFACE ON SLAB**
1"=1'-0"



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. PROVIDE SHOP DRAWINGS FOR BASE ON CONCRETE SLAB.

7 **WOOD TRELLIS DETAIL**
1/2"=1'-0"



8 **FURNITURE MOUNTING**
1"=6"

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.SEP.05	DRAWING NUMBER:
SCALE:	AS SHOWN	L3
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 3

19134-3.ZIP

PMG PROJECT NUMBER: **19-134**

3.7.3 Ground floor commercial shall be provided along 65 Avenue and 66 Avenue. The gross floor area of any individual commercial unit may not exceed 450 m^2 (4,844 ft^2).

PART 4 - DEVELOPMENT PERMIT AREAS

4.1 Introduction

#5010 12/12/16

Development permit areas may be designated in certain circumstances as set out in the Local Government Act. This section designates development permit areas for the Willowbrook Plan area, describes their objectives and provides guidelines to achieve these objectives. All development permit areas are shown on Map 3.

Where an area is designated a development permit area, subdivision of land and construction of, addition to or alteration of a building can only take place after a development permit has been issued by Council.

4.2 Development Permit Area A - Multi Family and Residential Density Bonus

#5010 12/12/16

Multi Family and Residential Density Bonus areas are designated development permit areas under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area A on Map 3.

The objective of this development permit area designation is to promote development of safe and attractive multi family neighbourhoods, reduce conflicts with adjacent uses and provide a buffer along 200 Street. The guidelines for Development Permit Area A are:

4.2.1 New development should be based on a comprehensive design concept and integrate with and be compatible with adjacent development with respect to siting, height, exterior finish and design of buildings, landscaping and design of access and parking areas.

4.2.2 Siting of buildings and individual dwelling units should take advantage of views and natural amenities and should provide the maximum number of units with good sun exposure. Buildings should be designed and sited so that sun exposure to roads and adjacent property is maximized.

4.2.3 Building material, design and massing shall support the creation of an attractive residential development.

4.2.4 Surface parking should be provided for in a number of smaller areas rather than one large lot. Provision of underground parking is encouraged. Attention shall be paid to landscaping within parking areas to soften the visual impact, especially where residential views extend over the parking area.

4.2.5 Multi family developments shall make adequate provision for access for emergency and service vehicles and delivery and moving vans.

4.2.6 Provision of an attractive and identifiable entrance feature for each development will be encouraged.

4.2.7 Signs shall be designed to be compatible with the buildings.

4.2.8 Landscaping shall be required to enhance the appearance of the development, particularly along abutting roads or adjacent single family development. Consideration shall be given to retaining existing trees. Garbage containers should be incorporated into the building design and be screened. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.

4.2.9 No building, structure or fence shall be constructed within 30 metres of 200 Street. Land in this area shall be landscaped with grass, shrubs or trees and may be bermed to reduce noise impacts from traffic along 200 Street. Careful consideration shall be given to retaining existing trees in this area. A right-of-way will be required for public walkway and/or bicycle paths.

#3362 11/04/94

4.2.10 The provisions of Section 6.6 of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area.

#5010 12/12/16

4.2.11 Development permit guidelines for high density development defined as:

- Mid - rise residential or mixed use developments between five and eleven storeys in height with a net density of up to 80 residential units per acre, and
- High - rise residential or mixed use developments over twelve storeys in height with a net density greater than 80 residential units per acre.

are as follows:

- High density buildings shall be designed to be compatible with surrounding development.
    - High-rise buildings, where located directly adjacent to public streets, public open spaces and/or low rise development, should be designed in a “tower and podium” configuration.
        - Tower and podium configurations typically involve the combination of a two to four storey podium building with a tower above an active ground floor (commercial uses may be allowed along main streets where appropriate) and directly fronting a street, square or park.
        - Above the podium, towers should be set back a minimum of 2.5 metres (8.2 feet) from the building edge to provide pedestrian scale and minimize shadowing and wind tunneling effects at street level.
        - Where a tower and podium configuration is adjacent to low-rise development, the podium height should reflect the height of adjacent buildings to create a coherent streetwall.
    - Podiums can be composed of townhouse, apartment units, commercial space and/or common amenity spaces. Apartment and townhouse units on the ground floor shall be ground-oriented and designed to provide a

pedestrian scale. Commercial space shall be arranged so that it does not compromise the privacy, security and quiet enjoyment of adjacent residential uses. Where commercial uses are proposed within a mixed use development, they must be located on the lower floors including the ground floor.

- Mid-rise buildings should be designed in a manner similar to high-rise, with a street fronting base and massing that steps back from the street above the height of adjacent buildings.
- Mid-rise and high-rise towers located away from public street frontages can be developed without a podium component. The buildings can also be located behind other low-rise, street-fronting buildings.
- Where facing a street the enclosed space of any residential accommodation within a high density development shall be set back a minimum of 3.0 metres (9.8 feet) from adjacent property lines with the exception that along greenway frontages this setback may be reduced to 1.5 metres (5.0 feet).
- An open spacing of tall buildings (over 6 storeys) shall be maintained to ensure adequate light, air, access and views for residents. The minimum facing distance between tall buildings shall be 40 metres (131 feet).
- The placement of tall buildings (over 6 storeys) should achieve a diagonal spacing to avoid tall buildings looking directly into each other.

- The bulk of mid-rise and high-rise buildings shall be minimized via facade articulation, terracing, modulation of floor plans and facades, and shadowing.
  - High-rise buildings in particular shall be designed as slim, elegant point towers, to minimize view blockage and shadowing effects at street level. Maximum floor plates of 625 metres^2 (6727 feet^2) above the twelfth floor are strongly encouraged. Bulky, slab-like building designs are strongly discouraged.
- Mid-rise and/or high-rise buildings shall be spaced apart to maintain privacy and views for residents, while minimizing shadowing effects and the blockage of significant views at street level. Buildings and open space should be designed to provide exposure to direct sunlight throughout the year.
- The design of mid-rise and high-rise buildings, including building tops, roofs and podium buildings, should be architecturally distinct, enhance the skyline and provide a landmark quality to residential areas.
  - Mid-rise and high-rise buildings shall be designed to minimize visual impact on surrounding residential development, through the use of varying heights, staggered buildings facades, roof lines and compatible building finishes.
  - Multiple mid-rise and high-rise buildings located on the same development site shall be designed so that each building exhibits a compatible yet unique character.
  - Mid-rise and high-rise buildings should be architecturally integrated into podium buildings to ensure a consistent streetwall/façade treatment at the street level.
  - Mid-rise and high-rise buildings, particularly on podium buildings, shall provide an active roof that is landscaped and made accessible to

tenants/residents as usable common/private outdoor space. "Green roof" designs are also strongly encouraged.
    - Mechanical equipment and appurtenances on mid-rise and high-rise roof tops should be completely screened and enclosed, preferably by integrated and innovative rooftop design.
- Mid-rise and high-rise building entrances shall be clearly visible and accessible from public streets and/or squares.
    - Resident and visitor drop off areas should be directly integrated into building entrance areas.
    - Building entrances shall be designed to provide adequate weather protection by incorporating awnings, canopies, porte-cocheres or other architectural elements.
    - Internal sidewalks connecting building entrances to the public sidewalk system shall be provided to allow for easy pedestrian circulation.
- Parking should be located within buildings or in underground parkades. Surface parking may be provided for visitors only, and should be in public view and easily accessible near the main building entrance. All parking spaces allocated for persons with disabilities should be located as close as possible to building entrances. Underground parking facility access should be, wherever possible, located to the rear or side of buildings and visually de-emphasized. Parking should be integrated into the overall development architecturally and in consideration of pedestrian movement.
- Garbage and recycling areas should be conveniently located for resident use and located ideally within the building or parkade, but not within any building setback areas.
- Public and private amenity spaces and facilities should be provided to enhance livability in and around mid-rise and high-rise developments. Indoor amenity space is encouraged and shall include a multi-purpose facility designed to accommodate a variety of activities. The amenity space should be linked directly to outdoor amenities and public walkways as well as integrated with the active rooftop requirement. Building height and massing shall be in proportion to adjacent open space.
- Crime Prevention through Environmental Design (CPTED), Child Friendly principles, and public art should be incorporated into the design of all buildings, parking areas and site development plans.
- To reduce the overall environmental impact and urban heat island effect of high density developments, emerging sustainable technologies like geothermal heating, water recycling and/or green roofs, and environmental construction certifications like 'LEED' or 'Built Green' must be pursued.
- The use of significant landscaping including green walls and roofs is encouraged to lessen the visual impact of high density developments.
- Storage and change facilities should be provided within buildings where appropriate to accommodate clothing and equipment such as bikes and scooters to promote accessible commuting and recreational opportunities.
- To facilitate transit, all high-rise development should be concentrated around (within 250 metres (820 feet) of) key arterial intersection nodes and within 400 metres (1312 feet) (walking distance) of transit routes.

4.3 Development Permit Area B - Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development

#3846
22/03/99
#4457
23/08/07
#5010
12/12/16

Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development areas are designated a development permit area under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development. This area is shown as Development Permit Area B on Map 3.

The objective of this development permit area is to encourage the development of an attractive and functional commercial and business area. The development permit area guidelines for this area are:

4.3.1 New development should be designed to integrate with and be compatible with existing development with respect to siting of buildings, exterior finish and design of buildings, landscaping and design of parking areas.

4.3.2 Building elevations that are visible from adjacent roads or properties shall be finished and treated similarly to the front elevation.

4.3.3 Buildings should be designed and sited to maximize sun exposure to adjacent roads and properties.

4.3.4 Signs should be designed so that they are compatible with buildings on the site. Sign design should also be co-ordinated and compatible with signage on adjacent properties to establish a unified and attractive commercial area.

4.3.5 For properties adjacent to 200 Street, coordination of access and interconnection of parking areas and driveways between adjacent properties will be encouraged as access from 200 Street will be limited to right turns only. Acquisition of sufficient property to allow access from roads other than 200 Street shall be encouraged.

4.3.6 Parking areas are not encouraged to be located adjacent to arterial or collector roads. Where parking areas are located adjacent to roads, they shall be screened by means of landscaping, berming or low decorative fences or walls. Attention shall be paid to landscaping within parking lots, especially where residential views extend or will extend over the parking area.

4.3.7 Landscaping shall be required to enhance the appearance of the development and to screen buildings, parking, and loading areas and garbage containers from abutting residential development and adjacent roads. A 5 metre wide landscaping area and a fence shall be provided along abutting lots designated for residential development. Fences should be aesthetically designed and reflect adjacent residential building character where applicable. Commercial areas adjacent to

200 Street between 64 and 68 Avenue shall provide a 5 m wide landscaping area adjacent to 200 Street. Garbage containers should be incorporated into the building design and screened. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.

#3362 11/04/94

4.3.8 The provisions of Sections 6.2 and 6.5 of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area.

4.4 Development Permit Area C - Industrial/Business Park

#5010 12/12/16

The Industrial/Business Park area is designated a development permit area under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development. This area is shown as Development Permit Area C on Map 3.

The objective of this development permit area is to encourage the development of an attractive industrial/business park and reduce conflicts with adjacent uses. The development permit area guidelines for this area are:

4.4.1 New development should be designed to integrate with and be compatible with existing development with respect to siting, exterior finish and design of buildings and landscaping.

4.4.2 Building elevations that are visible from adjacent roads or properties shall be finished and treated similarly to the front elevation.

4.4.3 Buildings should be designed and sited to maximize sun exposure to adjacent roads and properties.

4.4.4 Signs should be designed so that they are compatible with buildings on the site. Sign design should also be co-ordinated with and compatible with signage on adjacent properties to establish a unified and attractive industrial/business park area.

4.4.5 Landscaping shall be required to enhance the appearance of the development and to screen buildings and parking, loading and storage areas from abutting residential development and adjacent roads. A 5 metre wide landscaping area and a fence shall be provided along abutting lots designated for residential development. Landscaping shall also be provided within parking lots and around garbage containers. All areas not covered by buildings, roads and parking shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.

#3362 11/04/94

4.4.6 The provisions of Section 6.5 of the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area."

12 January, 2021

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

Re: Development Application Project 08-10-0042 / DF ARCHITECTURE INC.

CIVIC: 6350 197 Street

LEGAL: Lot 1 Section 10 Township 8 NWD Plan LMP25699

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	**133**	**3**	**2**	**3**

Given the current school catchments this development would impact Langley Meadows Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE
(MANORLANE PROPERTIES (WILLOWBROOK) INC.) BYLAW 2021 NO. 5718

EXPLANATORY NOTE

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 74 DISCHARGE

(MANORLANE PROPERTIES (WILLOWBROOK) INC.)

BYLAW 2021 NO. 5718

A Bylaw to discharge Land Use Contract No. 74

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 Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718”.

3. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under P52452 is hereby discharged with respect to the lands described as:

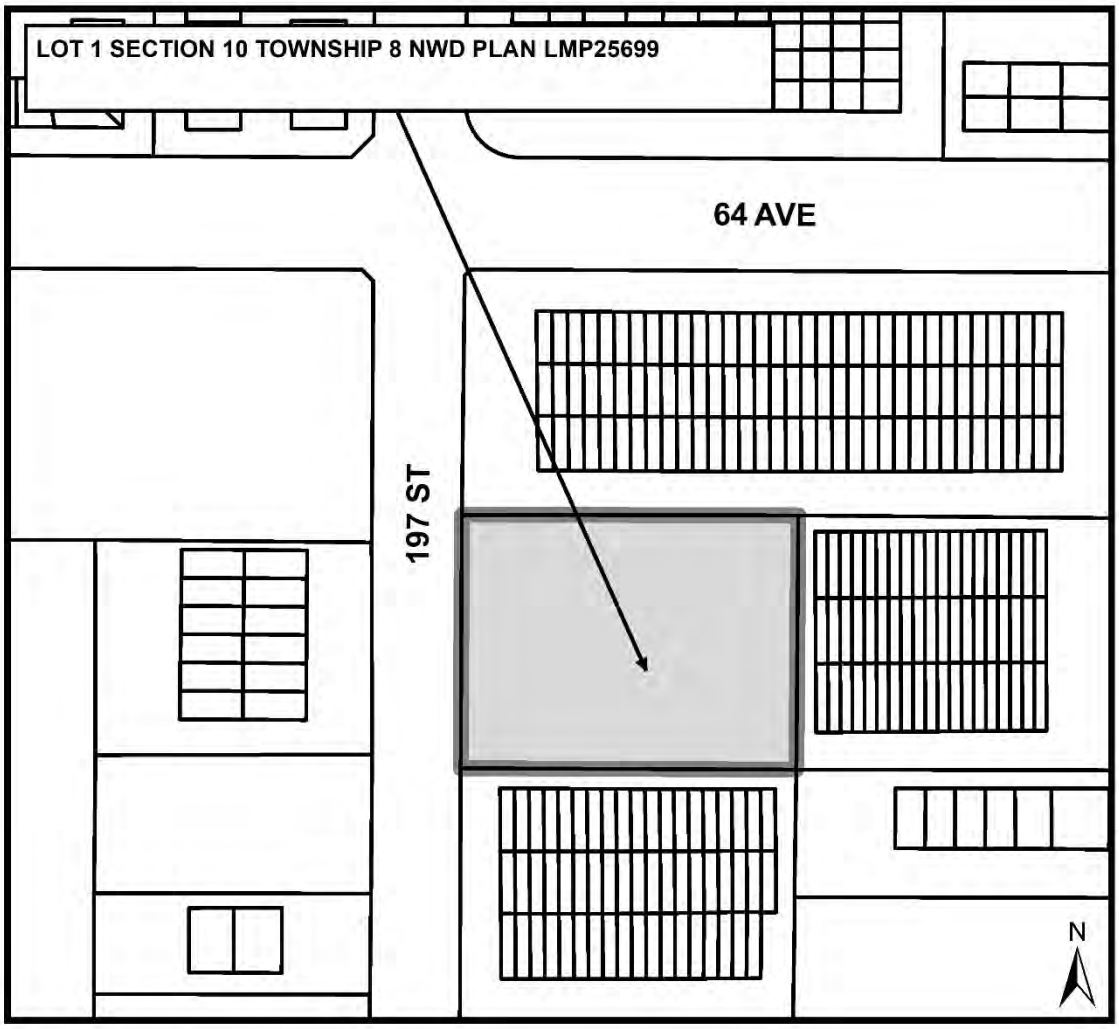
   Lot 1 Section 10 Township 8 NWD Plan LMP25699

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
PUBLIC HEARING HELD the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5718



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK) INC.) BYLAW 2021 NO. 5719

EXPLANATORY NOTE

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK) INC.)

BYLAW 2021 NO. 5719

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 (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-161" after the words "Comprehensive Development Zone CD-160"
   (2) Adding to Section 110.1 after the words "CD-160" the words "CD-161 – 3,500 m²"
   (3) Adding after Section 1060 "Comprehensive Development Zone CD-160" the following as Section 1061 "Comprehensive Development Zone CD-161"

1061 **COMPREHENSIVE DEVELOPMENT ZONE CD-161**

Uses Permitted

1061.1 In the CD-161 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 1061.2
4) *commercial uses* subject to Section 1061.3
5) *licensee retail store* subject to Section 1061.3
6) *group children's day care* subject to Section 1061.3

Residential Uses

1061.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-161 and are only permitted on *storeys* above the first *storey* of the *building* to be located as shown in Section 1061.12. A maximum of 133 *dwelling units* are permitted in Comprehensive Development CD-161.

Commercial Uses

1061.3 1) *Commercial uses* are only permitted on the first *storey* of the mixed-use *building* as shown in Section 1061.12.

Lot Coverage

1061.4 The maximum permitted *lot coverage* of *building* and structures shall be 95%.

Siting of Buildings and Structures

1061.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1061.6 Except as provided for in Section 104.5 the *height* of *buildings* shall be no more than six *storey*s. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1061.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1061.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1061.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1061.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1061.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1061.12 Development in this zone shall conform substantially with drawings A-100 to A-106 and A-300 to A-301 as prepared by DF Architecture Inc. dated August 31, 2020.

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

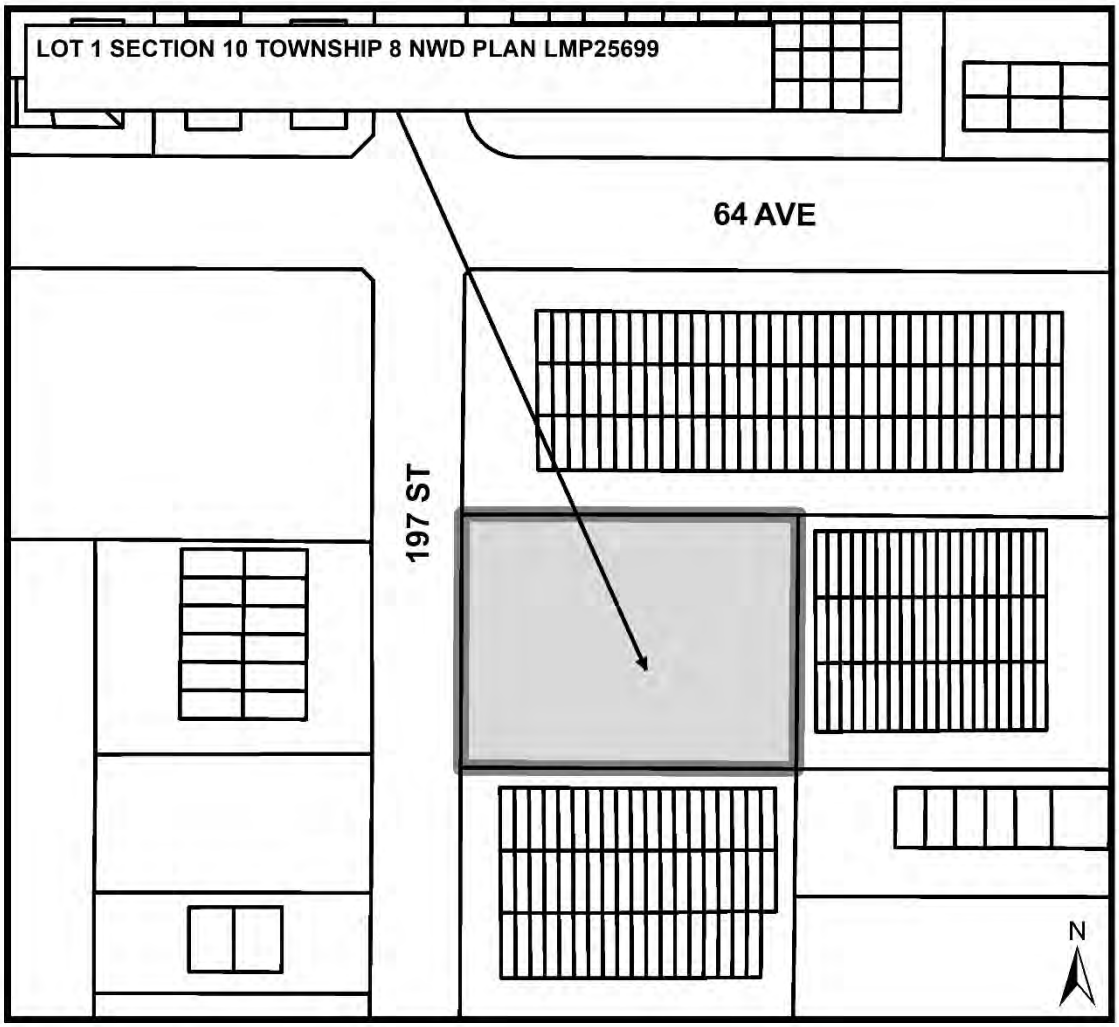
Lot 1 Section 10 Township 8 NWD Plan LMP25699

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-161.

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
PUBLIC HEARING HELD the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5719



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(MANORLANE PROPERTIES (WILLOWBROOK) INC.) BYLAW 2021 NO. 5720

EXPLANATORY NOTE

Bylaw 2021 No. 5718 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(MANORLANE PROPERTIES (WILLOWBROOK) INC.)

BYLAW 2021 NO. 5720

WHEREAS Section 483 of the Local Government Act provides that Council may enter into a housing agreement with an owner which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and

WHEREAS Council wishes to enter into such an agreement with respect to certain housing units located in the Township of Langley;

NOW THEREFORE the Council 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 Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720”.

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an Agreement with Manorlane Properties (Willowbrook) Inc. as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   LOT 1 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP25699

   PID: 023-238-151

4. Upon execution of the Agreement by the Township Clerk this Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk is authorized to sign and file in the Land Title Office notices of the Agreement as required by the Local Government Act.

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

HOUSING AGREEMENT/SECTION 219 COVENANT

THIS AGREEMENT dated for reference the day of , 2021 affects:

Parcel Identifier: 023-238-151
Legal Description:
LOT 1 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP25699

("**Lands**")

AND IS BETWEEN:

MANORLANE PROPERTIES (WILLOWBROOK) INC., INC. BC1143862 #201-204 Cayer Street, Coquitlam BC, V3K 5B1

(the "**Owner**")

AND:

CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation duly incorporated under the *Local Government Act* of British Columbia, as amended from time to time, having offices at 20338 - 65 Avenue, Langley, British Columbia V2Y 3J8

(the "**Township**")

GIVEN THAT:

A. The Owner is the registered owner only of the Lands and an application has been made to the Township to rezoning of the Lands to permit the construction of a one hundred and thirty-three (133) unit rental residential development and three commercial units to be located on the ground floor;

B. The Owner, has agreed, as a condition for rezoning and issuance of the Development Permit, to the designation of at least thirty (30%) per cent of the Rental Housing Units operated by a not-for-profit organization as affordable (in accordance with the DCC Waiver Bylaw in lieu of payment of Development Cost Charges and Community Amenity Charges;

C. The Township may, pursuant to subsection 483(1) of the *Local Government Act* of British Columbia, as amended from time to time (the "Local Government Act"), enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, availability of Rental Housing Units, as well as regarding rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time;

D. The Owner and the Township wish to enter into this Agreement to provide for housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant

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under section 219 of the *Land Title Act* and a housing agreement under section 483 of the Local Government Act; and

E. The Council of the Township of Langley has enacted a bylaw under section 483 of the Local Government Act to enter into this Agreement.

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the Township covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement, the following words have the following meanings:

(a) **"Affordable Unit"** means each of not less than forty (40) Rental Housing Units, the location of which is shown in Schedule "A", which Affordable Units will only be occupied by one or more Eligible Tenants;

(b) **Agreement"** means this rental housing agreement together with the General Instrument and all schedules attached hereto;

(c) **"DCC Waiver Bylaw"** means the Township of Langley Bylaw 5462;

(d) **"Buildings"** means collectively the building(s) to be built on the Lands, which Building(s) will contain Rental Housing Units as contemplated by the Development Authorization, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the Term, and required for the purposes of, any construction contemplated by the Development Authorization;

(e) **"Development"** means the design and construction of a one hundred and thirty-three (133) Rental Housing Units and three (3) commercial units;

(f) **"Development Authorization"** means the rezoning of the Lands and the Development Permit(s), the Building Permit(s) to be issued by the Township authorizing development of the Lands, or any portion thereof;

(g) "**Eligible Tenant**" means a Tenant or Tenants of an Affordable Unit whose collective annual before-tax income does not exceed the then current Housing Income Levels (HILS"), as amended from time to time, published by British Columbia Housing Management Commission or its successors in function;

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(h) **"General Instrument"** means the Form C under the Land Title (Transfer Forms) Regulation, as amended, and all schedules and addenda to the Form C charging the Lands;

(i) **"*Interpretation Act*"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(j) **"*Land Title Act*"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(k) **"Lands"** means the land described in Item 2 of the General Instrument and any part, including the Buildings or any portion of the Buildings, into which the Lands are Subdivided;

(l) **"*Local Government Act*"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(m) **"LTO"** means the Nelson Land Title Office or its successor;

(n) "**Market Rental Units**" means all Rental Housing Units excluding the Affordable Units;

(o) **"Owner"** means Manorlane Properties (Willowbrook) INC., INC. NO. BC1143862 being the Transferor described in Item 5 of the General Instrument, and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of the Rental Housing Units from time to time;

(p) **"Permitted Rent"** means the monthly rent that the Owner may charge an Eligible Tenant for an Affordable Unit, which monthly rent shall not exceed 1/12 of 30% of the Eligible Tenant(s) collective before-tax annual income;

(q) **"*Real Estate Development Marketing Act*"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(r) **"Related Person"** means, where the registered or beneficial Owner of the Rental Housing Units, is:

(i) a corporation (as such term is defined in the *Business Corporations Act* (British Columbia), then a Related Person is:

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(A) an officer, director, or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual;

(s) **"Rental Housing"** means a Rental Housing Unit which is not occupied by the Owner or by a Related Person, but which is made available by such Owner to the general public, at arms-length, for use as rental accommodation on a month-to-month or longer basis in accordance with this Agreement, for rental residential accommodation and any and all laws applicable thereto, including, without limitation, *Residential Tenancy Act* and human rights legislation in British Columbia;

(t) **"Rental Housing Unit"** means each of the one hundred and thirty- three (133) residential dwelling units located, or to be constructed, on the Lands and used solely for the purpose of Rental Housing in accordance with this Agreement and "**Rental Housing Units**" means all one hundred and thirty-three residential dwelling units forming the Development;

(u) ***"Residential Tenancy Act"*** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(v) ***"Strata Property Act"*** means *Strata Property Act* S.B.C. 1998, Chapter 43 together with all amendments thereto and replacements thereof;

(w) **"Subdivide"** means to divide, apportion, consolidate, or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(x) **"Tenancy Agreement"** means a tenancy agreement, lease, licence, or other agreement granting rights to occupy a Rental Housing Unit;

(y) **"Tenant"** means an occupant of a Rental Housing Unit by way of a Tenancy Agreement;

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(z) **"Term**" means the term of this Agreement being Twenty years (20) from the date of the last occupancy permit being issued for the Building or Buildings that contains all Rental Housing Units;

(aa) "**Township**" means the Township of Langley or any employee, contractor, agent, delegate, or assignee designated by Township Council to act on its behalf with respect to this Agreement or any rights or powers granted to the Township hereunder; and

(bb) "**Zoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

1.2 Interpretation - In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replace, unless otherwise expressly provided;

(f) the provisions of section 25 of the *Interpretation Act* of British Columbia, as amended from time, with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes agents, officers, and invitees of the party;

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(j) reference to a "day", "month", "quarter", or "year" is a reference to a calendar day, calendar month, calendar quarter, or calendar year, as the case ay be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

1.3 Purpose of Agreement - The Owner and the Township agree that this Agreement is intended to service the public interest by:

(a) restricting occupancy of the Rental Housing Units to Tenants; and

(b) ensuring that all Rental Housing Units are, at all times, used for Rental Purposes.

ARTICLE 2
USE OF LAND

2.1 Land Use Restrictions - The Owner covenants and agrees with the Township that:

(a) the Development and the Lands must be developed, used and occupied only in strict accordance with this Agreement;

(b) the Owner will at all times ensure that the Lands are used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing all bylaws of the Township and all federal, provincial, municipal, or local laws, statutes or regulations relating to environmental matters, including all rules, regulations, policies, guidelines, criteria, or the like promulgated under or pursuant to any such laws and

(c) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be registered against title to the Lands as a Section 219 Covenant and that a notice under subsection 483(5) of the Local Government Act will be filed on the title to the Lands at the LTO;

(d) it will pay all Development Cost Charges and applicable Community Amenity Contributions, unless, before the rezoning of the Lands and issuance of any Development Authorizations, both it and the Township agree, in writing, to the designation of at least thirty (30%) per cent of the Rental Housing Units to be operated during the Term by a not-for-profit organization as Affordable Units and otherwise comply with all obligations set out in the DCC Waiver Bylaw;

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(e) despite Section 2.1(d), all Development Cost Charges will be payable on the commercial development portion of the Development; and

(f) the Lands, other than the three (3) commercial units on the main floor, will not be Subdivided during the Term.

ARTICLE 3
GENERAL TENANCY RESTRICTIONS

3.1 The Owner covenant and agrees with the Township in respect of the use of the Lands and any Residential Housing Unit on, or to be constructed on, the Lands that:

(a) the Lands will not be used in any way that is inconsistent with the terms of this Agreement;

(b) during the Term, it will not allow any Rental Housing Unit to be used, except as Rental Housing pursuant to a Tenancy Agreement;

(c) it hereby authorizes the Township to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement;

(d) the Rental Housing Units must be designed and constructed in accordance with the Development Authorizations;

(e) without limiting the generality of Section 3.1(d), all Rental Housing Units shall be designed and constructed to the same standards;

(f) the Affordable Units shall be constructed at the same time as the Market Rental Units;

(g) parking stalls will be constructed and assigned to each of the Rental Housing Units in accordance with the Zoning Bylaw; and

(h) it will keep and maintain or cause to be kept and maintained, the Building and the Rental Housing Units and all parts thereof in good repair and in a safe, clean, neat, and tidy condition, reasonable wear and tear, excepted, and will insure, or cause to be insured, the Rental Housing Units to the full replacement cost, or such lower threshold as is permitted under the *Strata Property Act*, against perils normally insured against by strata corporations and owners of similar property in the Township of Langley by reasonable and prudent owners of similar residential units, buildings, and lands.

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3.2 The Owner covenants and agrees with the Township that the Owner will not:

(a) be issued with a Development Authorization unless the Development Authorization includes the Rental Housing Units;

(b) occupy, or permit any person to occupy any Rental Housing Units, in part or in whole, constructed on the Lands and the Township will not be obligated to permit occupancy of any Rental Housing Units constructed in the Building until all of the following conditions are satisfied:

(i) the Rental Housing Units have been constructed in accordance with the Development Authorizations;

(ii) the Rental Housing Units have received final building permit inspection granting occupancy; and

(iii) the Owner is not in breach of any of its obligations under this Agreement or any other agreement between the Township and the Owner in connection with the construction of the Rental Housing Units.

3.3 The Owner must not rent, lease, license, or otherwise permit occupancy of any Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions, provided in each case that none of such terms and conditions are expressly prohibited under the Residential Tenancy Act, or determined by the Residential Tenancy Branch (or delegated authority) or any court of competent jurisdiction to be unenforceable or impermissible:

(a) the Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) no Rentable Housing Unit shall be rented on less than a thirty (30) days rental period, whatsoever; and

(c) rent for the Market Rental Units shall be market rent as determined by the Owner, provided that Rent may be increased by the Owner each year by the maximum allowable rent increase permitted under the Residential Tenancy Act;

(d) each and every Affordable Unit shall only be rented to an Eligible Tenant or Eligible Tenants for not more than the Permitted Rent.

For greater certainty, the Eligible Tenant shall be responsible to pay its own utilities servicing and consumed at the Affordable Unit directly to such utility provider (including,

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without limitation, all electricity, water, natural gas, telephone, cable and internet data), and may be charged for use of any parking facilities designated for the Affordable Units, provided that any such parking charges shall be consistently applied toall Rental Housing Units.

3.4 The Owner will not demolish any Rental Housing Unit unless the Owner first obtains a demolition permit from the Township. The Township shall provide a demolition to the Owner in the following circumstances:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Rental Housing Unit, and the Owner has delivered to the Township a copy of the engineer's or architect's report; or

(b) the Building in which a Rental Housing Unit is located is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the Township in its sole discretion.

3.5 Should a demolition permit be issued in accordance with section 2.4, the Lands shall not be redeveloped unless such redevelopment includes the provision of not less than the number of Rental Housing Units that were demolished.

3.6 Management and Long-Term Maintenance - The Owner covenants and agrees with the Township that, in order to ensure the long-term maintenance of the Rental Housing Units, it will furnish good and efficient management of the Rental Housing Units and will permit representatives of the Township to inspect the Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees with the Township that it will maintain the Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

3.7 Statutory Declaration – The Owner further covenant and agrees with the Township that it shall execute Statutory Declaration(s) in the form set out in Schedule "B" confirming that all Rental Housing Units are occupied by a Tenant.

ARTICLE 4
STRATA CORPORATION BYLAWS

4.1 This Agreement will be binding upon all strata corporations ("Strata Corporations") created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.

4.2 Any Strata Corporation bylaw which prevents, restricts, or abridges the right to use the Rental Housing Units as Rental Housing will have no force and effect.

4.3 No Strata Corporation shall pass any bylaws preventing, restricting, or abridging the use of the Rental Housing Units as Rental Housing.

4.4 No Strata Corporation shall pass any bylaw which purports to restrict access to Tenants to all common property, or other common areas, facilities, and indoor and outdoor amenities, regardless of whether the Lands are Subdivided or stratified.

4.5 Rental Purposes - The Owner covenants and agrees with the Township that despite any strata corporation bylaw or bylaws to the contrary, each and every Rental Housing Unit on, or to be constructed on the Lands, must always be:

(a) available for Rental Purposes; and

(b) rented to and occupied by a Tenant.

ARTICLE 5
ADMINISTRATION OF THIS AGREEMENT/ DEFAULT AND REMEDIES

5.1 Township to Administer - Except as otherwise provided in this Agreement, the Township may monitor, administer, enforce, and implement the terms of this Agreement.

5.2 Township Inquiries – The Owner hereby irrevocably authorizes the Township to make such inquiries as it considers necessary with the Owner, any strata corporation, or otherwise in order to confirm that the Owner and any occupiers of any part of the Lands are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Township to provide such information to the Township.

5.3 Specific Performance – The Owner acknowledges and agrees with the Township that:

(a) damages are not an adequate remedy to the Township in respect of any breach of this Agreement by the Owner;

(b) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement and that the Township is entitled to obtain an order for specific

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performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement and shall also be entitled to its legal costs on a solicitor and client basis;

(c) it is entering into this Agreement to benefit the public interest in making the rental accommodation for residents available;

(d) that the Township's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out; and

(e) the Township's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

5.4 Cumulative Remedies - No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude the Township from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

5.5 The Owner acknowledges that the Township requires the Rental Housing Units are provided for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the Township $100.00 (the "**Daily Amount**") as liquidated damages and not as a penalty, due and payable at the offices of the Township on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the Consumer Price Index. The Owner agrees that payment may be enforced by the Township in a court of competent jurisdiction as a contract debt or by adding the amount to taxes for the Lands as taxes in arrears.

5.6 Rent Charge - By this section, the Owner grants to the Township a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the Township of the Daily Amount as described in section 5.5. The Township agrees that enforcement of the rent charge granted by this section is suspended until the date that is thirty (30) days after the date on which any amount due under section 5.5 is due and payable to the Township in accordance with section 5.5. The Township may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.

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ARTICLE 6
SECTION 219 COVENANT

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6.1 Agreement Constitutes Section 219 Covenant - The Owner agrees, pursuant to section 219 of the Land Title Act, that:

(a) the terms and conditions of this Agreement constitute a covenant in respect of the use and occupancy of the Lands and annexed to and running with the Lands; and

(b) the Township may register this Agreement in the LTO against title to the Lands or any Apartment Unit as a covenant pursuant to section 219 of the Land Title Act.

ARTICLE 7
MISCELLANEOUS

7.1 Housing Agreement - The Owner acknowledges and agrees that:

(a) this Agreement constitutes a Housing Agreement entered into under section 483 of the Local Government Act; and

(b) the Township may register a notice of Housing Agreement under section 483 of the Local Government Act in the LTO against title to the Lands or any Housing Unit.

7.2 Modification - This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Township, and provided the amended Agreement is signed by the Township and the Owner.

7.3 Indemnity - The Owner will indemnify and save harmless the Township and each of its elected officials, officers, directors and agents, and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner or its officers, directors, agents, contractors, or other person for whom at law the Owner is responsible relating to this Agreement;

(b) the Owner's construction maintenance, ownership, lease, operation, management, or financing of the Lands or any Apartment Unit; and

(c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.4 Release - The Owner by this Agreement releases and forever discharges the Township and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims,

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demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) ownership, lease, operation, or management of the Lands or any Apartment Unit under this Agreement; and

(b) the exercise by the Township of any of its rights under this Agreement or an enactment.

7.5 Municipalities Powers Unaffected - This Agreement does not:

(a) affect or limit the discretion, rights, duties, or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the Township any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.6 Agreement for Benefit of Township Only - The Owner and the Township agree that:

(a) this Agreement is entered into only for the benefit of the Township;

(b) this Agreement is not intended to protect the interests of the Owner, any tenant or any future owner, lessee, occupier, or user of the Lands, the Apartment Unit, or any portion thereof;

(c) the Township may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner; and

(d) upon expiry of this Agreement, the Township at the written request of the owner, will execute a release and discharge of the agreement at the cost of the Owner.

7.7 No Public Law Duty - Where the Township is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Township is under no public law duty of fairness or natural justice in that regard and agrees that the Township may do any of those things in the same manner as if it were a private party and not a public body.

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7.8 Notice - Any notice required to be serviced or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered to the postal address of the Owner set out in the records at the LTO, and in the case of the Township addressed:

To: Township of Langley
General Manager of Engineering and Community Development
20338 - 65 Avenue,
Langley, British Columbia V2Y 3J1

And to: The Owner
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or to the most recent postal address provided in a written notice given by each of the parties to the other or recorded on title at the LTO. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.9 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.10 Severability - If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.11 Waiver - All remedies of the Township will be cumulative and may be exercised by the Township in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Township exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

7.12 Sole Agreement - This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Township and the Owner respecting the use and occupation of the Rental Housing Units, and there are no warranties, representation, conditions, or collateral agreements made by the Township except as set forth in this Agreement.

7.13 Further Assurance - Upon request by the Township, the Owner will forthwith do such acts and execute such documents as may be reasonably necessary, in the opinion of the Township, to give effect to this Agreement.

7.14 Covenant Runs with the Lands - This Agreement burdens and runs with the Lands and every parcel into which it may be subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors, and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.

DRAFT

7.15 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

7.16 Equitable Remedies - The Owner acknowledges and agrees that damages would be an inadequate remedy for the Township for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.17 No Joint Venture - Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the Township or give the Owner any authority to bind the Township in any way.

7.18 Applicable Law - Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.19 Deed and Contract - By executing and delivering this Agreement, the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Sale of Affordable Units - The Owner must not, without the prior written consent of the Township acting in its sole discretion, sell or transfer the Affordable Units separately in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Affordable Units.

7.21 Term and Discharge – This Agreement shall expire and become null and void on the expiration of the Term. On or after the last day of the Term, the Owner may submit a discharge of this Agreement and cancellation of the notice of this Agreement filed in the LTO pursuant to section 483 of the *Local Government Act* to the Township and the Township shall, within a reasonable period of time after request by the Owner, execute and deliver to the Owner such discharge of this Agreement and cancellation of the notice.

DRAFT

THE TERMS AND CONDITIONS UPON WHICH THIS HOUSING AGREEMENT/SECTION 219 COVENANT ARE ISSUED ARE HEREBY ACKNOWLEDGED AND AGREED TO BY:

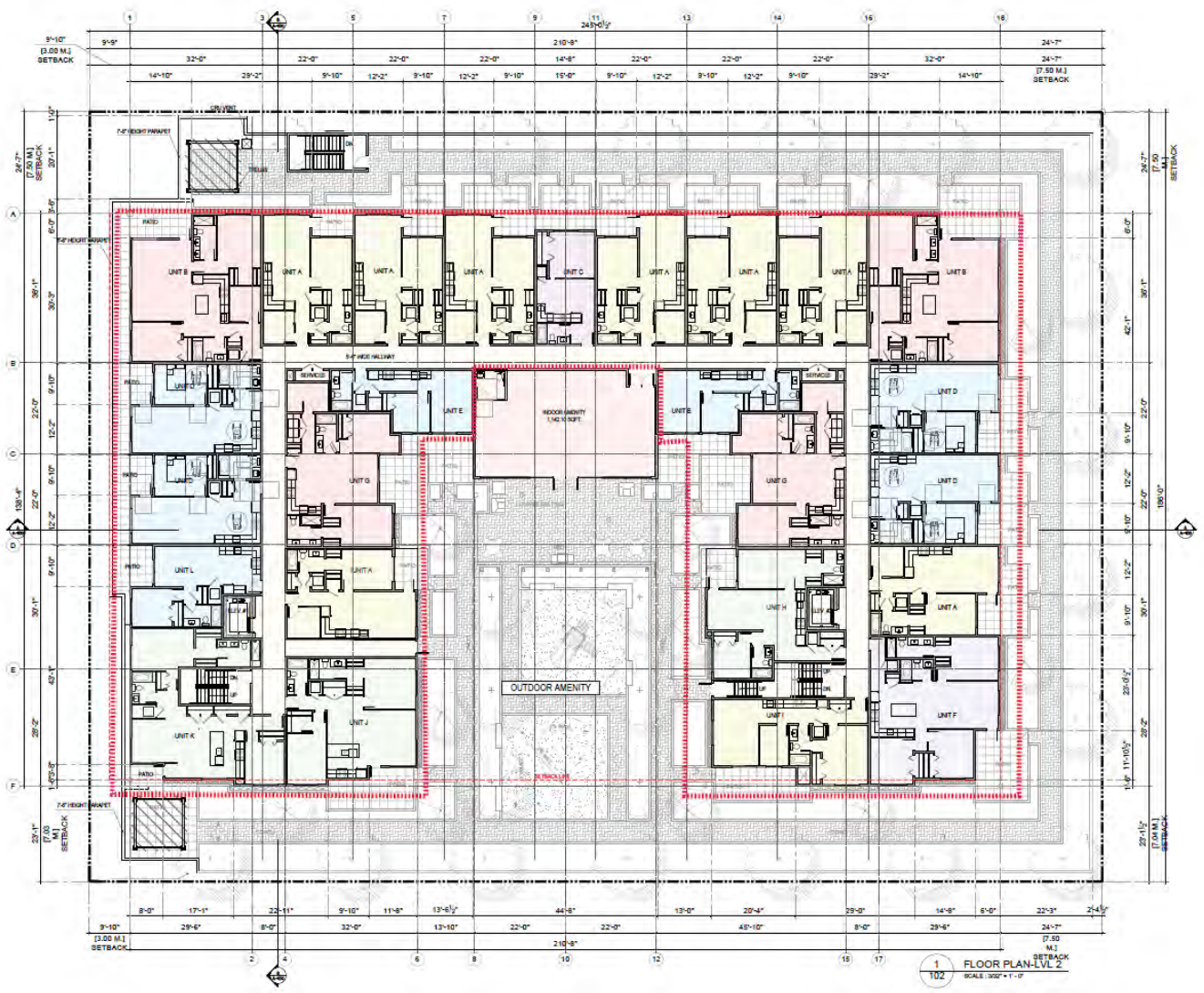
MANORLANE PROPERTIES (WILLOWBROOK) INC, by its authorized signatory:

_____
Signature

_____
Print Name

DRAFT

SCHEDULE "A"
LOCATION OF AFFORDABLE UNITS



NOTES:

Level 2:
25 Units*

*Does not include indoor amenity space

PROPOSED MIXED-USE DEVELOPMENT
8360 197th STREET,
LANGLEY, B.C.

MANORLANE HOMES(WILLOWBROOK)INC
201-2014 CAYER STREET,COQUITLAM,BC

FLOOR PLAN-LEVEL 2

A-102 F



NOTES:

Level 3:
15 Units

df ARCHITECTURE INC.

PROPOSED MIXED-USE DEVELOPMENT
8560 197th STREET,
LANGLEY, B.C.

MANORLANE HOMES(WILLOWBROOK)INC
201-2014 CAYER STREET,COQUITLAM,BC

FLOOR PLAN-LEVEL 3

A-103 F

F.3

SCHEDULE "B"
STATUTORY DECLARATION

HOUSING AGREEMENT BETWEEN
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
AND

[INSERT NAME OF OWNER]

(the "**Housing Agreement**")

TO WITNESS:

I, _____ of _____, British Columbia,
[*Print name*] [*Address*]

DO SOLEMNLY DECLARE THAT:

1. This declaration is made with respect to the Lands municipally described as _____, Langley, British Columbia and legally described as PID: _____ (the "**Lands**").

2. I am the owner of the Lands and the Residential Housing Units constructed on the Lands and make this declaration to the best of my personal knowledge and believe the statements in this declaration are true.

3. I confirm that all Residential Housing Units are rented to a Tenant.

4. I confirm that all Affordable Units are rented to an Eligible Tenant.

5. I confirm that a not for profit organization is operating the Affordable Units.

6. This declaration is made pursuant to the Housing Agreement registered against title to the Lands.

7. I have received and reviewed a copy of the Housing Agreement and acknowledge that the terms and definitions in the Housing Agreement apply to this statutory declaration.

8. I agree to comply with the Owner's obligations under the Housing Agreement and other charges in favour of the Township registered in the Land Title Office against the Lands for so long as I am the Owner of the Lands.

DRAFT

9. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME AT _____ THIS _____ DAY OF_____, 20___	)	
_____	)	_____
Print name:		DECLARANT
A commissioner of oaths for the the Province of British Columbia [*Affix Commissioner's stamp or seal*	)	

NOTE: A false declaration may result in a fine of up to $2000.00, up to six months' imprisonment, or both.

DRAFT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED: JUNE 14, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100589 (NEUFELD / 5759 - 240 STREET)

REPORT: 21-68
FILE: 11-09-0033

PROPOSAL:

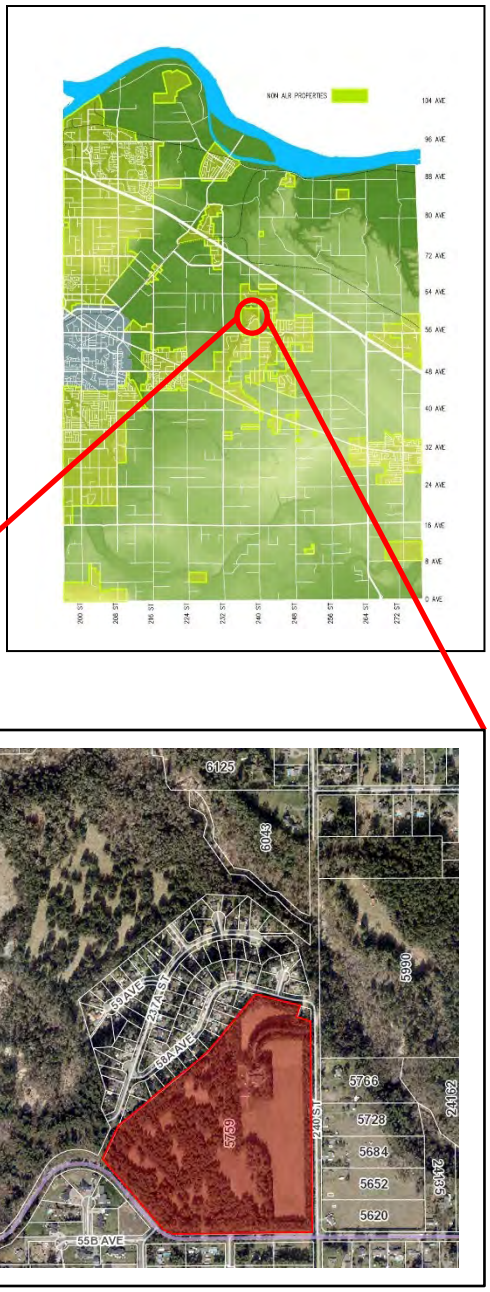
Application to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to accommodate a residential development consisting of 39 rural single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
6. 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);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
    b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
    c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
    d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; 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. 5717.

EXECUTIVE SUMMARY:

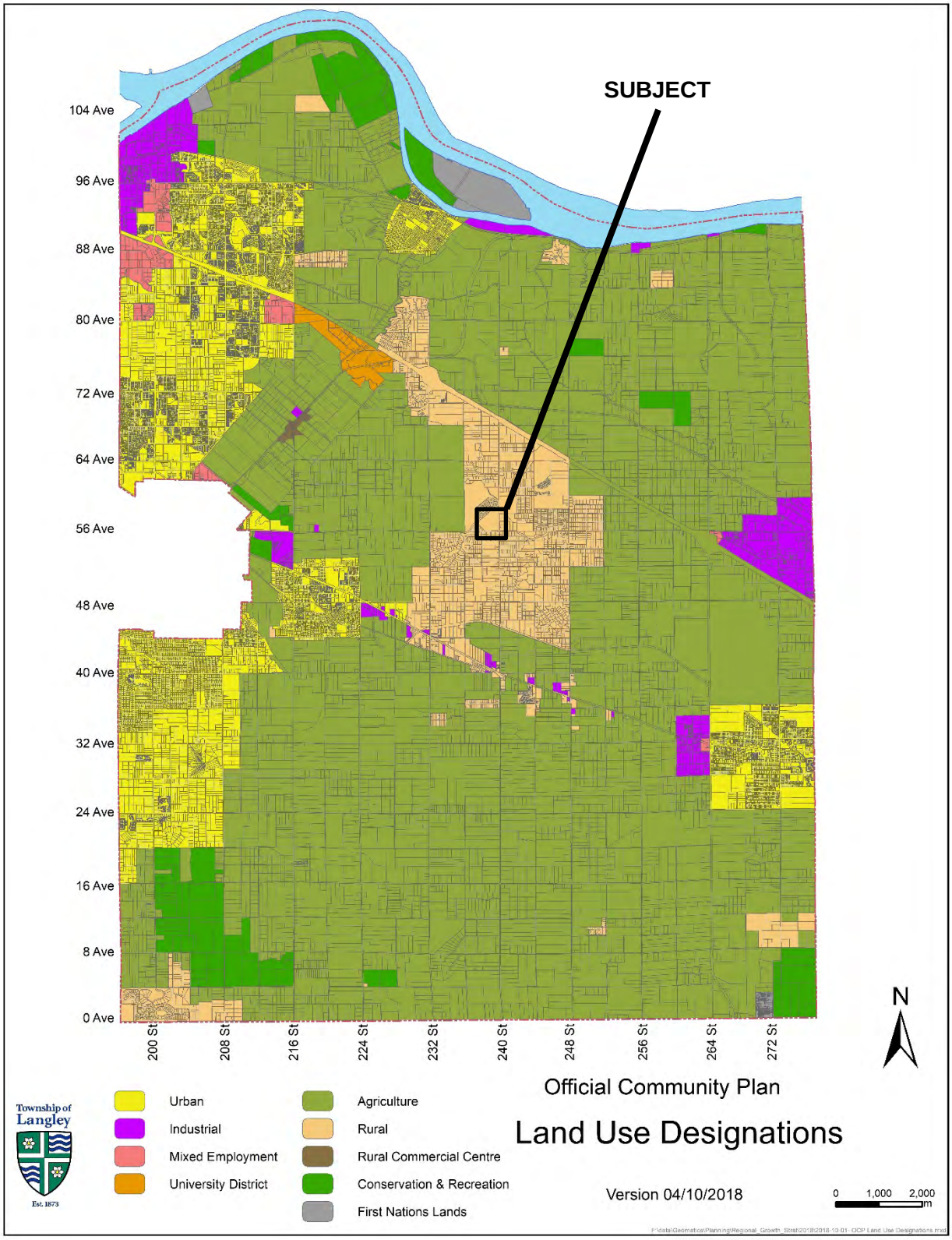
Coastland Engineering and Surveying Ltd., on behalf of Houlda Neufeld, has applied to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate development of 39 rural single family lots.

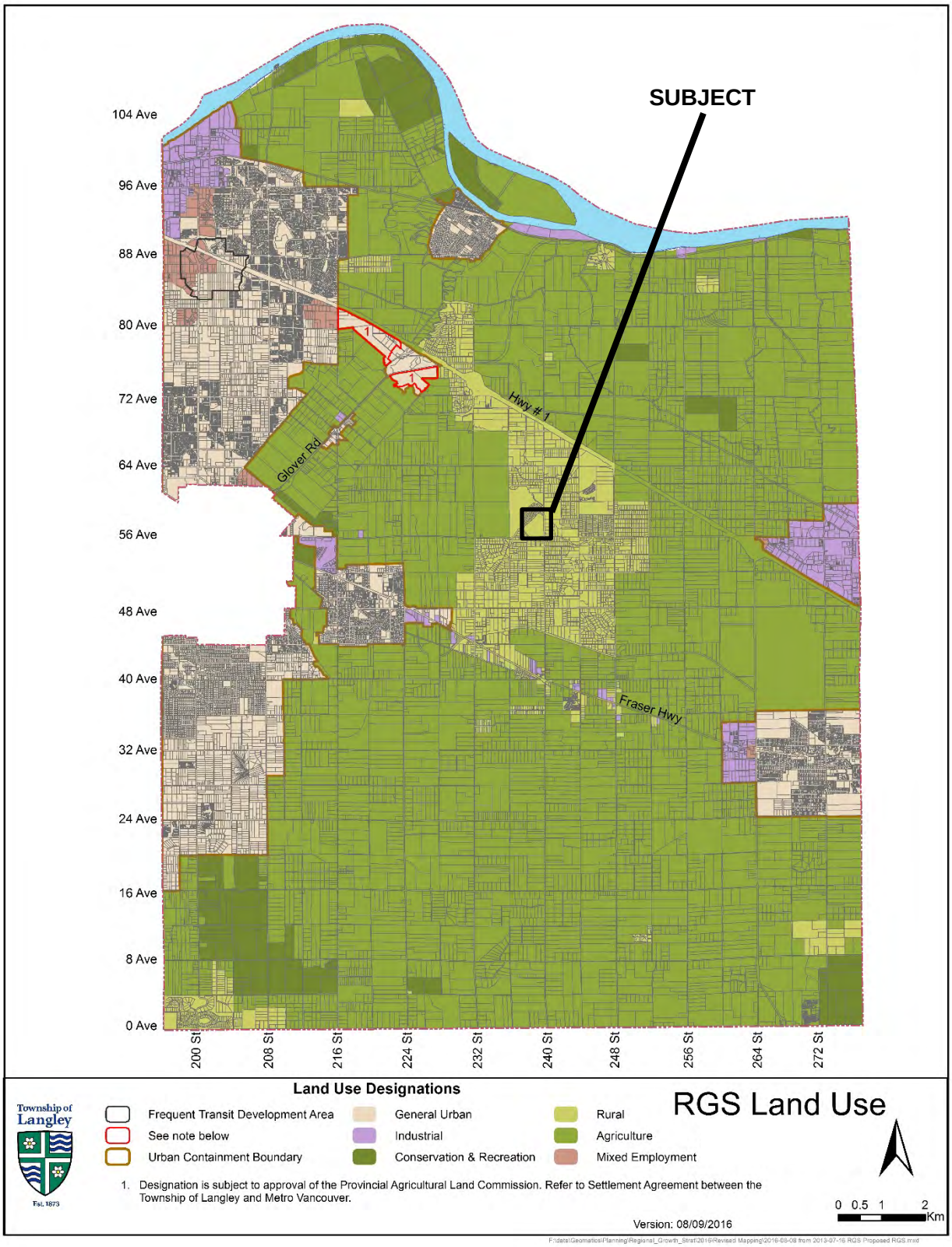
The Township's Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area. The subject property is designated Salmon River Uplands in the Township's Rural Plan, a designation that is also intended to preserve the rural character of the area, similar to the OCP.

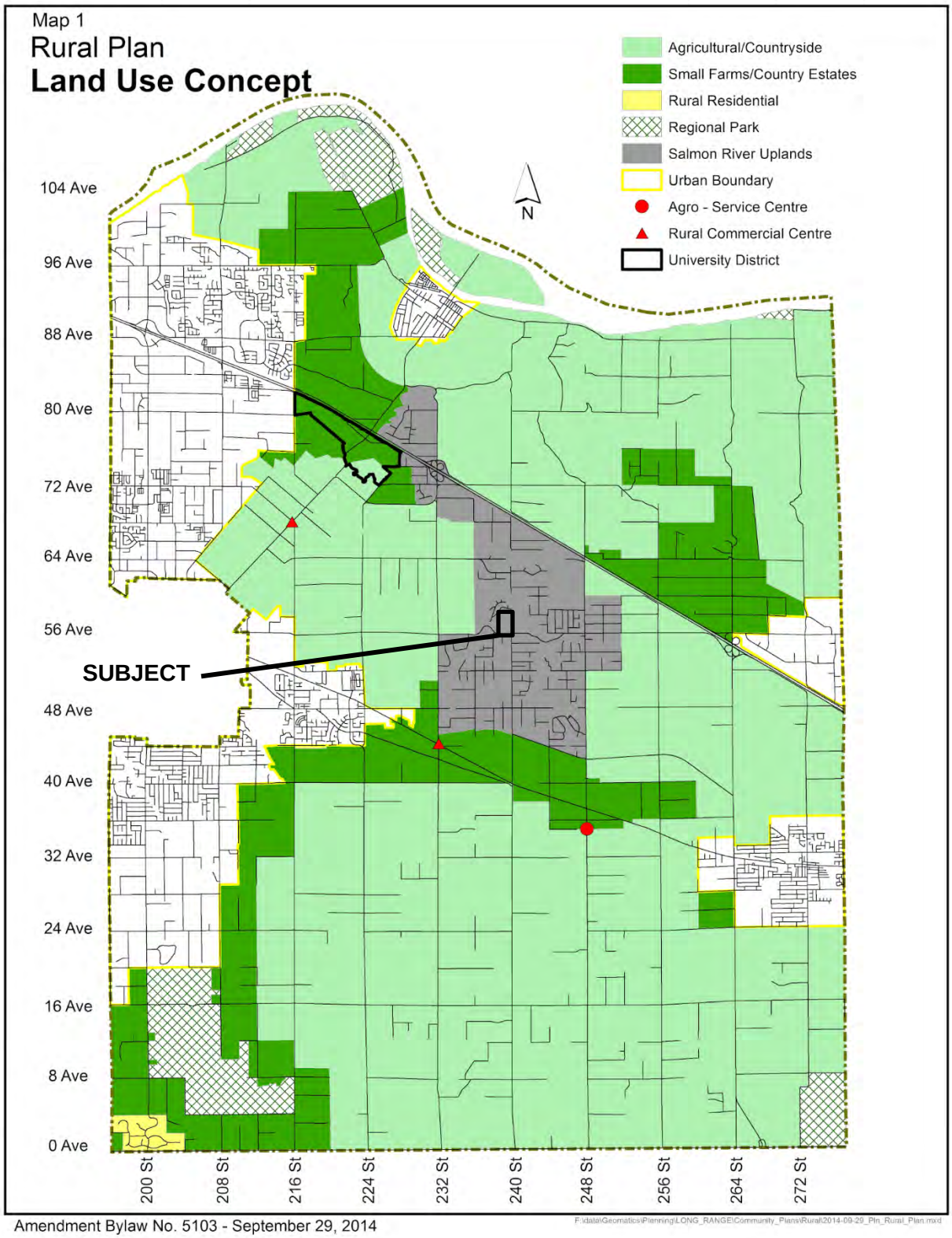
Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites.

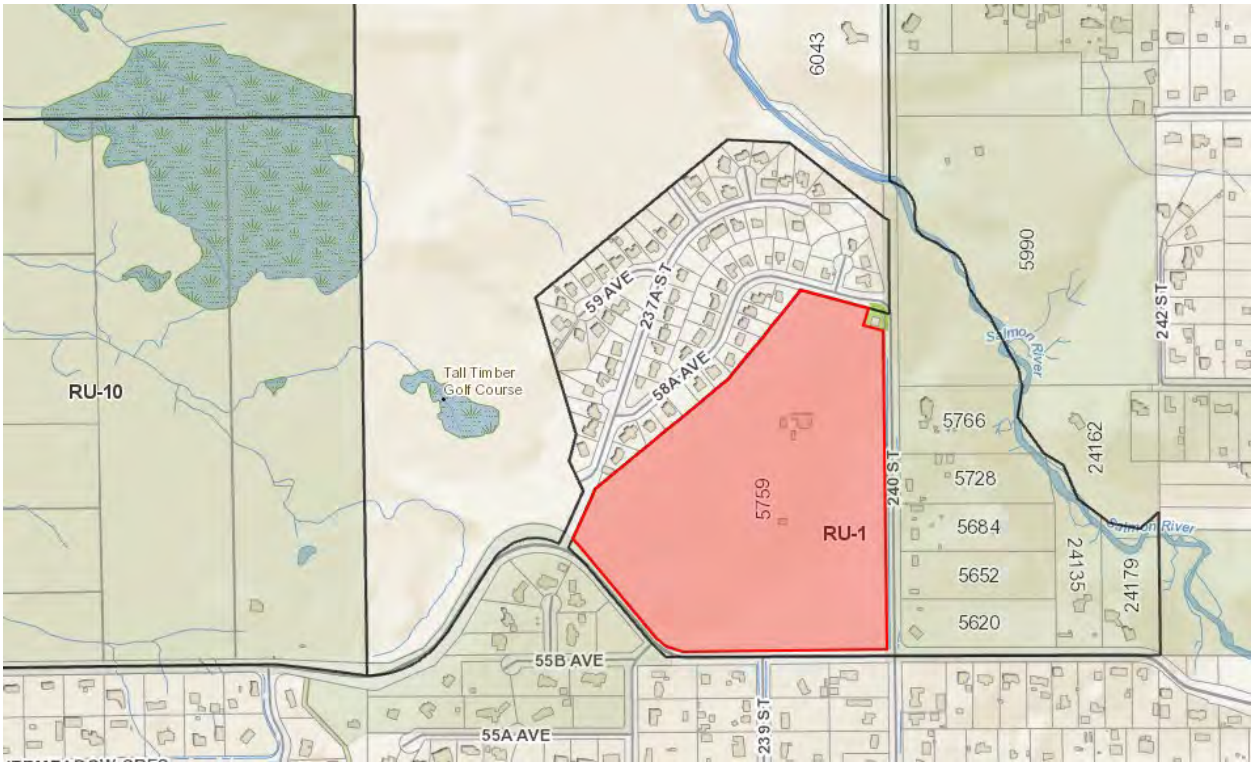
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5717.


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000 m


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
1
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Version: 08/09/2016
0 0.5 1 2
Km

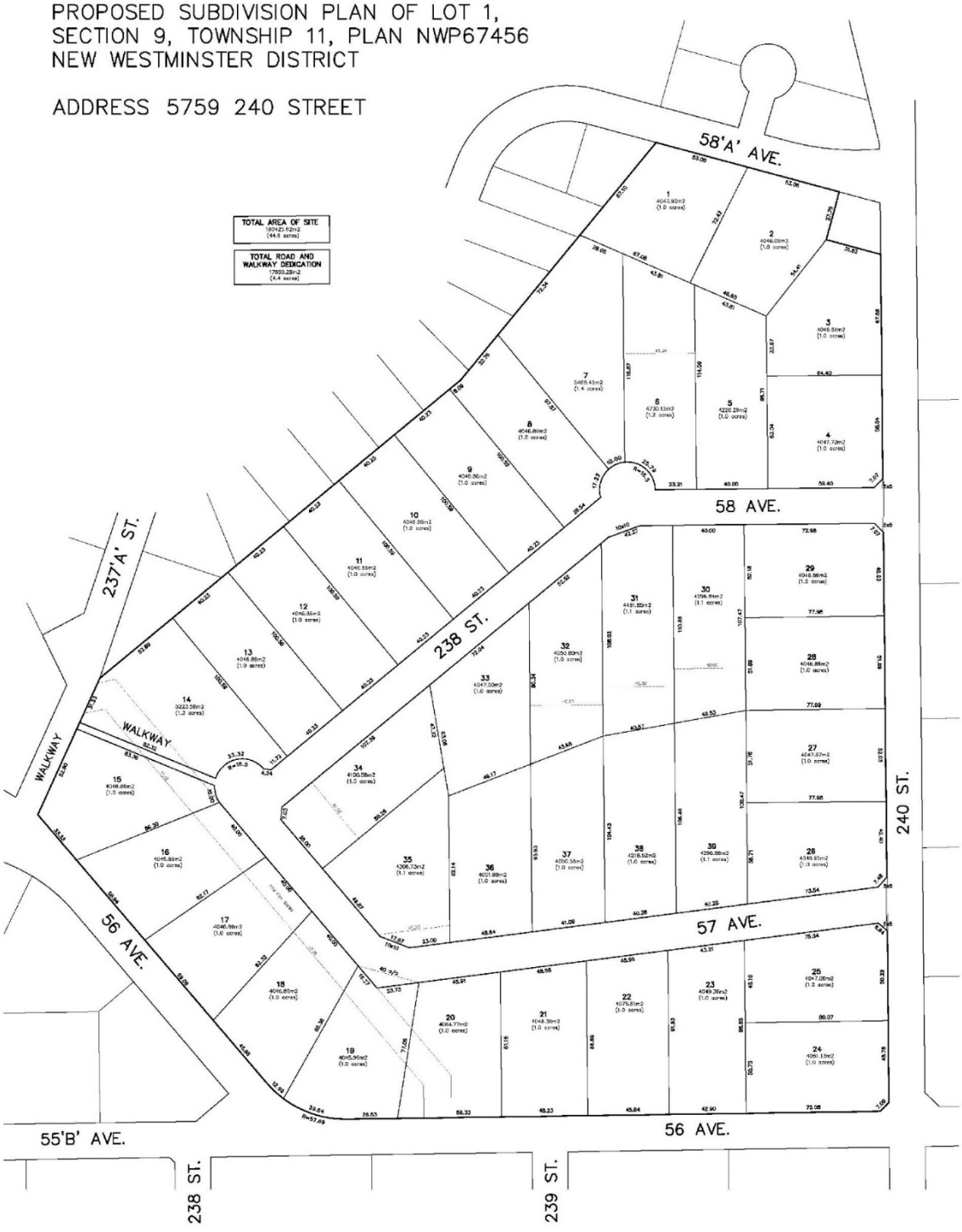

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
SUBJECT
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd



ZONING BYLAW NO. 2500

PROPOSED SUBDIVISION PLAN OF LOT 1,
SECTION 9, TOWNSHIP 11, PLAN NWP67456
NEW WESTMINSTER DISTRICT

ADDRESS 5759 240 STREET



Coastland engineering & surveying ltd.
#101, 19292 – 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #2697
LAYOUT-R1
SCALE: 1:1000
DATE: 15 NOVEMBER, 2019

Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Houlda Neufeld 5759 – 240 Street Langley, BC V2Z 2N8
Applicant:	Proridge Homes Ltd. 208, 8078 – 128 Street Surrey, BC V3W 4E9
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
Location:	5759 – 240 Street
Area:	18.0 ha (44.5 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Suburban Residential Zone SR-1
Agricultural Land Reserve:	Not in ALR

BACKGROUND / HISTORY:

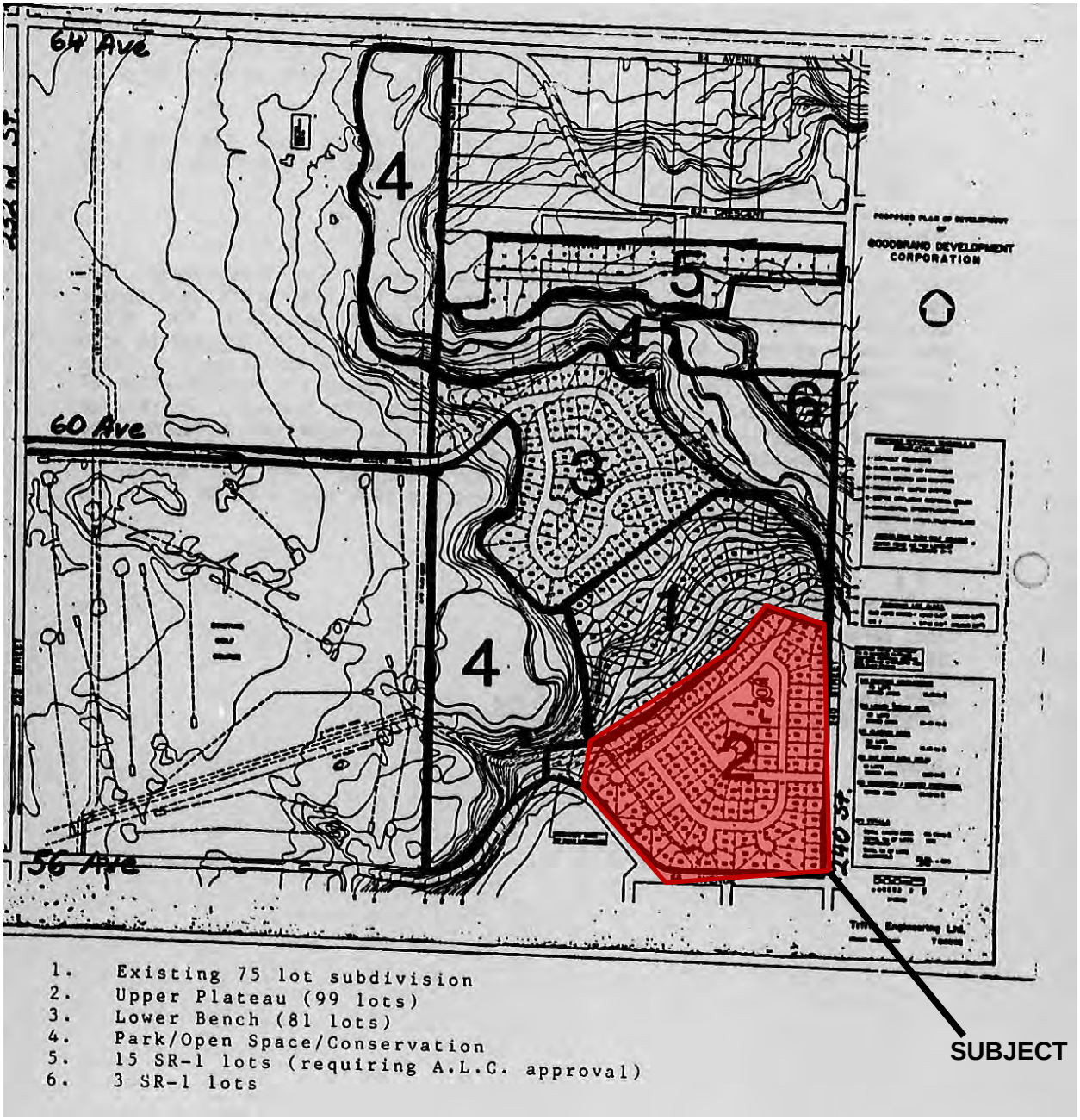
The subject property is part of the Tall Timbers neighbourhood in the Salmon River Uplands. Tall Timbers Estates (directly northwest of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983 to create 76 single family lots. It is regulated by Land Use Contract 93C with underlying Suburban Residential SR-1 zoning.

The subject site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the northwest into 183 single family lots with an 1,340 m^2 (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one acre gross density' with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the former rezoning proposal was revised to achieve a 3,716 m^2 (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots (99 of which were proposed on the subject site as indicated on the map included below in this report) with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal included park and open space on a third property to the northwest (which was located in the ALR and subject to ALC approval).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.



MARCH 16, 1987 PROPOSED LAYOUT

DISCUSSION / ANALYSIS:

Coastland Engineering and Surveying Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate development consisting of 39 single family lots.

Adjacent Uses:

North: A residential subdivision (Tall Timbers Estates) accommodating single family lots, regulated by Land Use Contract 93C, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

South: 56 Avenue, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

East: 240 Street, beyond which are single family lots zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. A 15.8 ha (39 ac) site currently under application (TOL Project 11-10-0079) proposing to subdivide into single family lots, zoned Rural Zone RU-1 and Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR;

West: 56 Avenue, beyond which single family lots subdivided in 2015 by TOL Project 11-09-0025, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. Unopened road dedication for 237A Street, beyond which is a 43 ha (107 ac) property currently under application (TOL Project 11-09-0034) proposing rezoning / subdivision of 44 single family lots, zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR.

Policy Review:

Official Community Plan:

The Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area as identified in the below excerpt:

> *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*

The OCP goes on to identify the need for further policy development to guide land use in the Salmon River Uplands as illustrated below:

> *2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.*

Rural Plan:

The subject property is designated Salmon River Uplands in the Rural Plan, a designation intended to preserve the rural character of the area. Like the OCP, the Rural Plan identifies the need for a future detailed land use plan to guide growth in the neighbourhood as per the below excerpt:

> *5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.*

Metro Vancouver Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the subject property as Rural as per the below excerpt:

> *Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services.*

The proposed Suburban Residential SR-1 zoning with a 0.37 ha (0.92 ac) minimum lot size is consistent with the above noted policy context from the OCP, Rural Plan and RGS.

Density:

The subject site is approximately 18.0 ha (44.5 ac) in size. The applicant proposes to subdivide the property into 39 single family lots with an average lot size of 4,047 m^2 (1 ac) and a minimum lot size of 3,716 m^2 (0.92 ac) (as accommodated by the proposed SR-1 zoning). The proposed gross density equates to 2.2 units per hectare (0.88 units per acre) (2.4 units per hectare (0.97 units per acre) net of the proposed road dedications).

Zoning Amendment:

Bylaw No. 5717 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 39 single family lots. Of the 39 proposed lots, 19 will have frontages on 56 Avenue, 240 Street and 58A Avenue. The remaining 20 proposed lots have frontages on new local roads 57 Avenue, 58 Avenue and 238 Street. Access to all of the lots, other than the two (2) lots fronting 58A Avenue is proposed via new local road connection to 240 Street, independent of the established neighbourhood to the north, minimizing potential traffic impacts on the existing neighbourhood.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5717. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The Policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development, which are $6,808 per single family lot for a total amount of $265,512.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting until June 28, 2021.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total two (2) adaptable units are required in the development in compliance with the Official Community Plan.

Tree Protection / Replacement:

The tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. 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.

Landscape:

A 15 m (49 ft) wide buffer is proposed along the eastern property line in accordance with the Ministry of Agriculture guidelines to provide a buffer to the properties across 240 Street in the ALR. The buffer consists of a retained mature stand of conifer trees, that will be supplemented with evergreen and deciduous shrubs. The existing white rail fence is proposed to be retained. A split rail fence will separate the ALR buffer from the proposed residential yards. The provision of the buffer and registration of a restrictive covenant are noted as a condition of rezoning.

Servicing:

Prior to final reading the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works, a stormwater detention facility for the catchment area, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

Extension of municipal water will be required in order to meet the site's Service Level 3 – Special Urban designation. The applicant proposes to incorporate upgrades to the existing pedestrian walkway connection between 237A Street and 56 Avenue to be secured through the servicing agreement.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately 20 new students for Peterson Road Elementary (located approximately 2.1 km south of the site) and 11 new students for D.W. Poppy Secondary School (located approximately 875 m south of the site).

Parks:

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 1 km to the south of the subject site).

Transit:

Transit service is currently provided along Fraser Highway (approximately 3.3 km from the subject site) via the 503 bus.

Policy Considerations:

The proposed rezoning will facilitate subdivision of the existing property into 39 single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT

ATTACHMENT A School District Comments

Langley Schools

27 May 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 11-09-0033 / NEUFELD

CIVIC: 5759 - 240 Street

LEGAL: Lot 1 Section 9 Township 11 NWD Plan 67456

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-7	Secondary 8-12
Single Family Units	**36**	**20**	**11**

Given the current school catchments this development would impact Peterson Road Elementary School, and D.W. Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NEUFELD) BYLAW 2021 NO. 5717

EXPLANATORY NOTE

Bylaw 2021 No. 5717 rezones the property located at 5759 – 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 39 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NEUFELD) BYLAW 2021 NO. 5717

Bylaw to amend the 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 (Neufeld) Bylaw 2021 No. 5717”.

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

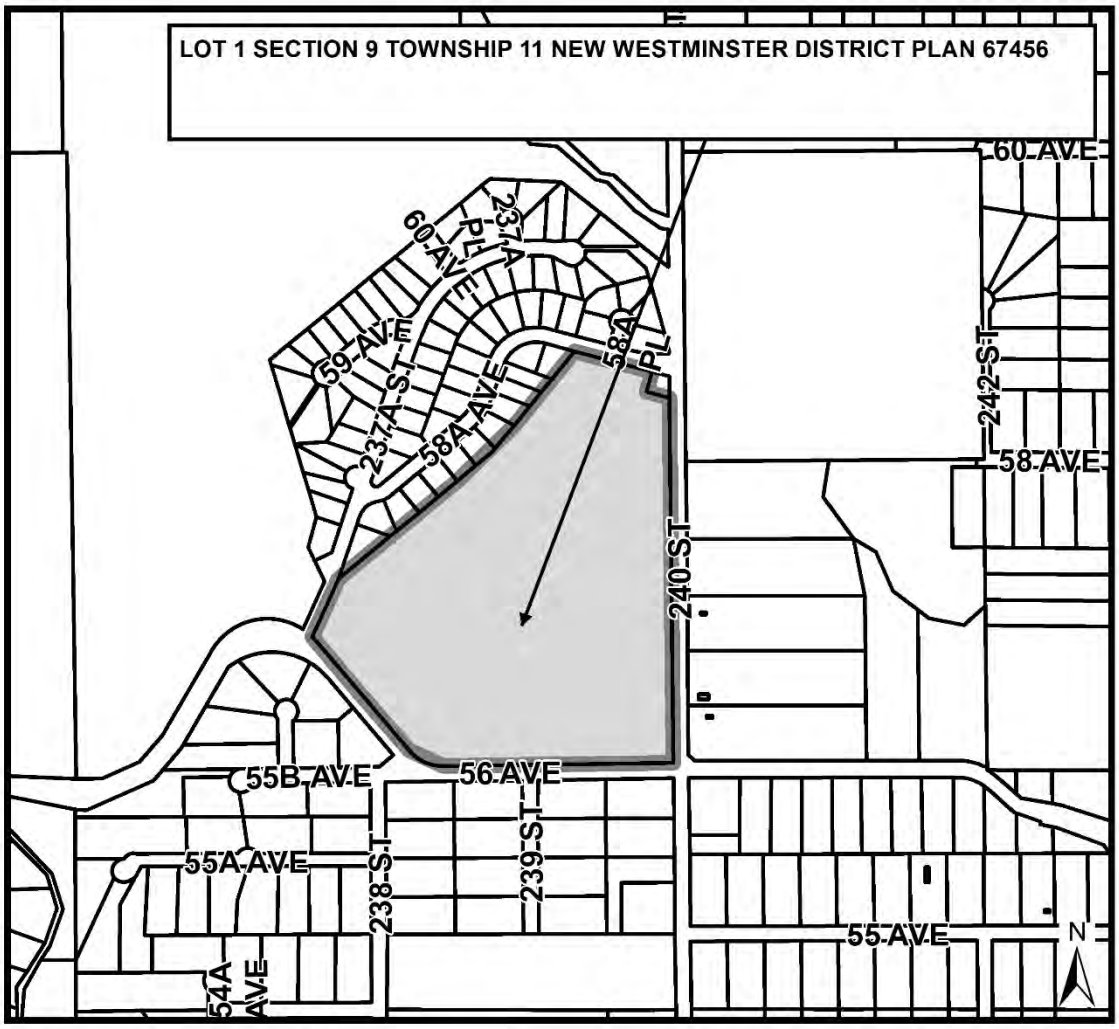
   Lot 1 Section 9 Township 11 New Westminster District Plan 67456

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-1.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5717



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-71
FROM:	ENGINEERING DIVISION	**FILE:**	5600-10
SUBJECT:	DRINKING WATER CONSERVATION BYLAW UPDATE		

RECOMMENDATION:

That Council grant first, second, and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw 2021 No. 5716.

EXECUTIVE SUMMARY:

Consistent with Metro Vancouver's Drinking Water Conservation Plan, Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 imposes restrictions on when municipal water users are permitted to water lawns from May 1 to October 15. Watering outside of designated times is only permitted when a property obtains a Water Exemption Permit for the purpose of starting a new lawn.

The European Chafer Beetle (the Beetle) is an invasive insect species that has affected select areas of Metro Vancouver over the past two decades. The Beetle lays its eggs in lawns during the summer. Hatched larvae feed on the roots of grass and serve as a food source for birds and other predators. The weakened root structure of the affected grass combined with foraging by predators often results in significant damage to infested lawns.

Infested lawns are treated through the application of nematodes to the affected area in late July, shortly after the Beetle larvae have hatched. The treatment requires keeping the affected area moist for a minimum of two weeks which can require daily watering in the month of July which is not permissible pursuant to current regional restrictions. Accordingly, affected property owners who wish to control this invasive species are unable to do so as the existing bylaw does not allow issuance of a Water Exemption Permit for the purpose of nematode treatment.

Revisions to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 are required to allow municipal water users to obtain a Water Exemption Permit for the purpose of treating lawns infested with the Beetle, that may otherwise result in significant damage and community unsightliness.

PURPOSE:

To seek Council's approval of amendments to Drinking Water Conservation Bylaw 2018 No. 5321 to allow issuance of Water Exemption Permits for the purpose of treating lawns infested by the European Chafer Beetle.

BACKGROUND/HISTORY:

Properties in the Township of Langley obtain their water via private wells regulated by the provincial government or from the municipal water supply. Municipal water is a blend of water purchased from Metro Vancouver mixed with local ground water. Metro Vancouver's Drinking Water Conservation Plan restricts non-essential uses of water seasonally. Council's adoption of the Drinking Water Conservation Bylaw aligns the municipality with this plan. Stage 1 restrictions automatically come into effect May 1 and focus on reducing municipal water use by limiting the days and times users may water lawns and gardens. Three additional stages of restrictions may be declared if necessary, to reduce water consumption by placing further restrictions on lawn/garden watering and limiting water use for non-essential reasons such as filling of pools, fountains, or washing of vehicles.

During Stage 1 and Stage 2 restrictions, municipal water users may obtain a Water Exemption Permit from the municipality for the purpose of establishing a new lawn. Water Exemption Permits allow for a property to water freshly seeded or turfed areas any day from 4:00am to 9:00am for a period of 21 days, with the option to obtain one extension for a further 21 days. Water Exemption Permits may not be issued for any other reason under the existing bylaw.

DISCUSSION/ANALYSIS:

The Beetle is an invasive species first identified in Metro Vancouver in 2001. Over the past two decades the Beetle has expanded its range to include most municipalities in the region. The Beetle lays its eggs in lawns early in the summer with eggs hatching in late July. Hatched larvae feed on the roots of grasses and continue to mature in the ground until they emerge as an adult beetle. The adult Beetle then lays its own eggs, restarting the cycle. While larvae mature in lawns they act as a food source for birds, skunks, racoons, and other foraging animals. Predators peel back the lawn of infested properties to gain access to larvae made easier by the grass's weakened root system. This can leave affected lawns with significant damage requiring remediation by the property owner.

Infestations of the Beetle can be effectively managed by applying nematodes, a microscopic worm, to infested areas shortly after larvae have hatched which is typically in late July. Nematodes control the infestation by invading the body of the larvae and breaking it down as a food source. In order for treatment to be successful, watering the treatment area before application and then keeping it moist for 2-3 weeks is required. This can require watering more frequently than the two mornings per week currently permitted by Drinking Water Conservation Bylaw 2018 No. 5321. Once the larvae population is controlled, nematodes will begin to die due to a lack of available hosts and drying out of the treated area with reduced watering.

The proposed Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw 2021 No. 5716 incorporates language to allow issuance of Water Exemption Permits to a property owner who wishes to treat their lawn with nematodes to control the Beetle. Proof of nematode purchase or hiring for professional treatment will be required for issuance of a Water Exemption Permit for this reason.

Environmental Implications:

Using nematodes as a biological control for the Beetle has proven to be an effective and environmentally sensitive way to treat infestations as no chemicals are used. Applied nematodes begin to die as the number of available host larvae dwindles and the application area is allowed to dry out with reduced watering.

Respectfully submitted,

Christopher Combe
SUSTAINABILITY PROGRAM SPECIALIST
for
ENGINEERING DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW 2021 NO 5716

EXPLANATORY NOTE

Bylaw 2021 No. 5716 amends Drinking Water Conservation Bylaw 2018 No. 5321 by including provisions for water restriction exemption permits related to the application of nematodes to combat the European Chafer Beetle.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW 2021 NO 5716

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 “Drinking Water Conservation Bylaw No. 5321 Amendment Bylaw 2021 No 5716”.

2. The “Drinking Water Conservation Bylaw 2018 No. 5321” as amended is further amended by:

   a) Amending Section 2 Definitions, by inserting the following definition alphabetically:

      ‘EUROPEAN CHAFER BEETLE means an invasive insect pest whose larvae feed on the roots of grasses. The European Chafer Beetle larvae can be treated naturally using nematodes, which typically require a moist lawn for a period of 2 to 3 weeks from the day of application.’

   b) In Section 7.2, by replacing the words ‘in the amount of Thirty ($30.00) Dollars for Residential properties and One Hundred and Fifty ($150.00) Dollars for Non-Residential properties, which includes commercial, mixed use, and multi-family Residential properties.’ with the words ‘, as outlined in Township of Langley Fees and Charges Bylaw 4616, as amended or replaced from time to time.’

   c) Adding a new clause 7.3 as follows:

      7.3 A Person who wishes to treat their lawn with nematodes in order to control the European Chafer Beetle may apply to the General Manager of Engineering for a Permit, with no associated application fee, authorizing the Person to water the nematode treatment area when Stage 1 Restrictions or Stage 2 Restrictions are in force, at times specified in the Permit, at the premises described in the permit. A Permit does not exempt the holder from Stage 3 Restrictions or Stage 4 Restrictions; however, should a Person hold a valid permit prior to Stage 3 Restrictions, the permit will remain valid until the expiry date indicated.

   d) Adding a new clause 7.4 as follows:

      7.4 A permit application for the application of nematodes must include, at time of submission, proof of:
      a. purchase of nematodes; or
      b. hiring of professional nematode application services.

e) Adding a new clause 7.5 as follows:

7.5 The General Manager of Engineering, upon being satisfied that an applicant qualifies under section 7.3 and 7.4, shall issue a Permit to the applicant.

f) Renumbering of subsequent clauses in Section 7 to follow 7.5

g) In renumbered section 7.6, replacing the words ‘Section 7.2’ with the words ‘Section 7’.

h) In renumbered section 7.7, replacing the words ‘Section 7.2’ with the words ‘Section 7’.

i) By adding a new clause 7.8 as follows:

7.8 No new Permits shall be issued under Stage 3 or Stage 4 Restrictions

j) By adding a new clause 7.9 as follows:

7.9 No valid permit shall carry forward should Stage 4 Restrictions be declared

k) By amending clause 8.1 by adding the words ‘, issued through Section 7.2,’ after the words ‘A Person may apply for one (1) extension of the Permit’.

l) By replacing clause 8.2 in its entirety with the following:

8.2 A Permit shall not be extended when:

a. the Permit has been issued for nematode application through Section 7.5; or
b. Stage 3 Restrictions or Stage 4 Restrictions are in effect.

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:	JUNE 14, 2021 - REGULAR MEETING	**REPORT:**	21-76
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-23-0070
SUBJECT:	DRAINAGE DEVELOPMENT WORKS AGREEMENT BYLAW (1081760 BC LTD.)		

RECOMMENDATION:

That Council give first, second, and third reading to Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697, for the provision of off-site drainage infrastructure for the area of Fernridge in the Brookswood-Fernridge Community Plan.

EXECUTIVE SUMMARY:

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

DWAs are typically used to provide services to undeveloped 'greenfield' areas and must be supported by the majority of owners of land within the benefiting area through a formal petition process.

DWA Bylaw 2021 No. 5697 will facilitate the construction of a community detention pond and associated infrastructure identified in the documents with an estimated total construction value of approximately $4.8M. Approximately $2.6M of the costs are eligible for a Development Cost Charge Frontending Agreement, subject to Council approval, being presented to Council under a separate, but concurrent, report. The remaining costs estimated at approximately $2.2M will form the basis of the Drainage DWA Bylaw 2021 No. 5697.

The drainage works are comprised of the following components:

- community stormwater detention facility with a volume capacity of approximately 4,900m^3 covering a land area of approximately 0.56 hectares (1.4 acres);
- a 2.7 m x 2.2 m x 3.4 m flow control chamber/structure;
- approximately 206 lineal metres of 525 mm diameter storm sewer pipe;
- approximately 30 lineal metres of 675 mm diameter storm sewer pipe;
- approximately 20 lineal metres of 750 mm diameter storm sewer and related appurtenances.

Property owners representing approximately 62% of the benefitting area and 51.5% of the assessed land value 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 a bylaw in relation to execution of a DWA for Drainage works.

BACKGROUND/HISTORY:

The Applicant rezoned the property from Suburban Residential Zone (SR-2) to Residential Zone (R-1D) for the development of a 61 lot single family residential subdivision.

At the July 9, 2018 Meeting Council gave first and second readings to 1081760 BC Ltd. Rezoning Bylaw 2019 No. 5402 for proposed development in the Fernridge area of the Brookswood-Fernridge Community Plan. Subsequently, a Public Hearing was held, and third reading was granted by Council at the September 17, 2018 meeting. One of the development prerequisites set by Council prior to consideration of final reading was the execution of a Servicing Agreement to secure the works and services necessary to support the proposed development at no cost to the Township. The developer satisfied the development prerequisites and received final reading on March 22, 2021.

Policy No. 07-352, relating to the implementation of DWAs, was adopted by Council on November 15, 2004 and amended 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 DWAs in accordance with provincial regulations.

1081760 BC Ltd. submitted the documents necessary for execution of the DWA 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 in 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 Drainage Development Works Agreement Bylaw 2021 No. 5697, 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 1081760 BC Ltd. 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:

Drainage Development Works Agreement Bylaw 2021 No. 5697 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 rate of $15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Works Agreement Policy 07-352
ATTACHMENT B	Certificate of Sufficiency
ATTACHMENT C	Context Map

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.

ATTACHMENT B

Township of Langley

Est. 1873

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

DEVELOPMENT WORKS AGREEMENT FOR DRAINAGE – BROOKSWOOD/FERNRIDGE PLAN AREA (Bylaw 2021 No. 5697)

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Drainage Development Works Agreement - Brookswood/Fernridge Plan Area (**Bylaw 2021 No. 5697**) 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*.

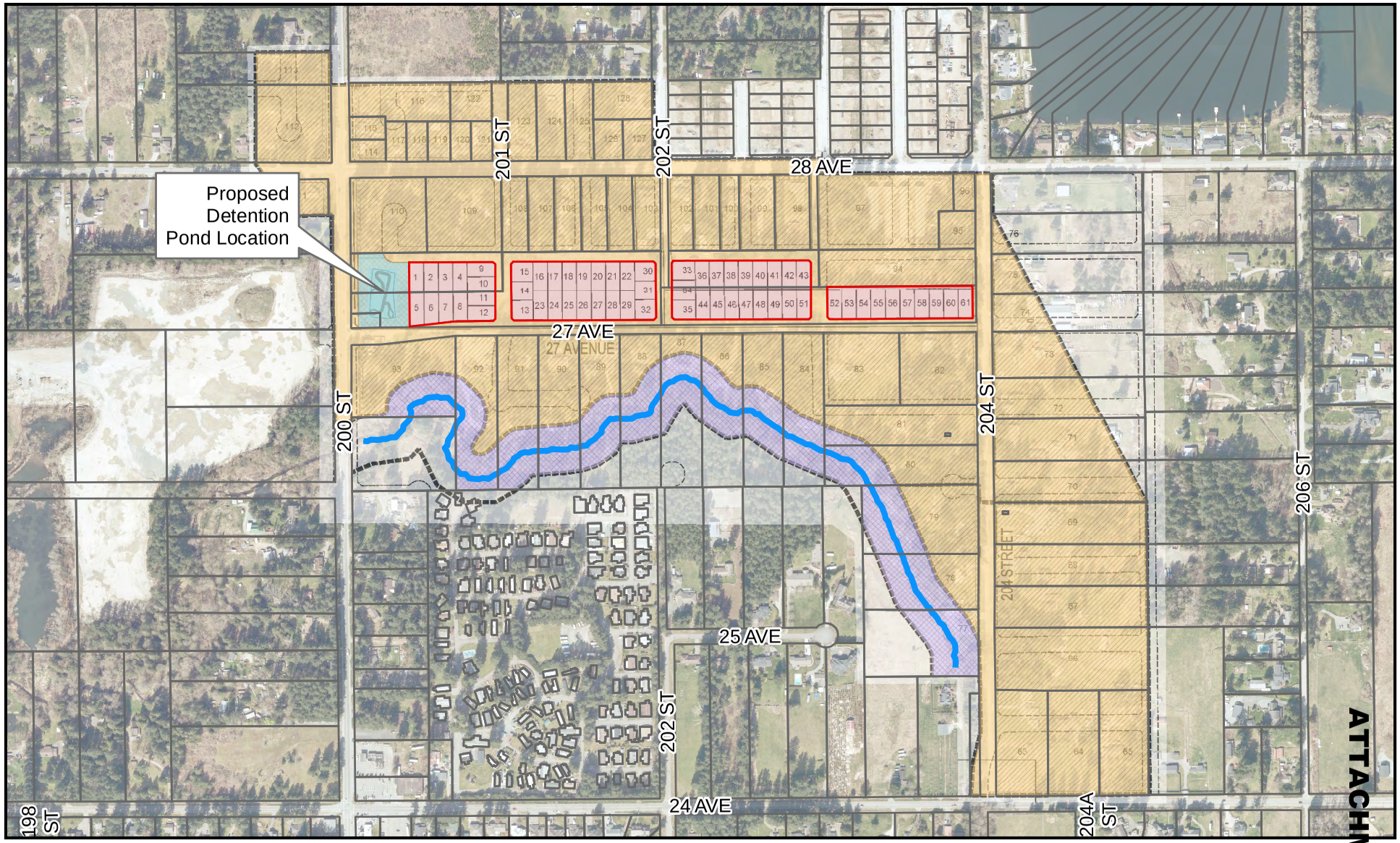
The petition having met the requirements as provided by the *Community Charter*, I declare it sufficient for the purpose of a Development Works Agreement for Drainage – Brookswood/Fernridge (**Bylaw 2021 No. 5697**).

Declared at Langley, British Columbia
This 28 day of April, 2021.

W. Bauer
Township Clerk

CONTEXT MAP | 07-23-0070/73 PLATINUM GROUP

DWA / DCC FA



UPDATED JUNE 8, 2021 ^RN
Document Path: F:\data\Planning\Planning Tech\CustomMaps\07-23-0070 Brookswood DWA\DWA CONTEXT MAP.mxd

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT
(1081760 BC LTD.)

BYLAW 2021 NO. 5697

EXPLANATORY NOTE

Bylaw 2021 No. 5697 authorizes the execution of a Development Works Agreement between the Township of Langley and 1081760 BC Ltd., for the provision of Drainage Works in the Fernridge 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

DRAINAGE DEVELOPMENT WORKS AGREEMENT
(1081760 BC LTD.)

BYLAW 2021 NO. 5697

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 "Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697".

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 2021 NO. 5697

DEVELOPMENT WORKS AGREEMENT

FOR DRAINAGE WORKS

Project # 07-23-0070

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:

1081760 BC LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 12837 76 Avenue, Surrey, BC V3W 2V3

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Brookswood-Fernridge Community Plan is identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a storm water detention facility and related appurtenances 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 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 Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. 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;

"**DCC Drainage**" means that portion of the Works which is included in the Township's DCC program; $2,557,161.53

"**Developer**" means 1081760 BC Ltd;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw 2012, No. 4963, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Bylaw 2021 No. 5697 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 Capital Cost of the entire Works, including the DCC Drainage portion. The Estimated Cost of the Works for Bylaw 2021 No. 5697 is $4,774,804.39;

"**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 $67,554.89 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 Drainage Works including the DCC Drainage and related appurtenances 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. DRAINAGE 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:

1081760 BC Ltd.
201 – 12837 76 Avenue
Surrey, BC. V3W 2V3

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 Dev. Hectares
1	031-353-622	TBD	LT 1, SEC 23, TWP 7 NWD, PL EPP108289	0.07
2	031-353-631	TBD	LT 2, SEC 23, TWP 7 NWD, PL EPP108289	0.07
3	031-353-649	TBD	LT 3, SEC 23, TWP 7 NWD, PL EPP108289	0.07
4	031-353-657	TBD	LT 4, SEC 23, TWP 7 NWD, PL EPP108289	0.07
5	031-353-681	TBD	LT 5, SEC 23, TWP 7 NWD, PL EPP108289	0.07
6	031-353-690	TBD	LT 6, SEC 23, TWP 7 NWD, PL EPP108289	0.07
7	031-353-703	TBD	LT 7, SEC 23, TWP 7 NWD, PL EPP108289	0.07
8	031-353-711	TBD	LT 8, SEC 23, TWP 7 NWD, PL EPP108289	0.07
9	031-353-720	TBD	LT 9, SEC 23, TWP 7 NWD, PL EPP108289	0.07
10	031-353-738	TBD	LT 10, SEC 23, TWP 7 NWD, PL EPP108289	0.07
11	031-353-746	TBD	LT 11, SEC 23, TWP 7 NWD, PL EPP108289	0.07
12	031-353-771	TBD	LT 12, SEC 23, TWP 7 NWD, PL EPP108289	0.07
13	031-353-789	TBD	LT 13, SEC 23, TWP 7 NWD, PL EPP108289	0.07
14	031-353-797	TBD	LT 14, SEC 23, TWP 7 NWD, PL EPP108289	0.07
15	031-353-801	TBD	LT 15, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
16	031-353-819	TBD	LT 16, SEC 23, TWP 7 NWD, PL EPP108289	0.07
17	031-353-827	TBD	LT 17, SEC 23, TWP 7 NWD, PL EPP108289	0.07
18	031-353-835	TBD	LT 18, SEC 23, TWP 7 NWD, PL EPP108289	0.07
19	031-353-843	TBD	LT 19, SEC 23, TWP 7 NWD, PL EPP108289	0.07
20	031-353-851	TBD	LT 20, SEC 23, TWP 7 NWD, PL EPP108289	0.07
21	031-353-860	TBD	LT 21, SEC 23, TWP 7 NWD, PL EPP108289	0.07
22	031-353-878	TBD	LT 22, SEC 23, TWP 7 NWD, PL EPP108289	0.07
23	031-353-886	TBD	LT 23, SEC 23, TWP 7 NWD, PL EPP108289	0.07
24	031-353-894	TBD	LT 24, SEC 23, TWP 7 NWD, PL EPP108289	0.07
25	031-353-908	TBD	LT 25, SEC 23, TWP 7 NWD, PL EPP108289	0.07
26	031-353-916	TBD	LT 26, SEC 23, TWP 7 NWD, PL EPP108289	0.07
27	031-353-924	TBD	LT 27, SEC 23, TWP 7 NWD, PL EPP108289	0.07
28	031-353-932	TBD	LT 28, SEC 23, TWP 7 NWD, PL EPP108289	0.07
29	031-353-941	TBD	LT 29, SEC 23, TWP 7 NWD, PL EPP108289	0.07
30	031-353-959	TBD	LT 30, SEC 23, TWP 7 NWD, PL EPP108289	0.07
31	031-353-967	TBD	LT 31, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
32	031-353-975	TBD	LT 32, SEC 23, TWP 7 NWD, PL EPP108289	0.07
33	031-353-983	TBD	LT 33, SEC 23, TWP 7 NWD, PL EPP108289	0.07
34	031-353-991	TBD	LT 34, SEC 23, TWP 7 NWD, PL EPP108289	0.08
35	031-354-009	TBD	LT 35, SEC 23, TWP 7 NWD, PL EPP108289	0.07
36	031-354-017	TBD	LT 36, SEC 23, TWP 7 NWD, PL EPP108289	0.07
37	031-354-025	TBD	LT 37, SEC 23, TWP 7 NWD, PL EPP108289	0.07
38	031-354-033	TBD	LT 38, SEC 23, TWP 7 NWD, PL EPP108289	0.07
39	031-354-041	TBD	LT 39, SEC 23, TWP 7 NWD, PL EPP108289	0.07
40	031-354-050	TBD	LT 40, SEC 23, TWP 7 NWD, PL EPP108289	0.07
41	031-354-068	TBD	LT 41, SEC 23, TWP 7 NWD, PL EPP108289	0.07
42	031-354-076	TBD	LT 42, SEC 23, TWP 7 NWD, PL EPP108289	0.07
43	031-354-084	TBD	LT 43, SEC 23, TWP 7 NWD, PL EPP108289	0.07
44	031-354-092	TBD	LT 44, SEC 23, TWP 7 NWD, PL EPP108289	0.07
45	031-354-106	TBD	LT 45, SEC 23, TWP 7 NWD, PL EPP108289	0.07
46	031-354-114	TBD	LT 46, SEC 23, TWP 7 NWD, PL EPP108289	0.07
47	031-354-122	TBD	LT 47, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
48	031-354-131	TBD	LT 48, SEC 23, TWP 7 NWD, PL EPP108289	0.07
49	031-354-149	TBD	LT 49, SEC 23, TWP 7 NWD, PL EPP108289	0.07
50	031-354-157	TBD	LT 50, SEC 23, TWP 7 NWD, PL EPP108289	0.07
51	031-354-165	TBD	LT 51, SEC 23, TWP 7 NWD, PL EPP108289	0.07
52	031-354-173	TBD	LT 52, SEC 23, TWP 7 NWD, PL EPP108289	0.07
53	031-354-181	TBD	LT 53, SEC 23, TWP 7 NWD, PL EPP108289	0.07
54	031-354-190	TBD	LT 54, SEC 23, TWP 7 NWD, PL EPP108289	0.07
55	031-354-203	TBD	LT 55, SEC 23, TWP 7 NWD, PL EPP108289	0.07
56	031-354-211	TBD	LT 56, SEC 23, TWP 7 NWD, PL EPP108289	0.07
57	031-354-220	TBD	LT 57, SEC 23, TWP 7 NWD, PL EPP108289	0.07
58	031-354-238	TBD	LT 58, SEC 23, TWP 7 NWD, PL EPP108289	0.07
59	031-354-246	TBD	LT 59, SEC 23, TWP 7 NWD, PL EPP108289	0.07
60	031-354-254	TBD	LT 60, SEC 23, TWP 7 NWD, PL EPP108289	0.07
61	031-354-254	TBD	LT 61, SEC 23, TWP 7 NWD, PL EPP108289	0.07
63	002-462-940	2450 204 ST	LT 42, SEC 23, TWP 7, NWD, PL NWP60211	0.83
64	002-462-958	20447 24 AVE	LT 43, SEC 23, TWP 7, NWD, PL NWP60211	0.83

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
65	002-091-071	20481 24 AVE	LT 44, SEC 23, TWP 7, NWD, PL NWP60211	0.84
66	002-462-923	2484 204 ST	LT 41, SEC 23, TWP 7, NWD, PL NWP60211	1.47
67	005-602-424	2538 204 ST	LT 25, SEC 23, TWP 7, NWD, PL NWP38846	1.01
68	008-554-765	2554 204 ST	LT 24, SEC 23, TWP 7, NWD, PL NWP38846	1.01
69	011-038-039	2572 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	1.01
70	011-038-047	2596 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.94
71	011-038-080	2628 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.78
72	011-038-110	2650 204 ST	SEC 23, TWP 7, NWD, PL NWPNWP3119	0.65
73	011-038-152	2682 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP3119	0.55
74	003-380-335	2708 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.31
75	003-527-450	2724 204 ST	LT 48, SEC 23, TWP 7, NWD, PL NWP65081	0.21
76	003-527-468	2750 204 ST	LT 49, SEC 23, TWP 7, NWD, PL NWP65081	0.08
77	007-170-009	2513 204 ST	LT 13, SEC 23, TWP 7, NWD, PL NWP35140	0.03
78	001-070-118	2535 204 ST	LT 12, SEC 23, TWP 7, NWD, PL NWP35140	0.30
79	000-822-752	2595 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP35140	0.66
80	008-459-541	2607 204 ST	LT 27, SEC 23, TWP 7, NWD, PL NWP37689	0.57

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
81	002-170-116	2647 204 ST	LT 26, SEC 23, TWP 7, NWD, PL NWP37689	0.87
82	008-499-489	2661 204 ST	LT 29, SEC 23, TWP 7, NWD, PL NWP37953	0.83
83	008-499-471	20308 27 AVE	LT 28, SEC 23, TWP 7, NWD, PL NWP37953	0.87
84	005-682-614	20286 27 AVE	LT 25, SEC 23, TWP 7, NWD, PL NWP35623	0.53
85	007-186-991	20264 27 AVE	LT 24, SEC 23, TWP 7, NWD, PL NWP35623	0.38
86	007-186-975	20244 27 AVE	LT 23, SEC 23, TWP 7, NWD, PL NWP35623	0.23
87	007-186-959	20210 27 AVE	LT 22, SEC 23, TWP 7, NWD, PL NWP35623	0.13
88	004-111-397	20178 27 AVE	LT 21, SEC 23, TWP 7, NWD, PL NWP35623	0.30
89	007-186-924	20162 27 AVE	LT 20, SEC 23, TWP 7, NWD, PL NWP35623	0.43
90	001-490-800	20132 27 AVE	LT 19, SEC 23, TWP 7, NWD, PL NWP35623	0.56
91	007-186-916	20106 27 AVE	LT 18, SEC 23, TWP 7, NWD, PL NWP35623	0.61
92	007-186-878	20078 27 AVE	LT 17, SEC 23, TWP 7, NWD, PL NWP35623	0.46
93	007-186-835	2698 200 ST	LT 15, SEC 23, TWP 7, NWD, PL NWP35623	0.75
94	002-360-659	2741 204 ST	LT 31, SEC 23, TWP 7, NWD, PL NWP60118	0.93
95	009-293-809	2761 204 ST	LT F, SEC 23, TWP 7, NWD, PL NWP22901	0.20
96	009-293-779	20388 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	0.10

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
97	006-176-445	20308 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	1.47
98	010-249-320	20284 28 AVE	LT D, SEC 23, TWP 7, NWD, PL NWP17204	0.40
99	003-283-607	20260 28 AVE	LT C, BLK 4, SEC 23, TWP 7, NWD, PL NWP17204	0.41
100	001-795-031	20240 28 AVE	SEC 23, TWP 7, NWD, PL NWP12764	0.22
101	000-506-796	20230 28 AVE	LT B, SEC 23, TWP 7, NWD, PL NWP12764	0.30
102	009-741-046	20210 28 AVE	LT A, SEC 23, TWP 7, NWD, PL NWP12764	0.28
103	009-436-871	20186 28 AVE	LT 6, SEC 23, TWP 7, NWD, PL NWP10919	0.32
104	004-709-551	20176 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP10919	0.30
105	002-329-620	20160 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP10919	0.31
106	007-789-882	20156 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP10919	0.31
107	009-436-855	20126 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP10919	0.30
108	009-436-847	20108 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP10919	0.31
109	001-772-571	20080 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.88
110	011-271-736	20046 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.84
111	010-981-781	19980 28 AVE	LT A, SEC 22, TWP 7, NWD, PL NWP77730	0.33
112	012-021-351	19955 28 AVE	SEC 22, TWP 7, NWD, PL NWP1168	0.90

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
113	012-021-300	2863 200 ST	LT 23, SEC 22, TWP 7, NWD, PL NWP1168	0.37
114	010-299-769	2812 200 ST	LT 1, SEC 23, TWP 7, NWD, PL NWP17636	0.10
115	001-673-807	2826 200 ST	LT 2, SEC 23, TWP 7, NWD, PL NWP17636	0.12
116	010-299-777	2840 200 ST	LT 3, SEC 23, TWP 7, NWD, PL NWP17636	0.52
117	002-422-751	20035 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP17636	0.13
118	010-299-785	20049 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP17636	0.12
119	003-112-250	20063 28 AVE	LT 6, BLK 8, SEC 23, TWP 7, NWD, PL NWP17636	0.12
120	008-532-869	20077 28 AVE	LT 8, SEC 23, TWP 7, NWD, PL NWP20038	0.12
121	008-532-885	20091 28 AVE	LT 9, SEC 23, TWP 7, NWD, PL NWP20038	0.12
122	002-406-012	20087 28 AVE	LT 10, SEC 23, TWP 7, NWD, PL NWP20038	0.26
123	009-768-572	20107 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP13145	0.34
124	009-768-599	20145 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP13145	0.34
125	009-768-611	20157 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP13145	0.35
126	009-768-661	20169 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
127	009-768-726	20183 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
128	004-399-510	2847 202 ST	LT 5, SEC 23, TWP 7, NWD, PL NWP13145	0.36

SCHEDULE "B"
MAP OF BENEFITING AREA



SCHEDULE "C"
DESCRIPTION OF THE WORKS

Drainage works consisting of a detention pond of approximately 5,632 m^2 in area complete with approximately 206 linear metres of 525 mm diameter storm sewer, 30 linear metres of 675 mm diameter storm sewer, 20 linear metres of 750 mm diameter storm sewer, 6 manholes, flow control chamber, headwalls, erosion protection, landscaping and fencing, having an Estimated Capital Cost of the Works of $4,774,804.39 all in accordance with the 1081760 BC Ltd. Bylaw 2021 No. 5697, as per design drawings numbered and named as follows:

- 2111-03141-04 Sheets 1 to 50 inclusive
  Prepared by McElhanney Ltd.

- 19-044 Sheets L4 and L5
  Prepared by PMG Landscape Architect

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCDONALD) BYLAW 2021 NO. 5715

EXPLANATORY NOTE

Bylaw 2021 No. 5715 rezones the property located at 23639 – 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCDONALD) BYLAW 2021 NO. 5715

Bylaw to amend the 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 (McDonald) Bylaw 2021 No. 5715”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

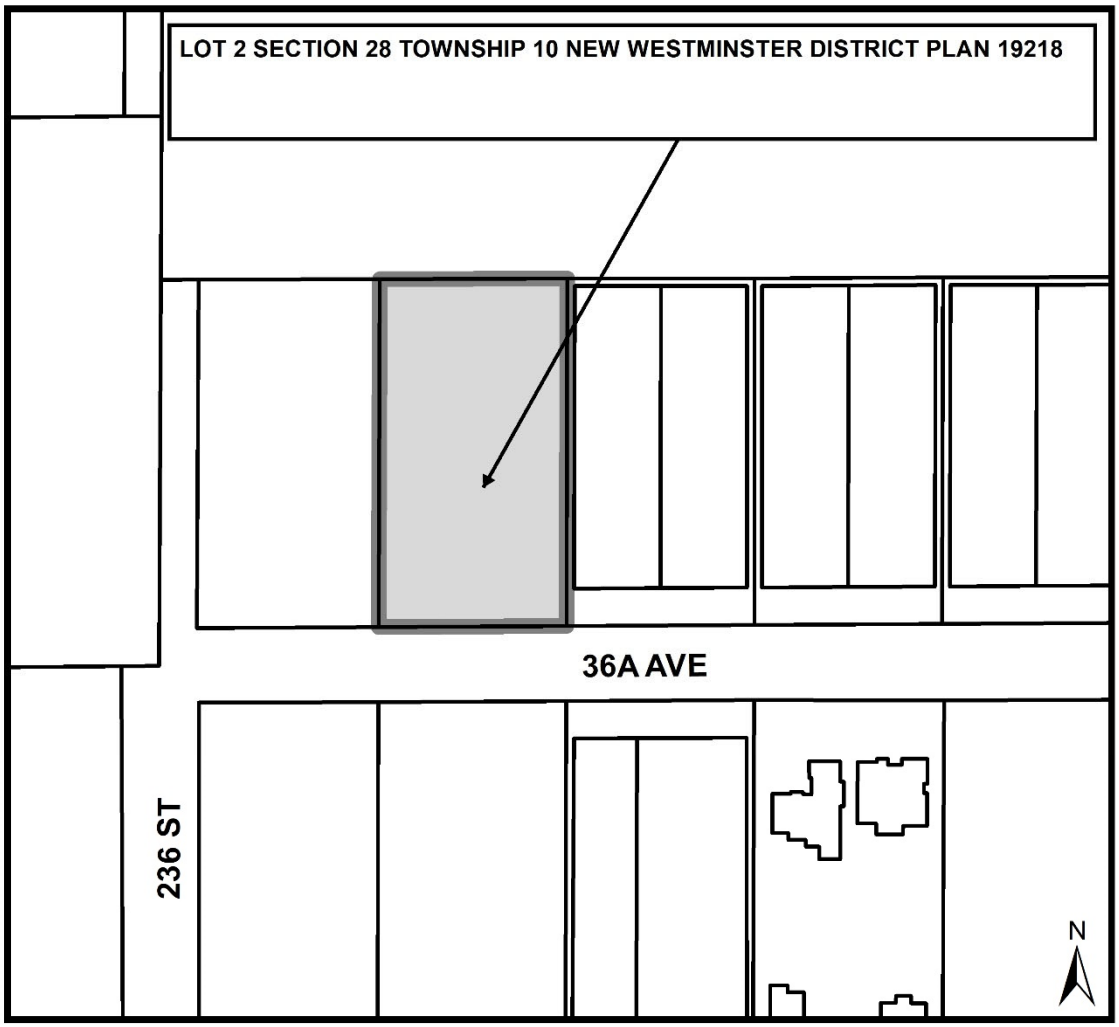
   Lot 2 Section 28 Township 10 New Westminster District Plan 19218

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Rural Zone RU-3A.

READ A FIRST TIME the	31	day of	May	, 2021
READ A SECOND TIME the	31	day of	May	, 2021
NOTICE WAS ADVERTISED the	3, 10	day of	June	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5715



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 31, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100661 (MCDONALD / 23639 - 36A AVENUE)

REPORT: 21-61
FILE: 10-28-0049

PROPOSAL:

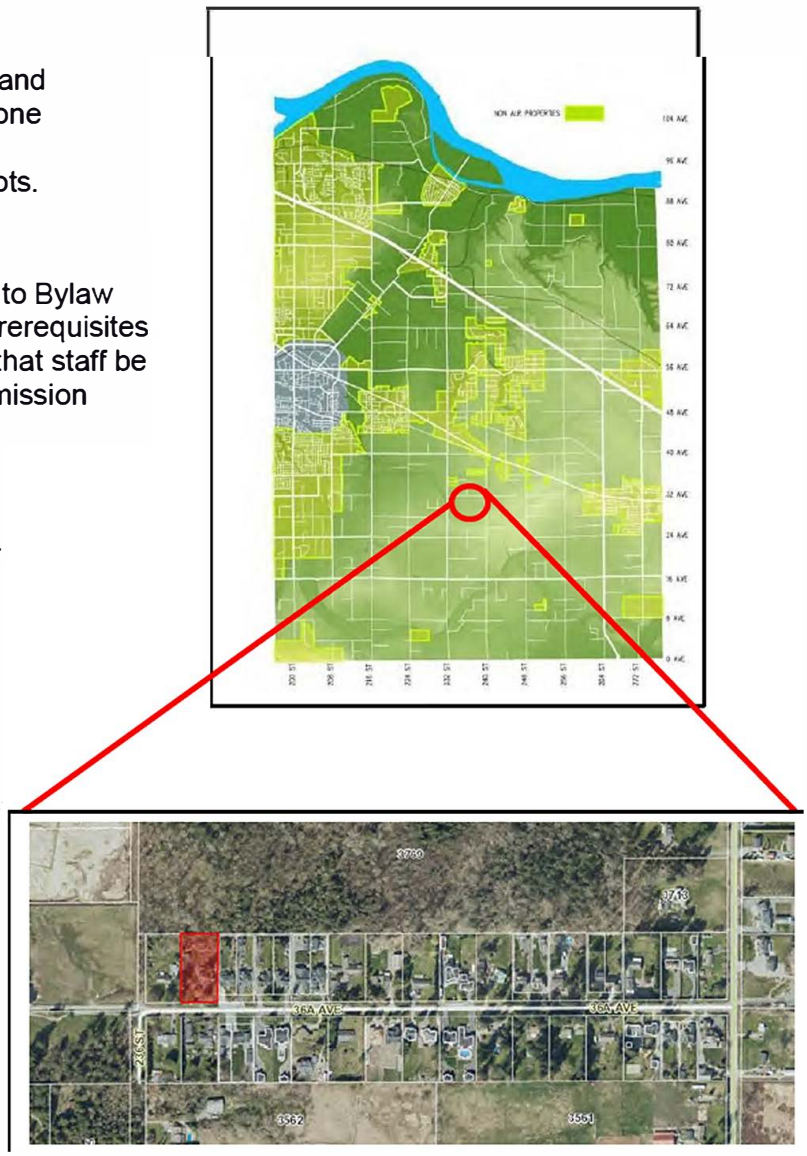
Application to rezone 0.46 ha (1.15 ac) of land located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate subdivision of the subject property into two (2) single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5715 subject to two (2) development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the Rural Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; and further

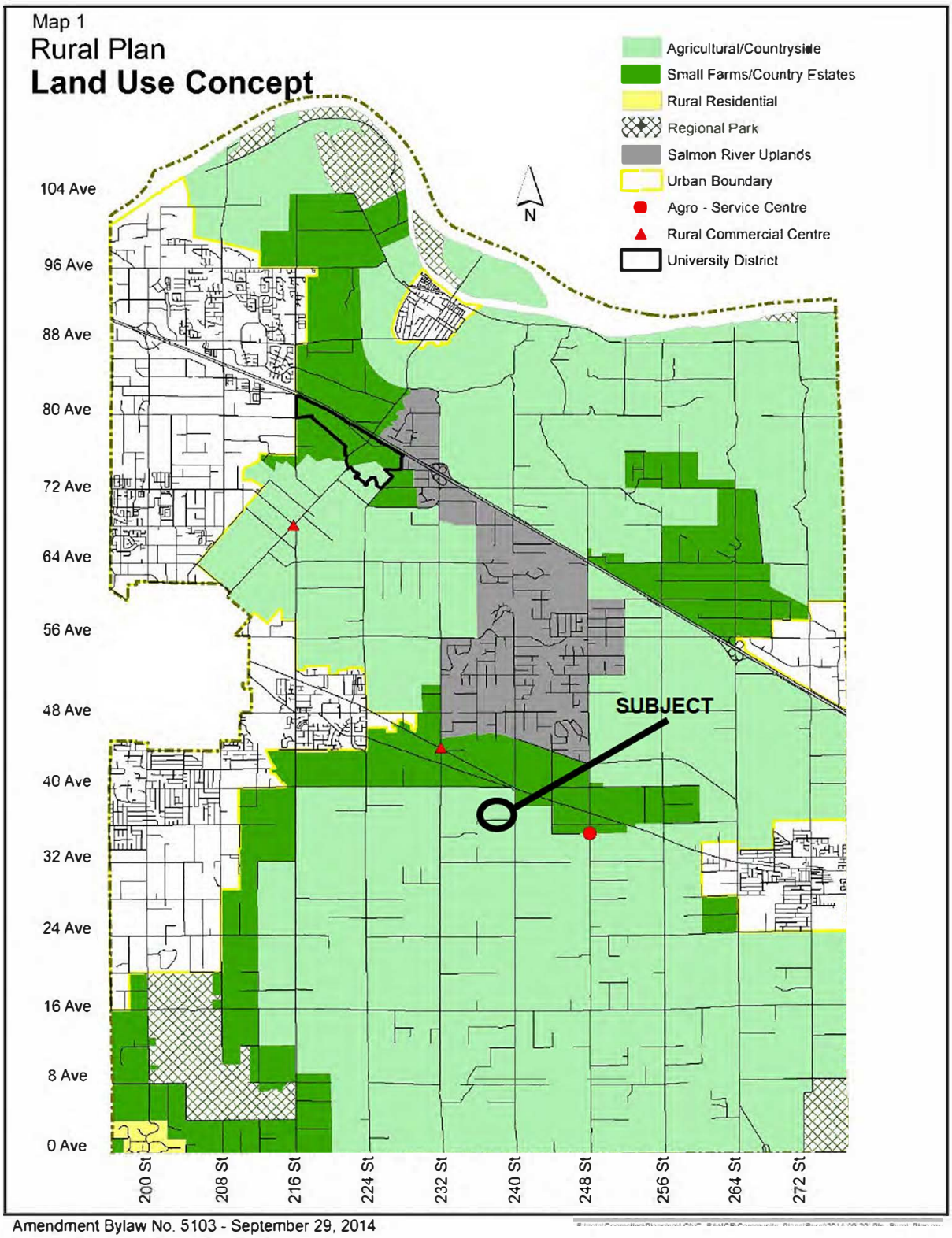
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5715.

EXECUTIVE SUMMARY:

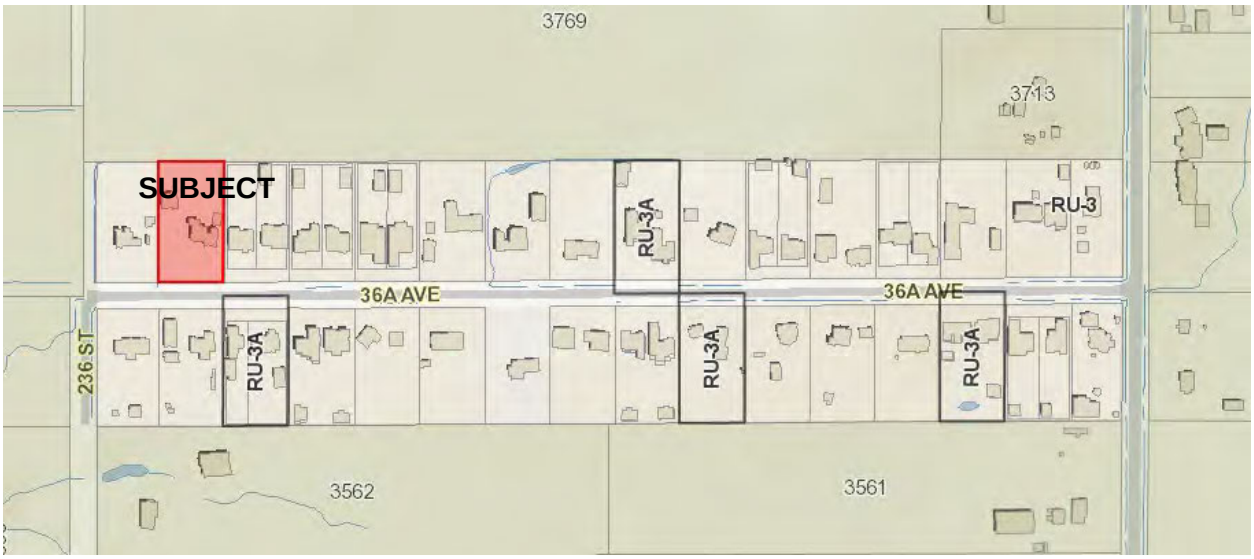
Dean Ganchar has applied on behalf of Peggy McDonald to rezone a 0.46 ha (1.15 ac) property located in south Langley to Rural Zone RU-3A to facilitate a subdivision to create two (2) single family lots. On July 30, 2020 Council granted final reading to Bylaw No. 5526, which amended the Rural Plan to accommodate subdivision of the properties (including the subject property) located on 36A Avenue between 236 Street and 240 Street. The proposal complies with the provisions of the Rural Plan. Final reading of Bylaw No. 5715 is contingent upon completion of the two (2) development prerequisites outlined in this report.

PURPOSE:

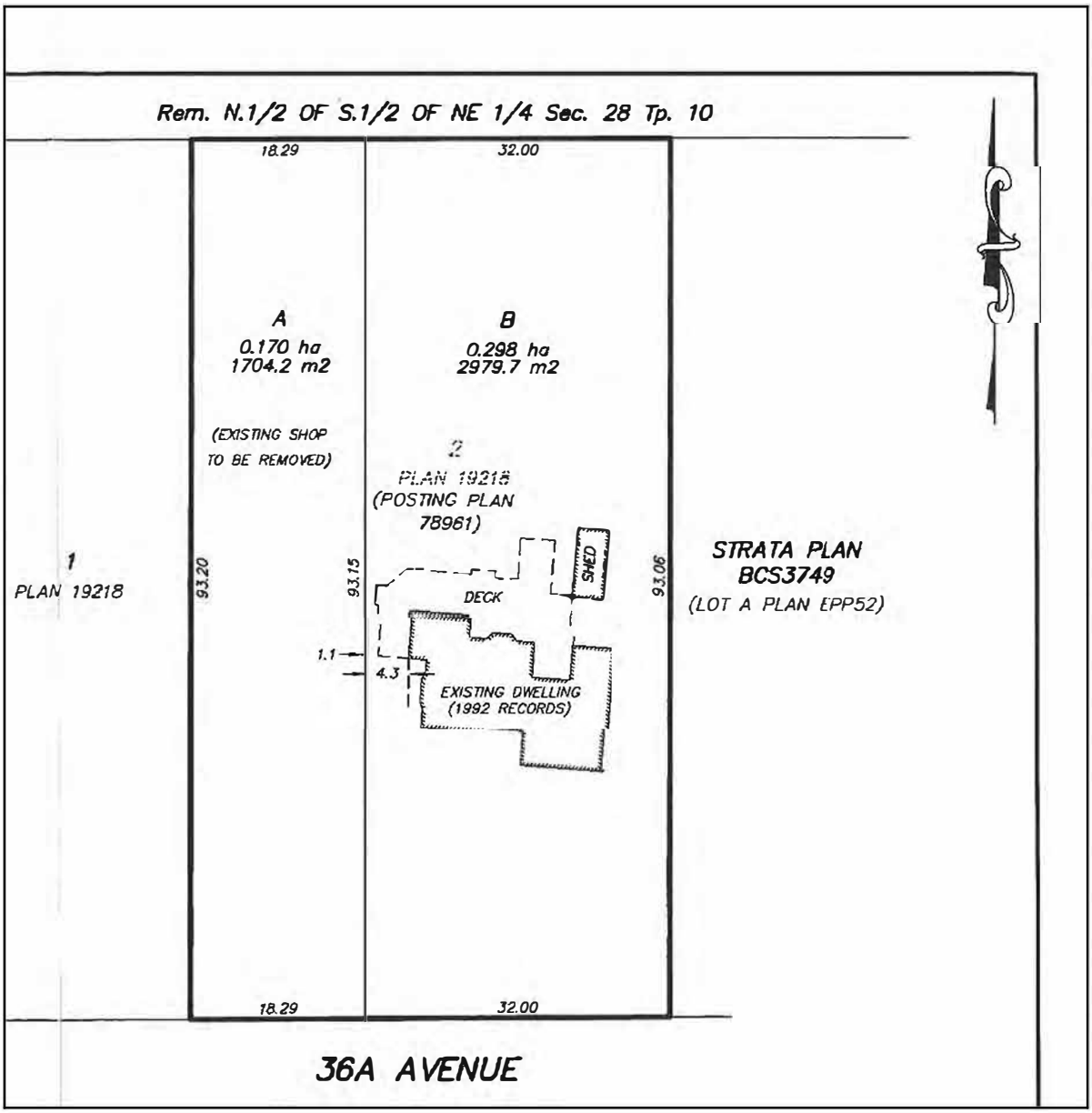
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5715 in the Rural area.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Amendment Bylaw No. 5103 - September 29, 2014

RURAL PLAN



ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Peggy McDonald 23639 – 36A Avenue Langley, BC V2Z 2J6
Applicant / Agent:	Dean Ganchar 23670 – 36A Avenue Langley, BC V2Z 2J6
Legal Description:	Lot 2 Section 28 Township 10 New Westminster District Plan 19218
Location:	23639 - 36A Avenue
Area:	0.46 ha (1.15 ac)
Existing Zoning:	Rural Zone RU-3
Proposed Zoning:	Rural Zone RU-3A
Rural Plan:	Agriculture/Countryside
Agricultural Land Reserve:	Not in the ALR

BACKGROUND / HISTORY:

The property's current zoning accommodates two single family dwellings per lot. Throughout the rural areas of Langley, there are small enclaves of properties (not located within the ALR) accommodating two single family dwellings per lot, many of which have subdivided through the provisions of the Strata Property Act. The applicant is proposing to rezone this property to RU-3A (accommodating one single family dwelling per lot) in order to enable future fee simple subdivision rather than through a strata configuration as permitted under the current RU-3 zoning.

On July 30, 2020, Council granted final reading to Bylaw No. 5526 which amended the Rural Plan to accommodate fee simple subdivision of the properties located on 36A Avenue (including the subject property) between 236 Street and 240 Street. Council subsequently granted final reading of Bylaw No. 5527, which rezoned six (6) properties to the newly created Rural Zone RU-3A (min. parcel size 0.17 ha) to accommodate future fee simple subdivision. To date, only one (1) property has applied for and completed a fee simple subdivision under the RU-3A zoning (Ganchar/Wheeler).

DISCUSSION / ANALYSIS:

Dean Ganchar has applied on behalf of Peggy McDonald to rezone and subdivide a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue in south Langley to Rural Zone RU-3A to facilitate a residential subdivision creating two (2) fee simple single family lots.

Adjacent Uses:

North: A rural residential property 14 ha (35 ac) in size, zoned Rural Zone RU-3 and designated Agriculture/Countryside in the Rural Plan and located in the ALR;

South: 36A Avenue, beyond which is a 0.46 ha (1.13 ac) property zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR;

East: A 0.46 ha (1.15 ac) property accommodating two (2) single family dwellings with a strata plan registered on title, zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR;

West: A 0.45 ha (1.12 ac) property accommodating one (1) single family dwelling, zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR.

Rural Plan:

The Rural Plan designates the site Agriculture/Countryside. Section 5.5.6 of the Rural Plan states that:

> *Rezoning of properties to enable fee simple subdivision of lands on 36A Avenue between 236 Street and 240 Street may be considered provided:*
> - *the lots are not located within the Agricultural Land Reserve;*
> - *only one additional lot is created from each existing fee simple lot surveyed on NWD Plan 19218;*
> - *only one single family dwelling per lot is permitted;*
> - *provision of a hydrogeological study to assess the impact of additional demand on local ground water resources, to the acceptance of the General Manager of Engineering and Community Development shall be resolved prior to Council's consideration of a zoning bylaw amendment.*

The proposal satisfies the above requirements of the Rural Plan.

Zoning Amendment:

Rezoning Bylaw No. 5715 proposes to rezone the subject lands from Rural Zone RU-3 to Rural Zone RU-3A.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes subdivision of the subject lot into two (2) fee simple single family lots. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

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. A partial exemption for one (1) lot is applicable to the subject rezoning application as indicated below in Section 5.4(b) of the Policy:

> *Where single family residential subdivisions propose fewer than 3 lots, the original lot is exempt, after which the CAC program applies to each new lot;*

According to Section 5.8 of the Policy, the current target contribution amount for each new single family lot is $6,808. Based on the above provision in Section 5.4(b) for a partial exemption, the number of units proposed generate a target contribution amount of $6,808.

The applicant has submitted a request for a full exemption to the CAC Policy included as Attachment B to this report.

On November 18, 2019 Council granted a full exemption to the CAC Policy for six (6) of the neighbouring properties in conjunction with Rezoning Bylaw No. 5527 (TOL Project 10-28-0042 / Ganchar).

Staff also note that the net density of the subject lands remains unchanged as a result of the proposed rezoning given that the current RU-3 zoning accommodates two (2) single family dwellings per lot.

Council may wish to consider granting an exemption to the CAC program requirements, based on the specific circumstances of this proposal similar to the neighbouring properties.

A rezoning prerequisite has been included requiring compliance with the CAC Policy prior to consideration of final reading of the rezoning bylaw. If the exemption is not granted, final reading may not be achieved until the proponent has complied with the Community Amenity Contributions Policy No. 07-166.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Tree Protection / Replacement:

The applicant indicates there are no significant trees on the property.

Servicing:

Servicing will be addressed at time of subdivision.

Environmental Considerations:

The subject property draws water from the Hopington aquifer. Section 5.5.6 of the Rural Plan identifies the requirement for the proponent(s) to conduct a hydrogeological study to review and mitigate any potential servicing issues prior to consideration of rezoning. More specifically, the study will provide a baseline to monitor the cumulative effects of development on the aquifer.

The study was secured by TOL Project No: 10-28-0042 / Ganchar in July 2020 as part of the development prerequisites for Rezoning Bylaw No 5527 (in proportion to the number of benefitting properties) for completion of this study by the Township. The applicant will be required to provide their subject portion of the security in the amount of $1,875, noted as a condition of rezoning.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote

sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately one (1) new student for Wix Brown Elementary (located approximately 2.5 km south of the site) and one (1) new student for D.W. Poppy Secondary School (located approximately 3 km north of the site).

Parks:

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 3 km to the north of the subject site).

Transit:

Transit is currently available on Fraser Highway (route 503), approximately 1,500 m (4,921 ft) northeast of the subject site.

Policy Considerations:

The proposed rezoning to Rural Zone RU-3A would not result in additional density beyond what is currently accommodated by the subject properties' Rural RU-3 zoning. The proposed zoning amendment would however accommodate fee simple subdivision (pursuant to the Land Title Act) of the subject property into two (2) lots as an alternative to subdivision into two (2) strata lots pursuant to the Strata Property Act. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5715 (subject to the two (2) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Applicant Letter of Intent
ATTACHMENT B	Applicant CAC Exemption Request
ATTACHMENT C	School District Comments

Letter of Intent

The Corporation of the Township of Langley

March 22, 2021

Development Services Department
20338 65th Ave, Langley, B.C.
V2Y 3J1

To Whom it may Concern,

It is my wish to work with you in my hope to rezone and Subdivide my property at 23639 36A Ave, Langley.

I wish to divide a 0.170 ha lot from my existing 0.468 ha property and retain my home on the remaining 0.298 ha lot.

I've had a plimanary Plot plan done showing my home and adjoining 0.170 lot, that I wish to seperate and eventually sell.

Thank you for your attention to this matter.

If at any time you require any more information, please contact me.

Kind regards, Peggy McDonald

s.22(1)

ATTACHMENT B

Dear Mayor Froese and Council,

I am Peggy McDonald and I live at 23639 36A Ave in Langley, B.C. I have been living in the home built by my late husband and myself for almost 33 years. I have submitted an application to have my property rezoned and subdivided before council.

I am requesting that the Community Amenity Contribution be waived. The CAC is an asset to the Township, but in my case, I feel that over the 33 years I have paid property taxes and having the property subdivided will be a much larger asset to the community under the circumstances.

Currently our zoning allows for 2 houses to be built on my property, therefore there is no negative impact or increase in density to our street. There is no net density increase. No new infrastructure is needed and the CAC program doesn't identify a particular benefit to our neighbourhood. Similar projects on 36A have not been subject to the CAC, particularly 10 properties for which the CACs were waived in December of 2019.

Therefore, I feel this fee should be waived. Thank you for considering my request.

If you have any question or concerns, please contact me at s.22(1) or email me at s.22(1)

Gratefully,

Peggy McDonald

Peggy McDonald

Langley Schools

7 May 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 10-28-0049 / MCDONALD

CIVIC: 23639 - 36A Avenue

LEGAL: Lot 2 Section 28 Township 10 NWD Plan 19218

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-7	Secondary 8-12
Rural Residential	**2**	**1**	**1**

Given the current school catchments this development would impact Wix Brown Elementary School, and D.W. Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686

EXPLANATORY NOTE

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686

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 (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686”.

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

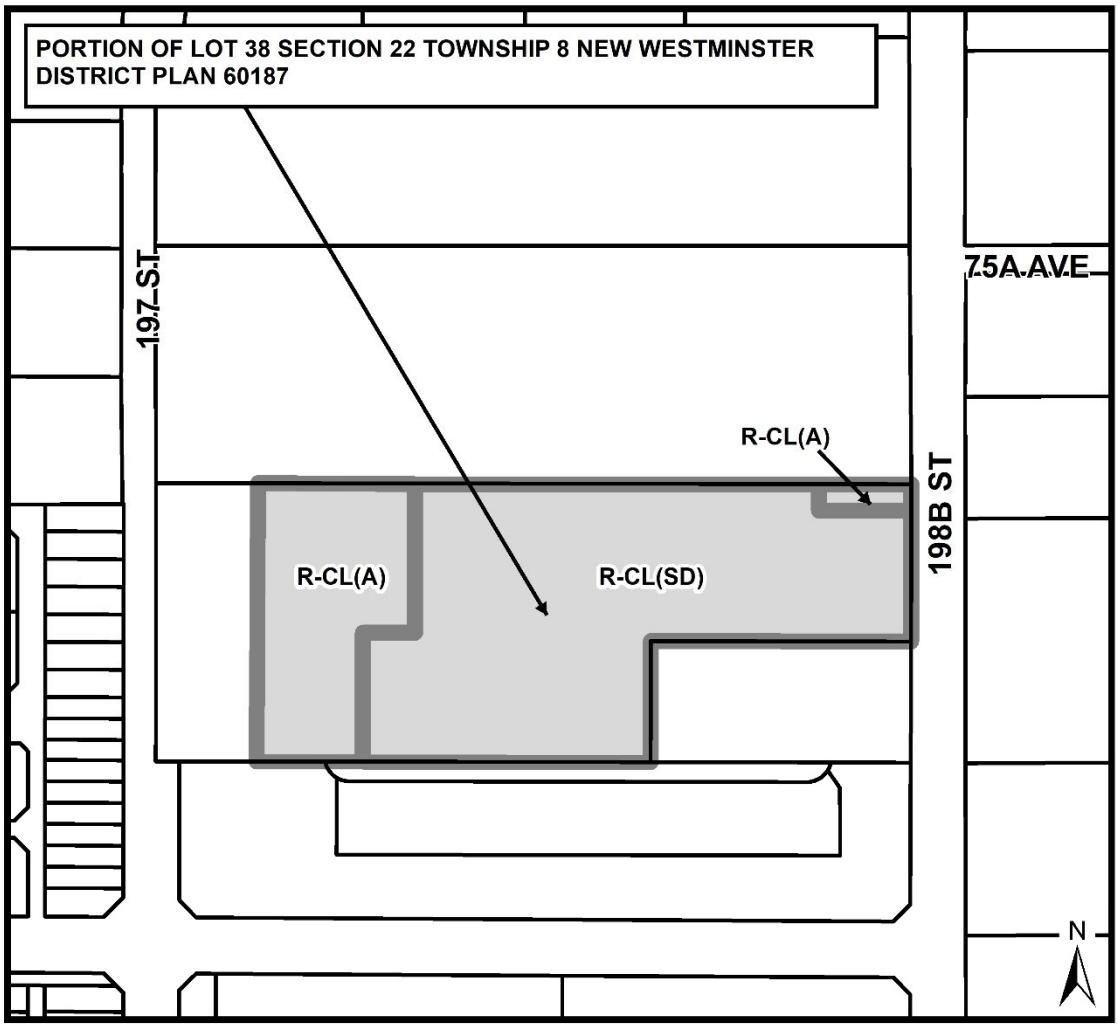
   Portion of Lot 38 Section 22 Township 8 New Westminster District Plan 60187

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A) and R-CL(SD).

READ A FIRST TIME the	31	day of	May	, 2021.
READ A SECOND TIME the	31	day of	May	, 2021.
NOTICE WAS ADVERTISED the	3, 10	day of	June	, 2021.
READ A THIRD TIME the		day of		, 2021.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5686



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 31, 2021 - REGULAR MEETING	**REPORT:**	21-62
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0078
SUBJECT:	REZONING APPLICATION NO. 100543 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101171 AND 101211 (M-3 MANAGEMENT INC. / LUGG / 7400 BLOCK OF 197 STREET)		

PROPOSAL:

Application to rezone approximately 2.29 ha (5.65 ac) of land located in the 7400 Block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots and 36 semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5686 subject to nine (9) development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single family lots); and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
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. Registration of restrictive covenants:
    a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
    b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
    d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, 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 of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development 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;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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. Completion of a subdivision consistent with the rezoning bylaw; and
d. Payment of 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. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

EXECUTIVE SUMMARY:

M-3 Management Inc. / Lugg has applied to rezone a 2.29 ha (5.65 ac) site located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single-family lots and 36 semi-detached lots).

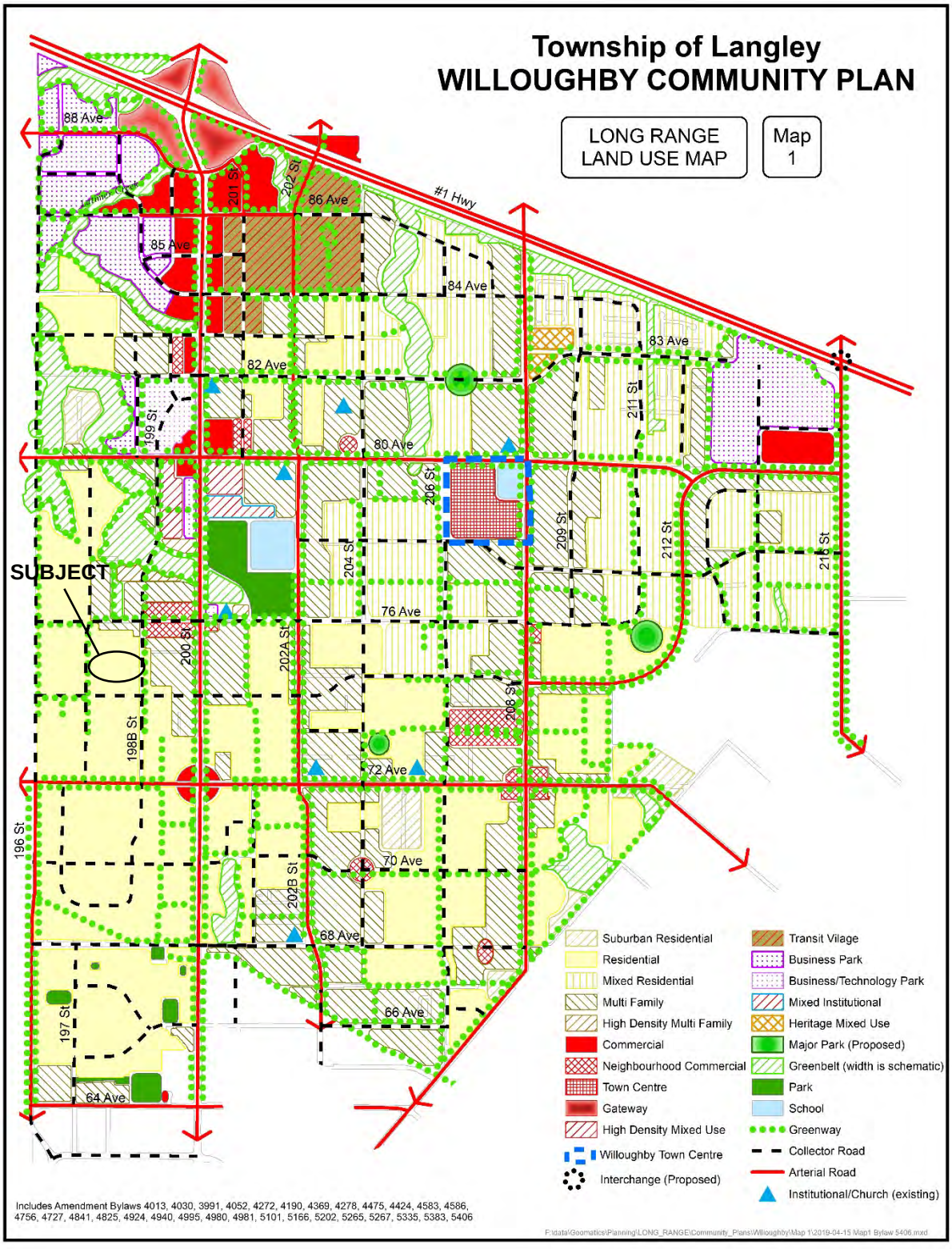
The proponent's application includes a Development Permit for the single-family lots to secure an exterior design control agreement. A second Development Permit is also being processed to address the proposed relocation and reconstruction of watercourses on the site. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the 36 semi-detached lots. Typically, development permits are presented to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public to evaluate the

rezoning and the form and character at the same time, however, the applicant has requested to advance the rezoning bylaw for consideration without the accompanying form and character development permit for the semi-detached lots at this time.

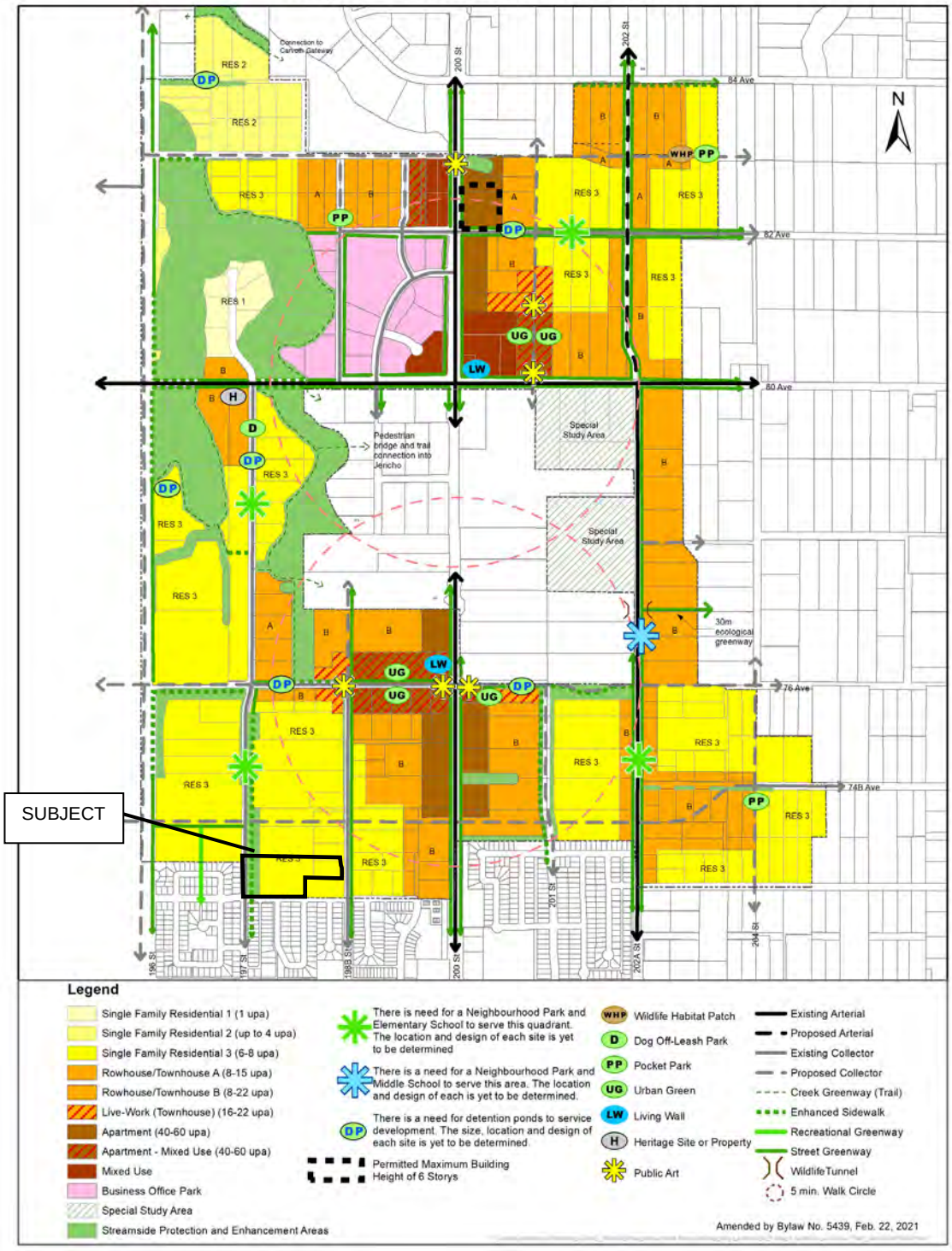
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single-family lots).

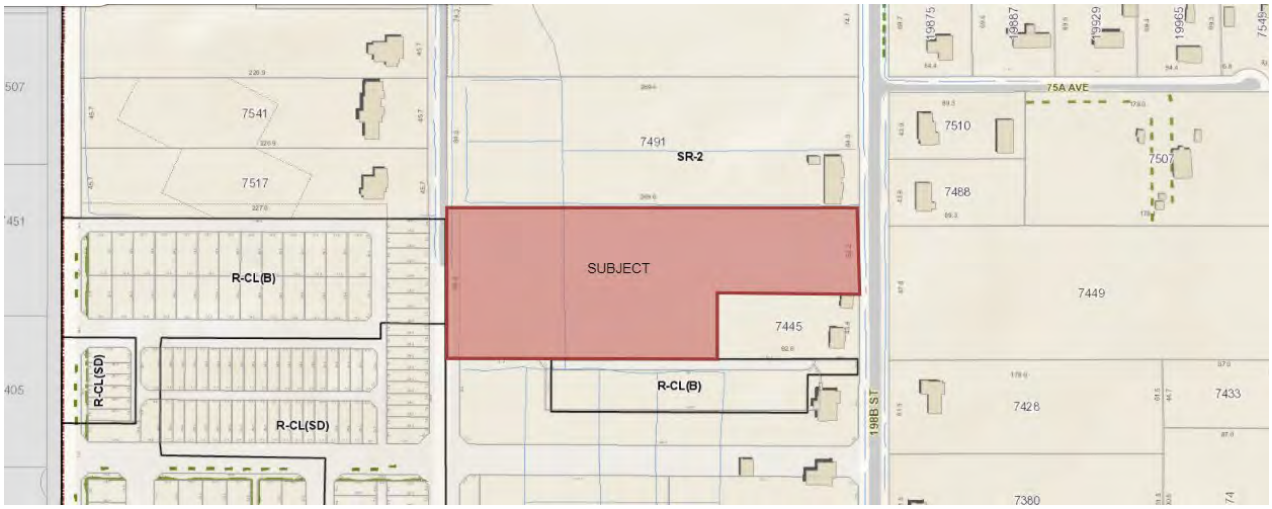
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5686 and Development Permits No. 101171 and 101211.

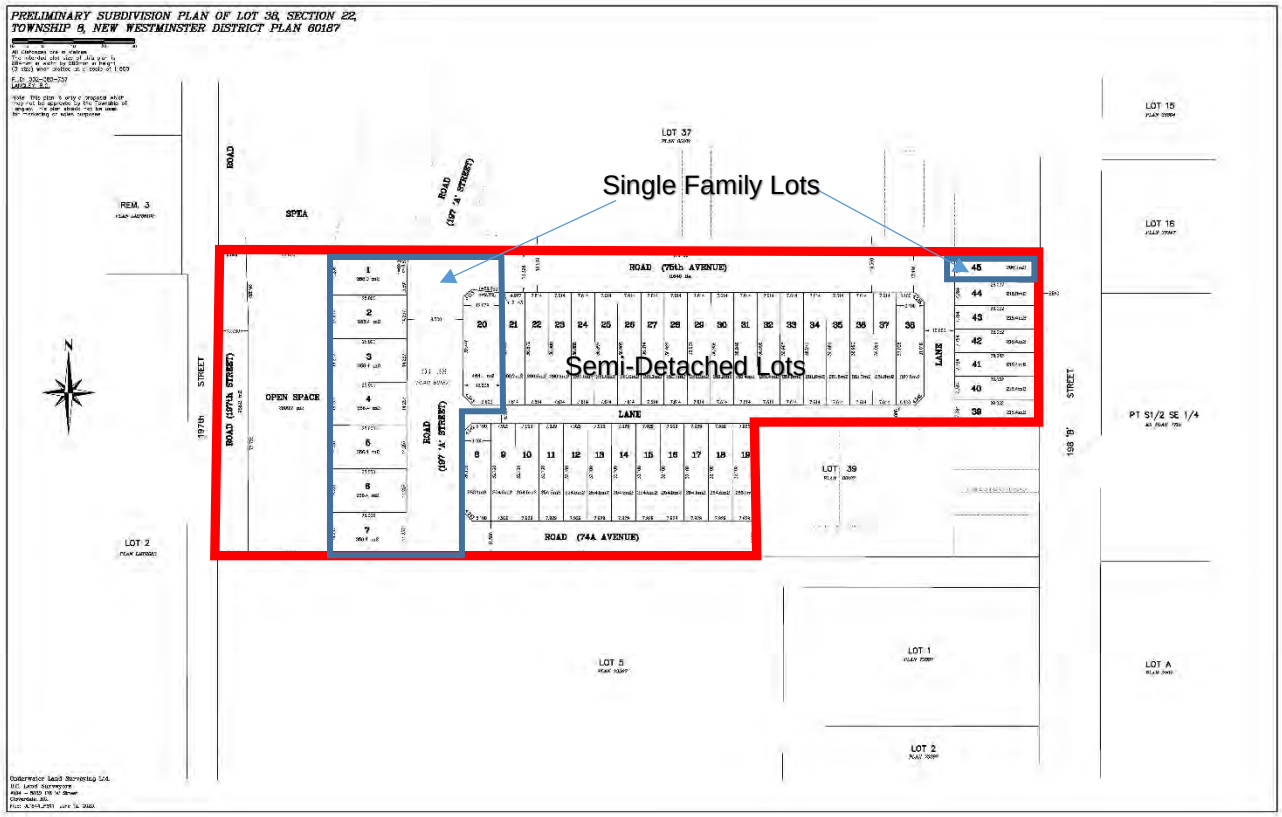

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban 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

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	M-3 Management Inc. 18484 – 72 Avenue Surrey, BC, V4N 1M9
Legal Description:	Lot 38 Section 22 Township 8 New Westminster District Plan 60187
Location:	7400 Block of 197 Street
Area:	2.29 ha (5.65 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A) and R-CL(SD)
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 upa)

BACKGROUND / HISTORY:

The proposed development site is currently zoned Suburban Residential Zone SR-2 and is designated Single Family 3 (6 – 8 units per ac) in the Latimer Neighbourhood Plan. The site is relatively flat and does not have any buildings on it.

DISCUSSION / ANALYSIS:

The applicant has applied to rezone the subject property to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots, 36 semi-detached lots).

A Development Permit for the nine (9) single-family detached lots is being processed in conjunction with the rezoning application. A Streamside Development Permit has also been applied for as part of this application to establish the boundaries of the Streamside Protection and Enhancement Areas to accommodate relocation and reconstruction of existing watercourses on the site. The applicant has elected not to apply for a form and character development permit for the semi-detached lots at this time but would be required prior to development of the semi-detached lots.

Adjacent Uses:

North: A lot zoned Suburban Residential Zone SR-2, designated Single Family Residential 3 in the Latimer NP. An application has been submitted on this site for development (TOL Project 08-22-0085) for 47 single-family lots and 36 semi-detached lots, currently at third reading.

South: Three (3) lots, zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL(B). The lots were created as part of TOL Project 08-22-0071 that has received final reading. The R-CL(B) lot is currently being subdivided to create 13 single-family lots (TOL Project 08-22-0096), the subdivision application cannot be completed until access is provided to the site from the subject application. An application is currently being reviewed by staff on the SR-2 zoned lot to the southeast for eight (8) single-family lots (TOL Project 08-22-0097). The remaining SR-2 zoned lot to the southwest has been dedicated to the Township for watercourse protection.

East: 198B Street, beyond which are two (2) lots, zoned Suburban Residential Zone SR-2, that are split designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 (6 – 8 upa).

West: 197 Street, beyond which are ten (10) lots zoned Residential Compact Lot Zones R-CL(B) and R-CL(SD) that are currently under construction. The lots were rezoned as part of TOL Project 08-22-0071.

Zoning Amendment:

Bylaw No. 5686 proposes to zone the site Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 residential lots (nine (9) single-family lots and 36 semi-detached lots) at a density of 19.7 uph (7.9 upa) consistent with the site's Single Family 3 (6 – 8 upa) designation in the Latimer Neighbourhood Plan. The proposed Streamside Protection and Enhancement Area adjacent to 197 Street will retain its SR-2 zoning.

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment C).

The applicant has elected not to submit a Development Permit application for the proposed semi-detached units at this time. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the semi-detached lots. Typically, these are presented to Council concurrently with the Rezoning Bylaw for efficiency and to allow Council as well as the public an opportunity to evaluate the rezoning and the form and character at the same time. However, the applicant has requested to advance the Rezoning Bylaw for consideration without the accompanying form and character development permit at this time. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on the proposed R-CL(SD) lots to prohibit development until such time as a development permit for the lots has been submitted and issued by Council.

Development Permit No. 101211 (Single Family Lots):

The Development Permit guidelines for the nine (9) proposed single-family residential lots are implemented through the requirement for the proponent to enter into an exterior design control agreement at time of subdivision. The exterior design control agreement addresses the form, character, and siting of individual single-family homes constructed in the development.

Development Permit No. 101171 (Streamside Protection):

Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows

the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Setbacks) of the Latimer Neighbourhood Plan depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Neighbourhood Plan.

Three (3) Class B (yellow-coded) constructed watercourses and three (3) Class C (green-coded) drainages are located on and adjacent to the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require a SPEA. Watercourse and drainage information is indicated in Schedule A of Attachment A.

The Latimer Neighbourhood Plan envisions consolidation of watercourses on the site into two (2) corridors, one (1) on the western side of the site and one (1) on the eastern side of the site. The applicant has submitted a proposal to relocate and reconstruct the watercourses and SPEAs on the site into a single SPEA rather than providing two (2) separate SPEAs. As depicted in Schedule B of Attachment A, 2688 m^2 (0.27 ha / 0.66 ac) of SPEA is proposed along the western side of the site. Staff are supportive of the proposal as a single corridor will provide improved habitat functions and an additional 18 m^2 (193 ft^2) of SPEA.

Dedication of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff consider the proposal consistent with the Latimer Neighbourhood Plan. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Protection Development Permit No. 101171 is attached to this report (see Attachment A) for Council's consideration.

Greenhouse Gas (GHG) Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit.

Subdivision:

The applicant is proposing to subdivide the lands to create 45 residential lots (nine (9) single family lots and 36 semi-detached lots) and a separate lot for the streamside protection area. The subdivision plan is proposed to match the proposed zoning.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

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) 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 contribute the current target contribution amounts specific to this development which are $6,808 per single family lot and $5,776 per semi-detached lot for a total of $269,208. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy. Compliance with the CAC Policy is included in the list of rezoning prerequisites for this application.

Tree Protection / Replacement:

Staff note that in accordance with the development prerequisites a restrictive covenant prohibiting tree clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the proposed Residential Compact Lot Zone R-CL(SD) lots. As a result, tree management plans for the semi-detached lots will be reviewed in conjunction with development permit applications on these lands.

The tree management plans submitted by the applicant indicate that no significant trees exist within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). A total of 134 replacement trees are required and the applicant is proposing to plant 134 replacement trees. In addition, approximately 45 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Approximately 179 trees will be in place post development. 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.

Pedestrian Connections:

As part of the project, the applicant will be required to dedicate and construct an enhanced sidewalk (including a path and landscaping) along the east side of 197 Street as defined in the Latimer Neighbourhood Plan.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions to the acceptance of the Township. 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 Latimer NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

School and Park Sites:

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment D) and anticipates that the overall development will generate approximately 18 new students for Willoughby Elementary (located approximately 2.7 km north east of the site), five (5) new students for Peter Ewart Middle

School (located approximately 1.0 km northeast of the site) and nine (9) new students for R.E. Mountain Secondary School (located approximately 0.6 m northeast of the site).

In addition to the future neighbourhood school / park 80 m south of the development, the existing Willoughby Community Park is located 450 m northeast of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Transit service is currently provided along 200 Street via the 501 bus route (350 m east of the site).

Policy Considerations:

The proposed rezoning and development permits will facilitate the rezoning and subdivision of 45 lots (9 single-family lots and 36 semi-detached lots). The proposed rezoning complies with the land use and density provisions of the Willoughby Community Plan, Latimer Neighbourhood Plan and Residential Compact Lot Zones R-CL(A) and R-CL(SD).

The proposed development is located in an area designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan as the proposal is consistent with the Single Family 3 designation. Staff recommend that Council give first and second reading to Bylaw No. 5686 and authorize issuance (at time of final reading of Bylaw No. 5686) of accompanying Development Permits No. 101171 and 101211 authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101171 (streamside protection)
ATTACHMENT B	Development Permit No.101211 (single family)
ATTACHMENT C	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT D	School District 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101171

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

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 – 72 Avenue
   Surrey, BC V4N 1M9

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 38 Section 22 Township 8 New Westminster District Plan 60187
CIVIC ADDRESS:	7400 Block of 197 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manager of Engineering and Community Development 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.

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 Required Streamside Protection and Enhancement Areas
SCHEDULE B Proposed Streamside Protection and Enhancement Areas

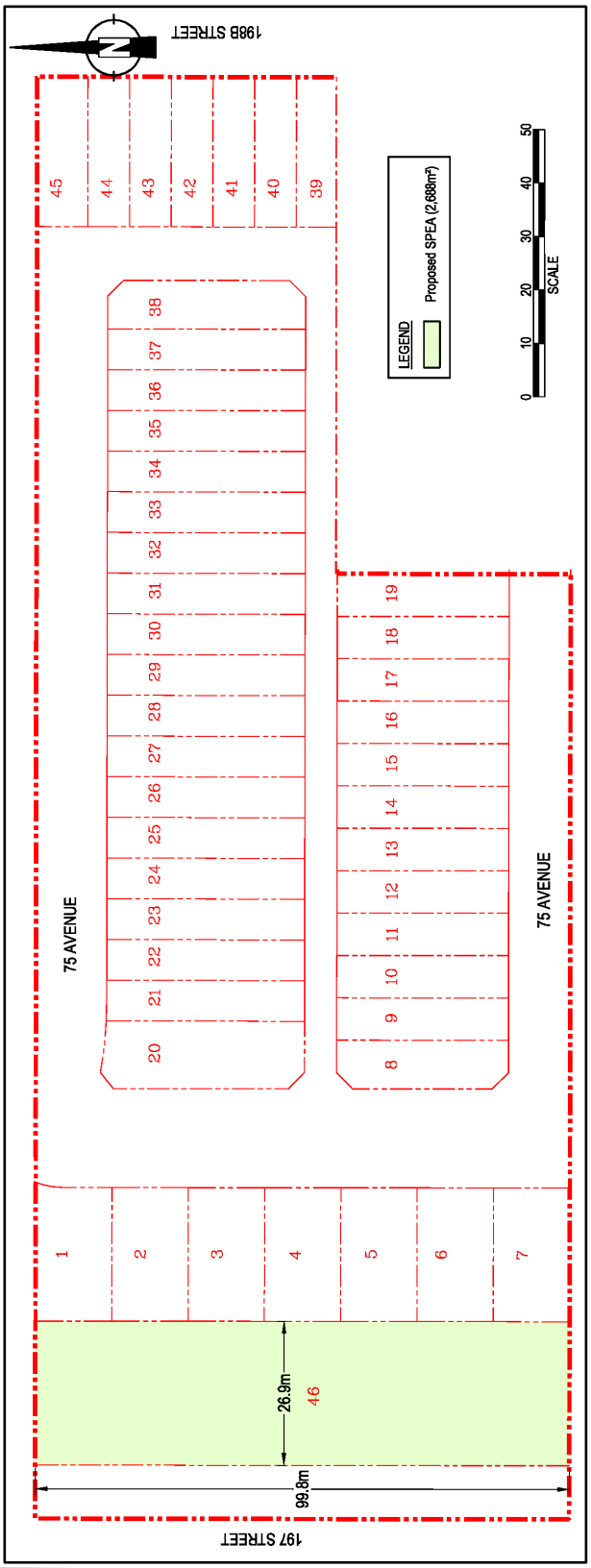
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101211

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

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 - 72 Avenue
   Surrey BC, V4N 1M9

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 38 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7400 Block of 197 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. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A);
   b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
   c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
   d. Payment of supplemental development permit application fees prior to issuance.

   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. Completion of a subdivision consistent with the rezoning bylaw; and
   d. Payment of 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 _____, 2021.

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4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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Building Form

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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

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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 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.




- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.




- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

5101
28/09/15

  - 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.

29 April 2019

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0078 1 M-3 MANAGEMENT/LUGG

CIVIC: 7400 Block of 198B Street

LEGAL: Lot 38 Section 22 Township 8 NWD Plan 60187

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**45**	**18**	**5**	**9**

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2021 NO. 5709

EXPLANATORY NOTE

Bylaw 2021 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2021 NO. 5709

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 Ltd.) Bylaw 2021 No. 5709".

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

    a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 157" after the words "Comprehensive Development Zone CD-156"
    b. Adding to Section 110 after the words "CD-157" the words "CD-156 – 9,000 m^2"
    c. By adding after Section 1056 "Comprehensive Zone CD-156" the following as Section 1057 "Comprehensive Development Zone CD-157"

1057 **COMPREHENSIVE DEVELOPMENT ZONE CD-157**

Uses Permitted

1057.1 In the CD-157 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory *buildings* and *uses*
2) accessory *residential uses* subject to Section 1057.2
3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1057.3
4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m^2 in *gross floor area*
5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m^2 in *gross floor area*
6) conference centres and facilities
7) educational *uses* involving a post-secondary or technical curriculum
8) financial institutions
9) fitness centres
10) *group children's day care*
11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3
12) *restaurants* subject to Section 1057.4

13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3

Accessory Residential Uses

1057.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:

a) does not constitute a singular *use* on a site;
b) is contained within a *building* containing a principal permitted *use*; and
c) has a maximum floor area the lesser of:
   i) 140 m^2, or
   ii) 33% of the total area of the building within which the dwelling unit is contained.

Outside Uses

1057.3 All *uses* permitted in a CD-157 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1057.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

Restaurants

1057.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1057.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

Lot Coverage

1057.5 *Buildings* shall not cover more than 50% of the lot area.

Height of Buildings and Structures

1057.6 The maximum *height* shall be the lesser of 22 *metres* or 4 *storeys*

Siting of Buildings and Structures

1057.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

Parking and Loading

1057.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a

minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

Subdivision Requirements

1057.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1057.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

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

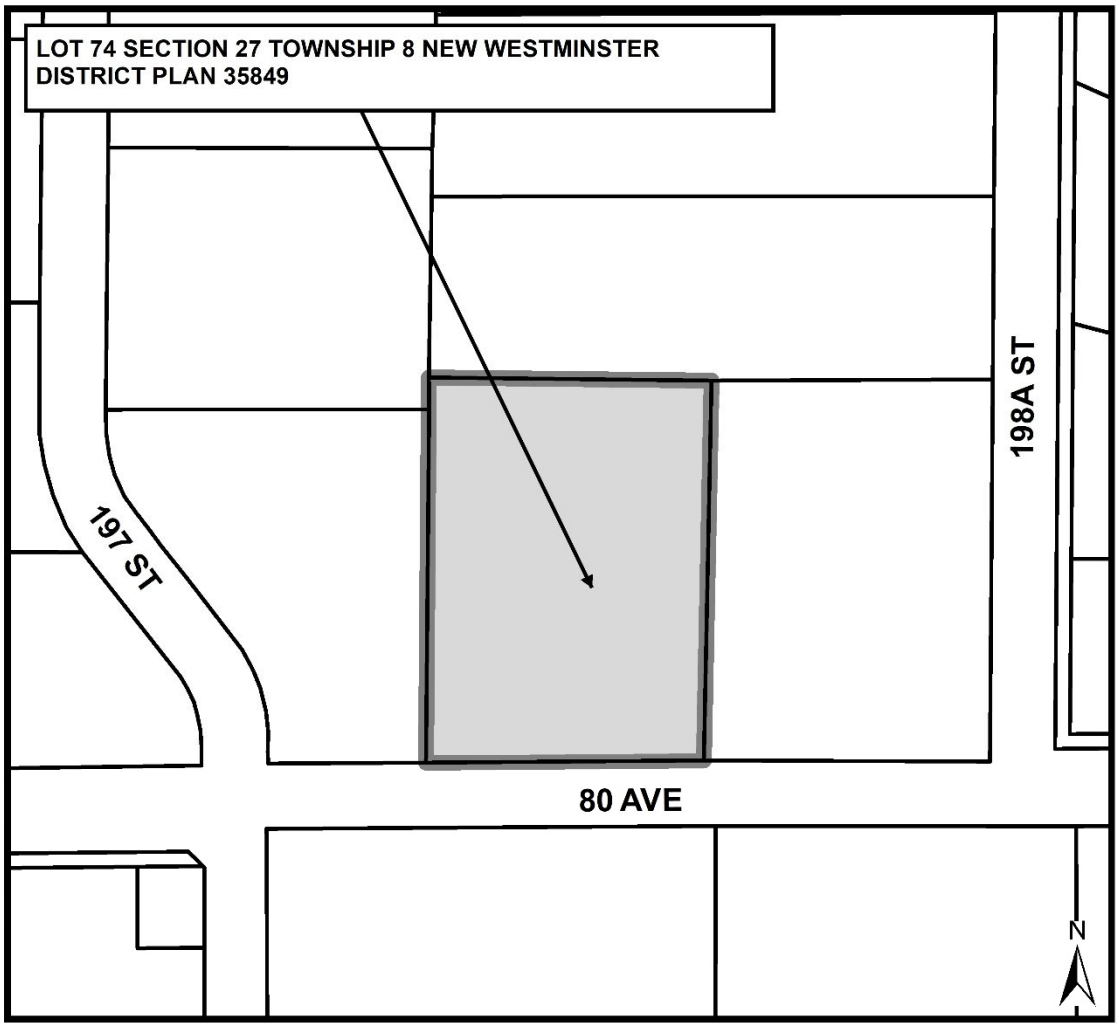
Lot 74 Section 27 Township 8 New Westminster District Plan 35849

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-157.

READ A FIRST TIME the	31	day of	May	, 2021
READ A SECOND TIME the	31	day of	May	, 2021
NOTICE WAS ADVERTISED the	3, 10	day of	June	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5709



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 31, 2021 – REGULAR MEETING	**REPORT:**	21-65
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0070
SUBJECT:	REZONING APPLICATION NO. 100612 AND DEVELOPMENT PERMIT APPLICATION NO. 101166 (ZENTERRA DEVELOPMENTS LTD. / 19781 - 80 AVENUE)		

PROPOSAL:

Application to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 and to issue a Development Permit to facilitate development of a four (4) storey multi-tenant office building.



RECOMMENTATION SUMMARY:

That Council give first and second reading to Bylaw No. 5709, subject to ten (10) development prerequisites being completed prior to final reading, and authorize issuance of Development Permit No. 101166; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the 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 and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
    a. Prohibiting access from 80 Avenue once the access easement over 8045 – 198A Street is functional; and
    b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 – 80 Avenue over the property to the east (8045 – 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of final 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 Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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 for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

EXECUTIVE SUMMARY:

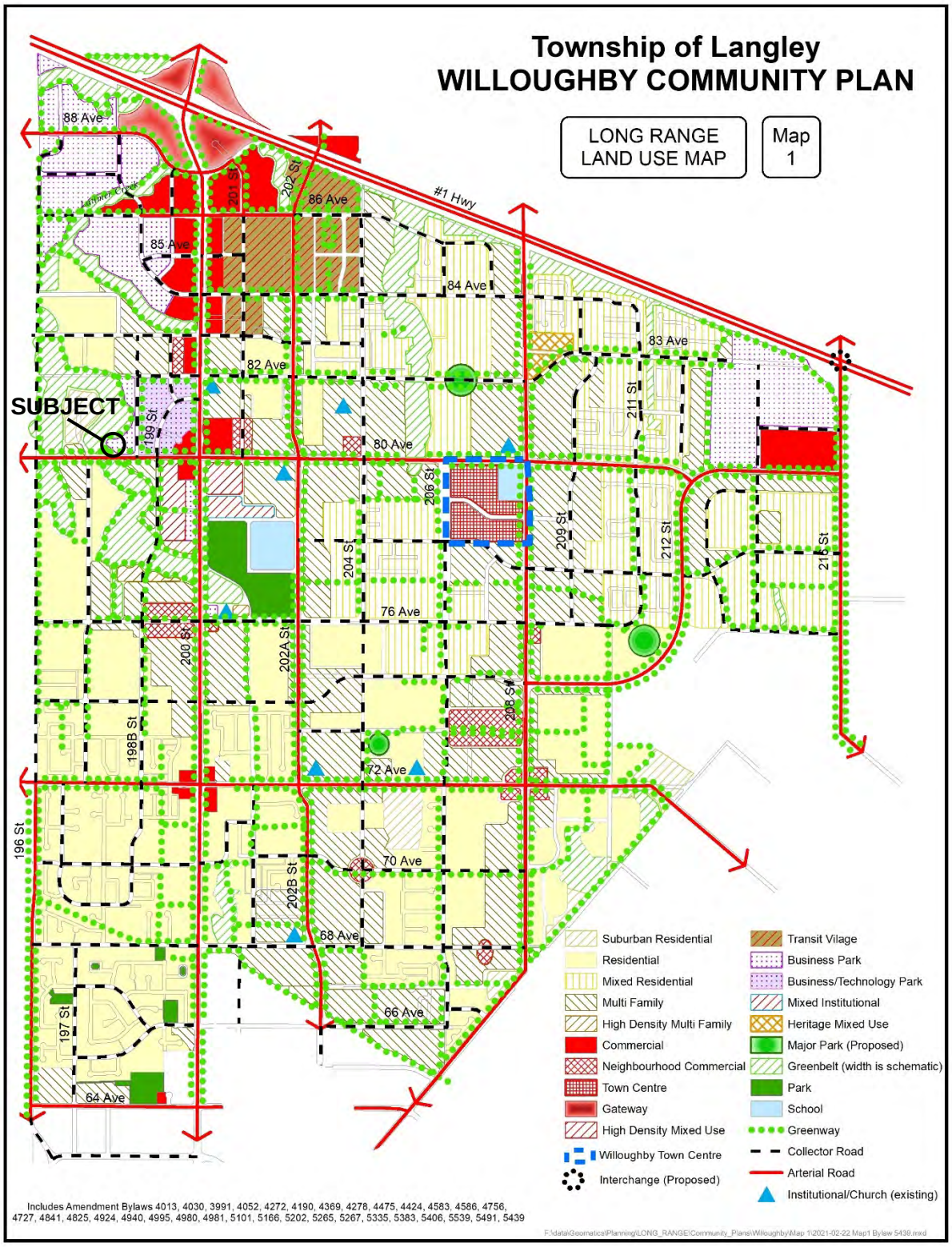
Zenterra Developments Ltd. has applied on behalf of the owners to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

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

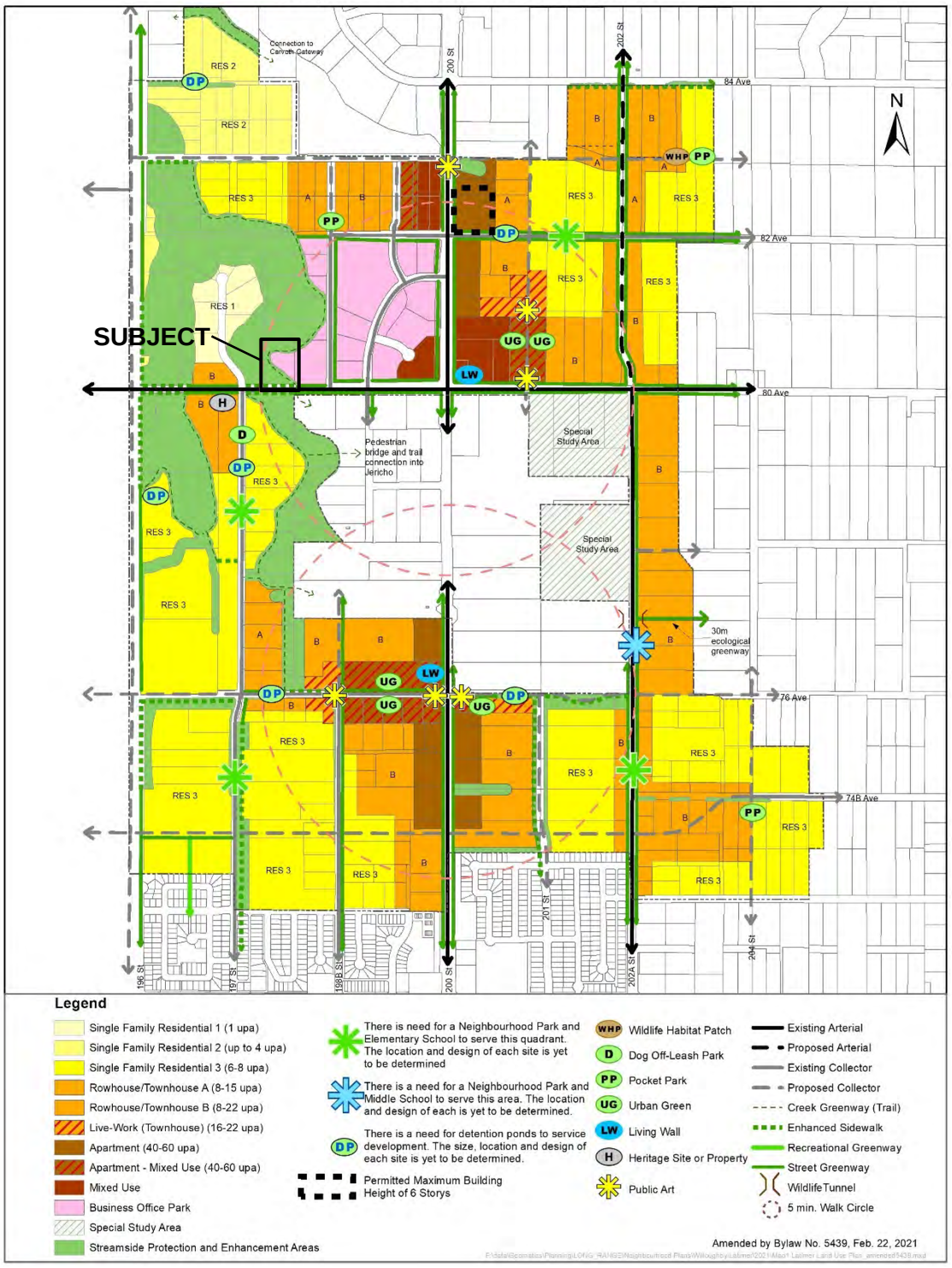
The proposal is consistent with the overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157. Staff recommend that Council consider the rezoning request, subject to the completion of ten (10) development prerequisites, and issue Development Permit No.101166 at time of final reading, subject to six (6) conditions and noting seven (7) additional conditions to be completed prior to issuance of a building permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5709 and Development Permit No. 101166.


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
199 St
201 St
202 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439

Map 1 - Latimer Land Use Plan

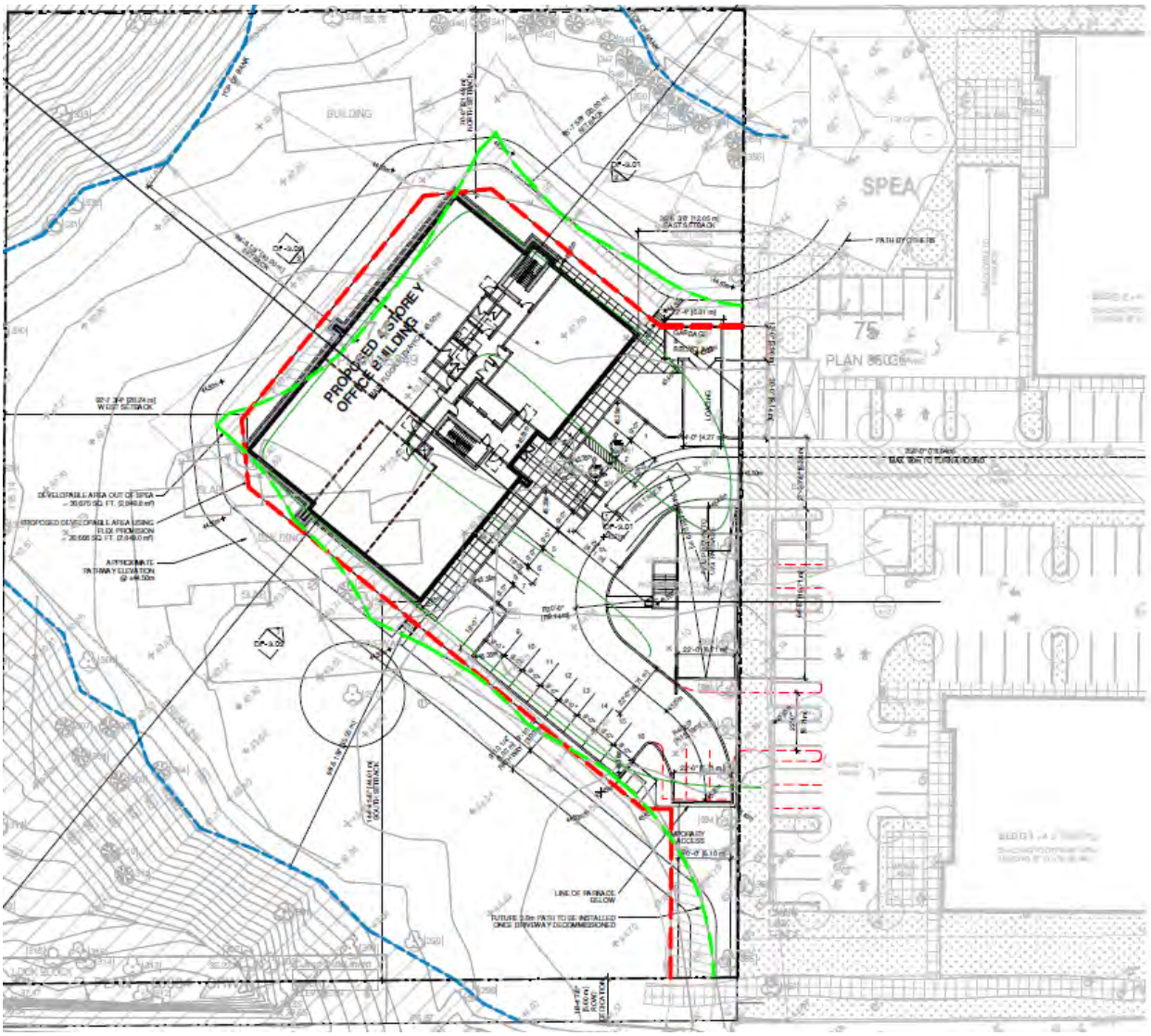




ZONING BYLAW NO. 2500



CONTEXT PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT



Eastern Corner



Southern Corner



Northern Corner

RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	RSJ Properties Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3 Gills Commercial Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3 1215013 BC Ltd. 7337 – 181 Street Surrey, BC V4N 6B1 1220102 BC LTD. 3605, 1328 Pender Street W Vancouver, BC V6E 4T1
Applicant / Agent:	Zenterra Developments Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3
Legal Description:	Lot 74 Section 27 Township 8 New Westminster District Plan 35849
Location:	19781 – 80 Avenue
Area:	1.0 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-157
Willoughby Community Plan:	Business / Technology Park and Greenbelt
Latimer Neighbourhood Plan:	Business Office Park and Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated for Business / Technology Park and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park, Streamside Protection and Enhancement Areas.

DISCUSSION/ANALYSIS:

The developable portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan which contemplates large format employment generating uses. Consistent with the designation, the proponent has applied to rezone the site to Comprehensive

Development Zone CD-157 to facilitate the development of a four (4) storey multi-tenant office building. To accommodate the development, the proponent has applied for a Development Permit.

Two watercourses and associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. The streamside protection setback area associated with the watercourse is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. Protection of the watercourse is listed as a development prerequisite as a condition of rezoning, along with a statutory right of way secured for a future trail along the outer edge of the streamside area.

Adjacent Uses:

North: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

East: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan currently under application to zone the property CD-157 (ToL Project 08-27-0068), which is currently at third reading;

South: A property zoned Suburban Residential Zone SR-2, designated Residential 3 and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

West: A property containing a single-family dwelling zoned Suburban Residential Zone SR-2, designated Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5709 proposes to rezone the site to Comprehensive Development Zone CD-157 to accommodate the proposed development. The proposed zone is consistent with the Business Office Park land use designation and Comprehensive Development Zone CD-157 utilized by nearby developments under the same designation. The project complies with the provisions of the site's proposed CD-157 zoning in terms of siting, lot coverage (12%), parking, use and density.

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 and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Development Permit:

As the property is designated a mandatory Development Permit Area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan (Attachment B).

The development proposes a four (4) storey multi-tenant office building, with vehicular access provided from 198A Street via a cross access easement from the neighbouring property to the east. Provision of the easement is a development prerequisite for the adjacent property, which is currently at third reading. Given the extent and configuration of the SPEA, orientation of the building towards 80 Avenue could not be achieved and the building has been sited on the northeastern portion of the property. The 4,304 m^2 (46,331 ft^2) multi-tenant building is four (4) storeys and orients internally towards the east and the surface parking area.

The design rationale submitted by the applicant's architect states:

> *The lot consists of 1 office-use building with a total 4,304 m^2 gross floor area and 4 storeys. Approximately 24 office-use units are provided. There is 1 access point located off the adjacent property. Parking is primarily provided in an underground parkade with two levels of parking. An additional 16 stalls and a loading area are located on the surface with a total of 170 stalls provided on site. Encircling the office is a proposed pathway that connects to adjacent developments and runs parallel to a Class A watercourse.*
>
> *Portions of the top floor are stepped back and the roof heights vary to create visual interest and reduce the scale of the building. The lobby has the tallest portion of roof to create a strong entrance feature. A combination of masonry cladding, vertical metal panels, acm panels, as well as storefront and curtainwall glazing are used to provided variation along each building facade. The color palette is muted with varying shades of grey and a bronze stone brick color to complement the grey tones.*

The project proposes the use of brick and metal paneling complemented by corrugated metal siding. The building also uses differing complimentary colour schemes with glass and spandrel glass to accentuate the visual interest of the design.

The proposal complies with the Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-157 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

GHG Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101166.

Signage:

Proposed signage will be required to comply with the Township's Sign Bylaw.

Access and Parking:

Ultimate access to the site will be provided from 198A Street via a cross access easement from the neighbouring eastern property. However, temporary access to 80 Avenue is proposed for construction purposes and in the interim until the easement from the neighbouring site has been constructed and is functional. A total of 170 parking spots are provided in the underground and surface parking areas on the site, above the Zoning Bylaw requirement of 154 parking spaces. The Comprehensive Development Zone CD-157 also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building.

	Parking Spaces Required	**Parking Spaces Provided**
Office Space (1 space per 28 m^2)	154	170
Total	**154**	**170**
Enclosed Parking spaces	50%	90% (154)
Outdoor Parking spaces	50%	10% (16)

Landscaping:

Proposed landscape plantings are provided along the perimeter of the SPEA boundary and around the parking lot. Proposed plantings include 46 replacement trees and landscape screen along all lot lines and include a variety of deciduous and evergreen trees.

Tree Protection/Replacement:

Seven (7) significant trees were identified on the subject site (outside of the streamside protection area) with none proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 25 replacement trees (46 proposed). Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Exterior Lighting:

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Transit:

TransLink operates bus route 501 (Surrey Central / Langley Centre) along 200 Street approximately 400 m east of the subject site.

Servicing:

A Servicing Agreement will be required prior to final reading of the Rezoning Bylaw to secure required road and utility upgrades and extensions including an enhanced sidewalk on 80 Avenue, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw. In accordance with the Latimer and Carvolth Engineering Servicing Plan, onsite storm water detention is required. Additionally, an Erosion and Sediment Control Permit will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

Two watercourses and their associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. Staff note the Class B watercourse was reclassified from Class A (red-coded) in 2019 and an update to the Township watercourse classification map is pending.

OCP Schedule 3 designates a 30 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class A watercourse and a 20 m wide SPEA adjacent to a Class B watercourse. Section 4.15 of OCP Schedule 3 allows for modification, or "flex," of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the proposal, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 131 m^2 (1,410 ft^2), a portion of SPEA being increased by 247 m^2 (2,659 ft^2), and completion of 262 m^2 (2,820 ft^2) of SPEA enhancements (i.e. native riparian plantings). Staff note that an additional 1,874 m^2 (20,172 ft^2) of on-site SPEA enhancements is proposed to offset SPEA impacts associated with off-site road (80 Avenue) improvements.

Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

Policy Considerations:

The proposed development is located in an area designated for Business / Technology Park uses and Greenbelt in the Willoughby Community Plan and Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The proposed development complies with the land use designations and provisions of the proposed

Comprehensive Development Zone CD-157. In staff's opinion, accompanying Development Permit No. 101166 complies with the Development Permit Area "H" Business / Technology Park guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5709 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 101166 (to be issued at time of final reading of the Rezoning Bylaw), and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Chris Jarvie
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101166

ATTACHMENT B Willoughby Community Plan Development Permit Guidelines

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101166

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

1. Name: RSJ Properties Ltd.
   Gills Commercial Ltd.
   Address: 216, 2630 Croydon Drive
   Surrey, BC V3Z 6T3

   Name: 1215013 BC Ltd.
   Address: 7337 – 181 Street
   Surrey, BC V4N 6B1

   Name: 1220102 BC Ltd.
   Address: 3605, 1328 Pender Street West
   Vancouver, BC V6E 4T1

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 74 Section 27 Township 8 New Westminster District Plan 35849

   CIVIC ADDRESS: 19781 – 80 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 being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Provision of final 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 Schedule “A” and in compliance with the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Onsite landscaping being secured by a letter of credit at the building permit stage;

c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

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ARCHITECTURE
INCORPORATED

ZENTERRA OFFICE
COMMERCIAL DEVELOPMENT
LANGLEY, BRITISH COLUMBIA

4	2020- 3.11	PA ROOM
		REVISIONS
3	2020-10-05	DP REVISIONS - CITY COMMENTS
2	2020-05-06	PA PHASE REVISION
1	2019-01-10	AS PDR 02 ISP

PROJECT CONTACT LIST

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FOCUS ARCHITECTURE INCORPORATED

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PMG LANDSCAPE ARCHITECTS

CONTACT: PATRICIA CAMPBELL

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MCELHANNEY CONSULTING SERVICES

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EMAIL: PBARTLETT@MCELHANNEY.COM

ZENTERRA DEVELOPMENTS LTD.

PROJECT
ZENTERRA OFFICE
19761 80 AVE. LANGLEY, BC

COVER SHEET

DATE: 10/23/19 FILE NO.
DR: AE:
CK: CH: **1904**

ARCHITECTURAL DRAWING INDEX

	Sheet Number	DRAWING TITLE
	DP-0.00	COVER SHEET
	DP-0.01	3D VIEWS
	DP-0.02	3D VIEWS
	DP-1.01	SITE PLAN
	DP-1.02	SURVEY PLAN
	DP-1.03	ENLARGED SITE PLAN
SITE SECTIONS	DP-1.04	
	DP-1.05	SITE DETAIL
FLOOR PLAN LEVEL P2	DP-2.01	
FLOOR PLAN LEVEL P1	DP-2.02	
	DP-2.03	FLOOR PLAN LEVEL 1
DP-2.04		FLOOR PLAN LEVEL 2
DP-2.05		FLOOR PLAN LEVEL 3
	DP-2.06	FLOOR PLAN LEVEL 4
DP-2.07 ROOF DECK		
DP-3.01 NORTH & EAST ELEVATIONS		
	DP-3.02	SOUTH & WEST ELEVATIONS

SCHEDULE A

H.3

DP-0.00

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3D VIEW 1 - EASTERN CORNER



3D VIEW 2 - SOUTHERN CORNER

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NO.	DATE	DESCRIPTION
4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

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DRAWING TITLE
3D VIEWS

DATE: 10/23/19
DWN: AL
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FILE NO. 1904

SEAL

SHEET NO.
DP-0.01



3D VIEW 3 - NORTHERN CORNER



3D VIEW 4 - WESTERN CORNER

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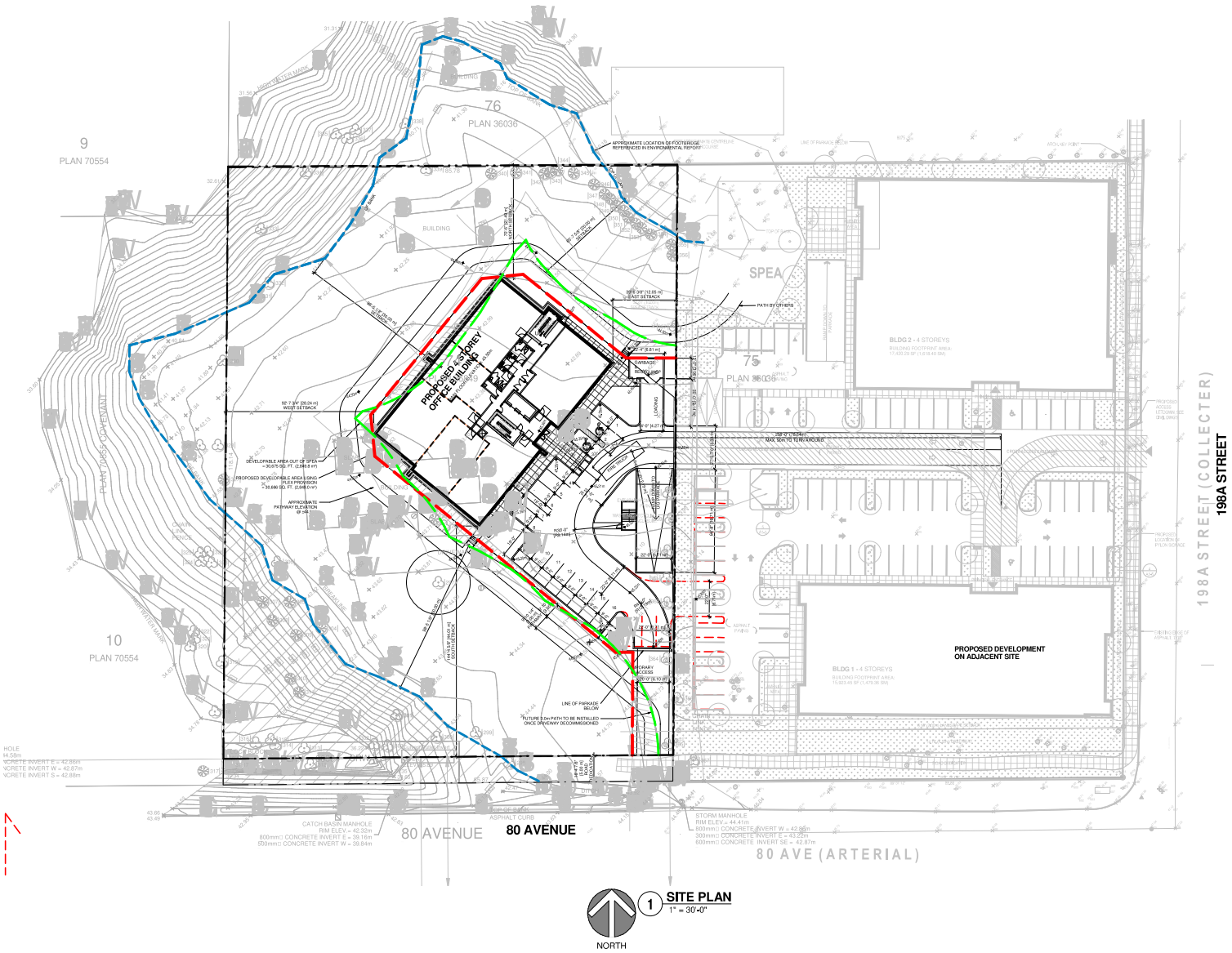
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DRAWING TITLE
3D VIEWS

DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

SHEET NO.
H.3
DP-0.02



1 SITE PLAN
1" = 30'-0"

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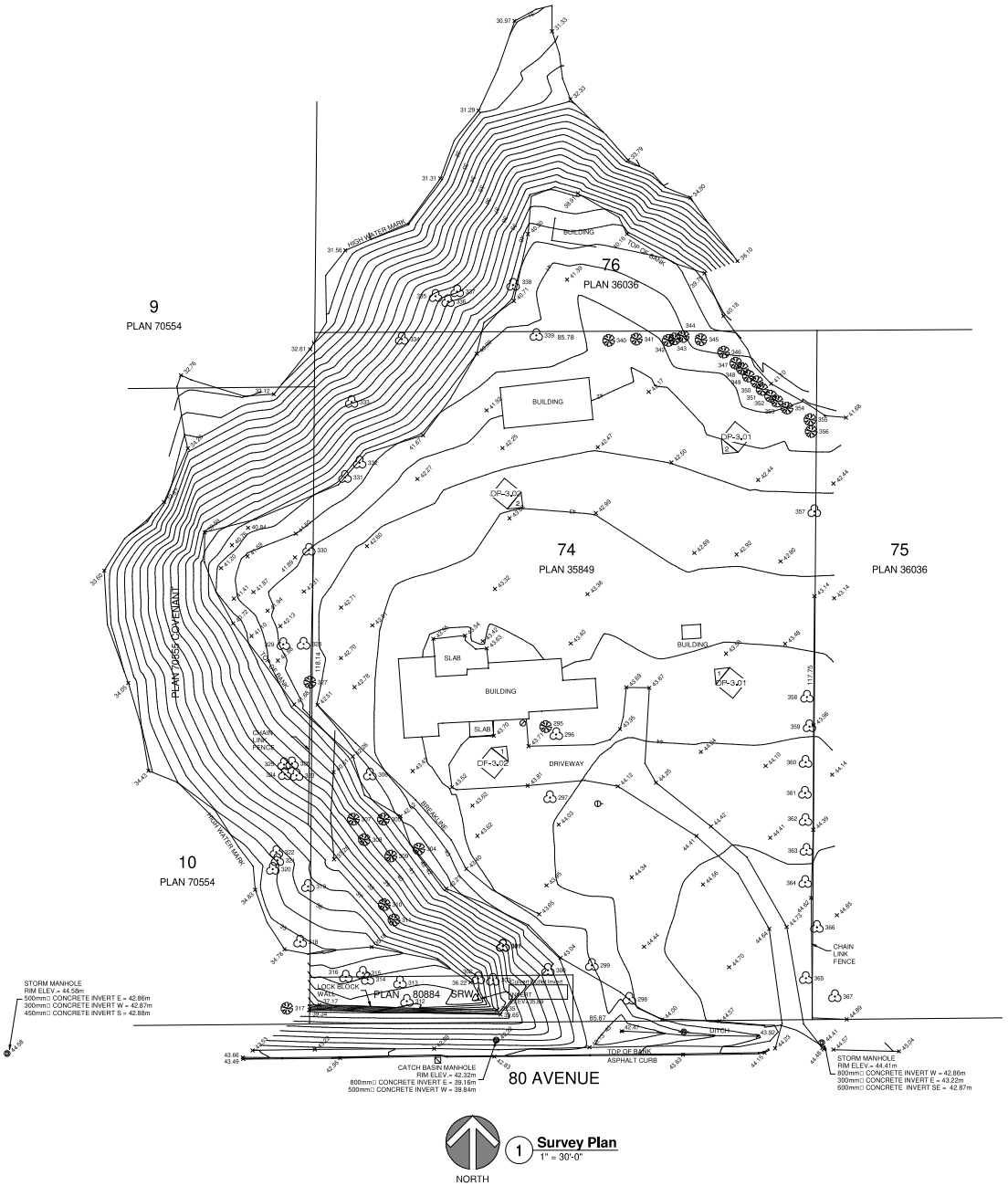
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SITE PLAN

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
DP-1.01

H.3



1 **Survey Plan**
1" = 30'-0"

NORTH

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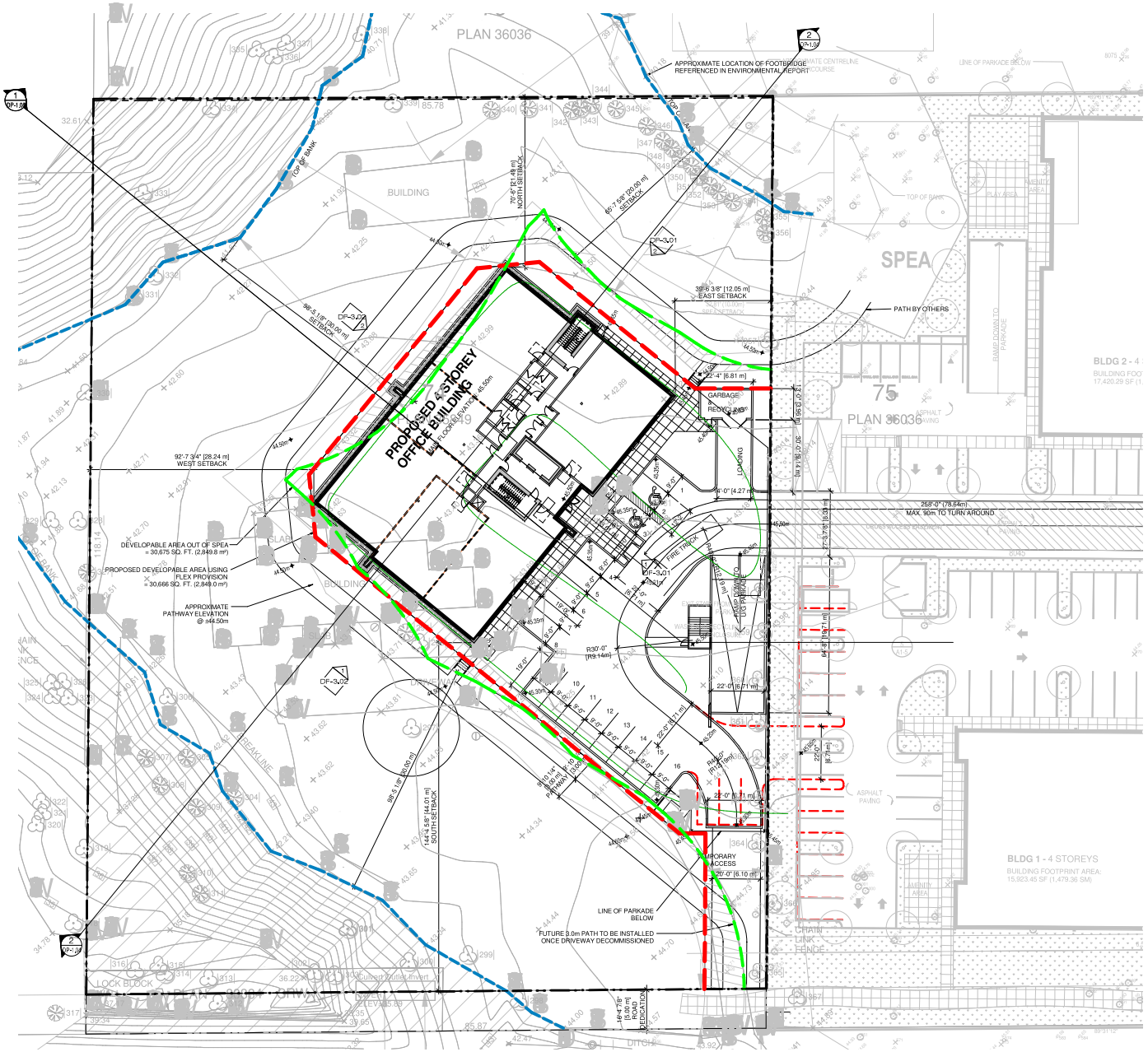
19781 80 AVE. LANGLEY, BC

DRAWING TITLE
SURVEY PLAN

DATE: 10/23/19
DWN: Author
CHK: Checker
FILE NO. 1904

SEAL

SHEET NO.
DP-1.02



SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 74, PLAN 35849
SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:
19781 80 AVENUE
LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD-57

LOT AREA:
GROSS SITE AREA = 108,949.35sq.ft. / 10,121.73 m² / 2.50 Ac. / 1.012 Ha.
ROAD DEDICATION = 4,625.71 sq.ft. / 429.56 m² / 0.11 Ac. / 0.043 Ha.
NET SITE AREA = 104,325.64sq.ft. / 9,692.17 m² / 2.39 Ac. / 0.969 Ha.
DEVELOPABLE AREA OUTSIDE OF SPEA = 30,675 sq.ft. / 2,849.8 m²
PROPOSED DEVELOPABLE AREA USING FLEX PROVISION = 30,666 sq.ft. / 2,849.0 m²
NET DEV. AREA ADDED TO SPEA = 9 sq.ft. / 0.8 m²

SETBACKS: **PROPOSED: NORTH 21.49 m, SOUTH 44.01 m, EAST 12.05 m, WEST 28.24 m**

LOT COVERAGE:
MAXIMUM: 67% (as per subzone 3.1)
PROPOSED: **1,128.7 m² / 9,692.17 m² = 11.6%**

BUILDING HEIGHT:
MAXIMUM: LESSER OF 18m OR 4 STOREYS (as per subzone 3.1)
PROPOSED: **4 STOREYS- 21.3m (VARIANCE REQUIRED)**

PARKING:
REQUIRED : 4,304 m² / 28 m² PER SPACE = 153.7 = 154 STALLS
PROVIDED: U/G LEVEL 1 = 76 STALLS (incl. 12 small cars)
U/G LEVEL 2 = 78 STALLS (incl. 12 small cars)
SURFACE = 16 STALLS
= 170 STALLS (incl. 3 HC)

*SMALL CAR STALLS
170 STALLS x 20% = 34 STALLS (ALLOWED)
24 STALLS (PROVIDED)

*MINIMUM 50% OF PARKING REQUIRED TO BE UNDERGROUND
152 STALLS x 50% = 76 STALLS (REQ'D U/G)
154 STALLS (PROVIDE U/G)

LOADING:
REQUIRED : 1 SPACE PER BLDG. W/ GROSS FLOOR AREA OF 500 m² OR MORE
PROVIDED: **1 SPACE**

GROSS FLOOR AREAS

Name	Area
LEVEL 1	11,505 SF
LEVEL 2	12,149 SF
LEVEL 3	11,441 SF
LEVEL 4	10,175 SF
ROOF DECK (LOBBY & STAIR 1)	814 SF
ROOF DECK (STAIR 2)	248 SF
TOTAL	46,331 SF

1 ENLARGED SITE PLAN
1" = 20'-0"

NORTH

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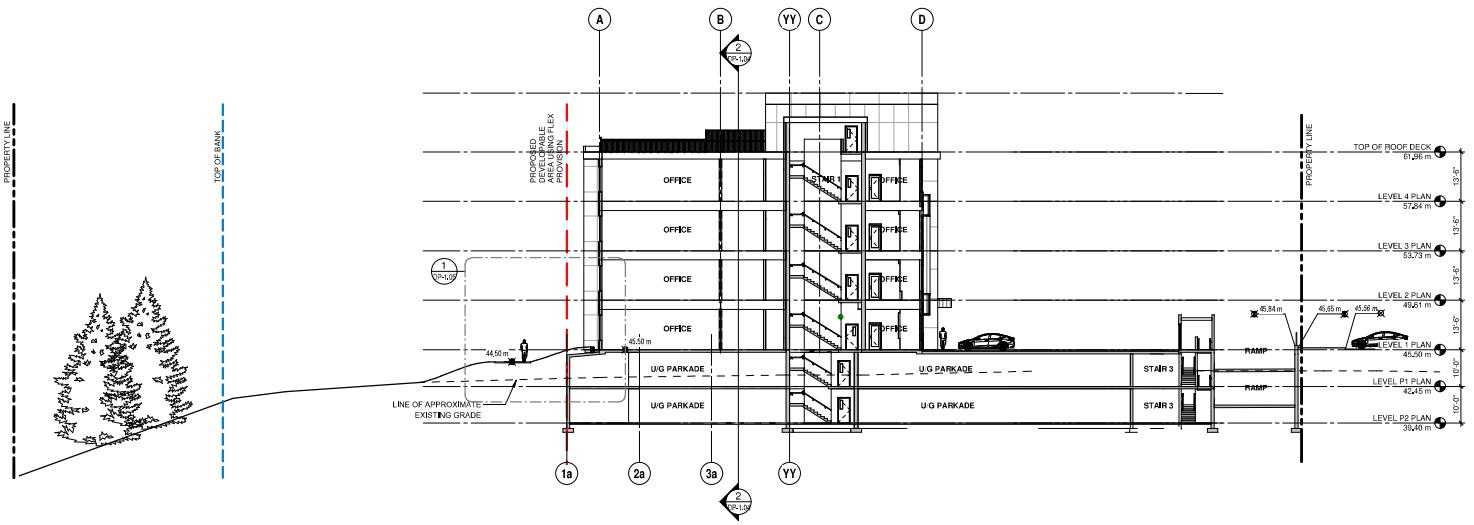
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CHK: CH
FILE NO. 1904

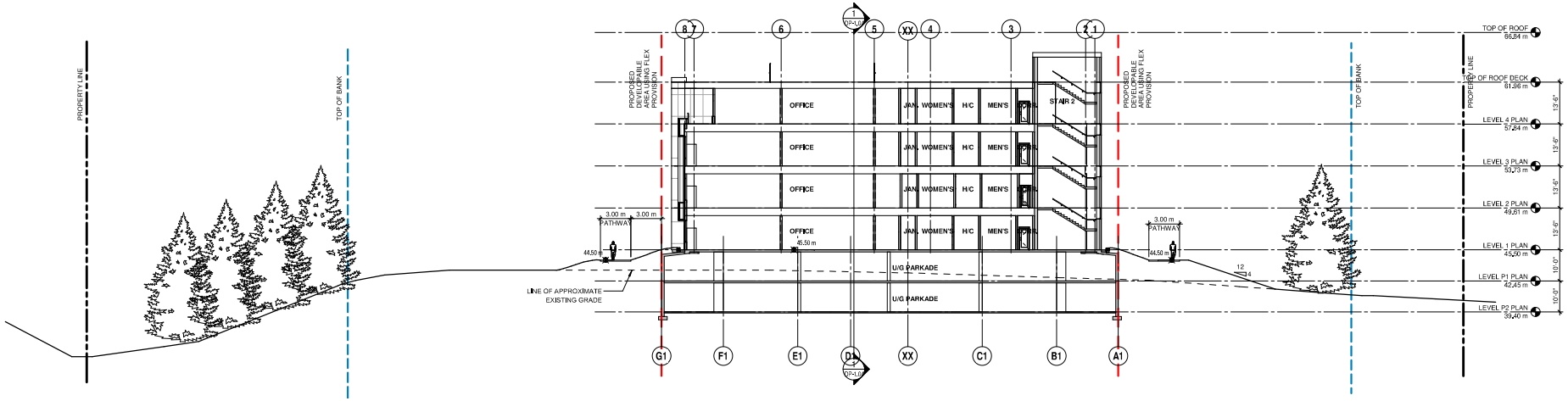
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SHEET NO. **H.3**

DP-1.03



1 **SITE SECTION**
1/16" = 1'-0"



2 **SITE SECTION.**
1/16" = 1'-0"

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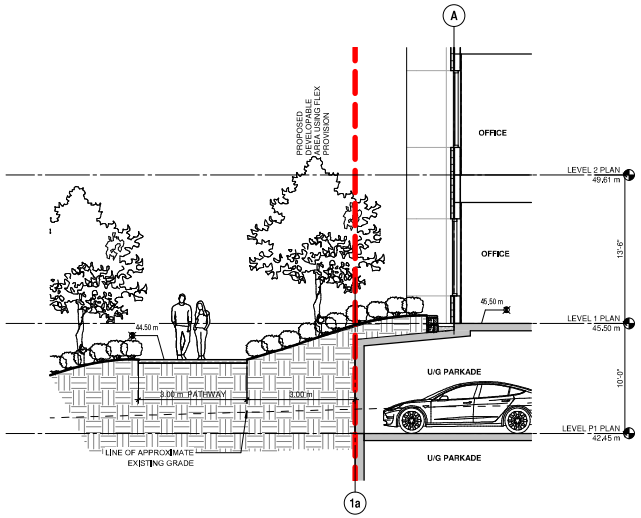
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SITE SECTIONS

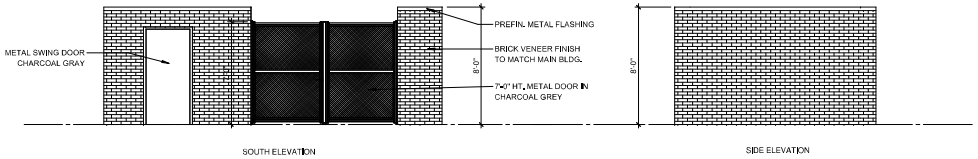
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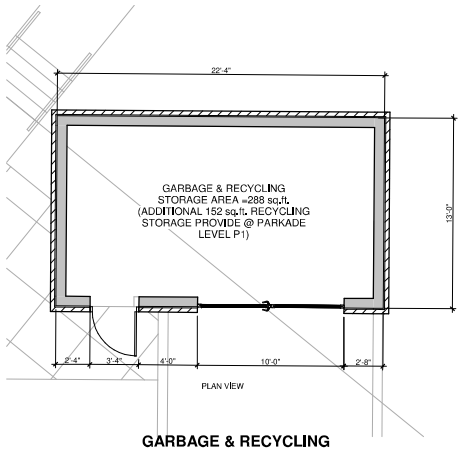
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SHEET NO.
H.3
DP-1.04



1 **SITE SECTION DETAIL**
3/16" = 1'-0"





2 **GARBAGE & RECYCLING STORAGE DETAIL**
1/4" = 1'-0"

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SITE DETAIL

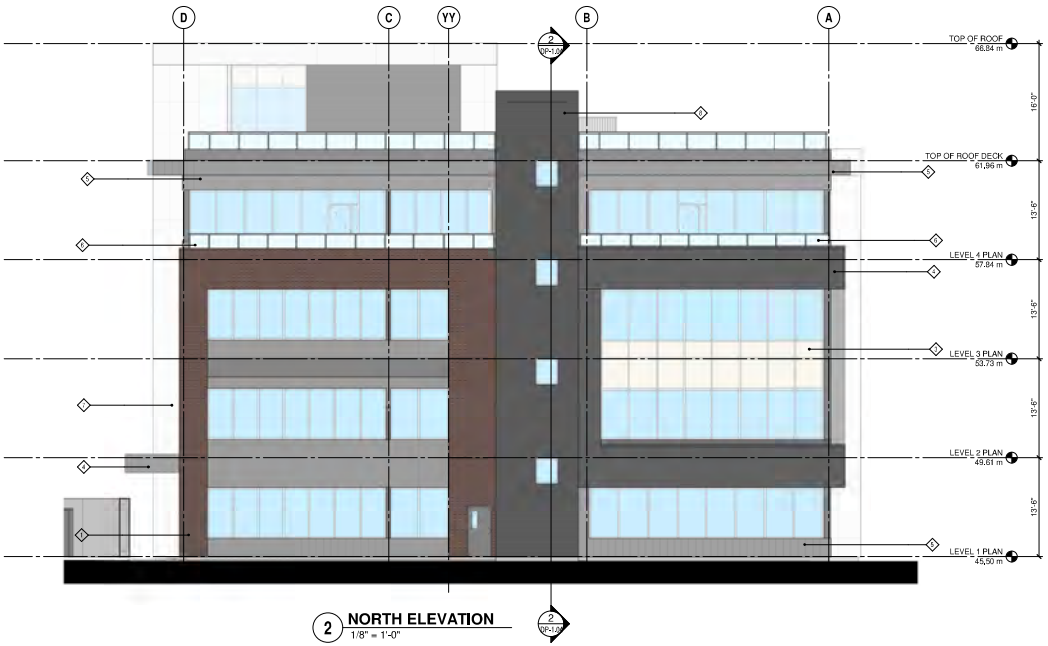
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DWN: AL
CHK: CH

SEAL

SHEET NO. **H.3**
DP-1.05



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



2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

NO.	DESCRIPTION
1	4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE
2	STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM
3	CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS
4	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY
5	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY
6	42" HT. ALUMINUM GUARDRAIL c/w GLAZING
7	ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327
8	CORRUGATED METAL SIDING - CHARCOAL
9	6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL

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DRAWING TITLE
NORTH & EAST ELEVATIONS

DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

SHEET NO.
H.3
DP-3.01



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

ELEVATION LEGEND	
NO.	DESCRIPTION
1	4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE
2	STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM
3	CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS
4	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY
5	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY
6	42" HT. ALUMINUM GUARDRAIL c/w GLAZING
7	ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327
8	CORRUGATED METAL SIDING - CHARCOAL
9	6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL



2 **WEST ELEVATION**
1/8" = 1'-0"

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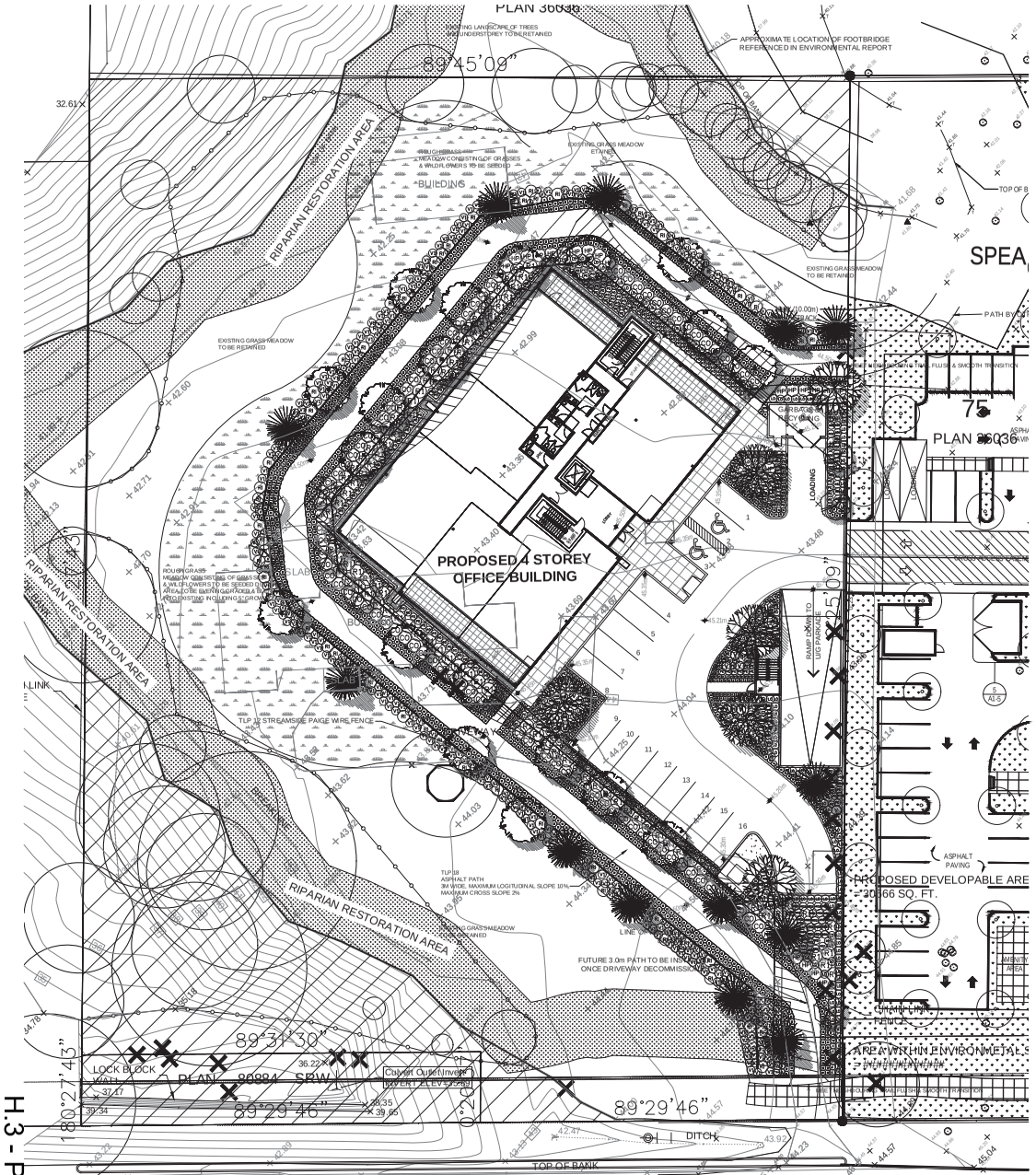
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DRAWING TITLE
SOUTH & WEST ELEVATIONS

DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

SHEET NO.
H.3
DP-3.02



TREE SCHEDULE

PMG PROJECT NUMBER: 19-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.2M STD; B&B
	19	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	6	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL; 1.9M STD; B&B
	13	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	5CM CAL; 1.9M STD; B&B

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REPLACEMENT TREES:

OF THE ABOVE TOTALS THE FOLLOWING ARE REPLACEMENT TREES BASED ON 30 TREES PER DEVELOPABLE AREA- TOTAL 25 PER NOAH TALBOT ARBORIST, MCELHANNEY ENGINEERING

13 PSEUDOTSUGA MENZIESII
6 AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'
6 PRUNUS SERRULATA 'SHIROFUGEN'

SHRUB SCHEDULE

PMG PROJECT NUMBER: 19-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	87	CORNUS STOLONIFERA 'ARCTIC FIRE'	RED OSIER DOGWOOD	#3 POT; 80CM
GS	103	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
HP	37	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
IC	33	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
MN	1233	MAHONIA NERVOSA	DWARF OREGON GRAPE	#1 POT; 20CM
RS	104	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
RW	134	ROSA MEIDILAND 'RIPENS'	CREEPING MEIDILAND ROSE; WHITE	#2 POT; 40CM
TM	16	TAXUS X MEDIA 'HILLI'	HILLI YEW	1.5M B&B
VO	332	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VT	13	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM
GRASS				
C	80	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
PM	124	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PERENNIAL				
A	88	ACHILLEA 'THE PEARL'	DOUBLE WHITE YARROW	15CM POT
N	118	NEPETA x JR WALKER	BLUE CATMINT	15CM POT
GC				
LO	163	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	214	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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PLANTING NOTES IN RIPARIAN AREA

SPECIES & QUANTITY BY BED TYPE

BED TYPE	A: Riparian Forest	Total Area
AREA (sq.m)	2134.0	2134.0

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	%	No.
Trees					
Acer macrophyllum	bigleaf maple	1 gal pot	2 m spacing	6%	64
Malus fusca	Pacific crabapple	1 gal pot	2 m spacing	6%	64
Prunus emarginata	Bitter cherry	1 gal pot	2 m spacing	4%	43
Pseudotsuga menziesii	Douglas-fir	1 gal pot	2 m spacing	16%	172
Thuja plicata	Western redcedar	1 gal pot	2 m spacing	8%	85
			TREES COVERAGE TOTAL	40%	428
Shrubs & Herbs					
Rubus spectabilis	Salmonberry	plug 415D 1+0	1 m spacing	13%	222
Symphoricarpus albus	Snowberry	plug 415D 1+0	1 m spacing	8%	136
Polystichum munium	Sword fern	4 inch pot	1 m spacing	10%	171
Physocarpus capitatus	Pacific ninebark	plug 415D 1+0	1 m spacing	6%	102
Oemleria cerasiformis	Indian plum	plug 415D 1+0	1 m spacing	15%	256
Rhamnus purshiana	Baldhip rose	plug 415D 1+0	1 m spacing	8%	136
			SHRUBS COVERAGE TOTAL	60%	1024
			COMBINED COVERAGE TOTAL	**100%**	**1452**

Prescription Details:

1. No heavy machinery shall enter the driplines of existing trees, to preserve the root systems of retained trees/shrubs and existing topsoil with native seed bed of herbaceous species.
2. Invasive vegetation removal: existing Himalayan blackberry (Rubus armeniacus), periwinkle (Vinca minor) and/or English ivy (Hedera helix) shall be removed using hand excavation methods within driplines of existing trees, and by machine excavation in areas outside the driplines of existing trees. The root ball shall be extracted from the soil, and all plant parts shall be removed from the site and disposed of at an offsite facility. Existing topsoil shall remain in place to the extent possible.
3. Existing shrubs should be retained to the extent possible. If shrubs must be cut to allow removal of invasive vegetation, the shrubs shall be cut above ground and their root system shall be left intact. New plantings shall maintain 1 m spacing from existing shrubs (including cut shrubs).
6. Topsoil and fertilizer (16-32-6 or similar) shall be pre-mixed and applied after invasive vegetation removal, across the site in disturbed areas only, to a depth of 45 cm. Topsoil mixture shall be finished to an uneven surface, and depth shall vary by up to 10 cm due to complexing of the topsoil mixture. Topsoil/fertilizer mixture shall NOT be applied within the driplines of retained trees except where invasive vegetation was removed. Mixture shall meet the criteria prescribed by the Township of Langley, and shall be certified to be free of invasive species.
4. Trees shall be planted in suitable microsites. Trees shall NOT be planted in depressions or on top of mounds, beneath existing shrubs or other organic debris, or within 2 m of existing trees. Maintain 2 m spacing between trees and from shrub plantings. Follow planting detail TLP 23 for trees; TLP 21 for shrubs.
5. Composted mulch shall be applied after topsoil application and planting, throughout the area except within the driplines of retained trees, to a depth of 10 cm. Mulch shall meet the criteria prescribed by the Township of Langley.
7. Timing of planting: all planting shall occur immediately following invasive vegetation removal and topsoil/fertilizer application, and timing shall be either in fall between September 15th and October 15th or in spring between March 15th to April 30th.

19175-5.ZIP

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4	21.MAR.31	ADD RIPARIAN PLANTING NOTES	YR
3	20.DEC.07	NEW SITE PLAN	JR
2	20.DEC.02	PLANTING PLAN/ADD DETAILS	JR/PC
1	20.OCT.28	ROOF DECK PLAN	JR/PC

CLIENT:

ZENTERRA DEVEOPMENTS

PROJECT:

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19781 80TH AVENUE
TOWNSHIP OF LANGLEY

TOL FILE NO: 08.27.070

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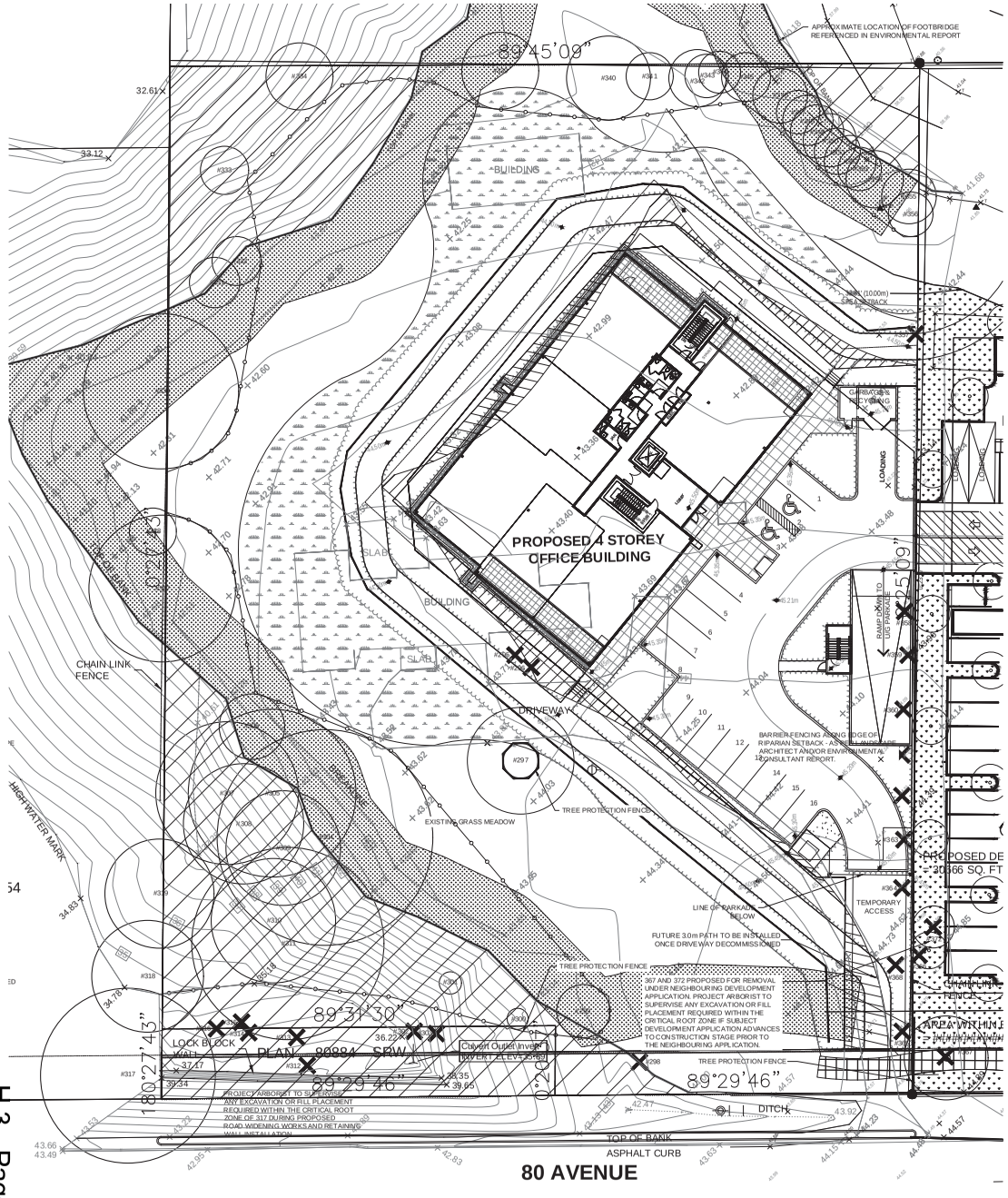
LANDSCAPE PLAN

SCHEDULE B

DATE: [illegible]16 DRAWING NUMBER: L3
SCALE:
DRAWN: JR
DESIGN:
CHK'D: PC

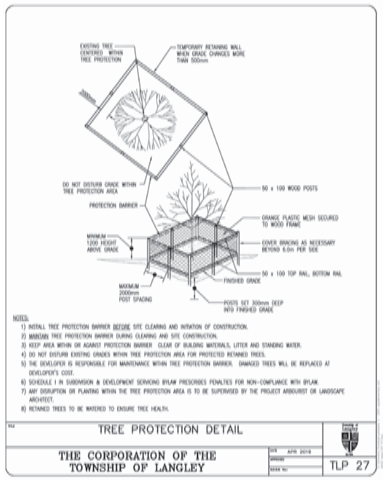
OF 4

PMG PROJECT NO: **19-175**



TREE TO BE RETAINED

TREE TO BE REMOVED



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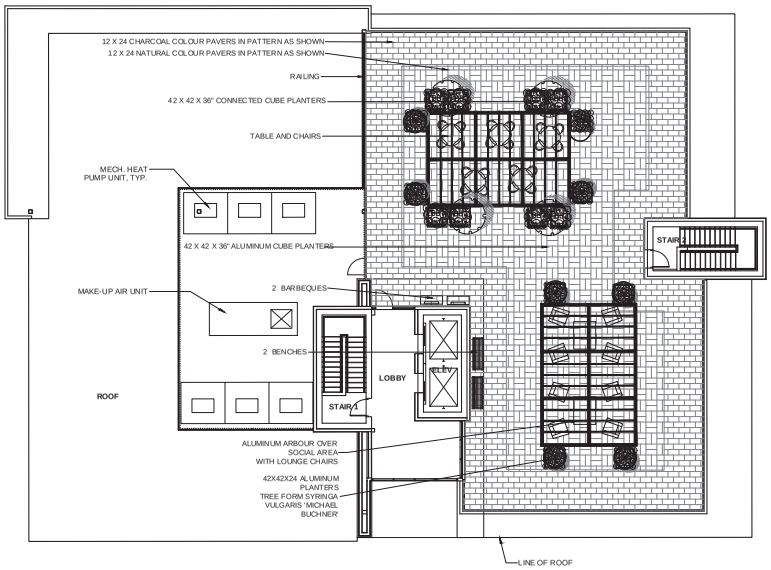
EXISTING TREE MANAGEMENT PLAN

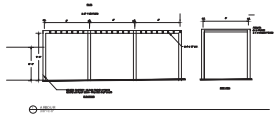
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PMG PROJECT NUMBER: 19-175







ALUMINUM PLANTER CUBES



WISHBONE BAYVIEW PARK BENCH



HAUSER OUTDOOR LOUNGE SEATING



MAGLIN BATTERY TABLE & CHAIRS- COLOUR TO BE CONFIRMED

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL, 1.3M STD
SHRUB	8	SYRINGA VULGARIS 'MICHAEL BUCHNER'	BLUE FLOWER LILAC- TREE FORM	#10 POT, 1.2M STD
(F)	48	FRAGARIA - EVERBLOOMING	STRAWBERRY	9CM POT
(BB)	8	VACCINIUM - POLLINATING PAIRS	2 VARS DWARF BLUEBERRY	#2 POT; 50CM
GRASS				
(I)	24	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
(M)	48	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
VINE				
(C)	8	CLEMATIS x 'DUCHESS OF EDINBURGH'	CLEMATIS; DOUBLE WHITE	#2 POT; 60CM STAKED
PERENNIAL				
(A)	48	ALLIUM - CHIVES	CHIVES	9CM POT
(M)	32	CORE OPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
(E)	64	EUPHORBIA MYRTENSIS	DONKEYTAIL SPURGE	15CM POT
(SM)	24	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15 CM POT

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19781 80TH AVENUE
TOWNSHIP OF LANGLEY

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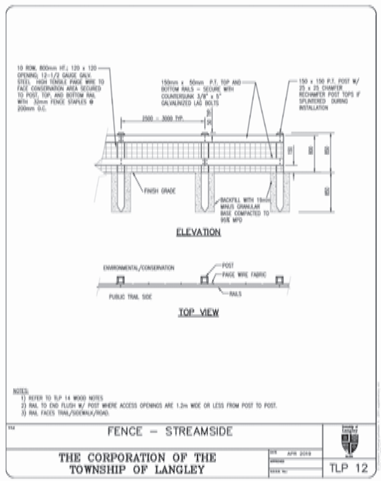
LANDSCAPE PLAN

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DRAWN: JR
DESIGN:
CHK'D: PC

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OF 4

19175-5.ZIP

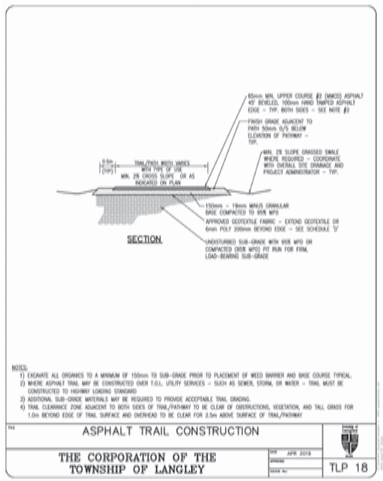
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FENCE – STREAMSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

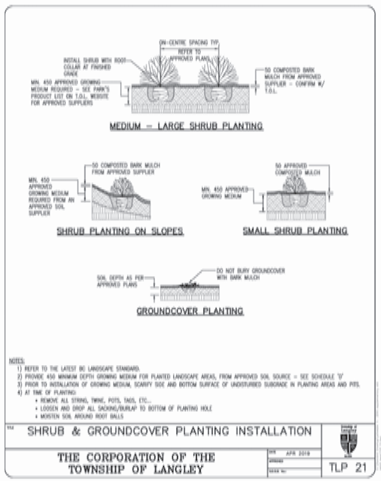
TLP 12



ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 18



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 21



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 22

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LANDSCAPE DETAILS

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DESIGN:
CHK'D: PC

DRAWING NUMBER: H4 of 4

19175-5.ZIP

PMG PROJECT NUMBER: **19-175**

5364
01/10/18

4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as "Development Permit Area "H" – Business/Technology Park" on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

ZONE / SUBZONE MAP



SITE AND BUILDING REQUIREMENTS

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street



Building Entry

Access and Circulation

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

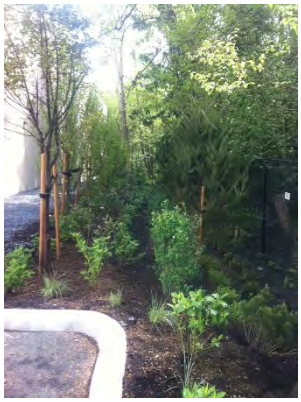
Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

Landscape Components – Campus Zone

- Landscape – Typical Development Parcel

  General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

- Planting Areas



  Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.

  Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

  All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

  Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

- Streetscape

  Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

  200 Street

  The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

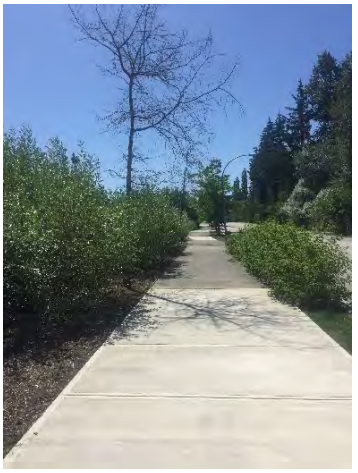
80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street



The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

- Surface Parking Lots

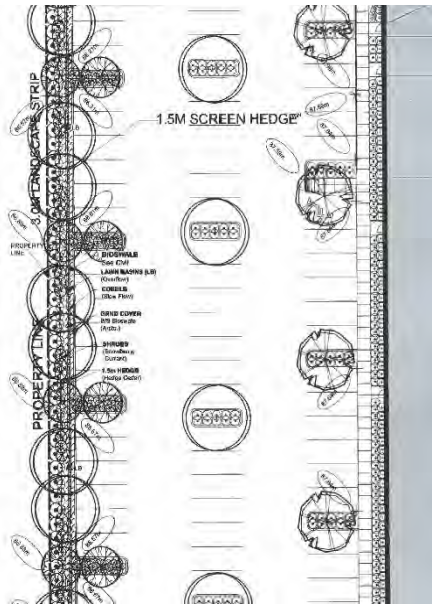
Landscaping and Screening



As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.

The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.



Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.





- Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.



The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.

- Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

- Fencing

  In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- Garbage Enclosures

  The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

- Landscape Walls and Grading

  Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

  Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

- Irrigation

  Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

  Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

Campus Zone Character Areas

- Conference Centre

  The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 – 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

Landscape Components – Buffer Zone

- Landscape

  A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

  The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

  The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

- Planting Areas

  The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



  Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

- Pond and Wetland

  A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

  Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

Building Zones

The Business Technology Park has four zones with varying degrees of prominence.

- Zone 1 (Subzone 1.1)

  Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

  The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

- Zone 2 (Subzones 2.1 to 2.3)

  Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

  Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

- Zone 3 (Subzones 3.1 to 3.6)

  Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

  The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

  The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

- Zone 4 (Subzone 4.1)

  The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

Building Articulation



The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

Materials, Finishes and Colour



Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

Business Identification Signs



The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.

Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
b) No large-scale signage is allowed on building awnings.
c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

From: ca.peters@telus.net <cathy@telus.net>
Sent: Friday, June 04, 2021 3:20 PM
To: INFO <info@tol.ca>
Subject: [EXTERNAL] Kamloops and an Update on Human Sex Trafficking in BC and How To Stop It

Dear Mayor Jack Froese and Council,

The Kamloops Residential School tragedy is horrific.

It exemplifies the intergenerational trauma of the Indigenous peoples.

In the meantime, 54% involved in the sex industry are Indigenous women and children. Higher numbers in urban centres.

While the average age of recruitment into the sex industry is 13 years old (10-12 years old in Vancouver and Toronto), it is much younger for Indigenous girls.

Indigenous women and girls are severely over-represented in the sex industry.

This is the worst form of systemic racism in our country and history. It must stop.

The normalizaton, commercialization, institutionalization (similar to the Netherlands, Germany, Thailand and Nevada) of the sex industry must not happen in Canada.

First casualties would be Indigenous women and girls (followed by new migrants).

I have been raising awareness about this issue for the last 3 months to City Councils and Regional Districts in BC; to almost 100 communities in BC.

Thank you for the opportunity. I will continue with presentations in the Fall.

FOR EDUCATION ON HUMAN TRAFFICKING AND SEXUAL EXPLOITATION:
Conference: The National Coalition on Sexual Exploitation (NCOSE) out of Washington, DC will be running a 4 day free virtual conference on July 20-24.

CESE Summit 2021- Coalition to End Sexual Exploitation Online Global Summit.

Global experts will be presenting. It is the largest global conference of its kind. Please attend if you can.

Prevention Education Programs:
Children of the Street (PLEA)
Fraser Health Forensic Nursing course
SexualExploitionEducation by Tiana Sharifi
OCTIP- Office to Combat Trafficking in Persons online course
BRAVE Prevention Education by Kelly Schuler (National)
ROOTS of Character Program by Gloria Garvie (Vancouver Island)

Books and Videos:
Attached.

Recent Documentaries:
Fight for the Soul of Seattle- the impact of homelessness, drug use, prostitution, human trafficking on a city
Childhood 2.0- impact of Social Media on today's youth

ASK: please write the Provincial Premier and Solicitor General that this crime is a priority in BC and there needs to be considerable funding/training for Provincial law enforcement and a Provincial Awareness Campaign. BC needs an inter-agency Human Sex Trafficking Task Force similar to what is availbabe for drugs and gangs.

Please contact me if you need more information.
Sincerely, Cathy Peters
BC anti-human trafficking educator, speaker, advocate
1101-2785 Library Lane, North Vancouver, BC V7J 0C3
604-828-2689

Books/Videos on Human Trafficking/Sex Exploitation

1. **"Invisible Chains"** by UBC Law Professor Benjamin Perrin, publ. 2010 Viking Canada, ISBN: 978-0-670-06453-3- THE textbook on sex trafficking in Canada. MUST READ.
2. **"Half the Sky"** by Nicholas Kristof, publ. 2010 Vintage Books, ISBN: 978-0-307-38709-7 Good overview of the global sex trade. Excellent primer to the issue.
3. **"Walking Prey"** by Holly Austin Smith, publ.2014 by St. Martin's Press, ISBN: 978-1-137-27873-9 Gives strategies to end exploitation at the back of the book.
4. **"Shadow's Law"** by Swedish Detective Inspector Simon Haggstrom, publ.2016, Bullet Point Publishing, ISBN: 978-91-88153-20-3 True story of an officer fighting prostitution.
5. **"My Journey Through Prostitution: PAID FOR" by Rachel Moran, publ. 2013,** W.W.Norton & Co., ISBN: 978-0-393-35197-2 A thorough treatise on what prostitution really looks by a survivor in Ireland.
6. **"Girls like Us",** by Rachel Lloyd, publ.2011, Harper Perennial, ISBN: 978-0-06-158206-6 Human sex trafficking in USA.
7. **"That Lonely Section of Hell"** by Lorimer Shenher, publ.2015, Greystone Books, ISBN: 978-1-77164-257-6 The Robert Pickton investigation.
8. **"Renting Lacy- A Story of America's Protsituted Children"** by former Washington State Congresswoman Linda Smith, publ. 2013, Shared Hope International.
9. **"Pornland"** by Dr. Gail Dines, publ. 2010, Beacon, ISBN: 978-0870-0154-7 The impact of pornography on our culture by porn research expert. (view Dr. Dines TEDtalk).
10. **"Somebody's Daughter"** by Phonse Jessome, publ. 1996 by Nimbus Publishing, ISBN: 1-55109-174-7 Pimping in Canada and its beginnings; the Toronto/Halifax pimping ring
11. **"Made in the USA; The Sex Trafficking of America's Children"** by Alisa Jordheim, publ.2014, HigherLife Publishing and Marketing, ISBN: 978-1-939183-40-8
12. **"Prostitution, Trafficking, and Traumatic Stress"** by Melissa Farley, publ. 2003, Routledge, ISBN: 0-7890-2378-4
13. **"Victim Law: The Law of Victims of Crime in Canada"** by Benjamin Perrin, publ.2017, Thomson Reuters, ISBN: 978-0-7798-7766-9 The new field of law addressing the rights of victims in the justice system.
14. **"The True Story of Canadian Human trafficking"** by Paul H. Boge, publ.2018, Castle Quay Books, ISBN: 978-1988-9280-98. The true story of Human Trafficking in Canada from the perspective of the Manitoba MP Joy Smith who did something to try and stop it.
15. **"Sex Industry Slavery- Protecting Canada's Youth"** by Dr. Robert Chrismas, publ. 2020, University of Toronto Press, ISBN: 978-1-4875-2485-2 Insider perspective into Canada's sex industry.
16. **"Not a Choice, Not a Job"** by Dr. Janice G. Raymond, publ. 2019, publ. Potomac Books, ISBN: 978-1-61234-626-7 Exposing the myths about prostitution and the global sex trade.

Videos on YouTube: Google: "Amy's Story; Covenant house Toronto" (homeless-youth/Sex-Trafficking link). "Kailey Heywood's Love Story" (UK police). PSA from Joy Smith Foundation (40 seconds). Trailer from "Red Light, Green Light Documentary" by Jared and Michelle Brock (3 minute overview of global problem). DTE survivor "Trisha Baptie TEDtalk" (15 minutes). "We are the Lions" spoken word cinema by YWCA Tennesee. "Break the Silence" Canadian version music video (3 Canadian girls who were trafficked).

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, May 26, 2021 at 7:00pm
Via Zoom

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor B. Whitmarsh, Council Co-Chair

C. Clark, I. Han, B. Sharp, and A. Smith

Guests:
J. Saxton, Air Quality Planner, Metro Vancouver
J. Linder, Air Quality Planner, Metro Vancouver
D. Jennejohn, Lead Senior Engineer, Metro Vancouver

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - May 26, 2021

Moved by C. Clark,
Seconded by A. Smith,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the May 26, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - April 28, 2021

Moved by I. Han,
Seconded by C. Clark,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the April 28, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Metro Vancouver Residential Wood Burning Regulations & Clean Air Plan 2021

Residential Wood Burning Regulations
J. Saxton provided a presentation regarding the new Residential Indoor Wood Burning Bylaw. The following information was provided:

- Indoor wood burning is the largest source of annual fine particulate emissions in Metro Vancouver region.
- Second top source of toxic air pollutants, after diesel engines.

A new Bylaw was adopted in March 2020 which includes phased requirements to reduce emissions. Key features of the bylaw include:

- Best burning practices;
- More stringent requirements for urban areas;
- Allowances made for users with low income or a sole source of heat;
- No prohibition during emergency.

Seasonal restrictions are in place from May 15 to September 15 each year. Burning is prohibited during the warm season with the following exceptions:

- Sole source of heat;
- Off-grid outside Urban Containment Boundary;
- During an emergency.

Best burning practices defined in the bylaw schedule and provided on website include:

- Use clean, seasoned wood;
- Do not burn garbage;
- Burn small, hot fires;
- Maintain your appliance.

Registration and declaration for indoor wood burning appliances starts in 2022. Open-air burning of vegetative debris currently requires a site-specific approval from Metro Vancouver. An alternative approach for regulating emissions is being explored.

Clean Air Plan
J. Linder and D. Jennejohn provided a presentation regarding the proposed actions for agriculture and other sectors for the Draft Clean Air Plan. The following information was provided:

Vision of the Plan:

- Metro Vancouver is a carbon neutral region where residents experience healthy, clean, and clean air.

Regional 2030 Targets:

- Reduce regional greenhouse gas emissions by 45% from 2010 levels.
- Ambient air quality in the region meets or is better than health-based ambient air quality objectives and standards set by Metro Vancouver and other governments.

C. DELEGATIONS AND PRESENTATIONS

- Increase the amount of time that visual air quality is excellent.

The Plan has 132 actions with 17 strategies in six different issue areas:

- Transportation
- Buildings
- Industry
- Agriculture
- Health
- Measure, Monitor, and Regulate

The strategy for the Agriculture sector is to reduce emissions.

The agriculture targets by 2030 include:

- 35% reduction in agriculture greenhouse gas emissions, from 2010 levels; and
- 10% reduction in agriculture fine particulate matter emissions, from 2020 levels.

Major Agriculture Actions:

- Reduce Emissions from Greenhouses. Work with partners to explore opportunities to reduce emissions from greenhouses.
- Reduce Open-Air Burning. Work with agricultural producers to reduce barriers to adopting alternative to open-air burning of agricultural vegetative waste. Alternatives would complement open-air burning regulatory requirements.

Supporting Agriculture Actions:

- Outreach program on reducing agricultural emissions.
- Pilot study on zero emission agricultural equipment.
- Emission regulation for cannabis industry.
- Streamline emission requirements for anaerobic digestion facilities.

Advocacy for others:

- Advocate to the BC/federal governments to enhance funding for Environmental Farm Plans and cleaner agricultural equipment.
- Advocate to the BC/federal government and others to expand development of anaerobic digestion facilities.
- Advocate to local governments and others to encourage more local food production.

Metro Vancouver is seeking feedback on the draft Plan between April 1 and June 15 at: www.metrovancouver.org/services/air-quality/engagement/clean-air-plan.

Draft Clean Air Plan 2021 --- http://www.metrovancouver.org/services/air-quality/AirQualityPublications/Clean-Air-Plan-2021.pdf

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Future of Farming Task Force

Committee members were asked at the last meeting to go through the process of navigating the Township website as well as other levels of government, to work through a real life question a farmer and/or ALR landowner might ask the Township and look for ways to reduce the "red tape", if any.. The following information was presented:

Meat processing facility on a property – J. Caldarella:

- Did not find the information on the TOL website so called Development Services and received a quick response.
- There are specific zoning requirements for a meat processing facility and/or abattoir.
- If a property is not currently zoned for a meat processing facility and/or an abattoir, rezoning would be required.

Bed and Breakfast or Agri-tourism – C. Clark:

- Started on ALC website which took 20 minutes to find information.
- Spent 1.5 hours on the TOL website and it was difficult to find specific information but eventually located.
- Did not contact the Township.
- Each municipality can add further restrictions or bylaws as they so choose.
- Discovered the following information:
    - Only three sleeping units permitted in TOL; 10 permitted by BC Government;
    - Must have permit from the ALC;
    - Cannot be in an accessory building;
    - One establishment per property;
    - Cannot be on property that is smaller than 4.2 acres;
    - Residence must be owner occupied;
    - Fire codes must be followed;
    - Business license is required.

Farmers Grants – I. Han:

- Was unable to find information on the TOL website regarding agriculture grants. Could only find information on Community Grants.
- Will try emailing the TOL to get the information.

Selling products through farmgate – A. Smith:

F. WORK PROGRAM

- Could not find specific information on TOL website regarding farmgate sales.
- Sent an email to INFO email and received a response asking for her address.
- The website was not easy to navigate.

Support for New Farmer - B. Sharp:

- Searched for "Support for local farmers" on TOL website and received 496 hits.
- Too many results from search questions.
- Sent an email through "Ask a question" and received a response from M. Gunn.
- A separate Agriculture page with more specific information is needed.

Action: Staff to provide preliminary draft recommendations for the Report to Council at the June meeting for the committee's consideration.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, June 23, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by C. Clark,
Seconded by A. Smith,
That the meeting terminate at 8:42pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

Thursday, May 27, 2021 at 7:00pm
via Zoom

MINUTES

Present:
C. Grey, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
K. Richter, Councillor
E. Woodward, Councillor

C. Bishop, J. Evanochko, A. Neufeld, H. Sakurai, T. Smith, A. Stewart, and J. Turner

Staff:
T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – May 27, 2021

Moved by C. Grey,
Seconded by T. Smith,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the May 27, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – May 18, 2021

Moved by A. Neufeld,
Seconded by C. Grey,
That the Tree Protection Advisory Committee adopt the minutes of the May 18, 2021 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

1. Letter to Editor from D. Kask

Provided in the agenda package for information.

F. WORK PROGRAM

1. Detailed Review of the Tree Protection Bylaw

The committee continued with their review of the Tree Protection Bylaw. The following comments and suggestions were provided:

"Pruning":

- Approve the definition as provided by C. Grey.

"Replacement Tree":

- A ratio is needed for determining the number of replacement trees required. This will be discussed further through the Community Forest Management Strategy process and the tree canopy target.
- The definition is fine as it is written.

"Significant Tree":

- This will be discussed through the Community Forest Management Strategy process.
- "Significant tree" has been replaced with "protected tree".

"Sound Horticultural and Arboricultural Practices":

- Approve the definition as presented by C. Grey.
- Change "BC Landscape Standard" to "Canada Landscape Standard".

"Stream":

- Combine the staff definition with C. Grey's definition.

"Tree Risk Assessment Qualification":

- Approve the definition as presented by C. Grey.

"Drip line":

- Will be replaced with "critical root zone" throughout the bylaw.

"Tree Protection Barrier"

- Add a schedule or diagram to refer to.

"Imminent Failure":

- Add the words "Tree Risk Assessment Qualification (TRAQ)" before Arborist Report in the text provided by C. Grey.

F. WORK PROGRAM

"Undue Hardship":

- Replace the word "personal" with "arbitrary" and delete the rest of the sentence in the text provided by C. Grey.

There was comment made about the disconnect between departments and not achieving tree protection. The business process will need to be revamped. TPAC will make a recommendation to Council to put tree protection as a priority in the processing Building Permit applications.

3. Application of Standards

- Remove Item G regarding private land used for a golf course.
- Keep Item I until further review through the Community Forest Management Process.
- Add the words "that has passed 3rd reading" to Item I.
- Ownership of trees that are straddling a personal property line and Township property needs to be addressed.

5. Restrictions

- Item 5.4 adds "teeth" to the Bylaw and allows staff to deny permits that do not meet the criteria.
- Has a legal opinion been sought for Item 5.4(f).
- 5.4 needs to be discussed further for clarity.

It was suggested to have a citizen's committee or review panel to give oversight for applications with a large number trees to be removed. The best mechanism for such a group would be discussed if Council was to approve.

Action: Staff will prepare a final bylaw and Report to Council for approval at the June 8 meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: June 8, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by C. Grey,
Seconded by H. Sukarai,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, June 2, 2021 at 7:00pm
via Zoom

MINUTES

Present:
Councillor B. Long, Council Co-Chair
Councillor M. Kunst, Council Co-Chair

T. Annandale, K. Gan, R. Genberg, T. Lightfoot, F. Pepin, and H. Whittell

Staff:
E. Horricks, Heritage Planner
P. Tulumello, Director, Arts, Culture, and Community Initiatives
K. Stepto, Recording Secretary

APPOINTMENT OF ALTERNATE CO-CHAIR
T. Annandale nominated H. Whittell to be the Community Co-Chair for the June 2, 2021 meeting. T. Lightfoot seconded the nomination.

H. Whittell was appointed as the alternate Community Co-Chair for the June 2, 2021 meeting, by unanimous consent.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
June 2, 2021

Moved by T. Annandale,
Seconded by T. Lightfoot,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the June 2, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
May 5, 2021

Moved by R. Genberg,
Seconded by T. Annandale,
That the Heritage Advisory Committee adopt the minutes of the May 5, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Walking the Great Northern Railway

J. Foulkes, retired Surveyor, provided a presentation on his recollections of walking the Great Northern Railway a number of years ago. He noted that he began exploring the railway corridors in the South Fraser during the 1970's when he was collecting telegraph insulators. Over the years, he walked the existing tracks of all the railways between Delta and Hope.

He provided some history on the GNR noting that it was initially formed at the beginning of the twentieth century as the Vancouver, Victoria & Eastern Railway & Navigation Company, to connect Victoria and Vancouver to the United States and Eastern Canada. The builder of the GNR, or VV&E, was James Hill who was an excellent builder of railways as he always looked to achieving the flattest grades possible. The railway's significance to Langley was that in building the GNR, Hill broke the CPR monopoly that was based on a "20-mile limit" restriction established in 1867-71 to protect the CPR, and introduced competition back into the provision of rail services through the area.

Based on his recollections, there are a number of locations along the original GNR line where remnants of the railway may still exist including:

- 192 Street and Grade Crescent, where pilings existed before the Golf Course was developed;
- Lincoln Station and yards;
- Any locations where spur lines existed;
- Grade Crescent (dead ends between 207 and 208 Street) and approximately 210 Street where large pilings existed on the side of the hill;
- East of the hospital near 48 Avenue and west of 232 Street;
- West of 232 and north of Fraser Highway where railway ties were previously found; and
- 240 Street and Robertson Crescent, which aligns with the railway right-of-way for most of the Crescent.

It was suggested that HAC members who are interested could meet during the summer to explore some of these locations with the assistance of J. Foulkes. R. Mufford, who also has an interest in this topic, could also be invited to take part.

The agenda order was varied.

F. 2021 WORK PROGRAM

1. Great Northern Railway Interpretive Project – Next Steps

MOTION
Moved by H. Whittell,
Seconded by T. Annandale,
That members of the Heritage Advisory Committee and staff meet on-site with J. Foulkes during July to locate a place along the railway to commemorate the Great Northern Railway.
CARRIED

Action: Staff to coordinate a date and time with J. Foulkes, inform the HAC membership and extend an invitation to R. Mufford.

The agenda order then resumed.

D. REPORTS

1. Co-Chairs' Reports

Councillor Kunst reported that Council recently approved the following:

- Heritage Alteration Permit No. 101197 (Statewood Properties) for the restaurant proposal on Glover Road in Fort Langley;
- The Committee's motion regarding the Murrayville Pumphouse to maintain a water feature by de-commissioning the existing well and connecting to municipal water, with interpretive signage to explain the change; and
- An interim plan for a public plaza on the former Alder Inn site.

Councillor Long reported that he attended the Heritage BC Annual Conference that took place throughout May.

2. Heritage Planner's Report

E. Horricks reported that the Sellers Road Marker has been relocated adjacent to the historic Sellers farm on 88 Avenue as recommended by the committee at the May meeting.

She further provided an update on the Heritage Planning program with respect to what has been achieved over the past twelve years in the areas of policy development, heritage recognition and protection, a renewed framework for the Community Heritage Register, the performance of the grant program, and the range of interpretive and commemorative initiatives that have been completed.

She noted that the Heritage Planning program has five dimensions:

- Policy development;
- Program delivery;
- Professional/Technical support;
- Financial incentives; and
- Community representation.

D. REPORTS

Together, these aspects provide for a holistic and unified program that can address a range of initiatives that resonate with the community.

Following on the Sustainability Charter completed in 2008 and several Official Community Plan polices that existed to support heritage preservation, the Heritage Strategy was developed in 2012 to provide a vision for Langley's Heritage to 2022 and beyond. It identified nine strategic goals:

- Provide municipal leadership in Heritage Conservation;
- Promote Heritage Conservation as a sustainability activity;
- Link Heritage Conservation and Economic Development;
- Celebrate Langley's unique heritage;
- Protect Langley's rural lands;
- Foster community partnerships;
- Update Heritage Polices in a integrated planning framework;
- Make heritage information assessable; and
- Pursue funding opportunities to advance heritage program components.

These goals in combination with the Strategy's implementation plan have provided direction for both the program and the Heritage Advisory Committee since its endorsement, and are reflected in the work that has been accomplished to date.

The range of polices that have been developed during this period include:

- Murrayville Heritage Conservation Area (2010)
- Heritage Strategy (2012)
- Endorsement of the Standards & Guidelines for the Conservation of Historic Places in Canada for use in the Township
- Heritage Building Incentive Program Policy (2012)
- Official Community Plan Heritage Policies (2012 & 2016)
- Neighbourhood Plan Heritage Policies (continuous and ongoing)
- Old Yale Road Restoration/Upgrading Options (2015)
- Context Statement and Thematic Framework (2017)
- Heritage Property Maintenance Standards Bylaw (2018)
- Heritage Gap Analysis (2019)
- Statements of Significance Update for all Registered Sites (2018 – 2020)
- Heritage Evaluation System - Methodology & Criteria for the Register (2020)
- Township of Langley Archaeological Overview Assessment (2021), with an Archaeological Protection Policy pending.

Developments in the area of Heritage Recognition and Protection include:

- Establishment of the Murrayville Heritage Conservation Area;
- Eighteen (18) additions to the Community Heritage Register Additions, four (4) additions to the Inventory, and completion of documentation on the Hudson's Bay Company farms;
- Thirteen (13) Heritage Designations;
- Six (6) Protective Covenants;
- Twelve (12) Heritage Revitalization Agreements (one pending); and
- Twenty-four (24) Heritage Alteration Permits.

D. REPORTS

The Heritage Review Panel, as a subcommittee of the Heritage Advisory Committee, completed 38 meetings, performed 26 grant reviews and undertook 14 field reviews for sites in transition for a total of 78 meetings in support of this work beyond the regular HAC meetings during this period.

Additional related policy and program-based initiatives include:

- The Heritage Building Recognition Program, which has awarded 20 plaques since the programs inception in 2011.
- The Context Statement and Thematic Framework ("Our Shared History"), which provided a renewed framework for Langley's heritage resources.
- The Heritage Gap Analysis, which provided analysis on the Register and addressed what aspects of heritage could be better addressed in future.
- The Heritage Evaluation System Review that updated Langley's evaluation mythology and criteria to a values-based model for assessing heritage resources in the Township.
- The updating of 64 Statements of Significance for all of the Township's registered sites.
- The development of the Langley's Historic Places web application that provides broad public access to heritage information and documentation online.
- The Heritage Building Incentive Program, which has awarded a total of $269,000 in repair and maintenance grants to achieve work valued at $1.6 million, realising a return on investment of 1:6 for every dollar invested. The average grant value remains small at $5727.
- A number of interpretive, commemorative and other initiatives, (approximating one per year) from World War Memorial tree dedications, to interpretive plazas and informational signage projects across the Township's communities to raise awareness of Langley's unique historic places.

3. Museum Manager's Report

P. Tulumello reported the following:

- The Langley Heritage Society has posted information about "The Last Ride" exhibit on their Facebook page.
- The virtual May Day celebrations are available for viewing on the TOL YouTube page.
- 2022 will be the 100th Anniversary of the May Day celebrations.
- Canada Day celebrations will be virtual again this year. A $20,000 grant from the Federal Government has been received for this event.
- Six different organizations have expressed an interest in sponsoring the new museum planned for Fort Langley. Three have been selected to be presented to Council for approval at the June 14 meeting.

4. Heritage Review Panel

T. Annandale reported that the Heritage Review Panel met to provide comment on the proposed restoration of the W.H. Berry General Store located at 23210 Fraser Highway. The restoration is part of a proposed mixed-use commercial development that includes a new mixed-use building and gas pump station to the

D. REPORTS

east and south of the historic building. Site access is provided off 232 Street and Fraser Highway. The eastern end of the property is environmentally protected and will remain a green area. The new building is planned to accommodate four commercial/retail units on the ground level that include a convenience store and restaurant, with one residential dwelling above. This new building is well integrated into the site and reflects the form and character of the heritage building, in its use of a similar gable roofline and compatible replicate finishes.

The historic building will be re-adapted for use as a bakery and coffee shop utilizing the buildings existing open floor plan that has painted steel columns and plank wood flooring. A residential suite for the owner is proposed for the second level. The building is proposed to be shifted six meters south to accommodate the development of an acceleration lane on Fraser Highway to assist with site access. The historic portion of the building only is to be restored, with the later added flat-roof addition being removed. The vinyl cladding is to be removed and the original fir siding restored. Existing wood windows are proposed to be restored with several new ones added to the upper level to increase daylight into the residential suite. The configuration of the main entry fronting Fraser Highway, which has been altered by the addition of a later added aluminum storefront, is to be restored to its original configuration based on archival photos. An additional entrance is also being added to the building from the parking area to the east.

The proposed colour palette for the heritage building, consisting of light grey siding with burgundy trim, is based on paint samples that were taken from the building. The existing dark grey asphalt roof is in good condition and will remain. Fascia signage for the heritage building consists of wood backing to support a heritage sign lite by gooseneck lighting. Freestanding signage for the site is proposed in two locations fronting 232 Street and Fraser Highway, and reflects the materials and colour scheme used in the new building. A landscape strip is proposed for the perimeter of the site and around the heritage building with a new bank of trees along Fraser Highway. A hard surface “good weather” patio is also proposed within the landscaped area on the west side of the building that can be used with tables and umbrellas when needed.

In summary, the Panel was supportive of the proposed approach to the restoration of the historic building summarized in the drawings. As a second option, the owner’s architect asked the panel whether vinyl windows would be an acceptable alternative to the wood windows proposed. In this instance, the panel requested further information on their overall appearance and profile before making a determination, as they were not represented in the drawings.

MOTION
Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee supports the recommendations of the Heritage Review Panel regarding the W. H. Berry General Store restoration.
CARRIED

T. Annandale further reported that the Panel reviewed a Heritage Building Incentive Program grant application for the Coronation Block in Fort Langley.

D. REPORTS

The owner would like to restore the siding and paint the exterior of the building. Based on the two quotes provided, the Panel recommends a $2,000 grant based on the building's 10% grant eligibility in being on the Heritage Register.

MOTION
Moved by H. Whittell,
Seconded by T. Annandale,
That the Heritage Advisory Committee support the recommendation of the Heritage Review Panel to award a grant of $2,000 to the owner of the Coronation Block to restore the siding and paint the exterior of the building.
CARRIED

5. Douglas Day 2021 Planning Committee Report

No report.

6. Museum Advisory Group Report

F. Pepin reported that the MAG reviewed the RFP's to sponsor the new museum and that an archaeological assessment is underway on the site currently. The new foundation will be constructed once the archaeological work has been completed.

E. CORRESPONDENCE

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that plans are underway to have the CN Station open to the public by July 1 with new restrictions and protocols in place. The roofing project on the Wark-Dumais residence will begin soon. The Dixon House will be receiving a new washing machine, and a $5,000 donation from a local financial institution has been received by the Society to go towards the school program.

2. Alder Grove Heritage Society Update

H. Whittell reported that the Society has been cleaning out the museum's crawl-space and bringing the collection of telephone books to the main floor. They have also been working with the Otter Co-Op to prepare for their 100th anniversary in 2022, and the Twemlow family who are celebrating 100 years on the family farm in June. The Society won an Inspiration Award from the British Columbia

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

Historical Federation for being a source of inspiration to others working in BC history during the global COVID-19 pandemic.

3. National Trust for Canada – Historic Places Days: Register Your Site, July 3 – 31, 2021 (www.HistoricPlacesDays.ca)

Provided in package for information.

4. National Trust (Virtual) Conference 2021, Heritage and the Global Reset: Seizing the Moment, October 28 – October 1, 2021

Provided in package for information.

I. NEXT MEETING

Date: Wednesday, September 1, 2021
Location: TBD
Time: 7:00pm

J. TERMINATE

The meeting terminated at 9:15pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

TREE PROTECTION ADVISORY COMMITTEE
REPORT TO
MAYOR AND COUNCIL

PRESENTED: JUNE 14, 2021 - REGULAR MEETING
FROM: TREE PROTECTION ADVISORY COMMITTEE
SUBJECT: REVIEW OF TREE PROTECTION BYLAW

RECOMMENDATION(S):

That Council give first and second reading to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712;

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5713;

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714; and

That Council authorize staff to schedule a Public Input Opportunity to solicit written submissions for Bylaw 2021 No. 5712.

EXECUTIVE SUMMARY:

At its Regular Evening Meeting on April 15, 2019, Council requested staff to bring forward a Tree Protection Bylaw, based on the City of Richmond Tree Protection Bylaw No. 8057, undertake an existing canopy review in the Township and bring forward a Tree Canopy Protection Standard (now termed: *Community Forest Management Strategy*). Council also noted their intent to appoint a Tree Protection Advisory Committee (TPAC) for an 8 – 12 month maximum, with broad based community representation to review the Tree Protection Bylaw after one year of implementation, and to review the *Community Forest Management Strategy* created by consultants. Council adopted Tree Protection Bylaw 2019 No.5478 (the Bylaw) on July 8, 2019. Council endorsed the TPAC Terms of Reference on June 15, 2020, and the Council-appointed committee members were announced on September 22, 2020.

At its Regular Evening Meeting on October 26, 2020 Council received a one-year review of the Tree Protection Bylaw from staff and referred it to the TPAC for consideration of next steps.

As with many Township initiatives, the Covid-19 pandemic has impacted timelines related to originally scheduled work being undertaken in a number of policy areas. In light of this change of circumstance related to the unforeseeable trajectory of the pandemic limitations, the TPAC executive have worked closely, and collaboratively, with Township staff in order to facilitate the critical review of the existing Bylaw in a time sensitive manner. Conclusions derived from the ongoing review generated a consensus amongst Committee members that the proposed changes to the Bylaw needed to be expedited so that tree protection would be the foremost consideration, based on staff experience in the past year administering the current Bylaw. Based upon information provided from staff regarding implementation challenges, TPAC is therefore supportive of accelerating the process of the Bylaw update, which review has resulted in the proposed changes suggested for immediate implementation.

TPAC has reviewed the Bylaw and the proposed changes to the Bylaw have been prepared for Council consideration. The proposed amending bylaw includes the following key changes:

- Revised definitions
- Increased tree protection and tree conservation under the Bylaw by changing protected size from 30cm to 20cm diameter breast height
- To allow tree removal in cases where a Protected Tree can be demonstrated through an Arborist Report to be: dead, dying, damaged, diseased or in decline beyond expectations of recovery, in imminent failure, or have unresolvable conflicts with buildings or utilities, or is inappropriate for its location due to size and species
- Updated replacement tree planting guidelines

The intent of the proposed amendments is to shift the Bylaw towards a prescriptive and more comprehensive approach to tree protection, while maintaining a balance to relieve any undue hardship to homeowners. Input on the Bylaw review and proposed amendment has been a collaboration between TPAC, Township staff, and a review of International Society of Arboriculture best practices to tree management issues. It should be noted that Metro Vancouver is in the process of developing a ‘tool kit’ for tree bylaws for member municipalities. These are intended as a best practices for regional tree bylaws, and will relate directly to canopy cover policies.

As noted in the October 26, 2020 report, an additional arborist and support clerk are required to administer the Bylaw, both in its current form and with the proposed amendments incorporated, in order to maintain service levels for existing programs. The changes proposed in the amending bylaw will continue to generate additional workload on staff. Future staffing requests may be required, based on monitoring of application volume.

PURPOSE:

This report is in response to Council direction to staff and the Tree Protection Advisory Committee to review the Tree Protection Bylaw.

BACKGROUND/HISTORY:

At its Regular Evening Meeting on April 15, 2019, Council passed the following resolution:

Whereas several other municipal jurisdictions in the Lower Mainland have already adopted Tree Protection Bylaws over the last decade including Delta, Richmond, Vancouver, Surrey, Maple Ridge and Abbotsford;

Whereas the City of Richmond BC has very clear and concise Tree Protection Bylaw standards easily available to the public on their City website, and their Tree Protection Bylaw has been in place since 2006;

Whereas the previous Township of Langley Council referred the matter of a Tree Protection Bylaw to the current Township of Langley Council;

Whereas in January 2019, the current Township of Langley Council identified Tree and Canopy Protection in the Township as one of their top 6 priorities for this term;

Whereas staff have requested Township Council to provide more direction on this matter; and

Whereas the recently formed Brookswood-Fernridge Neighbourhood Planning Committees will also need direction and standards relative to their advisory work on these new Neighbourhood Plans;

Therefore be it resolved that the Township of Langley (TOL) Council:

1. *Request TOL staff to:*

   a) *Bring forward a Township of Langley Tree Protection Bylaw based on the City of Richmond Tree Protection Bylaw for First and Second Reading"; and include the following provisions:*

      - *That trees less than 30cms in diameter, at 1.4 metres from the ground are exempt from the proposed bylaw;*
      - *That residents have the ability to remove one tree every 24 months with a permit with no fee and no arborist report; and*
      - *A "Species Exclusion List" be developed in conjunction with the proposed Bylaw.*

   b) *Hold a Public Hearing on the proposed TOL Tree Protection Bylaw prior to Third Reading; and*

   c) *Bring forward Final Reading of the proposed TOL Tree Protection Bylaw;*

2. *Request TOL staff to undertake an existing tree canopy review in the Township and to bring forward a Tree Canopy Protection Standard for the entire Township in the next 6-12 months, focusing first on the Brookswood-Fernridge area so that this standard is known by all the Brookswood-Fernridge Neighbourhood Planning Committees and TOL staff concurrent with their advisory work and Neighbourhood Plan recommendations to Council; and*

3. *Appoint an 8-12 month (maximum) Tree Protection Council Advisory Committee with broad-based representation from the entire Township in July 2020 to review both the 2019 TOL Tree Protection Bylaw and the subsequent 2019-2020 TOL Tree Canopy Protection Standard in order to ensure that the adopted 2019 TOL Tree Protection Bylaw is effective and that the Township's Sustainability Charter will be met for the current and future generations who live in all communities of the Township of Langley.*

DISCUSSION/ANALYSIS:

The Tree Protection Advisory Committee (TPAC) has reviewed Tree Protection Bylaw 2019 No. 5478 (the Bylaw), and has provided recommendations for improving the Bylaw. In several cases, such as Section 5.4, and others, staff brought forward suggestions for improvements; these were edited and included by TPAC. As per its Terms of Reference, TPAC has provided advice and guidance for the protection, preservation, and planting of trees in the Township. The Bylaw review has addressed the primary objective to balance the need to streamline bylaw implementation and the need to maximize tree protection and preservation in the community.

Proposed Amendments to Tree Protection Bylaw 2019, No. 5478

The proposed amendments to the bylaw focus on three main areas and goals:

1. Revising existing definitions and adding new ones to improve clarity of technical terms and definitions to enhance and improve implementation of the Bylaw;
2. Enhanced restrictions to limit the removal of protected trees to the following situations:
   a) A tree is dead, dying, damaged, diseased, or in decline beyond expectations of recovery;
   b) a tree is in imminent failure;
   c) a tree has unresolvable conflicts with buildings or utilities;
   d) a tree, by virtue of its size and species, is inappropriate for its location.
3. Updated guidelines and requirements for the planting of replacement trees.

A summary of proposed amendments is outlined below by section, and sections with no proposed changes have been omitted. Key revisions include:

Section 2. Definitions

TPAC proposes changes that update and redefine existing definitions and propose new ones to reflect current industry standards and practices and to provide clarity for the implementation of the Bylaw. The changes also serve to improve tree protection and the health of existing trees. Key changes to the definitions include:

- Adding definitions for “Arborist” and “Arborist Report”;
- Revising the definition of “Hedge”;
- Adding the definition “Imminent Failure” to better address situations where trees present a urgent risk of harm, including a revised definition of “Tree Risk Assessment Qualification” to provide clarity for the identification and assessment of hazardous trees;
- Redefining the definition for “Tree” to “Protected Tree” and reducing the diameter breast height (dbh) from 30cm to 20cm. Throughout the Bylaw a 30cm dbh has been replaced by a 20cm dbh;
- Added new definition for “Owner”;
- Revising definition for “Pruning” and adding definition “Sound Horticultural and Arboricultural Practices” to improve tree health and longevity through use of proper methods and techniques;
- Revising the definition for watercourses to “Stream” to better protect ecological habitat;
- Adding new definition “Undue Hardship” to provide a process to discern between arbitrary decisions which result in tree loss, and yet provide the flexibility to remove a tree to allow for functional site demands where alternatives are not feasible.

Section 3. Application of Standards

TPAC recommends that in the section identifying lands to which the Bylaw does apply, that the provision for “private land used for a golf course” be removed.

Section 5. Restrictions

TPAC proposes changes to strengthen the protection of retained trees in situations where any part or the whole tree could suffer damage, by outlining the potential causes of damage, scientifically understood to contribute detrimentally to tree health or to tree mortality.

A key change is the removal of the term “drip line” and replacing it with “critical root zone”, which ensures a more consistent application of tree protection standards.

It is recommended to add a new section (s.5.4) to the Bylaw that identifies the specific circumstances where a permit to remove a protected tree may be issued. As per the proposed revisions, a protected tree may be removed only under the following circumstances:

- Where a protected tree poses a risk of imminent failure as determined by an arborist.
- Where a protected tree impairs or presents a risk or hazard to the operation of servicing infrastructure above or below ground (i.e., water, drainage, sewer, power lines) as verified by an arborist.
- Where a protected tree prevents the owner from developing, or using a lot, as verified by an arborist, in a manner permitted under the Official Community Plan.
- Where a building permitted by the Zoning Bylaw is proposed and the layout, location or shape cannot be modified without causing the owner undue hardship.
- Where a protected tree is situated on land outside the Agricultural Land Reserve but is zoned for agriculture and the application is accompanied by an arborist report, a restrictive covenant will be registered on title for a period of ten (10) years noting that the owner has agreed not to make an application for development.

It is recommended to add a new section (s.5.5) to address situations where a protected tree is in a location deemed to be inappropriate as determined and verified through an arborist report.

Section 6. Exemptions

TPAC recommends revisions to this section to improve pruning practices by ensuring that they meet sound horticultural and arboricultural practices within industry standards.

An additional provision has been provided to stop the removal of protected trees on development sites prior to the approval of: a development permit, rezoning and/or subdivision permit, which addresses the removal of the protected tree.

The exemption for trees in imminent danger (previously ‘hazard’ tree) has been removed and replaced in the new section 5.4.

The provision to allow the removal of a one (1) protected tree per parcel during a 24-month period has been removed.

Section 8. Application Requirements

TPAC recommends adding a new section whereby the General Manager or authorized representative may request further information as necessary after the submission of an arborist report, in order to facilitate more thorough analysis by staff of issues within the arborist report, including clarification of rationale for a proposed removal.

The section has been revised to remove a provision related to the removal of hazard trees, which is now covered under section 5.4(a) as trees in imminent failure.

Section 9. Replacement Trees

TPAC recommends adding replacement trees in two categories: (a) one replacement tree for each cut or removed tree under 30cm, and (b) two replacement trees for each cut or removed tree 31cm or larger.

A new section 9.4 has been added to provide direction for replacement trees to ensure that tree species and location are appropriate for the tree's mature height and size.

Sections 9.4 to 9.8 are recommended to require a $500 security for each replacement tree. Securities will be released in keeping with procedures outline in the Subdivision and Development Servicing Bylaw.

A new section 9.8 is proposed to add assurances that replacement trees will be planted. In the event that replacement trees are not provided, it authorizes the Municipality to use the security to be used to complete the planting of replacement trees.

Section 13. Tree Cutting or Removal

TPAC recommends that section 13.1(e) be revised to align the permitted hours for tree removal with the Township's permitted hours of construction.

Section 14. Inspection

TPAC recommends a new section to allow inspections to confirm that replacement trees have been planted as part of the process for releasing the security.

Section 19. Offences and Penalties

TPAC recommends adding section 19.6 to require verification of a tree's imminent failure, if removed without a permit, and to apply for a permit and provide documentation within 24 hours.

Section 20. Repeal

Removal of this section is recommended for housekeeping purposes. The section was included in the initial adoption of the Bylaw to repeal the Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301 and replace it with the current bylaw.

Schedule A - Replacement Trees

TPAC recommends updating the reference to professional associations to reflect current association titles.

It is recommended to create a list of acceptable replacement trees based on those referenced in the Subdivision and Development Servicing Bylaw and create a reference in Schedule A directing Township residents to the Tree Protection website for access.

It is recommended to add two diagrams from the Subdivision and Development Servicing Bylaw to assist in providing illustrative planting requirements and details for replacement trees.

Rationale and Context

The Township policy framework rationale for the Tree Protection Bylaw is well established in science and is grounded in existing documents based on adopted Township policies, frameworks, strategies, and plans, all of which have been effected through lengthy public engagement processes, legal analyses, and have received prior Council support and endorsement.

From the Official Community Plan:

- Urban Community and Neighbourhood Design: Protect the natural environment using land use planning, urban design, and development regulations, such as retaining existing significant trees and requiring the planting of new trees (s. 2.5.17).

The Sustainability Charter has the following goals that support tree protection and tree replacement:

- Promotes the environmental goals of reducing air pollution and promoting stewardship and the planting of trees.
- Promotes the social and cultural goal of nurturing a mindset of sustainability by incorporating a sustainability mentality into the community.

The Wildlife Habitat Conservation Strategy identifies its main goals (s. 1.2) as:

- Create an environmental policy framework for the future of Langley that sets priorities for identifying, preserving and restoring natural environmentally sensitive areas including the wetlands
- Lead in promoting environmentally sound practices and education of the public
- Ensure land management processes are environmentally sensitive
- Promote community participation and stewardship programs
- Protect our water resources.

The Climate Action Strategy calls for:

- Creating resilient natural systems
- under *Green Space & Ecosystems* many of the 18 action areas relate directly to trees:
    - Complete a Tree Canopy Study/Strategy
    - Develop a tree voucher program for private properties
    - Develop a Biodiversity Conservation Strategy
    - Update preferred planting list of trees and shrubs to ensure plants can adapt to future climate conditions

From rainwater absorption, carbon sequestration, and heat mitigation to livability, cultural milestones, and community gathering sites, trees are an essential part of our future. The Tree Bylaw is one part of managing our community forests. Encouraging our residents to retain, appropriately manage, and plant new trees will contribute to stronger ecosystems and more complete communities.

NEXT STEPS

TPAC recommends a Public Input Opportunity to be scheduled for Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712, subject to Council consideration.

FINANCIAL CONSIDERATIONS

Given the broad changes to the Tree Protection Bylaw and the shift towards an evolving approach that is designed to enhance tree retention, the Bylaw will require administration and co-ordination of several Township departments and involve staff across a wide range of service areas. A key change to the Bylaw is the introduction of a Tree Permit review for Building Permits

that have not resulted from a recent development application (i.e. Rezoning, Subdivision, Development Permit) and is anticipated to increase demand on staff resources.

Additional staff resources will be required for the administration of the Tree Protection Bylaw, as amended, subject to Council direction, related to matters such as clerical support for permit issuance and inquiries, certified arborist for site inspections, and officers for bylaw enforcement. To determine specific financial implications of the proposed amendments on staff resources, permit processing times, more detailed review and analysis will be necessary, including consideration of the number of building permits requiring tree protection permits, and bylaw enforcement.

It is recommended that Council refer additional staffing requests to the budget process for 2022.

TPAC: LOOKING FORWARD

TPAC will conclude before the end of the year by meeting after a summer break to review the *Community Forest Management Strategy* (CFMS) to be presented by Diamond Head Consulting Ltd. Further, TPAC expects to review available statistics of the revised Bylaw for possible further comments to Council. Due to the implications of the altered timelines, a number of recommendations are not included in this Bylaw or not currently appropriate for Bylaw inclusion. For these reasons, Council should expect a Final Report from TPAC to be issued to Council at the conclusion of the committee's mandate.

It is recommended that Council extend the Terms of Service for TPAC until the *Community Forest Management Strategy* is presented to Council, to allow the committee to fully engage in the analysis and review of the Strategy, as well as to present the Strategy to Council.

Respectfully submitted,

Catherine Grey
COMMUNITY CO-CHAIR,
TREE PROTECTION ADVISORY COMMITTEE

ATTACHMENT A	Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712
ATTACHMENT B	Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5713
ATTACHMENT C	Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714
ATTACHMENT D	Tracked Changes – Tree Protection Bylaw

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO 5478

AMENDMENT BYLAW 2021 NO. 5712

EXPLANATORY NOTE

Bylaw 2021 No. 5712 amends Tree Protection Bylaw 2019 No. 5478 by setting forth new inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the Municipality, and to protect and enhance tree canopy coverage throughout the lifecycle of trees, by: regulating tree protection, prohibiting and penalizing damage to *protected tree*s, prohibiting and penalizing the removal of *protected tree*s without a permit, and regulating and imposing requirements for *protected tree* preservation, removals, and replacements through a permit process.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 “Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No, 5712”.

2. The “Tree Protection Bylaw 2019 No. 5478” is amended by:

   A. Inserting the following Definitions to Section 2. Definitions, in alphabetical order:

   “Arborist” means a person, currently certified by the International Society of Arboriculture (ISA).

   “Arborist Report” means a technical report prepared by an *Arborist*, required as a condition of this bylaw to provide any or all of the following:
   a) surveyed location, species, size, and condition of the subject *protected tree* or *protected tree*s;
   b) the reasons for any proposed removal of a *protected tree* or *protected trees*, supported by clear photographs;
   c) confirmation that *protected trees* proposed to be removed as *imminent failure* are submitted by an *Arborist* with *TRAQ*; and
   d) a description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

   “Imminent Failure” means the failure of a *protected tree* has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

   “Owner” has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

   “Protected Tree” means:
   a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a *dbh* of 20 centimetres or more or, where measurement of the *dbh* at 1.4 metres from the ground is impossible or impractical, the *dbh* shall be measured at the natural grade of the ground;
   b) a *replacement tree* previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;
   c) a *specimen tree*;
   d) a tree with evidence of nesting or use by:
      i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488;
      ii. osprey;
      iii. heron colony; or
      iv. a hummingbird; and
   e) any tree, regardless of height or *dbh*, where located on land that is in the ownership or possession of the Municipality.

"Sound Horticultural and Arboricultural Practices" means planting, *pruning*, and practices as defined by *Best Practices* of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the "Canadian Landscape Standard as published by the CSLA/CNLA".

"Specimen Tree" means a tree of any size which an *Arborist*, a landscape architect, or the *General Manager* deems to be of exceptional value because of its species, condition, form, age or size, but which has not been designated by Council to be a significant tree.

"Stream" includes any of the following that provides fish habitat:

a) any fish bearing Class "A", or non-fish bearing Class "B" and "C" watercourse based on the Township of Langley's Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
b) a watercourse, whether it usually contains water or not;
c) a pond, lake, river, creek or brook; or
d) a ditch, spring, or wetland that is connected by surface flow to something referred to in clause b) or c) of this definition.

"Tree Risk Assessment Qualification" (TRAQ) means an *Arborist* with additional training and qualitied by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the "ISA Best Management Practices: Tree Risk Assessment". *TRAQ* is required when an *Arborist* is identifying a *protected tree* to be removed because it is determined to be an *imminent failure*, and therefore immediate action may be required to protect people from harm.

"Undue Hardship" means the unique circumstances of the *owner*, and the hardship which has resulted from specific site and/or building characteristics, or other aspects (i.e., irregular shape, slope of the site), as opposed to those which are arbitrary in nature or generated by the owner. It is the *owner's* responsibility to clearly state the rationale and/or basis for their application submission and to demonstrate the 'undue hardship' that would result from full compliance to the satisfaction of the *General Manager*.

B. Deleting the following definitions in their entirety from Section 2. Definitions.

"Drip Line"

"Hazard Tree"

"Qualified Tree Risk Assessor"

"Tree"

"Watercourse"

C. Replacing the following definitions in Section 2. Definitions in their entirety with the following words:

“Critical Root Zone” means the area of land surrounding the trunk of a *protected tree* contained within a circle of radius equal to the *dbh* of the *protected tree* multiplied by 8.

“Cutting or Removal or Cut or Remove” means to kill, remove or substantially destroy a *protected tree* by any means, including without limitation, knocking down or cutting into the *protected tree*, the topping of a *protected tree* and the cutting of any main stem or other leader or trunk.

“dbh (Diameter Breast Height)” means the diameter of the trunk of a *protected tree* measured at a point 1.4 metres above the natural grade, except where the diameter of a *protected tree* having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

“Hedge” means a row of three or more *protected tree*s that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing, and/or boundary definition that is no more than 6 metres in height.

“Permit” means a *permit* issued by the *General Manager* under authority of this bylaw to cut or remove a *protected tree* or *protected tree*s.

“Pruning” means the selective removal of branches, according to arboricultural techniques in “ISA Best Management Practices: Pruning” to improve quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

“Replacement Tree” means a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that is required to be planted and maintained in accordance with Sections 9 and Schedule “A”.

“Topping” means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes re-topping of previously topped *protected tree*s as defined by the International Society of Arboriculture.

“Tree Protection Barrier” means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the *critical root zone* of a *protected tree* that is to be retained as per Schedule “B”.

D. Amending Section 3. Application of Standards by:
    a. Replacing the word ‘*trees*’ with the words “*protected tree*s” in the first sentence, and in clause 3. f); and
    b. Deleting clause g) private land used for a golf course; and renumbering the subsequent clauses to g) and h).

E. Replacing the words in Section 5. Restrictions in their entirety with the following words:

5. Restrictions

5.1. A person must not cut or remove any *protected tree*, or cause, suffer or permit any *protected tree* to be *cut or removed*, except in accordance with the terms and conditions of a valid *permit* issued under this bylaw. Without limiting the generality of the foregoing, this section includes *replacement trees*.

5.2. A person must comply with the terms and conditions of a *permit* issued under this bylaw.

5.3. Except to the extent permitted by a *permit*, or as provided for in Section 6, a person must not damage a *protected tree* by carrying out any of the following activities:

a) cutting or damaging the roots of a *protected tree* growing within the *critical root zone*;

b) operating trucks, backhoes, excavators or other heavy equipment within the *critical root zone* of any *protected tree*;

c) storing or placing fill, building materials, asphalt or a building or structure on land inside the *critical root zone* of a *protected tree*;

d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark from a *protected tree*;

e) depositing concrete washout or other liquid or chemical substances harmful to the health of a *protected tree*, or burying garbage or debris on land inside the *critical root zone* of a *protected tree*;

f) adding or removing soil from inside the *critical root zone* of a *protected tree*;

g) blasting or burning inside the *critical root zone* of a *protected tree*;

h) cutting back a *protected tree*'s branches contrary to *sound horticultural and arboricultural practices* so as to significantly alter the form of the tree canopy consistent with the typical form of the species, except if the *protected tree* forms part of a *hedge*;

i) trenching utilities or irrigation lines, or otherwise undermining the roots of a *protected tree* growing inside the *critical root zone*; or

j) altering the ground water or surface water level within the *critical root zone* of a *protected tree*.

5.4. Not including trees in a Streamside Protection and Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *General Manager* only in the following circumstances:

a) Where an *Arborist* with a *Tree Risk Assessment Qualification* provides an *Arborist report* to the satisfaction of the *General Manager* that a *protected tree* is determined to be an *imminent*

failure and high or extreme risk to the safety of persons or property; or where the applicant's *Arborist report* has otherwise demonstrated to the satisfaction of the *General Manager* that the tree is: dead, dying, damaged, diseased or in decline beyond expectations of recovery;

b) Where the *General Manager*, or his or her duly authorized representative, or an engineer employed by any *public utility*, or an *Arborist* certifies that in his or her opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of sewers, drains, water lines, water wells, septic fields, electrical lines, poles or other similar equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the *protected tree*;

c) Where the *protected tree* prevents the *owner* of the lot on which the tree is located from developing or using a lot in a manner permitted under the Official Community Plan or Zoning Bylaw No. 2500, as amended or replaced from time to time, and the development or use cannot be modified to accommodate the *protected tree* as documented by an *Arborist report*, without causing the owner *undue hardship*, all to the satisfaction of the *General Manager*;

d) Where a building permitted by the Zoning Bylaw, not related to 6.1(a), or a driveway permitted by the Highway and Traffic Bylaw No. 4758, as amended or replaced from time to time, is proposed and the building or driveway layout, location, or shape cannot be modified to accommodate the tree without causing the owner undue hardship as demonstrated by the owner to the satisfaction of the General Manager; or

e) Where a *protected tree* is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an *Arborist report* and by a sworn declaration of the *owner* declaring that the *protected tree* is to be *cut or removed* to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the *protected tree*, and where the *owner* enters into a restrictive covenant registered on the title of the lot documenting that the *owner* has agreed not to make application for development of the lot for a period of ten (10) years, and that full *replacement trees* and all other applicable provisions of this bylaw, as determined by the *General Manager*, will apply should the development application be considered for the lot within the ten (10) year period.

5.5. The *General Manager* may issue a *permit* to *cut or remove* a *protected tree* where the *owner* submits an *Arborist report* which documents that the *protected tree*, by virtue of its size and species, is inappropriate for its location and the reasons that it is deemed to be inappropriate for its location, all to the satisfaction of the *General Manager*. The *General Manager* shall determine the number, size, species and location of replacement trees and required securities.

F. Replacing the words in Section 6. Exemptions in their entirety with the following words:

6. Exemptions

6.1. A *permit* is not required to *cut or remove* a *protected tree* where:

a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the *protected tree*;

b) the tree *cutting or removal* is necessary for the purposes of farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time;

c) the tree *cutting or removal* is for the installation of roads or services shown on an engineering drawing approved by the Municipality in respect of a building permit or subdivision approval;

d) the tree cutting or removal is carried out by the Municipality or its agents on public property;

e) the tree *cutting or removal* is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a *public utility* or its contractors;

f) the *cutting or removal* is of a *protected tree* less than 20 centimetres *dbh* by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;

g) the *cutting or removal* constitutes normal *pruning* of *protected tree*s, including *pruning* by a *public utility* in accordance with *sound horticultural and arboricultural practices* or as required for the safe operation of overhead transmission lines; or

h) the *protected tree* is less than 20 centimetres *dbh*.

6.2. A permit is not required for the pruning of a hedge.

G. Amending Section 7. General Conditions of Permit by:

a. Replacing the word '*tree*' with the words "*protected tree*" in clauses 7.1 & 7.3; and

H. Replacing the words in Section 8.1 in their entirety with the following words:

8.1 Every application for a *permit* shall be made in writing to the *General Manager* and shall include:

a) a non-refundable application fee in the amount set in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, unless the application is for permission to remove a *protected tree* in *imminent failure*;

b) the following documents, plans and information relating to the proposed *cutting or removal* of a *protected tree*:

i. an *Arborist report*;

ii. a tree cutting and replacement plan drawn to approximate scale identifying:

A. the boundaries of the subject *parcel*;

B. any abutting streets, lanes or public access rights of way;

C. the location of existing buildings and structures;

D. the location, species and *dbh* of those *protected trees* proposed to be *cut or removed*;

E. the location, species and *dbh* of those *protected trees* proposed to be retained and protected;

F. the location, species and *dbh* of proposed *replacement trees*; and

G. the location of significant topographic and hydrographic features and other pertinent site information;

iii. the street location and legal description;

iv. the consent in writing of the registered *owner* of the property, if different from the applicant, authorizing the applicant to act as the *owner's* agent;

v. the consent in writing of the registered *owners* of the *parcels* where the base of the *protected tree* to be *cut or removed* is located;

vi. the methods proposed for control of drainage and erosion impacts during and after the *protected tree cutting or removal*;

vii. the proposed methods for disposal of wood waste and other debris;

viii. the proposed methods of noise and dust control during the *protected tree cutting or removal* operation;

ix. the proposed completion dates for *protected tree cutting or removal*;

x. Upon submission and review of an *Arborist report*, the *General Manager*, or his or her duly authorized representative, may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the *Arborist report* and/or the rationale for proposed removal of any *protected tree* or *protected trees; and*

xi. the *General Manager* shall also request, as applicable:

A. a report prepared by a professional engineer, professional biologist or certified *arborist* with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed *cutting or removal* of the *protected tree* will not create an adverse impact including flooding, erosion, land slip or contamination of a *stream*;

B. where the site of the tree *cutting or removal* is on a *parcel* adjacent to or containing any part of a *stream*, a survey plan prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such *stream*; and

C. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing *protected tree* between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

I. Replacing the words in Section 9 Replacement Trees in their entirety with the following words:

9. Replacement Trees

9.1 For *parcels* containing a one-family dwelling, as a condition of issuing a *permit* under this bylaw, it is required that *replacement trees* be planted and maintained for each *protected tree cut or removed* on the applicant's *parcel* in accordance with the requirements of Schedule "A". The number of *replacement trees* to be planted and maintained by the *permit* holder or property *owner* shall be as follows:

a) *Protected trees* with a *dbh* of 30 centimetres or less is 1 to 1,

b) *Protected trees* with a *dbh* of 31 centimetres or greater is 2 to 1.

For tree replacements on all other *parcels*, the *General Manager*, as a condition of issuing a *permit* under this bylaw, shall require one or more *replacement trees* be planted and maintained on the applicant's *parcel* in accordance with the requirements of Schedule "A."
If a *protected tree* or *protected trees* located on any *parcel* form part of a *hedge*, the *General Manager* may require that less than one *replacement tree* be planted and maintained for each *protected tree* that is cut.

In the event that the *replacement tree* cannot, in the opinion of the *General Manager*, be accommodated on the *parcel*, the *General Manager* may require the applicant to plant the *replacement tree* on Municipal owned property in a location designated by the *General Manager*. Alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the *replacement tree*, including labour and installation, shall be paid to the *Municipality* to fulfil the requirements at a future date.

9.2 Replacement *trees* shall be planted and maintained in accordance with *sound horticultural and arboricultural practices* to the satisfaction of the *General Manager*.

9.3 *Replacement trees* must be planted in a space that will be appropriate for the mature height and size of the tree species being planted. Appropriate tree species may be recommended by an arborist and must

be accepted by Urban Forestry staff or the Environmental Coordinator.

9.4 A security deposit of $500 shall be required for each *replacement tree.*

9.5 The security deposit shall be provided in the form of cash, certified cheque, bank draft or letter of credit prior to issuance of the *permit.*

9.6 Ten (10) percent of the security shall be held by the *Municipality* for a one (1) year maintenance period after the planting of *replacement trees* has been approved by the Municipality in accordance with inspection requirements set out in Section 14.

9.7 If the *owner* fails or refuses to plant the required number, size, and type of *replacement trees* in the specified locations as per the conditions of the *permit*, the owner will have thirty (30) days after receiving written direction from the *General Manager* to do so, or the *Municipality* may use the security to either have the trees planted onto the *owner's* lot or use the securities to plant trees elsewhere on Municipal owned property.

J. Amending Section 10. Permit Issuance or Refusal by replacing the word '*tree*' with the words "*protected tree*" in clause 10.2.

K. Amending Section 12. Renewal, Extension or Modification by adding the words ', as amended or replaced from time to time' after the words 'No. 4616' at the end of clause 12.1 b).

L. Amending Section 13. Tree Cutting or Removal by:
   a. Replacing the word '*tree*' with the words "*protected tree*" in clauses 13.1 b), c), and f);
   b. Replacing the word '*trees'* with the words "*protected trees"* in clauses 13.1 c), and d);
   c. Replacing the word '*watercourses'* in clause clause 13.1 f) and g) with the word '*streams'*; and
   d. Replacing the words in clause 13.1 e) in their entirety with the following words:
      e) tree *cutting or removal* activities may be carried out between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, except in the event of an *imminent failure*. No tree *cutting or removal* activities may be carried out on Sundays or statutory holidays;

M. Amending Section 14. Inspection by:
   a. Replacing the word '*tree*' with the words "*protected tree*" in clause 14.2; and
   b. Adding the following words after clause 14.3

      14.4 As per Section 9, once all *replacement trees* required under a *permit* have been planted, the *owner* may request that Urban Forestry staff conduct a field review to confirm that the *replacement trees* have been provided and installed.

N. Amending Section 19. Offences and Penalties by:
   a. Replacing the word '*tree*' with the words '*protected tree'* in clause 19.2, and 19.7 b);
   b. Replacing 19.3 in its entirety with the following words:
   "Every person who violates any of the provisions of this bylaw or an offence against this bylaw:
      a) is liable on summary conviction to a fine not exceeding ten thousand dollars ($10,000); and

      b) may be subject to penalties specified in the "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended from time to time per ***protected tree*** or ***replacement tree***. Every day a violation or offence continues shall be deemed to be a new offence."

   c. Replacing the word '*tree*' with the words '*protected tree* or *replacement tree*' in the first sentence of clause 19.7; and
   d. Adding the following words after clause 19.5

      19.6 A person who removes a *protected tree* as *imminent failure* without a *permit,* must provide documentation (photos, etc.) or, an A*rborist report*, within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a *permit* for such removal, and take all action necessary to obtain issuance of such tree *permit*.

O. Replacing Schedule "A" in its entirety with the following:

SCHEDULE A to BYLAW NO. 5478

Replacement Trees

Where *replacement trees* are required to be provided pursuant to this bylaw, such *replacement trees* shall be provided and planted as follows:

1) For *protected tree* removals not related to demolition or construction on *parcels* containing a one-family dwelling:

   a) deciduous *replacement trees* are to be a minimum of 3 metres in height or of a minimum 6 centimetres caliper*~~.~~;

   b) coniferous *replacement trees* are to be a minimum of 2.5 metres in height.

2) For *protected tree* removals for all other properties and permits related to construction, demolition, rezoning, development permits, subdivisions or building permits:

   c) every deciduous *replacement tree* shall be of a minimum 6 centimetres caliper*.

   d) every coniferous *replacement tree* shall be a *protected tree* of a minimum 2.5 metres height.

3) Every *replacement tree* shall be spaced from existing trees and other *replacement trees* in accordance with an approved forest management plan or landscape plan and in all cases shall be planted in accordance with the current CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards.

4) An accepted list of *replacement trees* is available on the Township's Tree Protection webpage (tol.ca/treeprotection).

(*Caliper is the diameter of the trunk measured at 15 centimetres above the ground)

Replacement Tree Planting Guidelines

General

1. The final location, planting, species selection and sizes shall be completed to the satisfaction of Urban Foresty. The Owner is responsible for contacting the Municipality for review of planting locations.

Location of Planting

2. Trees shall be spaced as noted on the drawings, unless otherwise approved by the Municipality. Trees shall be sized as noted on the drawings and no less then 3.0m in height with a minimum clear stem height of 1.8m to the lowest branch. Actual tree numbers, spacing and locations will vary according to site conditions and amenities.

3. Locations shall be identified with stakes or painted markings by the Owner. If underground obstructions are uncovered these are to be reported to the Municipality for resolution prior to planting.

   Note: A tree staking review and tree inspection must be requested by the Owner prior to tree planting taking place.

4. No tree substitutions shall be permitted without the express written permission of the Municipality.

Location of Planting

5. Trees shall have the following minimum clearances from:
   - Street Light Poles 6.0m
   - Utility Poles 3.0m
   - Edge of driveway, curb return, catchbasin or above Ground utility facility 2.0m
   - Sewer and drainage service connection/fire hydrants 1.5m
   - Manholes, valve boxes, water services 1.2m

- BC Hydro LPT/PMT/Vista switch vaults 2.25m

Where there is a boulevard planting strip between the back of curb and front of the sidewalk, trees shall be planted a minimum of 1.0m from back of curb and 1.0m from back of sidewalk.

In other circumstances, trees shall be planted 1.0m from the back of the sidewalk and 2.5m from back of curb.

Trees shall be no closer to a road intersection than the projection of an 8.0m x 8.0m sight triangle

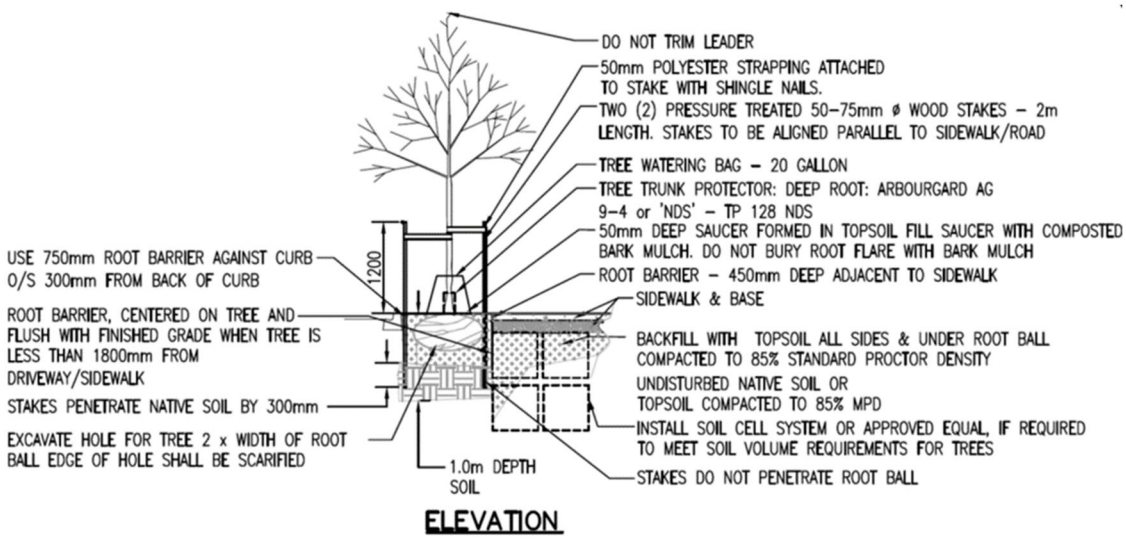
Location of Planting

6. All plant material shall be of good health and vigor with no visible signs of disease, insect pests, damage or other objectionable disfigurements.

7. All plant material, top soil, shipping procedures, and handling practices shall conform to the most recent CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards, specifications and guidelines in force at the time of installation.

8. Provide $10m^3$ of approved growing medium per tree or approved equivalent.

Tree Installation Detail



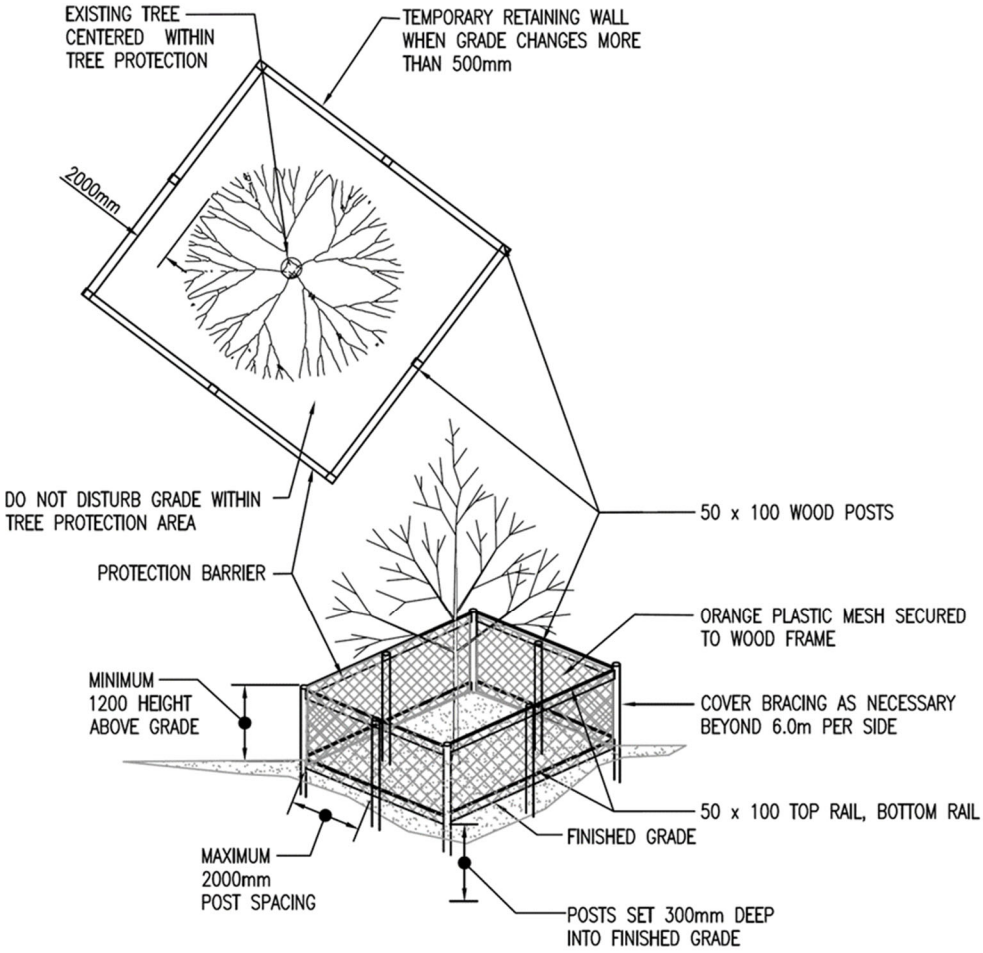
Plan View

Notes

1. Contact the Municipality to review planting hole excavation prior to installation of topsoil.
2. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. to be removed.
3. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
4. All trees should be single stemmed.
5. All trees should be watered with waterbags for two (2) growing seasons. Tree water bags should be filled with water once every seven (7) days unless notified otherwise.
6. Provide 10m3 growing medium per tree or approved equivalent.

P. Replacing Schedule “B” in its entirety with the following:

SCHEDULE B to BYLAW NO. 5478
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 construction.
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 Owner is responsible for maintenance within tree protection barrier. Damaged trees will be replaced at Owner's cost.
6. Tree Protection Bylaw prescribes penalties for non-compliance with bylaw.
7. Any disruption or planting within the tree protection area is to be supervised by the Municipality.
8. Retained trees to be watered to ensure tree health.

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

_____ Mayor _____ Township Clerk

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2021 NO. 5713

EXPLANATORY NOTE

Bylaw 2021 No. 5713 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating offences in relation to Tree Protection Bylaw 2019 No. 5478, Amendment Bylaw 2021 No. 5712.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2021 NO. 5713

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 “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5713”.

2. The “Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended is further amended by replacing the table under Tree Protection Bylaw 2019 No. 5478 in Schedule “A” with the following:

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Cut or remove or cause suffer or permit any protected tree to be removed without a valid permit	5.1	$500
• Failure to comply with terms and conditions of a valid permit	5.2	$500
• Causing physical damage to any protected tree within the critical root zone including canopy, roots and trunk	5.3	$500
• Failure to post a valid permit in a prescribed location for 72 hours prior to protected tree cutting or removal	7.3	$75
• Failure to plant and maintain protected trees in accordance with sound horticultural and arboricultural practices	9.2	$500
• Failure to dispose of protected tree parts and wood waste in the prescribed manner	13.1(a)	$500
• Failure to clearly identify in the prescribed manner a protected tree to be cut or removed	13.1(b)	$75
• Failure to place or maintain a prescribed protection barrier around protected trees not to be cut or removed for the duration of all construction or demolition	13.1(c)	$500

• Cutting or removing any protected tree or replacement tree before 7:00am and after 8:00pm on weekdays, before 9:00am and after 5:00pm on Saturdays, or anytime on Sundays or statutory holidays	13.1(e)	$250
• Failure to keep streams including ditches, drains and sewers clear of tree parts and wood waste	13.1(g)	$500
• Failure to fence all hazards or potential hazards arising from protected tree cutting or removal	13.1(h)	$250
• Cutting or removing any protected tree or replacement tree beyond the prescribed area set out in a valid permit	13.1(i)	$500
• Failure to clearly mark or maintain the prescribed area for protected tree cutting or removal for the duration of a valid permit	13.1(j)	$250

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

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2021 NO. 5714

EXPLANATORY NOTE

Bylaw 2021 No. 5714 amends the Fees and Charges Bylaw 2007 No. 4616 by updating text relating to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2021 NO. 5714

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 “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714”.

2. The “Fees and Charges Bylaw 2007 No. 4616” as amended is further amended by replacing the table in Schedule 15. Tree Protection with the following:

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150.00
Application and per tree fee to cut or remove a protected tree in imminent failure	Protected tree imminent failure application fee (with TRAQ certified Arborist Report)	No Fee
Permit to cut or remove protected tree(s)	Protected tree cut or remove fee (per tree)	$100.00
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100.00
Replacement Tree Security Deposit	Security Deposit for tree replacement (per tree)	$500.00

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

TREE PROTECTION BYLAW 2019 NO. 5478

EXPLANATORY NOTE

Bylaw 2019 No. 5478 is to ~~regulate, prohibit and impose requirements for tree cutting and tree protection~~ set forth inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the ***Municipality***, and to protect and enhance tree canopy coverage throughout the entire lifecycle of trees, by: regulating tree protection, prohibiting and penalizing damage to ***protected trees***, prohibiting and penalizing the removal of ***protected trees*** without a ***permit***, and regulating and imposing requirements for ***protected tree*** preservation, removals, and replacements through a ***permit*** process.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

WHEREAS the Community Charter, S.B.C. 2003 c. 26 authorizes ***Council*** to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS ***Council*** deems it desirable to regulate, prohibit, and impose requirements for tree cutting and tree protection;

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

1. Title

This Bylaw may be cited for all purposes as "Tree Protection Bylaw 2019 No. 5478."

2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

"Arborist" means a person, currently certified by the International Society of Arboriculture (ISA).

"Arborist Report" means a technical report prepared by an ***arborist***, which shall include the following:

a) Information relevant to the purpose for which the report is to be submitted to the ***Municipality***, including, but not limited to, surveyed location, species, size, and condition of the subject ***protected tree*** or ***protected trees***;

b) The reasons for any proposed removal of a ***protected tree*** or ***protected trees***. ***Protected trees*** are only approved for removal if they are: dead, dying, damaged, diseased or in decline beyond expectations of recovery, in ***imminent failure***, or have unresolvable conflicts with buildings or utilities**;**

c) ***Protected trees*** proposed to be removed as ***imminent failure*** must be deemed as such by an ***arborist*** with ***TRAQ****;*

d) Clear photographs of the ***protected trees***, illustrating reason for proposed removal;

e) Description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

"Council" means the municipal Council of the Township of Langley.

"Critical Root Zone" means the area of land surrounding the trunk of a ***protected tree*** contained within a circle of radius equal to the ***dbh*** of the ***protected tree*** multiplied by 8.

"Cutting or Removal or Cut or Remove" means to kill, remove or substantially destroy a ***protected tree*** by any means, including without limitation, knocking down or cutting into the ***protected tree***, the ***topping*** of a ***protected tree*** and the cutting of any main stem or other leader or trunk.

"DBH or dbh (Diameter Breast Height)" means the diameter of the trunk of a ***protected tree*** measured at a point 1.4 metres above the natural grade, except where

the diameter of a ***protected tree*** having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

"General Manager" means the individual appointed to be the General Manager of the Engineering and Community Development Division or a person duly authorized to carry out the powers and duties of the General Manager of Community Development.

~~**"Drip Line"** means a circle on the ground around the trunk of a *tree*, the radius of which is the distance between the outermost twigs of the *tree* and the centre point of the trunk, or its vertical extension.~~

~~**"Hazard Tree"** means a *tree* identified in writing by a *qualified tree risk assessor* as having defects sufficient to significantly increase the likelihood that all or part of the *tree* will fall resulting in a risk of personal injury or property damage.~~

"Hedge" means a row of three or more ***protected trees*** that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing, and/or boundary definition that is no more than 6 metres in height ~~and spaced less than 2m apartthrough growth and *pruning* forms a continuous dense screen of vegetation from ground level that provides privacy, fencing, wind breaking, and/or boundary definition~~.

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right-of-way on private property.

"Imminent Failure" means the failure of a ***protected tree*** has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

"Municipality" means the Corporation of the Township of Langley.

"**Owner**" has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

"Parcel" means any lot, block or other area in which land is held or into which land is subdivided but does not include a ***highway***.

"Permit" means a permit issued by the ***General Manager*** under authority of this bylaw to ***cut or remove*** a ***protected tree*** or ***protected trees***.

"Protected Tree" means:

a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a ***dbh*** of 20 centimetres or more or, where measurement of the ***dbh*** at 1.4 metres from the ground is impossible or impractical, the ***dbh*** shall be measured at the natural grade of the ground;

b) a "***Replacement Tree***" previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;

c) "***Specimen Tree***" means a tree of any size which an ***arborist***, a landscape architect, or the ***General Manager*** deems to be of exceptional value because of its species, condition, form, age or size.

d) a tree with evidence of nesting or use by:

   i. raptors as defined in the Wildlife Act, R.S.B.C. 1996, c. 488,

ii. osprey,
iii. heron colony, or
iv. a tree with evidence of nesting by a hummingbird;

e) any tree, regardless of height or ***dbh***, where located on land that is in the ownership or possession of the ***Municipality***;
f) any tree, regardless of height or ***dbh***, where located on land in a designated Streamside Protection and Enhancement Development Permit Area or SPEA as defined by Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842.

"Pruning" means the selective removal of branches, according to arboricultural techniques in "ISA Best Management Practices: Pruning" to improve ~~timber~~ quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

"Public Utility" means the ***Municipality***, B.C. Hydro Authority, Telus, FortisBC, and any other utility company or its contractors providing a public service or utility.

~~**"Qualified Tree Risk Assessor"** means a Certified Arborist with additional current training and certification in tree risk assessment, certified by the International Society of Arboriculture.~~

"Replacement Tree" means a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that is required to be planted and maintained in accordance with Sections 9 and Schedule "A". ~~Accepted replacement tree species are identified in the Subdivision and Development Servicing Bylaw No. 4861, Schedule I, Appendix B, Section 5~~.

"**Sound Horticultural and Arboricultural Practices**" means planting, ***pruning***, and practices as defined by *Best Practices* of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the *Canadian Landscape Standard* as published by the CSLA/CNLA.

"**Specimen Tree**" means a tree of any size which an arborist, a landscape architect, or the General Manager deems to be of exceptional value because of its species, condition, form, age or size but which has not been designated by Council to be a significant tree.

"Stream" includes any of the following that provides fish habitat:

a) any "Fish Bearing" Class "A", or "Non-Fish Bearing", 'Class 'B' and "C" watercourse based on the Township of Langley's Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
b) a watercourse, whether it usually contains water or not;
c) a pond, lake, river, creek or brook;
d) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (b) or (c).

The ***General Manager*** will ask for further environmental site evaluation by a Qualified Professional, in order to satisfy Township policies and procedures related to environmental sustainability goals and climate change mitigation policies.

"Topping" means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes re-topping of previously topped ***protected trees*** as defined by the International Society of Arboriculture.

~~**"Tree"** means:~~

~~a) a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that has a *dbh* of at least 30 centimetres;~~

~~b) a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, regardless of height or *dbh*, where located on land within Streamside Protection and Enhancement Development Permit Areas, as defined in Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (2013 Official Community Plan) Bylaw 2013 No. 5000, as amended from time to time; or~~

~~c) a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, regardless of height or *dbh*, where located on land that is in the ownership or possession of the *Municipality*.~~

"Tree Protection Barrier" means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the ~~*drip line* or~~ ***critical root zone*** of a ***protected tree*** that is to be retained as per Schedule "B".

"Tree Retention Area" means those areas within the Municipal boundary of the Township of Langley.

"Tree Risk Assessment Qualification" (TRAQ) means an ***arborist*** with additional training and qualified by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the "ISA Best Management Practices: Tree Risk Assessment". **TRAQ** is required when an ***arborist*** is identifying a ***protected tree*** to be removed because it is determined to be an ***imminent failure*** and therefore, immediate action may be required to protect people from harm.

"Undue Hardship" means the unique circumstances of the ***owner***, and the hardship which has resulted from specific site and/or building characteristics, or other aspects (i.e., irregular shape, slope of the site), as opposed to those which are arbitrary in nature or generated by the ***owner***. It is the ***owner's*** responsibility to clearly state the rationale and/or basis for their application submission and to demonstrate the "undue hardship" that would result from full compliance to the satisfaction of the ***General Manager***, or his or her duly authorized representative.

~~**"Watercourse"** means a channel through which water flows at any time of the year and includes a brook, river, stream, creek, lake, pond and any other body of water running through or situated partially or fully within the *Municipality*.~~

3. Application of Standards

Except as otherwise set out in this bylaw, the standards and requirements for property prescribed in this bylaw apply to ***protected trees*** which are:

a) On land owned or in the possession of the ***Municipality***;

b) On a privately-owned ***parcel*** of land in the ***Municipality***;

c) within a development permit area;

d) within a ***tree retention area***; or

e) identified for retention and protection as part of a subdivision, development permit or building permit approval process.

This bylaw does not apply to:

f) private land used for the production or cutting of ***protected trees*** under a valid, existing licence for a tree farm, nursery or Christmas trees; or

~~g) private land used for a golf course;~~

g) ~~h)~~ land that is currently designated as Agricultural Land Reserve as defined under the Agricultural Land Commission Act; or

h) ~~i)~~ land that is subject of a development application.

4. Schedule and Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

This Bylaw is cited as “Tree Protection Bylaw No. 5478”.

RESTRICTIONS AND EXEMPTIONS

5. Restrictions

5.1. A person must not ***cut or remove*** any ***protected tree***, or cause, suffer or permit any ***protected tree*** to be ***cut or removed***, except in accordance with the terms and conditions of a valid ***permit*** issued under this bylaw. Without limiting the generality of the foregoing, this section includes ***replacement trees***.

5.2. A person must comply with the terms and conditions of a ***permit*** issued under this bylaw.

5.3. Except to the extent permitted by a ***permit***, or as provided for in section 6 a person must not damage a ***protected tree*** by carrying out any of the following activities:

a) cutting or damaging the roots of a ***protected tree*** growing within the ~~*drip line*~~ ***critical root zone***;

b) operating trucks, backhoes, excavators or other heavy equipment ~~over the roots of a~~ within the ***critical root zone*** of any ***protected tree*** ~~growing inside the *drip line*~~;

c) storing or placing fill, building materials, asphalt or a building or structure on land inside the ~~*drip line*~~ ***critical root zone*** of a ***protected tree***;

d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark ~~of~~ from a ***protected tree***;

~~e) removing bark from a *tree*;~~

e) ~~f)~~ depositing concrete washout or other liquid or chemical substances harmful to the health of a ***protected tree***, or burying garbage or debris on land inside the ~~*drip line*~~ ***critical root zone*** of a ***protected tree***;

f) ~~g)~~ adding or removing soil from inside the ~~*drip line*~~ ***critical root zone*** of a ***protected tree***;

g) ~~h)~~ blasting or burning inside the ~~*drip line*~~ ***critical root zone*** of a ***protected tree***;

h) ~~i)~~ cutting back ~~the top portion of~~ a ***protected tree's*** branches contrary to ***sound horticultural and arboricultural practices*** so as to significantly alter ~~its normal~~ the form of the tree canopy consistent with the typical form of the species, except if the ***protected tree*** forms part of a ***hedge***;

i) ~~j)~~ trenching utilities or irrigation lines, or otherwise undermining the roots of a ***protected tree*** growing inside the ~~*drip line*~~ ***critical root zone***; ~~or~~

j) ~~k)~~ altering the ground water or surface water level within the ~~*drip line*~~ ***critical root zone*** of a ***protected tree***.

5.4. Not including trees in a Streamside Protection and Enhancement Area, a ***permit*** to ***cut or remove*** a ***protected tree*** may be issued by the ***General Manager*** only in the following circumstances:

a) Where an ***arborist*** with a ***Tree Risk Assessment Qualification*** provides an ***arborist report*** to the satisfaction of the ***General Manager*** that a ***protected tree*** is determined to be an ***imminent failure*** and high or extreme risk to the safety of persons or property; or where the applicant's ***arborist report*** has otherwise demonstrated to the satisfaction of the ***General Manager*** that the tree is: dead, dying, damaged, diseased or in decline beyond expectations of recovery;

b) Where the ***General Manager***, or his or her duly authorized representative, or an engineer employed by any ***public utility***, or an ***arborist*** certifies that in his or her opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of sewers, drains, water lines, water wells, septic fields, electrical lines, poles or other similar equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the ***protected tree***;

c) Where the ***protected tree*** prevents the ***owner*** of the lot on which the tree is located from developing or using a lot in a manner permitted under the Official Community Plan or Zoning Bylaw No. 2500, as amended or replaced from time to time, and the development or use cannot be modified to accommodate the ***protected tree*** as documented by an ***arborist report***, without causing the ***owner undue hardship***, all to the satisfaction of the ***General Manager***;

d) Where a building permitted by the Zoning Bylaw, not related to 6.1(a), including the driveway or a driveway permitted by the Highway and Traffic Bylaw No. 4758, as amended or replaced from time to time is proposed and the building layout, location, or shape cannot be modified to accommodate the tree without causing the ***owner undue hardship*** as demonstrated by the ***owner*** to the satisfaction of the ***General Manager***; or

e) Where a ***protected tree*** is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an ***arborist report*** and by a sworn declaration of the ***owner*** declaring that the ***protected tree*** is to be ***cut or removed*** to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the ***protected tree***, and where the ***owner*** enters into a restrictive covenant registered on the title of the lot documenting that the ***owner*** has agreed not to make application for development of the lot for a period of ten (10) years, and that full ***replacement trees*** and all other applicable provisions of this bylaw, as determined by the ***General Manager***, will apply should the

development application be considered for the lot within the ten (10) year period.

5.5. The ***General Manager*** may issue a ***permit*** to ***cut or remove*** a ***protected tree*** where the ***owner*** submits an ***arborist report*** which documents that the ***protected tree***, by virtue of its size and species, is inappropriate for its location and the reasons that it is deemed to be inappropriate for its location, all to the satisfaction of the ***General Manager***. The ***General Manager*** shall determine the number, size, species and location of ***replacement trees*** and required securities.

6. Exemptions

6.1. A ***permit*** is not required to ***cut or remove*** a ***protected tree*** where:

a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the ***protected tree***;

b) the ***tree cutting or removal*** is necessary for the purposes of farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time;

c) the ***tree cutting or removal*** is for the installation of roads or services shown on an engineering drawing approved by the ***Municipality*** in respect of a building permit or subdivision approval;

~~d) a *tree* must be *cut or removed* on an emergency basis because it has been severely damaged by natural causes and poses an imminent danger of falling and injuring persons or property;~~

d) ~~e)~~ the ***tree cutting or removal*** is carried out by the ***Municipality*** or its agents on public property;

e) ~~f)~~ the ***tree cutting or removal*** is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a ***public utility*** or its contractors;

f) ~~g)~~ the ***cutting or removal*** is of a ***protected tree*** less than ~~30~~ 20 centimetres ***dbh*** by a British Columbia Land Surveyor when cutting survey lines of a width of less than ~~two (2)~~ 2 metres;

g) ~~h)~~ the ***cutting or removal*** constitutes normal ***pruning*** of ***protected trees***, including ***pruning*** by a ***public utility*** in accordance with ***sound horticultural and arboricultural practices*** or as required for the safe operation of overhead transmission lines; or

h) ~~i)~~ the ***protected tree*** is less than ~~30~~ 20 centimetres ***dbh***~~; or~~.

~~j) it is required for the siting of a building, driveway, septic field, or water well as approved by the ***Municipality*** in conjunction with a building permit.~~

~~6.2. A ***permit*** is required but the ***permit*** fee and an ***arborist report*** are is not required to ***cut or remove*** one (1) ***protected tree*** per ***parcel*** during a 24-month period from the date of the last ***permit*** issued.~~

~~6.3.~~ 6.2 A ***permit*** is not required for the ***pruning*** of a ***hedge***.

PERMIT APPLICATION PROCESS

7. General Conditions of Permit

7.1. A ***permit*** for the ***cutting or removal*** of any ***protected tree*** to which this bylaw applies shall be in the form issued by the ***General Manager***.

7.2. A ***permit*** issued under this bylaw is non-transferable.

7.3. The ***permit*** shall be displayed in an accessible and visible location on the ***parcel*** to which it pertains no less than 72 hours prior to and during ***protected tree cutting or removal*** operations.

8. Application Requirements

8.1. Every application for a ***permit*** shall be made in writing to the ***General Manager*** and shall include:

a) a non-refundable application fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, unless the application is for permission to remove a ~~*hazard tree*~~ ***protected tree*** in ***imminent failure*** ~~or one ***protected tree*** under section 6.2, in which case there shall be no fee~~;

b) the following documents, plans and information relating to the proposed ***cutting or removal*** of a ***protected tree***:

i. ~~a statement of purpose and rationale for the proposed *tree cutting or removal;*~~ an ***arborist report***;

ii. a tree cutting and replacement plan drawn to approximate scale identifying:

A. the boundaries of the subject ***parcel***;

B. any abutting streets, lanes or public access rights of way;

C. the location of existing buildings and structures;

D. the location, species and ***dbh*** of those ***protected trees*** proposed to be ***cut or removed***;

E. the location, species and ***dbh*** of those ***protected trees*** proposed to be retained and protected;

F. the location, species and ***dbh*** of proposed ***replacement trees***;

G. the location of significant topographic and hydrographic features and other pertinent site information;

iii. the street location and legal description;

iv. the consent in writing of the registered ***owner*** of the property, if different from the applicant, authorizing the applicant to act as the ***owner*** agent;

v. the consent in writing of the registered ***owners*** of the ***parcels*** where the base of the ***protected tree*** to be ***cut or removed*** is located;

vi. the methods proposed for control of drainage and erosion impacts during and after the ***protected tree cutting or removal***;

vii. the proposed methods for disposal of wood waste and other debris;

viii. the proposed methods of noise and dust control during the ***protected tree cutting or removal*** operation;

ix. the proposed completion dates for ***protected tree cutting or removal***;

x. Upon submission and review of an ***arborist report***, the ***General Manager***, or his or her duly authorized representative, may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the ***arborist report*** and/or the rationale for proposed removal of any ***protected tree*** or ***protected trees****;*

xi. ~~if required by~~ the ***General Manager*** shall also request, as applicable:

A. a report prepared by a professional engineer, professional biologist or certified ***arborist*** with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed ***cutting or removal*** of the ***protected tree*** will not create an adverse impact including flooding, erosion, land slip or contamination of a ~~*watercourse*~~ ***stream***;

B. where the site of the tree ***cutting or removal*** is on a ***parcel*** adjacent to or containing any part of a ~~*watercourse*~~ ***stream***, a survey plan prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such ~~*watercourse*~~ ***stream***; and

~~C. where the tree *cutting or removal* is for a *hazard tree*, a report prepared by a *certified tree risk assessor* certifying that the *tree* is dead, diseased, damaged or otherwise constitutes a physical hazard to persons or property; and~~

C. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing ***protected tree*** between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

~~xii. such further and other information as the *General Manager* determines is necessary, such as an arborist report prepared by a *Qualified Tree Risk Assessor*, to adequately describe the nature and extent of the tree *cutting or removal* operation.~~

9. Replacement Trees

9.1. For ***parcels*** containing a one-family dwelling as a condition of issuing a ***permit*** under this bylaw it is required that ~~one~~ ***replacement trees*** be planted and maintained for each tree ***cut or removed*** on the applicant's ***parcel*** in accordance with the requirements of Schedule "A". The number of replacement trees to be planted and maintained by the ***permit*** holder or property ***owner*** shall be as follows:

a) Protected trees with a ***dbh*** of 30 centimetres or less is 1 to 1,

b) Protected trees with a ***dbh*** of 31 centimetres or greater is 2 to 1.

For tree replacements on all other ***parcels***, the ***General Manager***, as a condition of issuing a ***permit*** under this bylaw, shall require one or more ***replacement trees*** be planted and maintained on the applicant's ***parcel*** in accordance with the requirements of Schedule "A."

If a ***protected tree*** or ***protected trees*** located on any ***parcel*** form part of a ***hedge***, the ***General Manager*** may require that less than one ***replacement tree*** be planted and maintained for each ***protected tree*** that is cut.

In the event that the ***replacement tree*** cannot, in the opinion of the ***General Manager***, be accommodated on the ***parcel***, the ***General Manager*** may require the applicant to plant the ***replacement tree*** on Municipal owned property in a location designated by the ***General Manager***. Alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the ***replacement tree***, including labour and installation, shall be paid to the ***Municipality*** to fulfil the requirements at a future date.

9.2. ***Replacement trees*** shall be planted and maintained in accordance with ***sound horticultural and arboricultural practices*** to the satisfaction of the ***General Manager***.

~~*9.3 Replacement trees* are not required for tree *cutting or removal* permitted under section 6.2. or for the *cutting or removal* of a *hazard tree*~~

9.3. ***Replacement trees*** must be planted in a space that will be appropriate for the mature height and size of the tree species being planted. Appropriate tree species may be recommended by an ***arborist*** and must be accepted by Urban Forestry staff or the Environmental Coordinator.

9.4. A security of $500 shall be required for each ***replacement tree***.

9.5. The security shall be provided in the form of cash, certified cheque, bank draft or letter of credit prior to issuance of the ***permit***.

9.6. Ten (10) percent of the security shall be held by the ***Municipality*** for a one (1) year maintenance period after the planting of ***replacement trees*** has been approved by the ***Municipality*** in accordance with inspection requirements set out in Section 14.

9.7. If the ***owner*** fails or refuses to plant the required number, size, and type of ***replacement trees*** in the specified locations as per the conditions of the ***permit***, the ***owner*** will have thirty (30) days after receiving written direction from the ***General Manager*** to do so, or the ***Municipality*** may use the security to either have the trees planted onto the ***owner's*** lot or use the securities to plant trees elsewhere on Municipal owned property.

10. Permit Issuance or Refusal

10.1. The ***General Manager*** may issue a ***permit*** if:

a) an application for a ***permit*** complies with the requirements of this bylaw; and

b) the proposed tree ***cutting or removal*** complies with this bylaw and all other applicable Municipal bylaws.

10.2. The ***General Manager*** may refuse to issue a ***permit*** if the proposed ***protected tree cutting or removal*** is within a ***tree retention area***.

11. Expiry

11.1. Every ***permit*** shall expire 12 months from the date of issue or upon such earlier date as may be specified in the ***permit***.

12. Renewal, Extension or Modification

12.1. If the tree ***cutting or removal*** operations authorized by a ***permit*** are not completed before the ***permit*** expires, or it becomes necessary to alter or deviate from the particulars of the ***permit*** application or the tree cutting and replacement plan

submitted for a ***permit***, the ***General Manager*** may renew, extend or modify the ***permit*** upon written request of the ***permit*** holder, subject to the following:

a) a ***permit*** holder has no vested right to receive an extension, renewal or modification and the ***General Manager*** may require that a new ***permit*** be obtained;

b) the ***permit*** holder shall pay a non-refundable fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

c) the ***General Manager*** may not renew or extend a ***permit*** for a period of more than two years from the date of issuance of the original ***permit***;

d) the ***General Manager*** may require that the ***permit*** holder provide additional information authorized by this bylaw as a pre-condition to considering an application for a ***permit*** renewal, extension or modification; and

e) all terms and conditions set out in the original ***permit*** shall apply to each renewal, extension or modification of the ***permit*** except as amended or modified by the renewal, extension or modification.

REGULATIONS

13. Tree Cutting or Removal

13.1. Every ***cutting or removal*** of a ***tree*** shall comply with, and every ***permit*** issued under this bylaw is subject to, the observance or fulfilment of the following requirements, restrictions and regulations, to the satisfaction and approval of the ***General Manager***:

a) tree parts and wood waste shall be properly disposed of by chipping or removal from site in accordance with all applicable Municipal bylaws and Provincial regulations;

b) each ***protected tree*** to be ***cut or removed*** shall be clearly identified with a flag, paint, survey tape or other such method;

c) a ***tree protection barrier***, as shown on Schedule “B”, shall be placed around any ***protected tree*** or ***protected trees*** which are not to be ***cut or removed***, in such a manner to ensure that the trunk, branches and root system are not damaged by the ***cutting or removal*** operations. The ***tree protection barrier*** must be constructed prior to the issuance of the ***permit*** and must remain intact for any construction or demolition site throughout the entire period of construction or demolition;

d) precautions shall be taken to ensure that ***protected trees*** which are not to be ***cut or removed*** are not subject to any of the damaging activities prohibited by subsection 5.3;

e) ~~no~~ tree ***cutting or removal*** activities may be carried out between the hours of ~~6:00 p.m. and 8:00 a.m.~~ 7:00 a.m. to 8:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. ~~the following day~~, except in the event of ~~*a hazardous tree*~~ an ***imminent failure***. No tree ***cutting or removal*** activities may be carried out on Sundays or statutory holidays;

f) all damage to drainage facilities, ~~*watercourses*~~, ***streams***, ***highways*** or other public or private property arising from the removal of a ***protected tree*** shall be promptly and properly repaired to the satisfaction of the ***General Manager*** at

the expense of the ***permit*** holder, failing which the ***Municipality*** may undertake the necessary repairs and invoice the ***permit*** holder for immediate payment;

g) all ~~*watercourses*~~ ***streams***, groundwater aquifers, waterworks, ditches, drains, sewers or other established drainage facilities shall be kept free of all wood waste arising from or caused by the tree ***cutting or removal*** operations;

h) all hazards or potential hazards arising from the tree ***cutting or removal*** operation shall be adequately fenced or otherwise protected for the safety of the public;

i) tree ***cutting or removal*** operations must not encroach upon, undermine, damage or endanger any adjacent property or any setback area prescribed in the ***permit*** or a bylaw; and

j) tree ***cutting or removal*** operations shall be limited only to the area specified in the ***permit*** which shall be clearly marked at the site and such markings maintained for the duration of the ***permit***.

13.2. The ***General Manager*** may issue a ***permit*** subject to the observance or fulfilment of any additional conditions specified in the ***permit*** which in the opinion of the ***General Manager*** are necessary to achieve the purposes of this bylaw.

ADMINISTRATION

14. Inspection

14.1. The ***General Manager*** is hereby authorized at all reasonable times to enter upon and inspect any lands to determine whether the requirements, restrictions, regulations, terms, conditions and directions of this bylaw or a ***permit*** issued under this bylaw are being observed.

14.2. The ***General Manager*** may, at all reasonable times, assess or inspect, or cause an assessment or inspection to be made of any ***protected trees*** to which this bylaw applies, including an assessment of the location, size, species and condition of such ***trees***, in the following circumstances:

a) where land is subject to an application for subdivision, approval of a servicing plan prior to subdivision, a development permit, a development variance permit, a temporary commercial or industrial use permit or a building permit;

b) when ***replacement trees*** have been planted as required by this bylaw; or

c) when an application for a ***permit*** to carry out tree ***cutting or removal*** operations has been made under this bylaw.

14.3. No person shall prevent or obstruct or attempt to prevent or obstruct the ***General Manager*** or designate from entering upon lands as authorized by subsections 14.1 and 14.2.

14.4. As per Section 9, once all ***replacement trees*** required under a ***permit*** have been planted, the ***owner*** may request that Urban Forestry staff conduct a field review to confirm that the ***replacement trees*** have been provided and installed.

15. Notice of Non-compliance

15.1. The ***General Manager*** may give notice, in the form established in Schedule “C”, to any person of a breach of, or non-compliance with, any of the provisions of this

bylaw or a ***permit*** issued under this bylaw, and such person shall immediately cease all tree ***cutting or removal*** activities until such breach or non-compliance is remedied to the satisfaction of the ***General Manager***, and every ***owner*** of land shall refuse to suffer or permit further tree ***cutting or removal*** operations upon the ***owner's*** land until such time as the breach or non-compliance is remedied to the satisfaction of the ***General Manager***.

16. Failure to Remedy Non-compliance

16.1. In the event that a person having received notice under Section 15 fails within the time specified therein to remedy such breach, the ***Municipality*** or its appointed agents may enter upon the lands or any part thereof and carry out the works required to remedy the breach, and the expense of doing so shall be paid by the person in breach and, if not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered from the ***owner*** of the lands in the same manner as municipal taxes.

17. Suspension or Cancellation of Permit

17.1. Without limiting the application of Part 19 (Offences and Penalties), if:

a) there is a contravention of any term, condition, requirement or restriction of this bylaw or a ***permit*** issued under this bylaw; or

b) a ***permit*** was issued under this bylaw on the basis of statements made in the ***permit*** application or a report, declaration or record required under this bylaw, that were false or misleading with respect to a material fact or that omitted to state a material fact, the omission of which made the statement false or misleading;

the ***General Manager*** may:

i. suspend in whole or in part the rights of the ***permit*** holder under the ***permit***;

ii. cancel the ***permit***; or

iii. amend or attach new conditions to a ***permit*** with the consent of the ***permit*** holder.

18. Right of Reconsideration

18.1. Where an applicant or ***owner*** of property is subject to a requirement or a decision made by the ***General Manager*** under this bylaw and is dissatisfied with the requirement or decision, the applicant or ***owner*** may apply to the Municipal ***Council*** for reconsideration of the matter within 30 days of the requirement or decision being communicated to them.

18.2. An application for reconsideration must be delivered in writing to the Municipal Clerk and must set out the grounds upon which the applicant considers the requirement or decision of the ***General Manager*** is inappropriate and what, if any, requirement or decision the applicant or ***owner*** considers the ***Council*** ought to substitute.

18.3. At the meeting of ***Council***, ***Council*** may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard and may either confirm the requirement or decision of the ***General Manager*** or substitute its own requirement or decision.

OFFENCES AND PENALTIES

19.1. Any person who contravenes or violates any provision of this bylaw or of any ***permit*** issued under this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any ***permit*** issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any ***permit*** issued under this bylaw, including a bylaw notice issued pursuant to the Bylaw Notice Enforcement Bylaw 2008, No. 4703, as amended or replaced from time to time, commits an offence; and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

19.2. Where one or more ***protected trees*** or ***replacement trees*** is ***cut or removed*** or damaged, other than as authorized by this bylaw, or more than one ***protected tree*** is not replaced or maintained in accordance with a ***permit*** issued under this bylaw, a separate offence is committed in respect of each such ***protected tree*** or ***replacement tree***.

19.3. Every person who violates any of the provisions of this bylaw or an offence against this bylaw:

a) is liable on summary conviction to a fine not exceeding ten thousand dollars ($10,000); and

b) may be subject to penalties specified in the “Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended from time to time per ***protected tree*** or ***replacement tree***. Every day a violation or offence continues shall be deemed to be a new offence.

19.4. In addition to the penalties imposed under section 19.3, by order of the court, a person convicted of an offence under this bylaw may be directed to:

a) not do any act or engage in any activity that may result in the continuation or repetition of the offence;

b) pay the costs incurred by the ***Municipality*** in investigating and prosecuting the offence;

c) pay compensation to the ***Municipality*** for any damage or loss sustained by the ***Municipality*** because of the commission of the offence to a maximum of $25,000 or higher monetary limit as may be specified under the Small Claims Act in force at the time of the offence; or

d) take any action the court considers appropriate to remedy any harm that resulted from the commission of the offence.

19.5. Pursuant to section 19.4 (d) the ***Municipality*** may seek an order directing a person convicted of an offence under this bylaw to complete an education or training program for instruction in appropriate care and management of trees to a standard established by a provincial, national or international body for professional arboriculture, landscaping, or nursery practice.

19.6. A person who removes a ***protected tree*** as ***imminent failure*** must provide documentation (photos, etc.) or, an ***arborist report***, within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a ***permit*** for such removal, and take all action necessary to obtain issuance of such tree ***permit***.

19.7. In addition to any other penalty which may be imposed under this bylaw, where a person cuts, removes or damages, or causes, suffers or permits any ***protected tree*** or ***replacement tree*** to be cut, removed, or damaged in contravention of this bylaw or in violation of any term or condition of a ***permit*** issued under this bylaw, that person, within 30 days of receiving notice of such requirement from the ***General Manager***, shall:

a) submit for the ***General Manager's*** approval a tree cutting and replacement plan in accordance with the requirements of Schedule "A", specifying the location and species of all ***replacement trees***; and

b) plant and maintain on the same ***parcel*** in accordance with the approved tree cutting and replacement plan a minimum of two (2) ***replacement trees*** for each ***protected tree*** unlawfully cut, removed or damaged and in the event the ***General Manager*** determines it is not feasible or practical to replace the trees on the same ***parcel***, the ***replacement trees*** shall be planted on Municipal land in a location designated by the ***General Manager***, or alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the ***replacement tree***, including labour and installation, shall be paid to the ***Municipality*** to fulfil the requirements at a future date.

~~20. Repeal~~

~~20.1. Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301 is hereby repealed.~~

READ A FIRST TIME the	27th	day of	May	, 2019
READ A SECOND TIME the	27th	day of	May	, 2019
PUBLIC INPUT OPPORTUNITY	10th	day of	June	, 2019
READ A THIRD TIME the	24th	day of	June	, 2019
RECONSIDERED AND ADOPTED the		day of		, 2019

_____ Mayor _____ Township Clerk

SCHEDULE A to BYLAW NO. 5478

Replacement Trees

Where ***replacement trees*** are required to be provided pursuant to this bylaw, such ***replacement trees*** shall be provided and planted as follows:

1) For ***protected tree*** removals not related to demolition or construction on ***parcels*** containing a one-family dwelling:

   a) deciduous ***replacement trees*** are to be a minimum of 3~~m~~ metres in height or of a minimum 6~~cm~~ centimetres caliper*~~.~~;

   b) coniferous ***replacement trees*** are to be a minimum of 2.5~~m~~ metres in height.

2) For ***protected tree*** removals for all other properties and permits related to construction, demolition, rezoning, development permits, subdivisions or building permits:

   a) ~~c)~~ every deciduous ***replacement tree*** shall be of a minimum 6~~cm~~ centimetres caliper*.

   b) ~~d)~~ every coniferous ***replacement tree*** shall be a ***protected tree*** of a minimum 2.5~~m~~ metres height.

3) Every ***replacement tree*** shall be spaced from existing trees and other ***replacement trees*** in accordance with an approved forest management plan or landscape plan and in all cases shall be planted in accordance with the current ~~BCSLA (British Columbia Society of Landscape Architects) or BCLNA (British Columbia Landscape & Nursery Association) Landscape Standards, and all *replacement trees* shall meet current BCSLA or BCLNA standards~~ CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all ***replacement trees*** shall meet current CSLA/CNLA standards.

4) An accepted list of ***replacement trees*** is available on the Township's Tree Protection webpage.

(*Caliper is the diameter of the trunk measured at 15~~cm~~ centimetres above the ground)

SCHEDULE A to BYLAW NO. 5478, continued

Replacement Tree Planting Guidelines

GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF URBAN FORESTRY. THE OWNER IS RESPONSIBLE FOR CONTACTING URBAN FORESTRY STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE STAKING LOCATIONS - PRIOR TO PLANTING.

LOCATION OF PLANTING

2. TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY URBAN FORESTRY. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
3. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW.
4. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

5. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	6.0m
• UTILITY POLES 3.0m	
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• BCH LPT/PMT/VISTA SWITCH VAULTS	2.25m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE.

CONDITION

6. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.
7. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
8. PROVIDE $10m^3$ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TITLE: TREE PLANTING NOTES

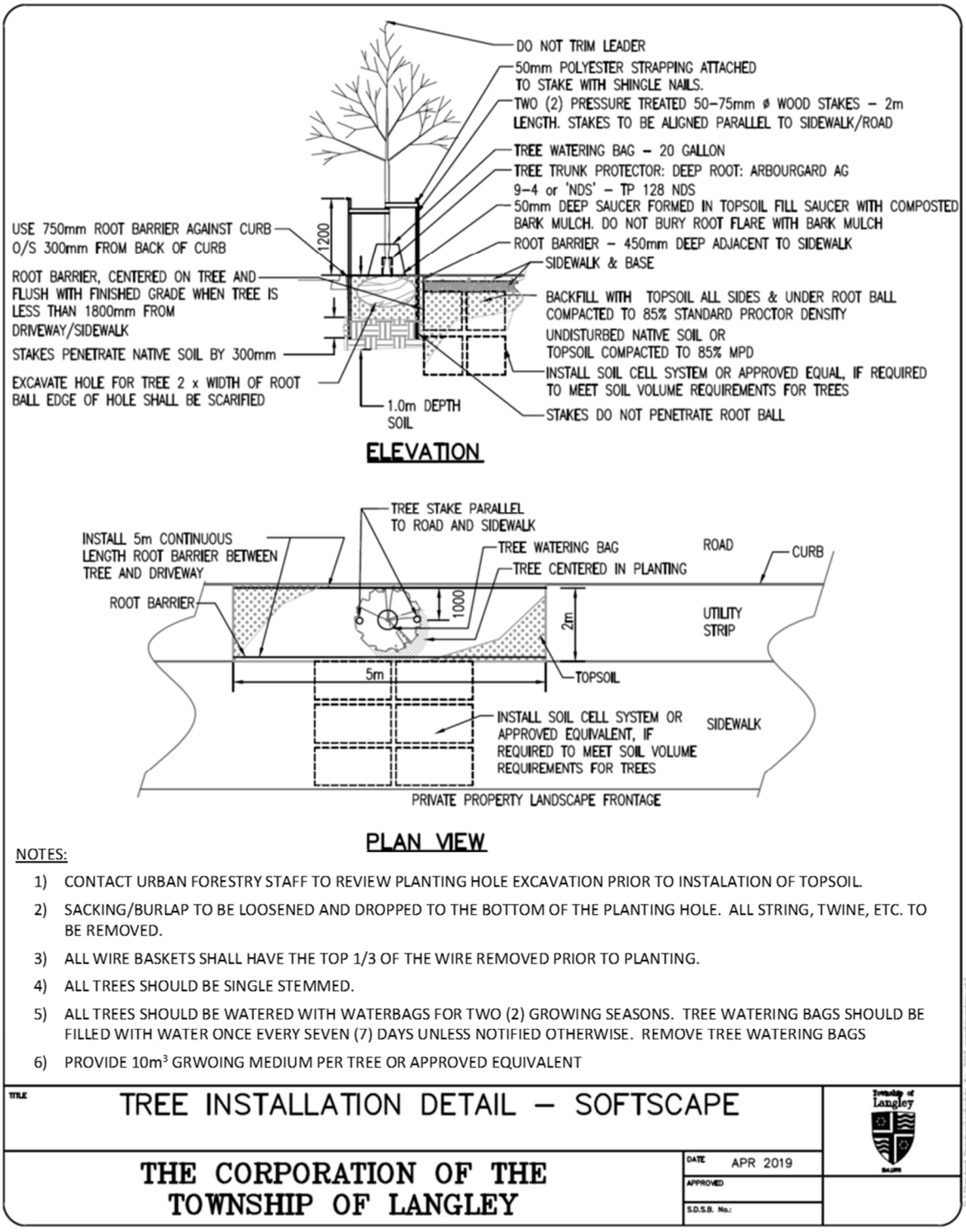
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: APR 2019
APPROVED
S.D.S.B. No.:

Township of Langley

SCHEDULE A to BYLAW NO. 5478, continued

Replacement Tree Planting Guidelines



NOTES:

1) CONTACT URBAN FORESTRY STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALATION OF TOPSOIL.
2) SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4) ALL TREES SHOULD BE SINGLE STEMMED.
5) ALL TREES SHOULD BE WATERED WITH WATERBAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHOULD BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS NOTIFIED OTHERWISE. REMOVE TREE WATERING BAGS
6) PROVIDE $10m^3$ GRWOING MEDIUM PER TREE OR APPROVED EQUIVALENT

TITLE: TREE INSTALLATION DETAIL – SOFTSCAPE

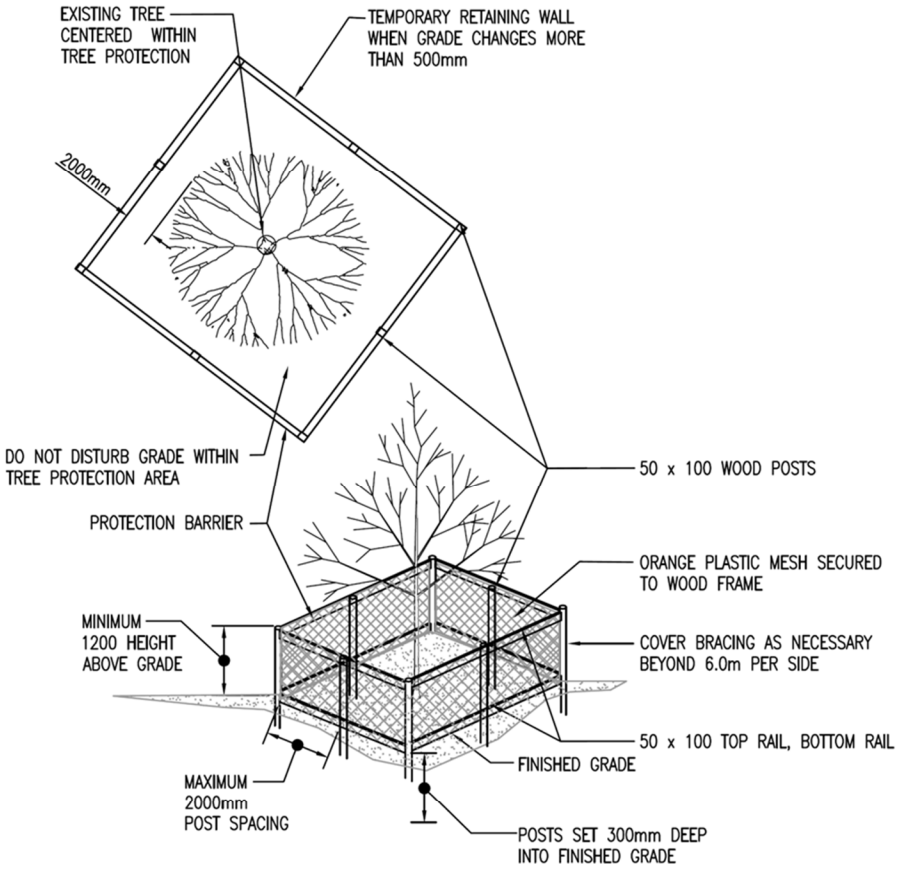
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: APR 2019
APPROVED:
S.D.S.B. No.:

Township of Langley

SCHEDULE B to BYLAW NO. 5478

~~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 CONSTRUCTION.
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 OWNER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT OWNER' COST.
6) TREE PROTECTION BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE URBAN FORESTRY.
8) RETAINED TREES TO BE WATERED TO ENSURE TREE HEALTH.

TITLE	TREE PROTECTION DETAIL	Township of Langley
THE CORPORATION OF THE TOWNSHIP OF LANGLEY	DATE APR 2019 APPROVED S.D.S.B. No.:	

SCHEDULE C to BYLAW NO. 5478

NOTICE OF NON-COMPLIANCE
and
STOP WORK ORDER

YOU ARE HEREBY NOTIFIED that the Township of Langley considers activity on this property to be in breach of its ***Tree Protection Bylaw Number 5478***,

AND ALL PERSONS SHALL IMMEDIATELY CEASE the following activity on this property:

_____
_____
_____
_____
_____
_____

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

Persons affected by this Order may seek further information at the Bylaws Department, Township of Langley Civic Facility at 20338 - 65 Ave, Langley, British Columbia V2Y 3J1.

_____
ADDRESS of PROPERTY

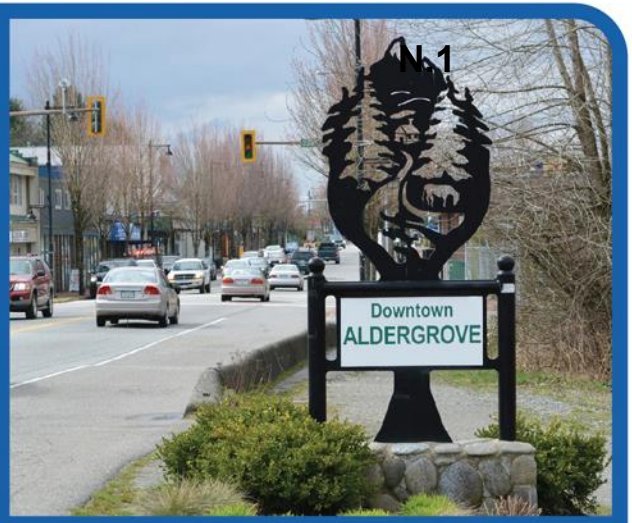
_____
DATE GENERAL MANAGER

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, OR IN ANY WAY TAMPER WITH THIS NOTICE WITHOUT AUTHORIZATION BY THE TOWNSHIP OF LANGLEY.

Township of Langley

Est. 1873













INTERSECTION IMPROVEMENTS

Fraser Highway at 272 Street, Aldergrove

May 31, 2021

Township of Langley

Est. 1873

Presentation Outline

- Background
- Transportation Context
- Current Transportation Plans
  - ✓ Township-wide
  - ✓ Aldergrove
    - Road / Truck Network
    - Cycling Infrastructure
- Intersection Design
- Next Steps

Background

Township of Langley
Est. 1873

At its meeting on May 10, 2021, Council considered the following multi-pronged Motion, under Item P.1 (Other Business):

A. To **initiate a land rezoning** and consolidation of the three bare land parcels (Parcels A, B, and C) consistent with the Aldergrove Community Plan and Report to Council 20-71 dated June 15, 2020, Option C, with ground-level commercial floor space with minimal front and side yard setbacks, a maximum density of 84 residential units, and a minimum of four stories;

B. To initiate the rezoning, public input, public hearing and parcel consolidation process on a "**fast-track**" basis, to be completed as soon as possible;

C. To proceed to completion and final adoption of a rezoning bylaw, subject to public input, with a restrictive covenant to the benefit of the Township of Langley requiring that all **applicable Development Cost Charges (DCCs) that may or may not be payable are paid** prior to the commencement of construction, or throughout, as per applicable policies and bylaws;

D. Not proceed with additional **road widening of Fraser Highway and/or 272 Street** into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove;

E. Report back to Council, as soon as practical, to initiate a public and transparent **Expression of Interest**, or a similar, functionally equivalent, process, to ultimately dispose of a rezoned and consolidated subject site ready for redevelopment via Development Permit.

Background

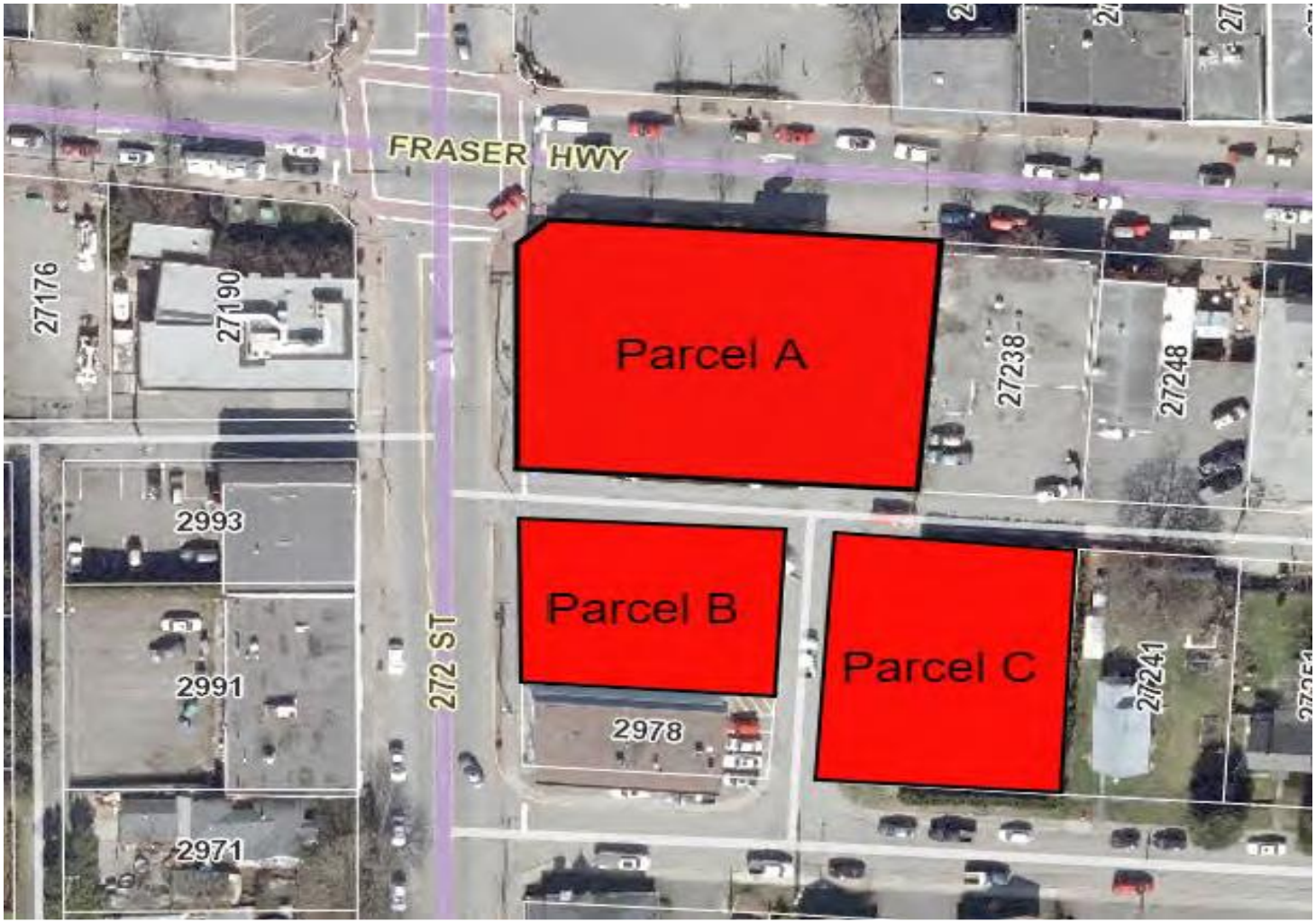
Township of Langley
Est. 1873

At that meeting, Council adopted the Motion with the following amendment to Item D:

“That Item D be amended to ask staff to report back on other options as opposed to road widening of Fraser Highway and/or 272 Street into Parcel A”

Background

Township of Langley
Est. 1873



Background

Township of Langley
Est. 1873

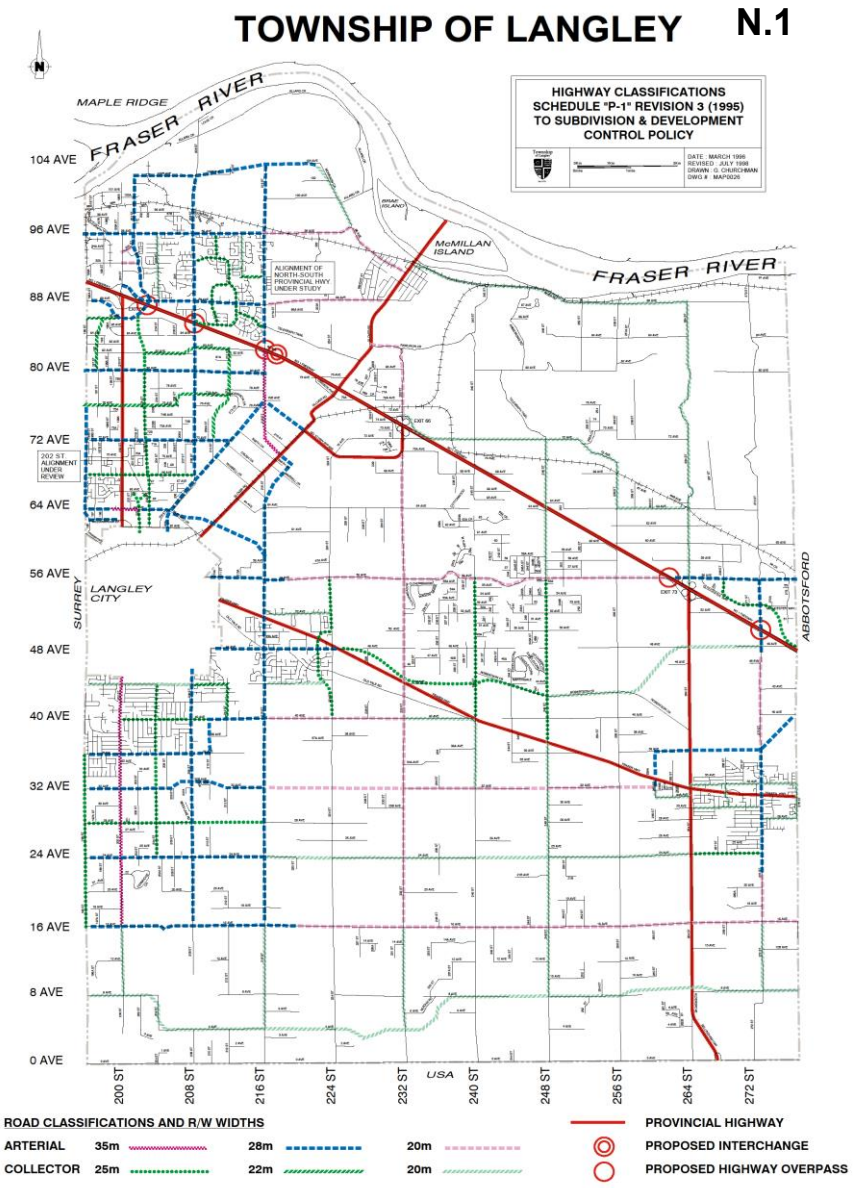
May 10, 2021 Motion of Council - Rezoning and Potential Disposition of Fraser Highway and 272 Street

- High Level Goals
  - Maximizing the pedestrian realm
  - Prioritizing high-quality, walkable urban design
  - Livability, desirability and long-term commercial success
- Concerns
  - Additional widening of Fraser Highway
  - Four travel lanes and two parking lanes through downtown Aldergrove, degrade the pedestrian realm
- Alternative Strategies
  - Parking adjustments peak hours
  - Not to proceed with additional widening
  - Alternative uses for the proposed widening

Transportation Context

P1 Map (1998) Schedule to the Subdivision and Development Servicing Bylaw

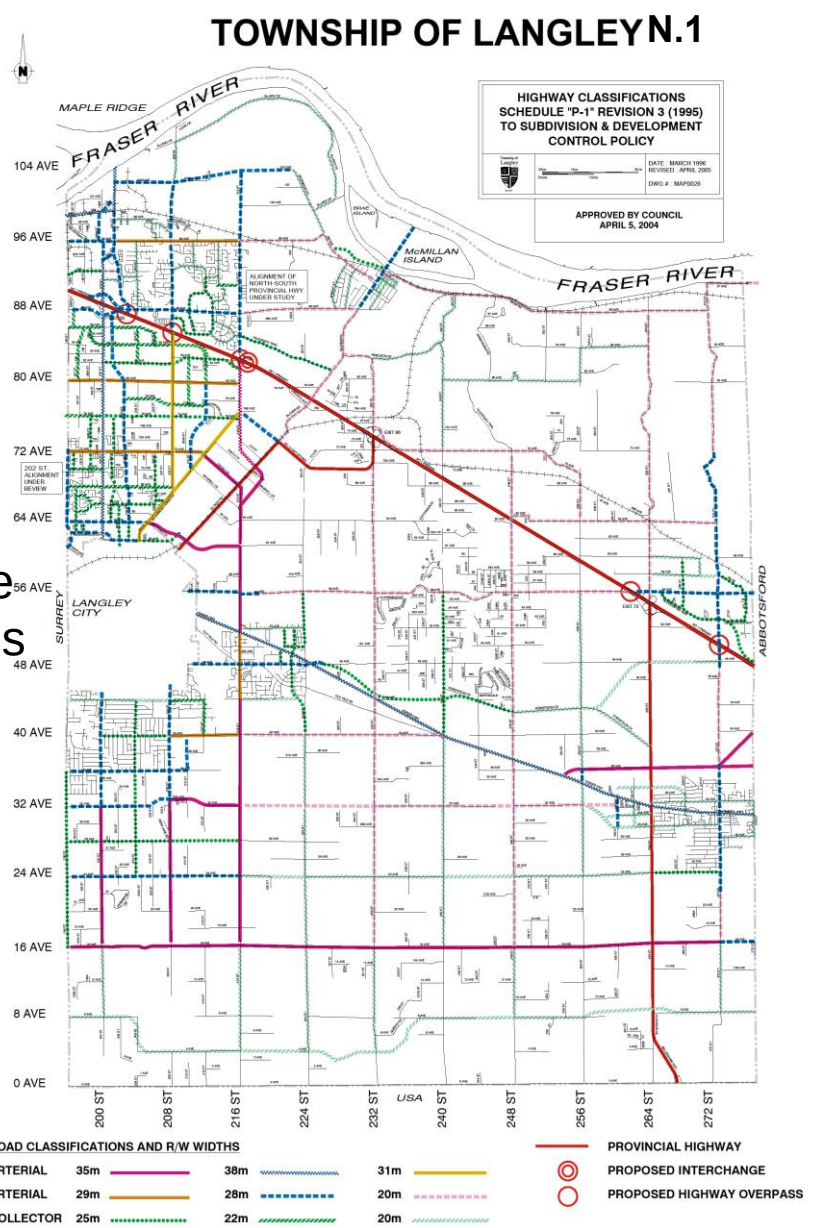
- Fraser Hwy: Former Hwy 1A (MoTI)
- East-West Connectivity Includes Numerous east/west connections:
  - 8 Ave
  - 16 Ave
  - 24 Ave
  - 32 Ave
  - 48 Ave/Robertson
  - Fraser Hwy (4 lanes)
  - Highway 1
  - Aldergrove Bypass (4 lanes)



Transportation Context

P1 Map (2004) Schedule to the Subdivision and Development Bylaw

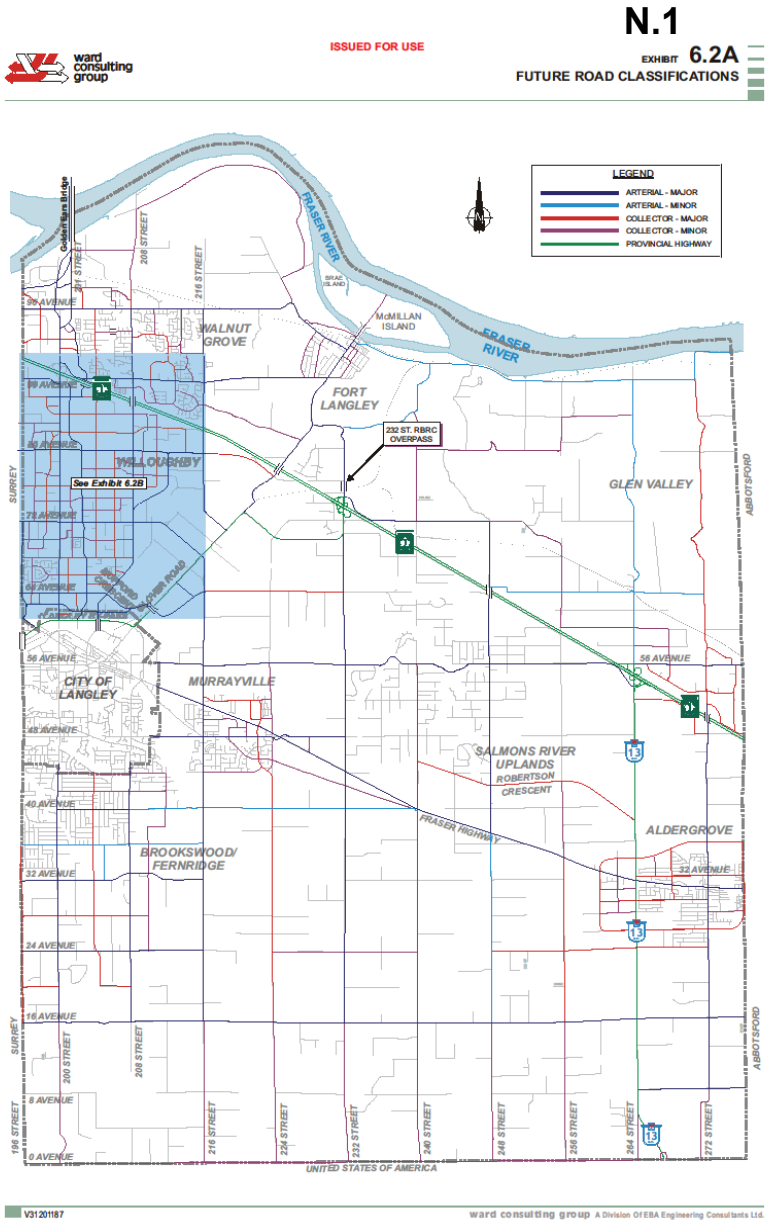
- TransLink Formed
- Fraser Hwy Designated MRN /Truck Route
- East-West Connectivity Includes Numerous east/west connections
    - 8 Ave
    - 16 Ave (4 lanes – MRN)
    - 24 Ave
    - 32 Ave
    - 48 Ave/Robertson
    - Fraser Hwy (4 lanes – MRN)
    - Highway 1
    - Aldergrove Bypass (4 lanes)
    - Highway 1 (MoTI)



Current Transportation Plans

Master Transportation Plan MTP - (2009)

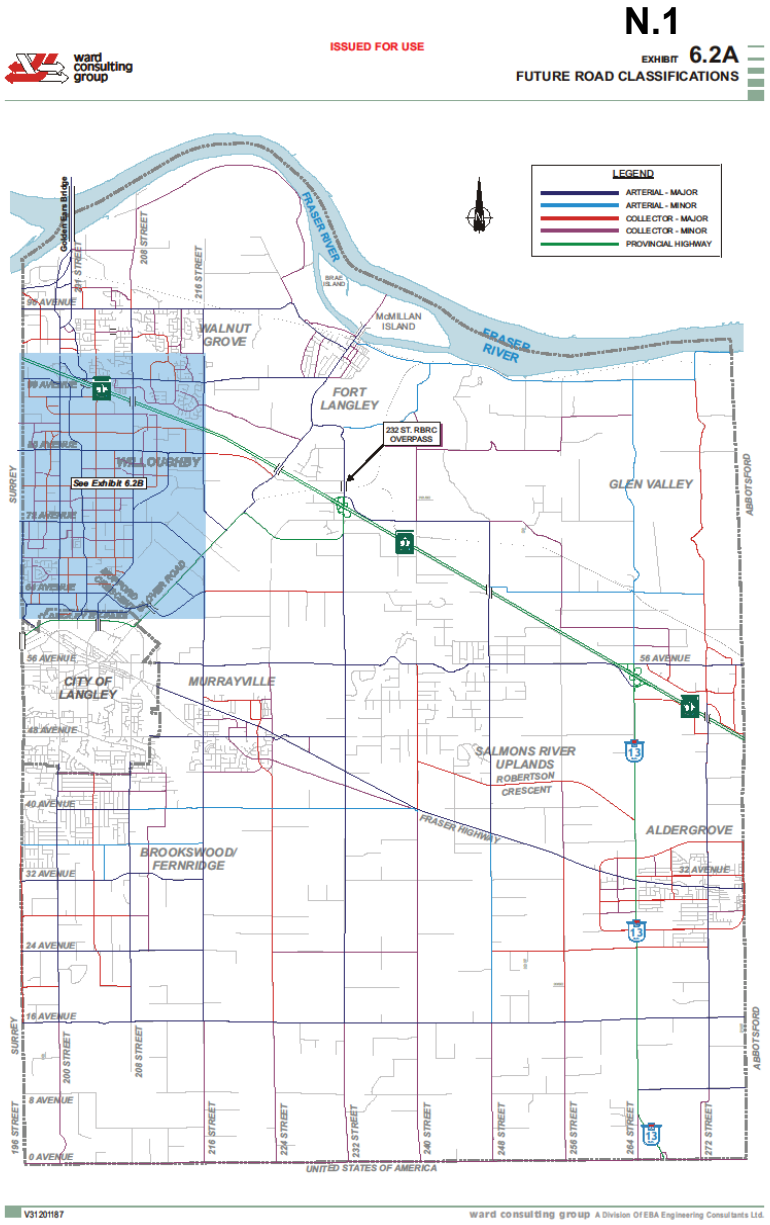
- Roads Classified
- ALC Considerations
- Adjacent Municipality Consultation
- East/West connections eliminated:
  - 8 Ave
  - 24 Ave
  - 32 Ave
  - 48 Ave/Robertson
  - Aldergrove Bypass



Current Plans

Master Transportation Plan MTP - (2009)

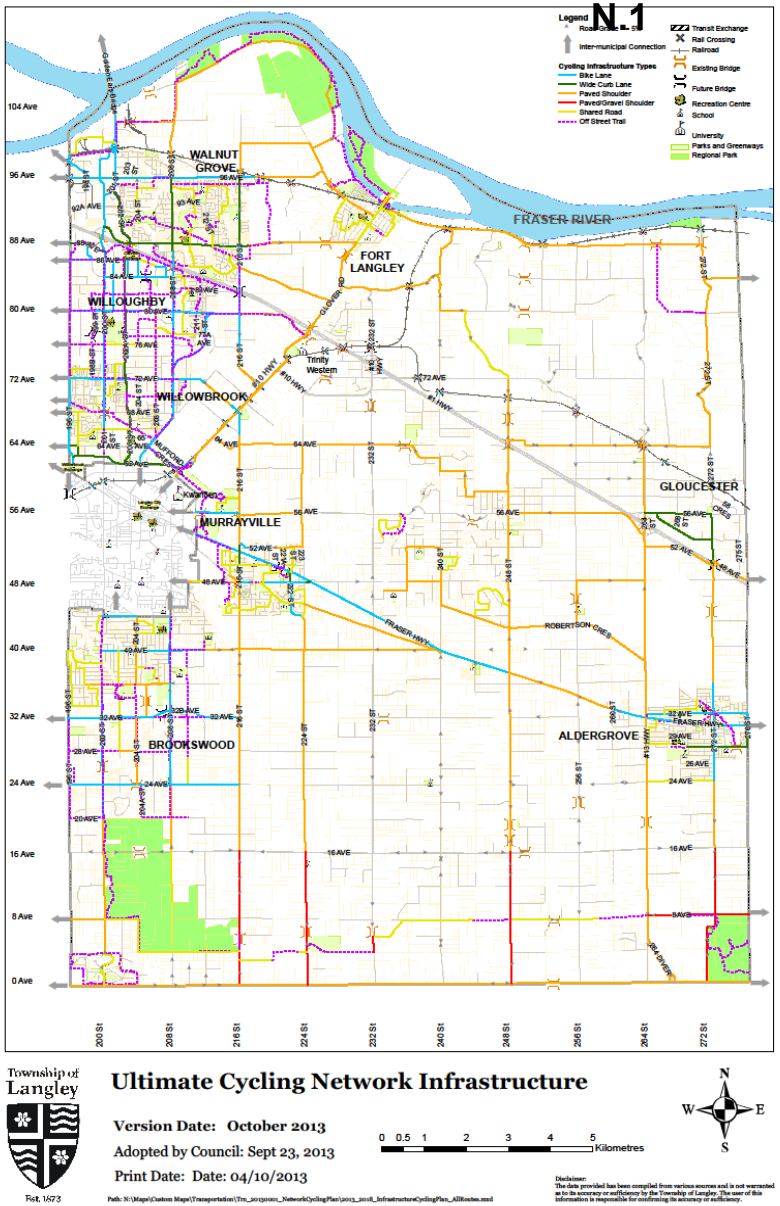
- MTP Consultation and considerations:
  - City of Abbotsford
  - ALC
  - DND lands
  - Local and Regional needs
  - Local goods and services
- Remaining East/West connections:
  - 16 Ave (4 lanes – MRN)
  - Fraser Highway (4 lanes – MRN)
  - Highway #1
  - Aldergrove Grid Road Network
- Current Constraints:
  - 16 Ave: ALR and Cost implications
  - Grid Network: ALR impacts



Current Plans

Cycling Plan (2015) Ultimate Cycling Network

- Anticipates Future Bike facilities on:
  - Fraser Hwy
  - 272 Street
  - 32 Avenue
  - 28 / 29 Avenue
  - Off Street Trails
- TOL Subdivision Bylaw revised to meet TAC and BC Active Transportation Guides:
  - Arterial roads – separated Bike lanes or MUP's
  - Collector/local – bike lanes



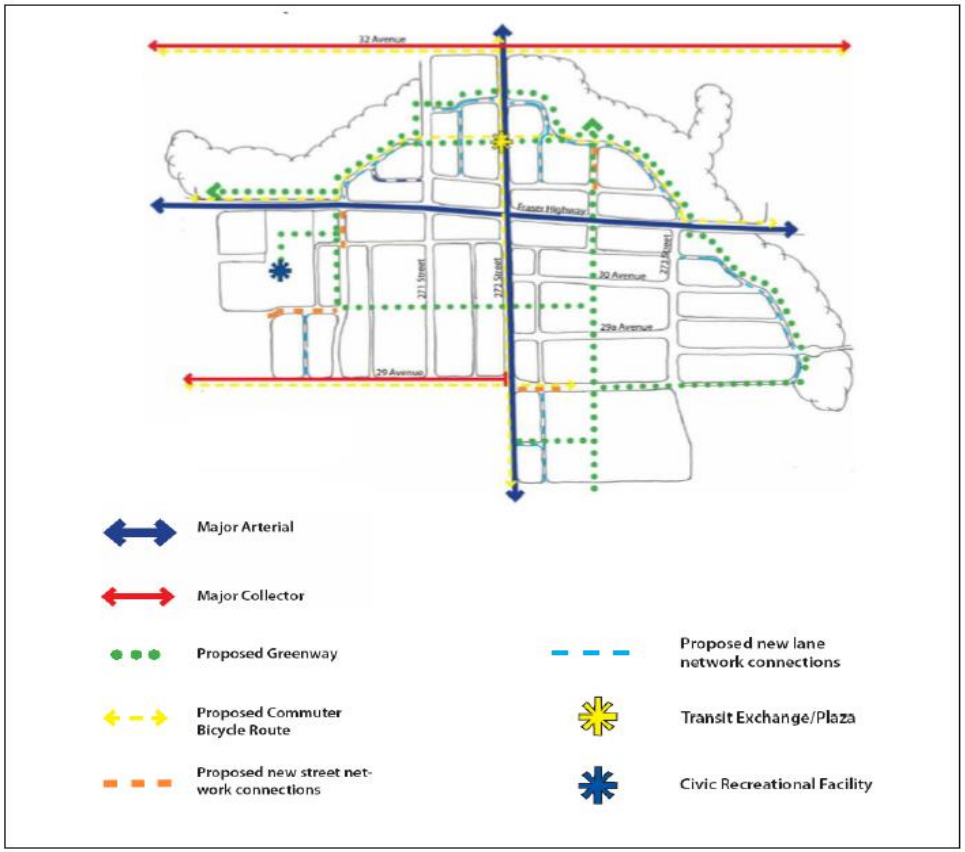
Current Transportation Plans

Aldergrove Community Plan Core Area Plan (2010)

Township of Langley
Est. 1873

Major Roads:

- Fraser Highway and 272 Street identified as "**Major Arterial**"
- 272 St only north/south continuous connection
- Future growth requires 4 travel lanes plus left turns on both Fraser and 272 Street
- Reduced to:
  - 2 lanes plus left and right turn lanes at intersections on 272 St.
  - 4 lanes + left turns at Int. only on Fraser during peak hours



Current Transportation Plans

Aldergrove Community Plan Core Area Plan (2010)

Township of Langley
Est. 1873

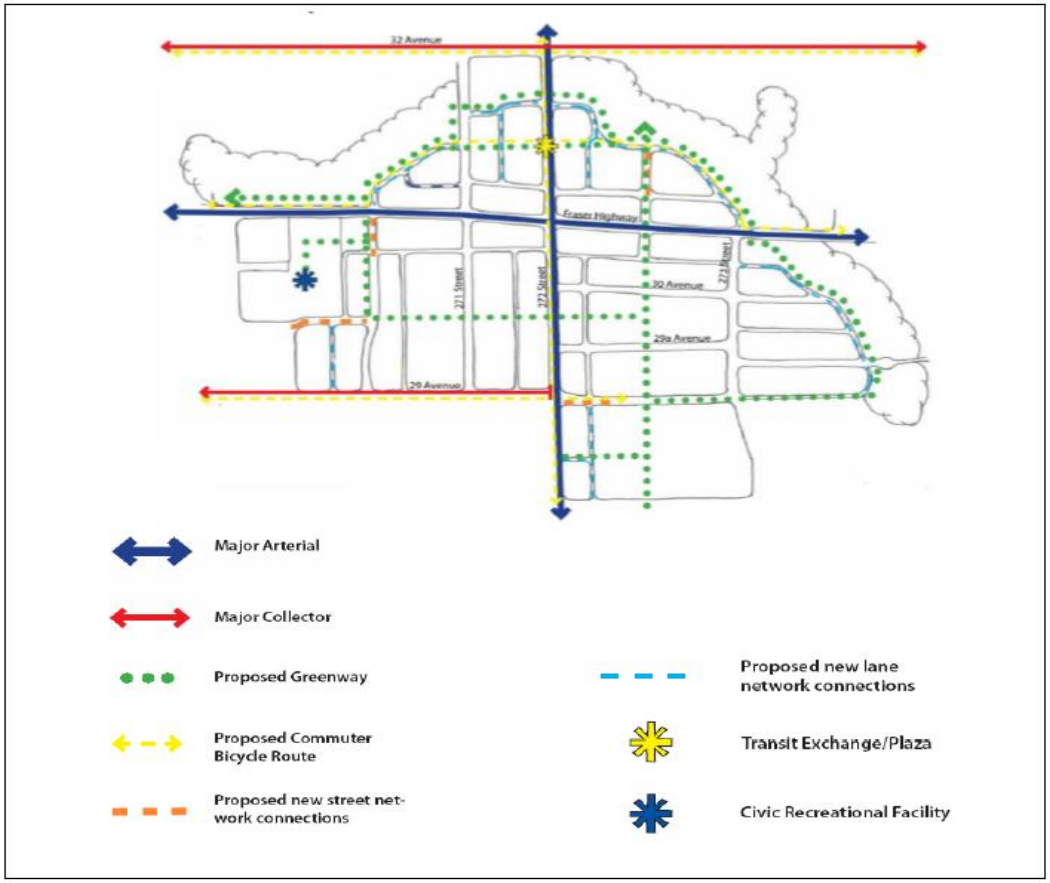
Cycling Routes:

- Cycling Route Identified along 272 Street
- Additional Cycling Routes
    - 28 / 29 Avenue;
    - 32 Avenue; and
    - Bertrand Mews

• 272 St modified to have separated cycling facilities

•Fraser Highway, 270-273 St alternative:

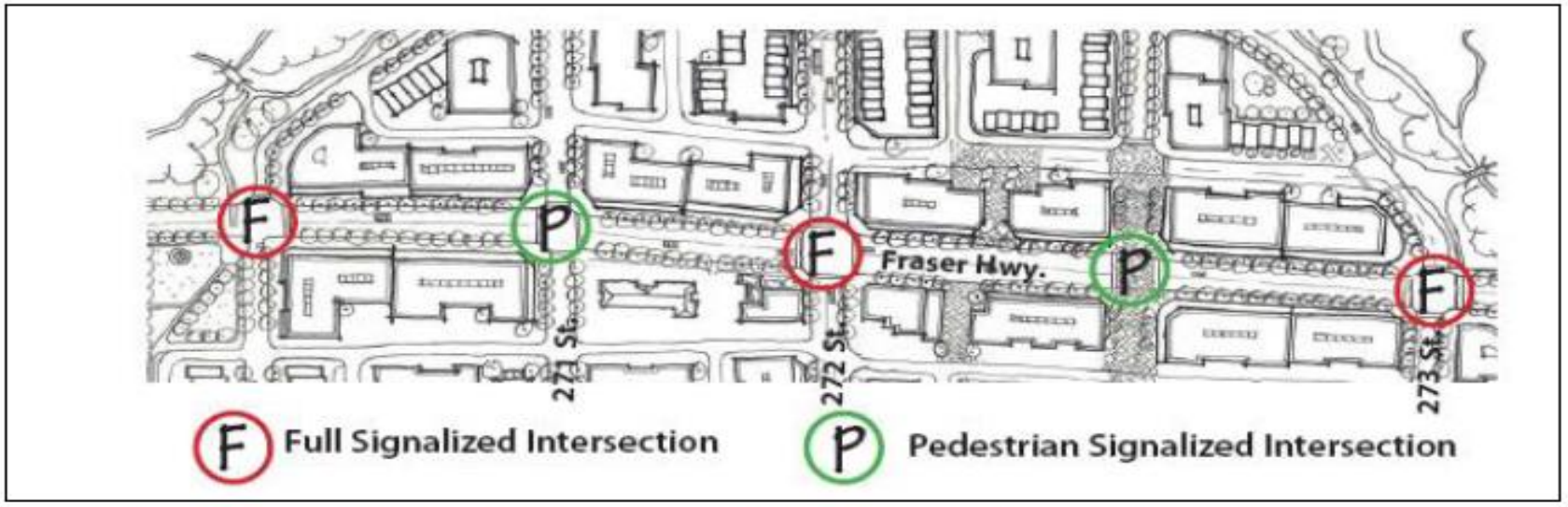
- "Betrand Mews"
- Widen Boulevard for MUP



Current Community Plan

Core Area Plan – Intersection Improvements

- Full Traffic Signals + Left-Turn Lanes at:
  - 270 Street
  - 272 Street; and
  - 273 Street
- Pedestrian crossings at: 271 Street + Mid Block E. of 272 Street
- Facilitate Active Transportation (e.g. Walking & Cycling)



Proposed Fraser Highway Intersections by Type – for illustrative purposes only.

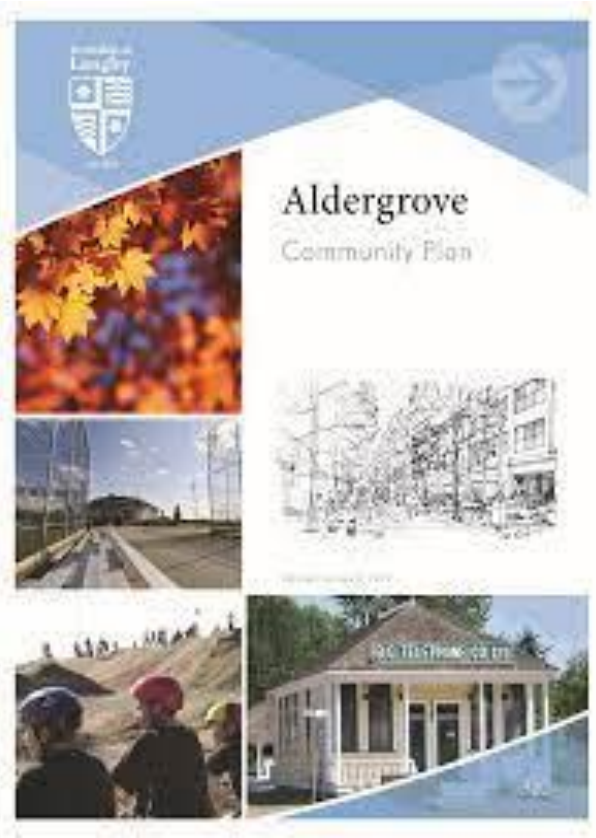
Current Community Plan

Core Area Plan – Pedestrian Realm Policies

Township of Langley
Est. 1873

Aldergrove Core Area Plan: provides for the necessary improvements at the Fraser Hwy. / 272 intersection, while incorporating the following features, in support of pedestrian & cycling activity:

- Sidewalk (1.8m)
- Boulevard (2.0m) for street trees to increase pedestrian interest, comfort and safety and to increase the urban tree canopy, currently no street trees on 272 St.
- Bike lane (1.8m) to enhance cyclist realm
- Buffer with physical separation (0.6m)
- Rear (lane) access to minimize sidewalk interruption & enhance ped. safety

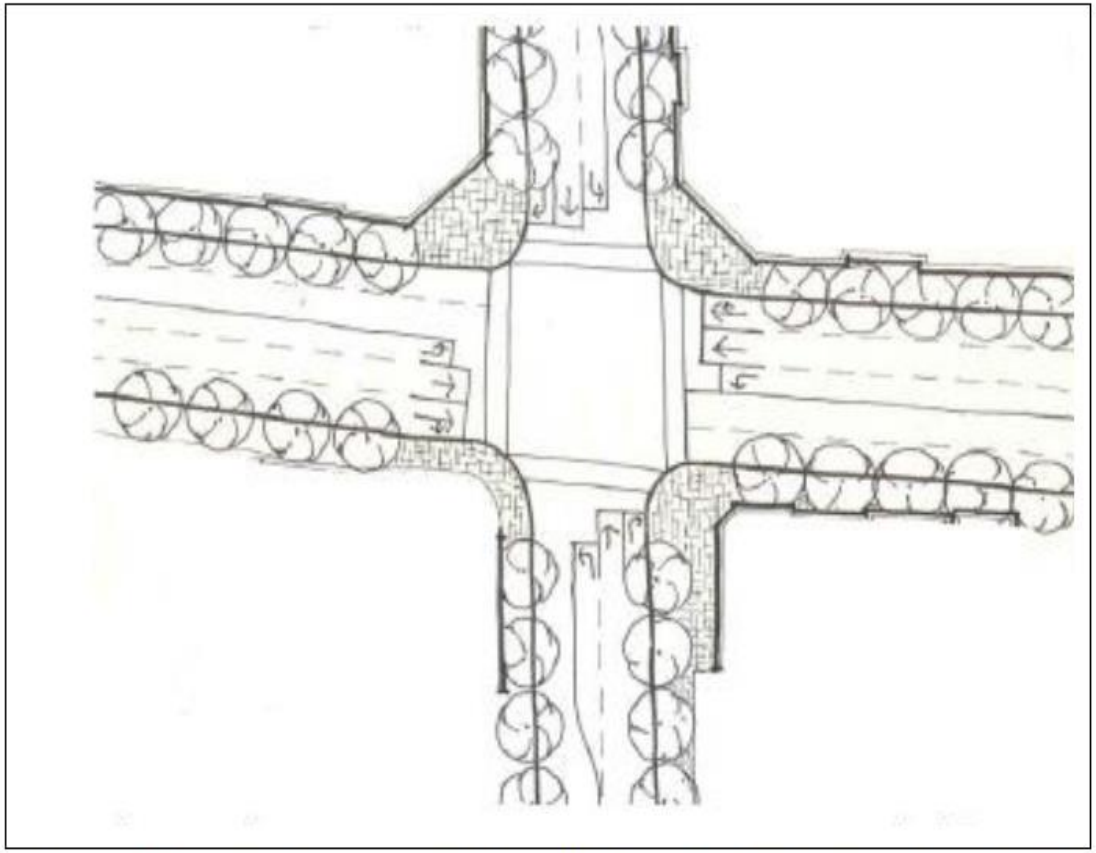


Current Community Plan

Township of Langley
Est. 1873

Aldergrove Core Area Plan
Intersection Concept: Fraser Highway & 272 St.

- Four (4) Lanes on Fraser Highway plus Left-Turn Lane at Intersection Only
- Two (2) Lanes on 272 Street plus Left-Turn Lane at Intersection Only
- Additional Northbound and Southbound Right-Turn Lanes on 272 Street At Intersection Only



Proposed Intersection Design Concept for Fraser Highway at 270 Street, 272 Street and 273 Street.

Current Community Plan

Aldergrove Core Area Plan
Pedestrians & Cyclists

- Grid Bike Route Network:
  - 272 St and 273 St
  - 29 Ave and 32 Ave
  - Fraser Highway
  - Bertrand Mews
  - Off street greenways
  - Multi-Use Paths
- Arterial Roads with separated cycling facilities or MUP's
- Collector roads on-street bike lanes or off street MUP's



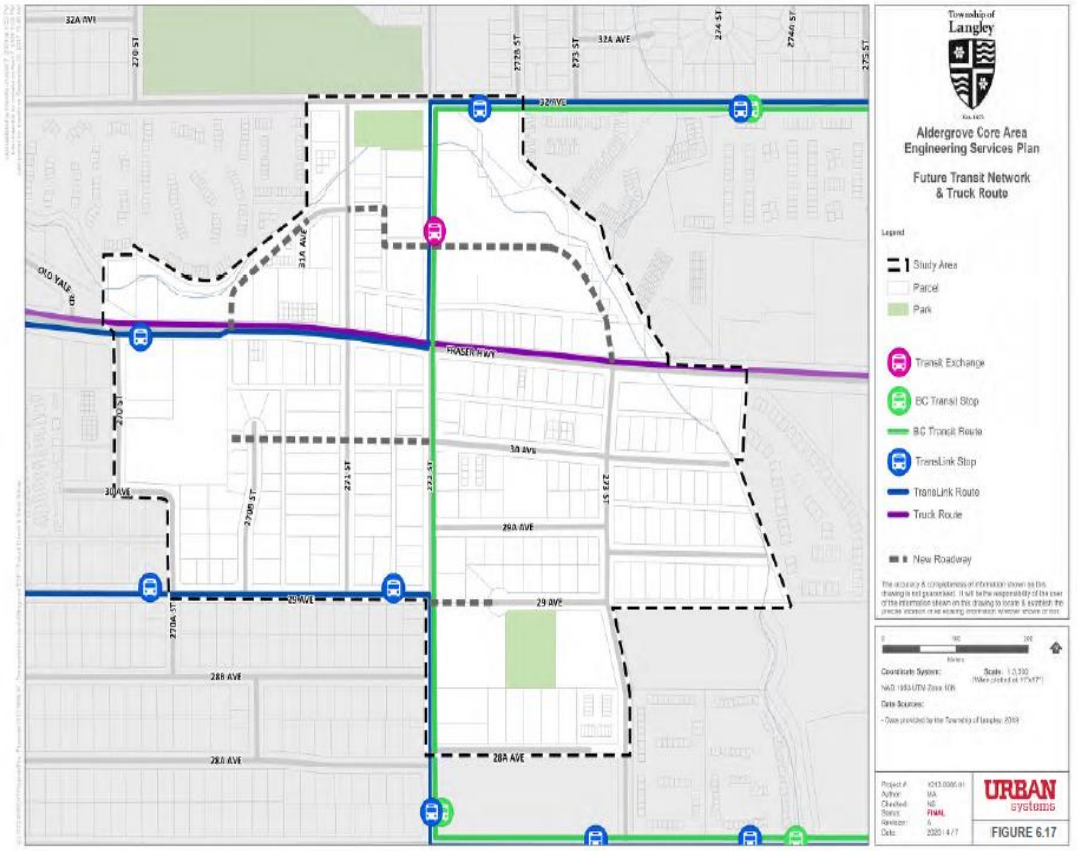
Current Community Plan

Aldergrove Core Area Plan
Transit Routes

Township of Langley
Est. 1873

Transit:

- Interconnection with TransLink and BC Transit
- Transit Exchange / Plaza on 272 Street
- Bike routes on 272 St, 273 St, Fraser Highway and Bertrand Mews provide connectivity
- Potential Bus Pre-emption on 272 St/Fraser Highway
- Could use NB/SB right turn lane area



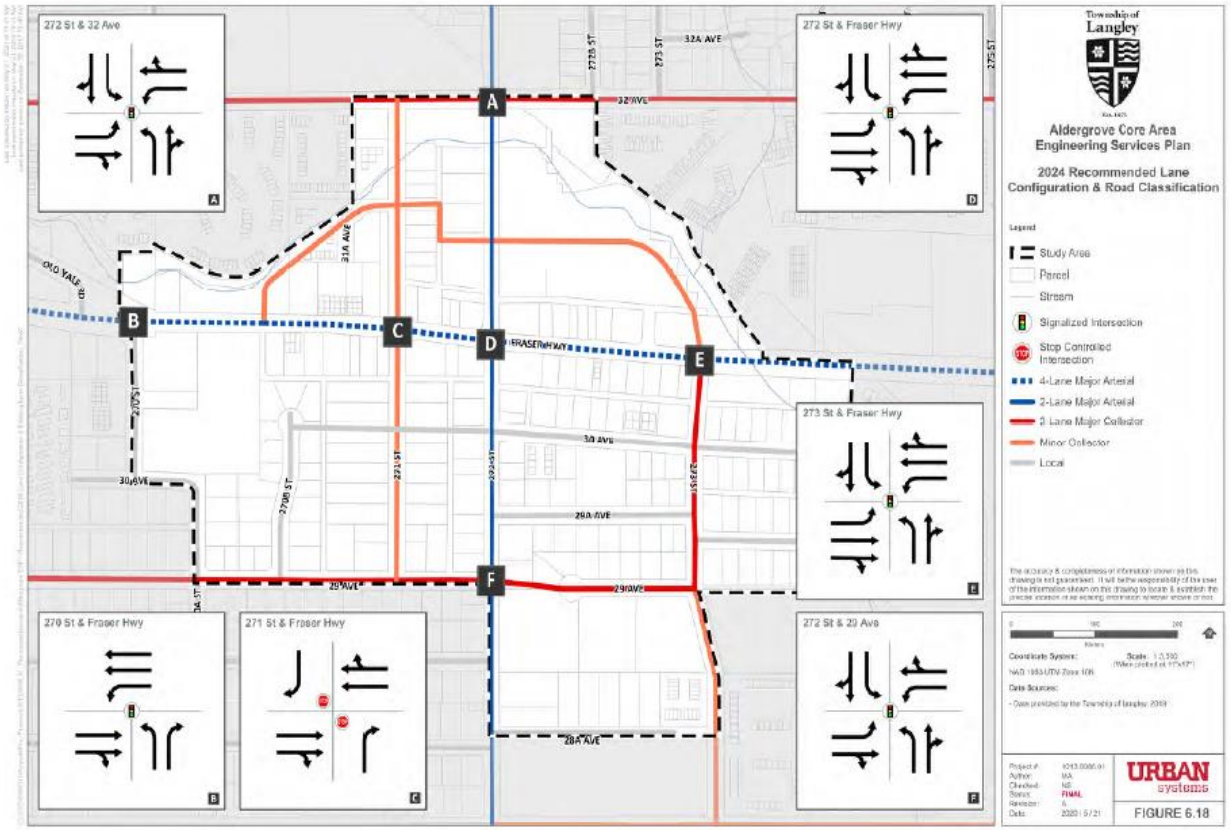
Current Community Plan

Township of Langley
Est. 1873

Aldergrove Core Area Plan
Engineering Servicing Plan (May 25, 2020)

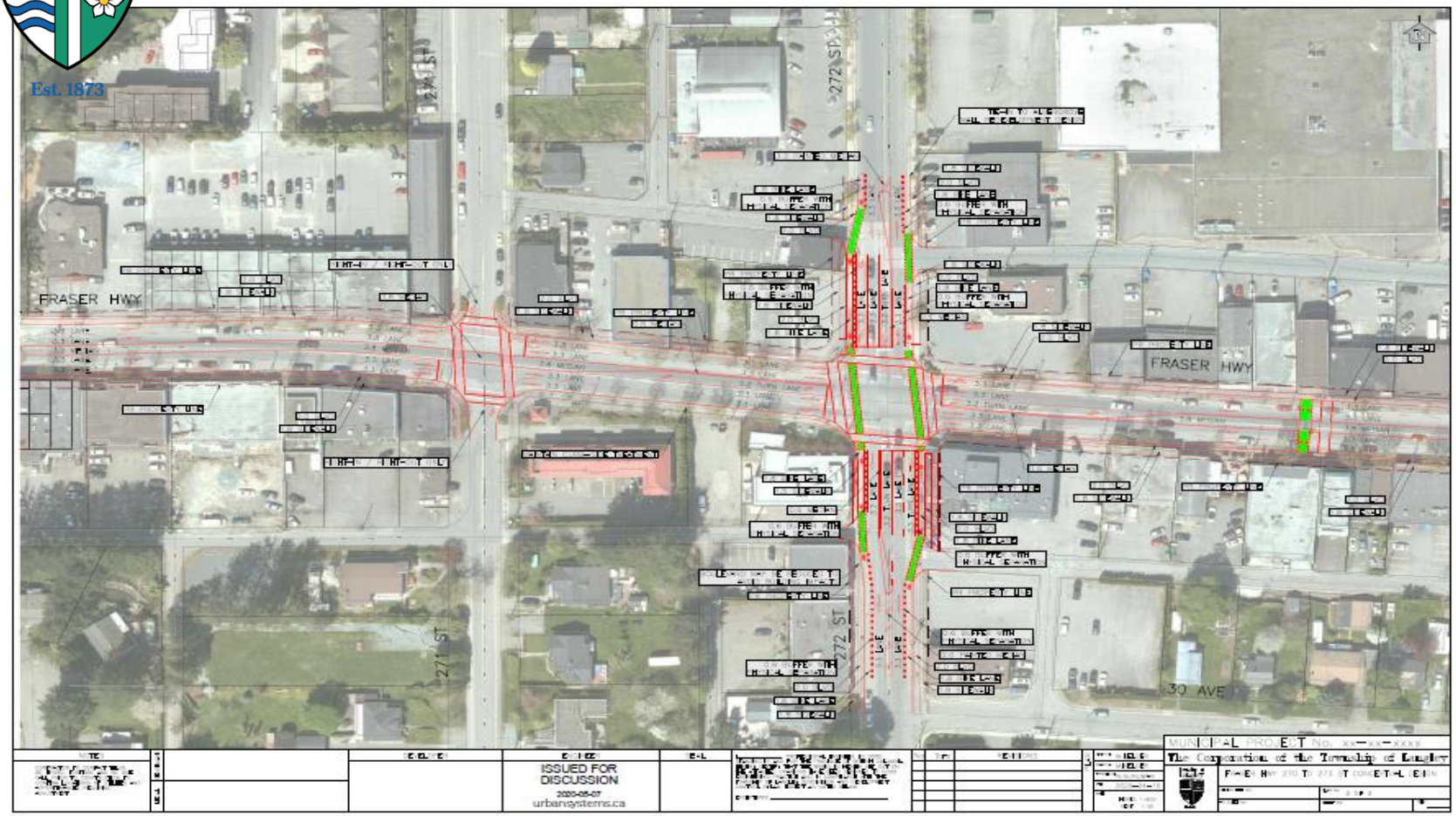
Fraser Highway at 272 Street Intersection Configuration:

- Consistent with Historic Plans
- Four (4) Lanes on Fraser Highway plus Left-Turn Lane
- Two (2) Lanes on 272 Street; Left- Turn Lanes, plus NB/SB Right-Turn Lanes



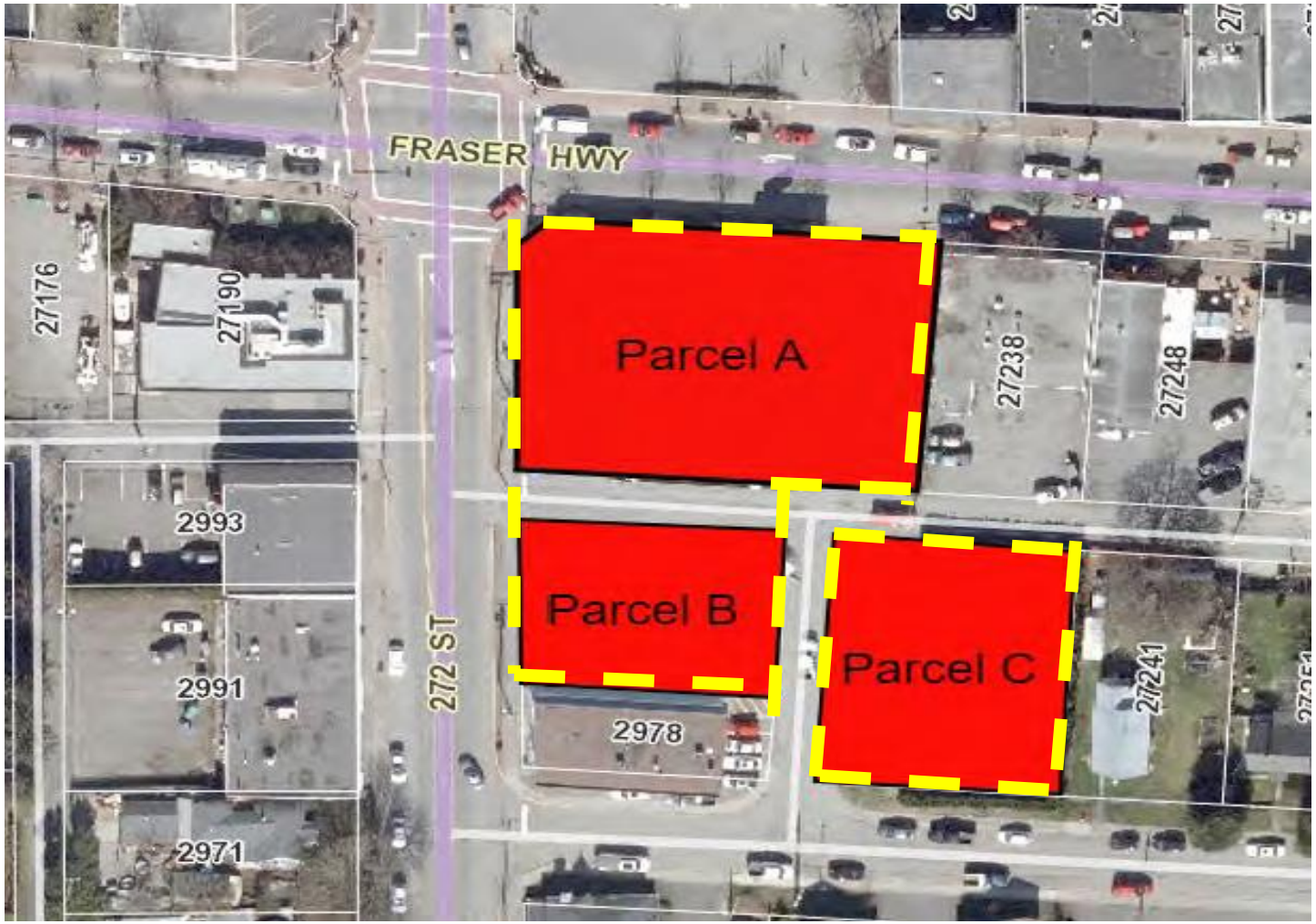
Current Community Plan

Aldergrove Core Area Plan
Consistent Application Along Corridors



Township of Langley
Est. 1873

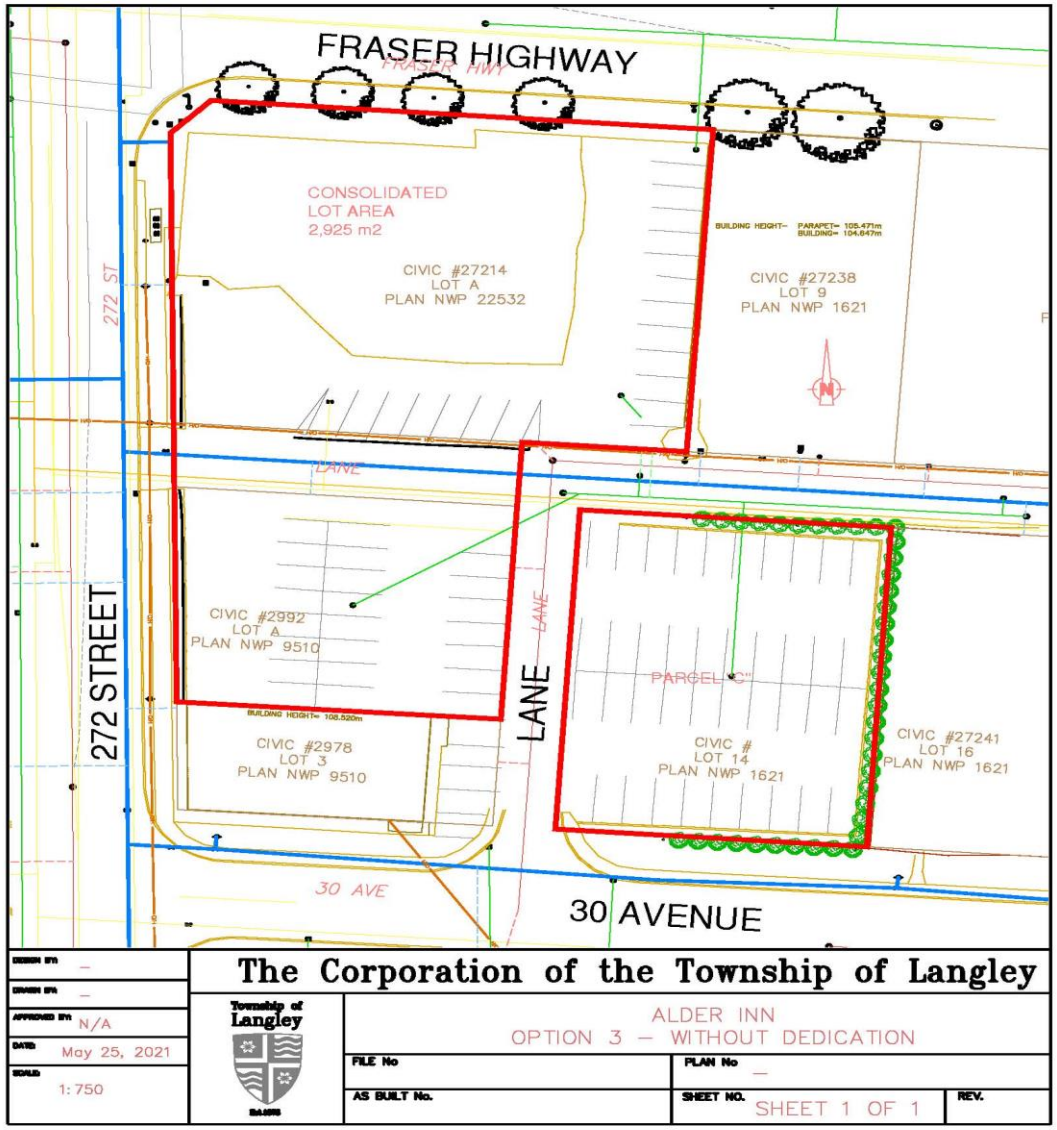
Development Option 3



Township of Langley

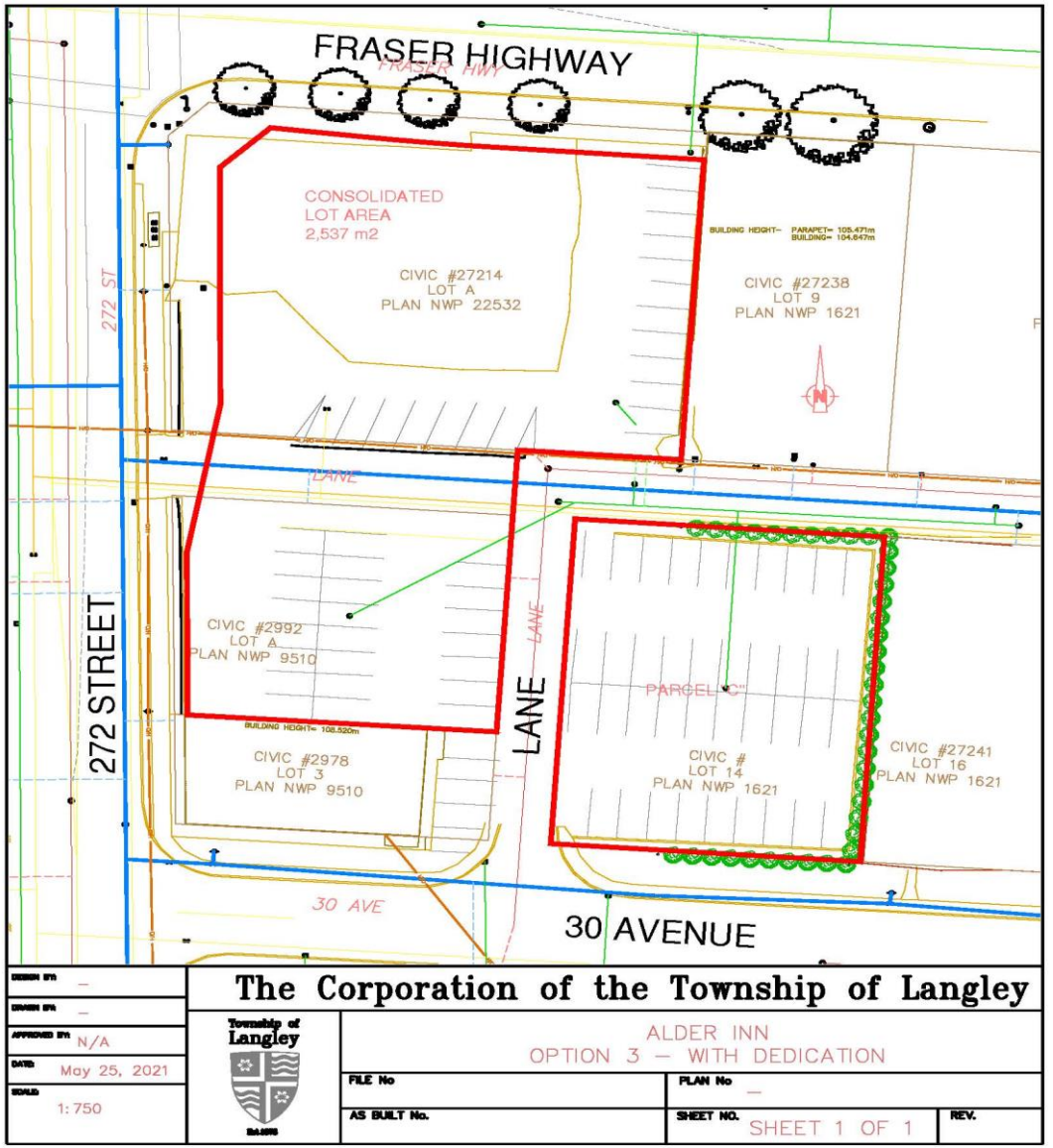
Est. 1873

Option 3A: No Intersection Improvements



Township of Langley
Est. 1873

Option 3B: With Intersection Improvements

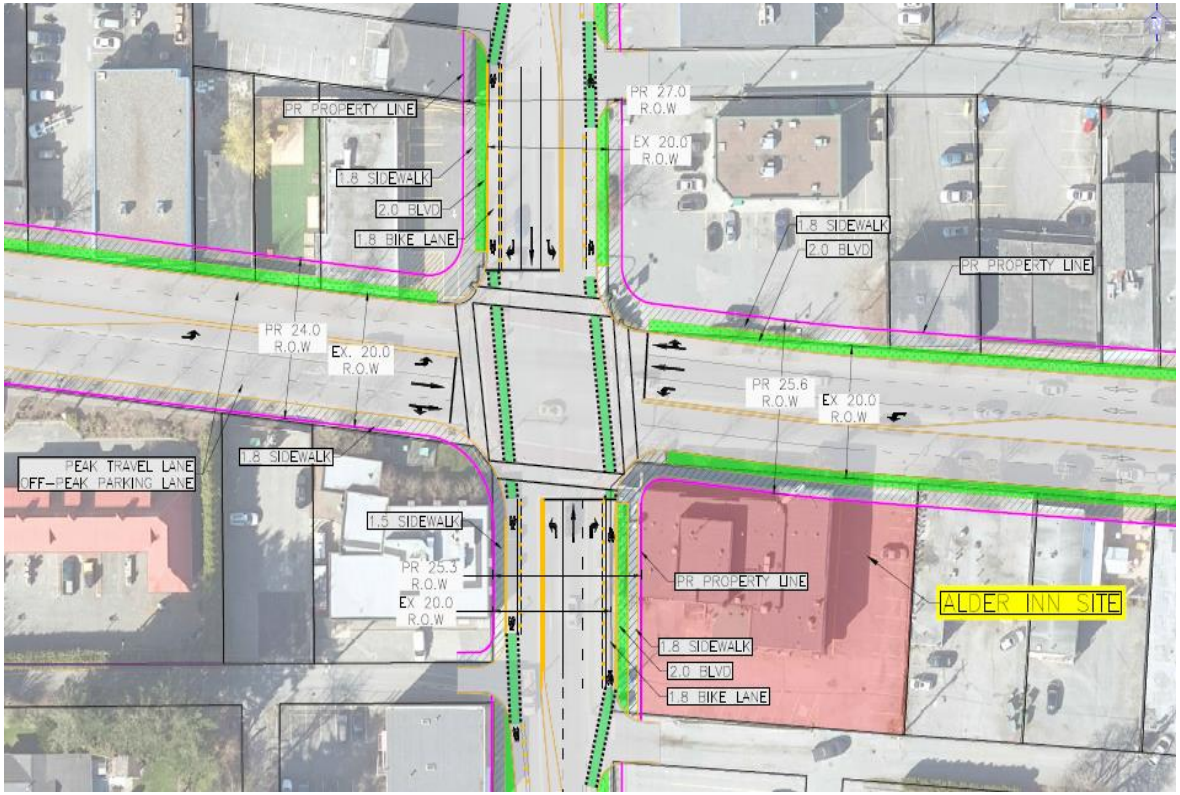


Township of Langley
Est. 1873

Intersection Design

Aldergrove Core Area Plan - Fraser at 272 Street
Option 3B1 – Balanced Intersection Improvements (Recommended)

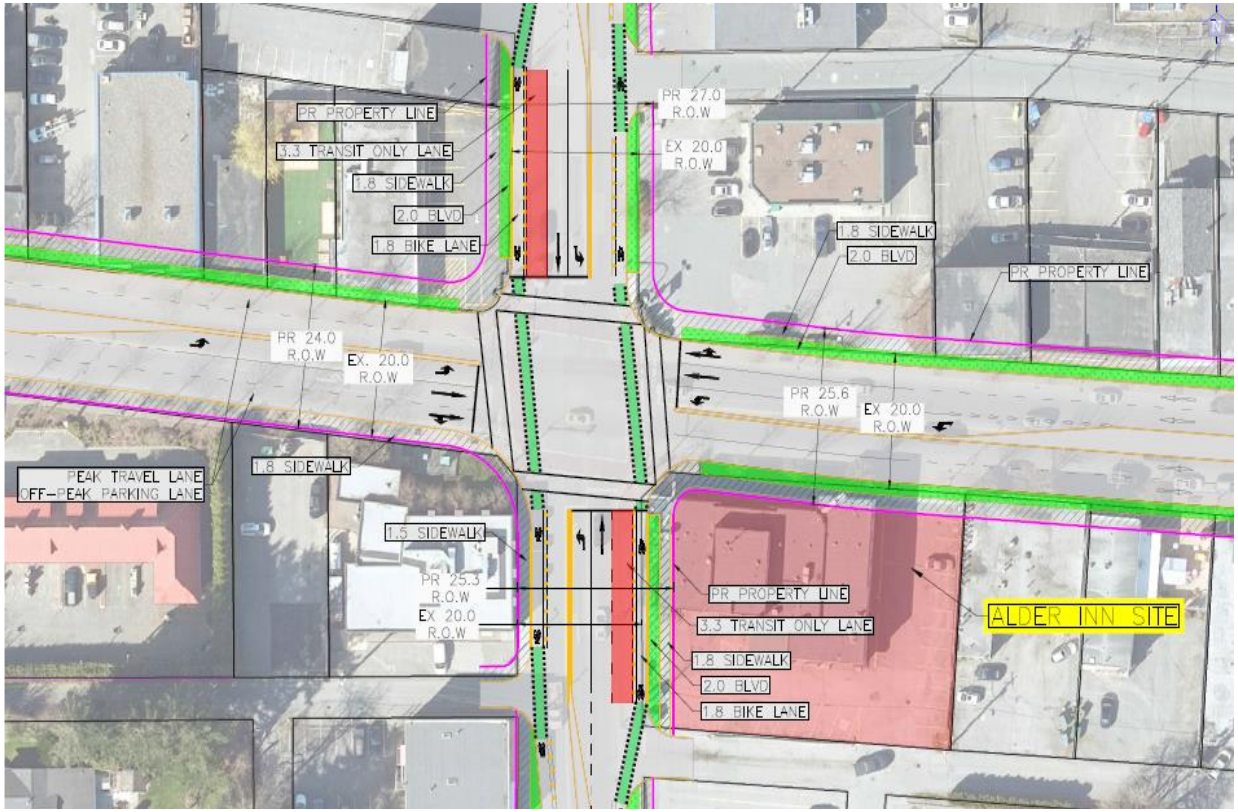
- Fraser Hwy: Four (4) Travel Lanes + Left-Turns Peak hours. On-Street Parking Off Peak
- Pedestrian and Cycling Facilities
- Separated Bike Lanes on 272 St
- 272 St Maintain Two (2) Existing Lanes plus Left-Turn Lane, Sidewalk and Bike Lane
- NB and SB Right-Turn Lanes at Intersection



Optional Intersection Design

Fraser at 272 Street
Option 3B2 – Transit Improvements

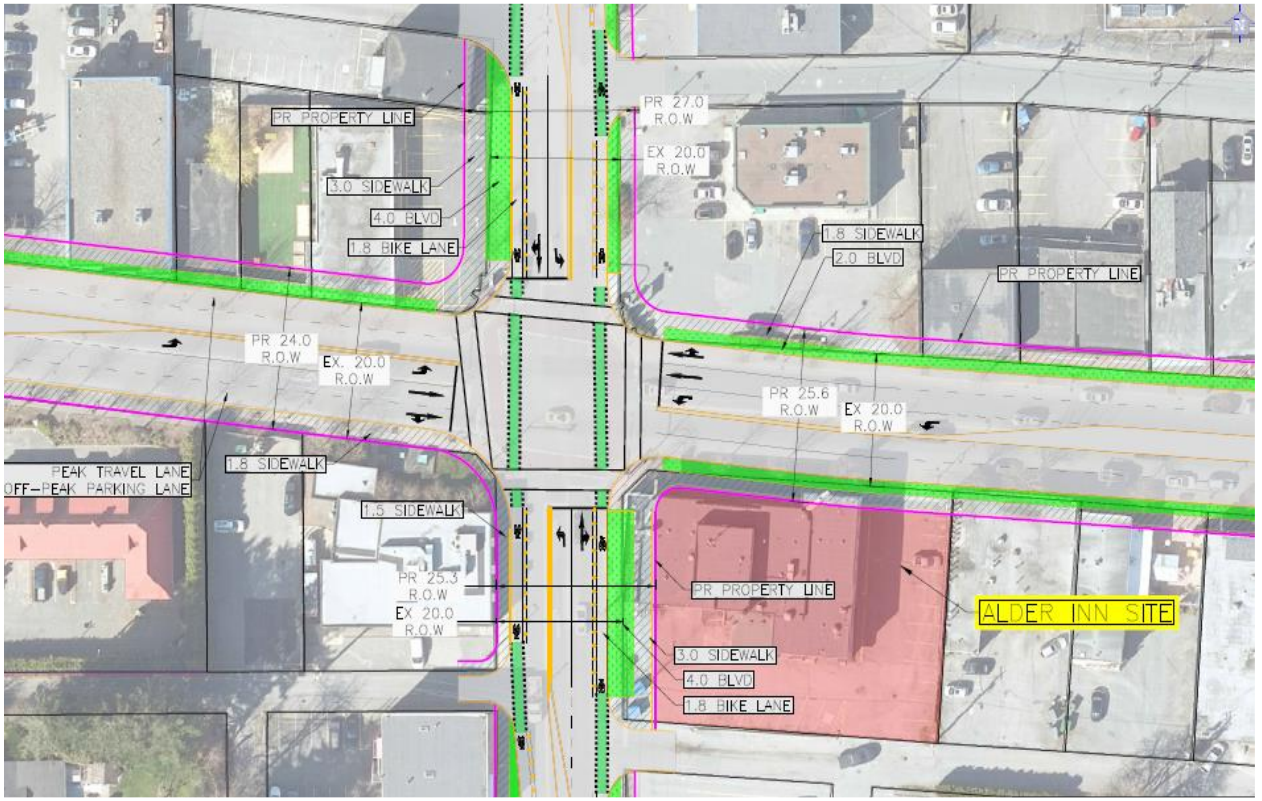
- Same Widening - Option 3B1
- Add E/W left turn lane
- Improved sidewalks
- Add ROW for Bus Lane
- Separated Cycling facilities on 272 St
- Future works Require Council approval and could change
- Land is needed now at time of development



Optional Intersection Design

Fraser at 272 Street
Option 3B3 – Walking and Cycling Boulevard Improvements

- Same Widening - Option 3B1 & 3B2
- Add E/W left turn lane
- Improved sidewalks
- Add ROW to Boulevard for Walking/Cycling
- Separated Cycling facilities on 272 St
- Future works Require Council approval and could change
- Land is needed now at time of development



Development Option Comparison
(Mixed Use Building)

	Option 3A (No Road Dedication)	Option 3B (W/ Road Dedication)	Option 3C (W/ Road Dedication) FSDR adjusted to Option 3A yield – gross vs. net)
Consol. Area (ft2) (inc. lane)	31,184	27,308	27,308
Commercial A (ft2)	13,153	11,571	11,571
Residential A (ft2)	48,915	43,045	51,397
~ No. of Apt. Units	45	37	47
Parking Required	130	113	125
Parking Provided	125	125	125
FSR	2.0	2.0	2.3

QUESTIONS?





THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW 2015 NO. 5034

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2015 No. 5034 sets out the rules and regulations regarding the posting of election and political signs on both public and private property within the Township of Langley.

Amending Bylaw 5679 – Adopted November 30, 2020
Bylaw 2020 No. 5679 amends the Election and Political Signs Bylaw 2015 No. 5034. The bylaw amends the starting date for the duration of placement of Local Government Election signage to be 21 days prior to the general voting day.

CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW 2015 NO. 5034

WHEREAS it is deemed necessary and desirable to regulate the placement of political and election signs in the Township of Langley;

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

1. This Bylaw may be cited for all purposes as "Township of Langley Election and Political Signs Bylaw 2015 No. 5034".

Part 1 Duration and Requirements / Restrictions for Election and Political Signs

Duration

1.0 A person shall not place, or permit to be placed, an election or political sign on **public or private** property, except in relation to:

Elections / By-Elections:

1.1 Federal elections and by-elections, from the time the writ of election is issued until four (4) days after general voting day;

1.2 Provincial elections and by-elections, from the time the writ of election is issued until four (4) days after general voting day; and

#5679
11/30/20

1.3 Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00am on the twenty-first (21st) day prior to general voting day.

Referendum or Plebiscites:

1.4 Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

1.5 Local Government and School District No. 35 (Langley) referendum or plebiscites, from the day that the text of the question is approved by Council or a regional board by bylaw or by resolution, as the case may be, until four (4) days after general voting day; and

1.6 Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter.

Part 2 Requirements / Restrictions for Election or Political Signs

2.0 Election or political signs do not require a sign permit, but **all** election or political signs must adhere to the following requirements and restrictions:

2.1 must have no more than two sign faces;

2.2 each sign face must be no larger than **3 square metres** (32.3 square feet) in area nor exceed a **maximum height of 1.8 metres** (6 feet);

2.3 must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

2.4 must not be animated, illuminated, rotating, flashing or have moving lights or other electrical features;

2.5 must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

2.6 must not resemble traffic control devices referred to in the *Motor Vehicle Act* and Regulations under that *Act*;

2.7 must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection;

2.8 are not permitted on centre medians, traffic islands, traffic circles or roundabouts;

2.9 must be self-supporting and cannot be attached to any Township property such as fences, benches, bus shelters, trees, street light poles or traffic signal poles;

2.10 must not be located within 100 metres of a voting place, fronting a public park or facility owned or operated by the Township, or within 5 metres of a fire hydrant;

2.11 For Local Government elections or other voting opportunities, election or political signs for candidates running in jurisdictions other than the Township of Langley and School District No. 35 (Langley) shall only be erected within a six (6) meter radius of the Fraser Highway and the boundaries of:

- the City of Langley;
- the City of Abbotsford; and
- the City of Surrey.

Part 3 Placement on Township of Langley Property

3.0 Election or political signs must adhere to the requirement listed under Parts 1.0 and 2.0 of this Bylaw and are permitted on highways without requiring a permit, provided that:

3.0.1 for Local Government elections, only election or political signs for Local Government candidates running for office in the Township of Langley or for membership on the Board of School District No. 35 shall be permitted within the boundaries of the Township;

3.0.2 for Provincial and Federal elections the candidates must be running in a riding which includes lands within the Township of Langley; or

3.0.3 the voting opportunity is for a Federal, Provincial, Local Government or School District referendum, plebiscite or recall.

3.1 No election or political signs shall be placed within or on any property owned, leased or operated by the Township that is not a highway.

Boulevards

3.2 Election or political signs are allowed on Township boulevards if placed in the following manner:

3.2.1 a minimum two (2.0) metres from the curb or from the nearest driving lane if no curb exists);

3.2.2 a minimum one (1.0) metre from any Township sidewalk or pathway;

3.2.3 the top of the sign must be less than 1.8 metres above ground level; and

3.2.4 a minimum twenty (20) metres from any intersection.

Part 4 Placement on Private Property

4.0 Election or political signs may be erected on private property in all zones, including single family, two family, multi-family zones, institutional, commercial, and industrial, and any lot in a Rural zone, provided that:

4.1 no election or political sign shall be erected on private property without the consent of the property owner or occupant.

Part 5 Enforcement of Election or Political Sign Regulations

5.0 If, in the opinion of the Township Engineer, or designate, at his or her sole discretion, an election or political sign erected on a highway constitutes a hazard to the safe and efficient movement of vehicular or pedestrian traffic, or otherwise violates any of the above requirements, the Engineer or designate may, immediately and without notice, remove the sign.

5.1 Bylaw No. 5034 allows the Township of Langley to immediately remove signs in violation of the Bylaw.

For election or political signs on private property, please contact Legislative Services at 604.533.6100 or email legservicesinfo@tol.ca.

For signs on streets or public property, please contact Bylaw Enforcement at 604.532.7551 or Engineering at 604.533.6006 or email enginfo@tol.ca.

5.2 Election or political signs removed pursuant to section 5.0 will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative.

5.3 Election or political signs removed pursuant to section 5.2, and not claimed within four (4) days after the period set out in Part One of this bylaw, become the property of the Township and may be destroyed or otherwise disposed of by the Township, without notice to any person.

5.4 Defacing, damaging or pulling down election or political signs is a criminal offence under the *Criminal Code of Canada*.

Part 6 Severability

6.0 If any part, section, sub-section, clause, or sub-clause of this bylaw, for any reason, is held to be invalid by a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

Definitions:

Boulevard means:
a) where there is no curb and gutter, the area between the shoulder of the road and the adjacent property line.
b) Where there is curb and gutter, the area from the back of the curb to the adjacent property line;
c) Where there is curb and gutter and a sidewalk, the area from the back of the sidewalk to the adjacent property line.

Candidate means a person who is a candidate for election pursuant to the *Local Government Act,* the *School Act (BC),* the *Election Act (BC),* or the *Canada Elections Act*, or a person represented as a candidate on a political sign.

Candidate Representative means a person who is appointed by a Candidate as a candidate representative for the purposes of the *Local Government Act*, the *Election Act (BC)* or the *Canada Elections Act*.

Centre Median means an area designated for the segregation of lanes of traffic on a roadway, designated either by lines or landscaping.

Chief Election Officer	means the person appointed by Council as the Chief Election Officer pursuant to the *Local Government Act,* or the Deputy Chief Election Officer in the absence of the Chief Election Officer.
Council	means the Council of the Township of Langley.
Election or Political Sign	is a temporary sign designed or intended to be displayed in connection with Federal, Provincial, Local Government or School District No. 35 (Langley) elections, by-elections, referendum or plebiscites.
Engineer	means the General Manager of Engineering of the Municipality or the authorized representative.
General Voting Day	means polling day under the *Canada Elections Act* or general voting day under the *Local Government Act, School Act (BC*) or *Election Act (BC)*,whichever is applicable.
Highway	means a common and public highway, street, avenue, road, lane, road allowance, bridge, and viaduct, which is intended for or used by the general public for the passage of vehicles, pedestrians, and cyclists, but does not include a private right-of-way on private property.
Park	means Township-owned land or right-of-way used for passive or active recreation including open space, sports fields, pitch and putt golf courses playgrounds, walkways, trials, nature reserves, natural areas, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.
Person	includes a property owner, strata corporation, candidate, candidate representative, political organization, or any other person under the direction of such an individual or organization.
Place	means place, erect, affix or attach.
Political organization	includes: (a) an “elector organization’ within the meaning established in the *Local Government Act*; (b) a “campaign organizer” within the meaning established in the *Local Government Act*; (c) a “political party” within the meaning established in the *Election Act (BC)* or *Canada Elections Ac*t; (d) any incorporated or unincorporated organization which promotes or opposes the election of a candidate; (e) any incorporated or unincorporated organization which approves or disapproves of a course of action advocated by a candidate or another political organization; (f) any incorporated or unincorporated organization which promotes or opposes an issue that is the subject of a

referendum or plebiscite; and

(g) any incorporated or unincorporated organization which promotes or opposes a recall or initiative campaign.

Public Property means all property owned by the Township of Langley and School District No. 35, which are not occupied for residential purposes, excluding all highways.

Roadway structure means a bridge, overpass, guardrail, retaining wall, fence, concrete barrier, fire hydrant, street light pole, utility pole, and crosswalk pole.

Shoulder means where there is no curb and gutter, the area between the edge of the road and a line two metres, fifty centimetres (2.5 m) parallel to the edge of the road.

Sign Face means the display areas of a political sign on which letter, symbols or pictures appear.

Structure means a construction of any kind whether fixed to or supported by or sunk into land or water.

Township means the Corporation of the Township of Langley.

Traffic Control Device means a sign, line, meter, marking, space, barrier, or device that is painted, placed or erected to guide, regulate, warn, direct, restrict, control or prohibit traffic.

READ A FIRST TIME the	14	day of	December	, 2015
READ A SECOND TIME the	14	day of	December	, 2015
READ A THIRD TIME the	14	day of	December	, 2015
RECONSIDERED AND ADOPTED the	11	day of	January	, 2016

“JACK FROESE”	Mayor	“WENDY BAUER”	Deputy Township Clerk