Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, March 7, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – March 7, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 7, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 28, 2022

That Council adopt the Minutes of the Regular Council meeting held February 28, 2022.

2. Public Hearing Meeting – February 28, 2022

That Council adopt the Minutes of the Public Hearing meeting held February 28, 2022.

C. DELEGATIONS

1. Liam Razzell
Action on Smoking & Health
File 0550-07

Request by Liam Razzell, BC Policy Specialist, Action on Smoking & Health, to appear before Council to discuss ways to enhance smoke-free bylaws to prevent the renormalization of smoking and tobacco use with the legalization of cannabis and the uptake in vaping.

D. PRESENTATIONS

1. Tourism Langley

That Council receive the presentation by Erinn Kredba, Executive Director, Tourism Langley, providing an overview of 2020-2021 activity and to present their board-endorsed future five-year strategic plan.

E. REPORTS TO COUNCIL

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. 101186
(Gateway 200 Business Park Ltd. /
19900 Block of 84 Avenue)
Report 22-19
File CD 08-27-0071

That Council authorize issuance of Development Permit No. 101186 to Gateway 200 Business Park Ltd., for property located at the 19900 Block of 84 Avenue, subject to the following conditions to the acceptance of 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";
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;
f. All refuse areas to be located in an enclosure and screened; and
g. All outdoor storage areas being covered by a dust free surface;

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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;

E. REPORTS TO COUNCIL

c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees.

2. Aldergrove Gateway Site - Public Engagement Strategy
Report 22-20
File ENG 6125-20-AGS1

That Council approve the Terms of Reference, presented as Attachment A, outlining the various components and associated costs, as well as proposed timelines as outlined in this report, in relation with a proposed public engagement strategy for the Aldergrove Gateway Site located at 27030 Fraser Highway with overall estimated costs of up to $50,000 funded from Council Contingency.

3. Draft Financial Plan 2022-2026 - Results of Public Consultation
Report 22-21
File FIN 1700-80

That Council receive the results of the public consultation for the Draft 2022-2026 Financial Plan for information; and

That Council direct staff to bring forward the Draft 2022-2026 Financial Plan and the 2022-2026 Five Year Financial Plan Bylaw for first, second and third reading to the March 28, 2022 Council meeting.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-10
File CD 11-33-0138

That Council give third reading "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".

Explanation – Bylaw No. 5761

Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 44 3-storey townhouses up to maximum density of 57 units per hectare (23 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing.

Explanation – Bylaw No. 5762

Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 44 3-storey townhouse units on properties located in the 9100 Block of King Street.

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule "B" of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);

H. BYLAWS FOR CONSIDERATION AT THIRD READING

4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and
5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Heritage Alteration Permit applications.

Heritage Alteration Permit No. 101241

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street) 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 and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

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

a. 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;
e. Although not a commercial or industrial property, 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 to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

2. Highway Closure and Dedication Removal (Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696

That Council give third reading to "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558"; and

"Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597".

Explanation – Bylaw No. 5558

Bylaw 2020 No. 5558 authorizes the closure and highway dedication removal from portions of the lane between Royal Street and King Street and Mary Avenue and Mavis Avenue.

Explanation – Bylaw No. 5597

Bylaw 2020 No. 5597 authorizes the closure and highway dedication removal from the portion of Royal Street between Mary Avenue and Mavis Avenue.

Clerk's Note: No report is included in the Regular agenda package as this was dealt with as a property matter.

I. BYLAWS FOR FINAL ADOPTION

1. Sanitary Sewer Local Area Service
24 to 28 Avenues and 204 to 208 Streets
Bylaw No. 5768
Report 22-12
File ENG 5320-20-SWR21-02

That Council give final reading to "Local Area Service Bylaw No. 5768".

Explanation – Bylaw No. 5768

Local Area Service Bylaw No. 5768 establishes the construction of approximately 1,995 metres of gravity sanitary sewer combined total from segments on 204 Street from 28 Avenue to 24 Avenue, 24 Avenue from 204 Street to 208 Street and 206 Street from 24 Avenue south (approximately 400 metres) as a local area service and authorizes recovery of the costs of constructing the local area service by means of a local service tax.

J. CORRESPONDENCE

1. Tree Protection Bylaw – Request for Fee Waiver

That Council receive the letter from Patrick Wenman requesting a waiver of all Township permit fees to remove trees from his property.

Clerk's Note: Please note that the property owner has not submitted a tree removal application form yet and has only submitted the arborist report. The report has not been reviewed nor have the trees in question been inspected by staff but should the trees be confirmed hazardous there would be no application nor cutting fees to remove 4 hazardous trees and, pursuant to the bylaw, would only require security deposit for 8 replacement trees at $500 per tree for a total deposit of $4,000. The property owner would have to purchase and plant the replacement trees. Staff would inspect the replacement trees and refund 90% ($3,600) if the trees pass inspection. 10% ($400) is held back for 1 year to ensure tree has survived. Once that inspection passes, the remaining $400 is refunded.

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

2. Deafblind Awareness Month
File 0630-01

That Council receive the correspondence from Theresa Tancock, Family Services Coordinator, Canadian Deafblind Association – BC, requesting the month of June 2022 be proclaimed as Deafblind Awareness Month.

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

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – February 16, 2022
Agricultural Advisory and Economic Enhancement Committee – February 23, 2022
File 0540-20

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

2. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council endorse the 2022 Work Plan, presented as Attachment A.

K. MINUTES OF COMMITTEES

3. Heritage Advisory Committee Recommended Motion
File 0540-20

That Council endorse the appointment of the following individuals to the Heritage Review Panel for the 2022/2023 term as per Section 8.3.6 of the Heritage Advisory Committee terms of reference for this subcommittee:

Tom Annandale (Heritage Advisory Committee Member)
Fred Pepin (Heritage Advisory Committee Member)
Madeleine De Little (Heritage Advisory Committee Member)
Mark van der Zalm (Community Representative, Fort Langley)
Janice Robertson (Community Representative, Fort Langley)
Karen Lescisn (Community Representative, Murrayville)
Jared Bouwman (Community Representative, Murrayville)

Clerk's Note: Please note that the recommended motion is time sensitive and that the March 2, 2022 Heritage Advisory Committee minutes will be received by Council at the March 28, 2022 Regular Council meeting.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

The following information has been brought forward from the February 7 and 28, 2022 Special Closed meetings for public information:

1. Community Arbour Day 2022

Whereas the Township of Langley will be planting trees for the annual Arbour Day celebration; and

Whereas Council may direct staff to arrange commemorative tree plantings for the following individuals at the 2022 Community Arbour Day celebration;

Therefore be it resolved that funds derive from Council Contingency at a cost of $500 per tree for the below named individuals:

1. Lynne Whitehouse
   Former Executive Director of the Greater Langley Chamber of Commerce

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

2. Susan Guest
   Dedicated community volunteer and arts supporter

3. Rudy Langmann
   Reporter, author, businessperson

4. Rod Walton
   Community builder, businessperson

5. Corine Anderson-Hart
   Dedicated community volunteer and farmer

6. Tina Nikkel
   Aldergrove Agriculture Association

7. Lilian Sebulsky
   Dedicated community volunteer

8. George Muller
   BC Farm Museum volunteer

9. Gloria Doubleday
   Dedicated community volunteer

CARRIED

Section 90(1) (b) Personal

O. OTHER BUSINESS

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

1. Fairness with ALR Land Speculation and Conversions

Whereas:

1. Approximately 75% of the Township of Langley land base is within the Agricultural Land Reserve ("ALR");

2. Removal of land(s) from the ALR for intensified urban uses ultimately located within the current or a revised urban boundary is rare, but when approved by the Agricultural Land Commission ("ALC") the underlying land value increases are significant and potentially exponential ("Conversion");

O. OTHER BUSINESS

3. When a rare and economically unique Conversion of ALR land(s) occurs the Township of Langley, taxpayers and community residents as a whole should also benefit from the significant and potentially exponential land value increase, a new land value based on location, transportation infrastructure, amenities and other public assets, processes and other unique considerations; and

4. Council has previously adopted Langley Official Community Plan bylaw No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582 based on similar considerations of significant private benefit accrued from community investments and processes.

Therefore be it resolved that Council hereby direct staff to amend Community Amenity Contribution Policy (No. 07 – 166) with a target contribution amount of 50% of the increase in land value resulting from an ALR Conversion and land use amendment and rezoning process, with land value before and after Conversion determined by accredited appraisals coordinated by the Township of Langley, and that this updated policy requirement be applied to any and all instream applications that include a Conversion prior to any consideration by Council.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (m) Another Enactment;
Item G.1 - Section 90(1) (k) Negotiations;
Item G.2 - Section 90(1) (g) Legal;
Item G.3 - Section 90(1) (g) Legal;
Item G.4 - Section 90(1) (e) Property;
Section 90(2) (b) Intergovernmental Relations;
Item G.5 - Section 90(1) (e) Property; (k) Negotiations;
Item G.6 - Section 90(1) (e) Property;
Item H.1 - Section 90(1) (g) Legal; and
Item H.2 - Section 90(1) (e) Property; (k) Negotiations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, February 28, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

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

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

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 28, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held February 28, 2022.
CARRIED

MOTION
Moved by Councillor Arnason,
Seconded by Councillor Ferguson,
That the Cole Harmony Bridge be lit up with blue and yellow for one week to honour the Ukraine.
CARRIED

B. ADOPTION OF MINUTES

1. Special Council Meeting for Budget Purposes – February 7, 2022

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held February 7, 2022.
CARRIED

2. Regular Council Meeting – February 7, 2022

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held February 7, 2022.
CARRIED

C. DELEGATIONS

1. Bill Fizzle

File 0550-07

Bill Fizzle appeared before Council to discuss 5G towers including the new 3 or 4 storey one in Port Kells. He commented that he is concerned about the increase in 5G towers in the area and the potential for harm and use for surveillance.

D. PRESENTATIONS

1. Lymantria Moth Eradication Program

Tim Ebata, Forest Entomologist, BC Ministry of Forests, Lands and Natural Resource Operations, and David Holden, Survey Biologist, Canadian Food Inspection Agency, provided an overview of the planned Lymantria Moth (LDD) Eradication program. The LDD moth can cause quarantines on shipments of restricted commodities, increase agricultural costs, increase timber costs, create forest damage, increase urban nuisance and health problems, and increase pesticide use. Treatment for this moth by trapping would maintain a pest free area. Aerial Spraying requires a Pesticide Use Permit approved by the Ministry of Environment and Climate Change Strategy. They would like to add a link to the Lymantria Moth provincial webpage to the Township website and ask to make the spraying permit available. Virtual Open Houses for citizens are taking place March 1 and 2.

D. PRESENTATIONS

2. Health Contact Centre Update

Jennifer Conway-Brown, Fraser Health Authority, Dr. Maulik Baxi, Fraser Health Authority, and Terry Brock, Lookout Housing and Health Society, provided an update on the Health Contact Centre and potential location sites. Overdose deaths in Langley have more than doubled since 2019 (143% increase). Lookout Housing and Health Society provides housing and support services to adults with low to no income who have few, if any, housing or support options. There is low availability of commercial properties to rent and there is a stigma around drug use which prevents owners from leasing their properties for these support services. Lookout is requesting assistance in locating appropriate, community friendly space for service, support for zoning requests or temporary use permits, and input regarding public education and community engagement.

Councillor Davis entered the meeting at 2:15pm.

3. Completion of 200 Street at 76 Avenue within 2022

Staff provided a presentation regarding the completion of a signalized intersection at 200 Street and 76 Avenue within 2022. The signal is identified in the Master Transportation Plan from 2009. The interim works anticipated to be completed in the Spring/Summer of 2022 include:

- Full traffic signal, including line pedestrian crossings;
- Advance warning flashers on 200 Street;
- "Reduce Speed" signage installation (60km.h) consistent with corridor;
- Road widening on 200 Street fronting development, including left turn lanes; and
- Road widening on 76 Avenue (west leg).

Ultimate Intersection Improvements to be completed in the future include:

- Full traffic signal (ultimate location)
- 200 Street widened to ultimate width, curbs relocated to ultimate alignment;
- Medians installed on 200 Street; and
- Road widening on 76 Avenue (east leg).

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
Whereas:

200 Street and 76 Avenue is a badly needed signalized intersection for thepedestrians, motorists, and cyclists, and the new, additional housing on the west side of 200 Street; and

Some members of the SD35 Board of Education have expressed serious concern regarding the lack of a completed pedestrian

D. PRESENTATIONS

crossing and/or signalized intersection at 200 Street and 76 Avenue; and

Ensuring that all individuals using all forms of transportation, including walkingand cycling, can do so in a safe and timely manner is a priority for the Township of Langley;

Therefore be it resolved that Council direct staff to prioritize the completion of a signalized intersection at 200 Street and 76 Avenue, with completion of the project to be as soon as possible with a goal of completion by August 31, 2022; and further

That the intersection of 200 Street and 76 Avenue be pre-approved within the 2022 Budget and funded using Road Development Cost Charges, in addition tothe required Municipal Assist Factor, if necessary.

AMENDMENT
Moved by Councillor Woodward
Seconded by Councillor Richter
That the motion be amended to change the year “2022” to “2023” throughout the motion.
CARRIED

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

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101237 (1261661 BC Ltd. / Russcher & Evans Architects / 6800 Block of 216 Street) Report 22-16

File CD 08-13-0095

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101237 to 1261661 BC Ltd. for property located at 6800 block of 216 Street 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;

E. REPORTS TO COUNCIL

c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
e. All outdoor refuse areas to be located in an enclosure and screened with additional landscaping;
f. Provision of additional landscape screening (inclusive of architectural elements) to screen the drive-thru from Glover Road;
g. Extend commercial building materials to better integrate the gas bar canopy into the overall design of the building;
h. Confirmation from a Qualified Professional that a contaminated site investigation has been completed for the site and proposed development complies with the provincial Contaminated Sites Regulation;

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. 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);
b. 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;
c. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
d. On-site landscaping being secured by a letter of credit at the building permit stage;
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
f. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
g. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Davis,
That a traffic island be placed at the development's driveway on 216 Street to be consistent with the covenant and preclude left hand movements.
CARRIED

Councillors Ferguson, Long, and Whitmarsh opposed

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That an additional condition "I" be added that an easement be placed to provide access to 216 Street.
MOTION RULED OUT OF ORDER

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

Councillors Arnason, Kunst, and Richter opposed

2. Development Permit Application No. 101224
(Qualico Developments (Vancouver) Inc. /
20400 Block of 76 Avenue)
Report 22-15
File CD 08-23-0206

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101224 to Qualico Developments (Vancouver) Inc. for properties located in the 20400 block of 76 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:

E. REPORTS TO COUNCIL

- 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.

CARRIED

Councillor Richter opposed

3. Community Donations Policy Update
Report 22-14
File ENG 1030-01

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt revisions to Policy No. 06-303 presented as Attachment A to this report.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That this motion be referred to the Recreation, Culture, and Parks Advisory Committee for comment.
CARRIED

Councillors Arnason, Ferguson, and Long opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100650 and
Development Permit Application No. 101202
(BMG Projects Inc. / 20486 and 20514 – 80 Avenue)
Bylaw No. 5769
Report 22-18
File CD 08-23-0204

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,

F. BYLAWS FOR FIRST AND SECOND READING

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769, rezoning 1.89 ha (4.67 ac) of land located at 20486 and 20514 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 67 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 the site to 80 Avenue except for emergency vehicles;
    e. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of an access easement for emergency access purposes to and from the property to the west (20452 – 80 Avenue);
9. Registration of a 2 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the westerly portion of the site;
10. Registration of a 6 m wide (19.69 ft) wide statutory right of way for the purpose of a public trail on the outer edge of the SPEA on the easterly portion of the site;

F. BYLAWS FOR FIRST AND SECOND READING

11. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy;
12. 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. 5769 authorize issuance of Development Permit No. 101202, 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. 5769 in conjunction with Development Permit No. 101202.
CARRIED

Councillor Arnason opposed

F. BYLAWS FOR FIRST AND SECOND READING

2. Rezoning Application No. 100679 (Calloway REIT (Langley) Inc. / 150, 20202 – 66 Avenue) Bylaw No. 5767 Report 22-13

File CD 08-14-0168

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767 amending the Comprehensive Development Zone CD-27 to permit cannabis retail sales on a 207.3 m^2 (2,231.4 ft^2) portion of a 11.7 ha (28.9 ac) property located at 20202 – 66 Avenue 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. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; 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. 5767.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Rezoning Application No. 100679 be referred to staff to consider and prepare a second round of potential cannabis retail applications subsequent to a review of the Cannabis Retail Policy 07-410 with clear direction from Council to be a considered at a future CPC meeting.

AMENDMENT TO THE REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the Referral be amended to include a review of the status of the existing two applications and the current demand for cannabis stores.
DEFEATED

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

REFERRAL
The question was called on the Referral, and it was
DEFEATED

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

F. BYLAWS FOR FIRST AND SECOND READING

AMENDMENT
Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That an in-person public input opportunity be provided.
CARRIED

Councillor Long opposed

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

Councillors Arnason, Ferguson, Richter and Woodward opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter as he lives in the area and left the meeting at 4:16pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Sanitary Sewer Local Area Service
24 to 28 Avenues and 204 to 208 Streets
Bylaw No. 5768
Report 22-12
File ENG 5320-20-SWR21-02

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give first, second, and third reading to Local Area Service Bylaw No. 5768.
CARRIED

Councillor Arnason opposed

Councillor Ferguson re-entered the meeting at 4:17pm.

2. 2022 Development Cost Charges Bylaw Amendment
Bylaw No. 5770
Report 22-17
File ENG/CD BA000026

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council give first, second, and third reading to Langley Development Cost Charges Bylaw 2020 No. 5555 Amendment Bylaw No. 5770.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That 2022 Development Cost Charges Bylaw Amendment be referred to a future Council Process Committee for discussion.
DEFEATED

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

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

Councillors Arnason and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100669 and Development Permit Application No. 100866 (1261208 BC Ltd. / Hub Engineering Inc. / 4875 and 4881 – 224 Street; and 22365 and 22373 Fraser Highway) Bylaw No. 5750
Report 22-09
File CD 11-06-0202

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1261208 BC Ltd.) Bylaw No. 5750".
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 100866

Running concurrently with this Bylaw is Development Permit No. 100866 (1261208 BC Ltd. / Hub Engineering Inc. / 4875 and 4881 – 224 Street; and 22365 and 22373 Fraser Highway) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement (informed by a Neighbourhood Character Study) shall be entered into for all lots ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the Murrayville Community Plan, including incorporation of any construction methods or materials recommendations resulting from the noise study; and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

2. Official Community Plan Amendment and Rezoning Application No. 100152 and Development Permit Applications No. 100931 and 101017 (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn / 20239 - 84 Avenue and 20264 - 86 Avenue (South Portion)) Bylaw No. 5739 Bylaw No. 5740 Bylaw No. 5754 Report 21-153
File CD 08-26-0173

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn) Bylaw 2021 No. 5739";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn) Bylaw 2021 No. 5740"; and

"Township of Langley Housing Agreement (1103555 B.C. Ltd.) Bylaw 2021 No. 5754".
CARRIED

Councillor Richter opposed

Development Permit No. 100931

Running concurrently with this Bylaw is Development Permit No. 100931 (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn / 20239 - 84 Avenue and 20264 - 86 Avenue (South Portion)) in accordance with Attachment A subject to the following conditions:

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

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:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

a. Issuance of an Energy Conservation and GHG Reduction Development Permit;
b. Modification to building elevations and landscape drawings to screen and integrate parking and parkade access ramps;
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;
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and
g. Buildings to be constructed as solar panel ready.

Development Permit No. 101017

Running concurrently with this Bylaw is Development Permit No. 101017 (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn / 20239 - 84 Avenue and 20264 - 86 Avenue (South Portion)) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”; and
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. Issuance of an Energy Conservation and GHG Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and
f. Townhouse units to be constructed as solar panel ready subject to confirmation of BC Building Code compliance.

I. BYLAWS FOR FINAL ADOPTION

1. General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766
Report 22-06
File ADM 3900-25

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give final reading to "General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw No. 5766".
CARRIED

Councillor Arnason opposed

2. Council Procedure Bylaw No. 5199 Amendment Bylaw No. 5765
Report 22-05
File ADM 3900-25

Moved by Councillor Kunst,
Seconded by Councillor Long,
That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5765".
DEFEATED

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

3. Rezoning Application No. 100565 and Development Permit Application No. 101073 (1173272 BC Ltd. / Flat Architecture / 20379 and 20381 – 72 Avenue) Bylaw No. 5517
Report 20-74
File CD 08-23-0190

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1173272 BC Ltd.) Bylaw 2020 No. 5517".
CARRIED

Councillors Arnason and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101073

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101073 (1173272 BC Ltd. / Flat Architecture / 20379 and 20381 – 72 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of 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.

CARRIED

Councillors Arnason and Richter opposed

4. Official Community Plan Amendment and Rezoning Application No. 100171
Development Permit Application No. 101022
(1159338 BC Ltd. / 22356 – 48 Avenue)
Bylaw No. 5547
Bylaw No. 5548
Report 20-16
File CD 10-31-046

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC LTD.) Bylaw 2020 No. 5548".
CARRIED

Development Permit No. 101022

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101022 (1159338 BC Ltd. / 22356 – 48 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "F";
b. On-site landscaping plans (amended to the acceptance of the Township's Manager of Green Infrastructure Services to incorporate fencing separating the playground area from the internal strata road) being in substantial compliance with Schedules "G" and "H" in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
c. Traffic calming (speed humps) being incorporated on the proposed strata road at the east and west limits of the site.

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

CARRIED

I. BYLAWS FOR FINAL ADOPTION

5. Official Community Plan Amendment and Rezoning Application No. 100178 and Development Permit Application No. 101157 (20148, 20152 and 20180 - 82 Ave Holdings Ltd. / 20148, 20152 and 20180 – 82 Avenue) Bylaw No. 5642 Bylaw No. 5643 Report 20-136

File CD 08-26-0210

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (20148, 20152 and 20180 Ave Holdings Ltd.) Bylaw 2020 No. 5642"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (20148, 20152 and 20180 – 82 Ave Holdings Ltd.) Bylaw 2020 No. 5643".
CARRIED

Councillor Arnason opposed

Development Permit No. 101157

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101157 (20148, 20152 and 20180 - 82 Ave Holdings Ltd. / 20148, 20152 and 20180 – 82 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. Building plans being in substantial compliance with Schedule "A";
c. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy to the acceptance of the Township;
d. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place;
e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD); and
f. All signage being in substantial compliance with Schedule "A".

I. BYLAWS FOR FINAL ADOPTION

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 the subdivision to create the single family, semi-detached and townhouse lots;
d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
f. On-site landscaping to be secured by letter of credit at the building permit stage;
g. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillor Arnason opposed

J. CORRESPONDENCE

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council receive the correspondence, as presented.
CARRIED

1. Langley Senior Resources Society – Subsidy Membership
File 1850-01

Letter from Marsha Wilson and Lee Douglas, Living Waters Church, Local Work Team, requesting Council consider providing a subsidy program for Langley Senior Resources Society memberships for low-income seniors living in the Township of Langley.

J. CORRESPONDENCE

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That the letter from the Langley Senior Resources Society be referred to staff.
CARRIED

2. BC Farmers' Market Nutrition Coupon Program
File 0400-20

Heather O'Hara, Executive Director, and Vickey Brown, President, Board of Directors, BC Association of Farmers' Markets, requesting Council send a letter of support for the Farmers' Market Nutrition Coupon Program to the Honourable Adrian Dix, Minister of Health.

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That Council send a letter of support for the Farmers' Market Nutrition Coupon Program to the Honourable Adrian Dix, Minister of Health.
CARRIED

3. Langley RCMP Current Staffing Levels
File 7400-01

Memorandum from the Corporate Administration Division regarding Langley RCMP current staffing levels.

4. Day of Action Against Anti-Asian Racism
File 0630-01

Correspondence from David Sheng, Board Member, Stand with Asians Coalition, requesting May 10, 2022 be proclaimed as the Day of Action Against Anti-Asian Racism.

K. MINUTES OF COMMITTEES

1. Agricultural Advisory and Economic Enhancement Committee – January 26, 2022
Heritage Advisory Committee – February 2, 2022
Recreation, Culture, and Parks Advisory Committee – February 9, 2022
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

K. MINUTES OF COMMITTEES

2. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council approve the AAEEC 2022 Work Plan. (See Attachment A).
CARRIED

3. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That Council approve the Heritage Advisory Committee 2022 Work Plan, presented as Attachment A.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he is a property owner in the area and left the meeting at 4:45pm.

4. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
Whereas the Recreation Culture and Parks Advisory Committee Terms of Reference, Section 9, indicates that the committee may support the work of other interest groups by appointing a liaison(s) to ensure timely two-way communication of mutual interest and benefit:

Therefore be it resolved that the Recreation, Culture, and Parks Advisory Committee request that Council appoint a representative from the RCPAC to any future process or consideration of aquatic facilities in Fort Langley.

AMENDMENT
Moved by Mayor Froese,
Seconded by Councillor Long,
That the motion be amended to “receive” only.
CARRIED

Councillor Richter opposed

K. MINUTES OF COMMITTEES

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

Councillor Richter opposed

Councillor Woodward re-entered the meeting at 4:47pm.

5. Recreation, Culture, and Parks Advisory Committee
Recommended Motion
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council endorse the 2022 Work Program, presented as Attachment A.
CARRIED

L. MAYOR AND COUNCIL REPORT

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

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Richter reported that she attended a Metro Vancouver meeting where the South Campbell Heights application to change the OCP boundary passed by 69 to 65 votes.

Councillor Ferguson reported that he attended Indigenous Committee and Liquid Waste Committee meetings.

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

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he is a property owner in the area and left the meeting at 4:56pm..

O. OTHER BUSINESS

1. Park Concept Plan for Fort Langley Community Park

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
Whereas Council directed staff to proceed with converting the previous Fort Langley pool site to a spray park, with the funds to do so being preapproved within the 2022 budget;

Whereas Council also directed staff to provide a report on future aquatic facilities and other options to accommodate youth in Fort Langley;

Whereas Council received formal feedback from students and Fort Langley youth regarding their ideas for park development and activities via a memorandum from staff on the December 9, 2021 Distribution List; and

Whereas Fort Langley Community Park adjoins Langley School District property at the Langley Fine Arts School;

Therefore be it resolved:

That Council direct staff to complete a revised park concept plan for Fort Langley Community Park / Langley Fine Arts School in consultation with Langley School District, taking into consideration the youth feedback received and future aquatic facility options, in consultation with Kwantlen First Nation, and with an opportunity for further community input; and

That Council direct staff to continue the detailed design for the spray park at Fort Langley Community Park, including preparations for construction once the revised park concept plans are complete and adopted by Council.

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

Councillor Kunst opposed

MOTION 1
That Council direct staff to complete a revised park concept plan for Fort Langley Community Park / Langley Fine Arts School in consultation with Langley School District, taking into consideration the youth feedback received and future aquatic facility options, in consultation with Kwantlen First Nation, and with an opportunity for further community input.
CARRIED

Councillors Ferguson and Richter opposed

O. OTHER BUSINESS

MOTION 2
That Council direct staff to continue the detailed design for the spray park at Fort Langley Community Park, including preparations for construction once the revised park concept plans are complete and adopted by Council.

AMENDMENT
Moved by Councillor Long,
Seconded by Mayor Froese,
That Motion 2 be amended to read as follows:

That Council direct staff to continue the detailed design for the spray park at Fort Langley Community Park, including preparations for construction.

AMENDMENT TO THE AMENDMENT
Moved by Councillor Richter,
Seconded by Mayor Froese,
That the Amendment be amended to read as follows:

That Council direct staff to continue the detailed design for the spray park at Fort Langley Community Park, including construction.
DEFEATED

Councillors Arnason, Davis, Kunst, and Whitmarsh opposed

AMENDMENT
Moved by Councillor Long,
Seconded by Mayor Froese,
That Motion 2 be amended to read as follows:

That Council direct staff to continue the detailed design for the spray park at Fort Langley Community Park, including preparations for construction
DEFEATED

Councillors Arnason, Ferguson, Kunst, and Whitmarsh opposed

MOTION 2
The question was called on Motion 2, and it was
DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Long, and Richter opposed

Clerk's Note:
The Mayor confirmed that the defeat of this motion left the original motion:

That Council direct staff to proceed with converting the existing pool site to a spray park as per Option 4 included in the Report to Council, with the funds to do so being hereby approved as part of the 2022 Budget. Motion 1 is still in force and effect.

Councillor Woodward re-entered the meeting at 6:05pm.

O. OTHER BUSINESS

2. Industrial Land Densification

Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas Metro Vancouver has identified the urgency of creating industrial land supplies based on the negative compounding issues of diminishing supply and correlated increased costs;

Whereas densification of use on industrial lands would provide more efficient land use, increase industrial space and capacity, and reduce development pressures on other lands;

Whereas local governments control permitted land uses including regulating the density and form of development within local zoning bylaws, neighbourhood plans, and Official Community Plans;
Whereas the 2020 Metro Vancouver Regional Industrial Lands Strategy identified 34 recommendations with 10 priority actions, organized around 4 big moves designed to prioritize action; and

Whereas the second recommended move was to “intensify and optimize industrial land, including such measures as:

1) Municipal review and potential removal of unnecessary restrictions to density and/or height limits where appropriate;

2) Allowing a variety of industrial uses including newer or smaller foot prints when older industrial lands densify; and

3) Allowing the mixing of industrial with other employment uses based on securing the industrial component as a condition of redevelopment.

Therefore be it resolved that Council:

a) Request a presentation from Mr. Alex Boston, Executive Director of the SFU Renewable Cities Initiative, and/or a senior member of his team, to bring forward issues surrounding industrial land intensification and the economic, environmental, and social value arising from industrial land intensification for Council’s information; and

b) Direct staff to review and analyze our existing industrial land inventory and to bring back a report with recommendations for aligning our existing policies and regulations with industrial land densification and more intensive land use strategies and opportunities.

O. OTHER BUSINESS

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

MOTION 1
That Council request a presentation from Mr. Alex Boston, Executive Director of the SFU Renewable Cities Initiative, and/or a senior member of his team, to bring forward issues surrounding industrial land intensification and the economic, environmental, and social value arising from industrial land intensification for Council's information.
CARRIED

MOTION 2
That Council direct staff to review and analyze our existing industrial land inventory and to bring back a report with recommendations for aligning our existing policies and regulations with industrial land densification and more intensive land use strategies and opportunities.

DEFERRAL
Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Motion 2 be deferred until after the presentation from SFU Renewable Cities Initiative.
CARRIED

3. TPAC Review of Booth, Fernridge and Rinn Neighbourhood Plans

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
Whereas the Terms of Reference for the Tree Protection Advisory Committee confirms that "The purpose of TPAC is to provide advice and guidance for the protection, preservation and planting trees in the Township";

Whereas TPAC has subject matter experts with significant expertise that have proven able to do valuable and needed advisory work on an in-depth review to the Tree Protection Bylaw and assisting with the development of a Community Forest Management Strategy;

Whereas the issues of tree protection and canopy preservation have special significance and uniqueness within the developed and undeveloped areas of Brookswood/Fernridge alike;

Therefore be it resolved:

1. That the Terms of Refence for the Township of Langley Tree Protection Advisory Committee be amended within Section 2.0 to add a third item:

O. OTHER BUSINESS

Undertake a review of the Booth, Rinn and Fernridge Neighbourhood Plans with a primary objective to consider additional or revised policies to improve the quantity and quality of long-term mature tree protection and canopy preservation within the context of the contemplated development densities and forms; and

2. That the Booth, Rinn and Fernridge Neighbourhood Plans be referred to the Township of Langley Tree Protection Advisory Committee for its consideration, an in-depth review and recommendation(s) for potential amendments.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council refer contemplation of this additional work item request to TPAC for their consideration and acceptance prior to its commencement.
CARRIED

Mayor Froese and Councillors Arnason and Long opposed

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
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(2) (b) Intergovernmental Relations;
Item F.1 - Section 90(1) (k) Negotiations;
Item F.2 - Section 90(1) (g) Legal;
Item F.3 - Section 90(1) (g) Legal;
Item F.4 - Section 90(1) (e) Property;
- Section 90(2) (b) Intergovernmental Relations;
Item F.5 - Section 90(1) (e) Property; (k) Negotiations;
Item F.6 - Section 90(1) (e) Property;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.1 - Section 90(1) (b) Personal.
CARRIED

Q. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That the meeting terminate at 6:19pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, February 28, 2022 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

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

R. Seifi

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

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to property ownership and was not present.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – February 28, 2022

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 28, 2022.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-10
File CD 11-33-0138

Public Input Opportunity
Highway Closure and Dedication Removal (Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762";

"Highway Closing and Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558"; and

"Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597"

Explanation – Bylaw No. 5761

S. Richardson explained that Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 44 3-storey townhouses up to maximum density of 57 units per hectare (23 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing. 55 Public Notices were mailed out.

Explanation – Bylaw No. 5762

S. Richardson explained that Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 44 3-storey townhouse units on properties located in the 9100 Block of King Street.

C. PUBLIC HEARING

Explanation – Bylaw No. 5558

S. Richardson explained that Bylaw 2020 No. 5558 authorizes the closure and highway dedication removal from portions of the lane between Royal Street and King Street and Mary Avenue and Mavis Avenue.

Explanation – Bylaw No. 5597

S. Richardson explained that Bylaw 2020 No. 5597 authorizes the closure and highway dedication removal from the portion of Royal Street between Mary Avenue and Mavis Avenue.

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule “B” of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);
4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and
5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant’s risk and expense and in no way fetter Council’s discretion in dealing with the rezoning and Heritage Alteration Permit applications.

Heritage Alteration Permit No. 101241

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street) 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 and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township’s Sign Bylaw;

C. PUBLIC HEARING

d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

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

a. 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;
e. Although not a commercial or industrial property, 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 to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

1. A. Vickers, a Fort Langley resident, was in attendance and commented that the Village needs housing which these townhouses will provide.
2. P. Steunenberg, a Fort Langley resident, was in attendance and expressed concerns regarding lack of parking in the area.
3. K. Turner, a Fort Langley resident, was in attendance and expressed concerns about losing the historical aspects of the area to high density.
4. S. Hope, a Fort Langley resident, was in attendance and expressed support for the development.
5. M. Wildeman, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic along Hudson Bay and safety issues.
6. L. Mantei, a Fort Langley resident, was in attendance and expressed concerns regarding lack of parking in the area.
7. B. Holmes, a Fort Langley resident, was in attendance and expressed opposition due to closing Royal Avenue, lack of parking, and high density.
8. S. Ginetz, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic on King Street and changing the heritage feel of the area.

C. PUBLIC HEARING

9. J. Kell, a Fort Langley resident, was in attendance and expressed support for a townhouse development in the area, but opposition to the proposed plan due to increased density, lack of green space, and closing Royal Avenue.
10. B. Baker, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic in the area and safety issues.
11. D. Evans, a Fort Langley resident, was in attendance and expressed support as development will provide sidewalks etc. in the area and stated he would like to develop his property across the street on King Street.
12. D. Sundvick, a Fort Langley resident, was in attendance and expressed concerns regarding the development not being energy efficient and the townhouses not being affordable. He further suggested having underground parking in the complex.
13. M. Van Popta, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic and density in the wrong location.
14. M. Weatherston, a Fort Langley resident, was in attendance and expressed concerns regarding not consulting the public before bringing this proposal to Council.
15. J. Blaylock, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic in the area and losing the heritage value in the area.
16. A. Gronfeldt, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic and lack of sidewalks in area.

The following written submissions were received from the public:

1. K. Turner, a Fort Langley resident, expressing opposition due to the high density, lack of transit in the area, increased traffic, and parking issues.
2. K. O'Connor, a Fort Langley resident, expressing concerns about the use of King Street and Francis Avenue as through-road out of Fort Langley.
3. G. Muller, a Fort Langley resident, expressing concerns about the increased density.
4. R. Hardin, a Fort Langley resident, expressing concerns about the building height, lack of parking in the area, and density.
5. H. Hinkkuri, a Fort Langley resident, expressing opposition due to increased density and lack of heritage and charm.
6. P. Verhoeff, a Fort Langley resident, expressing support as it seems very well designed and appropriate for Fort Langley.
7. King Street residents, 11 signature petition in opposition due to increased density and traffic issues.
8. D. Kask, a Langley resident, expressing concerns about removing a portion of Royal Street and the impacts on traffic.

C. PUBLIC HEARING

9. F. Cox, a Langley resident, expressing concerns about not allowing secondary suites, on-street parking on Mary and King, lack of affordable units.
10. A. Hinkkuri, a Fort Langley resident, expressing opposition due to increased density and lack of parking in the area.
11. M. Danrich, a Fort Langley resident, expressing concerns about losing public space and grassed areas, and the increased density.
12. K. Zukas, a Fort Langley resident, expressing support as the townhomes will provide an option for families who want to live in Fort Langley.
13. M. Godwin, a Fort Langley resident, expressing opposition due to increased density, vehicles, changing the community plan and heritage guidelens, and construction noise.
14. J. Blaylock, a Fort Langley resident, expressing opposition due to increasing density and traffic issues.
15. D. Sundvick, a Fort Langley resident, expressing concerns regarding the development not being energy efficient and the townhouses not being affordable.
16. B. Holmes, a Fort Langley resident, expressing opposition due to closing Royal Avenue, not using the land for further expansion of the new museum, only one entrance to the development, and the style of the buildings with the surrounding neighbourhood.
17. P. Steunenberg, a Fort Langley resident, provided photos of parking in the area.
18. M. Wildeman, a Fort Langley resident, expressing concerns regarding increased traffic along Hudson Bay and safety issues.

Explanation by the proponent:

Michelle Sotomayor, Director, Development & Corporate, Conwest, was in attendance and commented that the development will provide side by side parking, flex and storage spaces, and ten visitor stalls. The garages will be mandated to be used for parking only. She further stated that this form of housing is needed in Fort Langley.

Greg. Vlieg, CTS Traffic Engineering Specialists, was in attendance and commented that the traffic will not increase significantly, and the development will only produce 26 additional vehicles in the area.

Michelle Sotomaor, commented that the development is meeting Step Code 3 and are looking to provide electric heat pumps in each unit. They will include passive cooling elements and a new public path amenity.

D. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Kunst,
That the meeting terminate at 8:38pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Liam Razzell
Date: Friday, February 18, 2022 3:06:21 PM

Please note the following response to Delegation Requests has been submitted at Friday February 18th 2022 3:06 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  3/7/2022

- **Name of delegate or organization wishing to appear**
  Action on Smoking & Health (ASH Canada)

- **Topic**
  Action on Smoking & Health was founded in 1979 and is one of Canada's leading tobacco control organizations, with staff across the four western provinces. ASH is currently working on enhancing smoke-free bylaws across Western Canada to prevent the renormalization of smoking and tobacco use with the legalization of cannabis and uptake in vaping.

  In this presentation, I would like to discuss possible improvements to the Township's Smoking Bylaw.

- **Purpose of presentation**
  Information only

- **Desired resolution**
  That Council direct staff to review the Township's Smoking Bylaw.

- **Full name**
  Liam Razzell

- **Email address**
  FOIPPA s.22(1)

- **Address**
  FOIPPA s.22(1)

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 7, 2022 – REGULAR MEETING	**REPORT:**	22-19
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0071
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101186 (GATEWAY 200 BUSINESS PARK LTD. / 19900 BLOCK OF 84 AVENUE)		

PROPOSAL:

Development Permit application for a 5,833 m^2 (62,787 ft^2) multi-tenant industrial building in the 19900 block of 84 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101186 subject to seven (7) conditions, plus seven (7) conditions to be completed prior to issuance of a building permit.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Carvolth Neighbourhood Plan, the site's Carvolth Business Park C-18 zoning, and the Township's land use policies.





RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101186 to Gateway 200 Business Park Ltd., for property located at the 19900 Block of 84 Avenue, subject to the following conditions to the acceptance of 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";
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;
f. All refuse areas to be located in an enclosure and screened; and
g. All outdoor storage areas being covered by a dust free surface;

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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees.

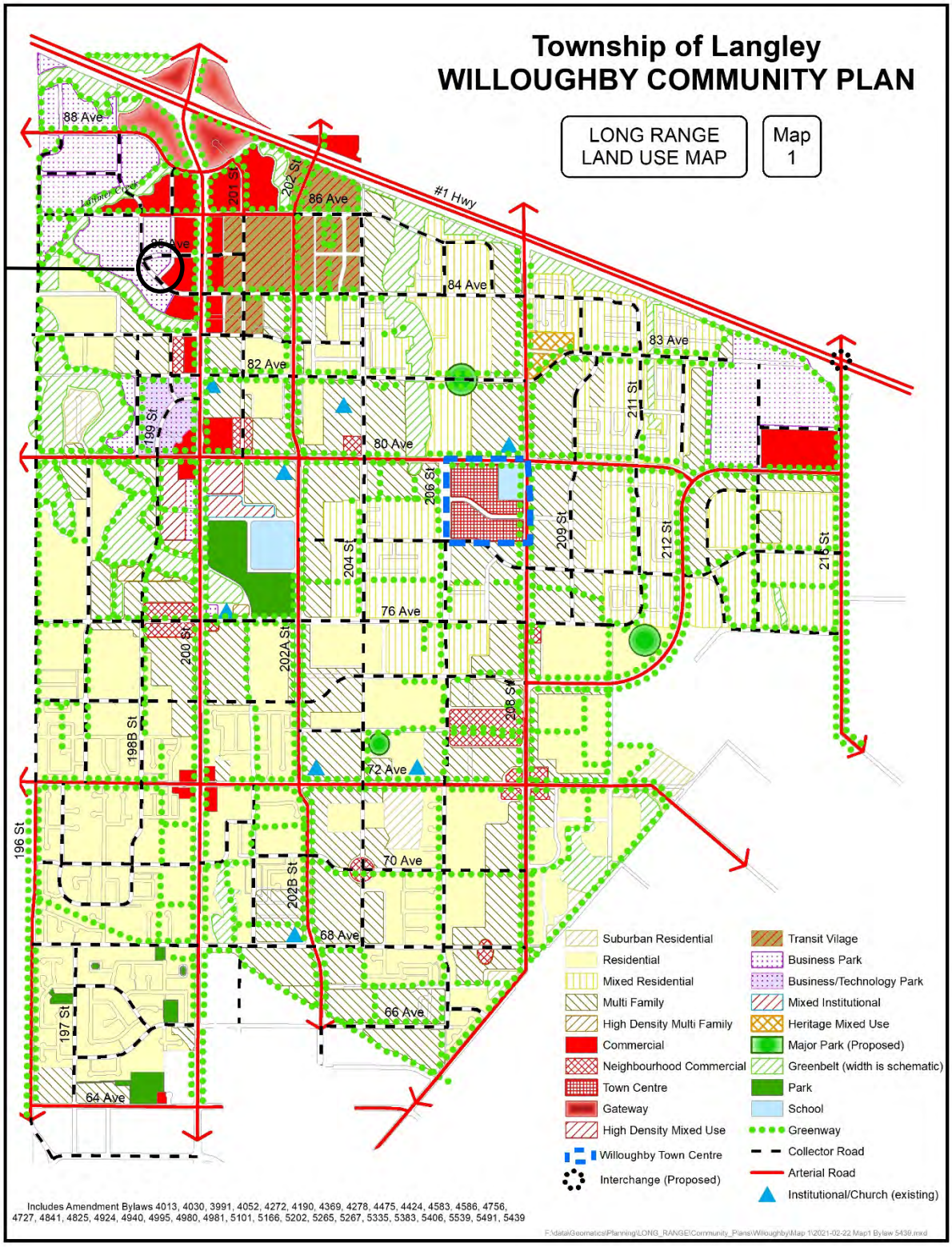
EXECUTIVE SUMMARY:

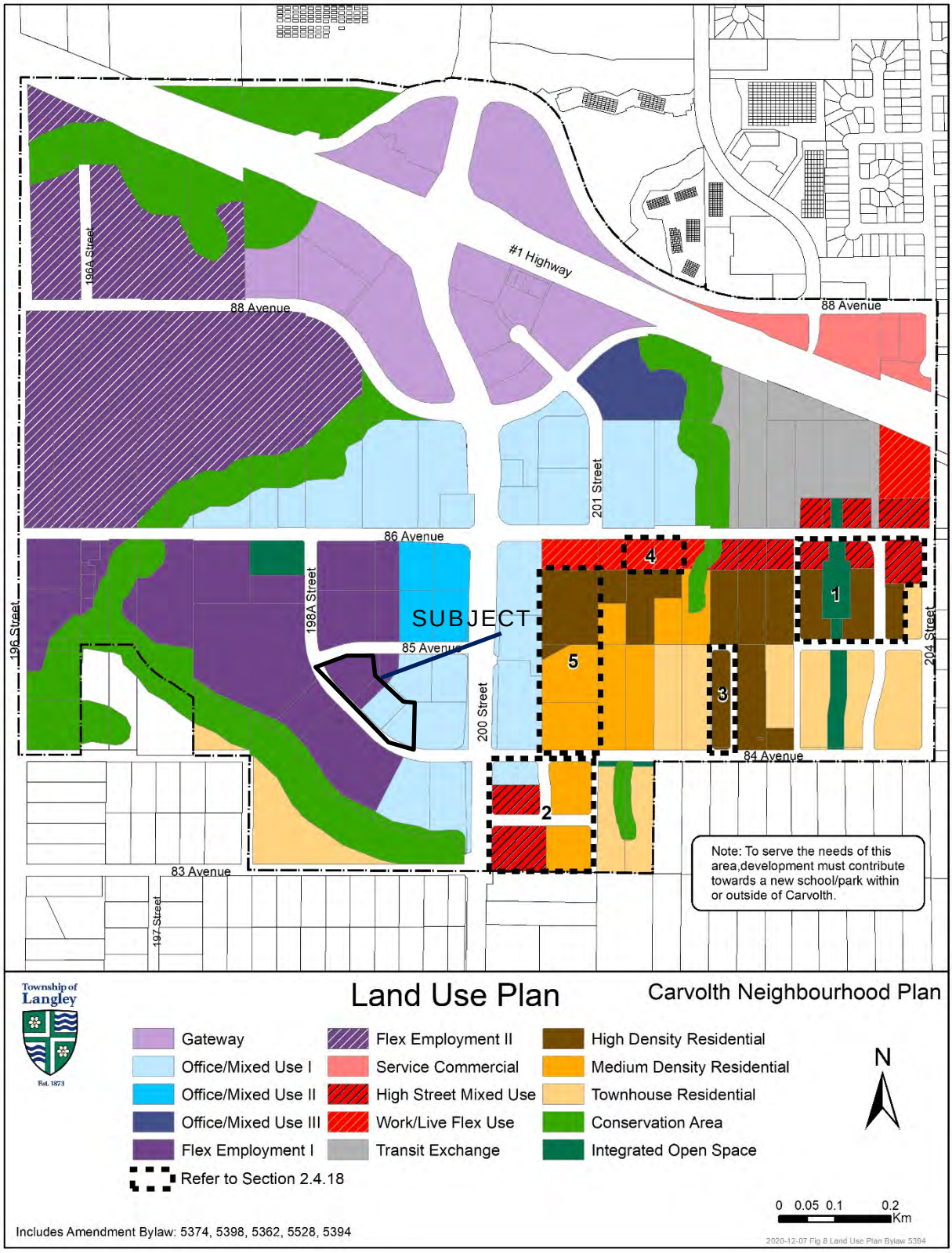
Wesgroup Properties LP on behalf of Gateway 200 Business Park Ltd., has applied for a Development Permit to construct a 5,833 m^2 (62,787 ft^2) multi-tenant industrial building on a 1.2 ha (3.1 ac) site located in the Carvolth Neighbourhood Plan area. The development complies with the Development Permit Guidelines of the Carvolth Neighbourhood Plan (Attachment B).

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 101186 for property located in the 19900 Block of 84 Avenue.

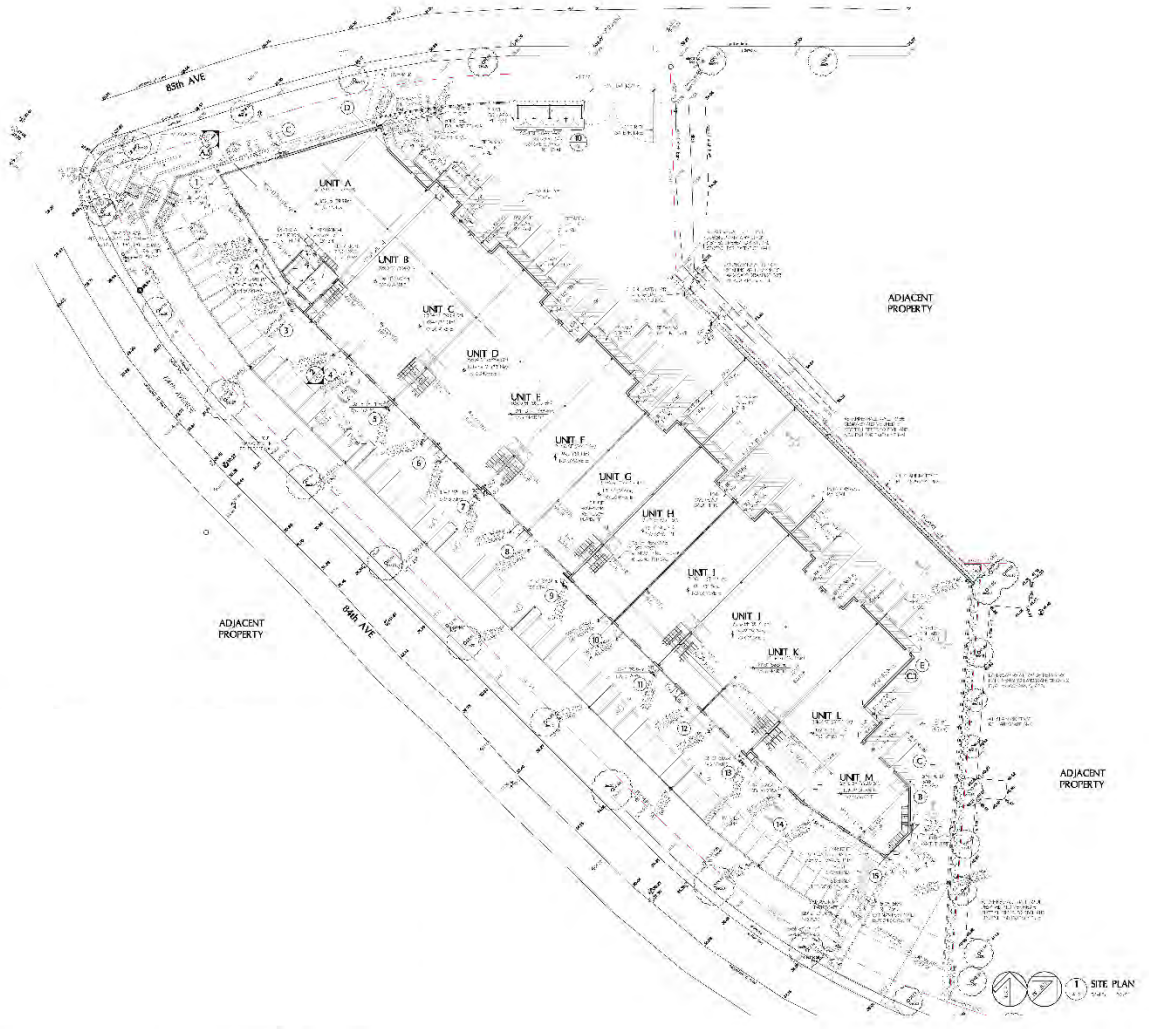
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 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


#1 Highway
88 Avenue
88 Avenue
196A Street
201 Street
86 Avenue
196 Street
198A Street
SUBJECT
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Township of Langley
Est. 1873
Land Use Plan
Carvolth Neighbourhood Plan
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Flex Employment I
Refer to Section 2.4.18
Flex Employment II
Service Commercial
High Street Mixed Use
Work/Live Flex Use
Transit Exchange
High Density Residential
Medium Density Residential
Townhouse Residential
Conservation Area
Integrated Open Space
N
0 0.05 0.1 0.2
Km
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394
2020-12-07 Fig 8 Land Use Plan Bylaw 5394



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Gateway 200 Business Park Ltd. 910, 1055 Dunsmuir Street Vancouver, BC V7X 1L3
Applicant / Agent:	Wesgroup Properties LP 910, 1055 Dunsmuir Street Vancouver, BC V7X 1L3
Legal Description:	Lot A Section 27 Township 8 New Westminster District Plan EPP108994
Location:	19900 Block 84 Avenue
Area:	1.2 ha (3.1 ac)
Existing Zoning:	Carvolth Business Park Zone C-18
Willoughby Community Plan:	Business Park/ Commercial
Carvolth Neighbourhood Plan:	Flex Employment I / Office / Mixed Use I

BACKGROUND/HISTORY:

The Carvolth Neighbourhood Plan designates the northwesterly portion of the property Flex Employment I and the southeasterly portion of the property Office / Mixed Use.

The site is currently vacant and was consolidated by the applicant to create a larger site to facilitate the construction of a multi-tenant industrial building.

As the property is designated as a mandatory Development Permit area in the Carvolth Neighbourhood Plan, Council is provided the opportunity to review the form, character, and siting of the proposed development. Issuance of the Development Permit is required prior to the issuance of a Building Permit

DISCUSSION/ANALYSIS:

A Development Permit for a 5,833 m^2 (62,787 ft^2) multi-tenant industrial building, with 13 units is proposed on a 1.2 ha (3.1 ac) site in the 19900 Block of 84 Avenue.

A rendering, site plan, and building elevations have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101186 is attached as Attachment A to this report.

Adjacent Uses

North: 85 Avenue, beyond which is a vacant property zoned Carvolth Business Park Zone C-18 and designated Flex Employment I in the Carvolth Neighbourhood Plan;

South and West: 198A Street, beyond which are three properties zoned Carvolth Commercial Zone C-18 and designated Flex Employment I in the Carvolth Neighbourhood Plan;

East: One vacant property designated partially Flex Employment and Office Mixed Use I, and one property containing a commercial building designated Office / Mixed in the Carvolth Plan. Both properties are currently zoned Carvolth Business Park Zone C-18.

Development Permit:

The applicant is proposing a 5,833 m^2 (62,787 ft^2) 1-storey with mezzanine multi-tenant building. The building will be constructed from tilt up concrete panels painted grey with blue accents (Schedule "A"). The building also features a glazed frontage along the corner of 84 Avenue and 85 Avenue.

The property is located within Development Permit Area "M" – Carvolth (Guidelines attached as Attachment B). As such, the project has been reviewed against the applicable design guidelines and in staff's opinion is in compliance with the applicable guidelines through the project's use of a variety of materials, massing, prominent unit entries, and cornice line. The proposed development also complies with the Carvolth Business Park Zone C-18 provisions concerning use, site coverage (38% proposed / 40% permitted), 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 also located in Development Permit Area "M" 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. 101186.

Signage:

Fascia signage is proposed at various locations on the exterior of the building. The signage will include the corporate logo of retail units and businesses within the building. Proposed signage is illustrated in Schedule "A" of Development Permit No. 101186 and is required to comply with the Township's Sign Bylaw. Freestanding signage is proposed along 84 Avenue.

Access and Parking:

Access will be provided to the site from 84 Avenue, and an exit for trucks from 85 Avenue. Pedestrian connections are provided along 84 Avenue and 85 Avenue to the proposed development. A total of 73 parking spaces are provided on the site in excess of the Zoning Bylaw requirement of 26 parking spaces.

	Parking Spaces Required	Parking Spaces Provided
Industrial (1 space per 186 m^2)	26	73
Total	**26**	**73**

Landscaping:

Proposed landscape plantings are provided at the perimeter of the site and parking lot. Proposed plantings to the site include 92 new replacement trees and landscape screen along all lot lines.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate there are no significant trees on the site and 15 existing street trees. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 92 replacement trees. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 1) and is over 4,500 m^2 (48,438 ft^2) in size, approval of the Development Permit by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of the Development Permit. MOTI has provided approval for the proposed development.

Servicing:

A Servicing Agreement will be required prior to final approval of the Development Permit to secure road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. A community stormwater detention facility exists at the 19700 Block of 86 Avenue to support the proposed development and overall catchment area. Submission of a site-specific onsite servicing and storm water management plan (onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township is required.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat 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.

Policy Considerations:

The proposed development complies with the Carvolth Business Park Zone C-18 zoning. The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Carvolth Neighbourhood Plan. Staff recommend that Development Permit No. 101186 be issued as attached, subject to seven (7) conditions as outlined in the Development Permit and seven (7) conditions noted at time of building permit.

Staff have notified the surrounding property owners that this Development Permit is being considered at this meeting and they may submit written input regarding the matter should they deem it necessary.

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101186

ATTACHMENT B Excerpt from the Carvolth Neighbourhood Plan – Development Permit Area 'M' – Carvolth

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101186

This Permit is issued this _____day of _____, 2022 to:

1. Name: Gateway 200 Business Park Ltd.
   Address: 910, 1055 Dunsmuir Street
   Vancouver, BC V7X 1L3

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 A Section 27 Township 8 New Westminster District Plan EPP108994

   CIVIC ADDRESS: 19900 Block 84 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit 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”;
   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;
   f. All refuse areas to be located in an enclosure and screened; and
   g. All outdoor storage areas being covered by a dust free surface;

   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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
   c. Onsite landscaping being secured by a letter of credit at the building permit stage;
   d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township’s Subdivision and Development Servicing Bylaw;
   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 _____, 2022.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

PROPOSED WAREHOUSE
LOT 9/10 – 84 AVE, LANGLEY, BRITISH COLUMBIA



SITE CONTEXT





LEGAL DESCRIPTION

LOT 9, PLAN BCP8909 AND LOT 1, PLAN EPP62712
ALL OF SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

DRAWING LIST

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	MASTERPLAN
A0.2	SITE CONTEXT PLAN
A1.0	SITE PLAN
A1.1	SITE DETAILS
A5.1	BUILDING ELEVATIONS
A5.1c	BUILDING ELEVATIONS (COLOUR)
	PROPOSED MATERIAL BOARD

PROJECT STATISTICS

Statistics			
Rezoning Lot 9&10			
Site Address	84th Ave, Langley BC		
Legal Description	LOT 9, PLAN BCP8909 AND LOT 1, PLAN EPP62712 ALL OF SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT		
Site Dimensions			
Gross Site Area (SF):	1121158.00		
Proposed Dedications:	0		
Proposed Easement/ROW:	0		
Net Site Area (SF):	1121158.00		
	Current	Proposed	
Zoning	C-4B	C-4B	
Principal Uses	Light Impact Industrial Warehouse	Light Impact Industrial Warehouse	
Accessory Use	-	-	
	Permitted / Required	Proposed	
Site Area	1121158 Sq Ft (10786.7 Sq M	-	
Building Area		504977 + 122423 = 627,397 Sq. Ft. 58551 Sq M	
	-		
Site Coverage (Net)	40%	58.02%	
Floor Area Ratio	1.00	0.478	
Height	49'-2" (15 m)	49'-1" (15.1 m)	
Building Setbacks			
West	10.0 m	10.0 m	
South	0 m	0 m	
East	0 m	0 m	
North	5.0 m	5.0 m	
Landscaping Setbacks			
West	5.0 m	5.0 m	
South	5.0 m		
East	5.0 m		
North	5.0 m	5.0 m	
Permitted Mezzanine	Yes	25% OF UNIT AREA	

Gross Floor Area Summary

	A Warehouse	B Mezzanine	C (NIB) Gross Buildable
Proposed	504977	122420	
		Total	627397
	Required	Provided	
Warehouse (1000 Sq M)	52	73	
Disabled (ASD stalls)	1	1	
Total	52	69	
% Small Car	20% (9 stalls)	4% (3 stalls)	
% Electric Vehicle	0%	0%	

PROJECT TEAM

OWNER/ CLIENT
WESGROUP PROPERTIES
2000 – 595 BURRARD STREET
VANCOUVER, BRITISH COLUMBIA V6C 0E4

CONTACT: MICHELLE YOUNG
TEL: (604) 351-3025
E-MAIL: myoung@wesgroup.ca

ARCHITECT
CICCOZZI ARCHITECTURE INC.
15TH FLOOR – 1095 WEST PENDER STREET,
VANCOUVER, BRITISH COLUMBIA V6E 2M6

CONTACT: ROBERT CICCOZZI
DARRELL RADOM
SAM TSANG
TEL: (604) 687-4741
E-MAIL: robert@ciccozziarchitecture.com
darrell@ciccozziarchitecture.com
sam@ciccozziarchitecture.com

CIVIL
APLIN & MARTIN CONSULTANTS LTD.
201-12448 82ND AVENUE,
SURREY, BRITISH COLUMBIA V3W 3E9

CONTACT: ERIC LIM
TEL: (604) 591-9258
E-MAIL: elim@aplinmartin.com

STRUCTURAL
KOR STRUCTURAL
SUITE 501 - 510 BURRARD STREET,
VANCOUVER, BRITISH COLUMBIA V6C 3A8

CONTACT: JOHN MARKLIN
TEL: (604) 685-6503
E-MAIL: jmarklin@korstructural.com

MECHANICAL
AME GROUP
200 – 4185 SMITHE STREET
VANCOUVER, BRITISH COLUMBIA V6B 1E3

CONTACT: SCOTT STEWART
MIKE KASIYA
TEL: (604) 684-5495
E-MAIL: ScottStewart@amegroup.ca
MikeKasiya@amegroup.ca

ELECTRICAL
SRC ENGINEERING CONSULTANTS LTD.
205-4180 LOUGHEED HWY
BURNABY, BRITISH COLUMBIA V5C 6A7

CONTACT: MIKE SHEPHERD
ABELITO (JON) CAMACHO
TEL: (604) 268-9018
E-MAIL: mike@src-eng.com
abelito@src-eng.com

LANDSCAPE
DAVID STOYKO LANDSCAPE ARCHITECT
2686 EAST 6TH AVENUE
VANCOUVER, BRITISH COLUMBIA V5M 1R3

CONTACT: DAVID STOYKO
PAULINE MOSKAL
TEL: (604) 732-0048
E-MAIL: david@davidstoyko.com
pauline@pbla.ca

BUILDING ENVELOPE/ ENERGY MODELLING
RJC BUILDING SCIENCE
611 BENT COURT,
NEW WESTMINSTER, BRITISH COLUMBIA
V3M 1V3

CONTACT: ABBAS RANGWALA
FARSHID BAGHERI
TEL: (604) 320-6456
E-MAIL: abbas@rjcbuildingscience.com
farshid@rjcbuildingscience.com

GEOTECH
GEOPACIFIC CONSULTANTS
1779 M. 75TH AVENUE
VANCOUVER, BRITISH COLUMBIA V6P 6P2

CONTACT: LIAM JONES
TEL: (604) 439-0922
E-MAIL: ljones@geopacific.ca

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30.09.2021	REVISED FOR DP
07.10.2021	90% REVIEW
09.11.2021	DP RESUBMISSION
09.12.2021	100% REVIEW
01.12.2021	90% REVIEW
09.12.2021	DP RESUBMISSION
17.12.2021	90% REVIEW
10.01.2022	ISSUED FOR BP
28.01.2022	DP RESUBMISSION
10.02.2022	REVISED FOR DP COMMENTS

CICCOZZI ARCHITECTURE
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP PROPERTIES

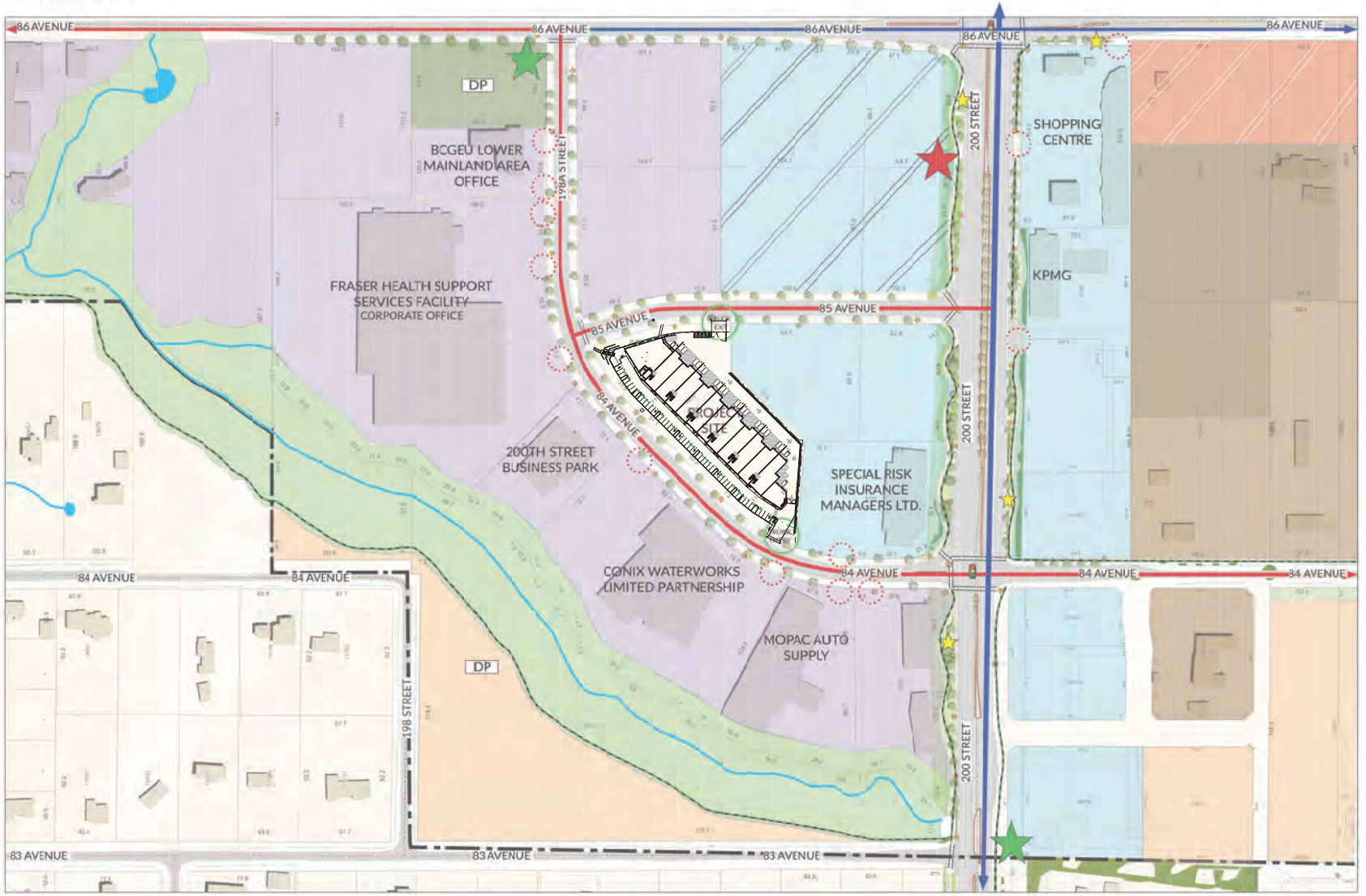
PROJECT
GATEWAY 9/10 LANGLEY WAREHOUSE
84TH / 85TH AVENUE, LANGLEY, B.C.

SCHEDULE A

DRAWN: CHECKED: RC
SCALE: PROJECT NO.: 2114
SHEET TITLE: CODE ANALYSIS, CONSULTANTS, GENERAL NOTES
REVISION NO.: 0
SHEET NO.: A0.0



MASTERPLAN



MAP KEY

NEIGHBORING SITE ENTRIES		MED. DENSITY RESIDENTIAL	★	BUS STOP		STREAM
PROJECT SITE ENTRIES		TOWNHOUSE RESIDENTIAL		INTEGRATED OPEN SPACE		PROJECT BOUNDRY
FLEX EMPLOYMENT I		WORK/LIVE FLEX USE	DP	DETENTION POND	✸	STREET LIGHTS
OFFICE/MIXED USE I		CONSERVATION AREA		GREENWAY/BUFFER		MAJOR INTERSECTIONS
OFFICE/MIXED USE II	★	POCKET PARK		MAJOR ARTERIAL		CROSS WALK
HIGH DENSITY RESIDENTIAL	★	PLAZA		MAJOR COLLECTOR		

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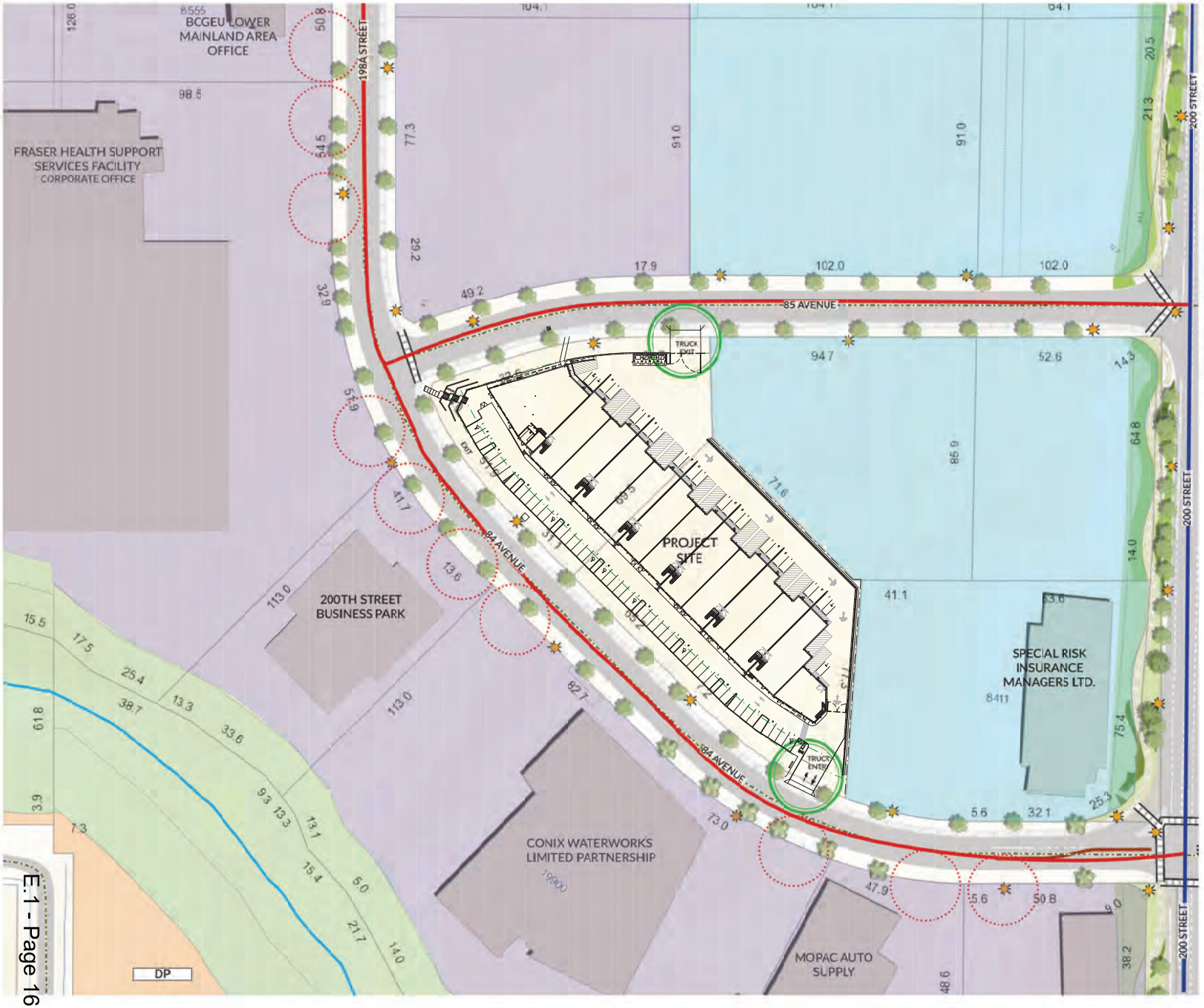
PROJECT
GATEWAY 9/10 LANGLEY WAREHOUSE
84TH / 85TH AVENUE, LANGLEY, B.C.

DRAWN:	BT	CHECKED BY:	RC
SCALE:	N.T.S.	PROJECT NO.:	2074

SHEET TITLE: MASTER PLAN

REVISION NO.: -
SHEET NO.: A0.1

SITE CONTEXT PLAN



MAP KEY

- PROJECT SITE ENTRY/EXIT
- NEIGHBORING ENTRY/EXIT
- FLEX EMPLOYMENT I
- CONSERVATION AREA
- TOWNHOUSE RESIDENTIAL
- OFFICE/MIXED USE I
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- SREAM
- PROJECT BOUNDRY
- CAR ENTRY/ EXIT

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15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

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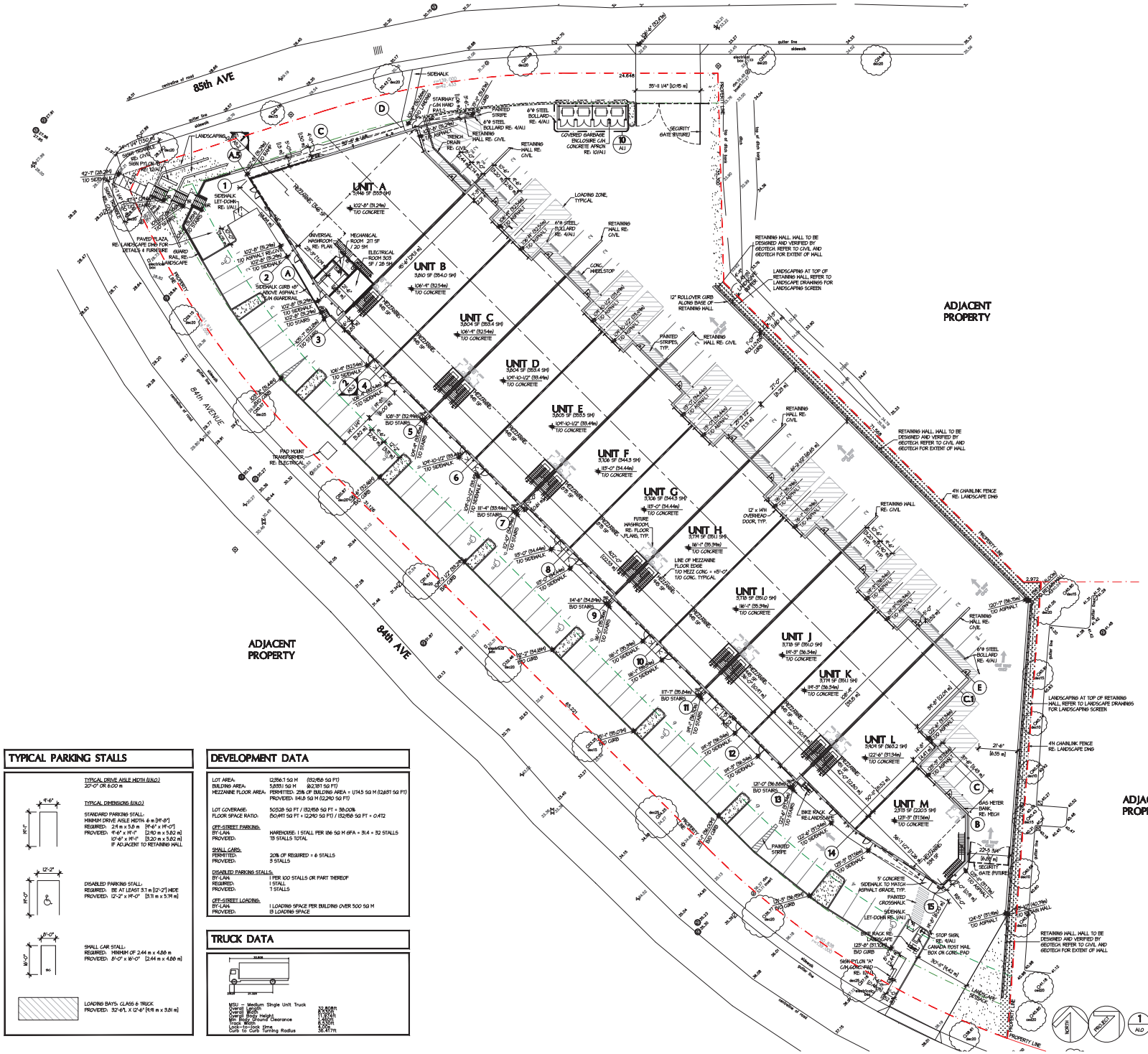
PROJECT: GATEWAY 9/10 LANGLEY WAREHOUSE

84TH / 85TH AVENUE, LANGLEY, B.C.

DRAWN:	CHECKED BY:
BT	RC
SCALE: N.T.S.	PROJECT NO.: 2114

SHEET TITLE: SITE CONTEXT PLAN

REVISION NO.:	SHEET NO.:
-	A0.2



TYPICAL PARKING STALLS

TYPICAL DRIVE AISLE WIDTH (UNO)
20'-0" OR 6.00 m

TYPICAL DIMENSIONS (UNO)

STANDARD PARKING STALL:
MINIMUM DRIVE AISLE WIDTH 6 m [19'-8"]
REQUIRED: 2.4 m x 5.8 m [8'-0" x 19'-0"]
PROVIDED: 8'-0" x 19'-0" [2.40 m x 5.82 m]
10'-0" x 19'-0" [3.20 m x 5.82 m]
IF ADJACENT TO RETAINING WALL

DISABLED PARKING STALL:
REQUIRED: BE AT LEAST 3.7 m [12'-2"] WIDE
PROVIDED: 12'-2" x 19'-0" [3.71 m x 5.79 m]

SMALL CAR STALL:
REQUIRED: MINIMUM OF 2.44 m x 4.88 m
PROVIDED: 8'-0" x 16'-0" [2.44 m x 4.86 m]

LOADING BAYS: CLASS 6 TRUCK
PROVIDED: 32'-6"L X 12'-6" [9.91 m x 3.81 m]

DEVELOPMENT DATA

LOT AREA:	12,356.7 SQ M (132,958 SQ FT)
BUILDING AREA:	5,885.1 SQ M (62,781 SQ FT)
MEZZANINE FLOOR AREA:	PERMITTED: 25% OF BUILDING AREA = 1,714.5 SQ M (12,681 SQ FT) PROVIDED: 1,418 SQ M (12,240 SQ FT)
LOT COVERAGE:	50.52% SQ FT / (132,958 SQ FT = 38.00%
FLOOR SPACE RATIO:	(50,971 SQ FT + 12,240 SQ FT) / 132,958 SQ FT = 0.472
OFF-STREET PARKING:	
BY-LAW:	WAREHOUSE: 1 STALL PER 186 SQ M GFA = 31.4 = 32 STALLS
PROVIDED:	73 STALLS TOTAL
SMALL CARS:	
PERMITTED:	20% OF REQUIRED = 6 STALLS
PROVIDED:	3 STALLS
DISABLED PARKING STALLS:	
BY-LAW:	1 PER 100 STALLS OR PART THEREOF
REQUIRED:	1 STALL
PROVIDED:	1 STALLS
OFF-STREET LOADING:	
BY-LAW:	1 LOADING SPACE PER BUILDING OVER 500 SQ M
PROVIDED:	13 LOADING SPACE

TRUCK DATA

MSU – Medium Single Unit Truck

Overall Length	10.060m
Overall Width	2.600m
Overall Body Height	11.374m
Min Body Ground Clearance	1.260m
Track Width	2.600m
Lock to Lock Time	4.0sec
Curb to Curb Turning Radius	36.417m

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP PROPERTIES

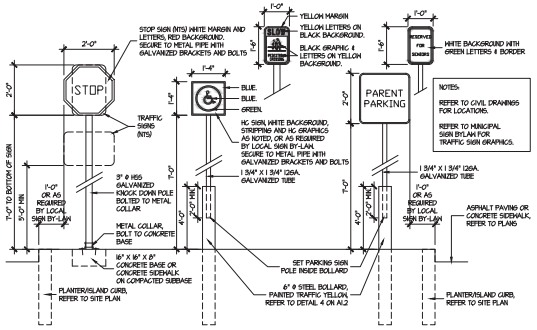
PROJECT
GATEWAY 9/10
LANGLEY
WAREHOUSE

84TH / 85TH AVENUE,
LANGLEY, B.C.

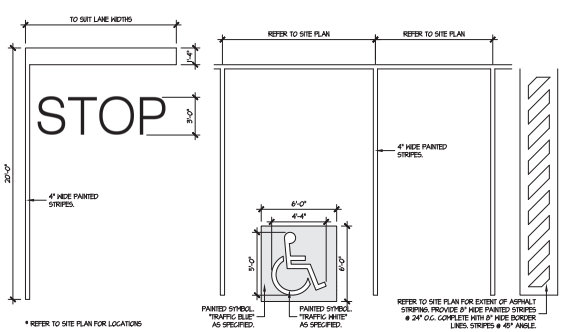
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BT	RC
SCALE: 1" = 20'-0"	PROJECT NO.: 2114

SHEET TITLE:
SITE PLAN
PROJECT DATA

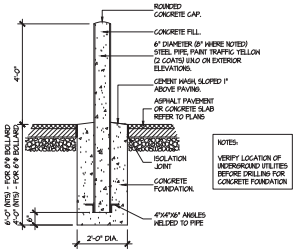
REVISION NO.:	SHEET NO.:
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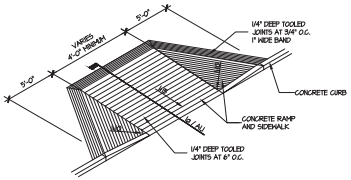
9 SITE SIGNS
SCALE: 1/2" = 1'-0"



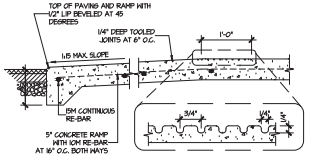
8 PAINTED SYMBOLS ON PAVEMENT (TRAFFIC YELLOW)
SCALES: 1/4"=1'-0"



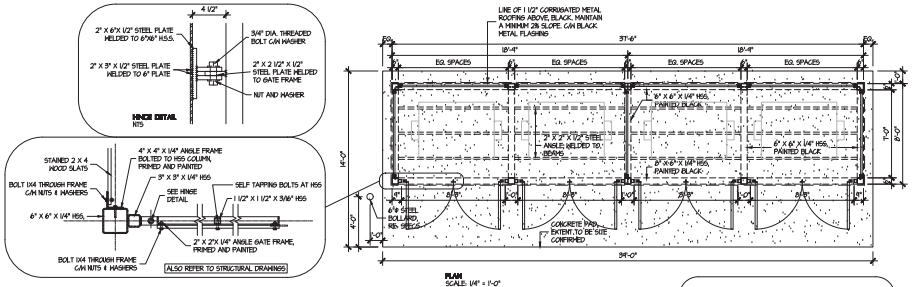
4 FIXED EXTERIOR PIPE BOLLARD
SCALE: 1/2"=1'-0"



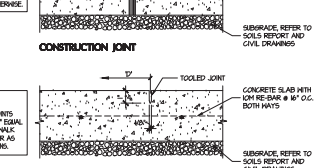
1 CURB RAMP
N.T.S.



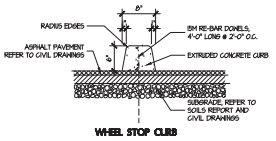
1a RAMP SECTION
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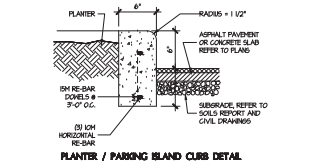


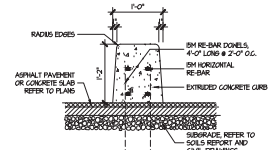
10 GARBAGE ENCLOSURE
SCALE: AS NOTED

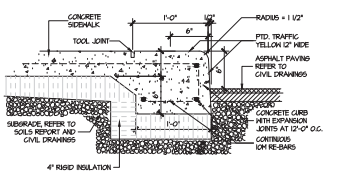


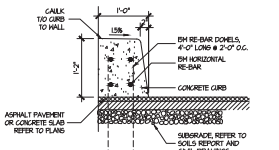
5 JOINT DETAILS IN EXTERIOR CONCRETE SLAB
SCALE: 3" = 1'-0"

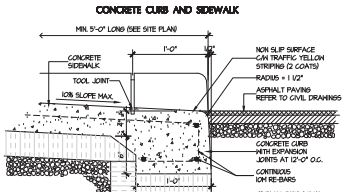






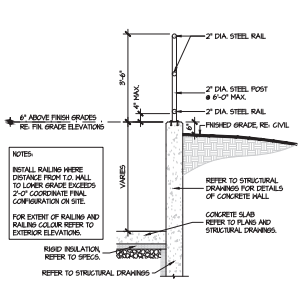




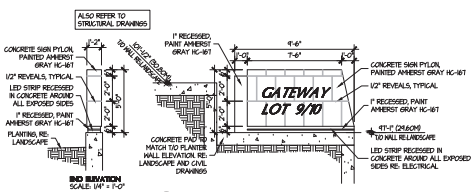


6 SITE CURB DETAILS
SCALE: 1 1/2"=1'-0"

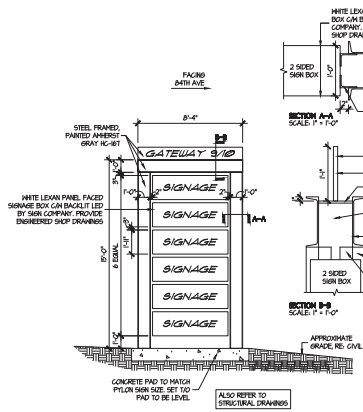
NOTE:
COORDINATE CONCRETE WORK WITH SITE WORKS CONTRACTOR



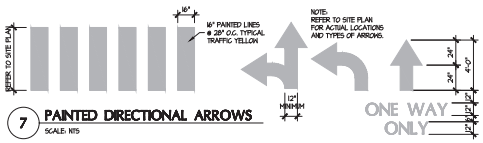
3 RETAINING WALL & GUARDRAIL
SCALE: 1/2"=1'-0"



12 SIGN PYLON "B"
SCALE: 1/4" = 1'-0"



11 SIGN PYLON "A"
SCALE: 1/4" = 1'-0"



7 PAINTED DIRECTIONAL ARROWS
SCALE: N.T.S

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REVISION:

NO.	DATE (DD/MM/YYYY)	DESCRIPTION

ISSUE:

DATE (DD/MM/YYYY)	DESCRIPTION
23.06.2021	ISSUED FOR CLIENT REVIEW
28.06.2021	ISSUED FOR DP
26.08.2021	REVISED FOR DP
07.10.2021	90% REVIEW
09.11.2021	DP RESUBMISSION
09.12.2021	100% REVIEW
01.12.2021	90% REVIEW
09.12.2021	DP RESUBMISSION
7.12.2021	90% REVIEW
10.01.2022	ISSUED FOR BP
28.01.2022	DP RESUBMISSION
10.02.2022	REVISED FOR DP COMMENTS

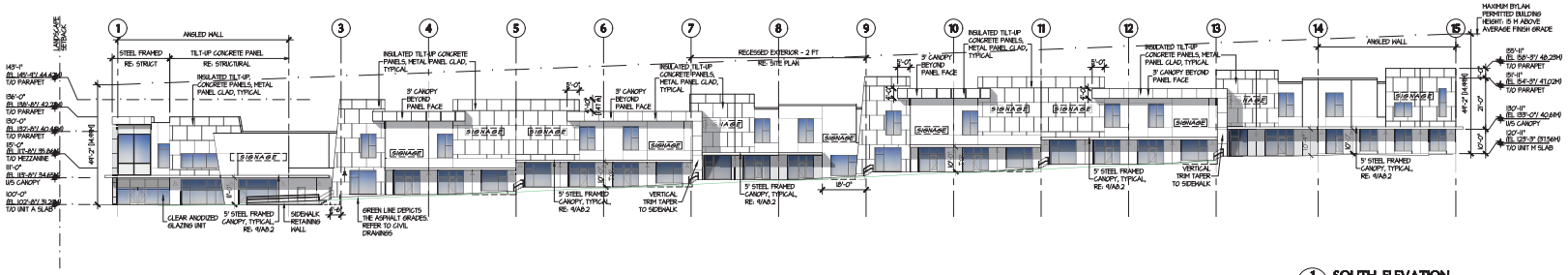
CICCOZZI ARCHITECTURE
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP PROPERTIES

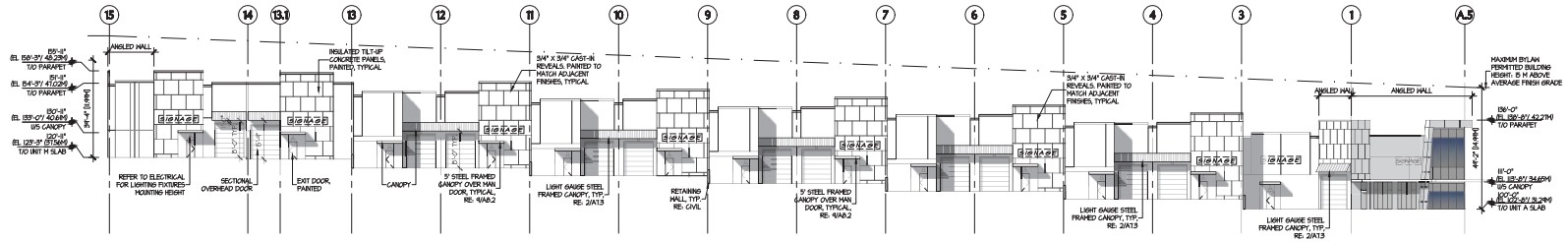
PROJECT:
GATEWAY 9/10
LANGLEY WAREHOUSE
84TH / 85TH AVENUE, LANGLEY, B.C.

DRAWN: BT | CHECKED BY: RC
SCALE: AS NOTED | PROJECT NO.: 21014
SHEET TITLE: SITE DETAILS

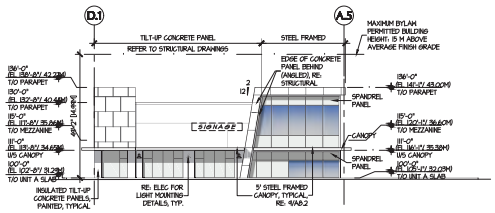
REVISION NO.: -
SHEET NO.: A1.1



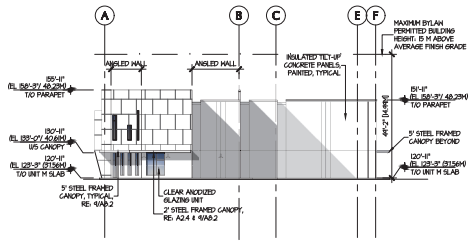
1 SOUTH ELEVATION
A5.1 SCALE: 1" = 20'-0"



2 NORTH ELEVATION
A5.1 SCALE: 1" = 20'-0"



4 WEST ELEVATION
A5.1 SCALE: 1" = 20'-0"



3 EAST ELEVATION
A5.1 SCALE: 1" = 20'-0"

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10.02.2022	REVISED FOR DP COMMENTS

SEAL:

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15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

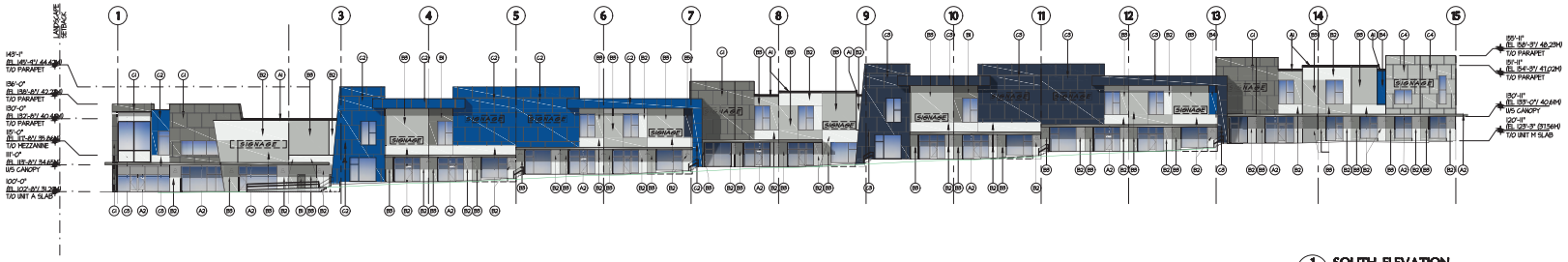
WESGROUP PROPERTIES

PROJECT:
GATEWAY 9/10 LANGLEY WAREHOUSE
84TH / 85TH AVENUE, LANGLEY, B.C.

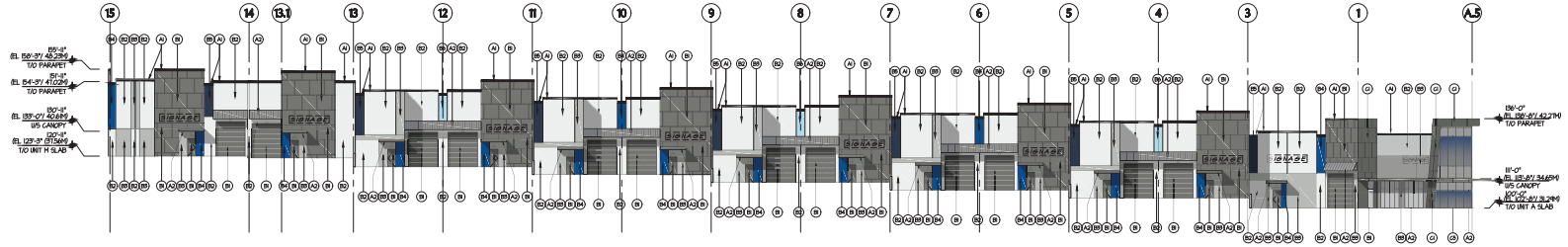
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ST	RC
SCALE: AS NOTED	PROJECT NO.: 2114

SHEET TITLE:
ELEVATIONS

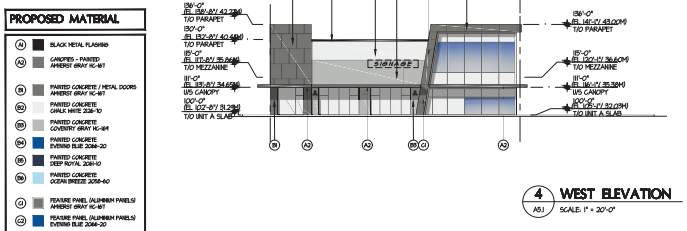
REVISION NO.:	SHEET NO.:
-	A5.1



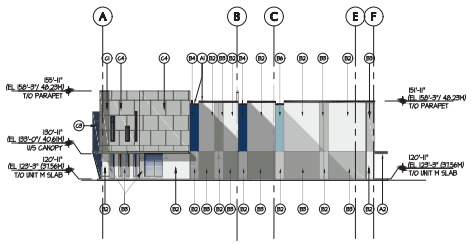
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A5.1 SCALE: 1" = 20'-0"



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A5.1 SCALE: 1" = 20'-0"



4 WEST ELEVATION
A5.1 SCALE: 1" = 20'-0"



3 EAST ELEVATION
A5.1 SCALE: 1" = 20'-0"

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10.02.2022	REVISED FOR DP COMMENTS

CICCOZZI ARCHITECTURE
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP PROPERTIES

PROJECT:
GATEWAY 9/10 LANGLEY WAREHOUSE
84TH / 85TH AVENUE, LANGLEY, B.C.

DRAWN:	CHECKED BY:
ST	RC
SCALE: AS NOTED	PROJECT NO.: 2114

SHEET TITLE:
BUILDING ELEVATIONS (COLOURED)

REVISION NO.:	SHEET NO.:
-	A5.1C

84TH AVE LANGLEY WAREHOUSE

RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE SITE PLAN
L1.1	CORNER PLAZA ENLARGEMENT
L2.0	GRADING PLAN - NORTH
L2.1	GRADING PLAN - SOUTH
L3.0	PLANTING PALETTE
L3.1	PLANTING PLAN - NORTH
L3.2	PLANTING PLAN - SOUTH
L4.0	LIGHTING PLAN
L5.0	SECTIONS
L5.1	SECTIONS
L6.0	DETAILS - SOFTSCAPE
L6.1	DETAILS - HARDSCAPE
L6.2	DETAILS - FURNISHING
L6.3	DETAILS - SCREENING
L6.4	DETAILS - SOIL NAIL WALL

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE TOWNSHIP OF LANGLEY

ALL PUBLIC REALM DETAILS TO THE TOWNSHIP OF LANGLEY STANDARDS.



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P. 604.720.0048

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7	RE-ISSUED FOR DP APPLICATION	21-11-05
6	ISSUED FOR 50% BP COORDINATION	21-10-07
5	RE-ISSUED FOR DP APPLICATION	21-08-23
4	ISSUED FOR DP APPLICATION	21-06-29
3	ISSUED FOR REVIEW	21-06-23
2	ISSUED FOR REVIEW	20-12-22
1	ISSUED FOR DP APPLICATION	20-05-29

REVISIONS

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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP
84TH AVE
WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	NTS
Drawn:	PM
Review:	DS
Project No:	06-701

COVER

SCHEDULE B

E.1

L0.0

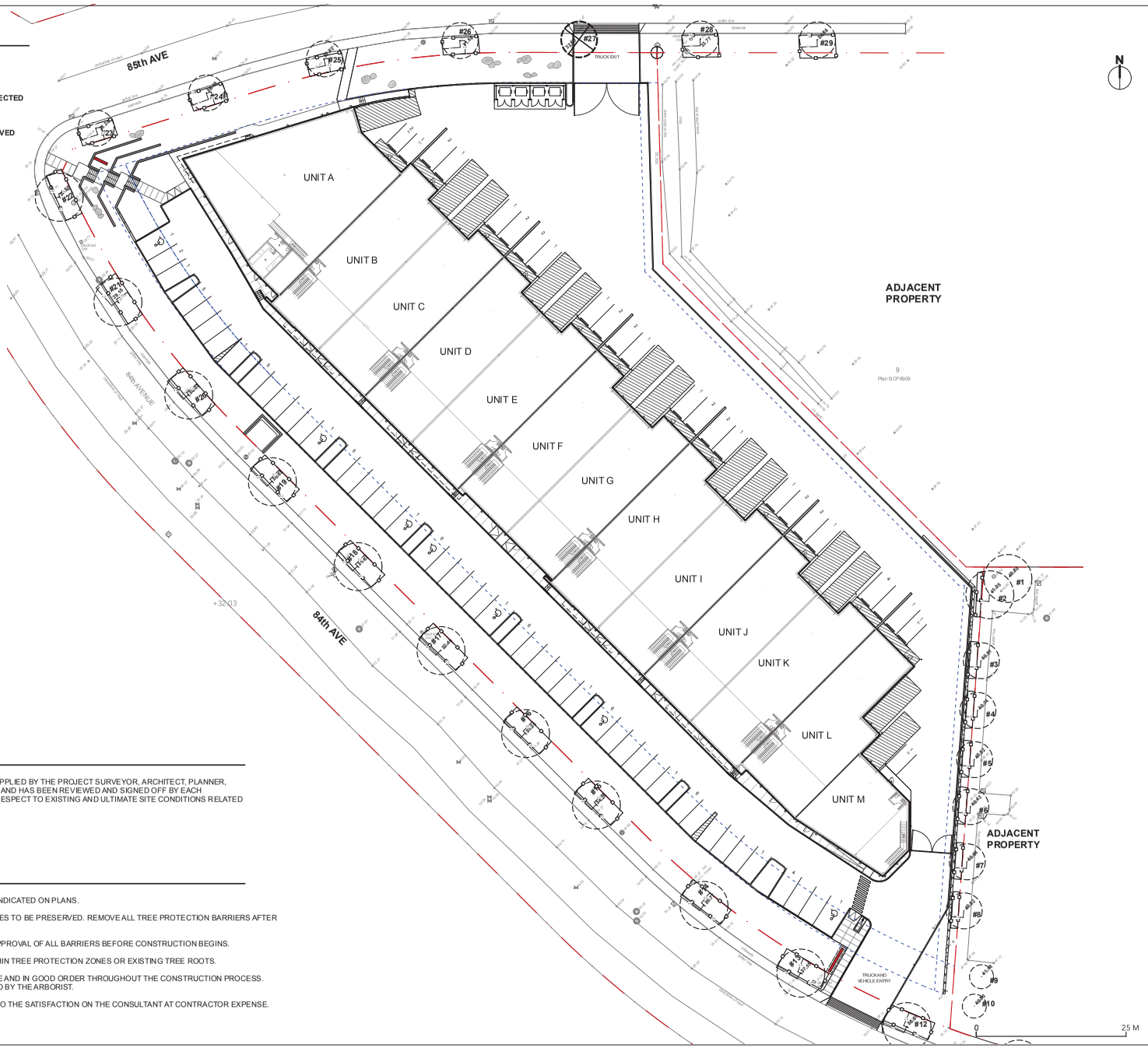
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXISTING OFFSITE TREES TO BE PROTECTED
	EXISTING OFFSITE TREES TO BE REMOVED
	TREE PROTECTION BARRIER
#12	TREE TAG

TREE REPLACEMENT REQUIREMENTS

STREET TREE RETAINED	15
STREET TREE REMOVED	1
PROPOSED DECIDUOUS TREE	73
PROPOSED EVERGREEN TREE	19

NOTE: ALL RETAINED AND REMOVED TREES INDICATED ARE OFF-SITE STREET TREES



NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBOURIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.

3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.

4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.

5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.

6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.

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7	RE-ISSUED FOR DP APPLICATION	21-11-05
6	ISSUED FOR 50% BP COORDINATION	21-10-07
5	RE-ISSUED FOR DP APPLICATION	21-08-23
4	ISSUED FOR DP APPLICATION	21-06-29
3	ISSUED FOR REVIEW	21-06-23
2	ISSUED FOR REVIEW	20-12-22
1	ISSUED FOR DP APPLICATION	20-05-29

REVISIONS

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15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	1:300
Drawn:	PM
Reviewed:	DS
Project No.	06-701

TREE MANAGEMENT PLAN

E.1 L0.1



LAYOUT AND MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PROPOSED LAWN PER PLAN & DETAILS
	PROPOSED PLANTING PER PLAN & DETAILS
	GRAVEL PER PLAN & DETAILS
	DECIDUOUS TREES PER PLAN
	ACCENT TREES PER PLAN
	EVERGREEN TREES PER PLAN
	EXISTING TREES PER PLAN
	FEATURE PAVER PER PLAN & DETAILS
	PLANTED BIO SWALE
	CIP CONCRETE PAVING PER PLANS AND CITY STANDARDS
	BICYCLE RACKS PER PLANS AND DETAILS
	HARVEST TABLE PER PLANS AND DETAILS
	METAL PLANTER PER PLANS AND DETAILS
	CUSTOM BENCH PER PLANS AND DETAILS
	VEHICULAR BOLLARD PER PLANS AND DETAILS
	PROJECT SIGN DESIGN AND LOCATIONS BY OTHERS
	BOULDERS PER PLANS AND DETAILS
	CHAIN LINK FENCE PER PLANS AND DETAILS

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WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

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LANDSCAPE SITE PLAN

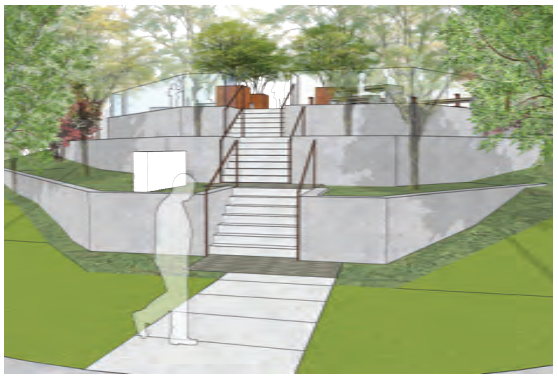
E.1
L1.0

LAYOUT AND MATERIALS LEGEND

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	EVERGREEN TREES PER PLAN
	EXISTING TREES PER PLAN
	FEATURE PAVER PER PLAN & DETAILS
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	CIP CONCRETE PAVING PER PLANS AND CITY STANDARDS
	BICYCLE RACKS PER PLANS AND DETAILS
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	METAL PLANTER PER PLANS AND DETAILS
	CUSTOM BENCH PER PLANS AND DETAILS
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	PROJECT SIGN DESIGN AND LOCATIONS BY OTHERS
	BOULDERS PER PLANS AND DETAILS
	CHAIN LINK FENCE PER PLANS AND DETAILS









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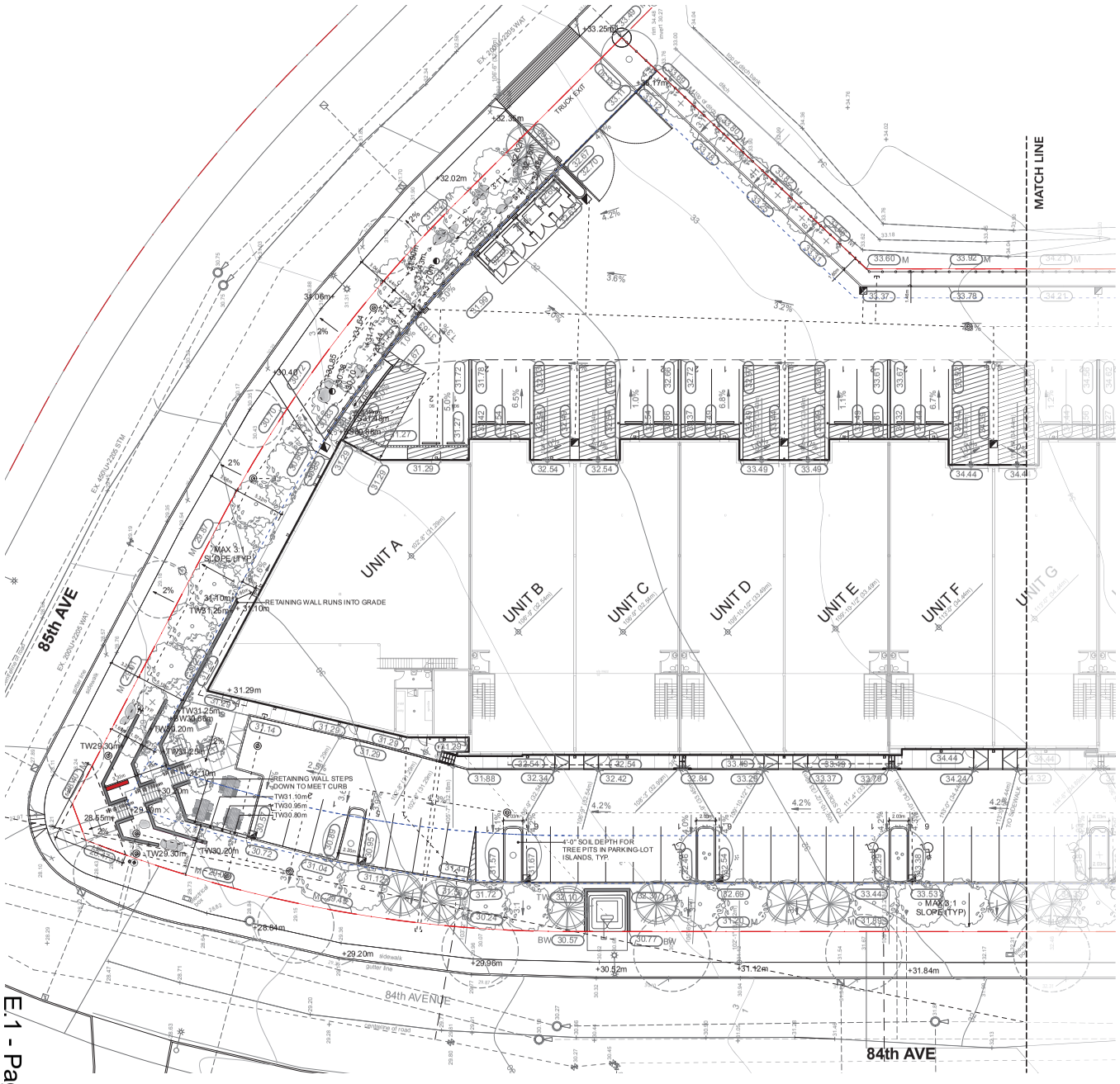
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	1:100
Drawn:	PM
Reviewed:	DS
Project No.	06-701

CORNER PLAZA ENLARGEMENT

E.1
L1.1



GRADING LEGEND

SYMBOL	DESCRIPTION
+32.03m	PROPOSED LA. GRADES
105'-1" (32.03m) T/O CONCRETE	ARCH. GRADES
41.00	CIVIL GRADES

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1	ISSUED FOR DP APPLICATION	20-05-29

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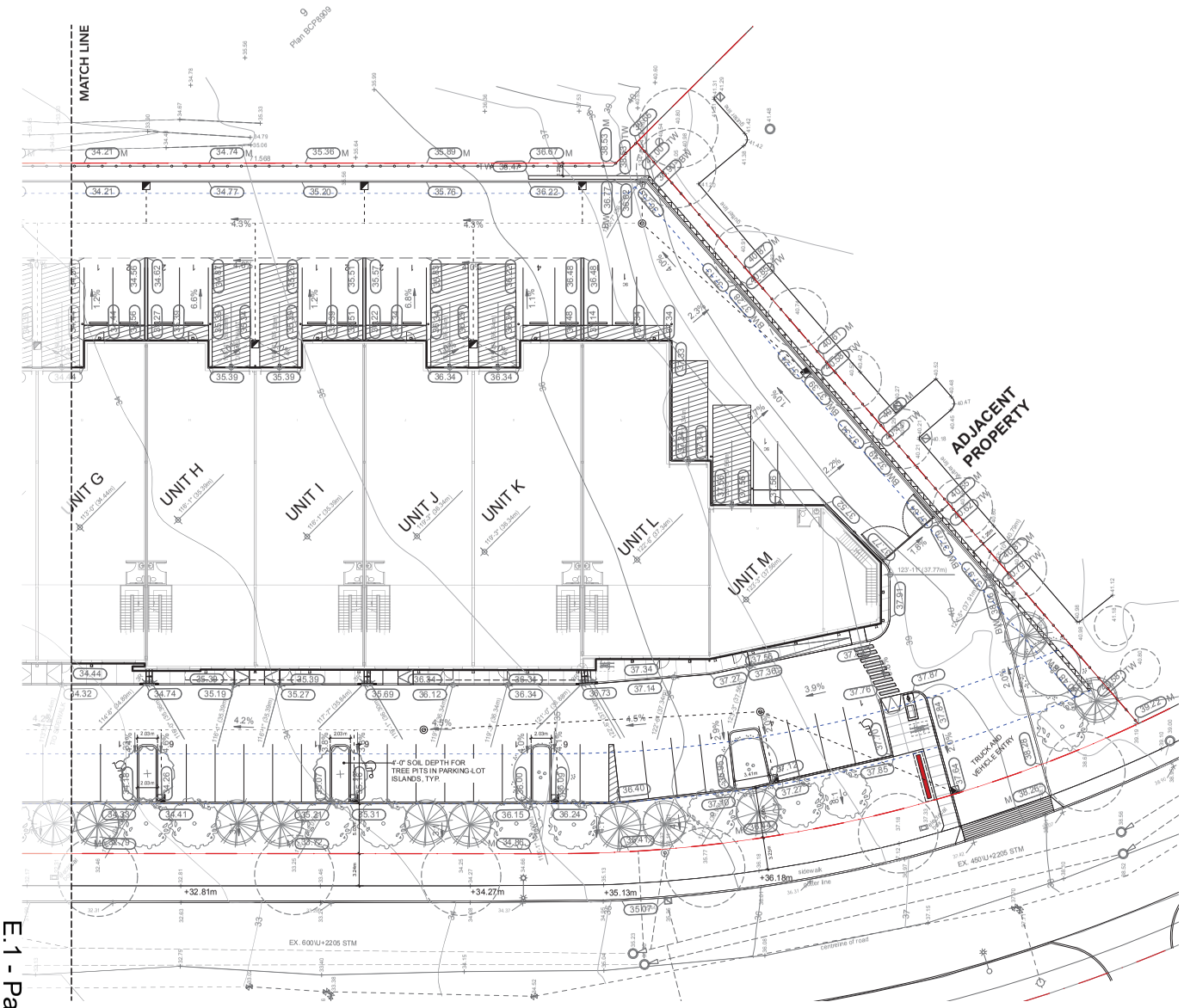
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	1:200
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Project No.	06-701

GRADING PLAN - NORTH

E.1
L2.0



0 25 m

GRADING LEGEND

SYMBOL	DESCRIPTION
+32.03m	PROPOSED LA. GRADES
105'-1" (32.03m) T/O CONCRETE	ARCH. GRADES
41.00	CIVIL GRADES

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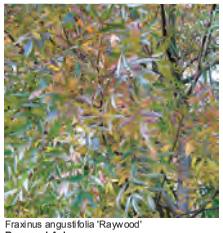
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GRADING PLAN - SOUTH

E.1
L2.1

STREETSCAPE - EVERGREEN TEXTURES, SEASONAL INTEREST





Fraxinus angustifolia 'Raywood'
Raywood Ash



Lonicera pileata
Privet Honeysuckle



Stipa tenuissima
Mexican Feather Grass



Allium cernuum
Nodding Onion



Spirea x bumulda 'Goldflame'
Goldflame Spirea



Dicentra formosa
Pacific Bleeding Heart

PARKING LOT EDGE - NATIVE WOODLAND





Rubus spectabilis
Salmonberry



Tsuga heterophylla
Western Hemlock



Pieris japonica 'Forest Flame'
Forest Flame Pieris



Symphoricarpos albus
Snowberry



Cornus sericea 'Kelseyi'
Kelsey Dwarf Red Osier Dogwood



Blechnum spicant
Deer Fern

PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. FINAL LAYOUTS, AS WELL AS ACTUAL SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
4. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
5. GROWING MEDIUM TO MEET (AT MINIMUM) BCLNA STANDARD 3P LATEST EDITION.
7. TWO-YEAR LANDSCAPE MAINTENANCE TO MEET (AT MINIMUM) BCLNA STANDARD (LEVEL 5 - BACKGROUND AND NATURAL AREAS) LATEST EDITION.
8. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED FOR THE ENTIRE PROJECT EXTENTS. 'GATOR BAGS' TO BE EMPLOYED FOR ALL TREE PLANTINGS.

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
TREES				
CANOPY				
	2	BETULA NIGRA	RIVER BIRCH	MIX 3-4M HT. B&B, MULTI-STEM
	3	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	7CM CAL. B&B
	5	TILIA TOMENTOSA	SILVER LINDEN	7CM CAL. B&B
ORNAMENTAL				
	30	ACER CIRCINATUM	VINE MAPLE	MIX 3-4M HT. B&B, MULTI-STEM
	33	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. B&B
CONIFERS				
	19	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	MIN. 2.5m HT. B&B
PLANTING				
TALL SHRUBS				
	66	RUBUS SPECTABILIS	SALMONBERRY	#5 POT, 36" OC
	94	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 POT, 36" OC
	104	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#3 POT, 24" OC
	276	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT, 24" OC
	335	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3 POT, 24" OC
	413	PIERIS JAPONICA ' FOREST FLAME'	FOREST FLAME PIERIS	#3 POT, 24" OC
	46	PYRACANTHA ANGUSTIFOLIA 'YUKON BELLE'	YUKON BELLE PYRACANTHA	#5 POT, 36" OC
	191	TAXUS x MEDIA 'HICKSII'	HICKS YEW	B&B 6' HT, 24" OC
LOW SHRUBS				
	153	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT, 24" OC
	316	BLECHNUM SPICANT	DEER FERN	#2 POT, 18" OC
	645	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT, 24" OC
	31	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT, 24" OC
	434	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT, 24" OC
GROUNDCOVERS & PERENNIALS				
	418	MAHONIA REPENS	CREEPING MAHONIA	#1 POT, 18" OC
	332	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4"(10cm) POT, 12" OC
	400	GAULTHERIA PROCUMBENS	CREEPING WINTERGREEN	4"(10cm) POT, 12" OC
	1076	ALLIUM CERNUUM	NODDING ONION	#1 POT, 12" OC
	762	CEANOTHUS HORIZONTALIS	CREEPING CALIFORNIA LILAC	#1 POT, 18" OC
	0	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	#1 POT, 12" OC
BIO SWALE PLANTS				
	75	CAREX OBNUPTA	SLOUGH SEDGE	4"(10cm) POT, 18" OC
	60	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED OSIER DOGWOOD	#3 POT 24"OC
	97	IRIS VERSICOLOUR	BLUE FLAG IRIS	4"(10cm) POT, 15" OC
	164	NEPETA FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	4"(10cm) POT, 15" OC
	63	PETASITES PALMATUS 'GOLDEN PALMS'	GOLDEN COLTSFOOT	4"(10cm) POT, 18" OC
	33	SALIX HOOKERIANA	HOOKER'S WILLOW	#2 POT, 24" OC
VINES				
	94	AKEBIA QUINATA	CHOCOLATE VINE	#2 POT, 18" OC
	94	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#2 POT, 18" OC
SOD LAWN				
	1070 Sqm			

SEASONAL INTEREST PLANTS NATIVE PLANTS FOOD RESOURCE PLANTS DROUGHT TOLERANT WHEN ESTABLISHED

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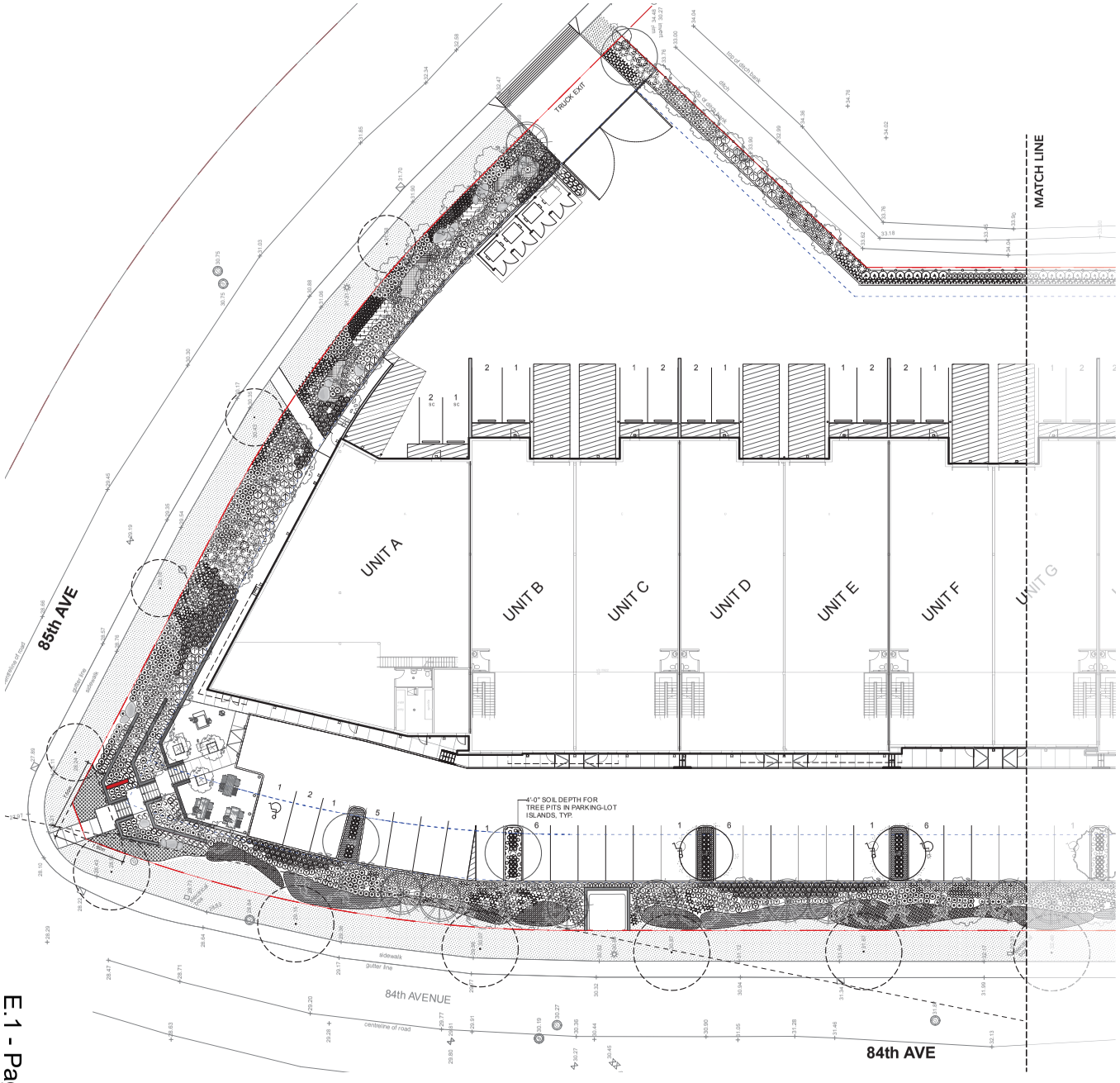
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

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PLANTING PALETTE

E.1
L3.0



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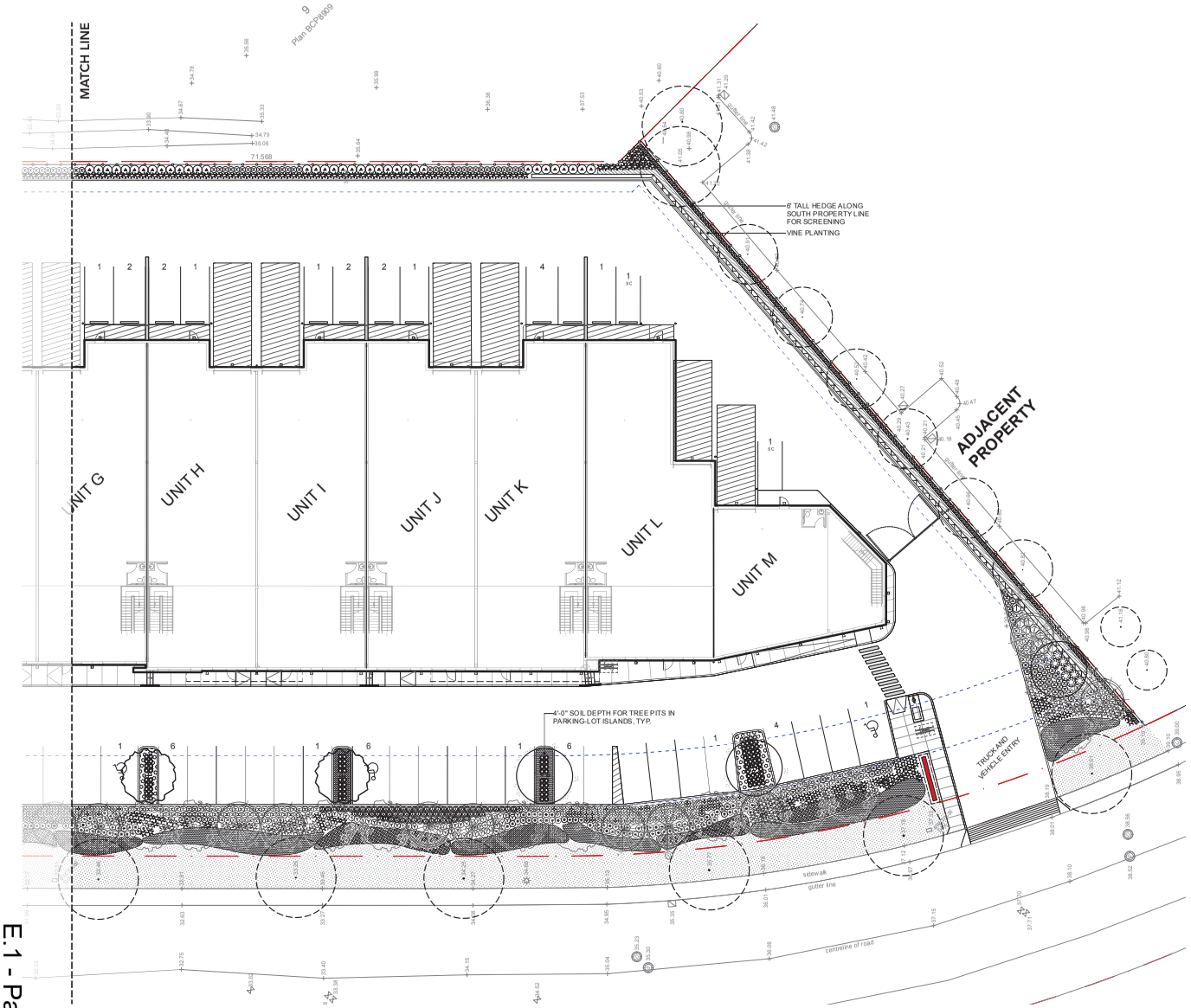
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PLANTING PLAN - NORTH

E.1
L3.1



0 25 m

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PLANTING PLAN - SOUTH

E.1
L3.2



UP LIGHT
BK LIGHTING OR
EQUIVALENT
FINISH: BLACK



WALL LIGHT
BY MP LIGHTING
MODEL: L770



VEHICULAR BOLLARD
BY SELUX
MODEL: MTR SQUARE STEELCORE BOLLARD

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	BOLLARD LIGHT
	RECESSED WALL LIGHT
	UP LIGHT



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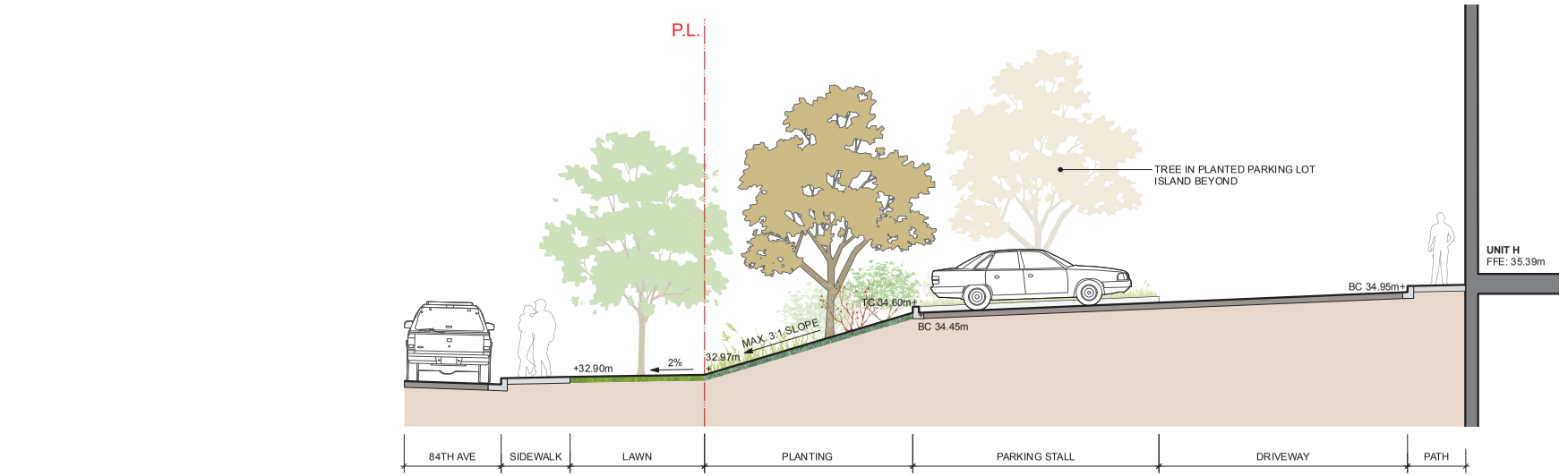
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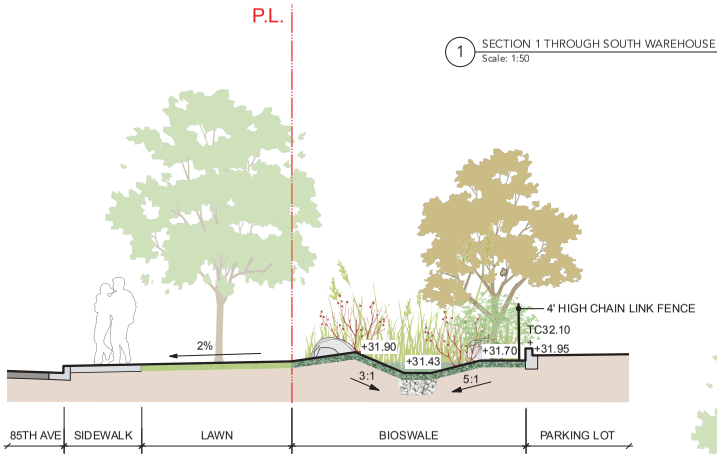
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LIGHTING PLAN

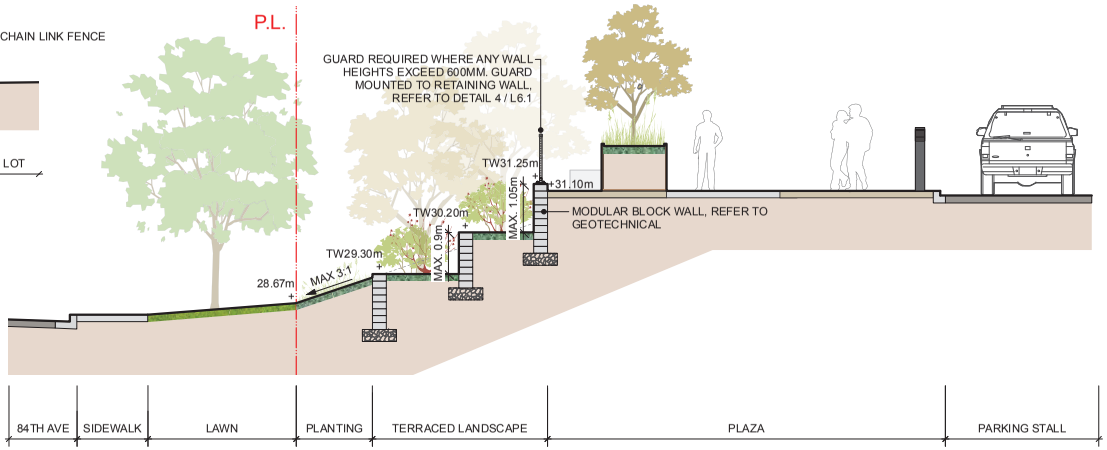
E.1
L4.0



1 SECTION 1 THROUGH SOUTH WAREHOUSE & 84TH AVE
Scale: 1:50



2 SECTION 2 THROUGH 85TH AVE
Scale: 1:50



3 SECTION 3 THROUGH CORNER PLAZA
Scale: 1:50

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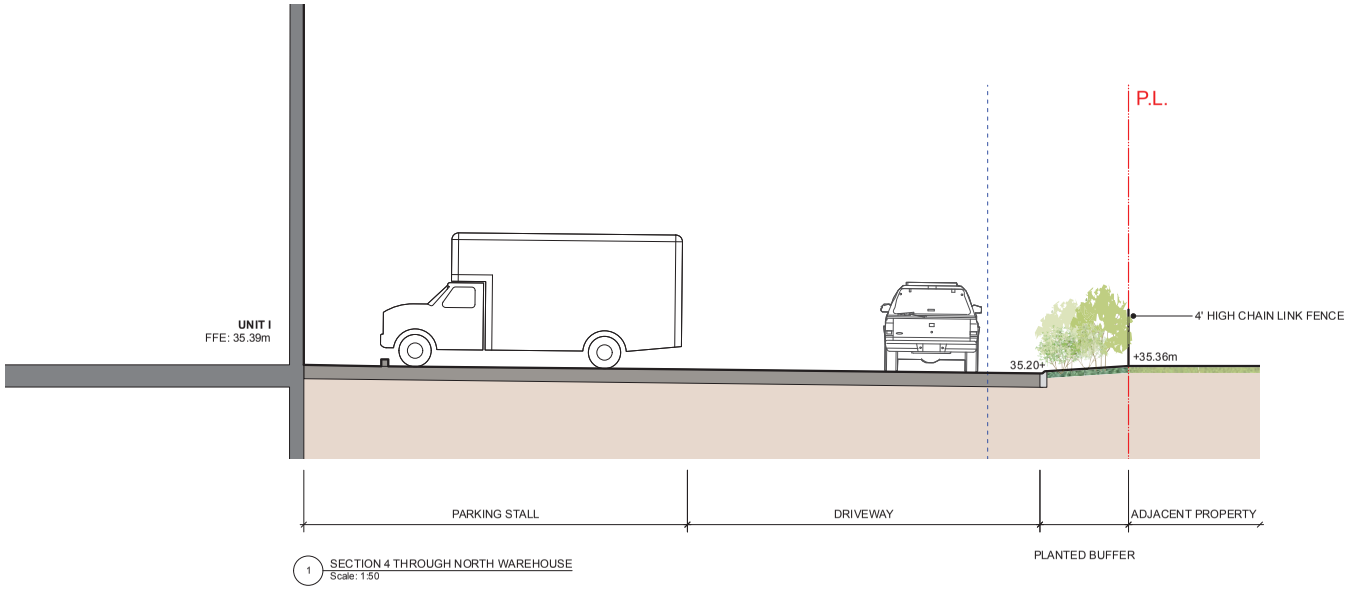
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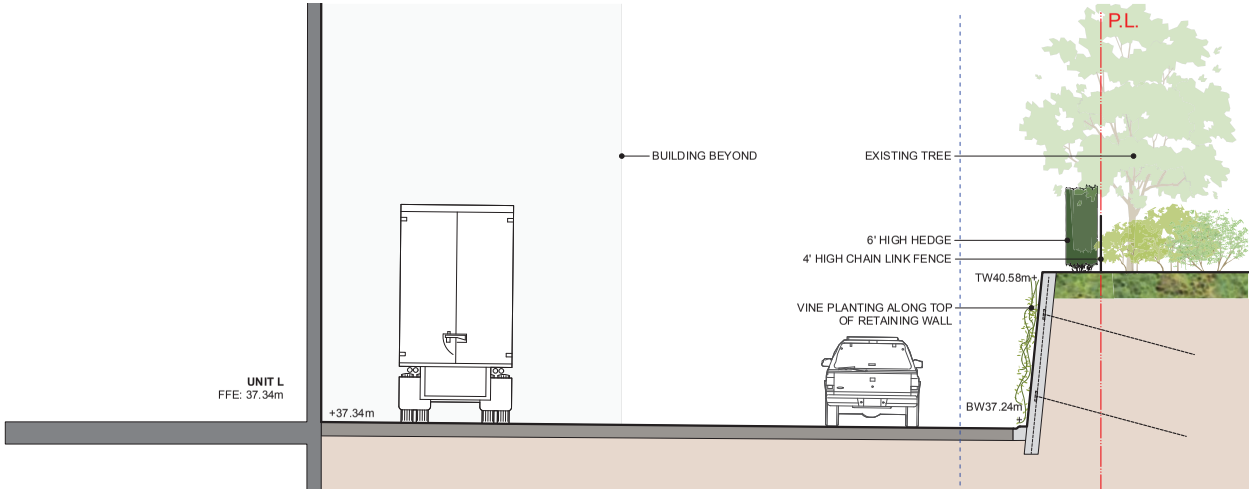
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SECTIONS

E.1
L5.0



1 SECTION 4 THROUGH NORTH WAREHOUSE
Scale: 1:50



2 SECTION 5 THROUGH EAST WAREHOUSE
Scale: 1:50

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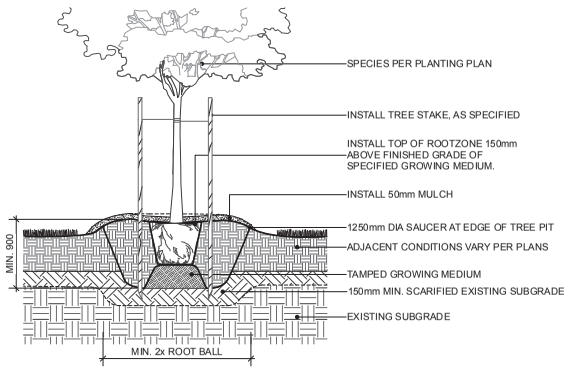
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

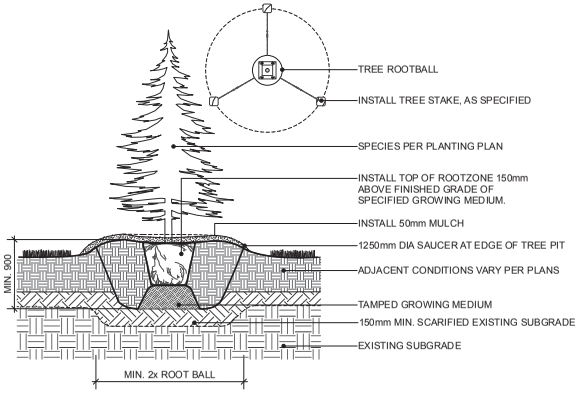
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Drawn:	PM
Reviewed:	DS
Project No.	06-701

SECTIONS

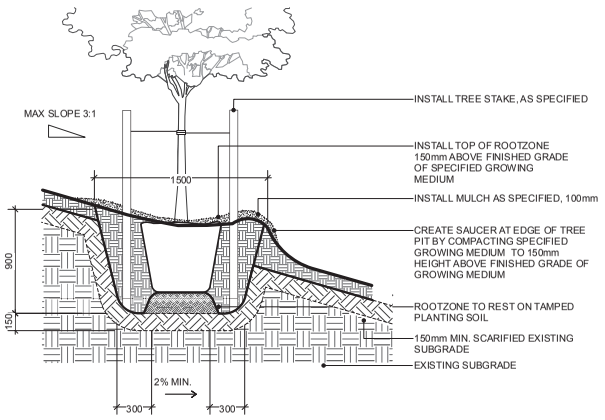
E.1
L5.1



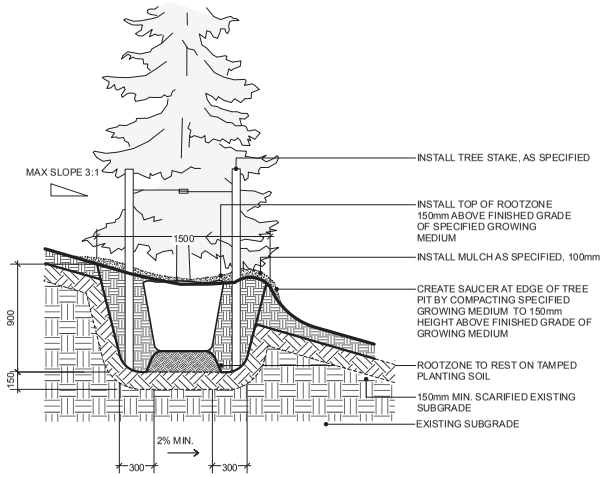
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



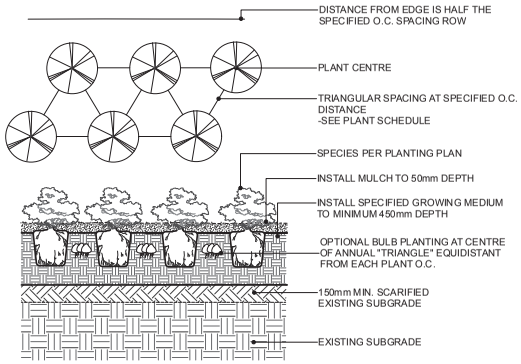
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



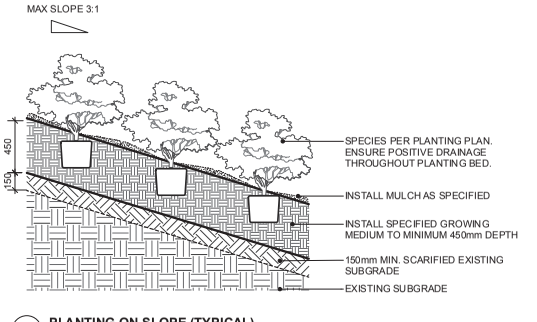
3 DECIDUOUS TREE PLANTING ON SLOPE (TYPICAL)
Scale: 1:20



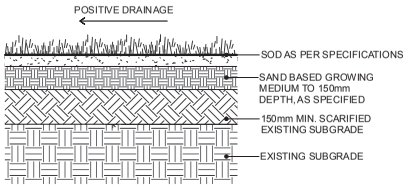
4 CONIFEROUS TREE PLANTING ON SLOPE (TYPICAL)
Scale: 1:20



5 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:20



6 PLANTING ON SLOPE (TYPICAL)
Scale: 1:20



7 SOD LAWN (TYPICAL)
Scale: 1:10

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1	ISSUED FOR DP APPLICATION	20-05-29

REVISIONS

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
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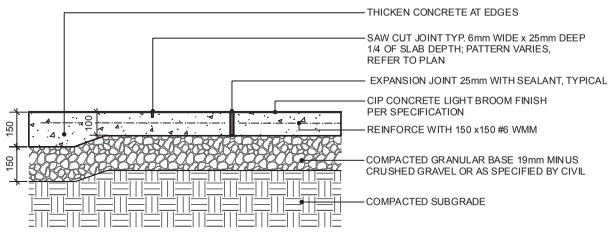
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	AS SHOWN
Drawn:	DS
Reviewed:	DS
Project No.	06-701

DETAILS - SOFTSCAPE

E.1
L6.0



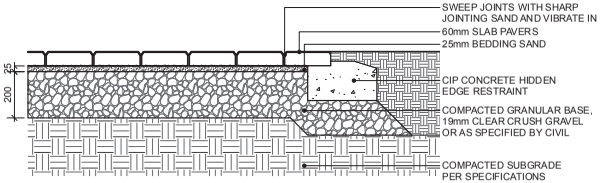
NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE
Scale: 1:10

FEATURE WOOD PATTERN PAVER

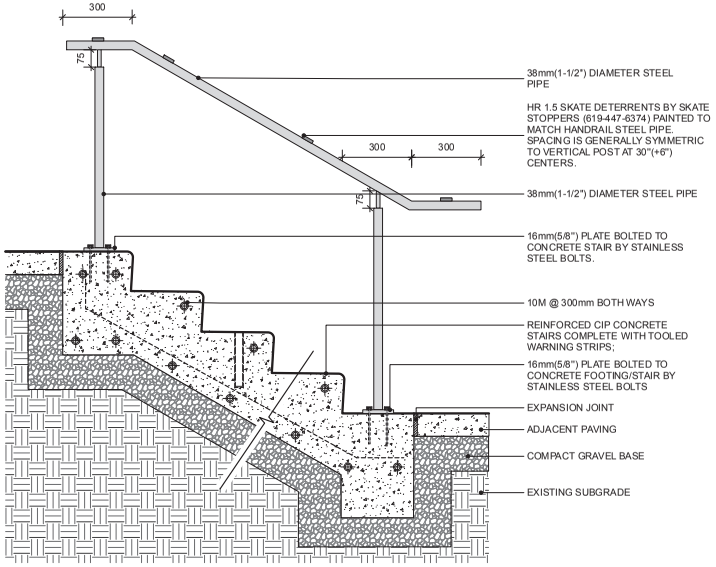
SUPPLIER: BARKMAN
PRODUCT: ARBORWOOD SLAB PAVER
DIMENSION: 800MM X 200MM X 60MM
COLOUR: TIMBER WOLF GREY
PATTERN: 1/2 OFFSET RUNNING BOND



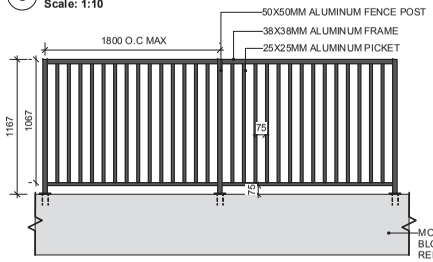


NOTE:
- USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
- INCLUDE A 5MM GAP BETWEEN EACH SLAB FOR THE JOINTING SAND

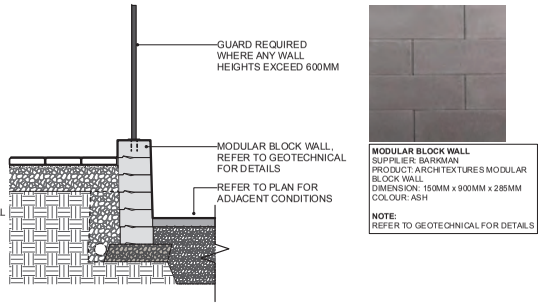
2 FEATURE PAVERS ON GRADE (TYPICAL)
Scale: 1:10



3 CIP CONCRETE STAIRS AND RAILING
Scale: 1:10



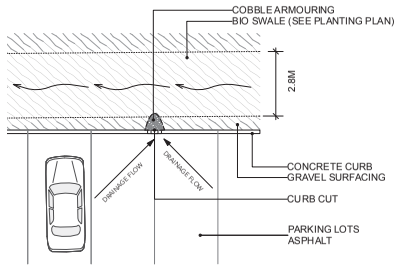
NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLOSIS.
4. COLOUR TO MATCH ARCHITECTURAL RAILS



MODULAR BLOCK WALL
SUPPLIER: BARKMAN
PRODUCT: ARCHITEXTURES MODULAR BLOCK WALL
DIMENSION: 150MM x 900MM x 285MM
COLOUR: ASH

NOTE:
REFER TO GEOTECHNICAL FOR DETAILS

4 METAL GUARD MOUNTED TO MODULAR BLOCK RETAINING WALL
Scale: 1:20



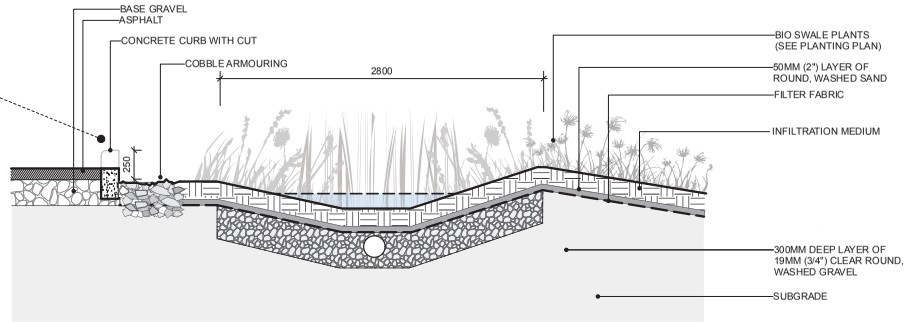
PLAN

5 BIO SWALE
Scale: 1:100





CURB CUT SECTION 1:20



6 BIO SWALE SECTION
Scale: 1:20

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3	ISSUED FOR REVIEW	21-06-23
2	ISSUED FOR REVIEW	20-12-22
1	ISSUED FOR DP APPLICATION	20-05-29

REVISIONS

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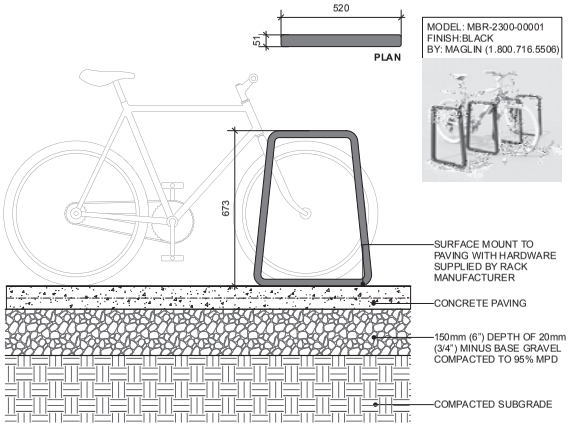
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

Scale:	AS SHOWN
Drawn:	DS
Reviewed:	DS
Project No.	06-701

DETAILS - HARDSCAPE

E.1
L6.1

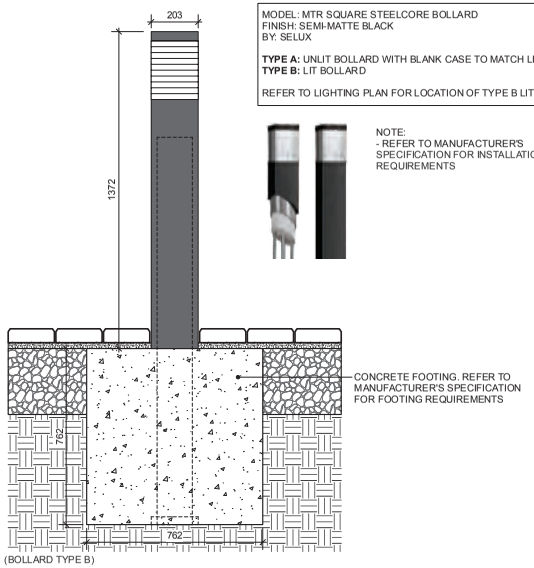


1 BIKE RACK
Scale: 1:10

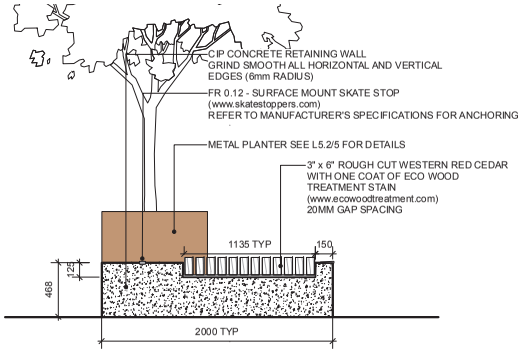


MODEL: ROUGH&READY PICNIC SET
DIMENSION: 2000mm L
MATERIAL: WEATHERING STEEL & HARDWOOD
BY: STREET LIFE

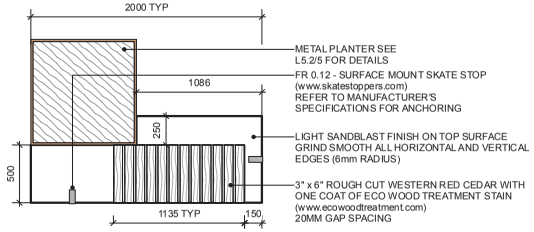
3 PICNIC TABLE
Scale: 1:10



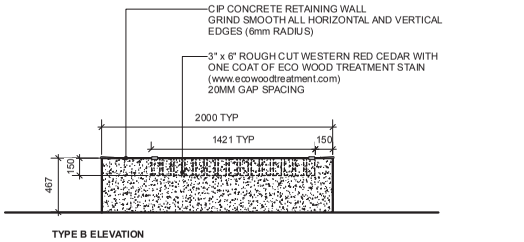
4 VEHICULAR BOLLARD
Scale: 1:10



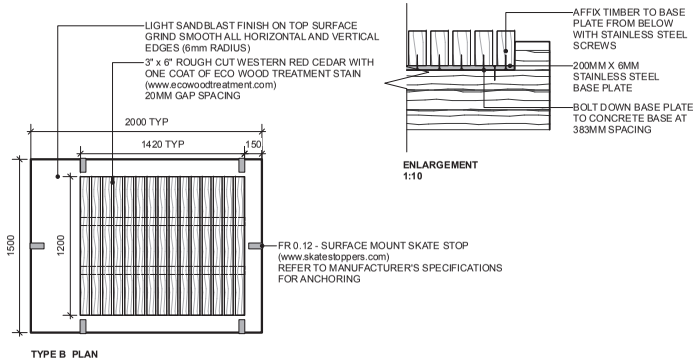
TYPE A ELEVATION



TYPE A PLAN



TYPE B ELEVATION

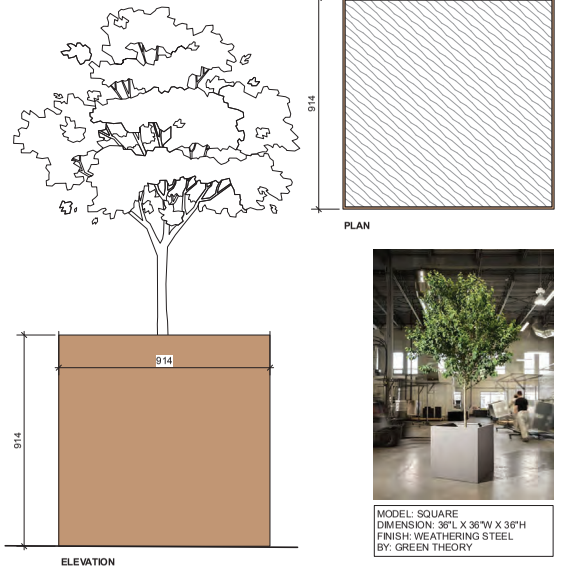


TYPE B PLAN

ENLARGEMENT
1:10

NOTE:
PROVIDE ENGINEERED SHOP DRAWINGS FOR INSTALLATION OF CUSTOM BENCH. INCLUDING COMPONENT SUBMITTALS, STRUCTURAL FOOTING AND CONNECTIONS. FOR REVIEW BY DEPARTMENTAL REPRESENTATIVE.

2 CUSTOM BENCH
Scale: 1:20



5 METAL PLANTER
Scale: 1:10

MODEL: SQUARE
DIMENSION: 36"L X 36"W X 36"H
FINISH: WEATHERING STEEL
BY: GREEN THEORY

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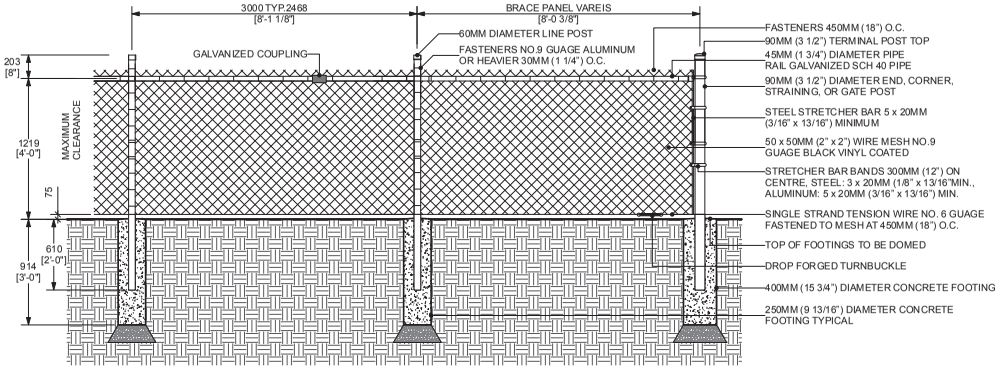
WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

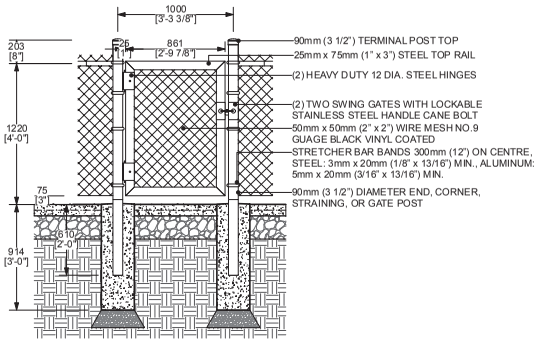
Scale:	AS SHOWN
Drawn:	DS
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DETAILS - FURNISHINGS

E.1
L6.2



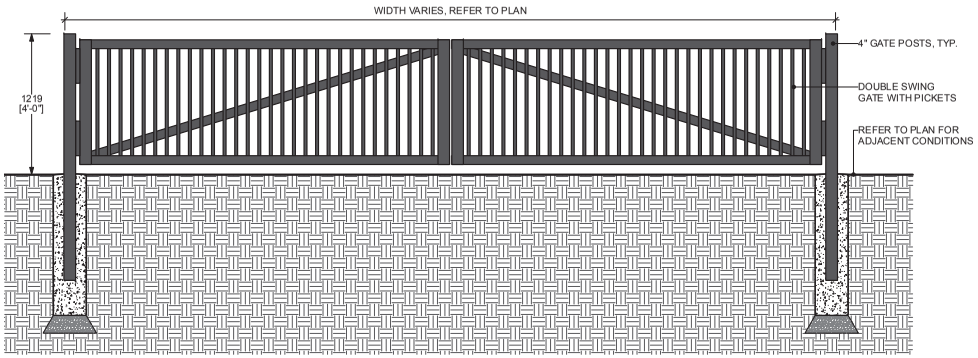
1 CHAIN LINK PRIVACY SCREEN AT PROPERTY LINE (ON GRADE)
1:20



CHAIN LINK FENCE SINGLE GATE

NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
2. ALL STEEL TO BE SHOP PRIMED AND PAINTED TO MATCH ARCHITECTURAL METAL FINISH
3. ALL FASTENERS TO BE STAINLESS STEEL

2 CHAIN LINK FENCE SINGLE GATE
1:20



NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINNUM WITH POWDER COAT FINISH, COLOUR TO MATCH ARCHITECTURAL RAILS.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLOSIS.
4. GATES TO BE INSTALLED WITH BT-10 BLUETOOTH ACCESS CONTROL SYSTEM AS SUPPLIED BY TECHNOGATE (778-885-9472).

3 AUTOMATIC VEHICULAR GATE ON GRADE
1:20

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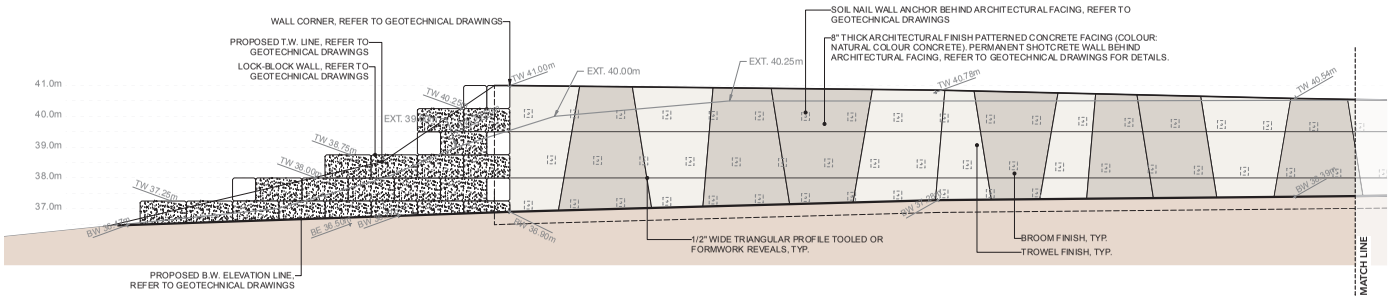
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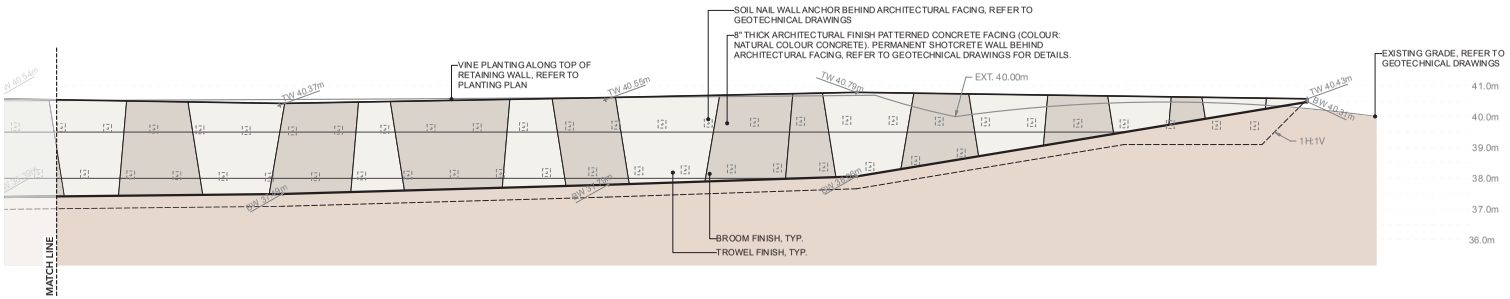
DETAILS - SCREENING

E.1
L6.3



NOTES:
1. REFER TO GEOTECHNICAL DRAWINGS FOR ALL RETAINING WALL DETAILS.
2. APPLY A MINIMUM OF TWO COATS OF ANTI-GRAFFITI PAINT TO ENTIRE SOIL NAIL WALL FINISH SURFACE.

1 SOIL NAIL WALL ELEVATION
1:100



LEGEND

SYMBOL	DESCRIPTION
TW 40.79m / EXT. 40.00m	GEOTECHNICAL ELEVATIONS, REFER TO GEOTECHNICAL DRAWINGS



ALTERNATING BROOM AND TROWEL SURFACE FINISH TEXTURE

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WESGROUP 84TH AVE WAREHOUSE

84th/85th Ave, Langley, BC

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DETAILS - SOIL NAIL WALL

E.1
L6.4

3.2 JUSTIFICATION AND INTENT

The broad intent of these design guidelines is to help shape and support high quality, attractive, functional urban design and a unique sense of place in the various Carvolth character areas. Specifically, the intent of the Carvolth Design Guidelines is:

- To emphasize building and open space design that enhances pedestrian activity, amenities, and safety.
- To encourage energy efficiency and low carbon building and neighbourhood design.
- To foster transit oriented design.
- To guide development of the Carvolth Neighbourhood as a major urban gateway to the Township with a high quality of design and a unique identity and sense of place.

The Carvolth Design Guidelines translate Township objectives and policies and into a set of design strategies and approaches to help guide the development review process for both private and public realm development.

3.3 DESIGNATION

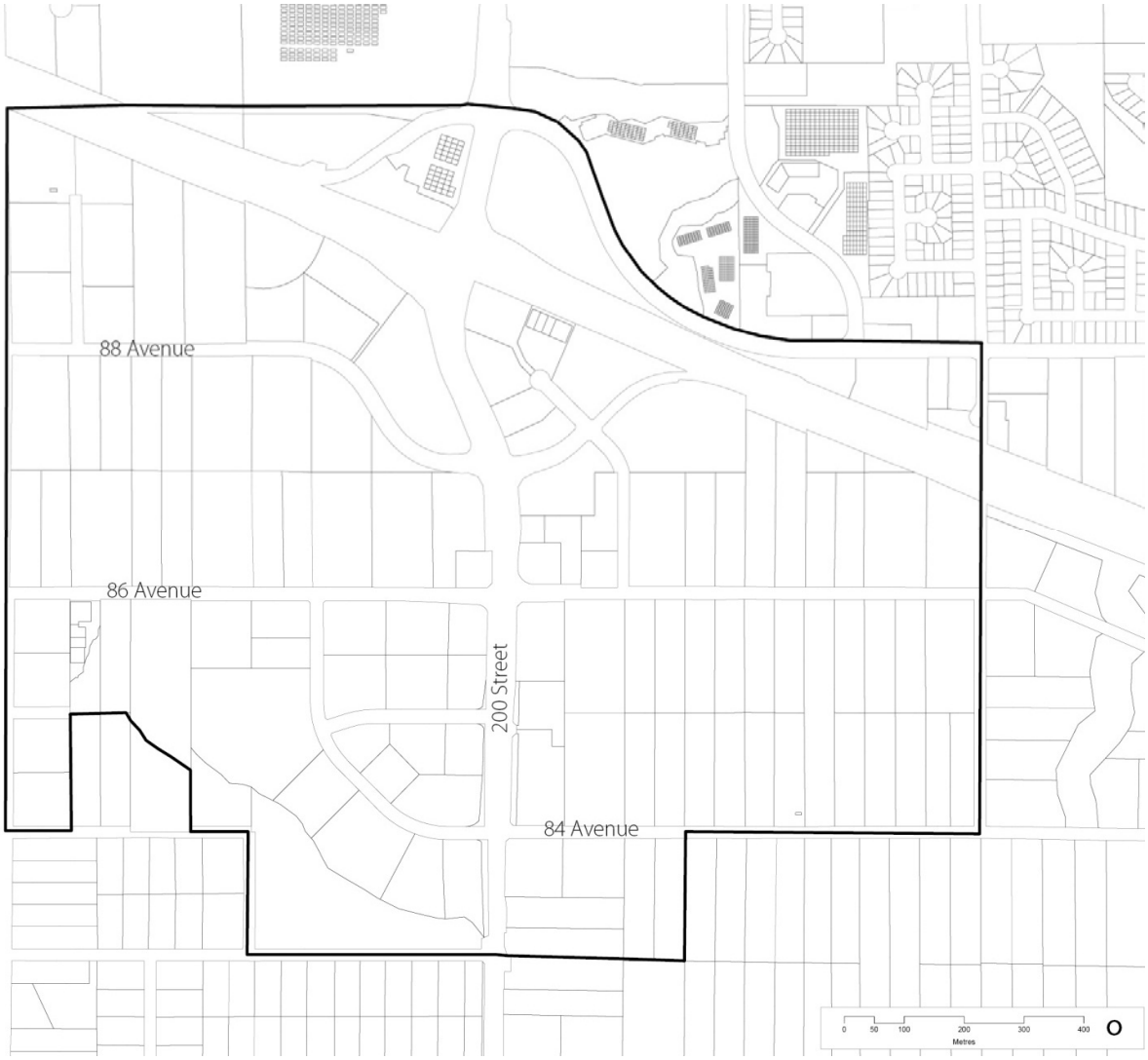
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

- 919(1) (e) establishment of objectives for the form and character of intensive residential development.
- 919(1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.
- 919(1) (h) establishment of objectives to promote energy conservation.
- 919(1) (i) establishment of objectives to promote water conservation.
- 919(1) (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

These sections of the Local Government Act allow regulation respecting the character of development within the Development Permit Area, including landscaping, and the siting, form, exterior design and finish of buildings and other structures, as justified by the special conditions and objectives in Section 3.2 of this Plan.

In addition, Development Permit Area “F” - Agricultural Land Reserve, as identified in the Willoughby Community Plan, also applies to the Carvolth Neighbourhood Plan area. See Section 4.3.2 of the Willoughby Community Plan for details.

Figure 42. Carvolth Development Permit Area.



3.4 GENERAL GUIDELINES

The general guidelines described below will apply to all new development in the Carvolth area. They are premised on urban design principles that will create a vibrant and accessible urban environment that promotes pedestrian activity and street life.



Figure 43. Mid-block pedestrian pathways increase connectivity.

3.4.1 Connectivity

The intent of these guidelines is to ensure a highly connective street and open space network that creates more route options for pedestrian and bicycle traffic traveling to, from and within the downtown, and direct connections to key amenities and destinations within and adjacent to Carvolth.

- Look for opportunities to create additional mid-block pedestrian pathways to increase the number of pedestrian connections within and through the site.

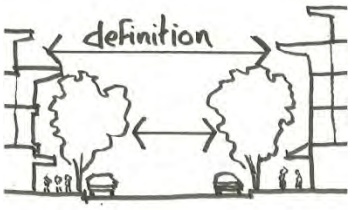


Figure 44. Buildings and street trees can be used to create "street definition".

3.4.2 Street Definition

The intent of these guidelines is to site and design buildings to positively frame and define streets and other public open spaces, and to ensure a positive response to specific site conditions and opportunities.

- Minimize the distance buildings are set back from the sidewalk to create good street definition and a sense of enclosure.
- Build ground floor commercial uses up to the front property line to maintain a continuous commercial street frontage and positive street definition. A setback may be considered where there is a courtyard or other feature that benefits the pedestrian experience or responds to the building setback of an adjacent property.
- New developments with tall buildings (over 4 storeys in height) should incorporate a base building or street-wall at a scale similar to adjacent buildings and appropriate to the street width.
- Buildings should be sited and designed to create the following general building height to street width proportions:
  - » 1:1 - 1:5 for mews or courtyards.
  - » 1:2 - 1:3.5 for residential and commercial streets.
  - » 1:3 - 1:5 for squares, plazas or wide boulevards.

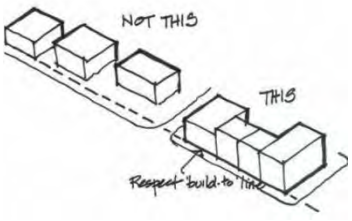


Figure 45. Use a common "build to line" to create a street definition and a sense of enclosure.

3.4.3 Height and Massing

The intent of these guidelines is to reduce the visual mass of large buildings, and ensure the sensitive transition from new development or redevelopment to existing adjacent buildings and open spaces.

- Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, steep topography, natural features, prominent open spaces and views.
- New development should reflect significant natural topographic features. Buildings should be designed to step down hillsides to accommodate significant changes in elevation and to connect with and transition well to the sidewalk and street.
- Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and create variation along the street. Limit the visual mass of building facades to lengths of 40m or less.
- Buildings over 3 storeys in height shall have a maximum frontage length of 80m.
- Buildings 3 storeys in height or lower shall have a maximum frontage length of 40m.
- Buildings up to 4 storeys in height should step back the top storey back by a minimum of 1.5m.
- Building of 5 to 6 storeys in height should step back the top two storeys by a minimum of 1.5m.
- Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.

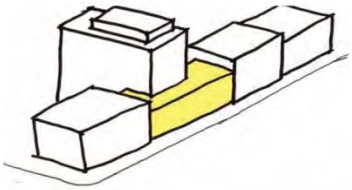


Figure 46. The base massing of this taller building should complement setbacks and heights of adjacent buildings.



Figure 47. Step buildings down to respond to the natural topography of the site.

3.4.4 Active Frontages

The intent of these guidelines is to ensure buildings are sited and designed to be welcoming, and encourage street vitality, visual interest, and safety.

- Site and orient buildings to overlook public streets, parks, walkways and communal spaces.
- Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing of 15m. Ensure that these are active entrances. A maximum spacing of 10m for entrances is desired along retail high streets.

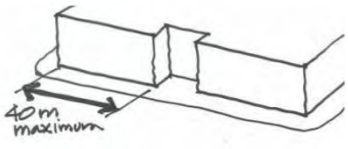


Figure 48. Limit the visual mass of building façades to lengths of 40 m or less.

- Recess building entrances by a minimum of 0.6m to provide for door swings, weather protection and to visually emphasize the building entrance.
- Large floor plate commercial developments shall respond to the prevailing street character along all commercial streets by incorporating small, transparent storefronts with frequent entrances.
- Large format commercial buildings with compatible uses should incorporate smaller shops wrapped around outside edges to better integrate these buildings and uses and make them more compatible with the desired character of the Carvolth area.
- Avoid expansive blank walls (over 5m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use design treatments to break up the visual impact such as:
  - » A vertical trellis with climbing vines or other plant materials.
  - » Wall setbacks to provide room for planters.
  - » Wall murals, mosaics or other artistic features.
  - » Quality materials of different colours and textures.
  - » Special lighting, canopies, awnings, horizontal trellises or other human-scale features.
- Provide pedestrian access to buildings from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.
- On corner sites, develop street-facing frontages for both streets and design front elevations with pronounced entrances oriented to the corner and/or primary streets.
- Maintain site lines from inside the buildings to public open space to allow for casual surveillance of the street and sidewalk.
- Ensure a minimum glazing area of 75% for frontages at grade along all commercial streets.



Figure 49. Vertical setbacks break up the visual mass of buildings.



Figure 50. When unavoidable, blank walls should be screened to make it more visually interesting.

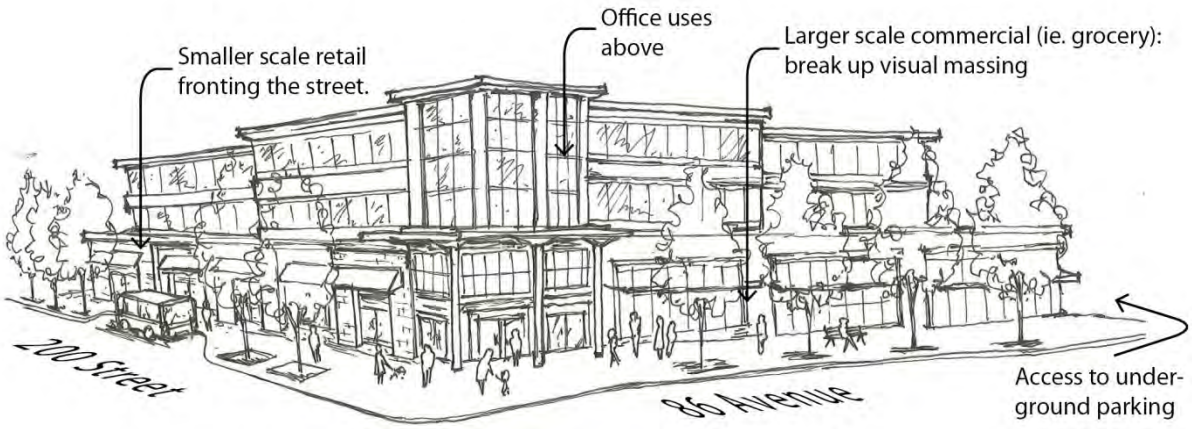


Figure 51. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.



3.4.5 Weather Protection

The intent of these guidelines is to provide comfort for pedestrians and enhance the pedestrian function of public streets through the provision of weather protection.



- Provide continuous weather protection along building frontages immediately adjacent to public streets, sidewalks or open space.
- Ensure that the depth, height and angle of weather protection are adequate to protect pedestrians from rain or snow that may be blown by the wind.
  - » The width to height ratio should be 1:1 to 1:1.4.
  - » The minimum height should be 2.5 m.
- Where sloping sidewalks occur, break up awnings and canopies into modules, and terrace them down to follow the profile of the street.
- Design canopies extending over building frontages greater than 30 m to reduce their apparent scale and length by, for example, breaking up the canopy to reflect the architecture and fenestration pattern of the building facade.



Figure 52. Weather protection to enhance pedestrian comfort.



Figure 53. Canopies provide weather protection over a large area in front of buildings.

3.4.6 Green Development

The intent of these guidelines is to encourage building design and site planning that maximizes livability, daylight access, and energy efficiency and reduces the overall “ecological footprint” (energy use, waste, and pollution) of development.

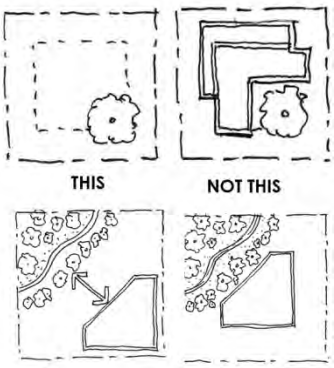


Figure 54. Retain existing trees and buffer ecologically sensitive areas.

Site Design

The intent of these guidelines is to preserve or enhance the natural habitat, energy performance and ecosystem processes of the site and the neighbourhood.

- Creating sustainable buildings starts with proper site selection. The location of a building affects a wide range of environmental factors such as ecosystem function, energy consumption and mobility. If possible, locate buildings in areas of existing development to concentrate development and take advantage of existing infrastructure. Consider conserving resources by renovating existing building for new uses. Maximize the restorative impact of site design. Additional guidelines related to landscaping and stormwater control can be found in Section 3.4.11 and 3.4.12 respectively.
- Minimize site disturbance during construction and retain or enhance existing vegetation where possible, particularly remnant riparian zones, watercourses, and urban forests.
- Enhance habitat, biodiversity and ecosystem processes through plant selection and landscape design. Include native or adaptive plant species.
- Minimize impervious surfaces such as roads, parking lots and sprawling buildings and infiltrate rainwater on-site using retention and infiltration best management practices as appropriate (bioswales, infiltration trenches, rain gardens, etc.).
- Incorporate green roofs, where appropriate, to help absorb stormwater, improve thermal efficiency, and provide outdoor amenity space for residents and workers.
- Improve service, minimize light pollution and maximize energy efficiency through the use of full cut-off lighting (avoiding light reflectance) and by directing lighting downwards. Exceptions may be made for signage and architectural lighting.

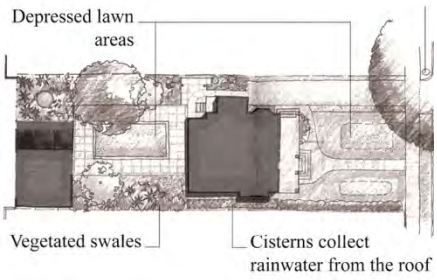


Figure 55. Landscape design can contribute to local ecosystem health.

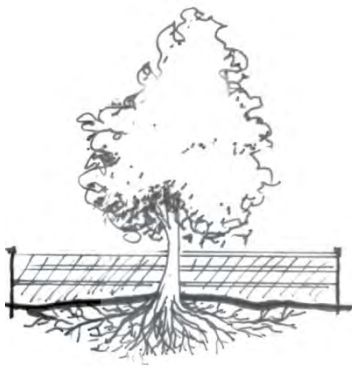


Figure 56. Protective barriers around existing trees.

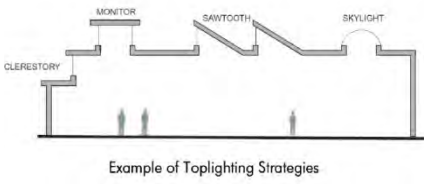


Figure 57. Roof openings can provide lighting where typical side lighting is restricted.

- Where possible, locate new buildings within a five minute walk (400 metres) of frequent public transit and provide alternative transportation incentives such as bike storage, change rooms and priority parking for bicycles, carpool vehicles or alternative fuel vehicles.
- Retrofit existing building where possible and look for opportunities to intensify use adjacent to existing infrastructure.

Energy Performance

The intent of these guidelines is to optimize building energy performance and where possible use energy from renewable sources.

- In this section it is important to balance complementary and competing priorities for passive design (efficiency, heating, cooling, daylighting and ventilation) to optimize energy performance and cost. Consider site and building constraints and the specific commercial, residential and institutional application in building design.
- Orient buildings to optimize passive solar energy potential. Most solar energy gain can be achieved when facing within around 20 degrees of solar south. For single loaded buildings, orient the building on an east-west axis and/or ensure a south facing roof aspect. For buildings that are double loaded, consider orienting the building on a north-south axis to ensure that units on both sides of the building receive some amount of solar exposure.
- To cost-effectively limit heat loss, limit fenestration to 40% of the total facade area (window to wall ratio). If higher fenestration ratios are desired, compensate with highly efficient windows. Fenestration should be emphasized on southern and western exposures and be minimized on northern and eastern exposures.
- Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves.
- Ensure solar shading with an emphasis on those buildings with high window to wall ratios. The benefits of reducing solar gains in summer should be balanced with the benefit of solar gains in the winter by taking advantage of the different seasonal sun angles. External shading such as recessed balconies, overhangs, and louvers are preferable over internal shading such as internal blinds.

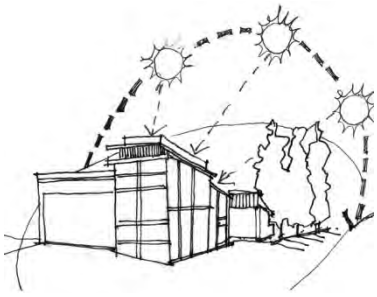


Figure 58. Buildings oriented to maximize use of solar energy.

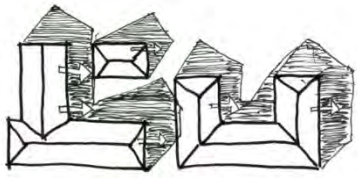


Figure 59. Corner and through units facilitate natural ventilation and daylight access.

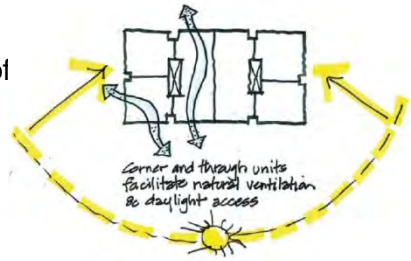


Figure 60. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open

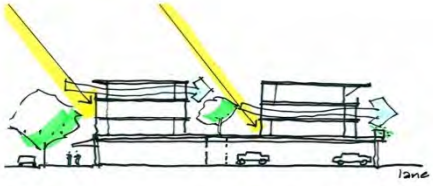


Figure 61. Through units allow for natural ventilation and increased daylight access.

- Balance narrow floor plans that increase the potential for cross ventilation and penetration of daylight into the building with minimizing the envelope to floor area ratio to optimize thermal efficiency.
- Design with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
- Buildings should be narrow to increase the amount of interio space with access to day-lighting and winds for passive ventilation. Buildings with through units (i.e., units with exterior walls on at least two sides) can be created by incorporating a mews or central courtyard into the form and design of low rise buildings or into the base massing of tall buildings.
- Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).
- Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized. Proposals for new projects should include sun/shade diagrams of the subject development and the surrounding properties at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.
- Incorporate courtyards and greenways in residential and mixed-use projects to maximize the amount of direct sunlight received.
- Landscaping and building design should ensure solar access in winter and in summer provide shading of afternoon sun and reduce the urban heat island effect. Provide deciduous landscaping and/or shading devices on southern and western exposures.
- For all outdoor lighting, use efficient lighting design such as LEDs and motion or photo-sensitive lighting.
- Use energy efficient fixtures and design lighting for specific needs to reduce ambient lighting requirements.

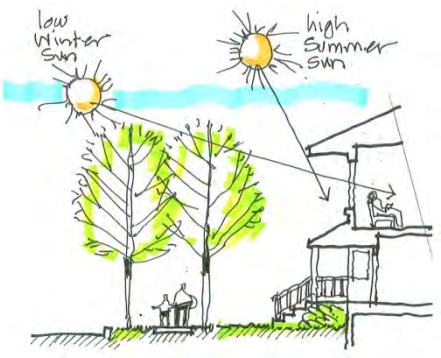


Figure 62. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

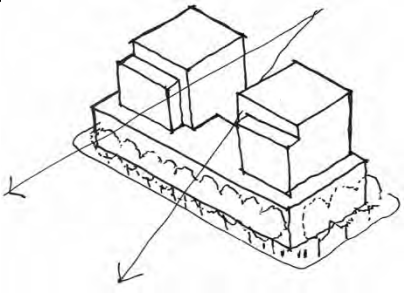


Figure 63. Slender building forms enhance daylight penetration and cooling through cross ventilation.



Figure 64. Sun shading devices reduce lighting and cooling demands and protect the building envelope from pre-mature aging.

- Acquire at least 5% of the building's total energy through the use of on-site renewable energy systems with an emphasis on heating and cooling systems such as geo-exchange, air-source heat pumps, heat recovery from wastewater, biomass, or solar thermal. If a District Energy system is established in Carvolth, connection to the system could be considered to meet this guideline.



Figure 65. Shared composting facilities.

Water

The intent of these guidelines is to protect and conserve fresh water resources.

- Limit or eliminate the use of potable water for landscape irrigation by using high-efficiency irrigation technology, captured rain or recycled site water and/or drought tolerant plant species.
- Design landscaping and select plants that are appropriate for the local climate, minimizing irrigation needs.
- Design lawns for residential and commercial use, rather than aesthetics, minimizing unnecessary irrigation.
- Reduce the generation of wastewater and potable water demand by using captured rainwater for sewage conveyance or by treating wastewater on site to tertiary standards.
- Employ water efficiency strategies such as water-conserving plumbing fixtures, appliances and control technologies.

3.4.7 Public Realm

The intent of these guidelines is to ensure that the design of streets and open spaces creates visual interest, comfort and safety for pedestrians and contributes to a unique local identity and sense of place.

- Provide a continuous planting of street trees along both sides of streets in residential, commercial and office neighbourhoods.
- Provide a zebra- or ladder-painted crosswalks, or crosswalk made of special paving materials, at all key pedestrian crossings to increase driver awareness.
- Curb to curb widths of local streets should be as narrow as practical to accommodate expected traffic and services.
- Incorporate corner bulges into streetscape design to enhance pedestrian crossings and provide space for landscaping, stormwater management, seating and public art.
- Ensure a continuous public sidewalk on both sides of the street throughout the Carvolth area.



Figure 66. Buildings should be designed and oriented to encourage casual surveillance and "eyes on the street."

- Provide street furnishings, including transit shelters, benches, lighting, and waste receptacles to enhance the public realm.
- Cafes are permitted and encouraged on public sidewalks in commercial areas provided that safe passage for pedestrian and emergency services is maintained.
- Pedestrian-oriented lighting should be provided throughout residential, commercial and office areas.
- Distinctive bus shelters or deep canopies should be provided along major transit routes to provide comfort for transit users.
- Hydro kiosk/utility boxes to be incorporated wherever possible into landscape areas to reduce visual impact.

3.4.8 Safety, Security and Accessibility

The intent of these guidelines is to enhance personal safety and security through building siting, orientation, and design, and to ensure buildings and open spaces accommodate and provide access for all users and abilities.



Figure 67. Buildings oriented to the street with clear definition of the transition from public to private realm help to promote neighbourhood safety and security.

- Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and children’s play areas.
- Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.
- Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary/appropriate.
- Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
- Design parking areas to allow natural surveillance by retaining clear lines of sight to and between public sidewalks and building entrances for those who park there and for users of nearby buildings.
- Ensure CPTED principles are adhered to with respect to landscape design and construction.
- Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Generally, such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

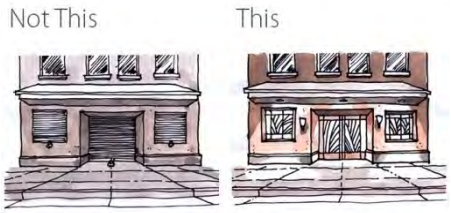


Figure 68. Security grilles can be incorporated in an attractive way.

3.4.9 Tall Buildings

The intent of these guidelines is to encourage siting, massing and design that minimizes negative impacts on views, privacy, and solar access for individual units, reduce the perceived bulk of tall buildings, and minimize impacts of tall buildings on adjacent public streets and open spaces.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. In addition to the preceding general guidelines (Sections 3.1 - 3.12), the following tall building guidelines are applicable to development proposals that include buildings over 6 storeys in height.

- An open spacing of tall buildings should be maintained to ensure adequate light, air, access and views for residents.
- The minimum facing distance between tall buildings should be 40 m.
- The placement of tall buildings should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
- Tall buildings should have a maximum floor plate size of 700 sq. m.
- Tall buildings should have a maximum floor plate width of 24 m.
- The bulk of towers should be minimized using vertical and horizontal articulation, for example, by incorporating changes of plane, stepped terraces or modulated plan and facade forms.
- Tall buildings should have a maximum height of 50 m, excluding appurtenances and mechanical equipment.
- Tall buildings should generally be aligned parallel to the street in a north-south direction.
- New developments with tall buildings should incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street edge definition. (See section Street Definition Guidelines, section 3.3).
- Tall buildings should incorporate ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.
- Tall buildings should be set back a minimum of 5 m from the fronting public street or open space, while still achieving good address on the fronting public street or open space.

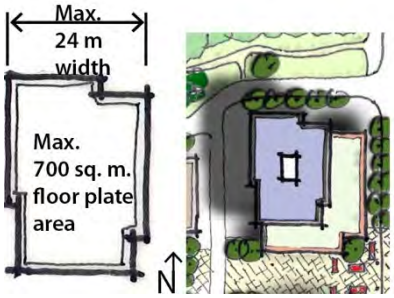


Figure 69. Tall buildings.

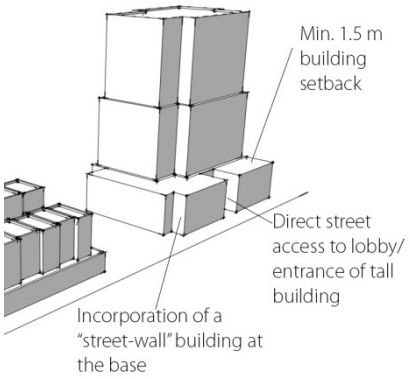


Figure 70. Ensure vertical and horizontal articulation.

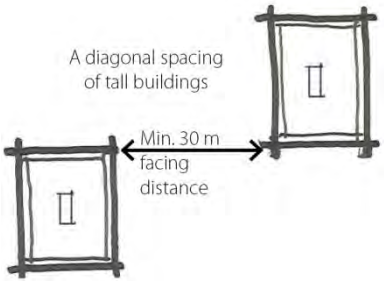


Figure 71. Spacing of tall buildings.

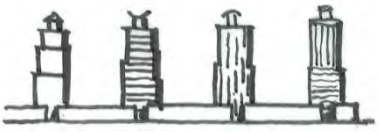


Figure 72. Variation in tower form and design should be achieved.

- Tall building address should be achieved by stepping back the base building (podium) at the primary entrance of tall buildings to allow the tall building to meet the street and by locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza or other open space.
- An interesting and varied roof form should be achieved, for example, by incorporating a top pent house or amenity space to conceal appurtenances and mechanical equipment.

3.4.10 Master Planning Tall Buildings and Large Sites

The intent of these guidelines is to ensure the integration of larger sites and sites with tall buildings with adjacent areas.

Proposals for Large Sites and sites with Tall Buildings should include a master plan. Master planning will enable tall buildings to be sited and organized in a way that provides desirable transitions to adjacent areas and ensures appropriate tall building separation. More broadly, a master planning process will help knit the public realm into a single, cohesive whole as demonstrated by the illustrative concept plan and encouraged by the design guidelines.

A Master Plan is to be provided at both the neighbourhood scale and the site or block scale and should reflect the intent of the Integrated Area Concept Plan (Figure 7) and Design Guidelines.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. Large Sites are defined as those over 5000 sq. m in size. However, the Township may, at its discretion, identify other sites with special characteristics or conditions where master plans will be required. A Master Plan for Large Sites and sites with Tall Buildings should describe in drawings and words for the site and its context the following issues:



Figure 73. Master planning should reflect the pattern of streets, open spaces and built form described in this plan.

- The location and dimensions of public streets, parks and accessible open spaces.
- General location and dimensions of pedestrian circulation and relationship to pedestrian sidewalks and paths, transit stops and shelters.
- General location of building footprints - base buildings and taller buildings.
- General layout and dimensions of setbacks from streets, parks and open spaces, as well as dimensions between base and tall buildings on the same site.
- General location of building entrances for each building.
- General location and dimensions of site access, service areas, ramps, drop-off and parking for each building.
- The location of watercourses including non-disturbance areas.
- Phasing plan and schedule.
- Perspective showing important views.

- Shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.

3.4.11 Parking, Servicing and Access

The intent of these guidelines is to ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the pedestrian realm.

- Structured underground or “tuck-under” parking is preferred over off-street surface parking.
- Where off-street surface parking is unavoidable, it should be located to the rear of the building with parking access from the lane or side street.
- Off-street parking located between the front face of a building and the public sidewalk is not permitted.
- If surface parking is located beside the building and adjacent to the public sidewalk, screen these areas from sidewalks and other active open spaces using materials that provide a visual buffer while still allowing clear visibility into the parking areas to promote passive surveillance.
- Locate public on-street parking at the curb to provide convenient and easy access to commercial/residential entrances.
- In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is not possible, access may be provided from the street, provided that:
  - » The street is not a primary retail high street.
  - » Access is from the long face of the block.
  - » There is no more than one interruption per block face and only one curb cut on the street.
- Any vehicular entrance and its associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize the visual impact.
  - » Avoid ramps located directly off the street or lane.
  - » Use treatments such as screening, high-quality finishes, sensitive lighting and landscaping to minimize the visual impact of parking ramps and entrances.
- Incorporate pedestrian pathways and landscaping into surface parking areas. Pedestrian sidewalks should be incorporated into islands to minimize conflict with vehicles.

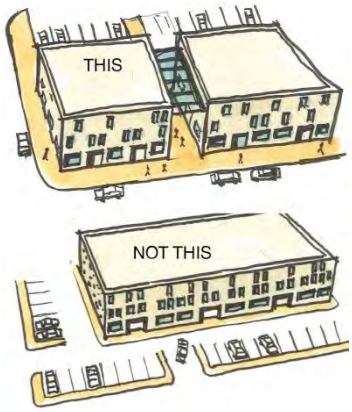


Figure 74. Off-street parking uses should not be located between the front of a building and the public sidewalk.



Figure 75. Access to underground parking should be architecturally integrated to minimize the visual impact.



Figure 76. Screen surface parking using a trellis, landscaping, or climbing vines that maintain site lines.

- Bicycle parking should be located in a visible, active and well lighted area convenient to primary building access and bike route access.

3.4.12 Lighting

The intent of these guidelines is to contribute to the overall quality, character and safety of the Carvolth area.

- Illuminate building facades and features by providing architectural lighting on the face of commercial and office buildings and at the main entrances to multi-family residential buildings to help create a sense of safety and intimate space around the building.
- Light paths and entry areas sufficiently to ensure pedestrian comfort and safety while avoiding visible, glaring light sources.



Figure 77. A combination of wall-mounted lights and up lighting animate the building façade and adjacent pedestrian areas.

3.4.13 Landscaping

The intent of these guidelines is to contribute to the overall quality, character and ecological function of the Carvolth area.

- Use landscaping to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings where appropriate.
- Use hard landscape features such as terraced retaining walls and planters to transition between grades.
- Provide a continuous planting of street trees along both sides of all public streets with a maximum tree spacing of 10 meters.
- Use native or adaptive plant species to enhance ecological function and reduce the need for external inputs such as additional watering and fertilizers.
- Irrigate landscape material during plant establishment.
- Existing healthy trees should be preserved where possible.

3.4.14 Stormwater Source Control

The intent of these guidelines is to provide guidance and inspiration on innovative means of achieving stormwater management objectives.

Absorbent Landscape:

- Maximize the area of absorbent landscape on site and conserve as much existing vegetation and undisturbed soil as possible.
- Disconnect impervious areas (such as roofs and parking lots) from the storm sewer system and have them drain into an absorbent landscape.
- Maximize the vegetation canopy cover over the site and provide multi-layered canopies where possible.
- Ensure adequate growing medium depth for horticulture and stormwater needs: a minimum of 150 mm for lawn areas, and 450 mm for shrub/tree areas.

Infiltration Swale:

- Flow to the swale should be distributed sheet flow (i.e., travelling through a grassy filter area). Provide pre-treatment and erosion control to avoid sedimentation in the swale.
- Provide a 25 mm drop at the edge of paving to swale soil surface.
- Provide longitudinal slope of 1-2% and ensure side slopes are not more than 3 (horizontal): 1 (vertical).
- Provide weirs or check dams to slow water flow with a maximum ponding level of 150 mm.

Infiltration Rain Garden:

- At point source inlets, install non-erodible material, sediment cleanout basins, and weir flow spreaders; install a non-erodible outlet or spillway to discharge overflow.
- Soil depths of 450 mm to 1200 mm are desirable; use soils with a minimum infiltration rate of 13 mm/hour.
- Surface planting should be primarily trees, shrubs, and groundcovers, with planning designs respecting the various soil moisture conditions in the garden.
- Drain rock reservoir and perforated drain pipe may be avoided where infiltration tests by a design professional show subsoil infiltration rate that exceeds the inflow rate.



Figure 78. Stormwater infiltration as an amenity for residents.



Figure 79. Weirs and check-dams help to slow the flow of water and facilitate infiltration.



Figure 80. Storm water source controls like these rain gardens reduce pollutant run-off.

Pervious Paving:



- Ensure protection of pervious paving from sedimentation during and after construction.
- Surface slow should be at least 1% to avoid ponding and related sedimentation of fine particulate matter.
- Wrap paver bedding material with geotextile filter cloth on bottom and sides to maintain water quality performance.

Extensive Green Roof



- Ensure at least 2% slope for drainage.
- Avoid monocultures to increase success of establishing a self-maintaining plant community.
- Provide plan free zones along the perimeter, adjacent facades, expansion joints, and around each roof penetration.
- Ensure intensive maintenance during establishment (2 years).

Infiltration Trench

- Locate infiltration trenches at least 3.0 m from any building.
- Provide access for periodic inspection and clean-out.
- Install the infiltration trench in native ground, and avoid over-compaction of the trench sides and bottom.

3.5 CHARACTER AREA GUIDELINES

The character area guidelines described below will provide additional detail about the unique character and urban design of the various character areas in Carvolth. These guidelines are intended to supplement the general design guidelines described in the previous section.

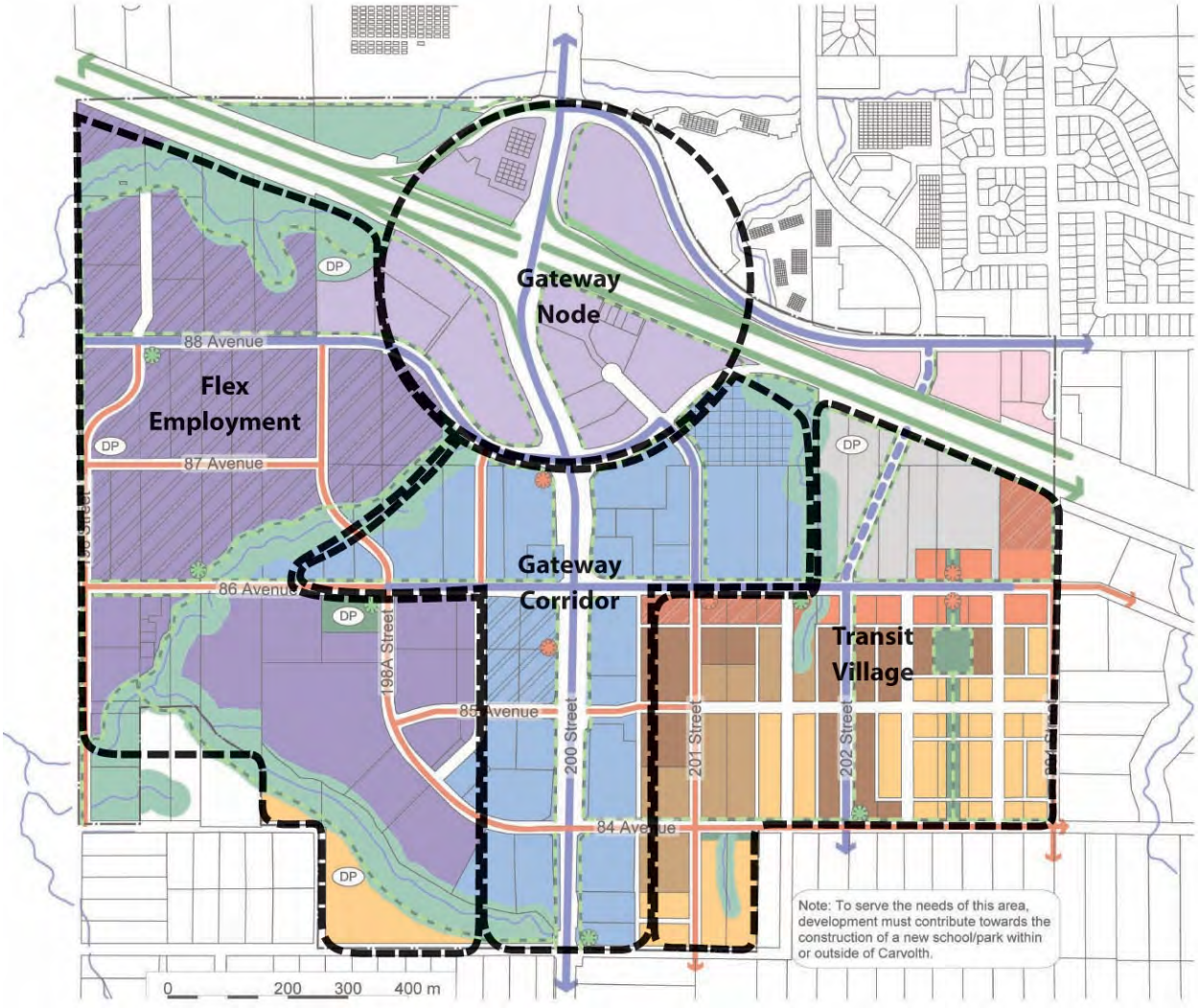


Figure 81. Map of Character Areas.

3.5.4 Flex Employment

This area provides future capacity for employment uses. It is constrained by the Agricultural Land Reserve (ALR) to the west, Highway 1 to the north and Latimer Creek to the south. Access within and through this area is highly constrained therefore it is important to carefully consider traffic impacts of new development.

Light industrial development is preferred in this location because it is a fairly low intensity land use and generates less traffic than office, retail and residential uses. There is provision for an Outlet Distribution Centre in this area but any development of this type would require a detailed traffic impact assessment and management plan and would need to conform to the design guidelines outlined in this plan.

Parking is tucked in behind buildings but lacks pedestrian circulation and plantings.



Better surface parking design includes pedestrian connections throughout and extensive plantings.

Flex Employment II - Outlet Distribution Centre

The intent of these guidelines is to provide direction on the development of a potential Outlet Distribution Centre in the Carvolth area. These guidelines emphasize a higher quality, more pedestrian oriented design that integrates large format retail into the surrounding context and provides amenities for the adjacent community.

Any development in this zone should adhere to the general design guidelines in Section 3.2 of this document. Where the type of land use presents additional challenges the following guidelines should be used to supplement the general guidelines.

- Any inward-looking, pedestrian-oriented circulation must be counter-balanced with a strong outward facing relationship between the development and the adjacent street network. Buildings must present a ‘friendly face’ to the street in addition to any internal ‘high-street’ condition that may be desired.
- Large surface parking lots should be avoided where possible. Where it is not possible, parking lots must be broken up with plantings and a clear, direct and defined (i.e., with different paving material) pedestrian network must be incorporated into the parking area to provide access between where people park and where they will enter the Outlet Distribution Centre.
  - » Orient parking pattern to allow for logical pedestrian circulation from parking area to buildings.
  - » Provide preferential parking close to buildings for clean or alternative fuel vehicles, carpool, co-op cars, families and handicap person’s vehicles.

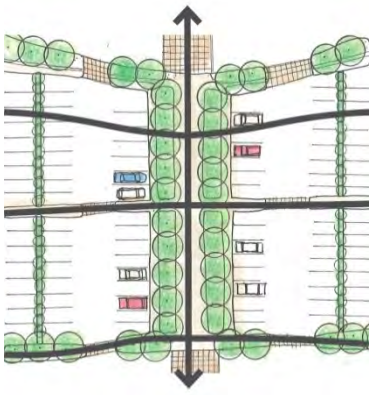


Figure 91. Strong pedestrian connections improve safety and accessibility and large planted areas break up the visual impact of the surface parking and provide opportunities for on-site infiltration.



Figure 92. Facade articulation and variation of the building height help to define the main entrance and reduce the visual impact.

  - » Provide trees in planting strips and parking lot islands to provide shade and minimize the heat island effect.
  - » Direct runoff to landscape filter strips, bioswales and/or rain gardens within or adjacent to parking areas.
  - » Use permeable materials to increase infiltration of stormwater into soils.
  - » Install oil/water and soil/grit separators in the storm drainage system within parking areas.



- Provide a scale transition between existing large format retail buildings and their surrounding streets and adjacent properties to minimize the visual bulk of developments and/or create a street frontage by “wrapping or capping” a larger retail unit with smaller retail units that front the street edge or units directly around the existing building.
- Corner elements are required at major intersections and at the end of streets to ensure street definition is maintained.



- New development should address streets and other public spaces using entrances, windows and patios that are clearly visible from and, where appropriate overlook, public sidewalks and open spaces.
- Modulation of building facades at grade level should be used to enable street activity.
- Commercial buildings should be located to the edge of the sidewalk with parking located underground or in the rear.



- Ensure clear sight lines and accessible grades from the public sidewalk to the primary building entrance.
- Buildings should be sited in a manner that provides safe, attractive and accessible pedestrian networks that supplement the streetscape network.
- Public seating areas, nodes and gathering places should be appropriately scaled and located logically in relation to buildings and the overall pedestrian circulation network. Provide spatial definition and character through landscape elements and building facades while carefully considering climate and sun orientation.



- Locate loading bays, reduce, recycling, service and maintenance areas so they are easily accessible but not prominent from commercial entries or the street.
- Provide non-compacted soil and subsoil (30 cm) in landscape areas designed to absorb stormwater and to ensure healthy plant growth.
- Design and construct roofs to detail stormwater and capture and use rainwater for landscape irrigation.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 7, 2022 – REGULAR MEETING	**REPORT:**	22-20
FROM:	ENGINEERING DIVISION	**FILE:**	6125-20-AGS1
SUBJECT:	ALDERGROVE GATEWAY SITE - PUBLIC ENGAGEMENT STRATEGY		

RECOMMENDATION:

That Council approve the Terms of Reference, presented as Attachment A, outlining the various components and associated costs, as well as proposed timelines as outlined in this report, in relation with a proposed public engagement strategy for the Aldergrove Gateway Site located at 27030 Fraser Highway with overall estimated costs of up to $50,000 funded from Council Contingency.

EXECUTIVE SUMMARY:

During the January 24, 2022 Regular Council Meeting, Council referred the Aldergrove Gateway site to staff to report back on recommendations for an appropriate public input process, including timelines and associated costs.

Staff have developed the draft Terms of Reference as a comprehensive engagement strategy, presented as Attachment A for Council's consideration of approval. The strategy proposes a series of public engagement components targeting a wide range of Aldergrove residents, businesses, organizations, First Nations, and visitors to obtain input on potential uses and ideas for the site adjacent to the west of the Aldergrove Credit Union Community Centre (ACUCC).

Development and implementation of the engagement strategy is proposed to commence this spring, followed by analysis and a summary report to Council, currently targeted for late June or early July, prior to the summer break. Staff recommend engaging the services of an experienced consultant to assist with all facets of the engagement strategy including facilitating the workshops.

It is anticipated that the key groups and stakeholders will be specifically targeted to ensure a broad, comprehensive, and inclusive public engagement process including the general public, residents, business owners, visitors, youth, community groups, event organizers, ACUCC patrons and staff, and local First Nations. The implementation of the various components of the proposed public engagement strategy is estimated to have an overall cost of approximately $50,000, including the anticipated consulting fees.

PURPOSE:

To respond to Council's January 24, 2022 referral to staff regarding the Aldergrove Gateway Site Public Engagement Plan and recommended options, timelines, and anticipated costs for Council consideration.

BACKGROUND/HISTORY:

On September 13, 2010, Council adopted the Aldergrove Core Area Plan (the "Plan") which covers approximately 32 hectares (80 acres) in the commercial heart of downtown Aldergrove. The Plan is centered on the intersection of Fraser Highway and 272 Street and generally bounded by Bertrand Creek to the north and east, 29 Avenue to the south, and 270 Street to the west.

The Plan was prepared following an extensive public engagement process, including input from a steering committee. It provides a long-term vision for a compact, mixed-use centre for downtown Aldergrove by 2041. It is premised on the creation of great streets and public open spaces through a high quality of design and a positive interface between the public and private realm at the street level. Pedestrian oriented and suitably scaled streets and plazas combined with a highly connected pedestrian network are other essential elements of the Plan which are intended to foster a functional, aesthetically pleasing, and vibrant downtown Aldergrove.

The property, having a civic address at 27030 Fraser Highway, is ideally located adjacent to the ACUCC, with a potential as a 'gateway' entrance to the core area of Aldergrove. The subject property is 3,079 m^2 (33,143 ft^2) or 0.307 hectares (0.76 acres) and is currently zoned Community Commercial (C-2). The site is identified as medium density Mixed Use in the Plan.

Some of the key timelines associated with the history of the Aldergrove Gateway Site is as follows:

2012 Acquisition of Aldergrove Elementary School Site for ACUCC

2014 Attempts to Acquire Subject Commercial Site: Unsuccessful

2017 Commercial Plaza Purchased by the Township and opening of the ACUCC

2018 Acquisition of other adjacent Residential Lots (east of ACUCC)

2020 Expiry of most Tenancy Leases at the Commercial Plaza Site

2021 Opening of the Interim Public Plaza at Fraser Highway and 272 Street for the following community events:

July 1:	Canada Day hosted by the Agriculture Fair Festival Association
Aug 14:	Taste of Our Own hosted by Aldergrove Business Association
Sep 11:	Langley Cruise-In hosted by Langley Good Times
Dec 11:	Gathering hosted by the Agriculture Fair and Festival Association

2025 Expiry of Remaining Tenancy Lease (south building)

In the summer of 2020, Council directed staff to conduct a public engagement process for potential interim uses on the properties referred to as the former Alder Inn site. The results of the public input were summarized for Council in late 2020, with the construction of a flexible outdoor plaza identified as the preferred option based on the public feedback. An amount of $250,000 was included in the 2021 capital budget for Council's consideration and approval. At its May 31, 2021 Regular Meeting, Council directed staff to proceed with a reduced plaza design with a total budget envelope of $150,000.

The public plaza at Fraser Highway and 272 Street was substantially completed only one month later and opened successfully to the public and community events by July 1, 2021. The site has been utilized for several community events since its opening and is used as a casual gathering space and passive recreation by the community. Staff anticipate that the community events will

return to the site in 2022 along with the possibility of additional events building on the success of the past. However, the public plaza at this location will only have a limited time span as the property is anticipated to undergo a development process based on highest and best use, subject to Council direction. The previously received public feedback and use of this open space demonstrate the community desire and need for outdoor gathering areas in Aldergrove that are safe and suitable for community events and passive recreation.

At its January 24, 2022 Regular Meeting, Council referred the following motion to staff for recommendations on the appropriate public input process, including timelines:

> *That staff be directed to initiate and complete an open public input process to solicit input from the community of Aldergrove for potential uses and ideas for the corner property at Fraser Highway and 270 Street, within the Spring and/or Summer of 2022.*

DISCUSSION/ANALYSIS:

As directed by Council, staff have prepared the Terms of Reference (ToR) for a comprehensive public input program, as outlined in Attachment A for Council's consideration and approval. The objectives would be to gather quantitative and qualitative feedback from the public, including key stakeholders, with a view to better understanding of the community's desired use of the space and further to establish priorities, including costs and timelines, for the available options of development.

Staff will target the following key groups for as broad of a public input process as possible:

- General Public, including residents, business owners and visitors
- Aldergrove youth
- Community groups and event organizers
- First Nations
- ACUCC Recreation patrons and staff

To reach these groups and individuals, an experienced Public Engagement Consultant is anticipated to be engaged to assist with the development, delivery, and analysis of the contemplated survey and workshop sessions. The addition of a consultant will ensure the engagement plan is thorough and comprehensive and will also provide experienced review and analysis of the data collected, with no perception of a bias.

The proposed timeline intends to take advantage of the spring season, when many are considering recreation plans for the upcoming summer period. Timely development and delivery of the plan will ensure completion prior to the summer vacation season, as outlined in summary below:

<u>Late March</u>

- preparation and scheduling
- survey development
- workshop development

<u>April-May</u>

- survey launch
- survey sessions with target stakeholder groups (business associations, event organizers)
- youth targeted workshops
- community workshops
- communications campaign

June

- feedback evaluation and analysis

July

- report to Council

Financial Implications:

Staff anticipate expenditures of up to $50,000 to develop and implement the engagement methods as outlined in the ToR (Attachment A), proposed to be funded using Council Contingency.

Respectfully submitted,

Chris Marshall
MANAGER, PARKS DESIGN AND DEVELOPMENT
for
ENGINEERING DIVISION

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Recreation Division	R. Stare

ATTACHMENT A Draft Terms of Reference

Audience	Method	Advertisement/ Notification	Details	Timeline	Deliverables Required	Resources Required	Costs
General public	Webpage	Social Media Posts link to Website	Provide background on project and embedded survey or link. Include information on non-digital options for survey participation.	Develop: March Launch: March	Text and graphics for main content Print version to send out with hard copy surveys	Staff time	Incidental
	Survey	Press Release Newspaper Ads Direct Mailout	Online survey Mailout notice to Aldergrove residents Hard copy available for pick-up/drop-off at ACUCC or mail-out with pre-paid envelopes upon request*	Development: March Deployment: March to April Analysis: May	Survey questions Project Background and Site Information Graphics as required	Postage and pre-paid return envelopes. Staff time	Newspaper Ads $2,500 Mailout $10,000 Incidental
	Workshop Sessions	Social Media posts Newspaper Ads Information on Website	Accept participant registration for series of public participation workshop sessions	April	Workshop presentation and activities	External consultant Staff Time	$24,000 Incidental
Youth	Targeted workshops	Contact schools directly	Arrange workshop sessions through Aldergrove schools to engage local youth	March Development April Workshops	Workshop presentation and activities	External consultant Staff Time	$12,000 Incidental
ACUCC Patrons	Pop-up Display	Display in Lobby	Display in ACUCC lobby	March Development April Display	Info boards Survey available via Weblink and Hardcopy	Staff Time	Incidental
Aldergrove Businesses	Targeted Survey	Contact through BIA	Encourage local businesses to participate in survey	As per survey above	As per survey above	Staff Time	Incidental
	Workshop Sessions	Contact through BIA	Workshop sessions to have representatives from local businesses	April	As per workshop above	Staff Time	Incidental
Aldergrove Event Hosts	Targeted Survey	Contact directly	Encourage survey participation	As per survey above	As per survey above	Staff Time	Incidental
	Workshop Sessions	Contact directly	Workshop sessions to have representation from community event hosts and planners	April	As per workshop above	Staff Time	Incidental
First Nations	Introductory Letter with request for input and consultation	Contact First Nations Representatives directly	Consultation details to be confirmed with First Nations but could include in person discussions or on-site meetings to gather input	April to May	Project Background and Site Information	External consultant Staff Time	$1,500 Incidental
	Workshop Sessions	Direct invitation	Encourage First Nations representation in workshops	April to May	As per Workshop above	As per above	Incidental
Recreation and Facilities Staff	On site meeting	Coordinate through appropriate division	Gather input from staff on operational and programming considerations at ACUCC	April Workshops	Presentation materials	External Consultant & TOL Staff	Incidental

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 7 2022 – REGULAR MEETING	**REPORT:**	22-21
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	DRAFT FINANCIAL PLAN 2022-2026 - RESULTS OF PUBLIC CONSULTATION		

RECOMMENDATION:

That Council receive the results of the public consultation for the Draft 2022-2026 Financial Plan for information; and

That Council direct staff to bring forward the Draft 2022-2026 Financial Plan and the 2022-2026 Five Year Financial Plan Bylaw for first, second and third reading to the March 28, 2022 Council meeting.

EXECUTIVE SUMMARY:

Due to COVID-19, the in-person engagement opportunities that typically occur at the Civic Facility were not possible. In response to these restrictions, the 2022-2026 Financial Plan was posted as an on-line questionnaire with email, fax and drop off options. This questionnaire was available for 10 days and was communicated in multiple ways including: large photo advertisement, featured News link and News post on tol.ca homepage, two advertisements in two newspapers, eNewsletter, and multiple social media posts on Facebook, Twitter and Instagram.

In addition to compiling the completed survey information, the on-line platform provided information on the number of budget webpage views during the active survey period. In total there were 390 views of the webpage (in comparison there were 245 views last year), with 64 completed Operating budget surveys and 15 completed Capital budget surveys. For comparison in the prior year, 21 responses were received for the operating budget survey and 6 responses were received for the Capital budget survey.

Public input is relevant for Council to consider as they deliberate, however, it should be noted that it is not a statistically valid sampling of all Township residents' views. There are approximately 49,455 folios billed for property taxes in the Township.

PURPOSE:

The purpose of this report is to provide Council with a summary of the public input received on the Draft 2022-2026 Financial Plan.

Complete graphic results of the Operating Budget Questionnaire are included in Appendix A and the submitted comments on the Capital Budget are included in Appendix B.

DISCUSSION/ANALYSIS:

SUMMARY OF THE OPERATING BUDGET QUESTIONNAIRE

Q1: What overall value do you feel you receive for your tax dollars?

Answer Choices	%
Very good value	7.94
Good value	28.57
Neutral	36.51
Poor value	17.46
Very poor value	7.94
No opinion	1.59

Q2: Support for proposed Universal services proposed base property tax increase for 2022 of 2.63%.

Answer Choices	%
Strongly support	36.51
Support	36.51
Neutral	7.94
Oppose	7.94
Strongly oppose	11.11
No opinion	0.00

Q3: Support for Additional Firefighters

Answer Choices	%
Strongly support	60.32
Support	15.87
Neutral	6.35
Oppose	12.70
Strongly oppose	4.76
No opinion	0.00

Q4: Support for Energy Manager

Answer Choices	%
Strongly support	11.29
Support	27.42
Neutral	20.97
Oppose	24.19
Strongly oppose	16.13
No opinion	0.00

Q5: Support for General Government Support Services

Answer Choices	%
Strongly support	14.52
Support	33.87
Neutral	19.35
Oppose	16.13
Strongly oppose	16.13
No opinion	0.00

Q6: Support for Capital Infrastructure Replacement and Renewal

Answer Choices	%
Strongly support	30.65
Support	46.77
Neutral	11.29
Oppose	4.84
Strongly oppose	6.45
No opinion	0.00

Q7: Support for Removal of Annual Trails Capital Project

Answer Choices	%
Strongly support	17.74
Support	37.10
Neutral	20.97
Oppose	8.06
Strongly oppose	16.13
No opinion	0.00

Q8: Support for Removal of Portion of Public Spaces Waste Receptacles Capital Project

Answer Choices	%
Strongly support	14.52
Support	29.03
Neutral	19.35
Oppose	16.13
Strongly oppose	17.74
No opinion	3.23

Q9: Support for Removal of Road Widening 96th Ave from 204 Street to 208 Street Capital Project

Answer Choices	%
Strongly support	29.03
Support	20.97
Neutral	19.35
Oppose	6.45
Strongly oppose	24.19
No opinion	0.00

Q10: Support for Removal of Replacement of Recreation Equipment Capital Project

Answer Choices	%
Strongly support	19.35
Support	40.32
Neutral	12.90
Oppose	14.52
Strongly oppose	11.29
No opinion	1.61

Q11: Support for Removal of Portion of Annual Stormwater Infrastructure Capital Project

Answer Choices	%
Strongly support	12.90
Support	30.65
Neutral	19.35
Oppose	17.74
Strongly oppose	17.74
No opinion	1.61

Q12: Support for Removal of Design and Construction of 206 Street between 78 Ave and Willoughby Town Centre

Answer Choices	%
Strongly support	12.90
Support	22.58
Neutral	20.97
Oppose	19.35
Strongly oppose	24.19
No opinion	0.00

Q13: Support for Removal of Furniture Replacement – Community Policing Offices Capital Project

Answer Choices	%
Strongly support	22.58
Support	35.48
Neutral	19.35
Oppose	8.06
Strongly oppose	14.52
No opinion	0.00

Q14: Support for Removing Remaining Reduction to Meet Budget Objective of 3% on a Prorated Basis from All Divisional Capital Budgets

Answer Choices	%
Strongly support	11.11
Support	34.92
Neutral	22.22
Oppose	14.29
Strongly oppose	15.87
No opinion	1.59

Q15: Support for 1.99% Water Utility user rate increase

Answer Choices	%
Strongly support	22.03
Support	47.46
Neutral	13.56
Oppose	10.17
Strongly oppose	5.08
No opinion	1.69

Q16: Support for 3.29% Sanitary Sewer user rate increase

Answer Choices	%
Strongly support	23.73
Support	32.20
Neutral	23.73
Oppose	13.56
Strongly oppose	3.39
No opinion	3.39

Q17: Support for 0% Solid Waste user rate increase

Answer Choices	%
Strongly support	32.20
Support	32.20
Neutral	28.81
Oppose	3.39
Strongly oppose	1.69
No opinion	1.69

Top of Mind issues:
Growth registered highest among participants with Crime in second place and Recreation and Cultural Facilities in third place.

CAPITAL BUDGET QUESTIONNAIRE

Participants had an opportunity to provide comments on the Capital budget. These comments are summarized in Appendix B. Of the 15 participants, only 11 completed comments on this.

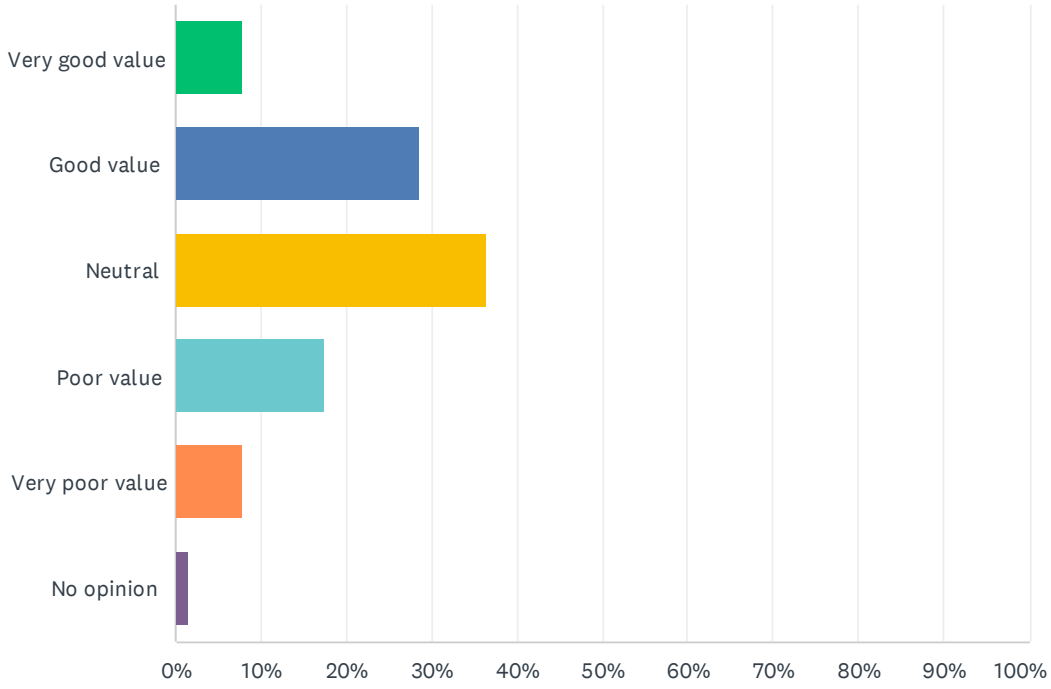
Respectfully submitted,

Sandra Ruff
Director of Finance

ATTACHMENTS
Appendix A Budget 2022 Survey – Operating Questionnaire Results
Appendix B Budget 2022 Survey – Capital Questionnaire Results

Q1: Property Taxes Thinking about all the programs and services you receive from the Township of Langley, what overall value do you feel you receive for your tax dollars?

Answered: 63 Skipped: 1



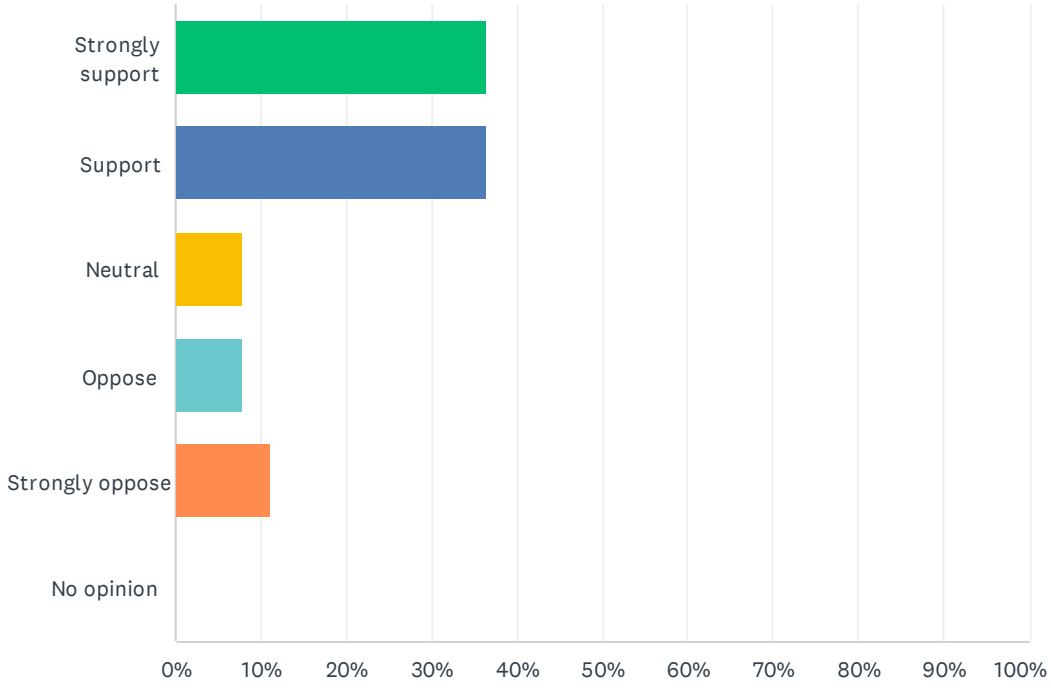
ANSWER CHOICES	RESPONSES	
Very good value	7.94%	5
Good value	28.57%	18
Neutral	36.51%	23
Poor value	17.46%	11
Very poor value	7.94%	5
No opinion	1.59%	1
TOTAL		63

Q2: Universal Services Proposed base property tax increase for 2022 is 2.63%. The increase for a residential property assessed at $1,029,974: Annual = $57.83 Monthly = $4.82 Universal Services include Parks, Transportation Utility, Stormwater Utility, Fire, Police, Facilities, Recreation and Culture, and General Government.

The 2022 proposed base property tax increase of 2.63% will provide funding for non-discretionary expenditure increases for salaries and wages, RCMP contracts, recreation services, utility contracts, service and maintenance contracts, and other operating costs.

Please indicate your support for the proposed base property tax increase.

Answered: 63 Skipped: 1



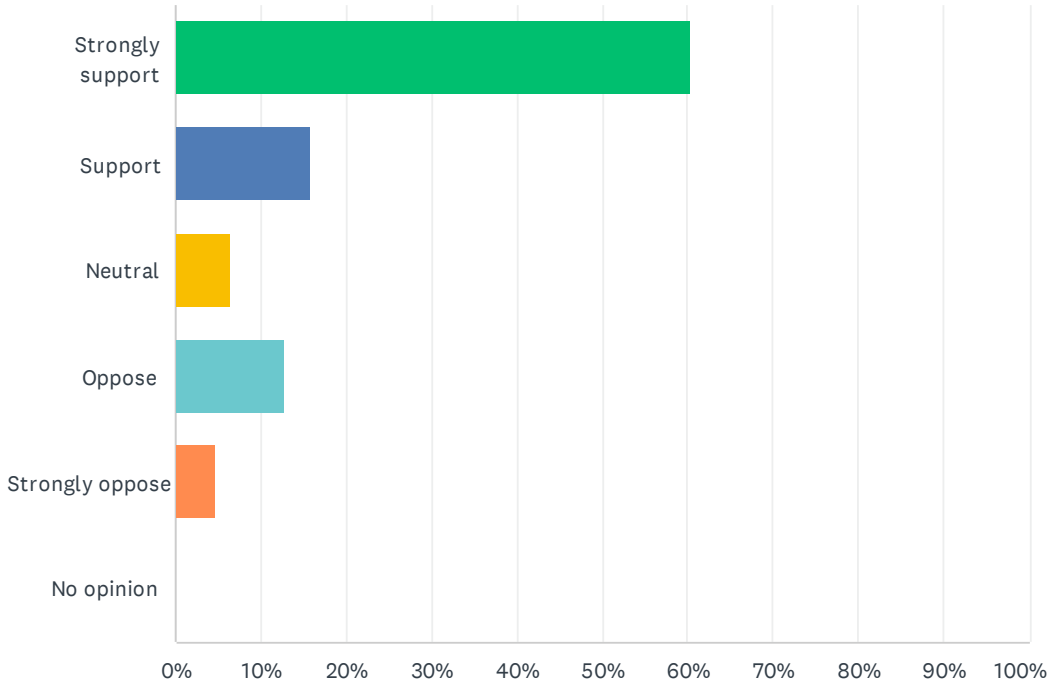
ANSWER CHOICES	RESPONSES	
Strongly support	36.51%	23
Support	36.51%	23
Neutral	7.94%	5
Oppose	7.94%	5
Strongly oppose	11.11%	7
No opinion	0.00%	0
TOTAL		63

Q3: Protective Services - FIRE: 6 Firefighters Starting July 1st+0.19% in 2022;+0.19% in 2023. The increase for a residential property assessed at$1,029,974: Annual = $4.11 Monthly = $0.34

Council is considering adding six new Firefighters starting July 1, 2022, at a prorated cost of $272,695, a 2022 property tax increase of 0.19%. In 2023, a further six months will be added at an additional 0.19%. The Fire Suppression Division is currently not meeting its benchmark of one Officer and 3 Firefighters arriving on scene as well as its goals for effective response force for incidents 65% of the time due to shortages of firefighters. The Department in its current response mode requires 18 firefighters plus 6 firefighters to cover vacations, sickness, WSBC and training on shift 24/7/365. An additional 6 firefighters would provide the necessary 24 firefighters per shift.

Please indicate your support for the proposed tax increase.

Answered: 63 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly support	60.32%	38
Support	15.87%	10
Neutral	6.35%	4
Oppose	12.70%	8
Strongly oppose	4.76%	3
No opinion	0.00%	0
TOTAL		63

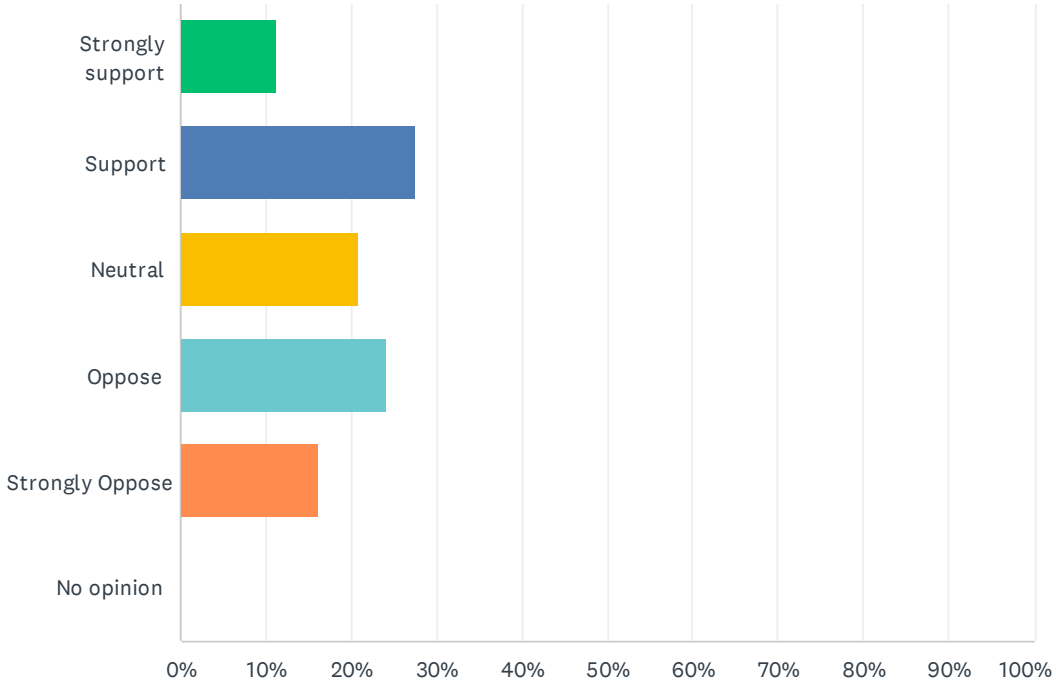
Q4: Energy Manager - Engineering The increase for a residential property assessed at $1,029,974: Annual = $0.46 Monthly = $0.04

Energy is essential to the Township's corporate operations – to power, heat and cool facilities, to fuel fleet vehicles, and to provide important services to residents such as water, liquid and waste management, parks and outdoor facilities, and street and traffic lighting. This position plans and implements energy efficiency programs, carbon reduction, electric vehicle, and energy education projects in support of the Climate Action Strategy, the Township's Sustainability Charter, and the Official Community Plan.

Council is considering a request for the addition of a regular full time Corporate Energy Manager which requires funding for 3 months. The 2022 cost of $30,696 will result in a property tax increase of 0.02%. In 2023, a further 9 months will be added at an additional $100,000 resulting in a property tax increase of 0.07%.

Please indicate your support for the proposed tax increase.

Answered: 62 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly support	11.29%	7
Support	27.42%	17
Neutral	20.97%	13
Oppose	24.19%	15
Strongly Oppose	16.13%	10
No opinion	0.00%	0
TOTAL		62

Q5: Support Services - General Government The increase for a residential property assessed at $1,029,974: Annual = $6.33 Monthly = $0.53

Council is considering adding a number of expenditures which support the growth of the Township. A Freedom of Information Specialist, a Safety Coordinator, a Financial Analyst for Business Improvement and Internal Controls, and a Cybersecurity Contract. The 2022 cost of $419,926 will result in a property tax increase of 0.29%.

The Township of Langley is the fastest growing municipality in the lower mainland. To that end, support staff need to keep up by providing appropriate service level attention in a number of important areas including, Freedom of Information requests, internal controls, safety of employees and security of data. As the Township is growing, the number and time spent on significant Freedom of Information requests (2,000 to 5,000 response pages) and the Privacy Impact Assessments requests have increased substantially, and the volume can no longer be addressed resulting in the request for funding of a Freedom of Information Specialist.

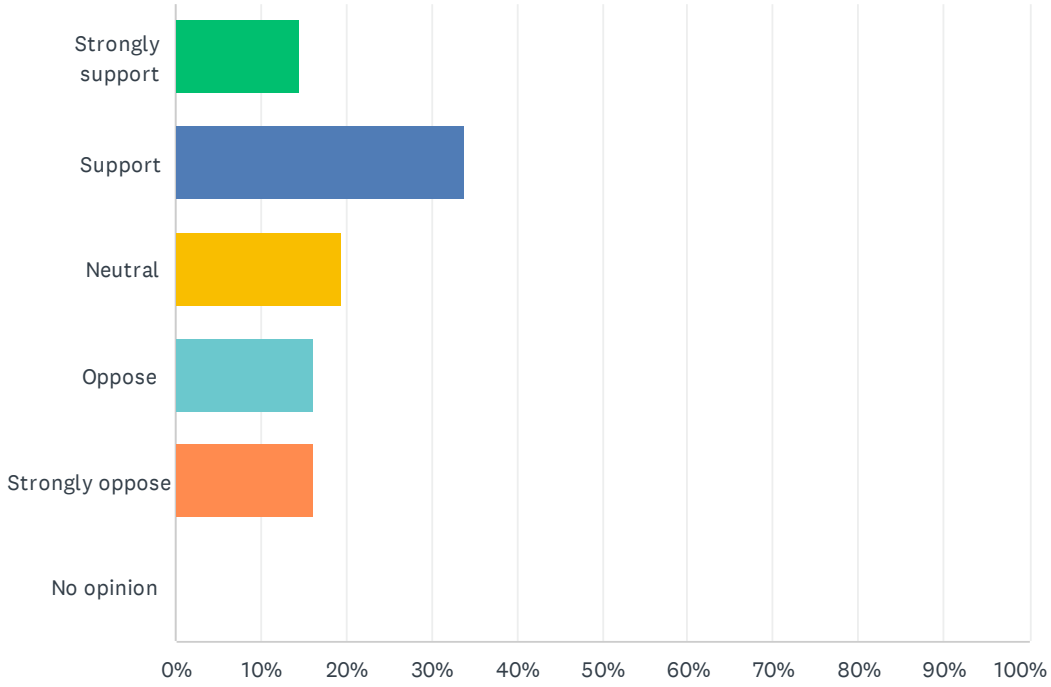
A Financial Analyst for Business Improvements and Internal Controls is needed to provide the appropriate level of attention to the internal controls that will continue to safeguard and provide stewardship over the assets of taxpayers. This is increasingly important in the growing and evolving world of fraud. As well, this investment in business system reviews and innovation will increase efficiency.

The addition of a Safety Coordinator will assist with ensuring follow up to inspections and corrective actions and providing employees and managers with the necessary information specific to safe work procedures, training, and compliance.

Staffing levels for IT Security are insufficient to fully monitor the increasingly complex threat landscape including ransomware and cannot scale for 24/7/365 operations. Engaging a cybersecurity firm to provide 24/7/365 Security Operations Centre services is the most cost-effective way to provide this service to further improve our security.

Please indicate your support for the proposed tax increase.

Answered: 62 Skipped: 2



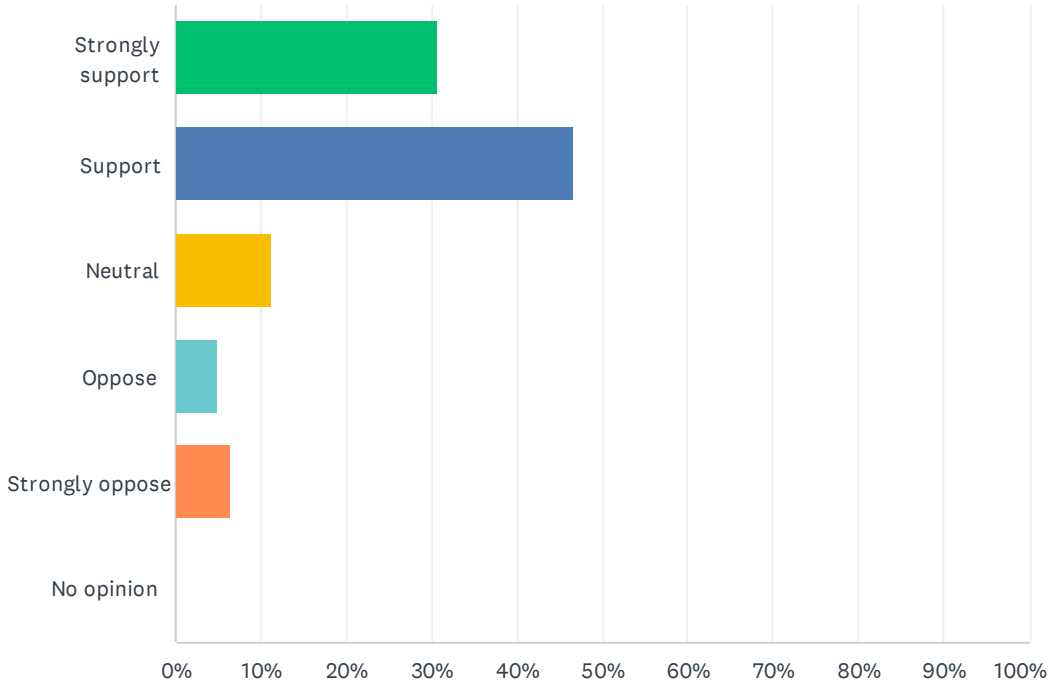
ANSWER CHOICES	RESPONSES	
Strongly support	14.52%	9
Support	33.87%	21
Neutral	19.35%	12
Oppose	16.13%	10
Strongly oppose	16.13%	10
No opinion	0.00%	0
TOTAL		62

Q6: Capital Infrastructure Replacement and Renewal The increase for a residential property assessed at $1,029,974: Annual = $3.77 Monthly = $0.31

Council is considering increasing the annual contribution to the Capital Infrastructure Replacement and Renewal Reserve by $250,000 with a corresponding property tax increase of 0.17%.

The Capital Infrastructure Replacement and Renewal Reserve was established to provide for the replacement of long-term capital assets. This will improve the Township's ability to deliver adequate service levels for our residents now and in the future. Service delivery needs of the community are met when necessary assets are available and in adequate condition. Increasing the annual contribution to this reserve is necessary to meet these objectives.

Please indicate your support for the proposed tax increase.



ANSWER CHOICES	RESPONSES	
Strongly support	30.65%	19
Support	46.77%	29
Neutral	11.29%	7
Oppose	4.84%	3
Strongly oppose	6.45%	4
No opinion	0.00%	0
TOTAL		62

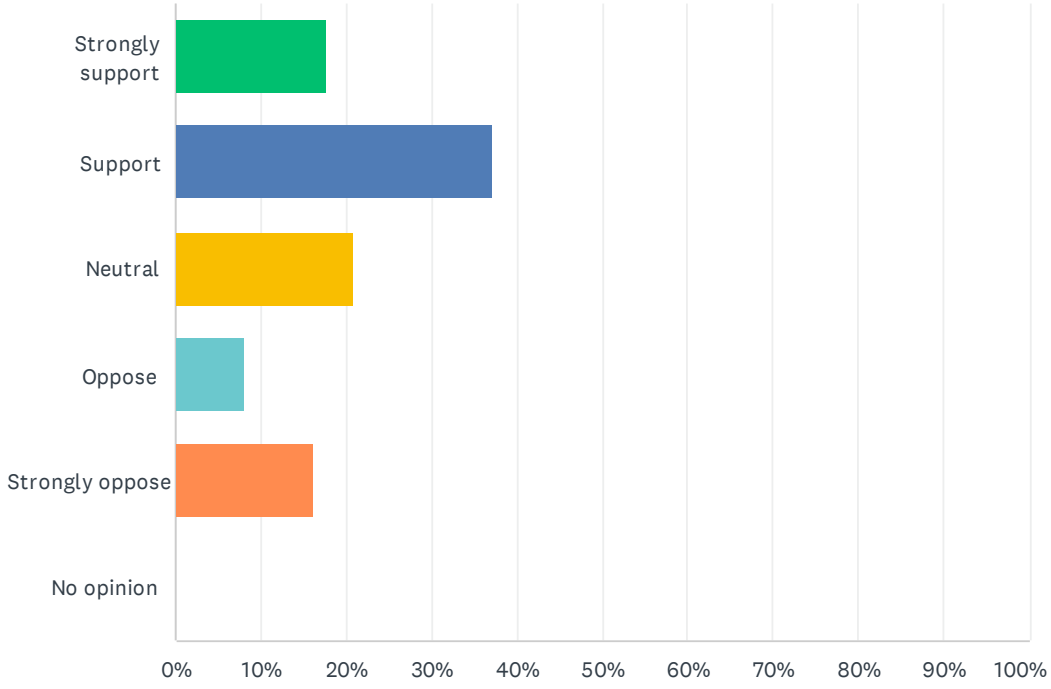
Q7: Contribution to Capital Reduction: Project #1 Capital Budget Page: 203

Description: Annual Trails Amount: $112,797

Notes: Defer this project to construct granular trail to connect McLelland Natural Forest with Trans Canada Trail and Fraser River Foreshore-until other works completed at foreshore park.
Tax decrease %: 0.08%

Please indicate your support for deferring this project.

Answered: 62 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly support	17.74%	11
Support	37.10%	23
Neutral	20.97%	13
Oppose	8.06%	5
Strongly oppose	16.13%	10
No opinion	0.00%	0
TOTAL		62

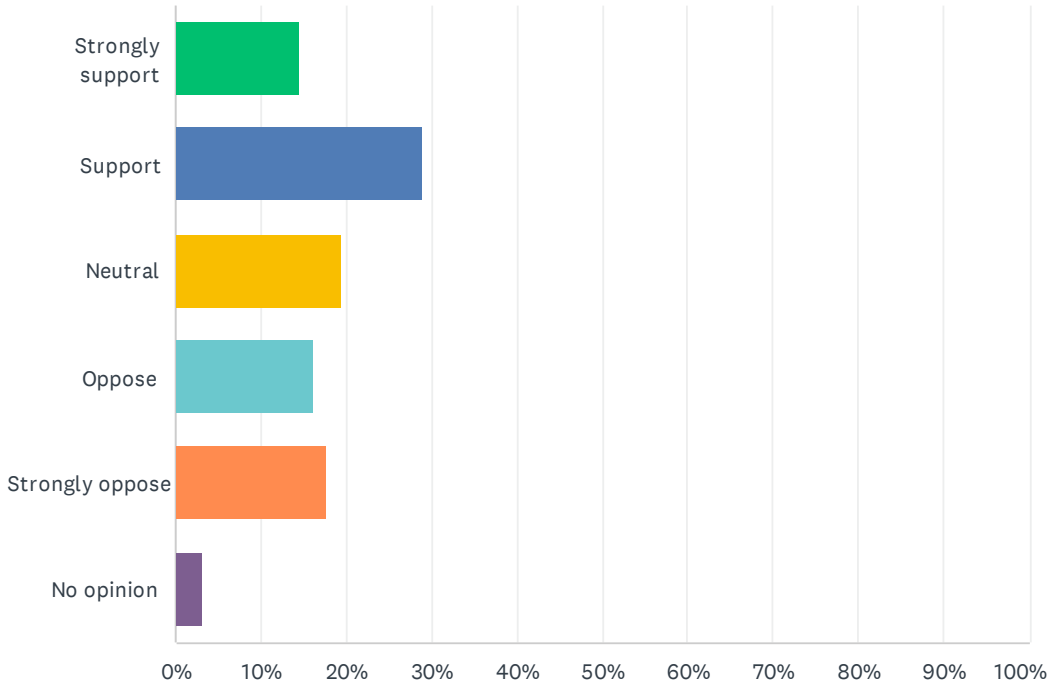
Q8: Contribution to Capital Reduction: - Project #2 Capital Budget Page 389

Description: Public spaces waste receptacles – conversion to multi- stream receptacles - Various locations Amount: $22,127

Notes: Reduce funding to this project for one year of this 5 year project. Tax decrease % 0.02%

Please indicate your support for reducing funding to this project.

Answered: 62 Skipped: 2



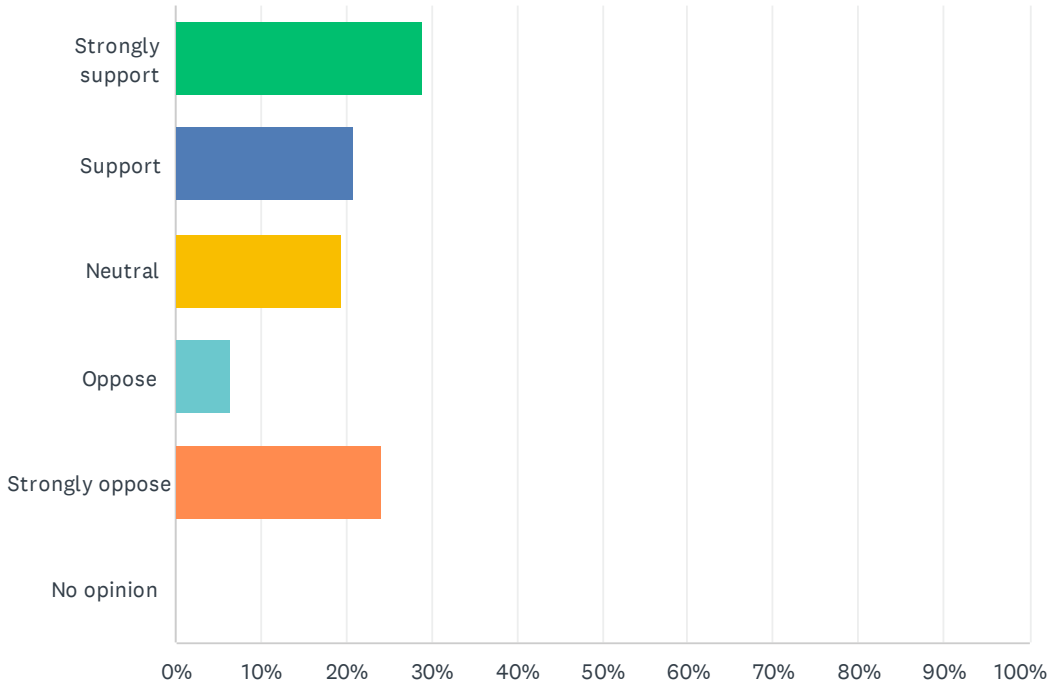
ANSWER CHOICES	RESPONSES	
Strongly support	14.52%	9
Support	29.03%	18
Neutral	19.35%	12
Oppose	16.13%	10
Strongly oppose	17.74%	11
No opinion	3.23%	2
TOTAL		62

Q9: Contribution to Capital Reduction - Project #3 - Capital Budget Page 392

Description: Road Widening - 96th Ave from 204 Street to 208 Street Amount $55,000 Notes Due to other constraints it is unlikely that this project would be completed in 2022. Tax decrease % 0.04%

Please indicate your support for removing this project.

Answered: 62 Skipped: 2



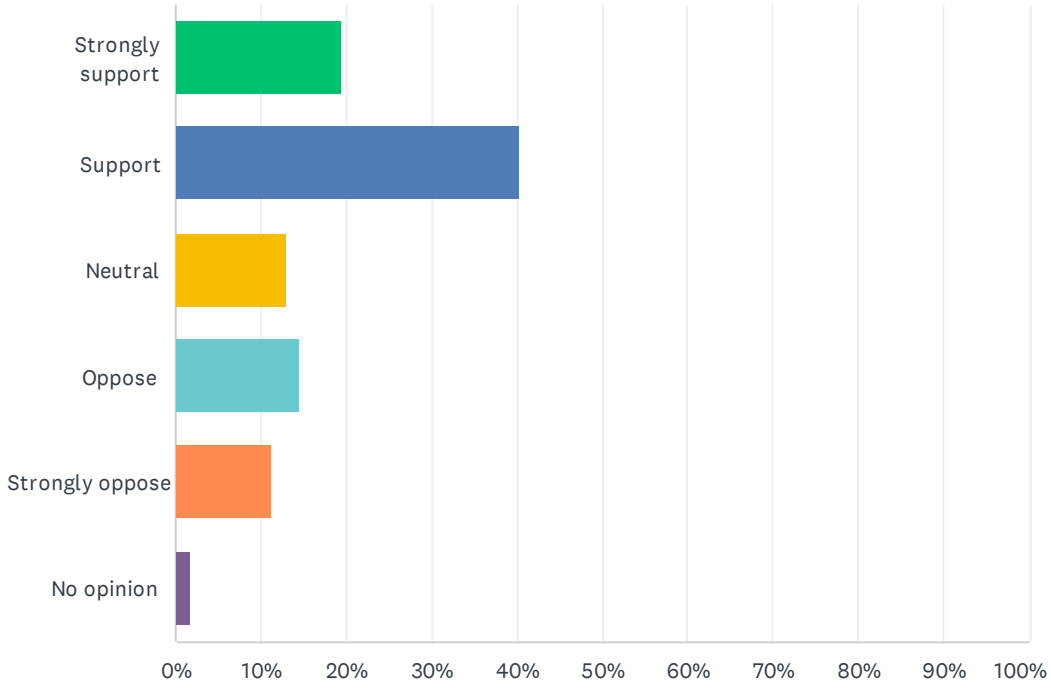
ANSWER CHOICES	RESPONSES	
Strongly support	29.03%	18
Support	20.97%	13
Neutral	19.35%	12
Oppose	6.45%	4
Strongly oppose	24.19%	15
No opinion	0.00%	0
TOTAL		62

Q10 Contribution to Capital - Project #4 Capital Budget Page 258

Description: Replacement of recreation equipment at multiple locations Amount $50,000 Notes One-year delay of replacement of older equipment Tax decrease % 0.03%

Please indicate your support for removing this project.

Answered: 62 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly support	19.35%	12
Support	40.32%	25
Neutral	12.90%	8
Oppose	14.52%	9
Strongly oppose	11.29%	7
No opinion	1.61%	1
TOTAL		62

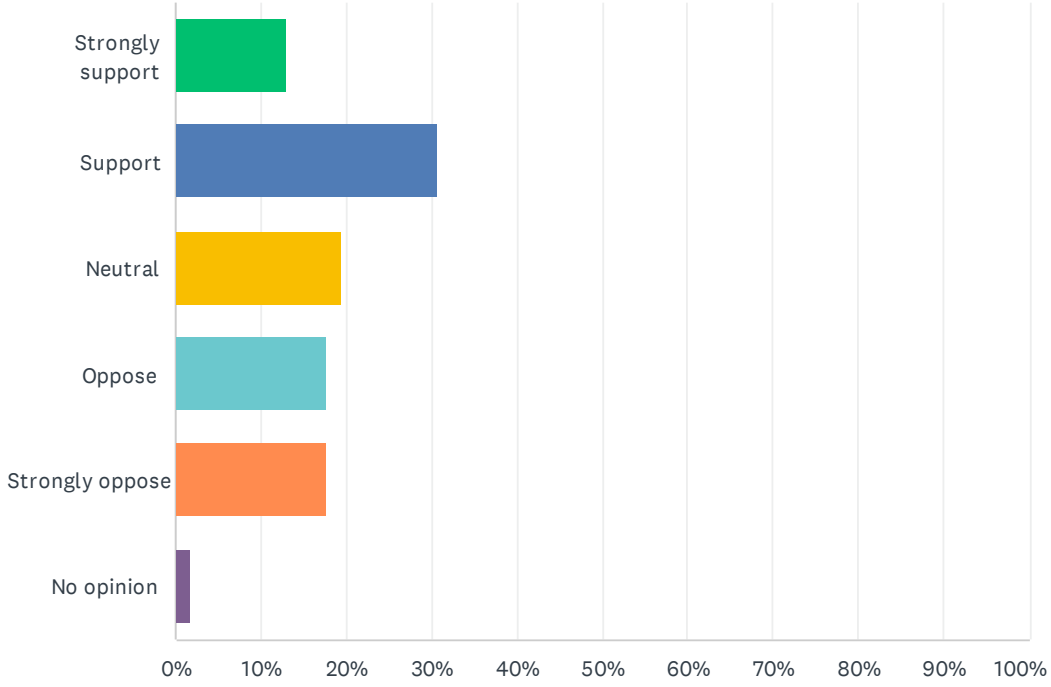
Q11 Contribution to Capital - Project #5 Capital Budget Page 313

Description: Annual Stormwater Infrastructure Replacement Amount: $100,000

Notes: Annual funding reduction of 10% Tax decrease % 0.07%

Please indicate your support for reducing this project.

Answered: 62 Skipped: 2



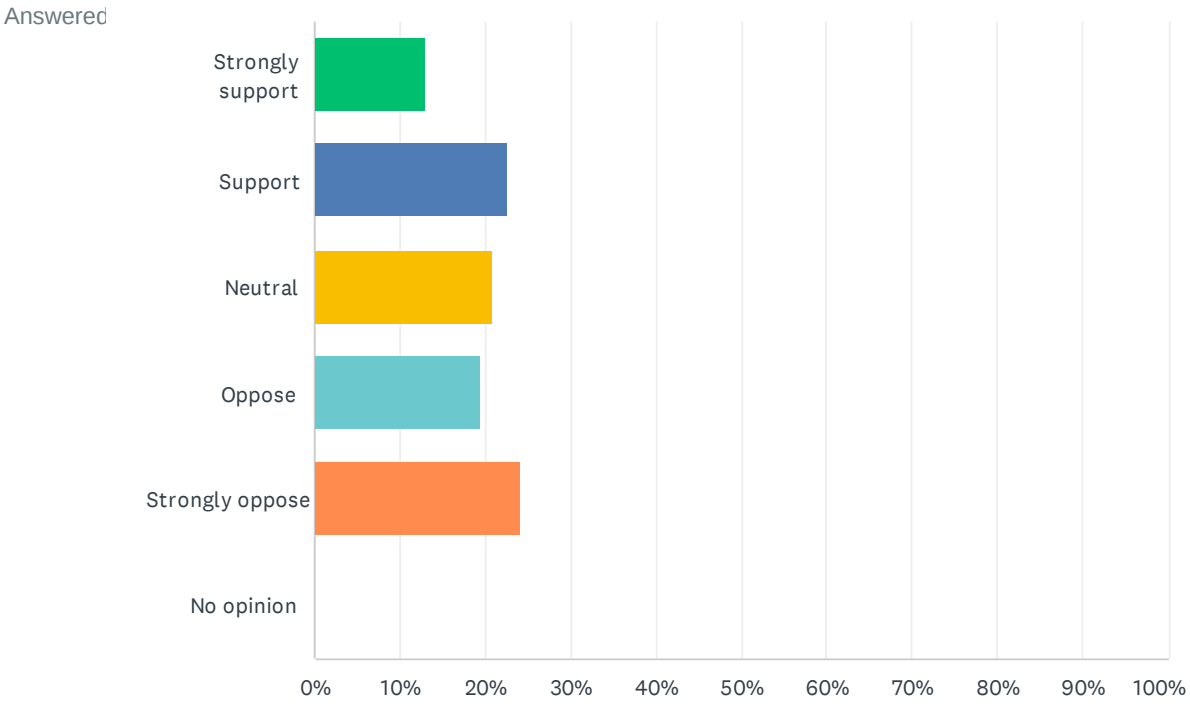
ANSWER CHOICES	RESPONSES	
Strongly support	12.90%	8
Support	30.65%	19
Neutral	19.35%	12
Oppose	17.74%	11
Strongly oppose	17.74%	11
No opinion	1.61%	1
TOTAL		62

Q12: Contribution to Capital - Project #6 Capital Budget Page 390

Description: Design and Construction of 206 Street between 78 Ave and Willoughby Town Centre Amount: $10,000

Notes: Deferral of this project Tax decrease %0.01%

Please indicate your support for removing this project.



ANSWER CHOICES	RESPONSES	
Strongly support	12.90%	8
Support	22.58%	14
Neutral	20.97%	13
Oppose	19.35%	12
Strongly oppose	24.19%	15
No opinion	0.00%	0
TOTAL		62

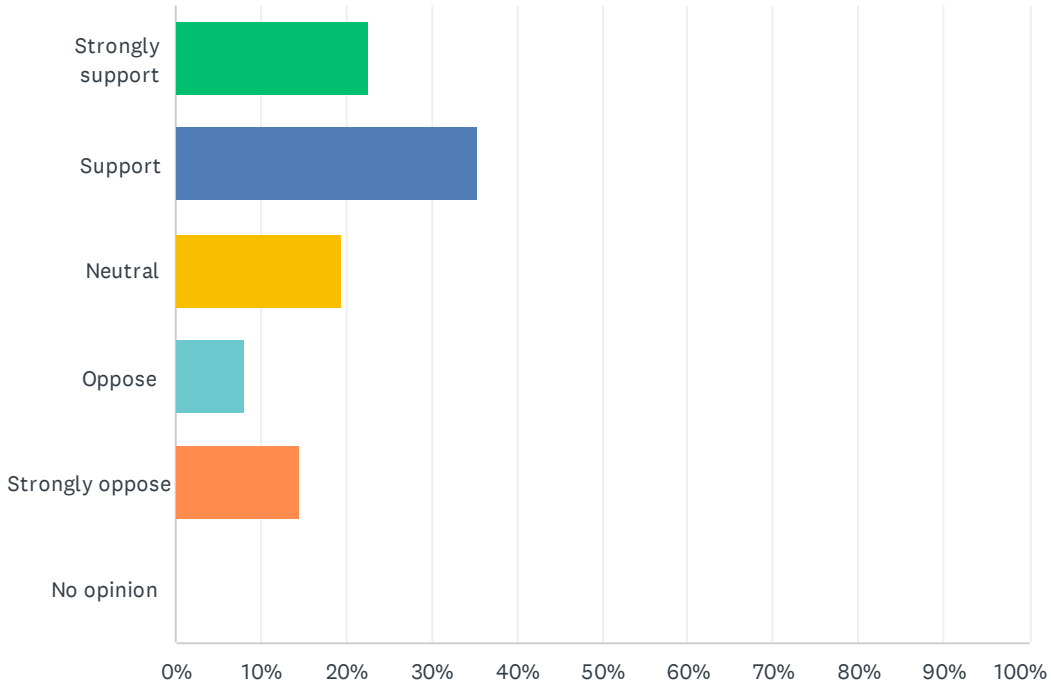
Q13 Contribution to Capital - Project #7 Capital Budget Page 248

Description: Furniture replacement – Community Policing Offices Amount: $25,000

Notes: Delay furniture replacement at Community Policing Offices Tax decrease % 0.02%

Please indicate your support for removing this project.

Answered: 62 Skipped: 2



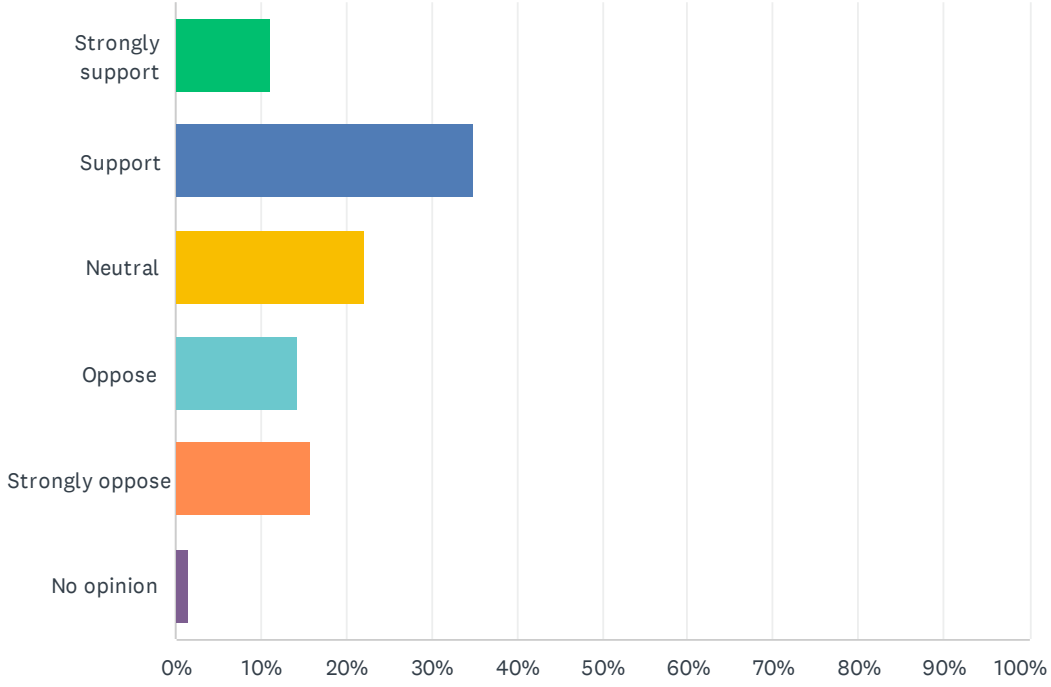
ANSWER CHOICES	RESPONSES	
Strongly support	22.58%	14
Support	35.48%	22
Neutral	19.35%	12
Oppose	8.06%	5
Strongly oppose	14.52%	9
No opinion	0.00%	0
TOTAL		62

Q14 Contribution to Capital - Remaining General Reduction Contribution to Capital

As noted above: Council is considering reducing the annual funding of Capital projects from general taxation by $439,853 with a corresponding property tax decrease of 0.30%to maintain an overall tax increase of 3.00% for 2022. After expressing your choice for reductions in capital projects 1-7 above there will be a remaining amount to be reduced. In combination with your selection of the 7 projects presented above, the remaining reduction required to meet the budget objective can be removed on a prorated basis from all divisional capital budgets.

Please indicate your support for removing the remaining funding required on a prorated basis across all divisions.

Answered: 63 Skipped: 1



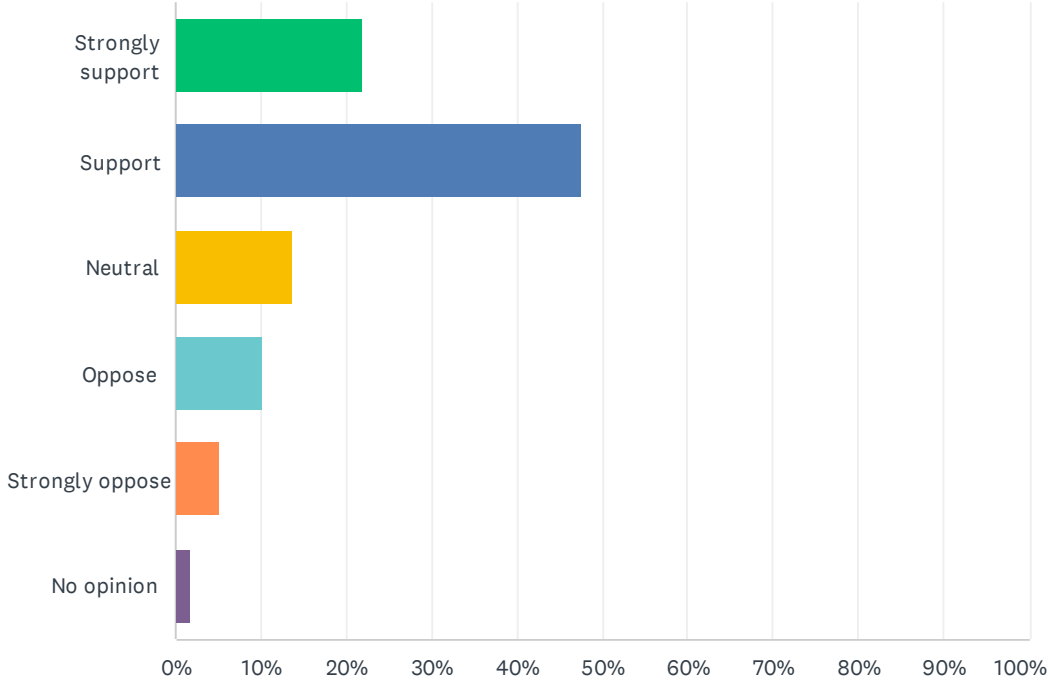
ANSWER CHOICES	RESPONSES	
Strongly support	11.11%	7
Support	34.92%	22
Neutral	22.22%	14
Oppose	14.29%	9
Strongly oppose	15.87%	10
No opinion	1.59%	1
TOTAL		63

Q15: Water Utility The increase for a residential property subscribing to the service: Annual = $11.59 Monthly = $0.96

The Township of Langley's water infrastructure includes over 559 km of water mains, 2,943 fire hydrants, 21,725 service connections, reservoirs, pump stations, and a major water treatment facility. The Engineering Division is responsible for safe and efficient supply, distribution, and delivery of clean potable water to the community. The 2022 proposed property user fee increase of 1.99% will provide funding for non-discretionary expenditure increases for salaries and wages, utility contracts, water purchases, service and maintenance contracts, debt repayment, and operating costs for water infrastructure.

Please indicate your support for the proposed utility user fee increase.

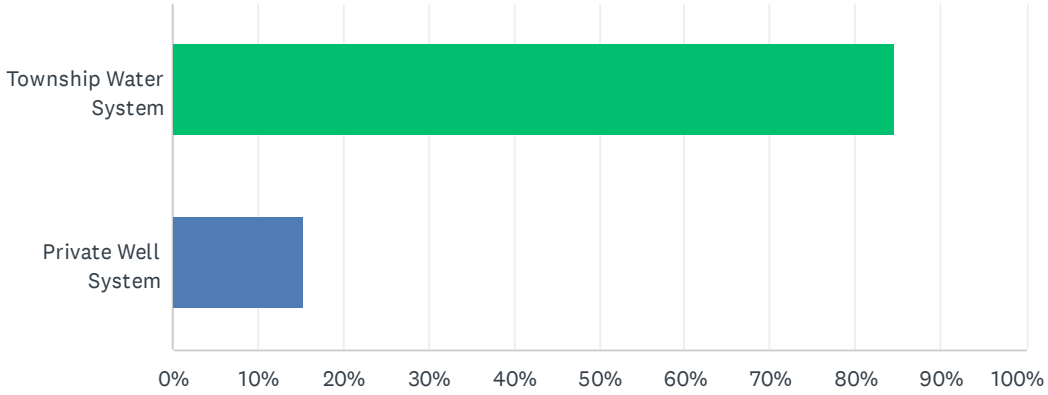
Answered: 59 Skipped: 5



ANSWER CHOICES	RESPONSES	
Strongly support	22.03%	13
Support	47.46%	28
Neutral	13.56%	8
Oppose	10.17%	6
Strongly oppose	5.08%	3
No opinion	1.69%	1
TOTAL		59

Q16 Please indicate the water system you use on your property.

Answered: 52 Skipped: 12



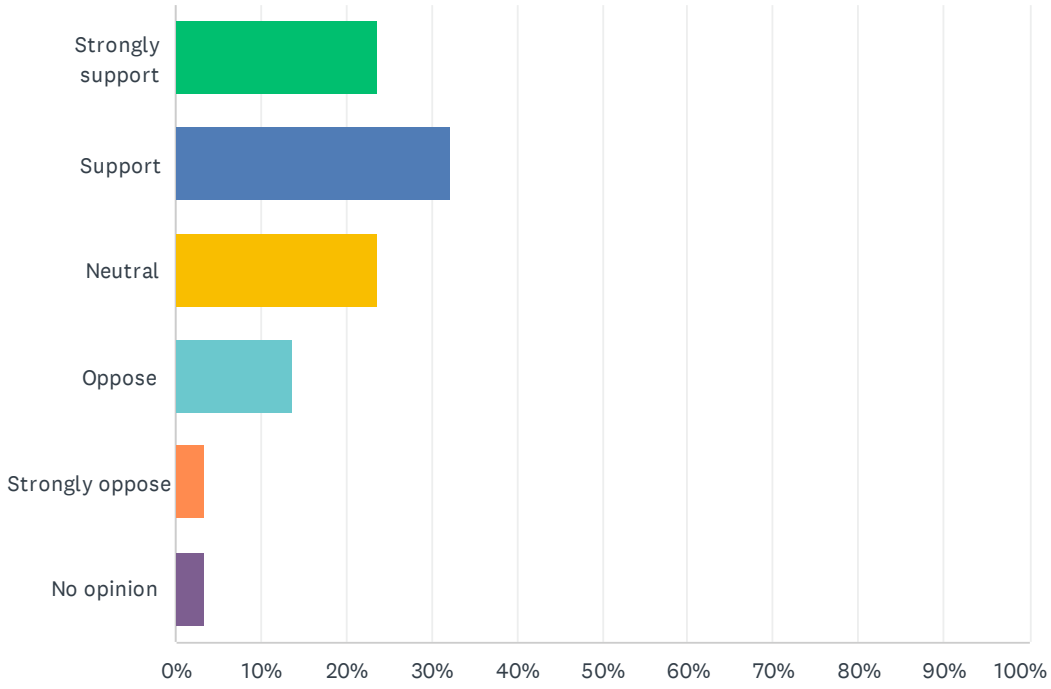
ANSWER CHOICES	RESPONSES	
Township Water System	84.62%	44
Private Well System	15.38%	8
TOTAL		52

Q17: Sewer Utility The increase for a residential property subscribing to the service: Annual = $16.27 Monthly = $1.35

The Engineering Division is responsible for ensuring the efficient operation of municipal sanitary sewerage system. This includes the collection and conveyance of discharge from homes and businesses to the regional facilities for treatment. The Township's municipal sanitary sewerage system consists of over 373 kms of sewer pipes, over 16,000 service connections, and 33 pump stations. The 2022 proposed property user fee increase of 3.29% will provide funding for non-discretionary expenditure increases for salaries and wages, utility contracts, regional charges, service and maintenance contracts, debt repayment, and operating costs for the sewer infrastructure.

Please indicate your support for the proposed utility user fee increase.

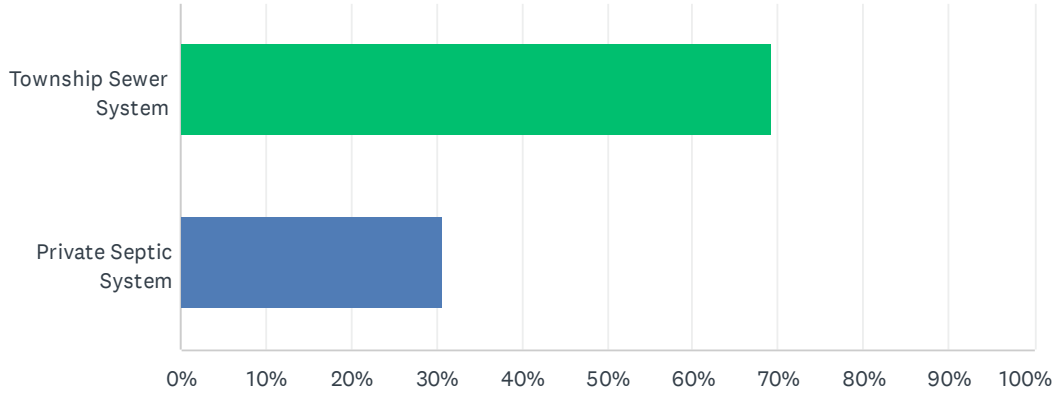
Answered: 59 Skipped: 5



ANSWER CHOICES	RESPONSES	
Strongly support	23.73%	14
Support	32.20%	19
Neutral	23.73%	14
Oppose	13.56%	8
Strongly oppose	3.39%	2
No opinion	3.39%	2
TOTAL		59

Q18: Please indicate the sewer system you use on your property.

Answered: 52 Skipped: 12



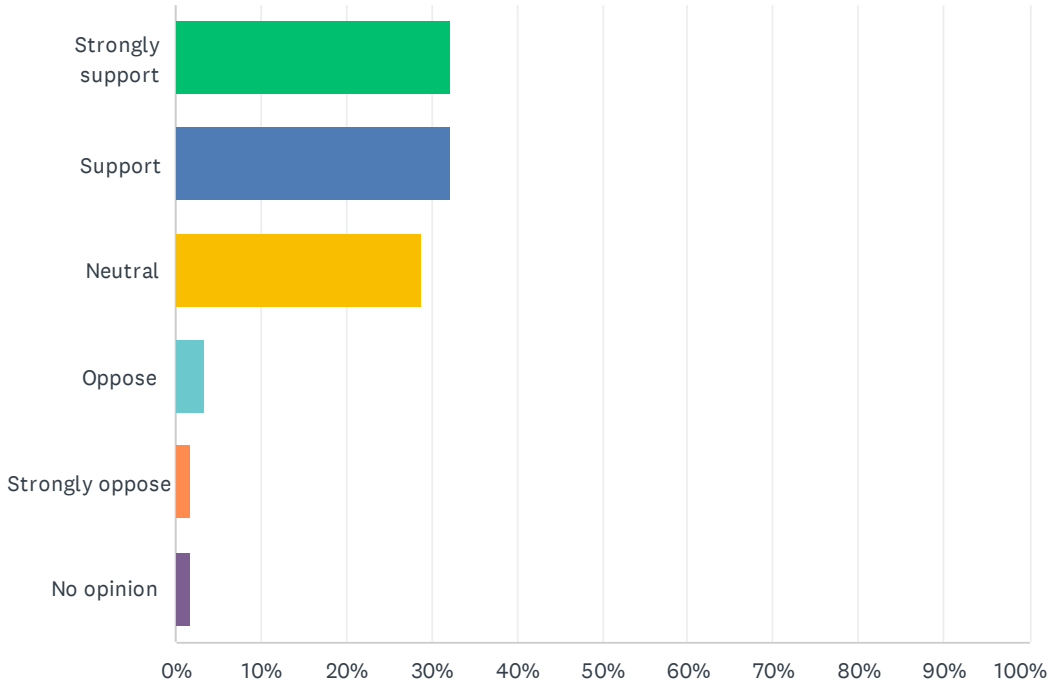
ANSWER CHOICES	RESPONSES	
Township Sewer System	69.23%	36
Private Septic System	30.77%	16
TOTAL		52

Q19: Solid Waste Utility (Garbage Collection) The increase for a residential property subscribing to the service: Annual = $0.00 Monthly = $0.00

The Solid Waste section of Engineering is responsible for collection services related to garbage, yard trimmings, recyclables, and managing an annual hazardous waste collection program, which includes sustainable community initiatives aimed at public education, intended to encourage reduction of waste volumes and thereby reducing the impact to the environment. The Solid Waste (garbage collection) Utility includes household base rates and cart rates (based on size). A representative single family pays $330 annually. A multi-family pays $250 annually. A status quo budget is being recommended for the utility, with no rate changes for 2022.

Please indicate your support for the proposed utility user fee increase.

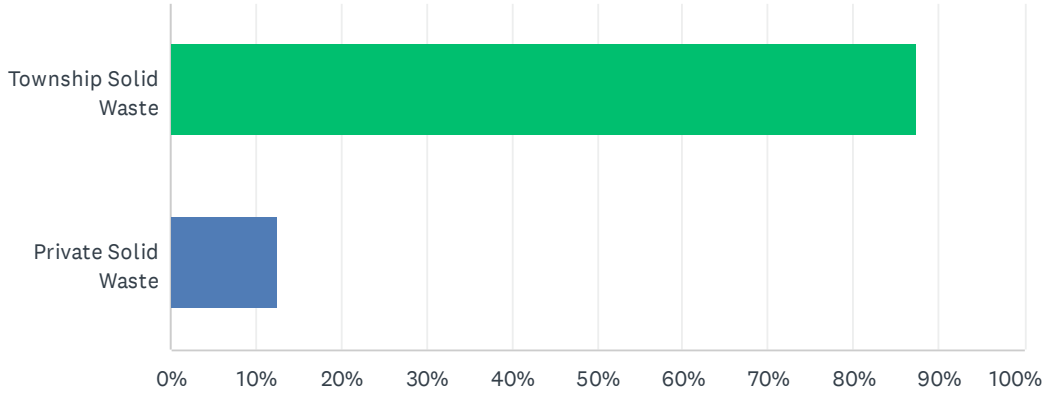
Answered: 59 Skipped: 5



ANSWER CHOICES	RESPONSES	
Strongly support	32.20%	19
Support	32.20%	19
Neutral	28.81%	17
Oppose	3.39%	2
Strongly oppose	1.69%	1
No opinion	1.69%	1
TOTAL		59

Q20: Please indicate the solid waste system you use on your property.

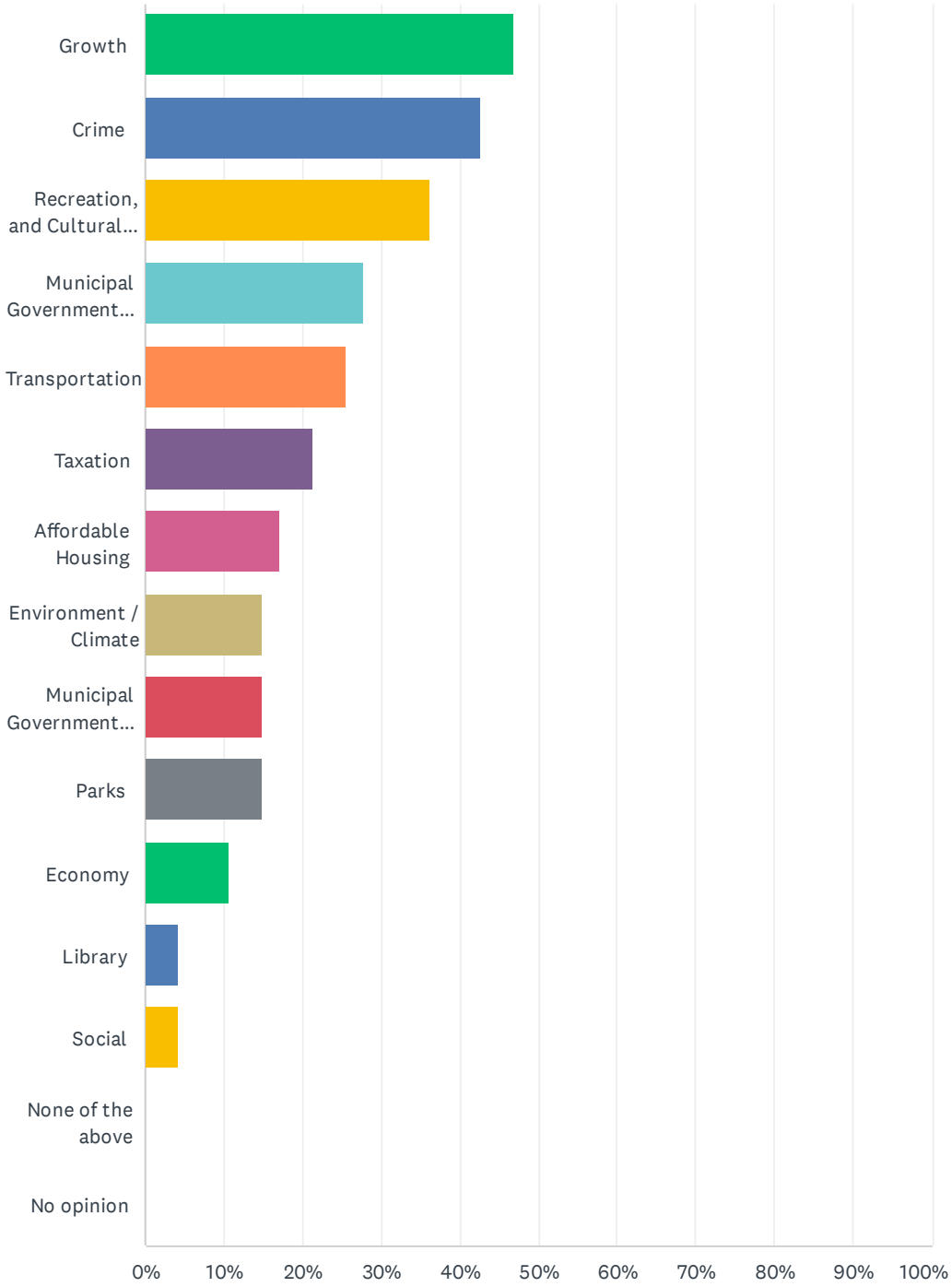
Answered: 56 Skipped: 8



ANSWER CHOICES	RESPONSES	
Township Solid Waste	87.50%	49
Private Solid Waste	12.50%	7
TOTAL		56

Q21: In your view, as a resident of the Township of Langley, what are the three (3) most important issues facing your community that you feel should receive the greatest attention from your local leaders? (Please select only 3).

Answered: 47 Skipped: 17



ANSWER CHOICES	RESPONSES	
Growth	46.81%	22
Crime	42.55%	20
Recreation, and Cultural Facilities	36.17%	17
Municipal Government services	27.66%	13
Transportation	25.53%	12
Taxation	21.28%	10
Affordable Housing	17.02%	8
Environment / Climate	14.89%	7
Municipal Government spending	14.89%	7
Parks	14.89%	7
Economy	10.64%	5
Library	4.26%	2
Social	4.26%	2
None of the above	0.00%	0
No opinion	0.00%	0
Total Respondents: 47		

#	OTHER (PLEASE SPECIFY)	DATE
1	Housing in general	2/25/2022 4:35 PM
2	Career firefighter response to Fort Langley	2/25/2022 10:34 AM
3	Fire Service	2/24/2022 3:36 PM
4	Increase funding for police and fire Dept	2/24/2022 1:38 PM
5	Protective Services	2/24/2022 1:04 PM
6	Critical services like Fire fighter, equipment and firehalls as well as police have been underfunded and miss managed for years. Our primary goals should be basic infrastructure and emergency services.	2/24/2022 12:40 PM
7	Public Safety (Fire Services)	2/24/2022 9:53 AM
8	Taxpayers that cannot use facilities due to vaccine mandates should not be charged	2/23/2022 4:54 PM
9	Infrastructure replacement/upgrades	2/23/2022 2:51 PM
10	Quality of Water	2/22/2022 3:29 PM

Q22 Additional Comments

Answered: 17 Skipped: 47

#	RESPONSES	DATE
1	The reason I indicated taxation is the additional funding that isn't reflected in property taxes in this year's capital projects such as debt. This will be included in future budgets as repayment amounts that will mostly likely increase taxation.	2/27/2022 3:44 PM
2	Crime has gotten to an unacceptable level and affects all persons on every economical level. Township needs to budget better and learn to spend within its means.	2/27/2022 9:01 AM
3	Children are our greatest asset but also our greatest responsibility. One child can create havoc in our community causing expense and mental anguish for many. One child growing up can also be a great benefit to others in our community. Multiply this by the amount of children in our community. We need to provide access to adequate recreation for all children, adults and seniors. Advocating for health care is also a must. We need to provide the services at the ACUCC by moving along with the engagement process. I have advocated for over 30 years to have facilities for our youth that is not tied to youth being a top athlete. The Township has failed miserably in this. Finally a pool, but it only has easy access to locals during cool to cold weather. Even the one day a week that locals could sign up before those from other municipalities the Township loused up and prevented many with the V4W postal code from accessing during the hottest weather. The Township needs to do better. Developers are making huge amounts of money especially now with the price of homes doubling in the last few years. We need to collect DCC's, Amenity Contributions and other fees to fully pay for infrastructure requirements for the growth, so that the infrastructure is there when the people arrive.	2/27/2022 8:10 AM
4	There isn't enough housing	2/25/2022 4:35 PM
5	Brookswood and Fort Langley need full time firefighters - property taxes increase with land value - yet we don’t have career / guaranteed response ??? For medical and fire incidents a 15 min response time is far below industry standards and shows a lack of leadership and planning from the management of the fire department. The current council allowed the FIre Chief to spend 1/4 million on an “ accreditation “ which has yet to prove valuable- an audit of this venture should really be initiated.	2/25/2022 10:34 AM
6	Why do we keep adding firefighters when we need more police officers?	2/24/2022 5:35 PM
7	ROADS AND INFRASTRUCTURE ARE WAY BEHIND THE GROWTH. 208TH IS 2 LANES IN SOME AREAS, HOW IS THIS ACCEPTABLE	2/24/2022 4:03 PM
8	I read an article that the Fire Department had 18 firefighters on shift during the fire at 208th and 80th (the large development project). This was their full time staffed firefighters that cover the entire Township. That is far too low for a municipality in 2022 and over 140k people. How could something like this happen?	2/24/2022 3:36 PM
9	The TOL has underfunded the emergency services for years. Our current needs in infrastructure and emergency services should be the TOL primary expenses. If there is money left over then other items can be looked into.	2/24/2022 12:40 PM
10	It has been reported to council and written about in media that our Fire Department lacks the requisite staffing needed for a population of 140k people. The TOL sits at 1 Resident to every 1600 residents (1:1600) when the Metro Vancouver average is 1:900. In addition, the closest comparable Fire Departments in the Metro Van (Delta and Coquitlam) have $8-10mil more in their department budgets while the TLFD either has more population, more call volume or both, and between 40-60 less firefighters while not providing Technical Rescue, Hazardous Materials or Emergency Medical Responder (EMR) response capabilities. In addition, we have a Brookswood Fire Hall serving more population than the staffed hall of Aldergrove and has more call responses than what necessitated Walnut Grove to go full-time. Brookswood is responded to by Murrayville (when available) while taking Aldergrove's first supporting engine father away and not keeping with NFPA 1710/1720 as per the Fire Chief's Accreditation for the community of Aldergrove.	2/24/2022 9:53 AM

11	Hello, As a new member of the Township of Langley; I must say it's a beautiful place to call home. I would love to see the city transform into a modern, and vibrant place. In my opinion that can be done by sustainable development projects, and emphasis on putting the community first. A sense of community can be established by having modern recreation facilities built. We need to give the kids growing up in the community a sense of pride and respect for the area they grow up in. The children of the city are our future and can take us to heights unimaginable.	2/24/2022 6:37 AM
12	Township vaccine mandates should be removed. It's dreadful the way you've treated your staff.	2/23/2022 4:54 PM
13	You HAVE to wrestle SENIOR staff salaries in control - the Township ranked above nearly all other Metro Vancouver municipalities for senior salaries - this is unacceptable.	2/23/2022 2:11 PM
14	208st is over capacity and the townships approach to peace-meal upgrades as the section is developed exasperates the issue. The township should upgrade the entire road with debt if necessary and charge those costs back to developments as they are approved.	2/22/2022 7:06 PM
15	too much waste, inefficiency and bloated payroll costs	2/22/2022 5:48 PM
16	Impact on a Single Family home and multi family home should be presented. Average property value is deceiving as the two property types differ significantly.	2/19/2022 10:00 AM
17	The recreation centres should not have been closed for 2 years due to Covid. Every other municipality was able to open at minimum the pools. There is also a lack of community centre programs and sports for kids and teens. The Aldergrove outdoor water park is so busy with people from other areas that residents are unable to get in to use the facility. There should be an increase in fees for out of town guests and also designated times on weekends for residents. Police and fire budgets should be prorated to number of officers/fire fighters generally stationed in the community. Ie those communities with more people and density should pay a higher cost if there are more members stationed/patrolling in that areas. The roads leave a lot to be desired in terms of lack thereof in newly developed areas in Brookswood and around Willowbrook up into Walnut Grove, there is too much density and the infrastructure should,p be put in during construction rather than waiting until building is complete. I understand that funding needs to come in from sale of projects etc but it should be mandatory that roads, schools, parks, sidewalks etc are being constructed at the same time. Aldergrove always seems like the forgotten step-child, the area does not need overdevelopment like the rest of Langley but it certainly needs a facelift and is going to be feeling the pain of the lack of forethought in road planning, upgrades and infrastructure when the new apartment complex is built. Further the infrastructure in this area of Langley is lacking for adding that many more people. Transportation is woefully inadequate yet more housing is being out here. There needs to be better transportation, job creation and better businesses in place. And the shear number of marijuana grow operations in this area is amazing. All one needs to do is drive around with the windows down and you can smell it everywhere. With the increase in people being proposed for Aldergrove is there any plans in place to deal with the increase need for elementar6 schools? There is a lack of family doctors in the area, how can you propose that more people live in the area when we are supposed to be worried about climate ckphange yet the only viable option for transportation for the majority of people is private motor vehicle. Further in order to decrease heating and cooling buildings and other municipal building costs I strongly believe that you should transition your administrative staff to a hybrid work model, and that office hours be changed to allow staff to work off peak hours so they are available to assist those who work during regular business hours but it would also reduce desk needs as your staff could go to ‘hoteling’ when they are in the office, ie, sharing a desk. There is simply no need for anyone to be married to their desk and I think we have all seen that staff can work easily from home, if they are thr right staff.	2/18/2022 11:28 PM

APPENDIX B

Township of Langley - Budget 2022 Survey - Capital Questionnaire

Comments

Answered 11

Skipped 4

#	Response Date	Responses
1	Feb 27 2022 09:10 AM	Only thing i agree with are the road widing and the one community park. The rest are an exuberant waste of tax dollars. I think bare min expenditures should be done for the expansion on the road ways. Typical for the township to over spend and also adding bike paths and greenways. No attempt to stretch a dollar
2	Feb 26 2022 10:28 AM	Nice to see 80 Ave getting this attention. What about 208 St ? When is someone going to do the right thing and actually widen this road? If you are concerned about the environment think about all those cars sitting there with the motors idling and going nowhere.
3	Feb 24 2022 08:42 PM	Further expansion of Fraser Highway is needed into Aldergrove, not only 240 to 244. Will this be included in the 2023 budget? Disappointing to see the Gateway project for Aldergrove has been removed from the budget. Aldergrove is a growing community within Langley and should have more amenities planned, like an expanded library, more community events and a planned revitalization of the downtown strip. The strategic plan has been created and already seems dated without many action items completed.
4	Feb 24 2022 12:44 PM	I don’t see the proposed new fire halls is the Capital budget. This has been spoken about in council meeting but I done see the item on the lists above. With the population explosion in multiple areas in Langley we need emergency services to keep up with the population growth.
5	Feb 23 2022 07:22 PM	Improved roads in Willoughby area should be high priority.
6	Feb 23 2022 02:14 PM	You need to work on more roads too. Why are you spending so much money on the Fort Park when other parks need investment?
7	Feb 22 2022 07:10 PM	Low carbon conversations should not be done unless there is a operating cost savings. The road upgrades are needed desperately, but the priority should be on widening and completing 208st before other collector roads are upgraded.
8	Feb 22 2022 05:51 PM	The $400000 low carbon project might make you all feel good but it is less that a 'drop in the bucket'. A $400000 drop - wasting taxpayer money.
9	Feb 20 2022 06:14 PM	Wait with low carbon retrofits until end of life of existing infrastructure. Stop wasting money on studies that have obvious outcomes. Complete capital projects that have already started rather than budgeting for new projects. Do an excellent job on completing projects that are currently underway such as Yorkson Community Park, Salishan Place, roadworks on 80th Ave.
10	Feb 20 2022 12:07 PM	Yes to parks No to road widening
11	Feb 18 2022 10:37 PM	As a long-time Langley resident, I am supportive of these projects.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5761

EXPLANATORY NOTE

Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 44 3-storey townhouses up to maximum density of 57 units per hectare (23 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP) BYLAW NO. 5761

A Bylaw to amend Fort Langley Community Plan 1987 No. 2527

WHEREAS it is deemed necessary and desirable to amend "Fort Langley Community Plan Bylaw No. 2527" as amended;

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 "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761".

2. The Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 as amended is further amended by amending Section 2.4:

   a. By deleting the final sentence containing the words "Any such use would require approval of the wastewater disposal system by the Ministry of Health."

   b. By adding the following sentence at the end of Section 2.4:

      "Lands legally described as Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856, Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614, Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597, and Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558 shall be permitted to develop as townhouses at a maximum allowable density of up to 57 units per hectare (23 units per acre)."

   c. By changing the land use designation of the lands described as follows:

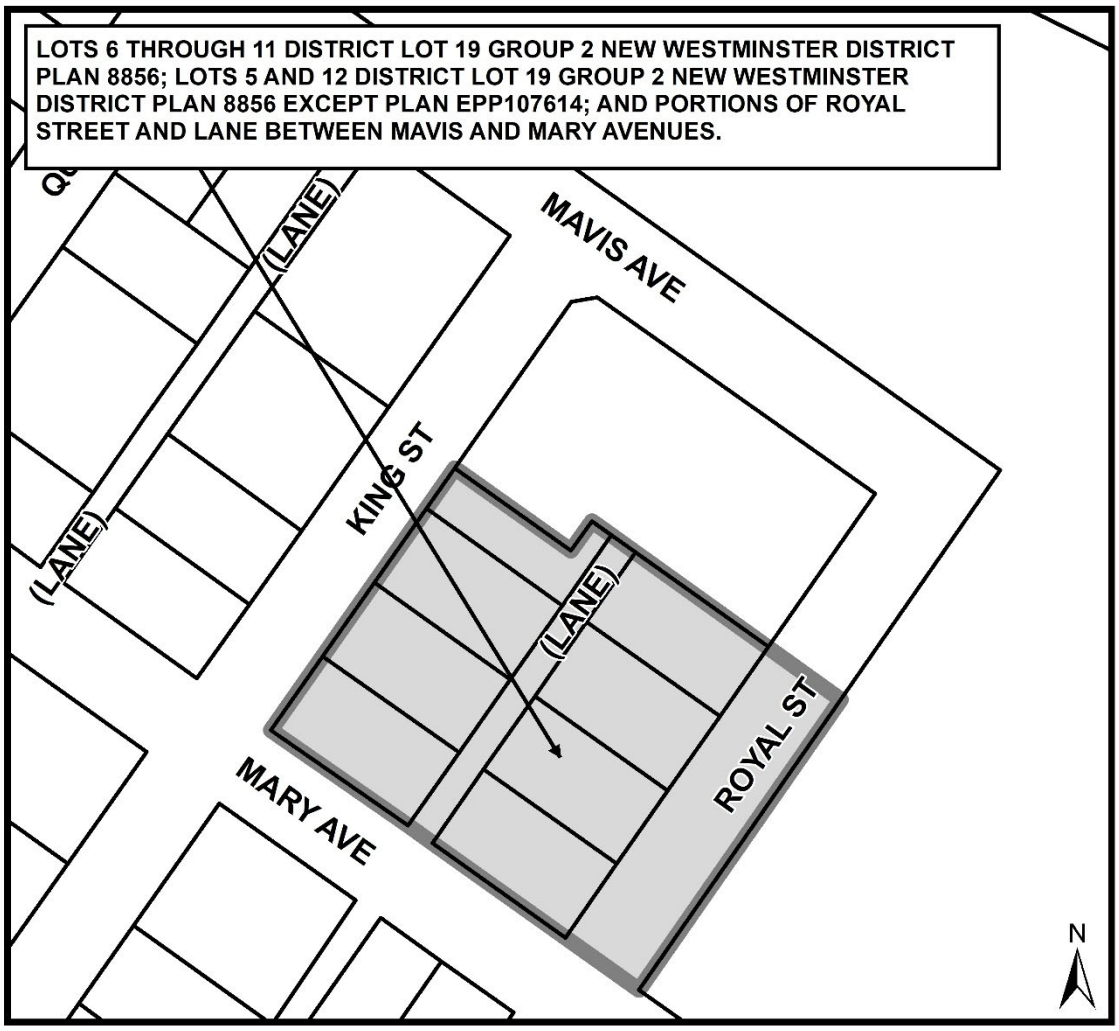
      Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
      Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
      Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
      Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw from "Institutional" to "Multi Family" on the Fort Langley Community Plan map.

READ A FIRST TIME the	07	day of	February	, 2022.
READ A SECOND TIME the	07	day of	February	, 2022.
PUBLIC HEARING HELD the	28	day of	February	, 2022.
READ A THIRD TIME the		day of		, 2022.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5761



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5762

EXPLANATORY NOTE

Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 44 3-storey townhouse units on properties located in the 9100 Block of King Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)

BYLAW NO. 5762

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 (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-106" after the words "Comprehensive Development Zone CD-105"
   (2) Adding to Section 110.1 after the words "CD-105" the words "CD-106 – 7,500 m^2"
   (3) Adding after Section 1005 "Comprehensive Development Zone CD-105" the following as Section 1006 "Comprehensive Development Zone CD-106"

1006 **COMPREHENSIVE DEVELOPMENT ZONE CD-106**

Uses Permitted

1006.1 In the CD-106 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1006.2

Density

1006.2 The maximum density shall not exceed 57 *dwelling units* per hectare (23 *dwelling units* per acre).

Lot Coverage

1006.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 40%.

Siting of Buildings and Structures

1006.4 Except as provided for in Sections 104.4, 104.15 and 105.1.2), no *buildings* or *structures* shall be sited less than:

1) 2.8 metres from a *front lot line*;
2) 6.8 metres from a *rear lot line*;

3) 1.2 metres from a *side lot line*; and
4) 3.0 metres from a *side lot line* where the *side lot line* abuts a *flanking street*.
5) The minimum required setback for front, rear or flanking lot lines may be reduced by 1.6 metres for porches, provided that such reductions shall apply only to the projecting feature.

Height of Buildings and Structures

1006.5 1) Notwithstanding Section 104.5 the maximum *height* of *buildings* and *structures* may be 11 metres and three *storeys* provided no *building* facing the *front lot line* may exceed 2.5 storeys above the finished grade and no *building* facing the flanking or *rear lot line* may exceed two storeys above the finished grade
2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1006.6 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

1006.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Heritage Alteration Permit.

Parking and Loading

1006.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1006.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Heritage Alteration Permit Requirements

1006.10 A Heritage Alteration Permit shall be issued by Council prior to issuance of a Building Permit.

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

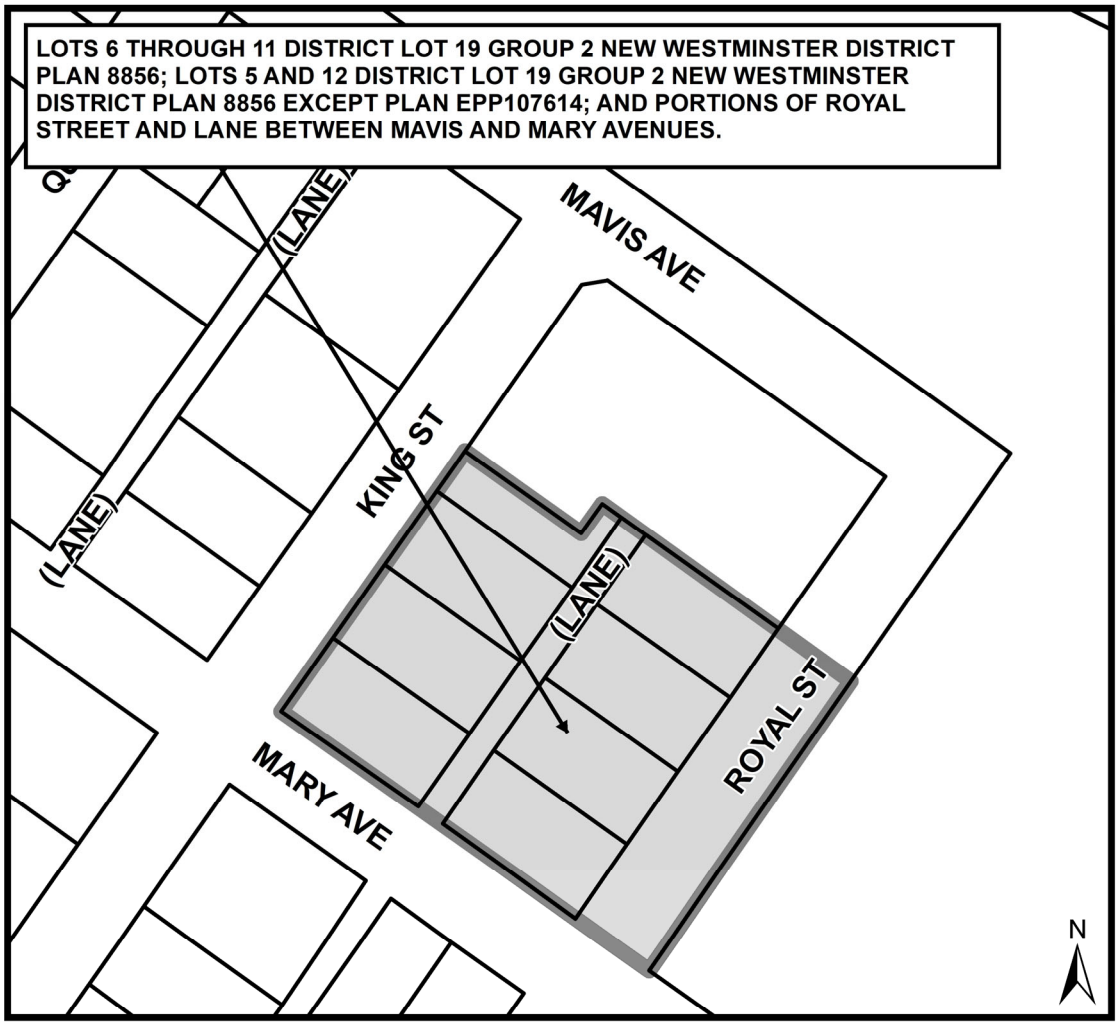
Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-106.

READ A FIRST TIME the	07	day of	February	, 2022
READ A SECOND TIME the	07	day of	February	, 2022
PUBLIC HEARING HELD the	28	day of	February	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5762



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED: FEBRUARY 7, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100214 AND HERITAGE ALTERATION PERMIT APPLICATION NO. 101241 (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP / 9100 BLOCK KING STREET)

REPORT: 22-10
FILE: 11-33-0138

PROPOSAL:

Application to amend the Fort Langley Community Plan land use designation from Institutional to Multi Family and rezone approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 with an accompanying Heritage Alteration Permit application to facilitate development of 44 townhouse units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5761 and 5762 subject to 11 development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal will increase the variety of housing forms in Fort Langley in keeping with the objectives of the Official Community Plan, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of adjacent Salishan Place.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 changing the land use designation to Multi Family and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762 rezoning approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 to allow development of 44 townhouse units and consolidation of the subject properties, 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including Mary Avenue, King Street, Mavis Avenue and Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including Mary Avenue, King Street, Mavis Avenue and Royal Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Provision of right of way for and construction of the 4.5 m wide concrete Royal Street green link on the east side of the site;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of final on-site landscape plans including resolution of Age Friendly Amenity Area requirements;
6. 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);
7. Provision of a $75,000 contribution to support public amenities in Fort Langley;
8. Closure of Royal Street and lane (see Bylaws 5597 and 5558) and consolidation of the subject properties in substantial compliance with Attachment A;
9. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
    c. Prohibiting the development of secondary suites within individual townhouse units;
    d. Identifying the three (3) units to be constructed in compliance with the adaptable housing requirements; and
    e. Notifying property owners of the proximity of the Fort Langley National Historic Site and Salishan Place and of the potential for sound impacts from activities;
10. Compliance with the requirements of the Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy; and

11. Payment of applicable supplemental Rezoning fees, Development Engineering fee, Green Infrastructure Services fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule "B" of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);
4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and
5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Heritage Alteration Permit applications;

That Council at time of final reading of Rezoning Bylaw No. 5762 authorize issuance of Heritage Alteration Permit No. 101241 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 and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

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

a. 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;
e. Although not a commercial or industrial property, 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 to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5761 and 5762 in conjunction with the hearing for proposed Heritage Alteration Permit No. 101241.

EXECUTIVE SUMMARY:

Vicini Homes (Fort Langley) LP has applied on behalf of the Township of Langley to develop 44 townhouses on approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street.

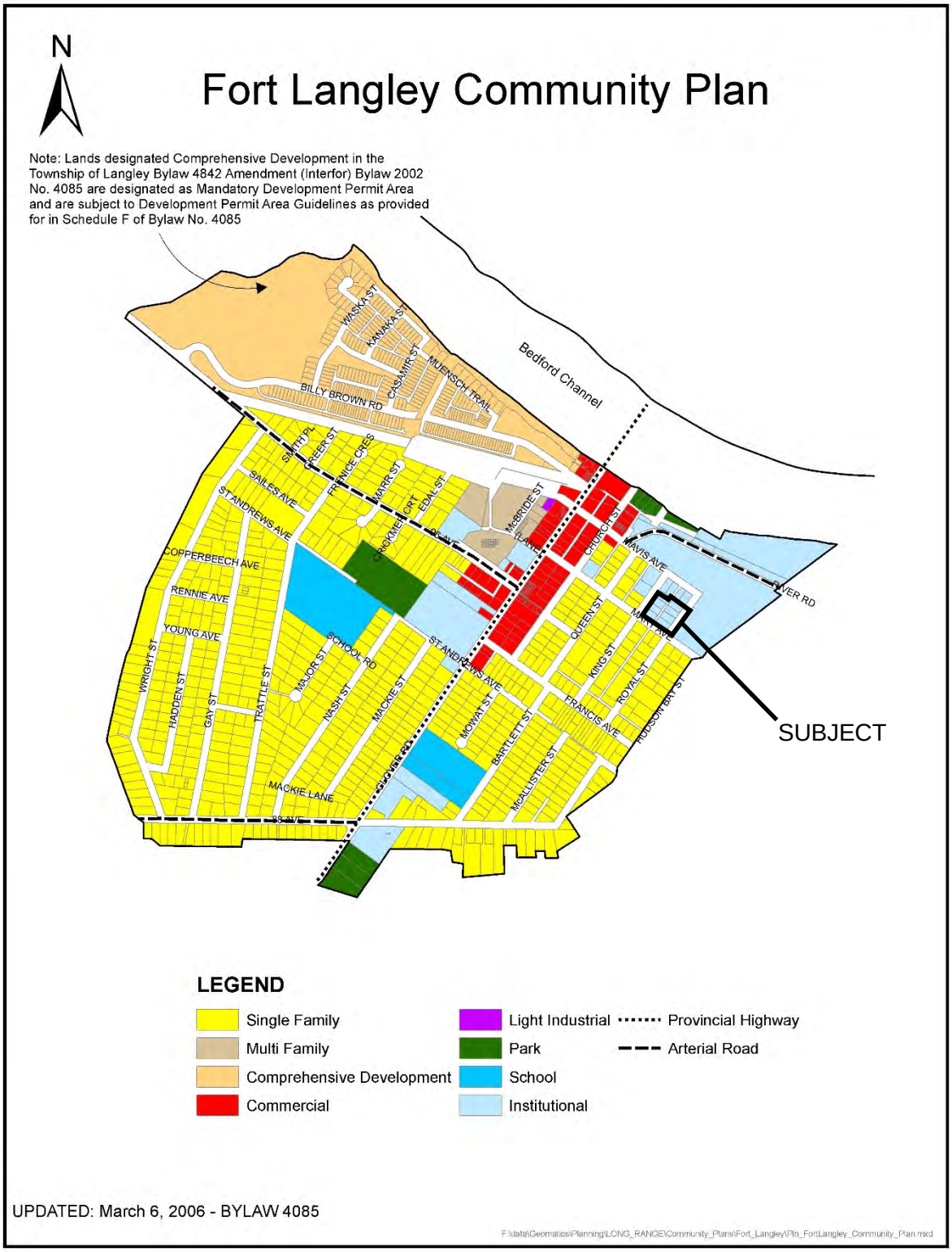
The application proposes to amend the Fort Langley Community Plan to change the land use designation from Institutional to Multi Family and include a site-specific maximum density of 57 units per hectare (23 units per acre). Consistent with the proposed Multi Family designation, the applicant proposes to rezone the site to Comprehensive Development Zone CD-106. The CD-106 zone permits the development of 44 3-storey townhouses at a density of 57 units per hectare (23 units per acre), 40% lot coverage, and maximum height of 10.9 m (36 ft).

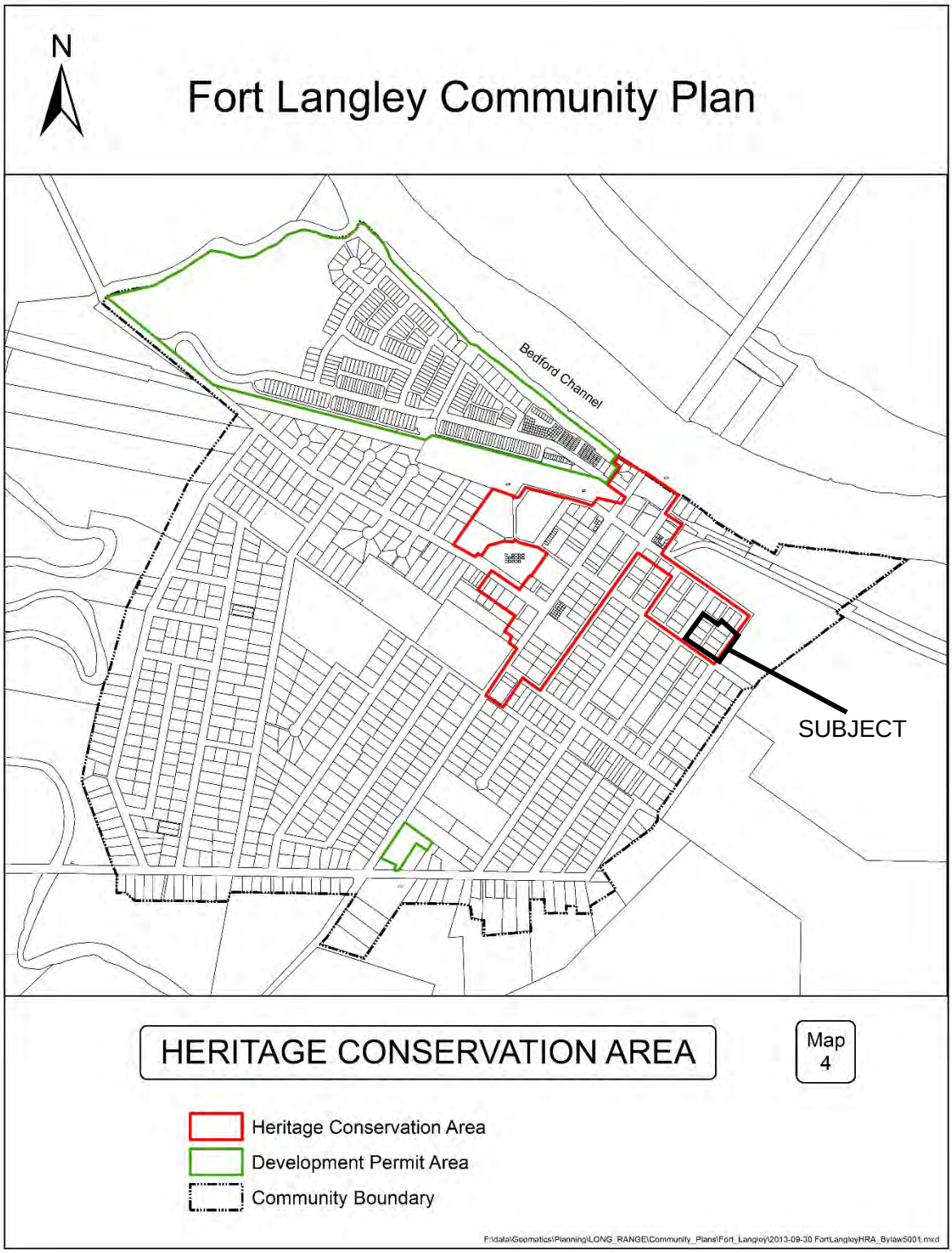
As the subject lands are located in the Heritage Conservation Area of the Fort Langley Community Plan, a Heritage Alteration Permit (HAP) for the site is required. Accordingly, this permit is being processed in conjunction with the rezoning application to give Council the opportunity to evaluate the overall form and character of the project in relation to the Heritage Conservation Area guidelines and the proposed consolidation of the lands in the Heritage Conservation Area.

Noting that the proposal will increase the variety of ground-oriented housing forms in Fort Langley consistent with Official Community Plan policy, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of Salishan Place, staff recommend that Council consider the Fort Langley Community Plan amendment and rezoning request subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Fort Langley Community Plan Amendment Bylaw No. 5761, Rezoning Bylaw No. 5762, and Heritage Alteration Permit No. 101241.


N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
Bedford Channel
WASKA ST
HANNAH ST
CASAMIR ST
MUENSCH TRAIL
BILLY BROWN RD
SMITH PL
GREER ST
PRINCE CRES
MARR ST
EDAL ST
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
WRIGHT ST
HADDEN ST
GAY ST
TRATTLE ST
MAJOR ST
SCHOOL RD
NASH ST
MACKIE ST
MACKIE LANE
88 AVE
McBRIDE ST
CHURCH ST
MAVIS AVE
RIVER RD
QUEEN ST
KING ST
ROYAL ST
FRANCIS AVE
HUDSON BAY ST
MOWAT ST
BARTLETT ST
McALLISTER ST
SUBJECT
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
UPDATED: March 6, 2006 - BYLAW 4085
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N
Fort Langley Community Plan
Bedford Channel
SUBJECT
HERITAGE CONSERVATION AREA
Map 4
Heritage Conservation Area
Development Permit Area
Community Boundary
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ZONING BYLAW NO. 2500

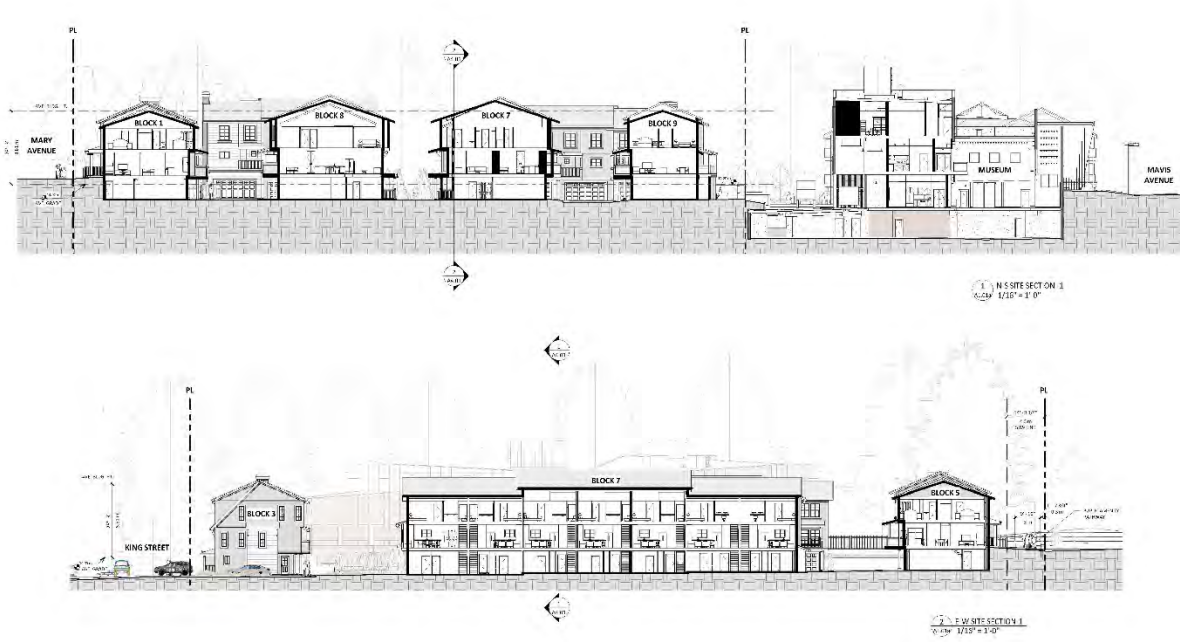


King St. Perspective (Looking south)



Age Friendly Amenity Area (Corner of Mary Ave and King St.

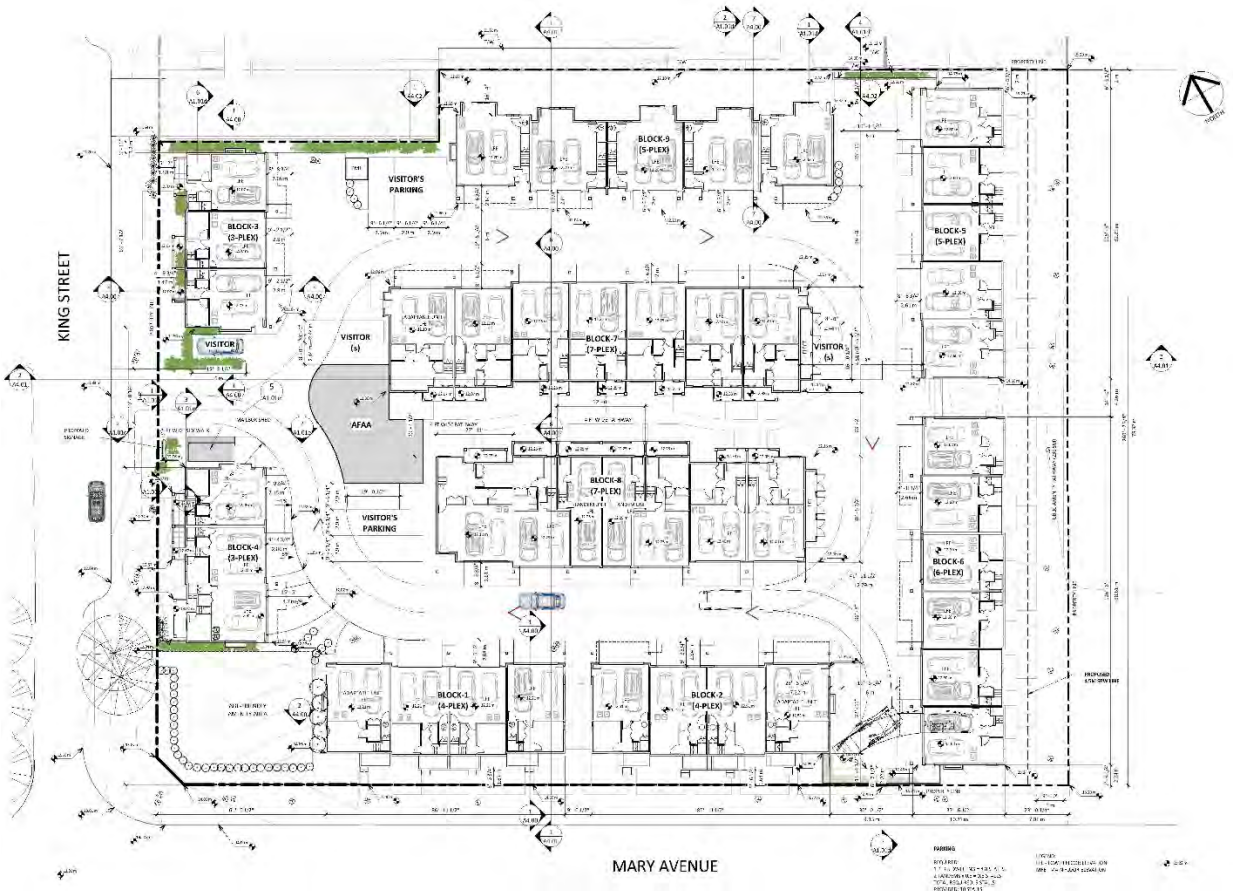
RENDERINGS – SUBMITTED BY APPLICANT



SITE SECTIONS – SUBMITTED BY THE APPLICANT



STREETSCAPES – SUBMITTED BY THE APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Agent:	Vicini Homes (Fort Langley) LP 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Legal Description:	Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856 Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614 Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558
Location:	9112, 9114 and 9134 King Street 23391 and 23411 Mary Avenue 9093, 9103 and 9113 Royal Street Portions of Royal Street and lane to be closed
Area:	0.77 ha (1.9 ac)
Existing Zoning:	Residential Zone R-1E
Proposed Zoning:	Comprehensive Development Zone CD-106
Existing Fort Langley Community Plan:	Institutional
Proposed Fort Langley Community Plan:	Multi Family

BACKGROUND/HISTORY:

The subject site includes the southern portion of a block (bounded by Mavis Avenue, King Street, Mary Avenue, and Royal Street) designated for Institutional uses in the Fort Langley Community Plan, is located within the Fort Langley Heritage Conservation Area, and includes lands currently dedicated as road. The lands in the block were acquired by the Township beginning in the 1970's to support development of community, cultural, and historical amenities to support Fort Langley. The site is currently zoned Residential Zone R-1E which provides for residential uses.

Road closure bylaws for lands currently dedicated as road (Royal Street and a lane) were granted first and second reading by Council on April 20, 2020 to provide for a larger consolidated site. At that time, Council passed a resolution requesting that a public input opportunity be provided concurrently with the development application for the lands. Consistent with Council's resolution, the subject development process is being coordinated to include a public input opportunity for the closure of Royal Street and the lane through Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 and Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558.

On June 15, 2020, Council issued Heritage Alteration Permit No. 101184 granting permission for removal of the buildings from the subject site. All buildings have been removed.

On September 14, 2020, Council issued Heritage Alteration Permit No. 101015 to allow for construction of a new cultural centre and museum known as Salishan Plan as well as consolidation of the lots comprising the museum site for the northern portion of the block. The project also included closure of the northern portion of the lane by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5634 approved by Council October 5, 2020. Salishan Place is currently under construction.

DISCUSSION/ANALYSIS:

Vicini Homes (Fort Langley) LP has applied on behalf of the Township of Langley to amend the Fort Langley Community Plan, to rezone the lands to Comprehensive Development Zone CD-106 and for a HAP to allow for construction of 44 townhouses on the subject site. A subdivision proposal is included in the HAP to provide for the consolidation of the subject properties, the lane, and the Royal Street road dedication. Staff note that Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 and Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558 are being advanced concurrently with the subject application.

As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a HAP is required to allow the construction of the townhouses and the subdivision. The application is considered in relation to the requirements of the Zoning Bylaw, the Fort Langley Community Plan, and requirements of the Heritage Conservation Area as outlined in the Fort Langley Community Plan (Attachment B).

The subject site is comprised of eight (8) single family lots with access previously taken from a rear lane and the fronting streets. All buildings were removed from the site in accordance with previous approvals. The site slopes down from the intersection of Royal Street with Mary Avenue to the northeast at King Street.

Adjacent Uses:

North:	Salishan Place (under construction) designated Institutional in the Fort Langley Community Plan and zoned Residential Zone R-1E.
South:	Mary Avenue beyond which are existing single family homes on lands designated Single Family in the Fort Langley Community Plan and zoned Residential Zone R-1E.
East:	The Fort Langley National Historic Site designated Institutional in the Fort Langley Community Plan and zoned Civic Institutional Zone P-1.

West: King Street beyond which are two (2) lots occupied by the Langley Centennial Museum and BC Farm Museum (designated Institutional in the Fort Langley Community Plan and zoned Civic Institutional Zone P-1) and two (2) lots occupied by single family houses (designated Single Family in the Fort Langley Community Plan and zoned Residential Zone R-1E).

Fort Langley Community Plan Amendment:

The site is currently designated for Institutional uses in the Fort Langley Community Plan (1987). At the time of development of the Fort Langley Community Plan, the future redevelopment of this block of Township owned land was considered to support development of community, cultural, and historical amenities to support Fort Langley.

A January 29, 2018 report to Council (CPC) entitled Development Phasing Strategy noted that the build out of Fort Langley in accordance with the current Fort Langley Community Plan would result in approximately 71% single family, 7% townhouse, and 22% apartment units. The proposed townhouse use supports the Township's Official Community Plan policy and the Housing Needs Report, as well as contributes to the diversification of residential building forms within the Fort Langley Community by increasing the townhouses available in a predominantly single family context.

The Fort Langley Community Plan Multi Family land use designation seeks low density (not in excess of 30 units per hectare (uph) / 12 units per acre (upa)) development compatible in scale (not in excess of 2.5-storeys in height) and design to Fort Langley and indicates that the appropriate location for such uses is in the vicinity of McBride Street on the west side of the Glover Road commercial area. Although the subject proposal requests an increase in density from the 30 uph (12 upa) density indicated in the Fort Langley Community Plan to 57 uph (23 upa), the presentation of 2-storey building massing adjacent to the Fort Langley Historic Site and Mary Avenue and a 2.5-storey building massing to King Street supports the compatibility of the project with existing development in the area. Although not in proximity to McBride Street, the proposed townhouse development maintains a walkable relationship to commercial development along Glover Road (300 m west) and Mavis Avenue (150 m west).

The applicant has provided a planning rationale in support of the application included as Attachment C to this report noting the following excerpts:

> *"Proposed generally to be family townhomes with primarily 2-car side-by-side parking, this development will offer a diversity of unit types ranging from about 1450 SF to 2100 SF in size. The homes include smaller and medium sized 3-bedroom townhomes, 3-bedroom & den townhomes, larger 4-bedroom townhomes, as well as three adaptable elevator-ready homes. This residential use will fit within the context of the existing neighbourhood, with care taken in the design to do so, and will providing an option for local end-users to stay in the community as well as complement the adjacent new museum facility."*
>
> "*The height of the proposed buildings is a response to the grade of the lands while providing a much-needed form of housing, townhome living, in the Fort Langley core. The height steps from showing as 2 storeys above grade along the eastern streetscape of Royal St, moving gradually to become 3 storeys along King St as the grade falls. The King St building designs have taken care to bring the roofline down to a two-storey*

> *expression with dormers, as further outlined in the design rationale. As a result, we are proposing that the technical height variance can be dealt with through the proposed zone, while still generally conforming to the intent of the 9.0m and two-storey height requirement with an overall development height of 8.63m."*

To support the proposed land use change and in response to comments received during public consultation, the applicant is offering a $75,000 contribution to support public amenities in Fort Langley. The specific public amenity is proposed to be determined prior to final reading.

Fort Langley Community Plan Amendment Bylaw No. 5761 proposes to permit the proposed density on a site-specific basis. The bylaw also removes a requirement related to septic approvals (relevant when the Fort Langley Community Plan was adopted in 1987, but now redundant given the availability of a sanitary sewer system).

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 provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The 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 consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans as the development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed townhouse form offers an alternative housing form to the primarily single family and apartment housing forms currently available in the Fort Langley community.

Zoning Amendment:

Bylaw No. 5762 proposes to rezone the site to a new Comprehensive Development Zone (CD-106) to provide for development of 44 townhouse units.

Section 104.5.2) of the Zoning Bylaw restricts the height of buildings in the Fort Langley area to a maximum height of 9 m (29.5 ft) with no building permitted to exceed 2-storeys or any room permitted to be located above the second storey. The height restriction was implemented to support the heritage scale and character of the Fort Langley area. The subject application proposes 3-storey buildings with a maximum height of 10.9 m (36 ft). Staff are supportive of the proposed building height as the Fort Langley Community Plan indicates a maximum height of 2.5-storeys for multi family uses and the applicant has designed the site grading and proposed buildings to present a 2-storey height facing the Fort Langley National Historic Site and the single family residential buildings across Mary Avenue. The grade of the site did not allow for the buildings fronting King Street to achieve the same massing, but the architect has designed

the buildings to reduce the apparent height by building the third storey into the roof to achieve a 2.5-storey massing facing King Street. The architect provides the following description of the height in the Architect's Design Rationale:

> *"Height was considered, especially given the 9m height outlined for the neighbourhood. Even though we have some interior buildings that when measured at their bases, are over the 9m limit, there was great effort put into dropping the interior of the site, to lower the facades on the exterior of the site, and allow all the roofs to be at basically the same plane, or lower. When considering the overall site average grade (14.33M) and the highest roof (Block 8 and 9 – 22.96M), we are actually at 8.63M roof height, even with the revised 5/12 pitch, for the entire site."*

The Comprehensive Development Zone has been written to accommodate the proposed building height as well as to secure the design commitments. No amendments to Section 104.5.2) of the Zoning Bylaw are proposed to accommodate the proposed building heights.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-106 zoning in terms of siting, site coverage (40%), height, use, and density.

Public Consultation:

In accordance with Policy 07-164, the applicant hosted a Public Information Meeting on November 8, 2021. The summary of the Public Information Meeting, including comments with regards to revisions made to respond to public input, is included as Attachment D to this report.

Following standard practice for applications in the Fort Langley commercial district, the application was referred to the Fort Langley Community Association (FLCA) for comments. The response from the FLCA is included as Attachment E to this report.

Staff have been in ongoing discussions with Parks Canada with regards to the Fort Langley National Historic Site in relation to the subject site. In response to comments provided by Parks Canada, the development prerequisites include a requirement for registration of a restrictive covenant notifying the future townhouse owners of the potential for noise to be generated at activities at the Fort Langley National Historic Site and also a requirement for lighting for the townhouses to be provided in accordance with the Township's Exterior Lighting Impact Policy to reduce the light trespass onto the Fort Langley National Historic Site.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the townhouse units, or two (2) units, shall incorporate adaptable design features as per Schedule 2 of the Official Community Plan. The applicant is proposing to provide three (3) adaptable units. A condition of rezoning is registration of a restrictive covenant to identify and secure the three (3) adaptable units proposed.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and most recently amended October 18, 2021) is applicable to the application. The

policy specifies target contribution amounts based on unit types (townhouse is $5,776 per unit). The applicant is proposing a CAC contribution of $259,920 or $5,776 per unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 20 significant trees exist within the subject lands with none proposed for retention. Staff note that the development is designed to retain a Western Red Cedar and Douglas Fir in the boulevard of King Street fronting the amenity space on the subject site.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 57 replacement trees are required with 77 proposed to be planted on-site. In addition, approximately 19 street trees are proposed to be planted. Post development approximately 98 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.

As indicated in Attachment F, the applicant is also requesting permission to advance tree clearing on a portion of the site to allow for completion of a required Archaeological Assessment noting that the associated provincial permit expires in February of 2022. The request to clear portions of the site proposes the removal of approximately 13 significant trees, which are already proposed to be removed as part of the redevelopment and disturbance of approximately 530 m^2 (5,700 ft^2) or 7% of the site area. Prior to work commencing on the site, the Tree Management Plan for the lands is required to be approved and secured to the acceptance of the Township and interim tree protection fencing installed.

Servicing:

As a condition of rezoning, full urban services are required to be provided to the frontages of both the subject site and Salishan Place. A Servicing Agreement will be required to secure works and services such as the construction of road and sidewalk works, the Royal Street green link with concrete path and associated landscaping, tree replacement and utility upgrades and/or extensions along Mary Avenue, King Street, Mavis Avenue, and Royal Street as deemed necessary in accordance with the Subdivision and Development Servicing Bylaw. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Heritage Values:

As described in the report to Council regarding Heritage Alteration Permit No. 101184 for Salishan Place, the subject site's proximity to a registered archaeological site having both pre- and post-contact heritage values places it within an area of high archaeological potential. In order to address the potential sensitivity of the site, a process of archaeological monitoring and permitting has been undertaken and will be maintained throughout the site preparation and construction process to ensure land altering and construction processes are in strict accordance with provincial requirements.

Heritage Alteration Permit:

The Fort Langley Community Plan designates the subject site as part of the Heritage Conservation Area (HCA) for the purpose of protecting the heritage character of downtown Fort

Langley. The guidelines for the HCA encourage new development and building alterations that complement and enhance buildings with heritage value and the heritage character of the area.

In accordance with the requirements of the Local Government Act for designated heritage areas, a HAP is required to authorize the proposed construction of the townhouses as well as the subdivision of the lands. In the HCA, a HAP is required for new construction, subdivision and demolitions and is similar to a Development Permit in that Council is provided the opportunity to review the form, character, and siting of the proposed development. The proposal is required to demonstrate conformance with the general building guidelines for the HCA. Supporting information detailing the proposed development (renderings, streetscapes, site plan, building elevations, landscape plans, signage plan, colour palette, and materials board) are provided in Attachment A.

The applicant proposes to construct 44 3-storey, three (3) bedroom townhouses on the subject lands. The applicant proposes to grade the site so that the 19 units fronting the Fort Langley National Historic Site and Mary Avenue are 2-storeys above the ground facing the public realm and 3-storeys internal to the site. The six (6) units fronting King Street utilize dormers to incorporate the third storey within the roof creating the appearance of a 2.5-storey building fronting the public realm. The remaining 20 units on the site are 3-storeys.

Vehicle access to the site is proposed from King Street. Along the east side of the site, a 3 m wide concrete path in a 4.5 m wide greenlink right of way maintains the pedestrian circulation in the area provided by Royal Street and provides front door access to the units. A private mews provides pedestrian access onto the site and connects King Street to the Royal Street green link. Two pedestrian connections are provided from Mary Avenue onto the site. Every unit fronting the public realm incorporates a porch at the front door.

The 44 units range in size from 134 m^2 (1,444 ft^2) to 237 m^2 (2,549 ft^2). The larger units include den spaces. Two (2) of the proposed units provide parking by way of a tandem garage. The remaining 43 units each have a two-car wide garage.

The primary age friendly amenity area is proposed at the southwest corner of the site. The amenity area meets the grade and supports tree retention in the King Street boulevard and then transitions down into the site. A second age friendly amenity area is located at the west end of the private mews across from the entrance to the site.

The architect's design rationale for the project is included as Attachment G. As noted by the architect, the form of the proposed buildings is simple consistent with historic buildings in the Fort Langley Community. Varied rooflines, building articulation, projections, and strategic colour and material usage serve to break up the mass of the buildings. The buildings are clad in fibre cement lap and shingle siding in contrasting neutral colours and fieldstone chimneys are included at the ends of buildings. The materials are modern but provided in traditional profiles and detailing.

Landscaping:

The landscape plans (refer to Schedule B of Attachment A) propose plantings of trees, shrubs, and groundcovers around the perimeter and throughout the site. The proposal includes construction of the Royal Street green link (a 3 m wide concrete path in a 4.5 m wide right of way) on the east side of the site providing frontage for the townhouse units and maintaining the public pedestrian route currently available along Royal Street.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (8 m^2 per residential unit) for townhouse developments, resulting in a requirement of 352 m^2 (3,789 ft^2) for the subject site. The amenity area located at the southwest corner of the site is 248 m^2 (2,669 ft^2). A second amenity area (120 m^2 / 1,292 ft^2) is proposed at the west end of the central mews for a total area of approximately 368 m^2 (3,961 ft^2). 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 provided from King Street. Pedestrian accesses to the units are provided from the street as well as from a public green link along the eastern edge of the site and a mews through the middle of the site.

Each unit is provided a two-car garage with the garage in two (2) units (4%) being provided in a tandem configuration. The Zoning Bylaw requires 98 parking spaces with 98 proposed as outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Townhouse (2 per unit)	84	84
Tandem Townhouse (2.3 per unit)	5	5
Visitor (0.2 per unit)	9	9
Total	98	98

Exterior Lighting Impact Policy:

Although not required based on the proposed use, a condition of the HAP is conformance with the Exterior Lighting Impact Policy principles, techniques, and implementation guidelines to minimize the impact of exterior lighting on the adjacent Fort Langley National Historic Site.

Heritage Review:

On October 28, 2021, the subject application was presented to the Heritage Review Panel to obtain comment on the proposal. Following review by the public at the PIM, the applicant

returned to the Heritage Review Panel on December 16, 2021 to present revisions to the proposal in response to previous comments including revisions to the King Street elevations, building rooflines, porch design, and the age friendly amenity area. The Heritage Review Panel recommended support for this HAP application, with further refinements to the outdoor amenity space to be made to the satisfaction of Township staff. The Panel's recommendation was endorsed by resolution of the Heritage Advisory Committee at its meeting of January 5, 2022.

School Sites:

School District 35 has provided comments (Attachment H) estimating that the proposed development will generate approximately 16 new students for Fort Langley Elementary (located approximately 600 m southwest of the site) and 12 new students for D.W. Poppy Secondary School (located approximately 8 km southeast of the site).

Parks:

The site is located adjacent to the Fort Langley National Historic Site. Access to the Fraser River waterfront is provided approximately 400 m north at Marina Park. The Fort Langley Community Park is located approximately 600 m west of the subject site.

Transit:

Currently, transit service (562 bus) is provided along Glover Road to 96 Avenue, an approximately 420 m walk west of the subject site.

Environmental Considerations:

There are no watercourses present on the 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 Fort Langley Community Plan amendment, rezoning, and heritage alteration permit applications will allow the development of 44 townhouse units on a consolidated site in the Fort Langley Heritage Conservation Area.

A Fort Langley Community Plan amendment from Institutional to Multi Family at a maximum density of 57 uph (23 upa) for the subject site is proposed. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-106. Noting the Zoning Bylaw limits building height to 2-storeys and 9 m (29.5 ft) in Fort Langley to support the heritage character of the area, Comprehensive Development Zone CD-106 includes provisions to allow for a proposed 3-storey, 10.9 m (36 ft) maximum height for the townhouse buildings while ensuring

2- and 2.5-storey massing fronting the Fort Langley National Historic site, Mary Avenue, and King Street.

A HAP for the site is being processed in conjunction with the rezoning application to allow the construction of the townhouses and the proposed consolidation of the lands in the Fort Langley Heritage Conservation Area.

Noting that the proposal will increase the variety of ground-oriented housing forms in Fort Langley consistent with objective of the Official Community Plan, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of Salishan Place, staff recommend that Council consider the Fort Langley Community Plan amendment and rezoning request subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241.

Respectfully submitted,

Teresa Hanson
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No.101241
ATTACHMENT B	Fort Langley Community Plan – Heritage Conservation Area Guidelines
ATTACHMENT C	Planning Rationale – submitted by the applicant
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	Fort Langley Community Association Comments
ATTACHMENT F	Request to remove trees in advance of final reading for Archaeological Study
ATTACHMENT G	Architect's Design Rationale
ATTACHMENT H	School District 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101241

This Permit is issued this _____day of _____, 2022 to:

1. Name: Vicini Homes (Fort Langley) LP

   Address: 401, 1930 Pandora Street
   Vancouver, BC V5L 0C7

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 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
   Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
   Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
   Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

   CIVIC ADDRESS: 9112, 9114 and 9134 King Street
   23391 and 23411 Mary Avenue
   9093, 9103 and 9113 Royal Street
   Portions of Royal Street and lane to be closed

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 and Age Friendly Amenity Area requirements;
   c. All signage being in compliance with the Township’s Sign Bylaw;
   d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
   e. All refuse bins to be stored within a building.

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

   a. 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;
   e. Although not a commercial or industrial property, 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 to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and

f. Payment of supplemental heritage 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 Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



CONWEST FORT LANGLEY

ARCHITECTURAL
Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173

Contact: Gord Klassen

ARBORIST
VDZ+A Landscape Architecture
102-9181 Church Street
Fort Langley, B.C.
Canada, V1M 2R8
Ph: 604-882-0024

Contact: Kyle MacGregor

CIVIL
CitiWest Consulting Ltd.
101-9030 King George Blvd.
Surrey, B.C.
Canada, V3V 7Y5
Ph: 604-591-2213

Contact: Peter Moroso

LANDSCAPE
PMG Landscape Architects Ltd
C100 4185 Still Creek Dr.
BURNABY, B.C.
Canada, V5C 6G9
Ph: 604-294-0011

Contact: Mary Chan-Yip

ELECTRICAL
Gager Electrical Consultants
20689 56th Avenue
Langley, B.C.
Canada, V3A 3Y9
Ph: 778-277-2225

Contact: Marc Gager

Sheet Number	Sheet Name
A0.00	COVER PAGE
A0.01	DESIGN INSPIRATION
A0.02	DESIGN INSPIRATION
A0.03	CONCEPTUAL RENDERINGS
A0.04	CONCEPTUAL RENDERINGS
A0.05	CONCEPTUAL RENDERINGS
A0.07	ELEVATIONS
A1.01	KEY PLAN, SYNOPSIS & AREA CALCULATION
A1.01a	OVERALL SITE PLAN
A1.01b	SITE PLAN
A1.01c	SITE PLAN 2 (SHOWING MAIN FLOOR)
A1.01d	SITE DETAILS
A1.02	BLOCK-1 FLOOR PLANS
A1.03	BLOCK-2 FLOOR PLANS
A1.04	BLOCK-3 FLOOR PLANS
A1.05	BLOCK-4 FLOOR PLANS
A1.06	BLOCK-5 FLOOR PLANS
A1.07	BLOCK-6 FLOOR PLANS
A1.08	BLOCK-7 FLOOR PLANS
A1.09	BLOCK-8 FLOOR PLANS
A1.10	BLOCK 9 FLOOR PLANS
A1.11	COLOUR SCHEME
A3.00	BLOCK-1 BUILDING ELEVATIONS
A3.01	BLOCK-2 BUILDING ELEVATIONS
A3.02	BLOCK-3 BUILDING ELEVATIONS
A3.03	BLOCK-4 BUILDING ELEVATIONS
A3.04	BLOCK-5 BUILDING ELEVATIONS

Sheet Number	Sheet Name
A3.05	BLOCK-6 BUILDING ELEVATIONS
A3.06	BLOCK-7 BUILDING ELEVATIONS
A3.07	BLOCK-8 BUILDING ELEVATIONS
A3.08	BLOCK-9 BUILDING ELEVATIONS
A3.20	STREETSCAPE
A3.21	PERPSPECTIVES
A3.22	PERPSPECTIVES
A3.23	PERSPECTIVES
A4.00	TOWNHOUSE BUILDING SECTIONS
A4.01	SITE SECTIONS
A5.00	TYPE-A PLANS
A5.01	TYPE-A2 PLANS
A5.02	TYPE-B PLANS
A5.03	TYPE-B2 PLANS
A5.04	TYPE-B3 PLANS
A5.05	TYPE-B4 PLANS
A5.06	TYPE-B5 PLANS
A5.07	TYPE-C PLANS
A5.08	TYPE-C2 PLANS
A5.09	TYPE-C3 PLANS
A5.10	TYPE-C4 PLANS
A5.11	TYPE-C5 PLANS
A5.12	TYPE-C6 PLAN
A5.13	TYPE-C7 PLANS
A5.14	TYPE-D PLANS
A5.15	TYPE-D2 PLANS
A5.16	TYPE-D3 PLANS
A5.17	TYPE-D4 PLANS
A5.18	TYPE-E & E2 PLANS

site lines ARCHITECTURE

604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2020.10.15	ISSUE FOR CLIENT REVIEW
6	2021.03.12	ISSUE FOR HAP/DP
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
COVER PAGE

scale @ 8"x 36" 1/4" = 1'-0"
date OCTOBER 2021
drawn JJ checked GK

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SCHEDULE A

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DESIGN INSPIRATION



Pioneer Architecture

KEY WORDS:

PIONEER THEMED ARCHITECTURE
Simple Forms and High Quality Materials Married with Modern Needs and Technology
(Low Maintenance Durable Finishes)

QUIET
Colours, Forms (Let the Museum be the Main Attraction, the Townhouses a Complement)

NATURAL AND HISTORICALLY APPROPRIATE MATERIALS
Natural Stone on Chimneys, Horizontal Cladding, Shingles, Wide Window Trims & Sill Details

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REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
DESIGN INSPIRATION

scale @ 9"x16"
date OCTOBER 2021
drawn JJ checked GK

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sheet no. A0.01

seal

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DESIGN INSPIRATION



MAIN BUILDING AT THE HISTORIC FORT



HOME ON 88 AVENUE IN FORT LANGLEY (PORCH, WINDOWS)



HOME ACROSS FROM PROJECT SITE (PORCH, WNDOWS)



JOHN WORRAL HOME - FORT LANGLEY (PORCH ROOF)



HALDI HOUSE - FORT LANGLEY (PORCH ROOF, WINDOWS)



MCINTOSH HOUSE - FORT LANGLEY (PORCH ROOF)

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CONWEST FORT LANGLEY

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DESIGN INSPIRATION

scale @ 8"x 10"

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CONCEPTUAL RENDERINGS



Mary Ave. Perspective A (Looking east)



Mary Ave. Perspective B (Looking east)

Renderings are preliminary and conceptual for visualization of project look and feel, and subject to further review and approval through the permit process. Please refer to colour and material samples and landscape plan for further information.

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
CONCEPTUAL RENDERINGS

scale @ 9"x16"

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CONCEPTUAL RENDERINGS



King St. Perspective (Looking south)



Age Friendly Amenity Area (Corner of Mary Ave and King St.

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
CONCEPTUAL RENDERINGS

scale @ 9'-1/2"

date OCTOBER 2021

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sheet no. A0.04

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CONCEPTUAL RENDERING



Public Pathway Amenity (Looking north)

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CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
CONCEPTUAL
RENDERINGS

scale
@ 3/16"

date OCTOBER 2021

drawn JJ checked GK

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sheet no. A0.05

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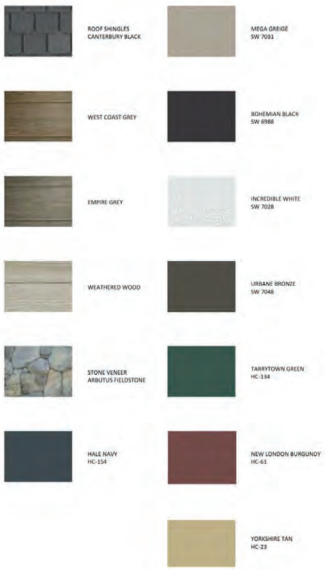
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ELEVATIONS

MATERIAL/FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOORS - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
8	WOOD FASCIA - INCREDIBLE WHITE, SW 7028
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES - BLACK
11	ASPHALT ROOF SHINGLES - 'BLACK WALNUT'
12	GARAGE SERVICE DOOR - INCREDIBLE WHITE, SW 7028
13	PRE-FINISHED METAL GUTTER - BLACK
14	CONCRETE COLUMN PAINTED - WHITE
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOORS - MEGA GREIGE, SW 7031
18	CONCRETE FOUNDATION WALL
19	WOOD POST - BOHEMIAN BLACK, SW 6988
20	FRONT DOORS - HALE NAVY, HC-154
21	FRONT DOORS - NEW LONDON BURGUNDY, HC-61
22	FRONT DOORS - YORKSHIRE TAN, HC-23
23	FRONT DOORS - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
27	FIBRE-CEMENT WALL LAP SIDING - WEST COAST GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





BLOCK-1 SOUTH ELEVATION



BLOCK-2 SOUTH ELEVATION

Design Highlights

Applying Pioneer Heritage Style

Central Manor House Concept

- Central manor house for each building that sits forward, with separate roofline, and different veranda style
- End portions of buildings represent idea of additions to the original central manor house that could have been built over time

Historically Appropriate Materiality

- Simple but high-quality materials
- Historical look of horizontal panels and shingle in a durable modern product
- Natural stone finish on anchoring chimney element

Colour & Rhythm

- Neutral palette for quiet backdrop to new museum
- Heritage colours on front doors
- Framed window with distinct heritage sill detail
- Symmetrical rhythm of windows and doors

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
ELEVATIONS

scale
@ 3/16"

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AREA CALCULATION

BUILDING AREA			
BLOCK NO.	NO. OF UNITS	SF	AREA (SM)
BLOCK-1	4	3037.50	282.19
BLOCK-2	4	3041.00	282.52
BLOCK-3	3	2066.00	191.94
BLOCK-4	3	2066.00	191.94
BLOCK-5	5	3663.00	340.30
BLOCK-6	6	4409.24	409.63
BLOCK-7	7	5615.14	521.66
BLOCK-8	7	5472.00	508.37
BLOCK-9	5	3838.06	356.57
TOTAL	**44**	**33208**	**3085.12**

	UNIT AREAS (SF)																				
UNIT TYPE	**A**	**A2**	**B**	**B2**	**B3**	**B4**	**B5**	**C**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**D**	**D2**	**D3**	**D4**	**E**	**E2**	**TOTAL**
LEVEL																					
GROUND	255	254	329	374	349	356	460	185	187	187	199	199	201	201	118	114	119	112	90	305	
MAIN	700	761	760	885	844	809	1036	630	634	653	643	641	647	648	725	743	753	734	653	652	
UPPER	731	798	782	856	843	807	1053	686	669	693	731	722	727	739	762	763	805	754	701	696	
TOTAL	**1686**	**1813**	**1871**	**2115**	**2036**	**1972**	**2549**	**1501**	**1490**	**1533**	**1573**	**1562**	**1575**	**1588**	**1605**	**1620**	**1677**	**1600**	**1444**	**1653**	
NO. OF UNITS	6	2	6	1	1	1	1	2	2	2	4	3	2	2	2	1	1	1	2	2	**44**
TOTAL	10116	3626	11226	2115	2036	1972	2549	3002	2980	3066	6292	4686	3150	3176	3210	1620	1677	1600	2888	3306	74,293.00
																				LOT AREA	**83,366.36**
																				FSR	**0.8911628**

SYNOPSIS

PROJECT INFORMATION

CIVIC ADDRESS: MARY AVE & KING STREET, FORT LANGLEY, BC
LEGAL DESCRIPTION:
STANDARD: 2018 BC Building Code/Div. B Part 9
DESCRIPTION: 44 - UNIT TOWNHOUSES

MAJOR OCCUPANCIES

GROUP C : RESIDENTIAL , 3 STOREY

ZONING

LOT AREA: 83,366.36 sf [1.91 acres]
7,744.98 sm [0.77 ha]
TOTAL BUILDING AREA (9-BLOCKS): **33, 208 sf [3,085.12sm]**

CURRENT ZONE: RESIDENTIAL
PROPOSED ZONE: **NEW CD**

LOT COVERAGE: PROPOSED **40%**

DENSITY:
(units per hectare) **57**
(units per acre) 23
FSR: 0.89

SETBACKS PROPOSED (TO MAIN FACE OF BUILDING)

NORTH **1.20 m (.59m TO NON-COMBUSTIBLE FIREPLACE FOR BLOCK 3)**
SOUTH **3.19 m**
WEST **2.94 m**
EAST **6.90 m**

PARKING
PARKING STALL SIZE:

RESIDENT 2.75 x 5.80, (TANDEM 2.60 x 11.20)
VISITOR 2.80 x 5.80, (SMALL 2.44 x 4.88)

REQUIRED:
VISITOR:

1 PER 5 DWELLING = 8.8 STALLS
2 TANDEMS x 0.3 = 0.6 STALLS
TOTAL REQUIRED: 9 STALLS

RESIDENT:
2 PER DWELLING x 44 DWELLINGS = 88 STALLS

VISITOR STALLS PROVIDED: 10 STALLS (2-small incuded)
RESIDENT PARKING PROVIDED: 88 STALLS

AMENITY AREA:
REQUIRED: 8 m2 per dwelling unit = 360 m2
PROVIDED:
AGE FRIENDLY AMENITY (SOUTWEST CORNER)= 248 m2
CENTRAL MEWS AMENITY = 120 m2
TOTAL = 368 m2
PUBLIC GREENLINK PATHWAY = 238 m2

MAX HEIGHT REQUIRED 9.00 m
BUILDING HEIGHTS BASED ON AVERAGE GRADE AT EACH BLOCK:

BLOCK-1	9.10 m	BLOCK-7	10.88 m
BLOCK-2	9.59 m	BLOCK-8	10.91 m
BLOCK-3	9.87 m	BLOCK-9	10.48 m
BLOCK-4	10.68 m		
BLOCK-5	9.04 m		
BLOCK-6	9.11 m		

AVERAGE BLDG HEIGHT FOR ENTIRE SITE - 8.63m
(BASED ON AVERAGE GRADE OF ENTIRE SITE - 13.99M, COMPARED TO HEIGHT FOR EACH BUILDING AND AVERAGED)



TOWNHOUSE SITE KEY PLAN

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6	2021.03.12	ISSUE FOR HAP/DP
8	2021.08.09	ISSUE FOR CLIENT REVIEW
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
KEY PLAN, SYNOPSIS & AREA CALCULATION

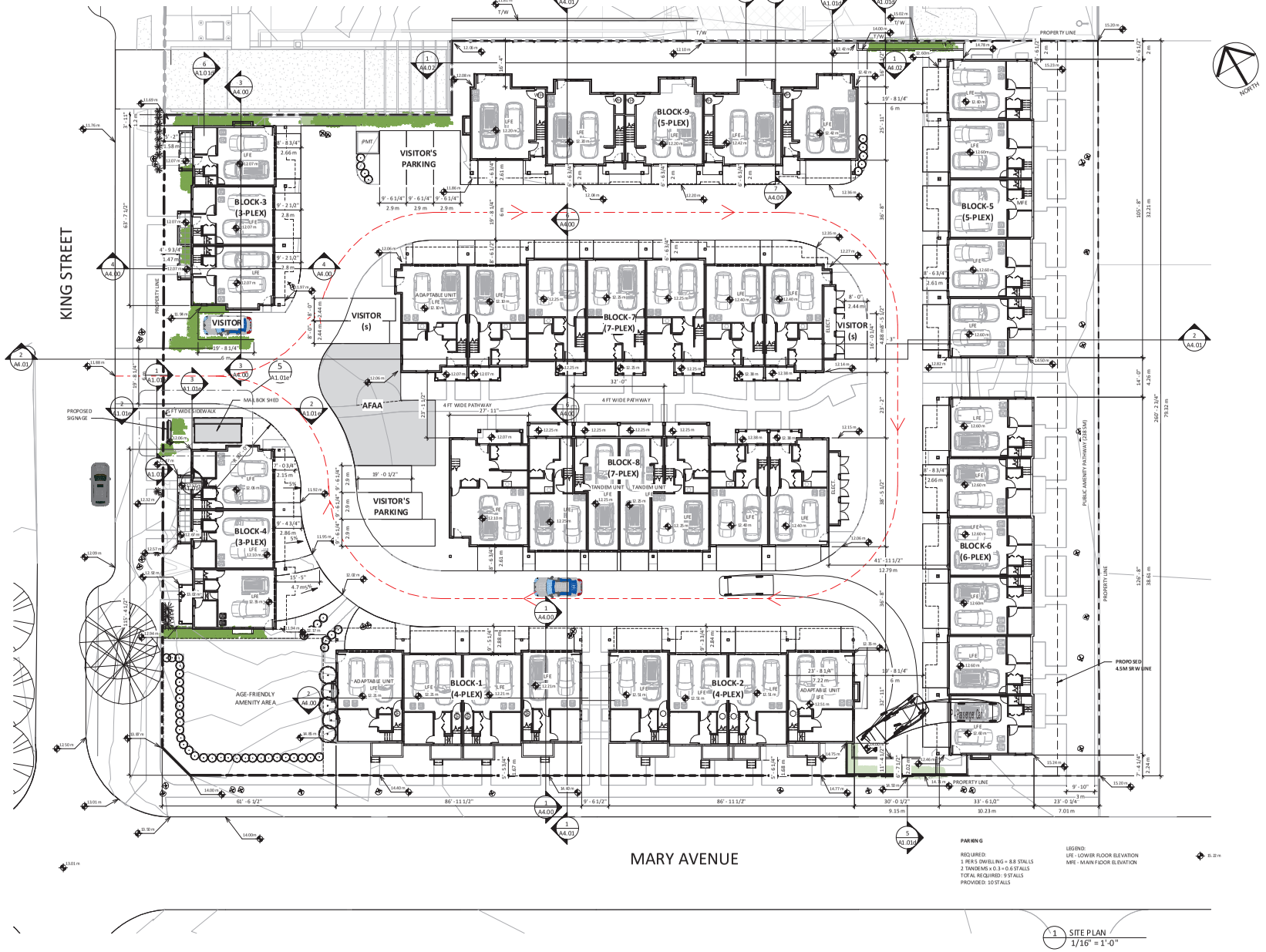
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date OCTOBER 2021
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sheet no. A1.01

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1 SITE PLAN
1/16" = 1'-0"

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1	2020.10.15	ISSUE FOR CLIENT REVIEW
2	2020.12.09	ISSUE FOR CLIENT REVIEW
3	2021.12.23	ISSUE FOR CLIENT REVIEW
4	2021.01.25	ISSUE FOR CLIENT REVIEW
5	2021.02.02	ISSUE FOR COORDINATION
6	2021.03.12	ISSUE FOR HAP/DP
7	2021.07.21	ISSUE FOR CLIENT REVIEW
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9	2021.08.13	RE-ISSUE FOR HAP/DP
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11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE PLAN

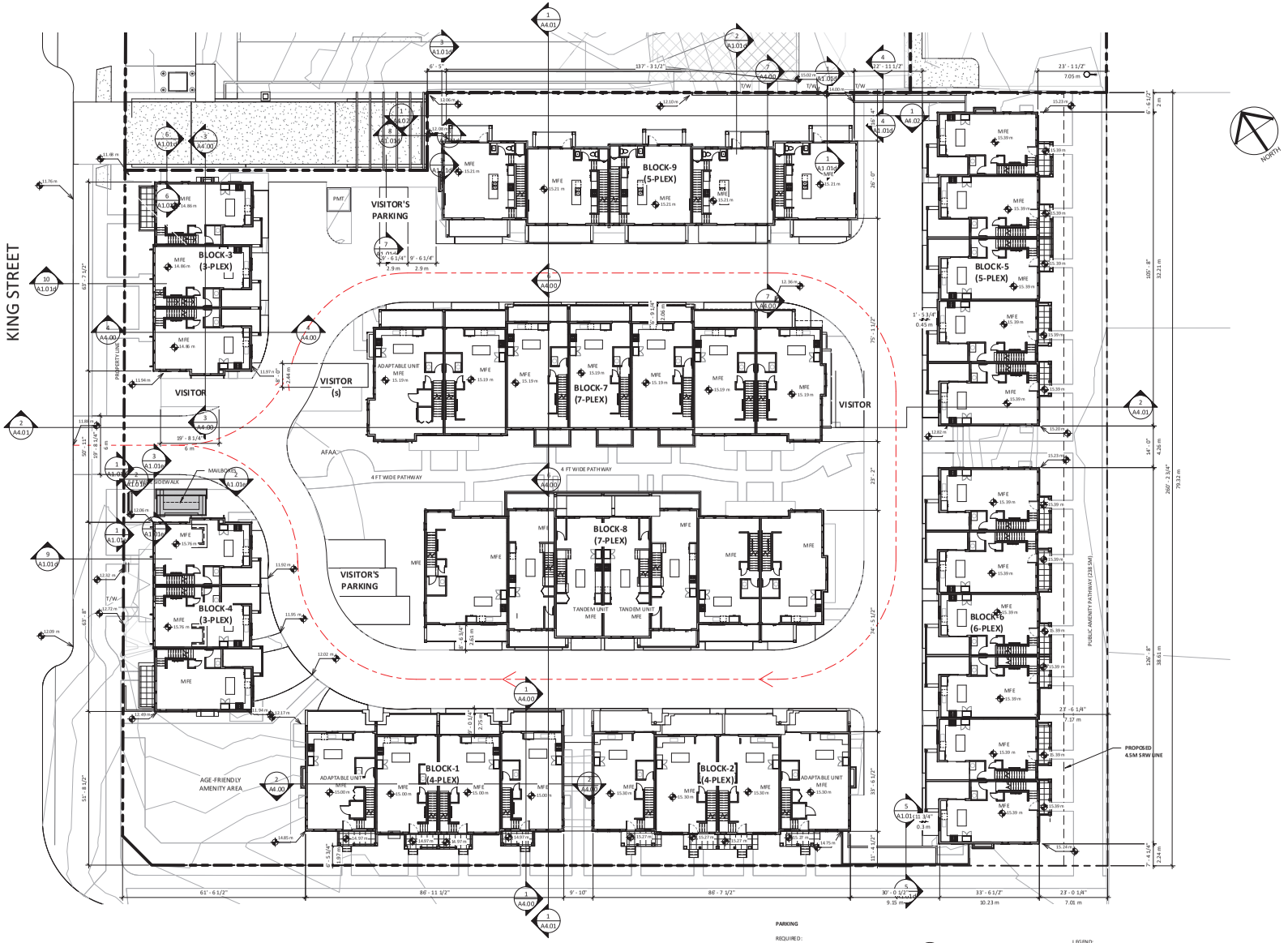
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seal

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PARKING

REQUIRED:
1 PER 5 DWELLING = 9 STALLS
2 TANDEMS x 0.3 = 0.6 STALLS
TOTAL REQUIRED: 10 STALLS
PROVIDED: 10 STALLS

1 SITE PLAN-2
1/16" = 1'-0"

LEGEND:
LFE - LOWER FLOOR ELEVATION
MFE - MAIN FLOOR ELEVATION

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2121.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE PLAN 2 (SHOWING MAIN FLOOR)

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date OCTOBER 2021
drawn JJ checked GK

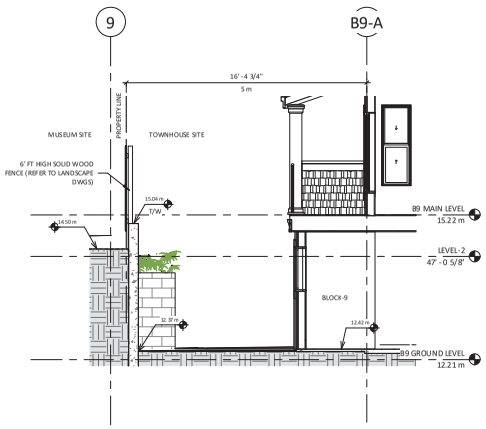
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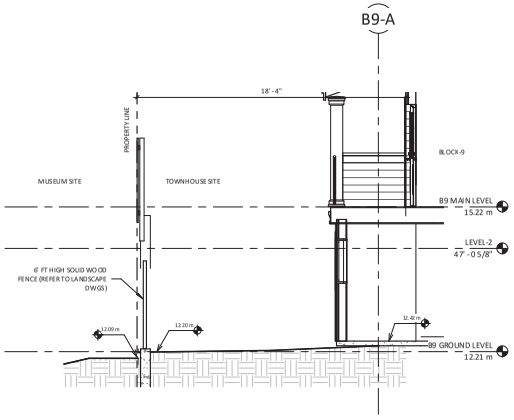
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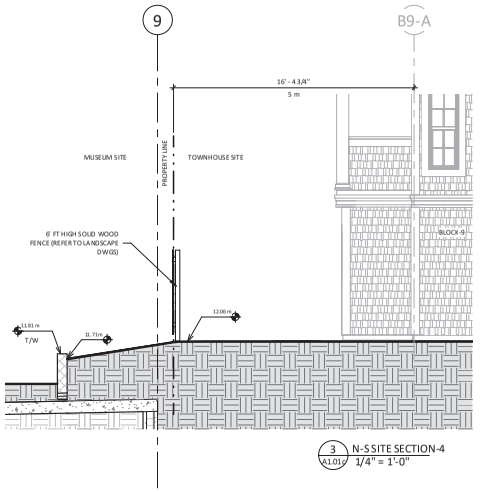
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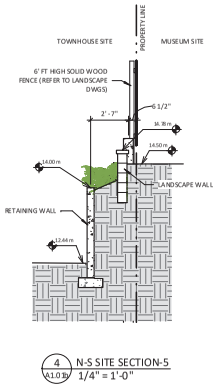
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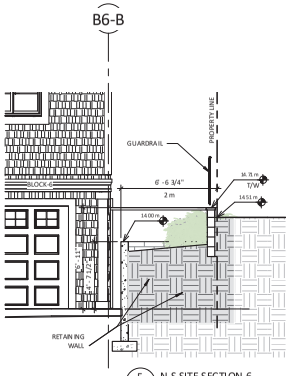
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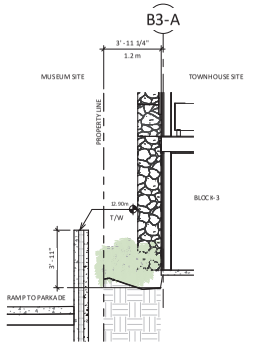
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1/4" = 1'-0"



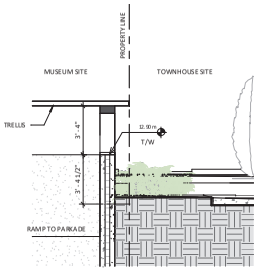
4 A1.01 N-S SITE SECTION-5
1/4" = 1'-0"



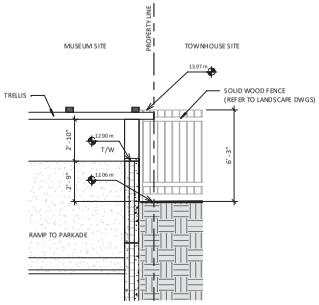
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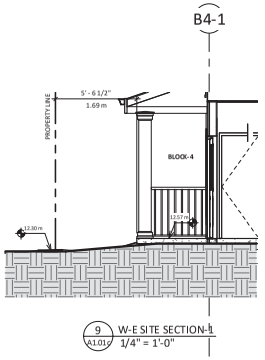
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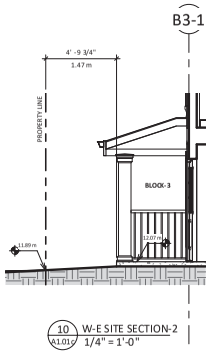
7 A1.01 N-S SITE SECTION-8
1/4" = 1'-0"



8 A1.01 N-S SITE SECTION-9
1/4" = 1'-0"



9 A1.01 W-E SITE SECTION-1
1/4" = 1'-0"



10 A1.01 W-E SITE SECTION-2
1/4" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
6	2021.03.12	ISSUE FOR HAP/DP
7	2021.07.21	ISSUE FOR CLIENT REVIEW
8	2021.08.09	ISSUE FOR CLIENT REVIEW
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE DETAILS

scale 1/4" = 1'-0"
@ 8"x 36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.01d

seal

2021-12-08 3:29:29 PM

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1 COLOUR SCHEME
1/16" = 1'-0"

site lines ARCHITECTURE

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Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
COLOUR SCHEME

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.11

seal

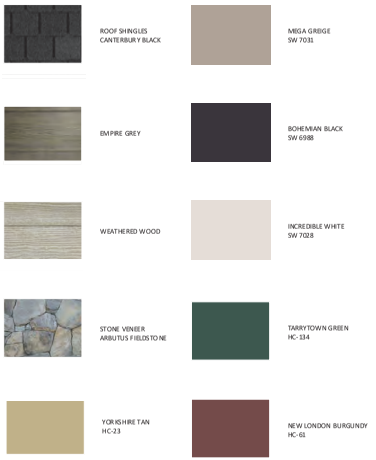
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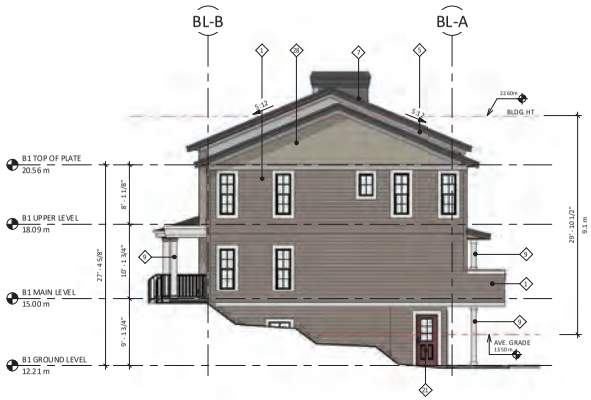
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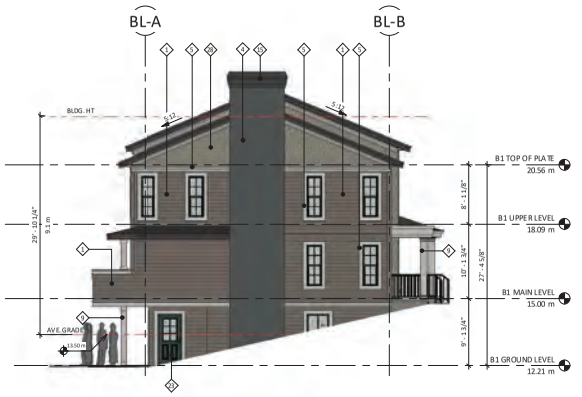
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





1 BLOCK-1 EAST ELEVATION
1/8" = 1'-0"



2 BLOCK-1 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-1 NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK-1 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-1 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.00

seal

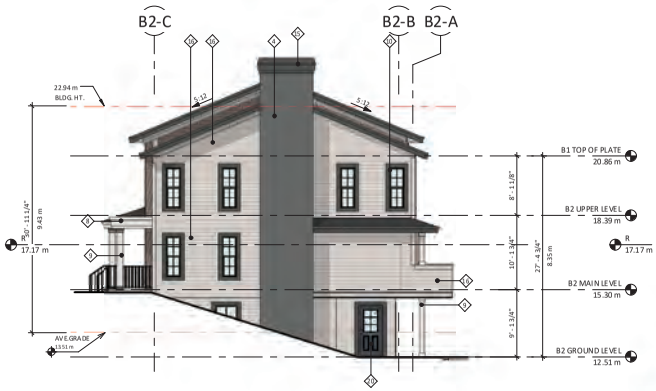
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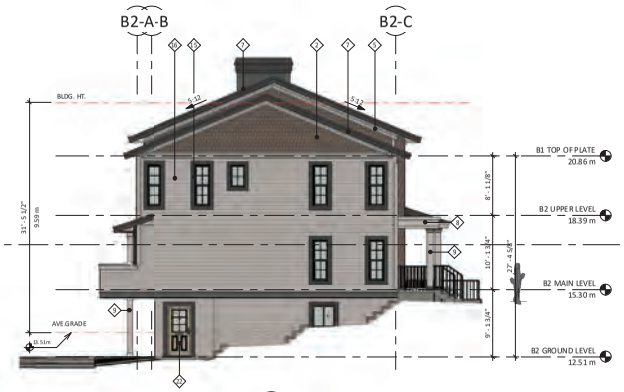
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRACEN DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

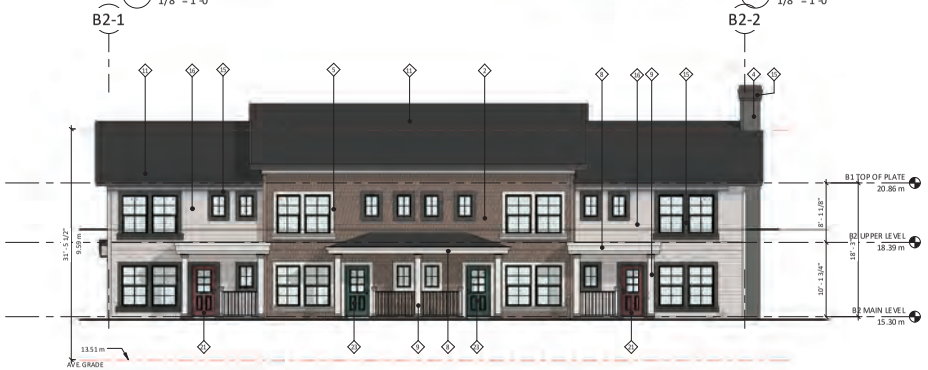




1 BLOCK-2 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-2 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-2 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-2 NORTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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REVISIONS

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12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-2 BUILDING ELEVATIONS

scale As indicated @ 8"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.01

seal

2021-12-08 3:32:06 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


BOHEMIAN BLACK
SW 6988


EMPIRE GREY

INCREDIBLE WHITE
SW 7028


WEATHERED WOOD


URBANE BRONZE
SW 7048

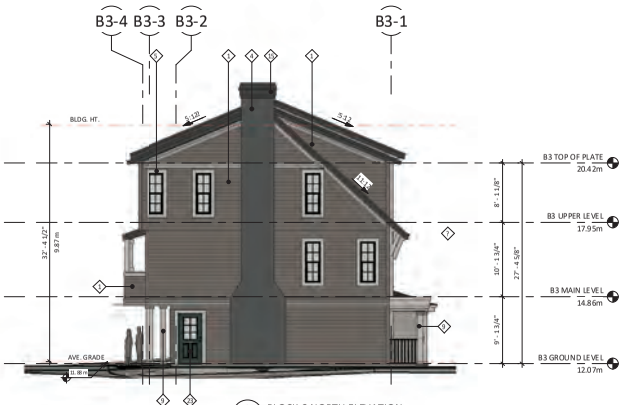

STONE VENEER
ARBUTUS FIELDSTONE


NEW LONDON BURGUNDY
HC-61


HALE NAVY
HC-154



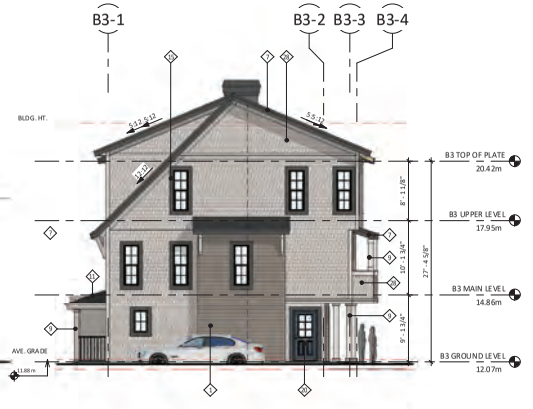
4 BLOCK-3 EAST ELEVATION
1/8" = 1'-0"



1 BLOCK-3 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-3 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-3 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-3 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.02

seal

2021-12-08 3:32:31 PM

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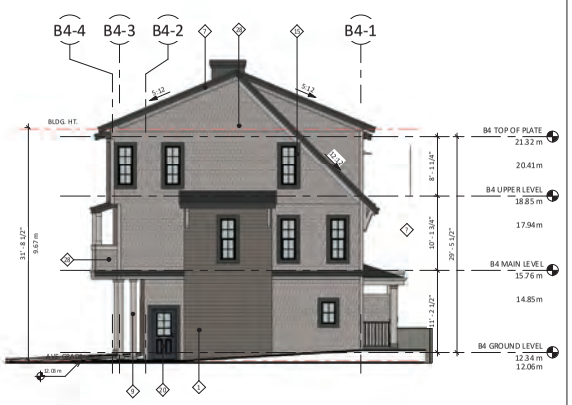
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE , SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOOR - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC 154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





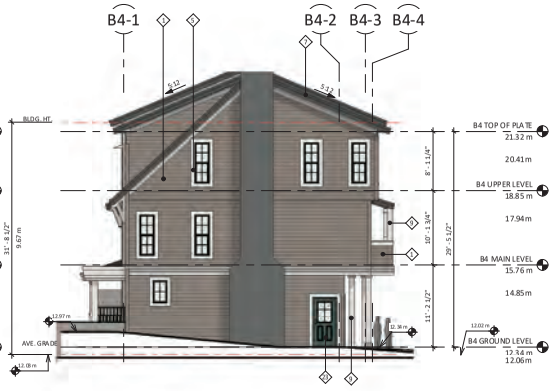
4 BLOCK-4 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-4 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-4 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-4 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE

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12	2021.09.13	RE-ISSUE FOR HAP/DP
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-4 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.03

seal

2021-12-08 3:32:52 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORHSIRETAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


MEGA GREIGE
SW 7031


WEST COAST GREY


BOHEMIAN BLACK
SW 6988


WEATHERED WOOD

INCREDIBLE WHITE
SW 7028

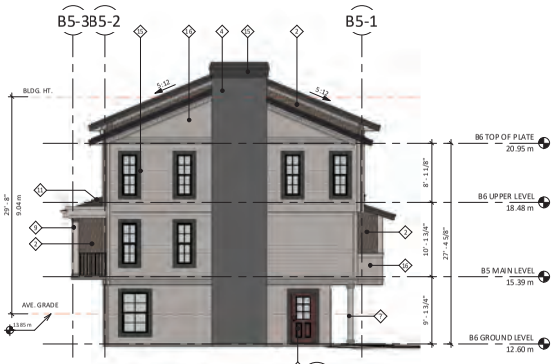

STONE VENEER
ARBUTUS FIELDSTONE


URBANE BRONZE
SW 7048

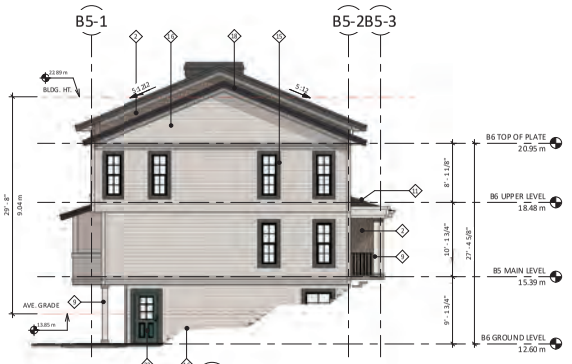

YORKSHIRE TAN
HC-23


TARRYTOWN GREEN
HC-134


NEW LONDON BURGUNDY
HC-61



2 BLOCK-5 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-5 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-5 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-5 WEST ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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www.sitelines.ca Fort Langley, BC. V1M 2R6

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16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-5 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.04

seal

2021-12-08 3:33:41 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAV, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES
CANTERBURY BLACK

MEGA GREIGE
SW 7031

WEST COAST GREY

BOHEMIAN BLACK
SW 6988

WEATHERED WOOD

INCREDIBLE WHITE
SW 7028

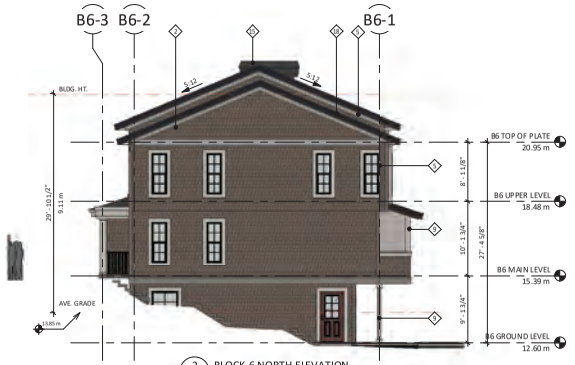
STONE VENEER
ARBUTUS FIELDSTONE

URBANE BRONZE
SW 7048

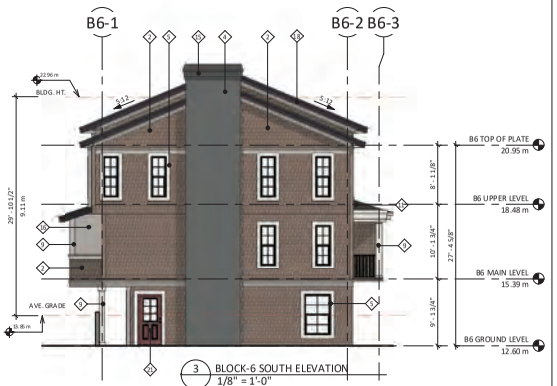
HALE NAVY
HC-154

TARRYTOWN GREEN
HC-134

NEW LONDON BURGUNDY
HC-61



2 BLOCK-6 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-6 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-6 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-6 WEST ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-6 BUILDING ELEVATIONS

scale As indicated
@ 9"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.05

seal

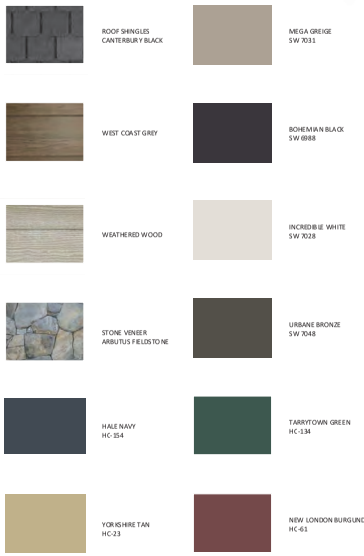
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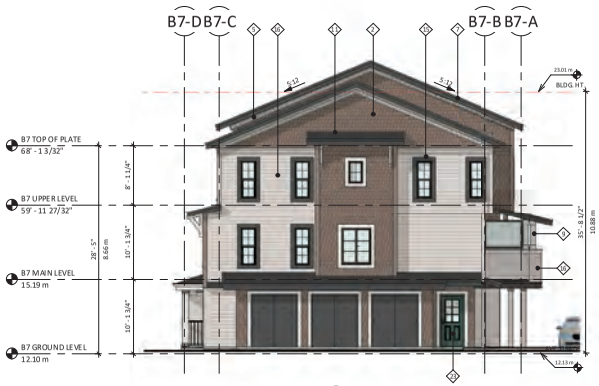
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAV, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

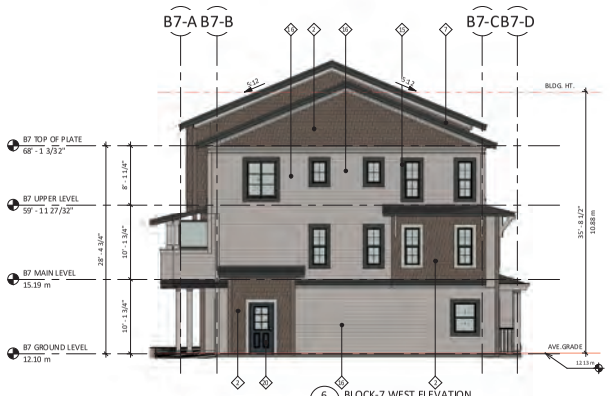




2 BLOCK-7 NORTH ELEVATION
1/8" = 1'-0"



5 A1.08 BLOCK-7 EAST ELEVATION
1/8" = 1'-0"



6 BLOCK-7 WEST ELEVATION
1/8" = 1'-0"



1 BLOCK-7 SOUTH ELEVATION
1/8" = 1'-0"

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16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-7 BUILDING ELEVATIONS

scale @ 8"x36" As indicated
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.06

seal

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2021-12-08 3:35:23 PM

MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD

ROOF SHINGLES CANTERBURY BLACK

BOHEMIAN BLACK SW 6988

EMPIRE GREY

INCREDIBLE WHITE SW 7028

WEATHERED WOOD

URBANE BRONZE SW 7048

STONE VENEER ARBUTUS FIELDSTONE

TARRYTOWN GREEN HC-134

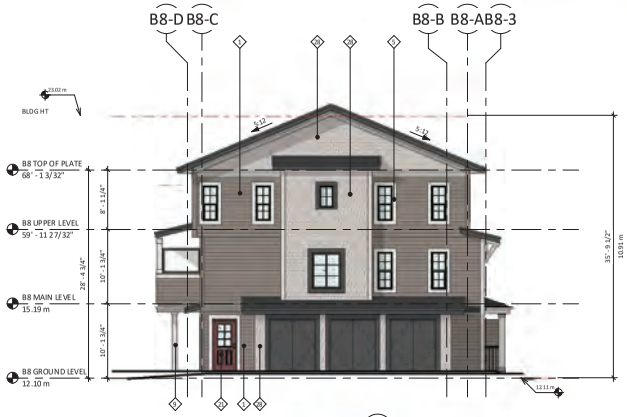
HALE NAVY HC-154

NEW LONDON BURGUNDY HC-61

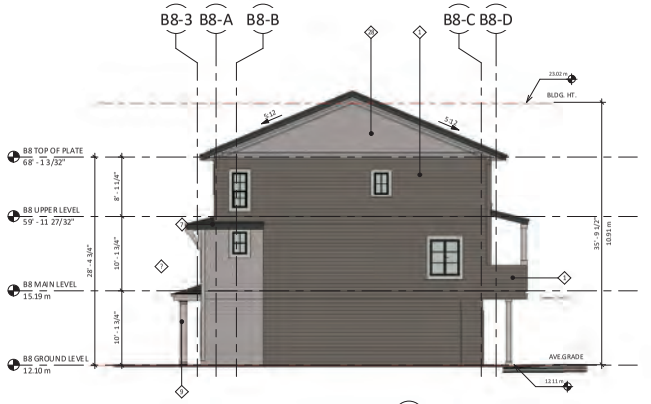
YORKSHIRE TAN HC-23



4 BLOCK-8 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-8 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-8 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-8 SOUTH ELEVATION
1/8" = 1'-0"

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-8 BUILDING ELEVATIONS

scale As indicated @ 8"x 36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.07

seal

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2022-02-01 4:37:57 PM

MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
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21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES
CANTERBURY BLACK

MEGA GREIGE
SW 7031

WEST COAST GREY

BOHEMIAN BLACK
SW 6988

WEATHERED WOOD

INCREDIBLE WHITE
SW 7028

STONE VENEER
ARBUTUS FIELDSTONE

URBANE BRONZE
SW 7048

HALE NAVY
HC-154

TARRYTOWN GREEN
HC-134

YORKSHIRE TAN
HC-23

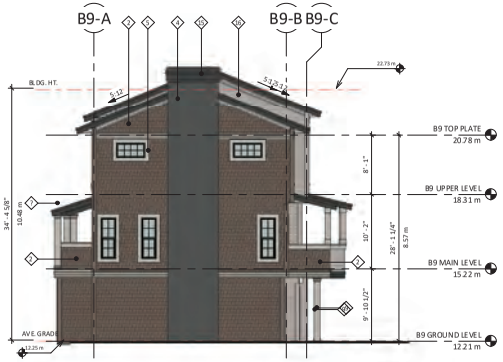
NEW LONDON BURGUNDY
HC-61



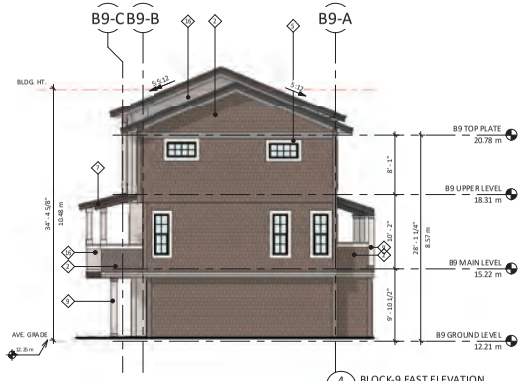
1 BLOCK-9 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-9 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-9 WEST ELEVATION
1/8" = 1'-0"



4 BLOCK-9 EAST ELEVATION
1/8" = 1'-0"

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-9 BUILDING ELEVATIONS

scale As indicated
@ 8"x 36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.08

seal

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
STREETSCAPE

scale @ 24"x36" 1/16" = 1'-0"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A3.20

seal

2021-12-08 3:43:43 PM

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1 BLOCK 1, MARY AVE



2 BLOCK-1 GARAGE VIEW



3 BLOCKS 1 & 2, MARY AVE



4 BLOCKS 1, 3,4, CORNER KING ST & MARY AVE



5 BLOCK-3 GARAGE VIEW



6 BLOCKS 3 & 4 KING STREET

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
PERPSPECTIVES

scale @ 9"x16"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A3.21

seal

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1 BLOCKS 5 & 6 FRONT VIEW



2 BLOCKS 5 & 6 GARAGE VIEW



3 BLOCK-7 FRONT YARD



4 BLOCK-7 GARAGE VIEW

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CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
PERPSPECTIVES

scale @ 3/16"

date OCTOBER 2021

drawn Author checked Checker

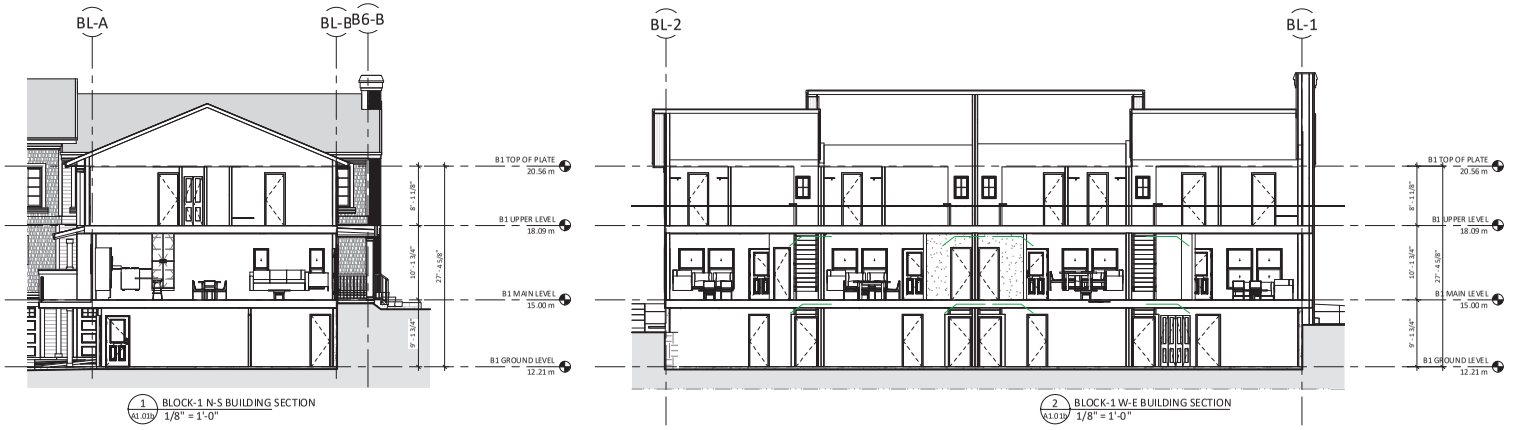
job no. 2025

sheet no. A3.22

seal

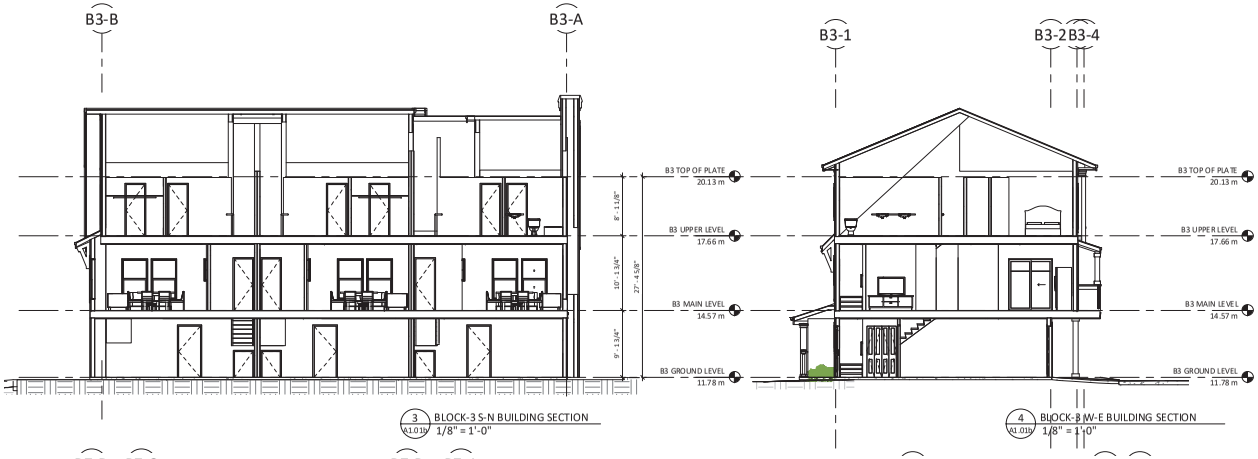
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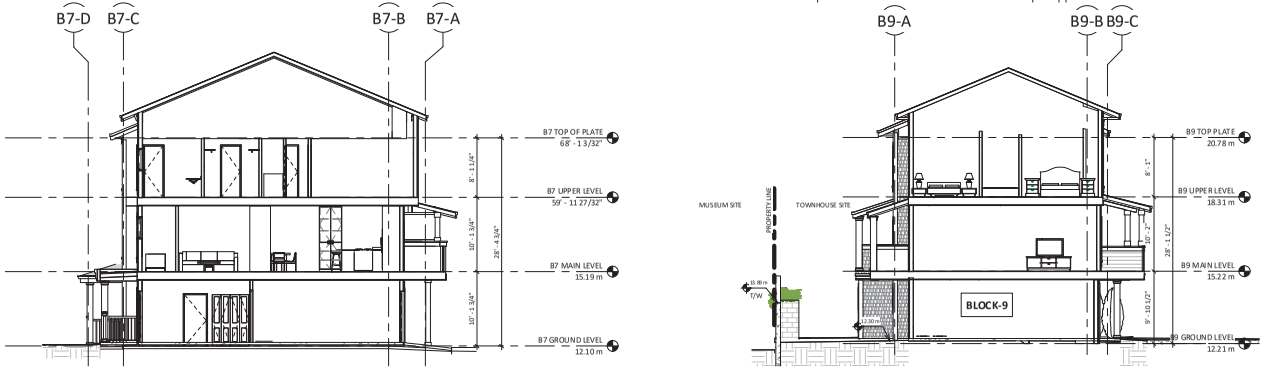
1 A1.01b BLOCK-1 N-S BUILDING SECTION
1/8" = 1'-0"

2 A1.01b BLOCK-1 W-E BUILDING SECTION
1/8" = 1'-0"



3 A1.01b BLOCK-3 S-N BUILDING SECTION
1/8" = 1'-0"

4 A1.01b BLOCK-3 W-E BUILDING SECTION
1/8" = 1'-0"



6 A1.01b BLOCK-7 N-S BUILDING SECTION
1/8" = 1'-0"

7 A1.01b BLOCK-9 N-S BUILDING SECTION
1/8" = 1'-0"

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
TOWNHOUSE BUILDING SECTIONS

scale 1/8" = 1'-0"
@ 8"x 10"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A4.00

seal

2021-12-08 3:49:13 PM

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1 A1.01 N-S SITE SECTION -1
1/16" = 1'-0"



2 A1.01 E-W SITE SECTION-1
1/16" = 1'-0"

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CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE SECTIONS

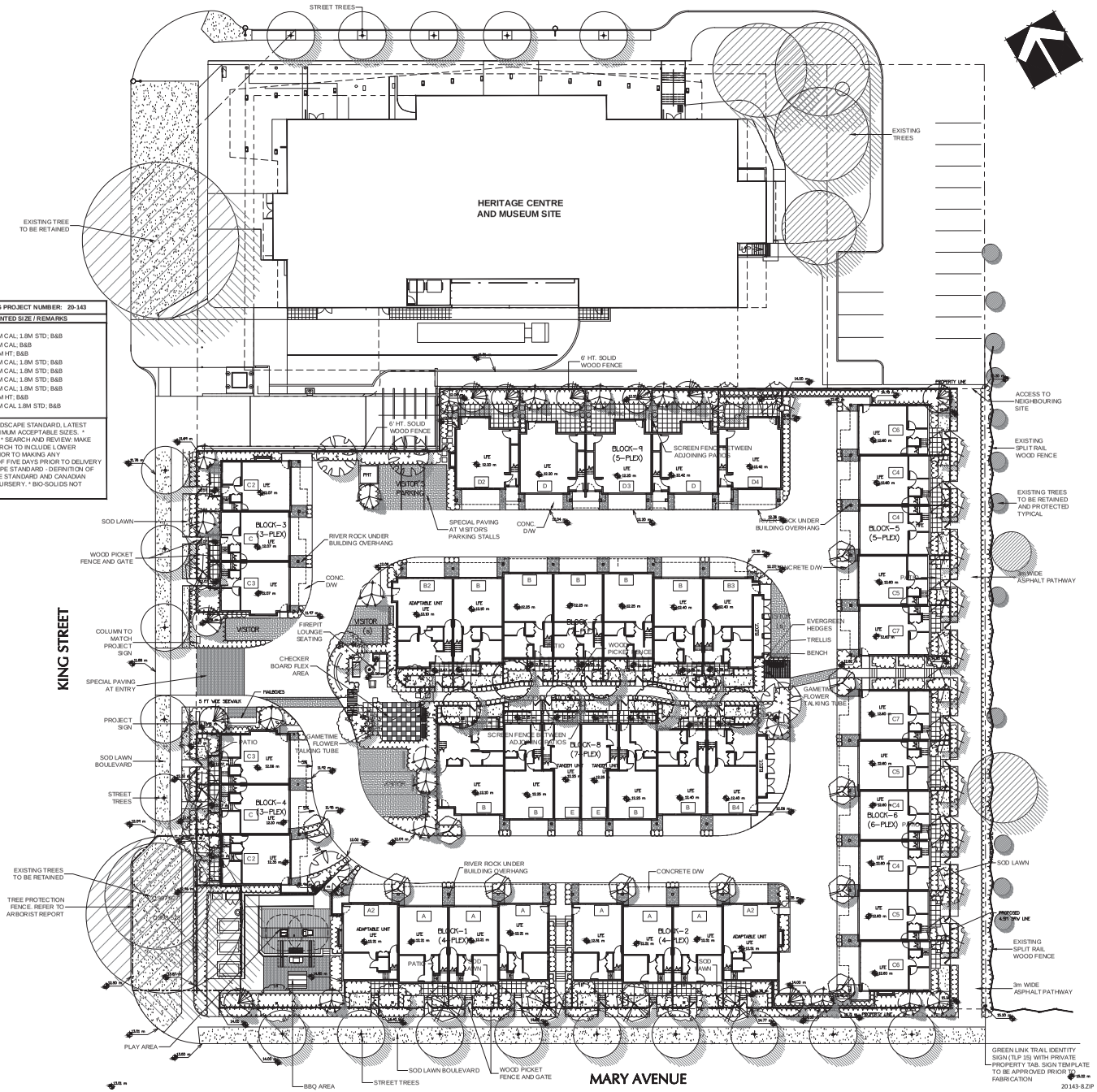
scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A4.01

seal

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PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

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
	11	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	6CM CAL; B&B
	10	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	13	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; B&B
	7	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL; 1.8M STD; B&B
	17	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REPLACEMENT TREES REQUIRED = 59 (30 CONIFERS, 29 DECIDUOUS)
REPLACEMENT TREES PROPOSED = 77 (17 CONIFERS, 60 DECIDUOUS)

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pmg LANDSCAPE ARCHITECTS
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22 JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILROD PAVING, PLI SIGN, TREES/DE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE PLAN

SCHEDULE B

DATE: 21.OCT.14
SCALE: 1:200
DRAWN:
DESIGN:
CHK'D:

DRAWING NUMBER: H.1
OF 6

PMG PROJECT NUMBER: 20-143

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

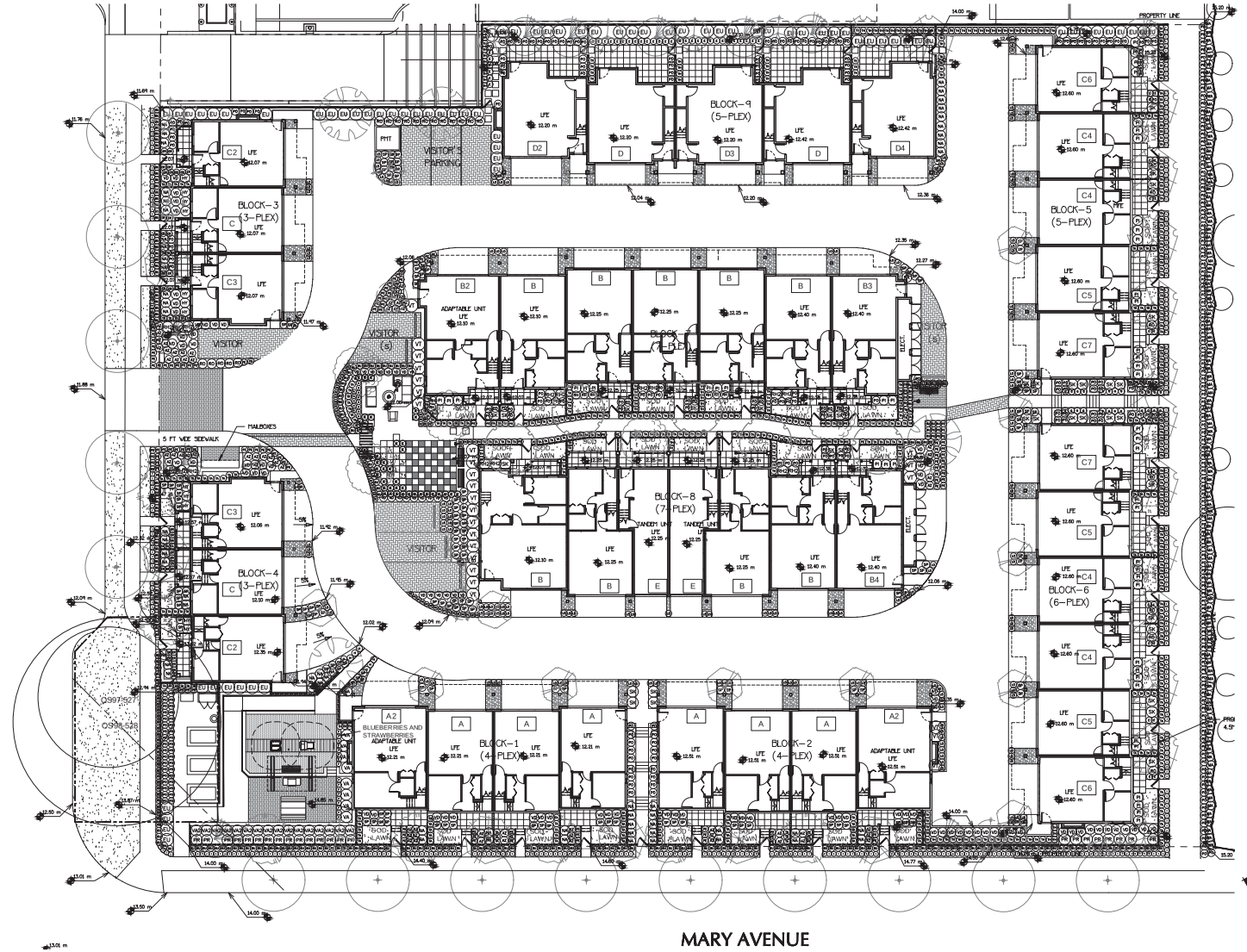
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AJ	64	AZALEA JAPONICA 'CORAL BELLS'	AZALEA; SHELL PINK	#2 POT ; 25CM
BM	276	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT ; 40CM
CM	4	CLEMATIS	CLEMATIS; LIGHT PINK; SPRING	#2 POT; 60CM; STAKED
EA	74	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT ; 50CM
HS	12	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT ; 40CM
MA	105	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT ; 25CM
ND	61	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT ; 50CM
PJ	49	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT ; 30CM
PL	23	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#3 POT ; 50CM
RB	9	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#2 POT ; 20CM
RC	16	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT ; 50CM
RN	24	ROSA 'NOARE'	CARPET ROSE ; RED	#2 POT ; 40CM
SJ	36	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT ; 30CM
SP	139	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
TM	359	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TP	144	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
VC	16	VACCINIUM CORYMBOSUM	BLUEBERRY	#3 POT ; 60CM
VO	8	VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#2 POT ; 50CM
VD	102	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT ; 30CM
VT	26	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT ; 50CM

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
KF	41	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
IC	414	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PA	190	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HF	20	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
GC				
EC	38	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
EJ	53	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
FA	17	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
GS	24	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
LP	160	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	312	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT ; 25CM

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILING, PLANTING, PAVING, SIGN, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

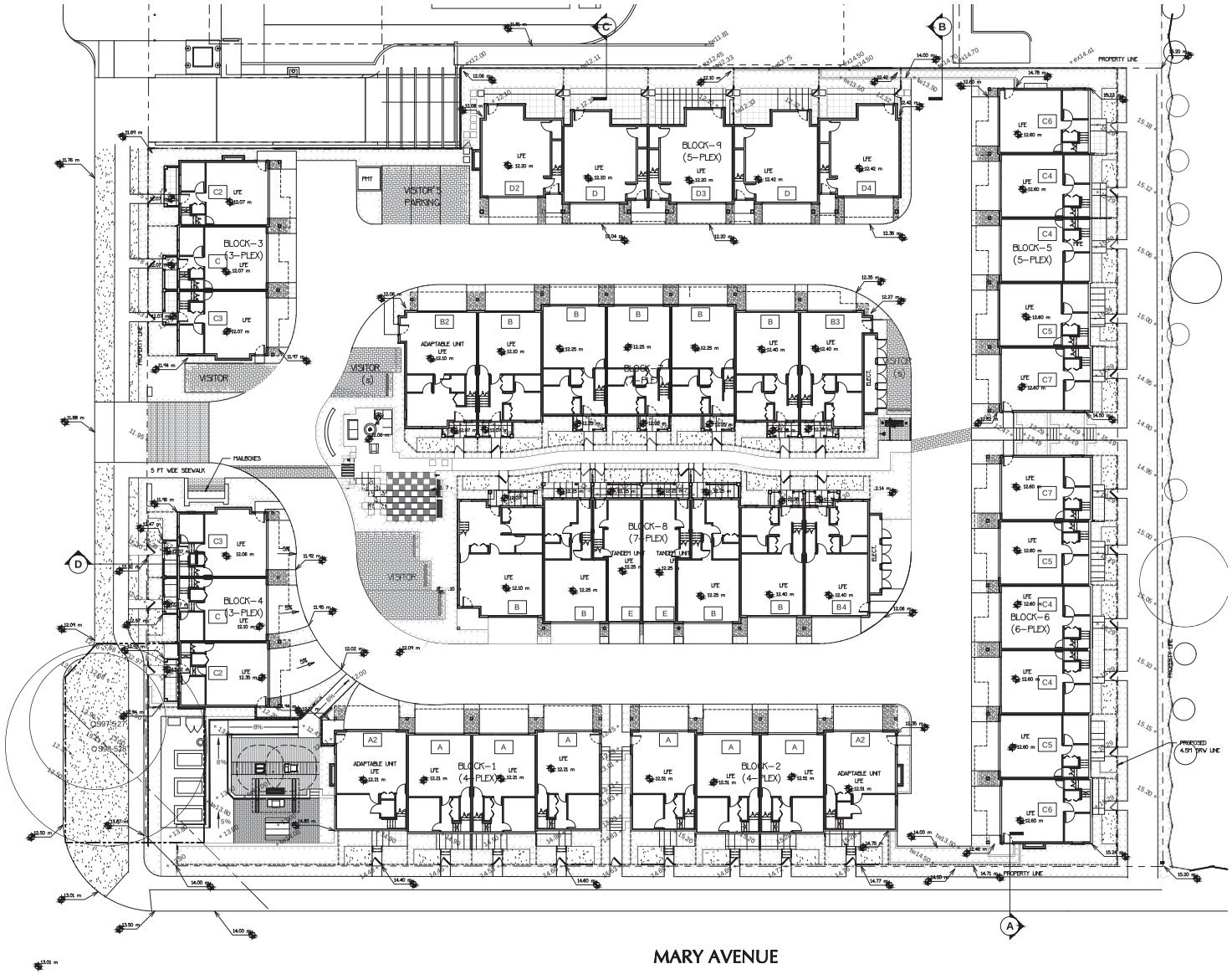
TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	21.FEB.24	DRAWING NUMBER: L2
SCALE:	1/16"=1'-0"	
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

PMG PROJECT NUMBER: **20-143**



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CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

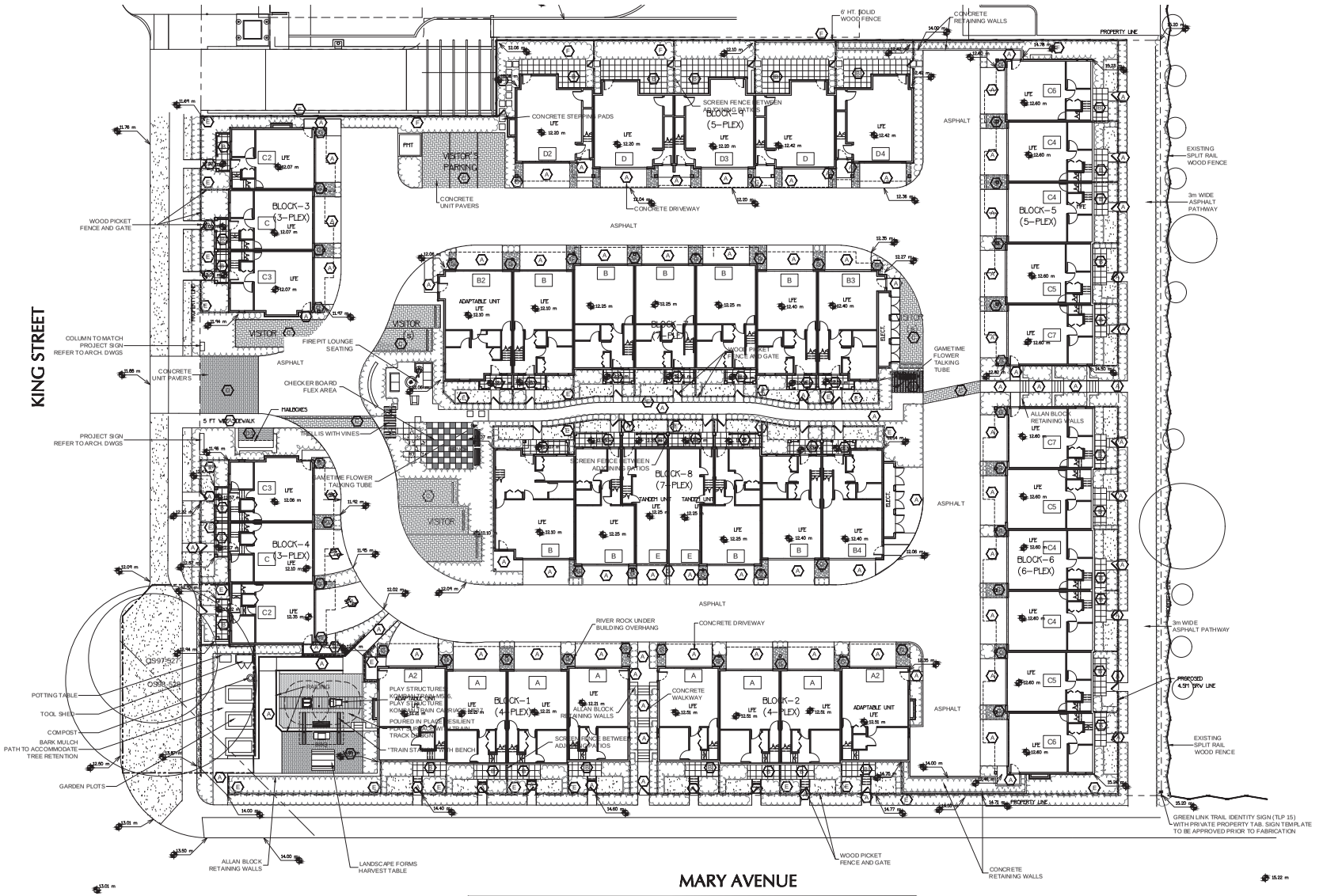
DRAWING TITLE:

LANDSCAPE GRADING PLAN

DATE:	21.FEB.24	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L3.1
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-8.ZIP

PMG PROJECT NUMBER: **20-143**



MATERIALS LEGEND

	ITEM	DESCRIPTION
A	CONCRETE	WALKWAYS/ DRIVEWAY BROOM FINISHED
B	CONCRETE	PATIOS
A1	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; HERRINGBONE PATTERN; SHADOW COLOUR
A2	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SHADOW COLOUR
A3	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SAND COLOUR
E	FENCE	WOOD PICKET FENCE
F	FENCE	6' HT. SOLID WOOD FENCE
G	DRAIN ROCK	3/4" WASHED RIVER ROCK

PER TOL BYLAW SECTION 111.6: MAXIMUM WALL + FENCE HEIGHT OF 1.0m WITHIN THE FRONT YARD SETBACK OR SITE TRIANGLE AND 2.0m FOR REAR AND INTERIOR SIDE LOT LINES

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3	21.OCT.13	NEW SITE PLAN	DO
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1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

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KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE MATERIALS PLAN

DATE:	21.FEB.24	DRAWING NUMBER:	L4
SCALE:	1/16"=1'-0"		
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 6

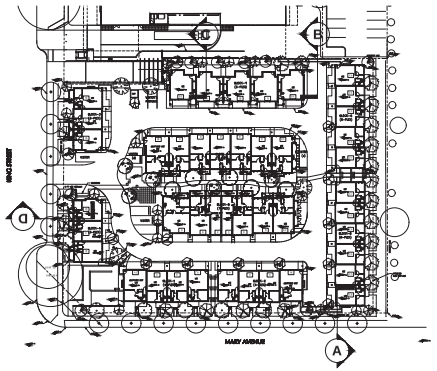
20143-8.ZIP

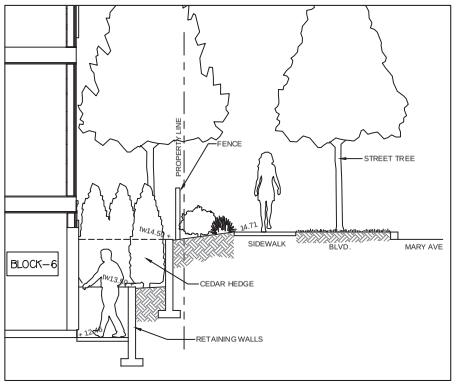
PMG PROJECT NUMBER: **20-143**

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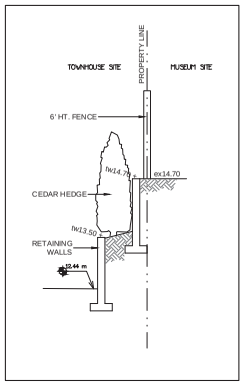
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SEAL:

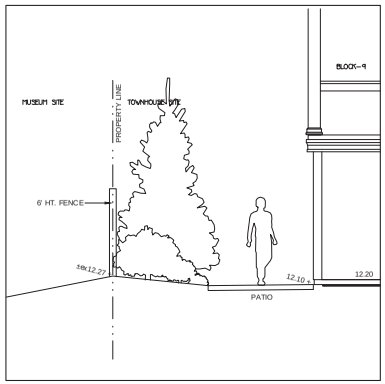




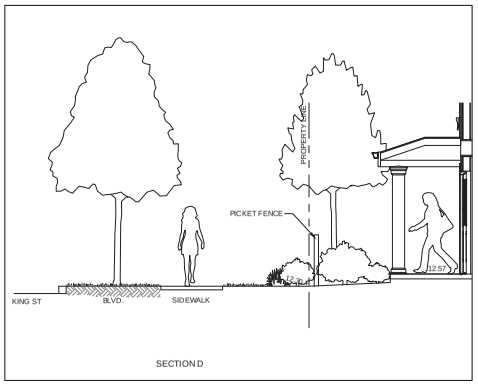
SECTION A
1/4"=1'-0"



SECTION B
1/4"=1'-0"



SECTION C
1/4"=1'-0"



SECTION D
1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
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4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
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CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

TOL FILE: 11-33-0138

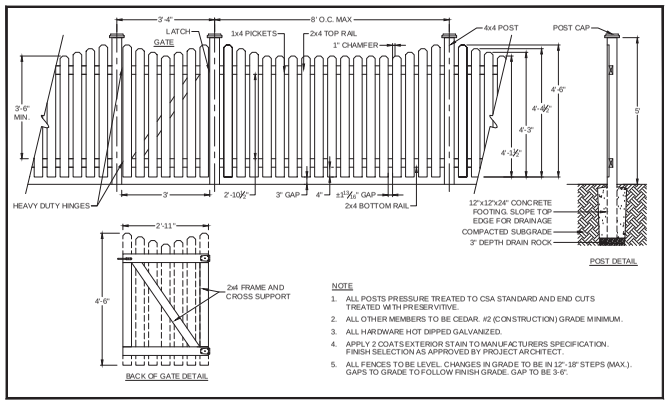
DRAWING TITLE:

LANDSCAPE SECTIONS

DATE:	21.DEC.15	DRAWING NUMBER:
SCALE:	1/4"=1'-0"	
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-8.ZIP

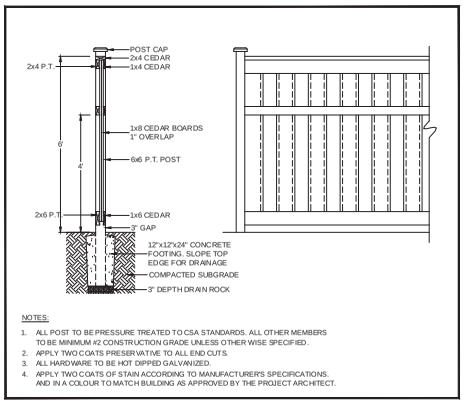
PMG PROJECT NUMBER: **20-143**



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. 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".

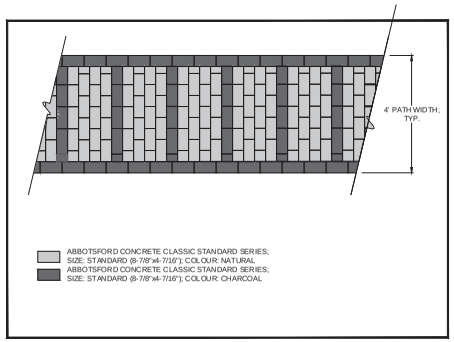
1 WOOD PICKET FENCE AND GATE
1/2"=1'-0"



NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

2 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



3 RAILROAD PAVING PATTERN
1/2"=1'-0"



GAMETIME FLOWER TALK TUBE



KOMPAN TRAIN CARRIAGE M537



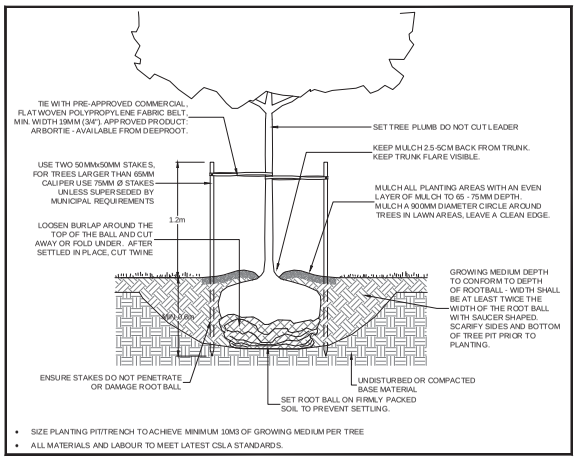
KOMPAN TRAIN M536



LANDSCAPE FORMS HARVEST TABLE

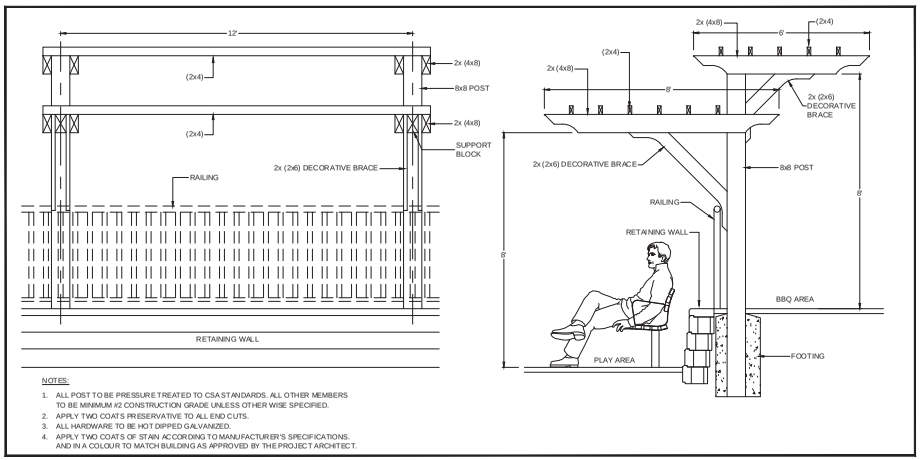


CEDARSHED INDUSTRIES 6X3 SHED



- SIZE PLANTING PIT/TRENCH TO ACHIEVE MINIMUM 10M3 OF GROWING MEDIUM PER TREE
- ALL MATERIALS AND LABOUR TO MEET LATEST CSLA STANDARDS.

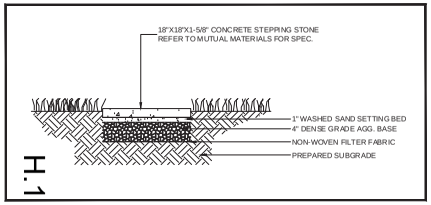
4 TREE PLANTING DETAIL
1/2"=1'-0"



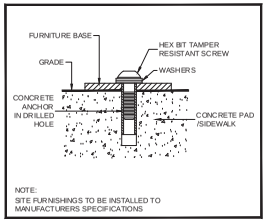
NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

5 TRAIN STATION (TRELLIS)
1/2"=1'-0"

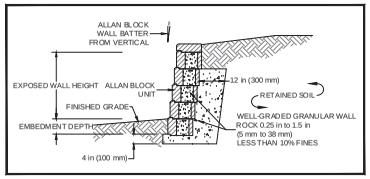


6 24x24" STEPPING STONE
1"=1'-0"

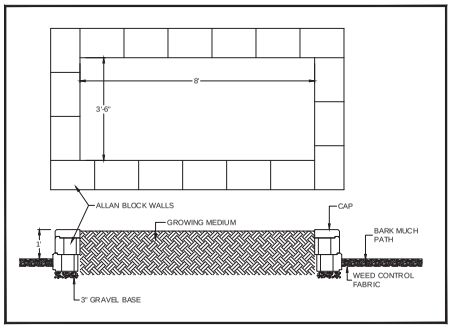


NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
1"=2"



8 ALLAN BLOCK RETAINING WALL
1/2"=1'-0"



9 GARDEN PLOT
1/2"=1'-0"

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4	21.OCT.21	NEW SITE PLAN	JH
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2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.FEB.24	DRAWING NUMBER:
SCALE:	AS SHOWN	L6
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-8.ZIP

PMG PROJECT NUMBER: **20-143**

Prior to the preparation of this Community Plan, the regional road network indicated a future diversion of River Road immediately east of the Fort to climb the face of the cliff on the eastern edge of the community and join 88th Avenue at Hudson Bay Street. This diversion had been considered desirable to divert truck traffic from the downtown core of Fort Langley.

The cost of this diversion was estimated at approximately $2,000,000 for construction costs only. Land acquisition and the cost of underpasses to provide continuity of existing farm access roads would have been additional. Furthermore, the diversion would have placed truck traffic on 88th Avenue between Hudson Bay Street and Glover Road, which is currently a quiet residential area. It was considered that the costs and impact of construction of the diversion route would not have been justified by the benefits it would have achieved. Consequently, the future link has not been shown on the Major Road Map (2).

A more cost effective approach to limiting the gravel truck traffic on Mavis Avenue and Glover Road is for the Township of Langley to insert clauses in new gravel pit development permits to prohibit the use of River Road by gravel trucks from new pits.

5. IMPLEMENTATION

5.1 HERITAGE CONSERVATION AREA

#3204
93/03/05

The area shown on Map 4 is designated a heritage conservation area under Section 945 (c) of the Municipal Act for the protection of municipal heritage sites.

As noted previously in this plan, heritage is a very important element in the community. Fort Langley was the first settlement in the Township and one of the earliest towns in B.C. as well as its first capital. Fort Langley's heritage significance is enhanced by several buildings of heritage interest in the heritage conservation area, including two that have been designated as heritage sites.

The purpose of heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.

General building design guidelines are as follows:

a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;
b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape; and
c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided.

#3710
97/12/01

New signs that are not covered by a heritage alteration permit require a permit under the Sign Bylaw and must conform to the general building design guidelines.

#5063
14/04/28

A heritage alteration permit is not required for:

a) façade improvements (any reconstruction or improvements including new siding, doors, windows, cornices or awnings or canopies to an elevation of an existing building) or signage that is in conformity with the general building design guidelines;
b) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are in conformity with the general building design guidelines; or

c) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are constructed in a similar style and of similar materials as the existing building.

The Fort Langley Building Façade Design Guidelines are non-binding policy guidelines for the Fort Langley Heritage Conservation Area. They are not part of the Fort Langley Community Plan and may be amended or repealed by Council resolution.

5.2 PROVINCIAL GOVERNMENT FUNDING

Fort Langley is already recognized by the Provincial government as a tourist destination. The fact that Fort Langley's downtown area serves out-of-town visitors as well as local residents may entitle the community to consideration for funding of future programs and projects. At present, improvements to Glover Road, funded by the Ministry of Transportation and Highways and by the Township of Langley have responded to design objectives for Glover Road, especially with respect to the pedestrian environment.

As Fort Langley continues to improve its visitor and community amenities, its role as a Provincial tourist destination will be enhanced. Dialogue with Provincial agencies should be continued with an eye to obtaining funding which is appropriate to community objectives.

5.3 HERITAGE AREA FUNDING

The Heritage Canada Foundation administers the Main Street Program for the revitalization of downtown commercial areas with significant heritage resources within them. The Program is currently in its second phase, which follows after an initial period which focused on demonstration projects such as Nelson, B.C. The current phase provides training, technical services, and consultant support to downtown revitalization efforts sponsored by the local community.

The costs of participation in the Main Street Program are probably beyond the resources available to a community of the small sized of Fort Langley, particularly under current economic conditions. Nevertheless, consideration should be given to the potential of using programs administered by the Heritage Canada Foundation in the future and use should be made of the literature generated by the Foundation from its experience with both the demonstration projects and the current program.

5.4 LIAISON WITH ENVIRONMENT CANADA, PARKS

Fort Langley National Historic Park and the community of Fort Langley will both benefit from efforts made to promote increased, appropriate tourist activities. The current jointly funded marketing study will lead to a coordinated marketing strategy for both the Federal ministry and the Township to follow. Continued liaison and coordination of plans and programs by each group will benefit the objectives of the community.

5.5 DEVELOPMENT PERMIT AREA

The area shown on Map 4 is designated a mandatory Development Permit area under Section 919.1 of the Local Government Act. Prior to issuance of a building permit, a Development Permit must be approved by Council. Developments within the Development Permit area must be developed in a manner sympathetic with the Heritage Conservation Area guidelines contained in Section 5.1 and be compatible with adjacent development and uses.

Dec 22, 2021

ATTN: Teresa Hanson
Senior Development Planner, Development Services
Township of Langley
20338 65 Avenue
Langley, BC, V2Y 3J1

RE: 11-33-0138 Proposed Development - Vicini Homes Fort Langley Townhouse Project

Land Use Rationale

The proposed development is located within the Heritage region of Fort Langley in close proximity to the Fort Langley National Historic Site, considered to be "The birthplace of BC" established in 1827. This residential location is flanked by King St and Mary Ave and fronts Royal Ave and the Parks Canada land to the east. To the north, The Township is undertaking the construction of a new Museum and multi-use facility to replace the existing Centennial Museum one block to the west.

The site is part of an assembly of eight (8) recently demolished single-family lots to be consolidated into one subdivision. As part of this consolidation, the existing laneway running through the site and Royal Ave to the east, are proposed to be decommissioned and consolidated to create the new development site consisting of approximately 7750 m3 / .775 ha.

This application proposes to rezone the underlying R-1E single family lots to a site-specific CD zone for a townhouse development. Concurrently, this application also proposes to amend the designation of these lands from Institutional to Multi Family under the Official Community Plan.

Proposed generally to be family townhomes with primarily 2-car side-by-side parking, this development will offer a diversity of unit types ranging from about 1450 SF to 2100 SF in size. The homes include smaller and medium sized 3-bedroom townhomes, 3-bedroom & den townhomes, larger 4-bedroom townhomes, as well as three adaptable elevator-ready homes. This residential use will fit within the context of the existing neighbourhood, with care taken in the design to do so, and will providing an option for local end-users to stay in the community as well as complement the adjacent new museum facility.

This townhouse development is part of the overall plan to support the provision of a new expanded museum facility on the Township-owned lands, an important piece towards realizing the vision of a museum node in this part of Fort Langley, as outlined in sections 2.8.2 and 2.11 of the Fort Langley Community Plan.

The new pedestrian walkway proposed in place of Royal Street provides connectivity between the federally owned Parks Canada lands of the Fort to the north/east, responds to envisioned street closures in conjunction with development of these lands, and provides pleasant, safe walking opportunities separate from road rights of way, all in line with the vision in Section 2.9 of the Fort Langley Community Plan.

The offsite design for this project accommodates significant works around the property as well as around the Museum property. The design provides upgrades to infrastructure including sewer infrastructure, as well as new

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Vancouver, BC. V5L 0C7
www.vicinihomes.com

boulevard, sidewalk, curb and designated parking insets in the new boulevards. This will accommodate vehicles while also delivering a strong pedestrian experience with the designated sidewalk, curb and boulevard area, forming a “complete street” experience.

The height of the proposed buildings is a response to the grade of the lands while providing a much-needed form of housing, townhome living, in the Fort Langley core. The height steps from showing as 2 storeys above grade along the eastern streetscape of Royal St, moving gradually to become 3 storeys along King St as the grade falls. The King St building designs have taken care to bring the roofline down to a two-storey expression with dormers, as further outlined in the design rationale. As a result, we are proposing that the technical height variance can be dealt with through the proposed zone, while still generally conforming to the intent of the 9.0m and two-storey height requirement with an overall development height of 8.63m.

In regards to parking, each townhouse includes a ground level garage that provides parking for two vehicles. All townhomes are side by side garage parking, with the exception of two homes which are tandem-garage style to provide smaller townhomes for further diversity of unit types offered. Most homes have a flex space in front for storage or other uses, or additional space within the garage itself (bump outs or extra depth) for designated storage away from parking. This design has been carefully thought out to ensure the parking is efficient and to encourage utilization of the garage parking. In addition to two car parking provided for every home, ten visitor stalls are provided in the development, in line with the Township of Langley’s parking bylaw.

More details on the pioneer heritage design approach can be found in the design rationale provided by SiteLines Architecture, outlining the central manor house theme, natural and historically appropriate look materials, complementing harmoniously the surrounding neighbourhood context. Care has also been taken in the site design and landscape for a wholistic development program, one which includes programmed amenity space for the development as well as provides for the retention of two significant trees at the corner of King St and Mary Ave.

Vicini Homes is pleased to submit this application and confident in its merit. Please reach out anytime in regards this project. Members of the Vicini Team are always available to provide updates and discuss details related to the proposed application. We look forward to further review and working together on this proposal.

Sincerely,



Michelle Sotomayor
Director, Development & Corporate
Vicini Homes (Fort Langley) LP

Contents

Public Information Meeting Summary 2
Introduction 2
Public Information Meeting – In Person Event 2
Public Information Meeting - Online Materials 3
Event Notification and Advertisement 3
Feedback Received 4
Appendix A – Notification – Newspaper 8
Appendix B – Notification – Mail 9
Appendix C – Notification – Website 11
Appendix D – Event Photos 12
Appendix E – Display Materials 14
Appendix F – Sign In Sheets & Comment Forms Received 38

Vicini Homes Fort Langley Townhouse Development
Public Information Meeting Summary

Introduction

Vicini Homes hosted a Developer-Led Public Information Meeting on November 8, 2021 for project application 11-33-0138, proposed townhomes in Fort Langley.

The primary style of the Public Information Meeting was a drop-in event with display boards. Materials were also available online to supplement the in-person format, to ensure there was a full opportunity to view information for everyone, even if they were unable to attend or uncomfortable with an in-person style event due to ongoing COVID circumstances.

Sign-in sheets were available as well as comment forms to solicit feedback on the proposed project. The event was well attended, with an estimated 145 attendees in-person (115 formally signed in) and 28 unique visits to the online materials. 67 comment forms were submitted (combination of hard copy and virtual forms).

Below is a summary of the Public Information Meeting statistics as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of all comments received are attached as appendices to this summary.

Public Information Meeting – In Person Event Summary

1) Meeting Details
   - Date: Monday, November 8th, 2021
   - Time: 4:00 pm – 7:00 pm
   - Location: Fort Langley Community Hall, 9167 Glover Rd, Langley, BC V1M 2R9

2) Applicant & Consultant Team Representatives in Attendance:
   - Vicini Homes:
     - Michelle Sotomayor, Director, Corporate & Development
     - Joe Carreira, Vice President, Development
     - Joe Palazzo, Director, Development & Construction
     - Kim Maust. Vice President, Development
     - Peter French, Development Coordinator
     - Bianca Bellini, Junior Development Coordinator
   - Site Lines Architecture
     - Gord Klassen, Architect
   - PMG Landscape Architects
     - Rebecca Krebs, Landscape Architect
   - Teresa Hanson, Senior Development Planner representing the Township of Langley

3) Public Attendance
   - Estimate 145 Attendees
     - 115 attendees signed-in (see sign-in sheet attached)
     - Approx. 5 attendees did not sign in, and estimated 25 more had their partner sign in as single entry for both

4) Public Information Meeting Materials
   - 25 Information Boards were on display (24" x 36") (see boards attached)
   - A material sample board was on display to show the proposed townhouse finishes
   - A full-sized drawing set (24" x 36") and an 11"x17" drawing set were out and available of the October 14, 2021 HAP Resubmission Drawing Set
   - Comment forms were available and encouraged to be filled out
     - A QR code to a virtual version of the comment form was also available

Public Information Meeting - Online Summary

Anyone unable or uncomfortable to attend the In-Person Public Information Meeting had the opportunity to view the same materials that were available at the in-person Public Information Meeting. These online version of the materials were available from Monday, November 8th to Wednesday, November 10th. A total of 28 unique visits were made to the online materials.

An online comment form was also available for anyone viewing online who wished to provide feedback, with the same questions as the physical form available at the in-person meeting. 7 Virtual comment forms were received.

Event Notification and Advertisement

The event was advertised in a number of ways, including the newspaper advertisements and mailouts required by the Public Information Meeting policy. As well, Vicini Homes expanded the mail-out area, did an additional email notice to everyone who had previously registered for more information on the project website, and local community associations promoted the event on their own webpages and social media

A summary of the notices sent by Vicini Homes are as follows:

1) Newspaper Advertisement
   - Ran in the Langley Advance Times on Thursday, October 28th, 2021, and Thursday, November 4th, 2021

2) Mailed Notices
   - Mailing labels were provided by the Township of Langley for occupants of residents and businesses in the following area, per Township area map in Appendix B
   - Vicini Homes expanded this Notification Area to the expanded map included in Appendix B
   - An initial notification was sent out to 120 addresses in total on October 25, 2021 (included in Appendix B)
   - A revised notification with all pertinent information was sent out to 120 addresses in total on October 26, 2021 (included in Appendix B)

3) Email Notification
   - Vicini Homes sent out an email notification to all registrants of the Vicini Homes Fort Langley Proposed Development page
   - An email invitation was sent out electronically to the email list, which consisted of 64 registrants on October 29th

4) Website Update
   Vicini Homes updated the project website (www.vicinihomes.com/fortlangley) with information about the upcoming Public Information Meeting

Additional advertisement was done through community awareness, with the Public Information Meeting details posted on the Fort Langley Community Association web page as well as the Fort Langley Community Hall's social media.

Feedback Received & How Vicini Homes Responded

1) 67 Comment Forms were submitted *(39% of attendees provided written feedback)*
   - 60 Comment Forms were physically submitted
   - 7 Comment Forms were virtually submitted

2) Questionnaire Summary:

Of the 39% that responded, the breakdown of the responses are as follows:

- 65 Respondents currently live in Fort Langley
  (97% of respondents)

- 35 Respondents already knew that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley
  (52% of respondents)

- 37 Respondents expressed that they were in support of a residential development in Fort Langley that includes more variety of housing choices for the neighborhood, such as townhomes
  (55% of respondents)

- 34 Respondents expressed they supported the programming for the Age Friendly Amenity Area
  (51% of respondents)

VICINI HOMES RESPONSE:
We are committed to continuing to review the AFAA with Staff to fine-tune the programming and have made some adjustments following the Public Information Meeting in the drawing package to also provide best conditions for the adjacent significant trees being retained.

3) Comment Summary

While comments were varied, with many one-off comments, there were some commonalities for the additional comments, as follows:

Parking – 25 respondents were concerned about parking in some way *(37% of respondents, 14% of attendees)*

- A few suggestions were provided, such as 3 remarks about putting a covenant on title to ensure garages would be used only for parking, and 1 suggestion to look at driveways having parking
- 4 specifically suggested more parking
- 2 specifically suggested including more visitor parking
- 2 suggested looking at the street parking standards
- 2 suggested looking at an underground parkade

VICINI HOMES RESPONSE:

In designing the site, we approached the townhome layouts with parking sensitivity in mind. We have provided side by side garages for most homes, and many with an additional Flex room off the garage to provide an area that could be used for storage if desired. That said, we previously had 4 tandem-garage style homes.

We have now adjusted the garage level for those 4 units to be 2 side by side style with additional flex space and 2 tandem style, reducing the total number of tandem-garage style units in the development to 2 homes only. Additionally, we are not seeking a parking relaxation, we are providing all parking required under the Township of Langley Bylaw.

We have also added storage/flex areas to the lower level of 7 additional units to provide more space outside of parking area, and many homes have extra-deep garages to enhance the functionality of the garage overall.

Density - 16 respondents concerned about the amount of density, think it is too much *(25% of respondents, 9% of attendees)*

VICINI HOMES RESPONSE:

Increased density provides housing choices in Fort Langley, where opportunity for multi-family homes is very limited. It provides an option for younger families, as well as those wishing to remain in their community and downsize from a single family home.

Only approximately 10% of the 745 homes in the central Fort Langley area are townhomes (semi-detached or rowhouse style) - almost ¾ of available homes single family homes. (Stats based on 2016 Census, adjusted for specific dissemination areas, excludes Bedford Landing and larger acreages on outskirts of Fort Langley.)

This project will contribute a significant and much needed addition to the diversity of more affordable housing choice in the area. This project itself offers a range of home sizes, from approximately 1450 SF to 2100 SF, including smaller and medium sized 3-bedroom townhomes, 3-bedroom & den townhomes, larger 4-bedroom townhomes, and 3 adaptable elevator-ready homes.

Additional areas of comment (not as consistently commented on):

Fort Langley Community Amenity:

- 8 respondents were concerned about the impact of the development on community amenities and want to see more investment in Fort Langley community amenities. (12% of respondents, 5% of attendees)
    - 5 respondents included concern about local school capacity
    - 3 respondents included concern about various other services (post office, doctors)

VICINI HOMES RESPONSE:

This project is subject to the Township of Langley's CAC policy and will be contributing to the Township fund for Community Amenities, in line with the Community Amenity Policy. We will also be contributing an additional $75,000 specifically towards improvements to amenities in the Fort Langley community.

Significant offsite improvements are also being provided with this project, including those which tie into the new Salishan Place. More detail is noted under "Infrastructure" below.

Design:

- Several respondents commented on the exterior design:
    - 2 respondents commented on preferring 2 storeys along King Street
    - 5 respondents did not like the design feel
    - 1 respondent stated they did like the design
    - 1 respondent stated they thought the roof pitch could be steeper more in keeping with precedent imagery

VICINI HOMES RESPONSE:

We have made some exterior design adjustments including revised elevations for the two buildings along King Street to appear more like a 2-storey form with roof adjustments and dormers. This further breaks up the massing and provides a better fit within the community. We have also increased the pitch of the main roof slightly for all buildings, to enhance the architecture with minimal impact on overall height. We have also adjusted the south building on King Street to better relate to the sidewalk grade, with front doors now at the same grade as the sidewalk rather than lower. More information is available about the exterior design approach in the architectural design rationale by Sitelines Architecture.

- Several respondents commented on the types of layouts
    - 4 respondents were concerned that it was not designed with seniors in mind
    - 2 respondents preferred to see master bedroom on the main floor
    - 1 respondent commented on affordability for younger families
    - 1 respondent wanted to see more options in the project

VICINI HOMES RESPONSE:

We have revised the plans and are now including 3 adaptable units that will provide the opportunity to easily add an elevator later by lining up the layout of closets for a pre-designed elevator shaft. The inclusion of 2 of these units could have been more clearly stated at the Public Information Meeting and we will be sure to clarify this option is present and now enhanced in the development.

Traffic: 4 respondents were concerned with additional traffic flow resulting from the development (6%)

VICINI HOMES RESPONSE:
We hired traffic consultant CTS Ltd, and their findings indicated the road intersections adjacent to the development generally have good capacity and can support increased traffic.

Infrastructure:

- 2 respondents were concerned specifically about sewer infrastructure
- 1 respondent was concerned about the quality of Mary Ave from Church to Royal

VICINI HOMES RESPONSE:
Upgrades to sewer infrastructure is a requirement for this development and to accommodate the new Museum. As such, we are working with the Township to provide significant upgrades to offsite infrastructure including new sewer main, roads, sidewalks and boulevard upgrades along Mary Avenue, Mavis Street and King Street.

Landscape

- 1 respondent wanted to see more green space
- 1 respondent commented on wanting tree retention in SE corner of site
- 1 respondent wanted to see more variety of trees in boulevard
- 1 respondent liked the central mews pathway

VICINI HOMES RESPONSE:
Tree retention has been provided where possible, retaining significant trees in the southwest corner adjacent to the project's age-friendly amenity area, and we will continue to work with Staff to finalize the Landscape plan and pathways.

Royal Street: 2 respondents were concerned about the closure of Royal St

VICINI HOMES RESPONSE:
We hired traffic consultant CTS Ltd, who indicated the road intersections surrounding the development have additional capacity available to support increased flow as a result of traffic redirecting from the closure of Royal Street.

All comments can be seen in the attached comment forms, including a few additional single comments on various items.

Appendix A – Notification – Newspaper

Thurs Oct 28:



A20 Thursday, October 28, 2021 Langley Advance Times www.langleyadvancetimes.com

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City resumes virtual meetings

Technical limitations preventing mix of gathering styles

Dan Ferguson

After two in-person council meetings in October, Langley City will resume virtual meetings in November.

If followed a report to council that said the city can hold videoconferencing meetings, or in-person meetings in council chambers. But, hybrid meetings, where some council members attend in-chambers and others appear by video link are not currently possible.

In her report to council, corporate officer Kelly Kenney cited the "limitations of the audio/visual technology" in council chambers and recommended meetings be conducted "either fully in-person or electronically until such time as the council chambers is upgraded to provide proper functionality for hybrid meetings."

Kenney advised against in-person meetings "due to the approaching fall/winter season's potential for increase in both COVID and flu exposures, and the numerous protocols and precautions that must be followed when conducting these types of in-person meetings."

Council resumed in-person meetings in October after a provincial order allowing video meetings by municipal councils expired.

On Monday, Oct. 18, council gave final approval to a bylaw that allows virtual meetings to resume, then endorsed a schedule of electronic meetings.

Council meetings will start at 5 p.m. and can be viewed online. To attend a virtual meeting, email a request to council meetings@langleycity.ca no later than noon on the day of the meeting.

Recordings of regular City council meetings are posted

1:35:23

Video image of Langley City council session on Oct. 18. They have since opted to resume virtual meetings.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-23-0173

Monday, November 8, 2021 7:00 pm - 8:00 pm

Project Website https://arcg.is/1104X0

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted online.

Due to an identified streamside protection area, the proponent is proposing to revise the in-stream neighbourhood plan amendment and rezoning application at 7767 – 204 Street and east portions of 7720 and 7780 – 202A Street (originally for 37 single family lots, 9 rowhouse lots and 10 semi-detached lots) to 32 single family lots, and 31 townhouse units.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule
7:00pm - 7:20pm Presentation
7:20pm - 8:00pm Q&A

Subject Development Area

For more information, please visit our project website, or contact James Perna at 604-424-4888, or by email at jperna@mcelhanney.com.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138
Developer: Vicini Homes (Fort Langley) LP

Vicini Homes has applied to the Township of Langley to amend the Fort Langley Community Plan and rezone the property bordered by King St., Mary Ave., Royal St., and the future Museum & Cultural Centre in Fort Langley to permit development of 45 ground-oriented townhomes under a Comprehensive Development zone.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: Monday, November 8th, 2021
Time: 4:00 pm – 7:00 pm
Location: Fort Langley Community Hall, 9167 Glover Rd, Langley, BC V1M 2R9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you if you are unable to attend or have any questions. More information is also available online at www.vicinihomes.com/fortlangley. Please feel free to reach out by email or phone, fortlangley@vicinihomes.com or 604-296-7999.

MARY AVENUE

At your SERVICE

Langley politicians offer views on key issues

THIS WEEK: Each member of Langley City council was asked: *With Langley City's population predicted to grow significantly in the next few years, should the City be building its own indoor pool?*

Their answers are online at www.langleyadvancetimes.com

UP NEXT: Langley Township council is being asked: *Should the Township mandate that all people working for the municipality be vaccinated against COVID-19?*

Watch for their answers online Sunday.

Christmas Shop at Potters Inn

Corner of 192nd St. & 48th Ave., Surrey

Watch for our Christmas Flyer in today's paper

Thurs Nov 4:



www.langleyadvancetimes.com Langley Advance Times Thursday, November 4, 2021 A15

LEPS volunteers hard at work. (Langley Environmental Partners Society Facebook)

Getting outdoors for wellness

LEPS is promoting a number of events during 'Movember'

Those involved with the Langley Environmental Partners Society are known for getting their hands dirty for nature, but during the month of November they're rolling up their sleeves for a different cause: men's mental health.

All next month the local organization is taking part in Movember – a campaign first started to raise awareness about prostate cancer, and which has since expanded to include mental health and suicide prevention, as well as testicular cancer – and they want the public to join them.

LEPS is holding a variety of events in November to raise awareness about men's mental health and how getting outdoors can help promote wellness.

It's a subject very close to the heart of Lisa Dreves, LEPS stewardship coordinator.

"I'm mostly pushing this [campaign] because this year marks 25 years since my dad committed suicide, he was 48 years old," she said.

According to Movember, "globally, or annually, one man dies by suicide every minute of every day." In Canada, three out of four suicides are by men.

The local environmental group hopes to reduce the rate of male suicide by 25 per cent by 2030, and Dreves wants to be part of the solution.

"We just want to promote getting outdoors and better mental health," Dreves said. "It's, of course, not just for men that we're doing it, but we're using Movember as the platform to be able to spread the word about getting outside."

And to help people do just that, LEPS is hosting several events where the community can get their hands dirty or just enjoy the outdoors.

"The nature walk is out at High Knoll Park and Brydon Lagoon. The Langley Field Naturalists do walks all year, it's a wonderful organization that tries to promote a love of nature by experiencing nature," Dreves said.

"And so the walk is a fairly easy walk, not a lot of hills or anything like that, so much – just to check out what birds we see, what plants we see in the area, and just take more of a slower appreciation of the outdoors," she elaborated.

A complete list of November events include:

• Saturday, Nov. 6: Muskrat Creek ivy pull.

• Sunday, Nov. 7: Bog clean-up with Derby Reach Brea Island Park Association.

• Saturday, Nov. 13: West Creek Wetlands blackberry pull with Glen Valley Watersheds Society.

• Sunday, Nov. 14: Downtown Aldergrove clean-up with Bertrand Creek Enhancement Society.

• Saturday, Nov. 20: Ivy pull with Yorkson Watershed Enhancement Society.

• Sunday, Nov. 21: Steele Park ivy pull with Salmon River Watershed Society.

• Saturday, Nov. 27: High Knoll and Brydon Lagoon nature walk with Langley Field Naturalists; and

• Sunday, Nov. 28: Tree planting at the bridges by Al Anderson Pool.

To register for the Nov. 7 bog clean-up, email Rosalind Bevis at outreach@dfbpa.org. To inquire about any of the other scheduled events contact Dreves, stewardship@leps.bc.ca.

LEPS is currently in the process of organizing a November donation account. In the meantime Dreves asks the public to consider donating directly to the campaign at us.movember.com/donate.

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DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138
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Donna M. Van Beek NOTARY CORPORATION

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Call For An Appointment 604-888-6605

201-20171 92A Ave, Walnut Grove, Langley www.vanbeeknotary.com

ON SALE NOVEMBER SPECIALS

HunterDouglas Powerview Motorization

20% OFF ALL DRAPERY UPHOLSTERY FABRIC

CONCORD INTERIORS

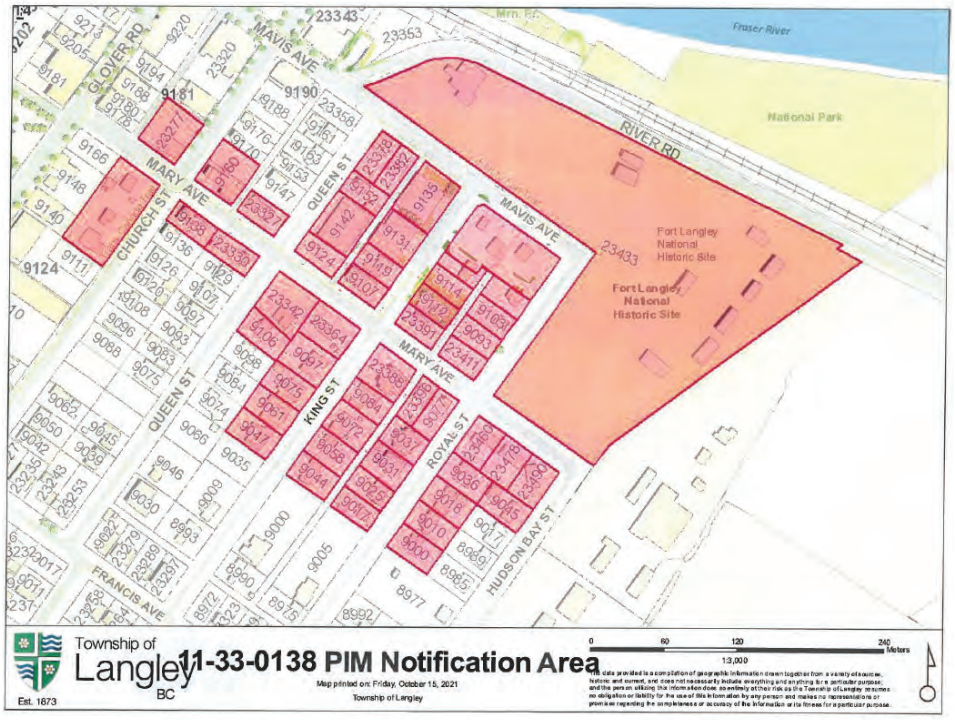
"Your Window Decorating Specialist" Visit our showroom at Windsor Square #102 - 1959 - 152nd St., Surrey

604-536-5508 • www.blindsdrapes.com

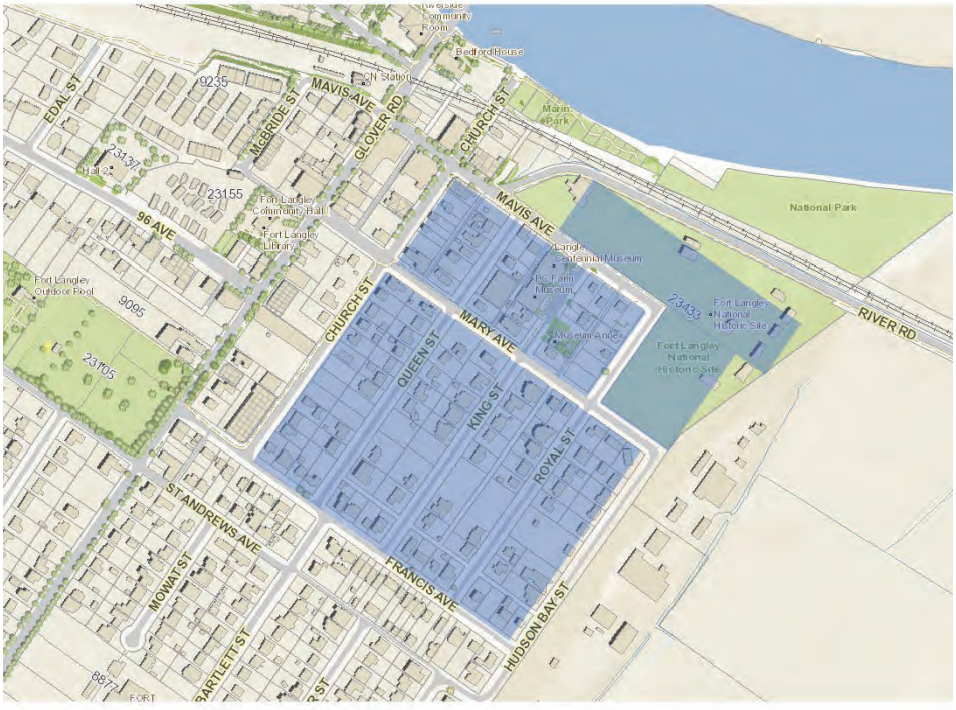
Appendix B – Notification – Mail

Map of Notification Area

Township provided radius (red): 52 addresses



Expanded radius (blue) that notice was sent to (including all Township provided addresses): 120 addresses



Preliminary Notice, Sent Oct 25

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138
Developer: Vicini Homes (Fort Langley) LP

Date: **Monday, November 8th, 2021**
Time: **4:00 pm – 7:00 pm**
Location: **Fort Langley Community Hall,**
9167 Glover Rd, Langley, BC V1M 2R9

Vicini Homes is holding a public information meeting for the proposed development of the property bordered by King St, Mary Ave, Royal Ave and the future new Museum and Cultural Centre in Fort Langley. The application is to permit the development of ground-oriented townhomes under a CD zone.

More information is also available online at *www.vicinihomes.com/fortlangley*. We will have Covid protocols in place at the meeting and our team is available to discuss this project with you if you are unable to attend or have any questions. Please feel free to reach out to connect with us either by email to fortlangley@vicinihomes.com, or call us at 604-296-7999.

Location map:



Site Plan:



Revised Notice, Sent Oct 26, with clear labelling of revised notice to ensure all recipients received approved notification document

REVISED NOTICE: ADDITIONAL INFORMATION BELOW

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138

Developer: Vicini Homes (Fort Langley) LP

Vicini Homes has applied to the Township of Langley to amend the Fort Langley Community Plan and rezone the property bordered by King St., Mary Ave., Royal St., and the future Museum & Cultural Centre in Fort Langley to permit development of 45 ground-oriented townhomes under a Comprehensive Development zone.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date:	**Monday, November 8th, 2021**
Time:	**4:00 pm – 7:00 pm**
Location:	**Fort Langley Community Hall,**
	9167 Glover Rd, Langley, BC V1M 2R9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you if you are unable to attend or have any questions. More information is also available online at *www.vicinihomes.com/fortlangley*. Please feel free to reach out to connect with us either by email to fortlangley@vicinihomes.com, or call us at 604-296-7999.

Location map:



Site Plan:



Appendix C – Notification – Website

Excerpts from Website Content of Public Info Notice:

PROPOSED DEVELOPMENT IN FORT LANGLEY

The Township of Langley has been working over the past several years toward a new museum and cultural centre in Fort Langley. This new cultural centre will be located at the corner of Mavis Avenue and Royal Street. Vicini Homes has been selected through an RFP process as the successful proponent to develop the adjacent property to the south as well as the property on the corner of Mavis Avenue and King Street.

Accordingly, Vicini Homes has submitted development applications for two proposed developments in Fort Langley.

The property to the south of the new cultural center is a proposed townhouse development. On the corner of Mavis Avenue and King Street is a proposed mixed-use building.

Vicini Homes will be holding a Public Information Meeting for the proposed townhouse development on November 8th, please see below for more information.

As we progress, we look forward connecting with you. We will continue to update this website and encourage you to connect with us via email at fortlangley@vicinihomes.com, or call us at **604-294-7999**.



TOWNHOUSE DEVELOPMENT

Vicini Homes has submitted an application to the Township of Langley for a proposed townhouse development. The application is to amend the Fort Langley Community Plan and rezone the property bordered by King St., Mary Ave., Royal St., and the future Museum & Cultural Centre in Fort Langley to permit development of 45 ground-oriented townhomes under a Comprehensive Development zone. We have been working with Township Staff over the past several months through the early application process.

Vicini Homes will be hosting an in-person Public Information Meeting on November 8th, 2021. We look forward to this opportunity to meet with you, to gather feedback and provide more information as it relates to this development prior to Township Council's consideration of this application. We will have Covid protocols in place at the meeting and our team is available to discuss this project with you if you are unable to attend or have any questions. Feel free to reach out to us by email at fortlangley@vicinihomes.com, call us at **604-296-7999**, or register in the form below.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 11-33-0138
Developer: Vicini Homes

Date: Monday, November 8, 2021
Time: 4:00pm – 7:00pm
Location: Fort Langley Community Hall
9167 Glover Rd, Langley, BC V1M 2R9

Appendix D – Event Photos


FOIPPA s. 22(1)
FO PPA s. 22(1)
FO PPA s. 22(1)


FOIPPA s. 22(1)
FOIPPA s. 22(1)

Appendix E – Display Materials

The attached were on display as 24” x 36” boards at the in-person meeting November 8 as well as available online for viewing from November 8-10.

ABOUT VICINI HOMES

Vicini Homes is Conwest's residential division. Vicini Homes builds homes such as strata townhomes, condos, and duplexes across the Lower Mainland. Vicini strives to create high quality spaces that contributes to the community in a positive way.



Kai

Kai is a boutique collection of contemporary 3-bedroom townhomes in the heart of Kitsilano. Completed in 2021

Location: 2125 West 7th Ave, Vancouver

Size/ SF: 12 Townhomes



George

George is a 3-bedroom townhouse development located in East Vancouver, completed in 2017.

Location: 2299 East 37th Avenue, Vancouver

Size/ SF: 4 Duplexes



Oliver

Oliver is a 3-bedroom townhouse development located in East Vancouver, completed in 2017.

Location: 505 East 44th Avenue, Vancouver

Size/ SF: 7 Townhomes + 3 rental apartments



Ward

Ward is a 3-bedroom townhouse development in East Vancouver, completed in 2018.

Location: 2717 Ward Street, Vancouver

Size: 16 Townhomes

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CONWEST

Conwest is a local, privately owned real estate developer founded in the early 1980s. With diverse lines of business across different asset classes, Conwest has a proven track record of delivering great projects within Metro Vancouver.











Conwest Contracting is the Conwest Group's civil services division. Conwest Contracting offers unique insight and attention to detail, whether working on straight forward site preparation or complicated specialty projects. We have the experience, specialized machinery, knowledge base and entrepreneurial attitude to deliver on a variety of projects, including large, complex jobs.



Vicini Homes is the Conwest Group's market residential development division. Vicini Homes builds homes such as duplexes, strata townhomes and condos. Our goal for each is the same – to create high quality, functional spaces with modern-design elements that feel good. Vicini is Italian for neighbour – we believe in being a good neighbour and contributing to our community in a positive way.

vicinihomes.com

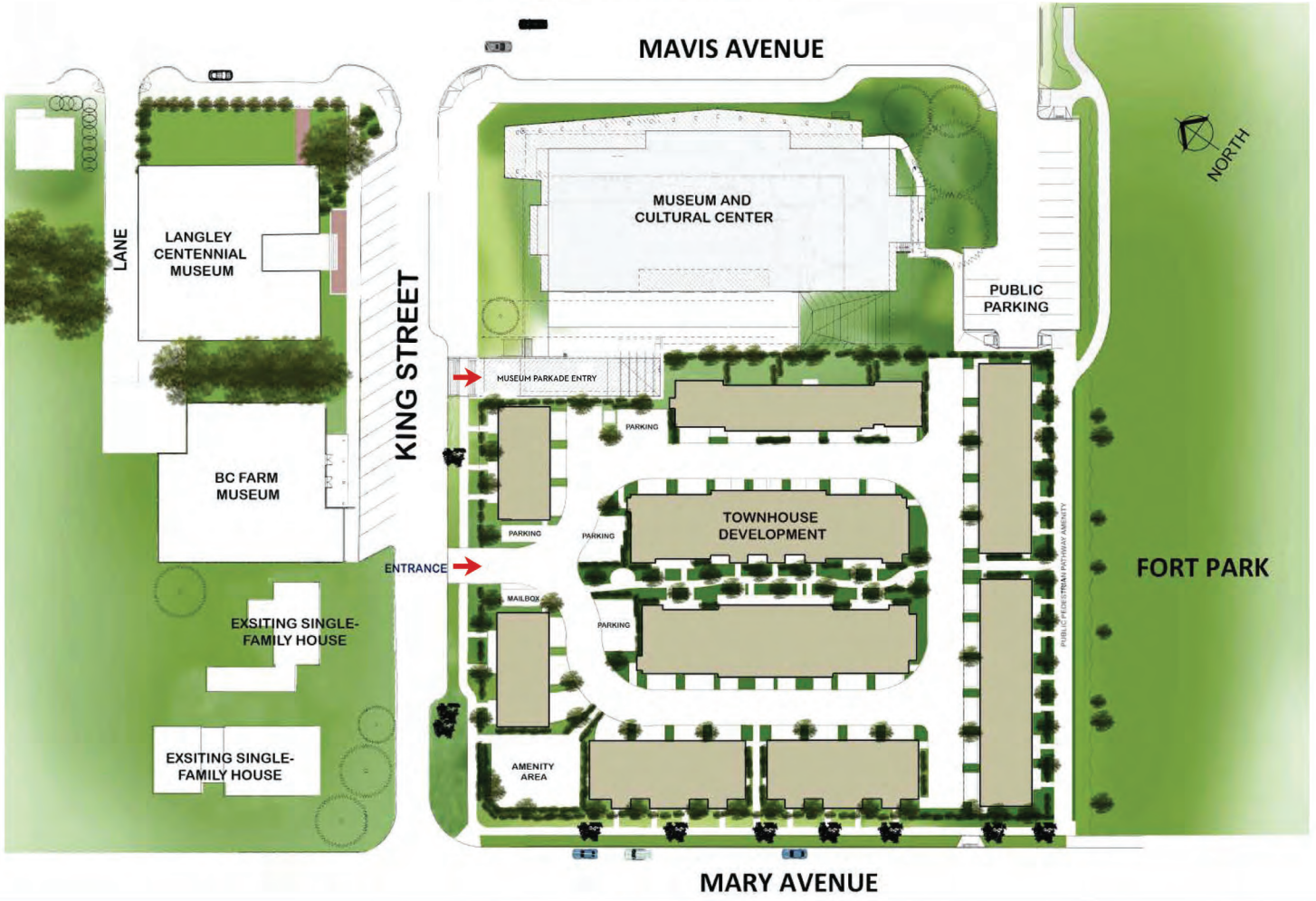
CONTEXT MAP


NEW MUSEUM &
CULTURAL CENTRE
PROPOSED TOWNHOUSE
DEVELOPMENT


FRASER RIVER
Fort Langley
Community Hall
MARY AVE
MAVIS AVE
TRANS CANADA TRAIL
Fort Langley
Historical Site
GLOVER RD
CHURCH ST
PROPOSED
TOWNHOME
DEVELOPMENT
FUTURE MUSEUM &
CULTURAL CENTER
QUEEN ST
KING ST
ROYAL ST
FRANCIS AVE
ST. ANDREWS AVE
HUDSON BAY ST

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CONTEXT SITE PLAN



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TOWNHOUSE SITE PLAN



Retained significant tree stand



Age friendly amenity for a variety of activities

Dedicated visitor parking

Four smaller 3-bedroom townhomes for additional diversity of homes

KING STREET

AGE FRIENDLY AMENITY

PUBLIC PEDESTRIAN PATHWAY AMENITY

New sidewalk and boulevard

MARY AVE



New public pathway connecting to the Fort Langley trail system



Central mews with seating nodes promoting social connectivity



2-storey facades along the south and east perimeter, relating to surrounding neighborhood context

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PROJECT STATISTICS

Description

DESCRIPTION:	45 TOWNHOUSES MARY AVE & KING STREET, FORT LANGLEY, BC
LOT AREA:	83,366.36 sf [7,744.98 sm] [0.77 ha]
TOTAL BUILDING FOOTPRINT:	(9 blocks) 33, 729.28 sf [3,133.55sm]
CURRENT ZONE:	R1-E (Residential)
PROPOSED ZONE:	NEW CD (Comprehensive Development)

Amenity Area

REQUIRED Age Friendly Amenity (AFAA):
- 8 m2 per dwelling unit: 360 m2

PROVIDED:
- Age Friendly Amenity (AFAA): 251 m2
- Public Amenity Pathway: 238 m2
- Social Mews: 84 m2

Lot Coverage & Density

LOT COVERAGE PROPOSED:	40%
DENSITY (units per hectare):	58.10

SETBACKS PROROSED

NORTH	1.20 m
SOUTH	1.67 m
WEST	1.47 m
EAST	7.01 m

Visitor Parking

REQUIRED:	10 STALLS
PROVIDED:	10 STALLS
Breakdown:	8 Standard 2 Small-car

Height

HEIGHT REQUIRED: 9.00 m

AVERAGE HEIGHT: 8.52 m

Proposed:

Block-1 8.90 m	Block-6 8.78 m
Block-2 9.14 m	Block-7 10.51 m
Block-3 9.67 m	Block-8 10.59 m
Block-4 9.52 m	Block-9 10.20 m
Block-5 8.31 m	

DESIGN INSPIRATION



Pioneer Architecture

KEY WORDS:

PIONEER THEMED ARCHITECTURE
Simple Forms and High Quality Materials Married with Modern Needs and Technology
(Low Maintenance Durable Finishes)

QUIET
Colours, Forms (Let the Museum be the Main Attraction, the Townhouses a Complement)

NATURAL AND HISTORICALLY APPROPRIATE MATERIALS
Natural Stone on Chimneys, Horizontal Cladding, Shingles, Wide Window Trims & Sill Details

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DESIGN INSPIRATION - LOCAL FORT LANGLEY IMAGERY



MAIN BUILDING AT THE HISTORIC FORT



HOME ON 88 AVENUE IN FORT LANGLEY (PORCH, WINDOWS)



HOME ACROSS FROM PROJECT SITE (PORCH, WNDOWS)



JOHN WORRAL HOME - FORT LANGLEY (PORCH ROOF)



HALDI HOUSE - FORT LANGLEY (PORCH ROOF, WINDOWS)

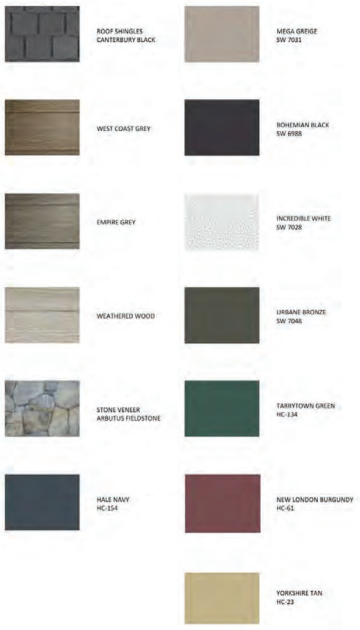


MCINTOSH HOUSE - FORT LANGLEY (PORCH ROOF)

ELEVATIONS

MATERIAL/FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOORS - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
8	WOOD FASCIA - INCREDIBLE WHITE, SW 7028
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES - BLACK
11	ASPHALT ROOF SHINGLES - 'BLACK WALNUT'
12	GARAGE SERVICE DOOR - INCREDIBLE WHITE, SW 7028
13	PRE-FINISHED METAL GUTTER - BLACK
14	CONCRETE COLUMN PAINTED - WHITE
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOORS - MEGA GREIGE, SW 7031
18	CONCRETE FOUNDATION WALL
19	WOOD POST - BOHEMIAN BLACK, SW 6988
20	FRONT DOORS - HALE NAVY, HC-154
21	FRONT DOORS - NEW LONDON BURGUNDY, HC-61
22	FRONT DOORS - YORKSHIRE TAN, HC-23
23	FRONT DOORS - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
27	FIBRE-CEMENT WALL LAP SIDING - WEST COAST GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





BLOCK-1 SOUTH ELEVATION



BLOCK-2 SOUTH ELEVATION

Design Highlights

Applying Pioneer Heritage Style

Central Manor House Concept

- Central manor house for each building that sits forward, with separate roofline, and different veranda style
- End portions of buildings represent idea of additions to the original central manor house that could have been built over time

Historically Appropriate Materiality

- Simple but high-quality materials
- Historical look of horizontal panels and shingle in a durable modern product
- Natural stone finish on anchoring chimney element

Colour & Rhythm

- Neutral palette for quiet backdrop to new museum
- Heritage colours on front doors
- Framed window with distinct heritage sill detail
- Symmetrical rhythm of windows and doors

CONCEPTUAL RENDERINGS



Mary Ave. Perspective A (Looking east)



Mary Ave. Perspective B (Looking east)

CONCEPTUAL RENDERINGS



King St. Perspective A (Looking south)



King St. Perspective B (Looking south)

CONCEPTUAL RENDERINGS



King St. Perspective C (Looking northeast)



Corner of King St. and Mary Ave. (Looking northeast)

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CONCEPTUAL IMAGES



CORNER MARY AVENUE AND ROYAL STREET



CORNER KING STREET AND MARY AVENUE

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LIVE URBAN

STREETSCAPES



KING STREET

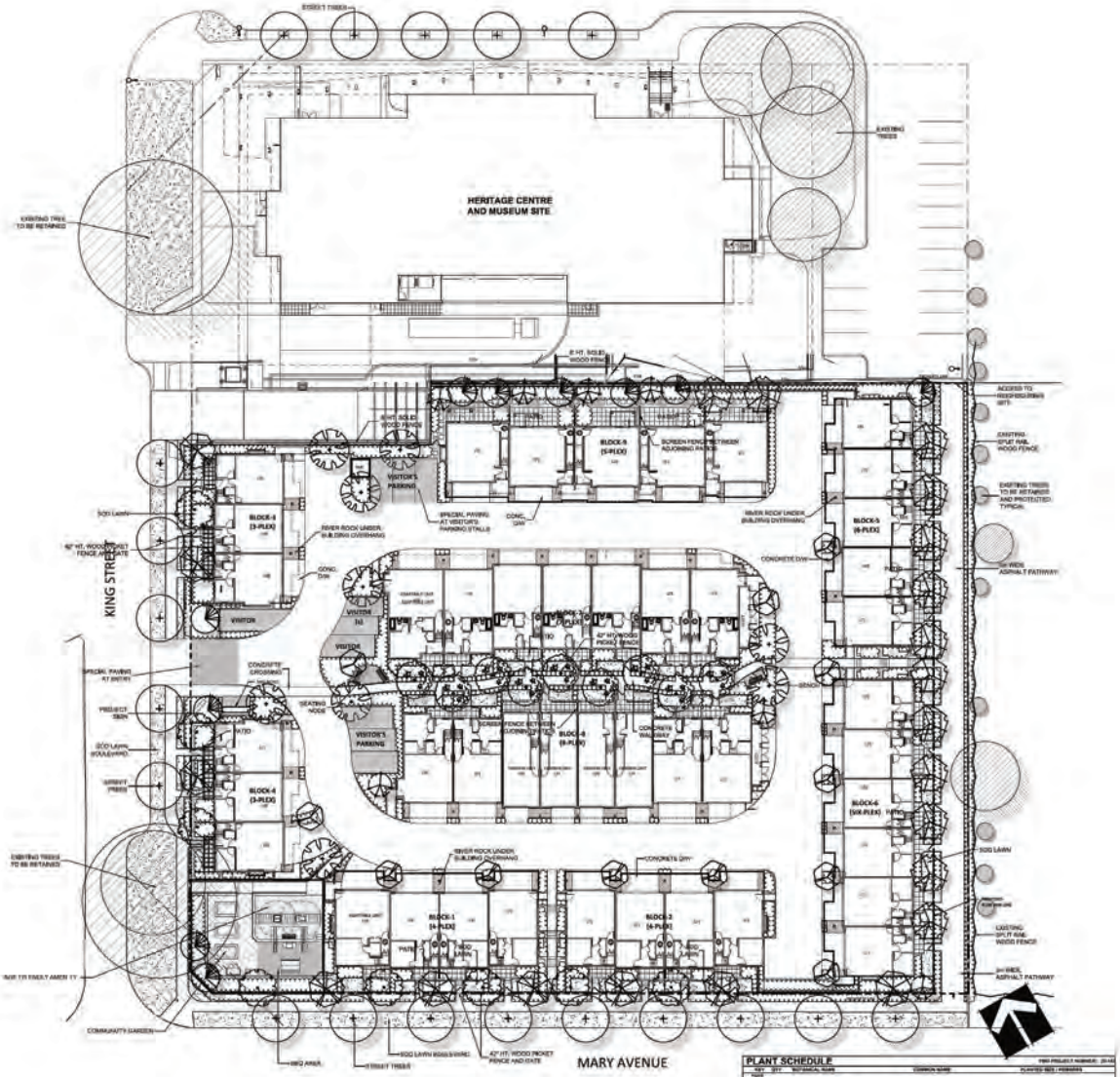


MARY AVENUE

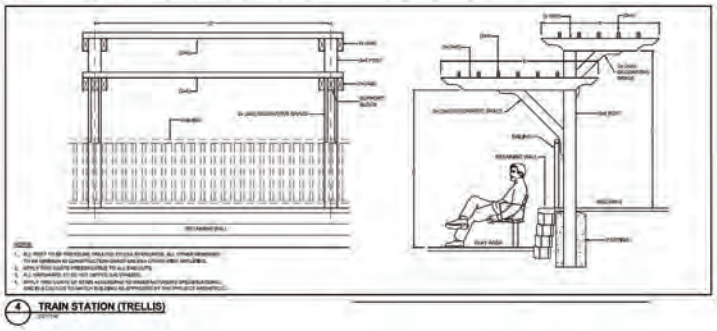


PUBLIC PATHWAY

LANDSCAPE PLAN AND AMENITY AREA



Age Friendly Amenity Elements:



4 TRAIN STATION (TRELLIS)



KOMPAN TRAIN MS36



KOMPAN TRAIN CARRIAGE MS1



LANDSCAPE FORMS HARVEST TABLE



CEDARSHED INDUSTRIES 6x3

CONCEPTUAL RENDERINGS



Age Friendly Amenity Area (Corner of Mary Ave. and King St.)

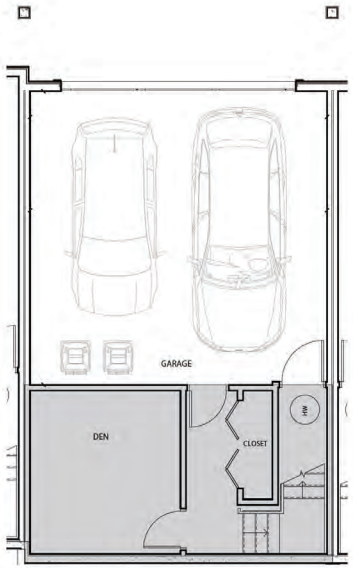


Public Pathway Amenity (Looking north)

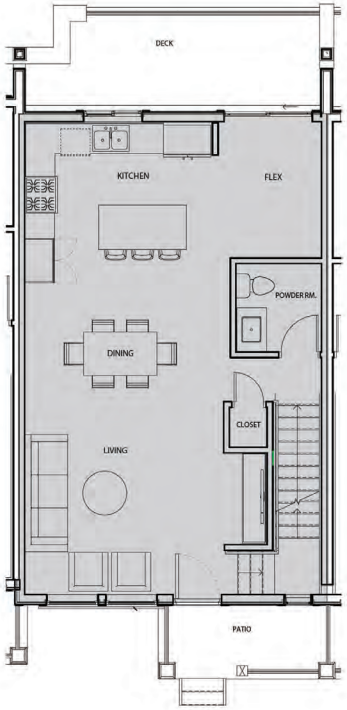
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SAMPLE FLOORPLAN A

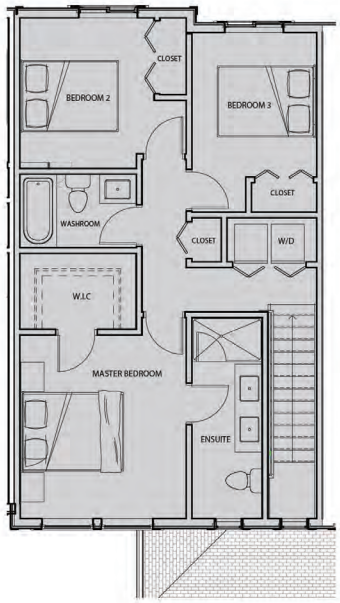
3 BEDROOM + DEN
1686 SF



GROUND LEVEL



MAIN LEVEL

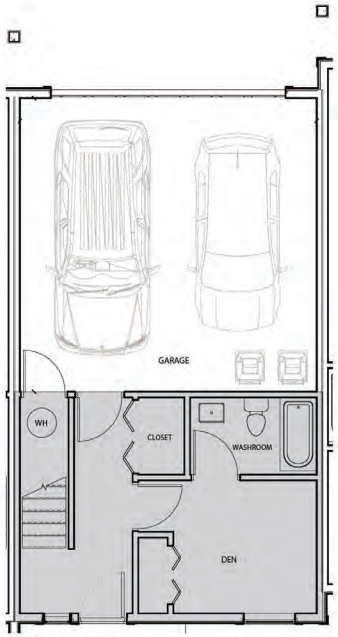


TOP LEVEL

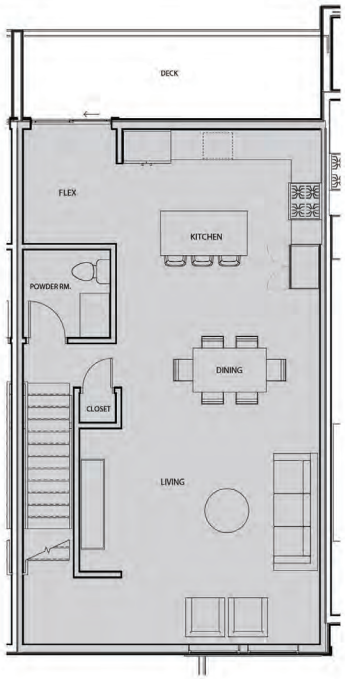
VICINI
LIVE URBAN

SAMPLE FLOORPLAN B

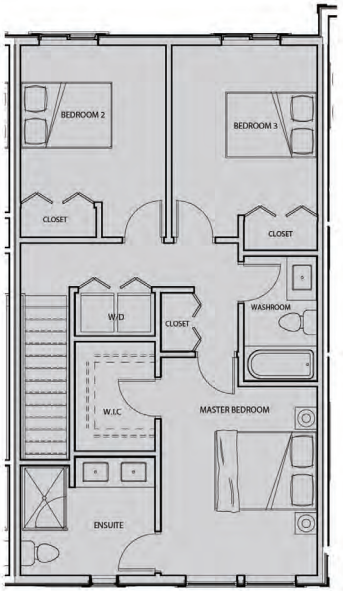
4 BEDROOM
1871 SF



GROUND LEVEL



MAIN LEVEL

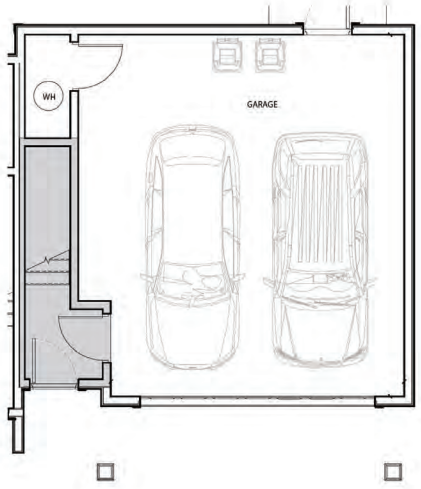


TOP LEVEL

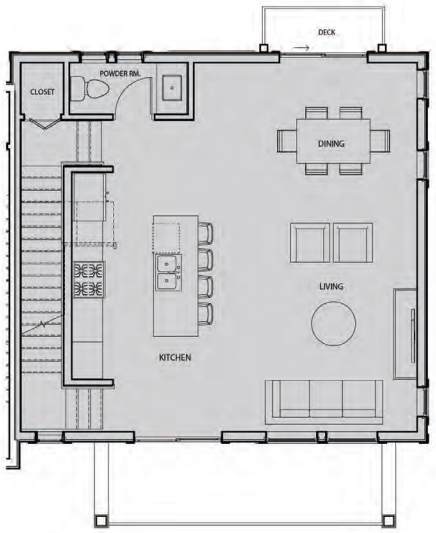
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LIVE URBAN

SAMPLE FLOORPLAN C

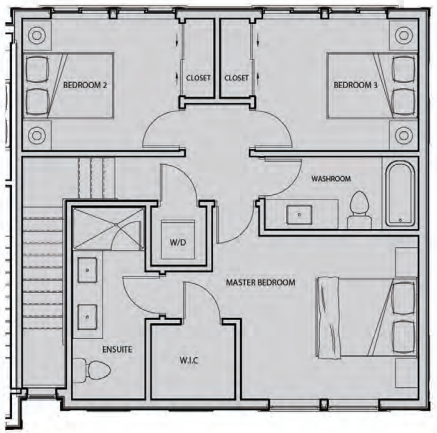
3 BEDROOM
1568 SF



GROUND LEVEL



MAIN LEVEL

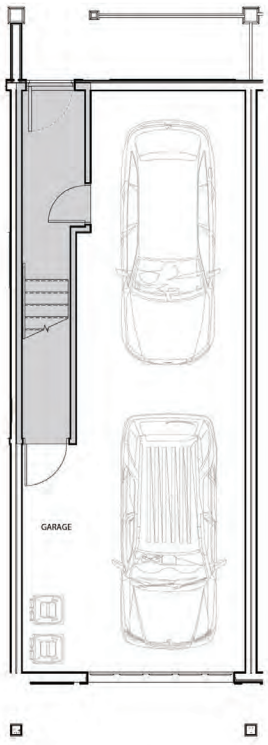


TOP LEVEL

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SAMPLE FLOORPLAN D

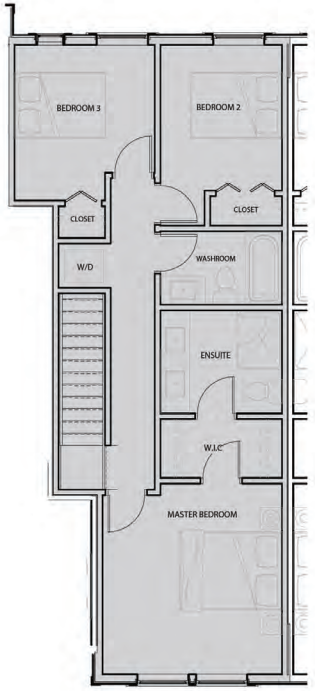
3 BEDROOM
1465 SF



GROUND LEVEL



MAIN LEVEL



TOP LEVEL

VICINI
LIVE URBAN

CLIMATE
SUPPORTING THE TOWNSHIP'S ACTION PLAN

Transportation and Mobility:

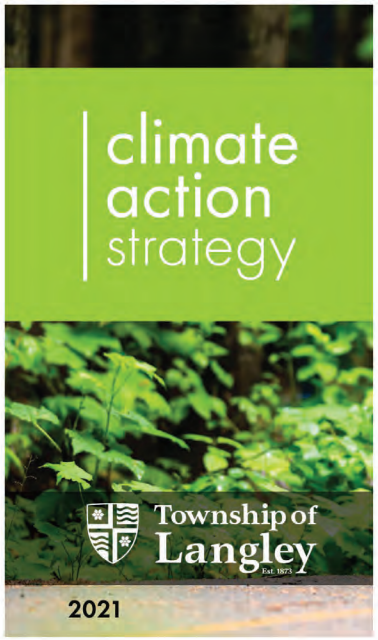
- EV charger ready for every townhouse
- Provision of new public pathway amenity to tie into existing multi-use trail network and promote sustainable transportation options
- New boulevard and sidewalk infrastructure to support complete streets

Green Space & Ecosystems:

- Site redesign no longer requires an underground parkade, providing:
  - Significantly reduced construction footprint from less trucking and less concrete production
  - Significantly better site permeability for natural rainwater management
  - Improved opportunity for successful tree planting (root growth) to contribute to the canopy

Infrastructure:

- Incorporation of heat pump air conditioning systems supported by renewable hydroelectric energy to heat and cool each of the townhomes





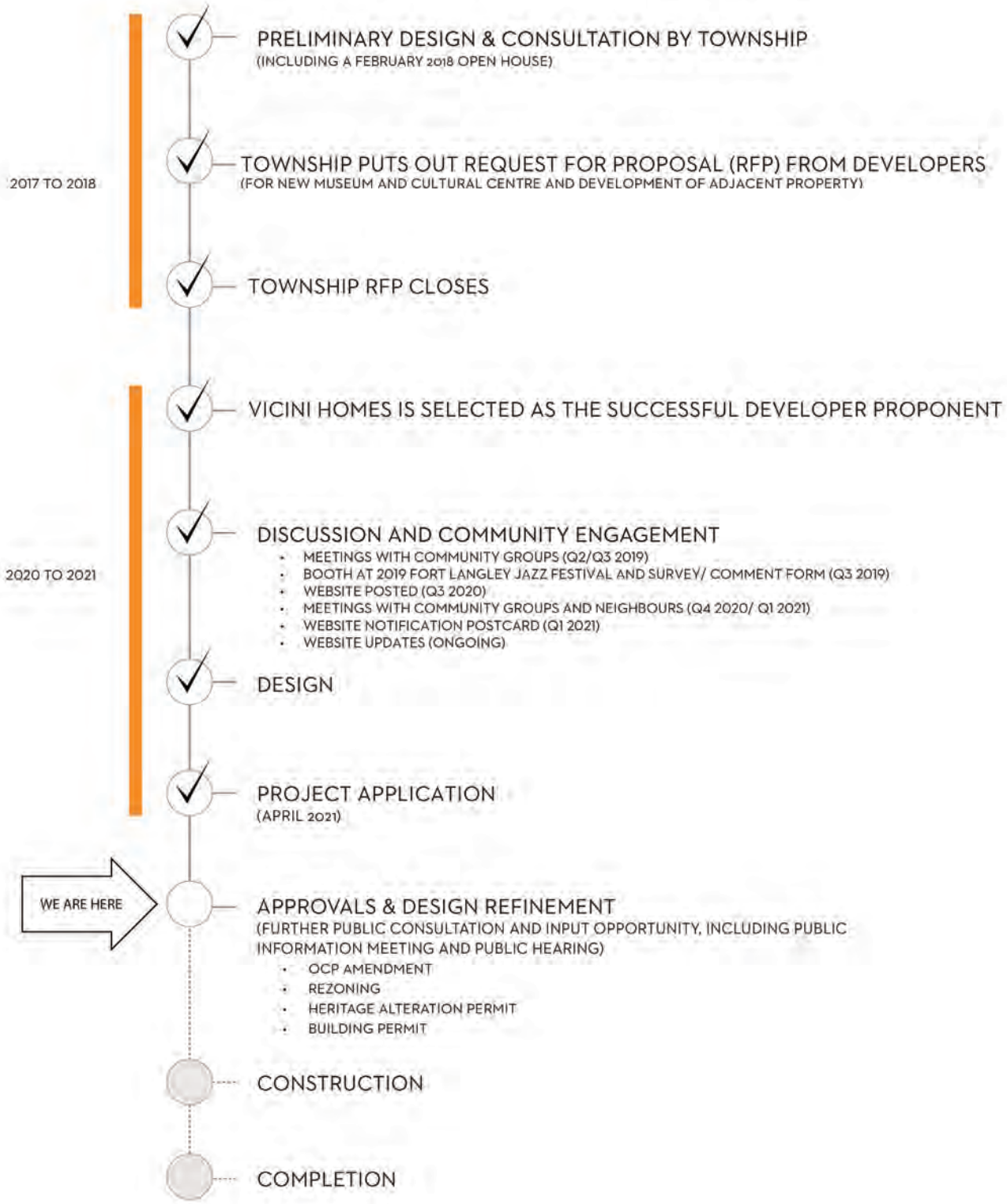
Buildings and Land Use:

- Meeting BC Step Code Level 3
  - Performance requirements and testing for multiple areas, including:
    - Air tightness
    - Building envelope
    - Thermal energy demand intensity
  - Energy Star rated energy-efficient appliances
  - Building design incorporating elements to support passive cooling, such as canopies providing shading over some of the larger windows in addition to doors

Waste:

- Ample garage space for garbage and recycling to be split out further into separate bins as needed, and implemented by the Township for any future measures around waste reduction standards

SCHEDULE


2017 TO 2018
2020 TO 2021
PRELIMINARY DESIGN & CONSULTATION BY TOWNSHIP
(INCLUDING A FEBRUARY 2018 OPEN HOUSE)
TOWNSHIP PUTS OUT REQUEST FOR PROPOSAL (RFP) FROM DEVELOPERS
(FOR NEW MUSEUM AND CULTURAL CENTRE AND DEVELOPMENT OF ADJACENT PROPERTY)
TOWNSHIP RFP CLOSES
VICINI HOMES IS SELECTED AS THE SUCCESSFUL DEVELOPER PROPONENT
DISCUSSION AND COMMUNITY ENGAGEMENT
MEETINGS WITH COMMUNITY GROUPS (Q2/Q3 2019)
BOOTH AT 2019 FORT LANGLEY JAZZ FESTIVAL AND SURVEY/ COMMENT FORM (Q3 2019)
WEBSITE POSTED (Q3 2020)
MEETINGS WITH COMMUNITY GROUPS AND NEIGHBOURS (Q4 2020/ Q1 2021)
WEBSITE NOTIFICATION POSTCARD (Q1 2021)
WEBSITE UPDATES (ONGOING)
DESIGN
PROJECT APPLICATION
(APRIL 2021)
WE ARE HERE
APPROVALS & DESIGN REFINEMENT
(FURTHER PUBLIC CONSULTATION AND INPUT OPPORTUNITY, INCLUDING PUBLIC INFORMATION MEETING AND PUBLIC HEARING)
OCP AMENDMENT
REZONING
HERITAGE ALTERATION PERMIT
BUILDING PERMIT
CONSTRUCTION
COMPLETION

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LIVE URBAN

COMMENTS

If you would like to submit comments, please click the following link to access the online comment form:

https://vicinihomes.com/fortlangley/townhousecomments/

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		Ft. Langley	FO PPA s. 22(1)	FO PPA s. 22(1)	
		FT LANGLEY			
		Ft LANGLEY			
		FT. LANGLEY			
		" "			
		Ft Langley			
		Ft Langley			
		✓ ✓			
		✓ ✓			
		✓			
		✓			
		✓			
		✓			
Petrina	Arnason	TOL.		parnason@tol.ca.	
FO PPA s. 22(1)		FORT LANGLEY		FOIPPA s. 22(1)	
		Fort Langley			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)		FLangley	FOIPPA s. 22(1)		
		F Langley			
		F. Langley			
		Ft Langley			
		Fort Langley			
		Ft Langley			
		Ft. Langley			
		F. Lang.			
		Ft. Langley			
		"			
		Aldergrove			
		Ft. Langley			
		Ft. Langley			
		Ft. Langley			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		Ft Langley	FO PPA s. 22(1)		
		Ft Langley			
		Ft. Langley			
		Ft Langley			
		FT. LANGLEY			
		Fort Langley			
		Ft Langley			
		"			
		FORT LANGLEY			
		"			
		"			
		Fort Langley			
		"			
		Fort Langley			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)		Fort Langley	FOIPPA s. 22(1)		
		FORT LANGLEY			
		Fort Langley			
		Fort Langley			
		Fort Langley			
		FORT LANGLEY			
		FORT LANGLEY			
		FORT Langley			
		Fort Langley			
		Fort Langley			
		FORT LANGLEY			
		FORT LANGLEY			
		FORT LANGLEY			
		Ft Langley			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)		Fort Langley	FOIPPA s. 22(1)		
		Fort Langley			
		" "			
		" "			
		Fort Langley			
		Fort Langley			
		Yorkson			
		Ft Langley			
		Fort Langly			
		"			
		"			
		Fort Langley			
		Langley			
		FT. LANGLEY			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		Ft Langley	FOIPPA s. 22(1)		
		Fort Langley			
		FORT LANGLEY			
		Ft. Langley			
		FORT LANG			
		ABBOTSFORD			
		FORT LANGLEY			
		FORT LANGLEY			
		Fort Langley			
		" "			
		" "			
		Ft. Langley			
		fort langley			
		"			
		"			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		SURREY	FOIPPA s. 22(1)		
		SURREY			
		Ft. Langley			
		Ft Langley			
		FT			
		FL			
		Fort Langley			

Vicini Homes Fort Langley Townhomes – Public Information Meeting Sign-In Sheet

First Name	Last Name	Neighborhood/ Municipality	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		Ft Langley	FO PPA s. 22(1)		
		Ft. Langley.			
		FORT LANGLEY			
		" "			
		" "			
		" "			
		" "			
		Ft. Lang.			

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   Concerns for proper parking because of density of design. Royal. MARY, MAVIS, KING already full of traffic on unfinished streets on weedends.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (*Yes, I like it*)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

* More parking - underground? Instead of town home maybe "city home" (Townhouse with underground parking)

* Exterior needs to be updated, style not very eye catching

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No to a degree

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it but these should be more passive green space.

No, I would suggest:

5. Do you have any additional comments you'd like to add?

Parking is a concern.
There should be stated a covenant that garages must be used for parking.
There needs to be more visitor parking.
Thanks

Thank you for taking the time to comment!

2021

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? ~~Yes~~ ✓ Yes No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

~~Yes~~ ✓ Yes No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

~~Yes~~ ✓ Yes No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

~~Yes~~ I like it ✓

No, I would suggest:

5. Do you have any additional comments you'd like to add?

WOULD LOVE TO HAVE
MASTER BEDROOM ON MAIN FLOOR

Thank you for taking the time to comment!

Langley

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: – Inadequate + too small

5. Do you have any additional comments you'd like to add?

- I want the townhouses on King to be just two storeys, - far too overbearing on Farm + Museum.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

- Project needs more parking
- I reside in McBride Station; there are not enough spots for residents. We are not permitted to use the Strata's visitor parking and must find street parking for extra family members with cars.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   Also suggest adding outdoor gathering space around picnic benches

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

Homes oposed

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No But this is too many in such a small area.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

No, I would suggest: Devote more space to this, not a tiny corner. Think Olympic Village (on a smaller scale)

5. Do you have any additional comments you'd like to add?

The development should reflect the location, and privelege of developing in such an historically and culturally rich area.

- more greenspaces near streets. (less townhouses)
- have more of a sense of place in exterior. How does this stand out from any other place in Langley - Greater Vancouver??
- how will this design stand the test of time. Will we be proud?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

- preservation of large trees on the SE corner. It looks like they're being cut down
- Density is higher than expected. Issues with parking, traffic etc
- First impression: "boxy". Rooflines could be angled higher?
- No rental housing. We need a better mix.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: – more garden space
   – more BBQ area - meet + greet activity
   – not enough green area 10% - 15% minimum

5. Do you have any additional comments you'd like to add?

   – no rentals
   – looks like a good plan.

Thanks
FOIPPA s. 22(1) [redacted]

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

I would like to see fireplaces in the townhomes!!
Heritage feel to buildings important!

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   (No,) I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

FOIPPA s. 22(1) [redacted]

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

(No, I would suggest:)

5. Do you have any additional comments you'd like to add?

This is not a positive development for this Village look at the mess on 208th. Single family homes as always this isn't it !!

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

(No, I would suggest: – The area is so small it is useless.

5. Do you have any additional comments you'd like to add?

This developer is trying to squeeze in WAY TOO MANY townhouses in this small area. Half of the proposed number would still be too many. Parking will be an issue as it always is in Fort Langley. Developers do not have the right to over develop our home town. I will be at every meeting to try and get this plan amended into something more reasonable.

Thank you for taking the time to comment!

November

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:
   This T/H project will be very awkward so close to the old Fort! Please build houses instead!

5. Do you have any additional comments you'd like to add?
   I feel this Townhouse project is not in keeping with the village of Fort Langley. If townhouses are needed why not go to 208th in Willoby – It's such a mess!

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

would like to see larger units with master on main

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes + No) ftlangley is a small town with very little space. Development should be kept small / eg single family home + small strata bldgs.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: – it is inadequate

   – this is a money making proposition that will not improve Ftlangley extensive sewer system will be required whole town will pay – even people on septic

5. Do you have any additional comments you'd like to add?

   – too many homes in too small a space
   – does not provide enough green space for runoff of rain water – Ft Langley is a flood plain with high water table
   – no enough green (trees, grass
   – parking is a huge issue – the streets will be clogged with people parking – most homes have at least 2 cars.
   – if large # of children may overcrowd schools @ present Ft Langley + Bedford Landing seem to supply many children

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No But not so many, not so dense, not so high

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

town should not look new - style of homes does not resemble heritage style

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No) * this size of development in a small space.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

   - It seems very small for the # of units.

5. Do you have any additional comments you'd like to add?

   - We live Kiddy corner (Mary St). to the site. We have serious concerns with traffic flow (Hudson Bay), Mary St.
   - parking for visitors.
   - ~~internet~~ infrastructure of internet
   - too large - too many units.
   - schools (local) challenge to have enrollement
   - time + noise of the construction & what this means for locals living in the neighbourhood.
   - the impact of this # buildings to Fort park.
   - how this # of families will impact services in Fort Langley.

Thank you for taking the time to comment!

V FOIPPA s. 22(1) [redacted] on [redacted] 2021

* surprised [redacted] (it would have been nice to have been told).

COMMENT FORM

Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

(No, I would suggest:) THIS SERVES NO PURPOSE & IS CHEAP. THE ADULT AREA IS SIMPLY SOME DECKING & THE CHLD AREA IS TOO SMALL – HOW MANY YOUNG FAMILIES CAN AFFORD THIS?

5. Do you have any additional comments you'd like to add?

PARKING IS THE BIGGEST ISSUE – YOU NEED TO PUT A COVENANT ON TITLE THAT ONLY ALLOWS THE GARAGE TO BE USED FOR PARKING. THIS WILL ENSURE IT IS NOT USED IN OTHER WAYS WITH CARS ON THE STREET

PEOPLE WILL BBQ ON THEIR DECKS NOT WHERE THEY ARE LOOKED OVER BY PEOPLE ON THE STREET

ALSO IT IS SUNK IN THE GROUND FACING NORTH-WEST WITH NO SUNLIGHT – IT WILL BECOME DEAD SPACE.

Thank you for taking the time to comment!

Proposed

November 2021

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

While there is parking in each unit I am concerned it will result is too many vehicles parked on the street (garages for other use). Inside vehicle access is too narrow. Underground parking is a more productive and effective solution.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   (No) I would suggest:

5. Do you have any additional comments you'd like to add?

Heritage Zoning should not be changed
Do Not amende OCP
Do not allow three ~~stor~~ storey buildings in Fort Langley
Need more parking
Should be built in Willoughby

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

Townhomes

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* (No)

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No* There should be more options in the development

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: not enough playground space gardens not getting enough sun.

5. Do you have any additional comments you'd like to add?

   Buildings along King St. should be reduced to 2 story. Walkway to narrow.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   Overall floor plans don't suit an older demographic 65+. Suggest elevator shafts.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it undecided

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   Not happy that a portion of Royal Street will be gone we (3) of our household use that Road daily. Why?? does it need to go??

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No* ?

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

I LIVE ON [redacted] THIS NEGATIVELY IMPACTS ME.

FOIPPA s. 22(1)

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes / (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes No

SINCE THERE IS NO CHOICE, I THEN SAY YES

2 - NO

POORLY WORDED QUESTION. I'M NOT IN FAVOUR OF SUCH CONDENSED HOUSING.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes) I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

TOO CROWDED.

(1) PARKING IS A HUGE ISSUE.

(2) WHAT ABOUT VISITORS FOR EVENTS? RECEPTIONS IN THE NEW MULTI PURPOSE BLDG.S – WHERE TO PARK.

(3) NO ACCESS MAVIS/ROYAL – MAVIS + KING THE ONLY ~~ONES~~ ENTRY POINTS

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

No, I would suggest:

5. Do you have any additional comments you'd like to add?

The 'access' for all vehicles seems to be only 1 location. The 'turning' circle seems for too tight for garbage packers, fire trucks and certainly for tractor/trailer moving trucks !!! Also, fire and ambulances

Thank you for taking the time to comment!

FOIPPA s. 22(1) [redacted]

Fort Langley

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   This is great for Fort Langley

Thank you for taking the time to comment!

November

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Was hoping to see something a little different — overused design — would prefer a more 'urban' feel like some of your other projects

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No – town houses would be better near Glover Road?
– this development does not have driveway parking for the residents! Such a disapointment!

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

(Yes, I like it)
(No, I would suggest:) → the development should have driveway parking for the residents!

5. Do you have any additional comments you'd like to add?

IF I accept a high density development in my low density neighbourhood (and I do accept that growth is coming and density increases over the years) → why were the surrounding residents so poorly considered?
All the excess cars who do not park in their garages will be spilling out into the nearby streets. Parking on Royal is gone, because Royal is gone. No driveways for the residents. This is too late I guess. So maybe we can have permit parking on our street?
It will be like Cranberry festival every day. Everyone was
Thank you for taking the time to listen to us.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1)

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

REGARDLESS OF WHAT'S BEEN PLANNED, THE DEVELOPMENT DOES NOT HAVE ENOUGH PARKING TO SUPPORT THE VOLUME OF PEOPLE & VEHICLES WITHIN THE COMPLEX. THIS WILL CAUSE PROBLEMS WITH SURROUNDING RESIDENTS!

Thank you for taking the time to comment!

Vicini Form November

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses? LOW INCOME SENIOR FAMILY

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see? CHILDREN OUTDOOR AREA.

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

- MOSTLY CONCERNED WITH THE OVERFLOW PARKING THIS WILL INEVITABLY CREATE
- WOULD HAVE LIKED TO SEE A HIGHER LEVEL OF ENERGY REDUCTION: PASSIVE
  - GREEN MATERIALS
  - NO NATURAL GAS

THIS WOULD HAVE BEEN A GOOD OPPORTUNITY FOR TOL TO SHOWCASE A COMMITMENT TO ENERGY & SOCIAL AWARENESS

Thank you for taking the time to comment!

Homes

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

No, I would suggest:

5. Do you have any additional comments you'd like to add?

This is a BAD Precedent

If this goes What is Next - a mess

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes (No) Maybe, but not this "Cereal Box" approach!
- Does not apply to Seniors. Development leaves Seniors out.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

No, I would suggest: The whole development does not fit with the Historic nature of Fort Langley.
- Especially right across from the Fort.

5. Do you have any additional comments you'd like to add?

- Poor design
- Should not be "High Density" in an area of Single homes.
- can't accomodate 90+ cars.
- Post office can't deal with this number of new people.
- No thought to keeping the building a heritage design.

Thank you for taking the time to comment!

- Right across from the actual "Fort" - Eye Sore!
- ~~Fort~~ Fort Langley Townhomes not present to deal with 90 cars/vehicles/135 additional people.

I can keep going on. "

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Not enough parking
The side streets are not set up for transient parking.
Don't sell out the local residences for the short sighted income.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   it is to Big for Here

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No* DEVELOPMENT OF MULTI UNIT HOUSING IS CONTRARY TO FORT LANGLEY AS IT IS A SMALL TOWN COMMUNITY

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   HAVE SOME CONCERNS ABOUT DENSITY WHICH WILL REQUIRE SEWERS TO BE PUT IN..AND THE DENSITY OF PEOPLE WITH CORRESPONDING INCREASE IN VEHICLE TRAFFIC AND PARKING. OTHER QUESTION IS FOR SCHOOLS AS THERE IS LIMITED SPACE IN LOCAL SCHOOL.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

- More parking for residents/visitors.
- 3 level townhomes are not suitable for an older demographic due to the stairs. Will a younger demographic be able to afford these townhomes?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes (No)

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: That would be for the tennants to answer.

5. Do you have any additional comments you'd like to add?

Vary the trees on the boulevard. Not plant the same tree up & down the street. Ft.Langley has a visible variety of trees – to have a streetscape of identical trees would be out of place.

Thank you for taking the time to comment!

Vicini Homes Fort

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

(Yes, I like it)

No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes) *I like it*

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

I NOTICED THAT THERE WAS ONLY 10 VISITOR SPOTS AT ONE END OF THE COMPLEX. I LOVE THE FACT YOU USED HISTORIC PIONEER DESIGNS THAT TIED INTO THE HISTORY OF OUR COMMUNITY

Thank you for taking the time to comment!

COMMENT FORM

Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Thank you for taking the time to comment!

Form

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes (No) Not until getting the invite to this open house.

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) No However, the TOL needs to invest in supporting community based amenities for Fort Langley - Pool!

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

(No, I would suggest:) - This will be a family development and more investment should be made to support that.
- Sports Court
- Larger Playground
- etc.

5. Do you have any additional comments you'd like to add?

The TOL has benefited from cultural / revenue gains without investing in our public amenities for the people who live here.

Our community amenities have not been upkept and the local schools are full.

Adding high density housing for families requires better community planning and support.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it neutral

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   - I don't like the removal of Royal.
   - Difficult for visitors to access the front doors of people they're visiting.
   - Not enough green space - yards are way too small - too much density.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add? more parking

Thank you for taking the time to comment!

Townhomes I Form

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it ✓

   No, I would suggest: BETTER ACCESS FOR SENIORS

5. Do you have any additional comments you'd like to add?

   TOO CROWDED - MAX 25 UNITS?
   DIFFICULT FOR VISITORS/GUESTS.
   VERY TIGHT ACCESS FROM GARAGES/STAIRS/LIVING LEVELS

   GOING TO LOOK LIKE 208 St.!

Thank you for taking the time to comment!

Form

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes No (conditional) see #5

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

Development permit must have covent for strata that require garages ~~to~~ must be used for parking. Parking in Fort Langley area is a huge issue and is often ignored. Home owners tend to not use garage for parking.

Thank you for taking the time to comment!

Vicini

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes (No)

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (Yes, I like it)

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

- I don't like the density 44 townhomes where there used to be 8 single family homes
- I would prefer a much more upscale development that fits the overall feel of the area.

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: - Pointless. Instead suggest dog friendly areas. - Seniors have pets

5. Do you have any additional comments you'd like to add?

   Elevators

Thank you for taking the time to comment!

COMMENT FORM

Vicini Fort Langley Townhomes – 11-33-0138

Name: FO PPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   ✓ *Yes, I like it*

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

STANDARIZE TOWNSHIP STREET PARKING ACROSS THE BOARD. AS PER BY-LAW?

Thank you for taking the time to comment!

Townhomes

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name: FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

I think we have an opportunity to do so much more here in fort Langley. These designs are not inspiring and seem to contradict other developments proposed at 3 stories.

Thank you for taking the time to comment!

Vicini Townhomes

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   (*Yes, I like it*

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   CONCERN RE. PARKING ?

Thank you for taking the time to comment!

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? *Yes* *No*

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   Yes *No*

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   Yes *No*

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest:

5. Do you have any additional comments you'd like to add?

   Too dense – 47 units in 1 block space!

Thank you for taking the time to comment!

see over

COMMENT FORM

Vicini Fort Langley Townhomes – 11-33-0138

Name FOIPPA s. 22(1) [redacted] FOIPPA s. 22(1) [redacted]

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

(Yes) No This is your first -- make it good!

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

(Yes) (No) Yes if right design + # of residents this one Too Big + Too Blah.

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

Yes, I like it

No, I would suggest: Looks like it will be Very Small maybe room for a bench or Two. This is relatively unimportant in the big scheme.

5. Do you have any additional comments you'd like to add?

This design is NOT Fort Worthy! It site on Prime realestate - it should be a showcase. It is Too Big; the traffic will highly impact the sarrounding streets - where people (children + seniors) are forced to walk. Traffic will probly flow out + in through Hudson Bay ST which is already dangerous. The idea of designs to earlier Fort designs doesn't hold - those houses are being demolished to make way for modern architecture. I can't believe the Heritage Committee endorsed this.

Thank you for taking the time to comment!

The fort cannot accommodate this number of people.

-- Need to line up to get kids in schools

- Dr. offices too full - not accepting new patients

- Parking at a premium.

- Traffic already a problem - speeding

-

COMMENT FORM
Vicini Fort Langley Townhomes – 11-33-0138

Name:

1. Do you currently live in Fort Langley? (Yes) No

2. Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

   (Yes) No

3. Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

   (Yes) No

4. Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features) If not, what sort of activity programming would you want to see?

   Yes, I like it

   No, I would suggest: more investment in community amenities, public spaces.

5. Do you have any additional comments you'd like to add?

Our school (Fort Langley Elem.) is at capacity. Our library is small and our local outdoor pool just got removed. It is infuriating + disgusting that you develop such density without thinking about how to increase capacity in public amenities + schools. Don't assume retirees will move in, our

Thank you for taking the time to comment!

couples without kids. That was the assumption made with respect to Yaletown and now they're stuck bussing kids across Vancouver because there aren't enough schools.

I 100% support density, but sustainable communities, particularly in the suburbs, require community amenities in addition to developments that support density.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 8, 2021 4:15 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

Yes

Do you have any additional comments you'd like to add?

Concerned about parking overflow.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 8, 2021 5:39 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

No

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

Yes

If not, what sort of activity programming would you want to see?

Use the current adjacent park

Do you have any additional comments you'd like to add?

The units remind me of the old Jericho army base. Just need to paint it white and add fire escapes.
It does not fit with the neighborhood at all for design. It looks like it is just a way to maximize the revenue from the property rather than staying with the community growth ideas as seen in the newer developments

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 8, 2021 6:22 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FOIPPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

No

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

No

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

Yes

Do you have any additional comments you'd like to add?

Concerned about increased population and need for parking.
Congestion will build up along the streets.
Not feeling a need to density or build affordable housing here.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 8, 2021 6:06 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

No

If not, what sort of activity programming would you want to see?

A playground/basketball court at grade

Do you have any additional comments you'd like to add?

I think that Mary Ave will see a lot more vehicle traffic and especially foot traffic for people coming from the development towards the Post Office, Fine Arts school, Community Hall, parks, Trading Post etc as well as traffic between the Fine Arts school and library. For this reason I think Mary Ave needs to be upgraded with a sidewalk that connects the existing sidewalk at the post office to the development. Without sidewalks and any ights in the dark and rain (like this time of year) the section of Mary from Church to Royal will be unsafe.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 8, 2021 6:59 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

No

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

No

If not, what sort of activity programming would you want to see?

Given the size of the development this does not seem sufficient to support families in the complex.

Do you have any additional comments you'd like to add?

A community plan for Fort langley needs to include expansion of facilities and support for families who live in Fort langley. Our community amenities are small (library) or have not been kept up and been removed (community pool), our most used community space is privately owned and will eventually be developed and our schools are both full or not accepting local children.

The TOL is investing in facilities that will benefit tourism and bring people into Fort langley from other areas without investing in local first. I support development and growth in Fort langley but we need to ensure that our community is invested in - the removal of the community pool is a devastating loss to the community, the library is incredibly small (as is the planned meeting space) and there have been no plans for additional community spaces.

When I attended the info session in 2018 I was told that Fort langley is not a growing community for families and that it would be retirees that live in this New building. Clearly this is a space designed for families, and that is introducing higher density, into a community that does not have the infrastructure and support for families to live work and play in their own community.

I would like to see the developer and township invest in rebuilding the pool and expanding community spaces. I would also like to see the developer ensure that their onsite amenities are significantly larger to enable families who live there to benefit. 43 units could mean 86 children (or more) which a more than 25% of the capacity of our local school.

This influx of families puts pressure on an community that is already lacking in resources - please invest in Fort langley for those who live here. Not just for those that visit.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 9, 2021 10:50 AM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

No

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

No

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

No

If not, what sort of activity programming would you want to see?

I would not call the amenity space age friendly not sure how many adults could sit at one picnic table nor want to ride a miniature train. Perhaps an area focused on fitness equipment would be a better use.

Do you have any additional comments you'd like to add?

I was very disappointed the open house was held on Aboriginal Veterans Remembrance Day. Also using colonial architectural designs is insulting to the Aboriginal communities. There are several bands involved with the new forming of an indigenous museum in the cultural centre. Is that respectful to have a period they would like to stay in the past existing next door the their museum?
The entry/exit road is small, how will emergency vehicles enter and how will if needed residents evacuate the complex. I felt the public presentation was very limited in information (the size of rooms, garages, decks was missing) and somewhat generic feeling. I really hope more thought and consideration is put into this project than has been done.

fortlangley@vicinihomes.com

From: Fort Langley Comments submission <submissions@vicinihomes.com>
Sent: November 11, 2021 4:35 PM
To: fortlangley@vicinihomes.com
Subject: Fort Langley Comments submission

Name

FO PPA s. 22(1)

Do you currently live in Fort Langley?

Yes

Did you know that Vicini Homes was selected to develop this property as part of the RFP funding process that occurred for the new Museum and Cultural Centre in Fort Langley?

Yes

Are you in support of a residential development in Fort Langley that includes more variety of housing choices for the neighbourhood, such as townhouses?

Yes

Do you like the programming for the Age Friendly Amenity Space? (Gardening plots, train play structure with trellis "train station", picnic benches, social area and landscape features)

Yes

If not, what sort of activity programming would you want to see?

All items in the amenity space, play structure, picnic benches, a socail area and landscape feature are of benefit to the community.

Do you have any additional comments you'd like to add?

Currently, the stretch of Royal St alongside the site is open to the public. It has very light traffic and is a useful public path. Removing half of this path is a negative amenity. Claiming the remaining half as an amenity, when in fact the amenity already exists in a larger format is disingenuous. This path where Royal St currently exists should not be claimed as an amenity since it already exists, and a new public amenity should be created to make up for the removal of half of the existing Royal St.

The walkway through the centre of the site is good, as it opens up the site to the outside community. It would be better to be bit wider, at least as wide as a sidewalk to promote walking to front doors, which fits in with the community.

It is good that the corner amenity area is open to the outside community.

Although there is no way to entirely prevent the creation of 45 homes in a small area from creating parking pressure on the streets, best practice should be followed in designing the paved sections of the development to encourage parking by residents inside their garages and not on the street.

Fort Langley Community Association
P.O. Box 642 Fort Langley B.C. V1M 2S1
info@fortlangleycommunity.com

ATTACHMENT E

November 4th, 2021

Dear Hon. Mayor and Council of the Township of Langley,

Re: Development Application Project 11-33-0138 / TOWNSHIP OF LANGLEY

As requested by the Township of Langley, the Fort Langley Community Association (FLCA) requested feedback on the above development proposal Project 11-33-0135. We requested feedback to our membership via our newsletter and a post on social media. We compiled only those comments which were emailed back to us.

We received 32 written comments which are attached. Here is a summary

Design: The majority expressed concerns about this particular design not being in spirit of Fort Langley.

This jewel piece of property is Prime Real Estate in Fort Langley. Any project built there will be highly sought and highly priced. It deserves to be imaginative, extremely well designed and pleasing. Line drawings of course don't do justice but at first glance the design seems, cookie cutter, bland, unimaginative and looks low cost.

The Development, as drawn, is out of architectural context for Fort Langley, it could well be in any area of the Township, Willoughby comes to mind. Recent projects such as McBride Station, Lily Terrace and the Reid Block are examples of Fort Langley developments which have taken into consideration the setting and historical architecture of Fort Langley.

The Developer needs to get their architects to go and look at photos from the history of the Fort Langley Village and redesign the look and feel of these buildings. They do not look historic at all and they are going to be across from the Fort itself.

Parking: Concerns expressed for enough parking in an already tight area.

All that to say, a requirement of this development should be that there is adequate off-street parking in the complex (underground, or parking areas) for residents and for their visitors. This will be particularly important with the number of units being proposed.

There's just not enough onsite parking! We all know that the double garages will only have one car max parked inside, so there will be 45 more cars on the streets!
I only count 7 visitor stalls all near the front entrance - I'd say not enough!
There's no room in the complex for additional parking - can't fit /park your 2nd car in front of your unit!
They need an underground parkade - like next door at the museum.

Typically, strata's reserve outside parking stalls for visitors, they are not generally available to owners. If this is the case in this development, on street parking will be negatively impacted. Even if the onsite outside parking is not reserved for visitors, then visitors may be forced to park on street. Additionally, some units are shown with tandem garages which may result in on street parking for owners with more than one vehicle because of the inconvenience of jockeying vehicles about. Often today families have grown children living at home increasing the potential vehicle count. There is nothing in the materials to indicate if below grade parking has been considered as it has been at the adjacent Museum and Lily Terrace.

Density: Along with parking many comments made mention of congestion concerns.

Just wanted to say that the development is way too big for the area as proposed. About half the number of townhouses might work. This is not a high density area. Parking will definitely be an issue, there are already so many problems with parking in Fort Langley especially on the weekends. Also, I assume they will be on city water and not septic like the rest of us? I think we will pay for that in our taxes too but not benefit from it.

I feel like they've just taken one of those crowded places in whilloughby and plunked it in a formerly beautiful piece of Fort Langley.

Thank you for the opportunity to reach out to the community. Please let us know if you have any questions about this summary of comments.



Andy Schildhorn
Chairperson
778.835.8957

Comments Received:

1. Thanks for the opportunity for asking for our thoughts on this development.

My main concern is for the traffic and parking problems the will come as this project finishes. The units all seem to have double garages so the potential is there for parking but most people use their garages for storage. That means that one or even 2 vehicles from a unit need road side parking. When the parking situation in Fort Langley needs improvement already this could make it even worse. There are often vehicles parking up and down the streets already let alone when there is higher density in the works.

2. This jewel piece of property is Prime Real Estate in Fort Langley. Any project built there will be highly sought and highly priced. It deserves to be imaginative, extremely well designed and pleasing. Line drawings of course don't do justice but at first glance the design seems, cookie cutter, bland, unimaginative and looks low cost. Fort Langley deserves better. It seems that even some of the proposed garages will not fit a car.
This is not acceptable. The developer should be pressured to design a Gold Standard development, if they cannot, another company should be pursued.

3. My wife and I have lived in the Fort Langley area for 22 years. I am an architect and have looked at the application for this development. This application does not fit the community or the historic nature of the area.

There are several multi-residential buildings that have been erected in Fort Langley in the last few years. I am not quite in agreement with all of them, however, the developers have tried to have the buildings "fit in" with the community and not stand out.

This proposal wishes to erect multi townhouse structures, that are first, ugly and go in line with most structures you see in Willoughby; second, placing them directly beside the Fort and the new museum is ridiculous; and third, placing them next to low density, single dwelling homes is just a plain eye-sore.

I think a bit more planning needs to be done before the beautiful community is ruined for ever with no hope of recovery. Again, just think Willoughby and poor planning!

I am completely against this proposal and hope that council is able to see clearly that this development does not work.

4. I have studied the application for this development in detail and I am not able to see how this application could even be considered for a historic town. I live in Fort Langley, run a business in the area and also own a farm in this district. We have lived in this area for 28 years. My family values the history of this location and the community that exist within the Fort. Fort Langley is a "true" community, which makes it unique within the lower mainland.

The developmental proposal is illogical, both in appearance and location. First of all, the proposal has not one unique quality to help it fit into the heritage area. It is just another "cereal box" development that you can find driving around Willoughby. By positioning this

development right opposite from the Fort and right beside the new Museum is laughable. What would anyone coming to visit the historic area of Fort Langley think when they pull up to the Fort and see this "eye sore"? I am sorry, but I am the daughter of a British trained architect and I was raised to research and appreciate the location first, and then build to suite the environment – NOT build whatever we want, just because we own the land!

If this proposal goes through, it will be a dark stain on Fort Langley. I can only imagine the sadness and hopelessness that the residents around that development site are feeling. A better development would be a small residential development with heritage style designs that fit the area. Putting a 3 story townhome development in that location is criminal. Please save ideas like this for the already ruined Bedford Landing. Some of the new developments near the core have been successful in blending the business frontage with large spacious condos above, maybe these developers should be approached again?

Just to repeat, this proposal is RIGHT opposite the heritage Fort and RIGHT beside the new museum. Surely, I am not the only one that sees how ridiculous this development is.

Please don't destroy the unique qualities that Fort Langley holds so dear to every resident in this area. I am fully against this proposal and hope that council is able to see clearly to stop this development, and look towards something that compliments the unique qualities of this heritage and historic location.

5. This proposed development demonstrates a spectacular lack of imagination and a lack of respect for this unique site which is next door to a National Historic Site.

The suggested design and plan is another epic failure of vision, good taste, and another shameful loss of a golden opportunity to create something special that the Village can view with pride.
Township of Langley and their Planning Department should send this proposal back to the builder and the architect and tell them to go back to the drawing board.
This concept looks like a barracks.
This is a tiny Village of historic importance. This proposal lacks quality and vision and shows no consideration for the extraordinary opportunity to create something wonderful on this choice piece of real estate .
This site should compliment the historic character of the location. Why a Heritage Alteration Permit for this site?? Why should there be ANY Heritage Alteration Permits in this special neighbourhood?
This concept should never have made it past the Planning Department.

6. My concerns for this development are:

Parking. I see that each residence has a double garage but I also know it is rare for people to park 2 cars in their garages. Therefore, people will be parking on the road, which is already an issue on many days here. And if there is an event in town it is magnified, which happens often. On sunny days or weekends there are already cars parked on Mary right up to King. It becomes a safety concern when trying to walk with strollers and/or dogs, and visibility when trying to turn onto Mary.

Busy roads. I live on King St which is a narrow street and I am concerned that there will be so much more traffic on this road.

7. I would like to add my comments/concerns about this development proposal. First, I don't have any serious objection to the proposed townhome development, however, with the proper provisions or requirements for adequate off-street parking for residents and visitors.

On street parking is at a premium at the best of times, and especially challenging during events and often on the weekends during the summer and when the weather is nice. The reality is most residences have at least two vehicles, and often more. There are numerous examples of this in the Township, specifically if we look to the Willoughby area where there is medium to high density. We lived in that area for 2 ½ years and saw daily to issues with on-street parking. Most of the units had two-car attached garages, yet there was on a daily basis illegal parking on the streets. Part of that was many people own larger pick-up trucks that don't fit into garages, and homes with more than one or two vehicles.

All that to say, a requirement of this development should be that there is adequate off-street parking in the complex (underground, or parking areas) for residents and for their visitors. This will be particularly important with the number of units being proposed.

8. Thank you for the opportunity to provide feedback on the proposed Townhouse Development (The Development) planned for King Street in the Historic Village of Fort Langley.

From the renderings it appears The Development is planned for the northeast corner of Mary Ave and King Street in Fort Langley. The drawings are for forty-five multi storey townhomes with one entrance/exit onto King Street. The Development is to the south of the Museum (currently under construction), both the Museum and The Development are mere steps from the Historic Fort Langley Fort. The Development will be highly visible from both the museum and the Historic Fort Langley Fort.

My comments are not objections to a residential development on this site. They are questions/concerns about the design/density and environmental impact of The Development as currently drawn.

Design – The Development, as drawn, is out of architectural context for Fort Langley, it could well be in any area of the Township, Willoughby comes to mind. Recent projects such as McBride Station, Lily Terrace and the Reid Block are examples of Fort Langley developments which have taken into consideration the setting and historical architecture of Fort Langley. The Development's proximity to, and visibly, from the Historic Fort begs for a design honoring the architectural context of Historic Fort Langley.

Density – The drawings show forty-five homes with ten provided outside parking stalls. It can be expected that The Development will add +/- 100 cars to the area. All traffic to and from The Development will be forced to enter and exit the general area from either Mavis Ave or Mary Street from King Street. Mary Street in this area is narrow with no shoulder or sidewalks, King and Royal streets are the same. Mavis Ave carries local traffic as well as traffic from the Historic Fort and soon the new Museum. Access to Glover, 96th, 88th, Billy Brown, Francis, Royal and Hudson Bay must also be considered. There is nothing in the materials to indicate if a traffic study has been or will be undertaken.

Typically, strata's reserve outside parking stalls for visitors, they are not generally available to owners. If this is the case in this development, on street parking will be negatively impacted. Even if the onsite outside parking is not reserved for visitors, then visitors may be forced to park on street. Additionally, some units are shown with tandem garages which may result in on street parking for owners with more than one vehicle because of the inconvenience of jockeying vehicles about. Often today families have grown children living at home increasing the potential vehicle count. There is nothing in the materials to indicate if below grade parking has been considered as it has been at the adjacent Museum and Lily Terrace.

There is one entrance/exit, from/onto King Street. As a comparison McBride Station in Fort Langley has fifty-two units with two entrances/exits and seventeen outside parking stalls with all units having two car side by side garages. The good and bad of recent developments in Fort Langley should be considered when determining if the current infrastructure is adequate for this level of density.

ENVIRONMENT- There is nothing in the material to indicate what if any consideration has been given to the environmental impact of The Development. Currently the site contains mature trees and hedges. Will those be removed and if so, what will they be replaced with? The new Museum will be heated and cooled with a geothermal system and living roof. Will forty-five homes negate this where there are none now? What is the environmental impact of +/- 100 vehicles?

PROCESS AND TRANSPARENCY – There are no details in the materials to indicate current ownership of the site. Is it still owned by the Township of Langley? Has the developer acquired it? If so, what process was followed? Will The Development be subject to the same oversight as other actual or proposed developments within the Historic Village of Fort Langley?

9. Just wanted to say that the development is way too big for the area as proposed. About half the number of townhouses might work. This is not a high density area. Parking will definitely be an issue, there are already so many problems with parking in Fort Langley especially on the weekends. Also, I assume they will be on city water and not septic like the rest of us? I think we will pay for that in our taxes too but not benefit from it.

10. What was once 8 homes goes to 45!
There's just not enough onsite parking! We all know that the double garages will only have one car max parked inside, so there will be 45 more cars on the streets!
I only count 7 visitor stalls all near the front entrance - I'd say not enough!
There's no room in the complex for additional parking - can't fit /park your 2nd car in front of your unit!
They need an underground parkade - like next door at the museum.

The buildings are very 'boxy' not much heritage character to them.
Looks like only 9'-0 main floor ceilings and 8'-0 upstairs
I thought this area was a 'heritage' area?? Why are we letting them alter that designation?

This is a city led project - hopefully they downsize it!

I expected more for such an idyllic & special location.

11. The Developer needs to get their architects to go and look at photos from the history of the Fort Langley Village and redesign the look and feel of these buildings. They do

not look historic at all and they are going to be across from the Fort itself. Is this really what the Township wants visitors/tourists coming to the Fort site to see? It reminds of the 3 story low-income apartment buildings in small cities in Ontario. What was the architect thinking? I usually make fun of "experts" posting what they learned with Google but in this case they could actually have used Google for a few minutes and figured out what these buildings should look like.

The other problem of course is parking and traffic but that already got plenty messed up with Fort Langley's ridiculous new building requirements of 50% less parking required than the rest of the entire Township. It's not rocket science to figure out what was going to go wrong with that plan and here we are. And every developer and development have laughed all the way to the bank with it and continue to do so. The real ignorant ones sometimes flout how great they are for delivering a few stalls more than are required by the Township but never mention oh by the way, of course we are still delivering far less than would be required anywhere ANYWHERE else in the entire Township. Ridiculous.

12. -Townhomes are great for young and agile people, but not everyone can manage 2 flights of stairs. So, it would be good to see some of the new dwellings on one level.

-Parking has always been an issue in this town. 45 dwellings could mean an extra 90 cars. People are tending to fill their garages with stuff and therefore put their cars on the street. Local people as well as visitors, have a hard time already finding parking downtown.

-I suppose it's a forlorn hope that there could be some affordable homes.

-Access through the town will be tricky. Mavis Street, for example, is already chock a block full of parked cars, moving cars and pedestrians.

-Wondering what is happening to Royal Avenue? Looks like there will be no through street from Francis to the Fort…therefore more access problems.

-There is only one access/exit point for the whole complex. This could be a safety issue for emergency vehicles.

13. The planning is upside down, and just like Willoughby it'll be after the fact of re-doing all the infrastructure, which makes it a congested mess. I avoid that area if I can.

I wish they'd leave those lots alone and just give them over for single family dwellings as their original use. Of course multi-unit developments are such a cash cow here without any long-term intentional foresight of growth. It's happening everywhere in the lower land, of course, but it's disappointing nonetheless.

I realize the developers have to pay fees to help the infrastructure, and this is not going away....but it's hard to watch the town (everywhere) change so drastically in a few years.

14. I feel like they've just taken one of those crowded places in whilloughby and plunked it in a formerly beautiful piece of Fort Langley.

The planning seems out of wack somehow. A chunk of our infrastructure has been torn down, to be replaced when?

There is already far too much traffic in the village. Far to many Semi trucks and B trains of gravel and lumber rolling down Glover road.

This project will only increase the traffic and parking problems we already have.
Better planning is need before adding hundreds more people.

15. It is not more people we need in the Fort – unless the Township is just trying to gain more taxes (for little services) from the expensive real estate. What is missing is a good restaurant for a replacement of the Lamplighter. The ideas of Woodward of a "Boutique Hotel" was something that intrigued me but the township at that time was definitely "anti-Woodward" at that time. As mentioned by some, the truck traffic is a negative attraction and detracts from the Fort mystique. Parking problems should not be solved by "pay parking". My biggest beef is the water quality which is corrosive. I have an 8 year old house and my fixtures are rusting out. My nephew who also lives in the Fort has spent 10 thousand plus replacing his piping and Insurance will no longer cover any more claims. Our dog will not drink the water and we use bottled water. I brough this up with City and they will not address it according to Mr. Woodward. Our plumber said, this is a problem throughout the Fort. It is the usage of the Well water that is the problem here.

16. Other than being a little light on visitor parking the only main thought I had was that it's trying to hard to fit in to the forts aesthetics. But overall it's a good looking layout.

17. Not a big fan of this either. Doesn't look like it's keeping within the Fort Langley aesthetics. And too the traffic/parking in and around Fort Langley is already too congested.

18. After taking some time to review the renderings and the proposed density I offer the following feedback.

1. **Architecture**; The architectural styling shown in the renderings doesn't indicate any honouring of Fort Langley's historical heritage. This is in sharp contract to the standards set by Lanstone Homes: McBride Station and Lilly Terrace, Fort Langley Properties: Coulter Berry Building, and Spade Holdings: the Reid Block. The images indicate a very generic type and style of townhouse development that is much too common in multiple suburban neighbourhoods around the lower mainland. As one of B.C.'s few remaining historical communities and a major tourism draw for the ToL, Fort Langley deserves much better.
2. **Density:** The proposed density for this particular building lot is concerning. It creates a congested design and places unnecessary burdens on the limited resources and services of the small community. On street parking would most likely be one major negative side effect. Reducing the density to 20 to 30 units would allow more space on the site for the

benefit of the future residents. It will also offer more space for the architects to design historical and heritage sympathetic structures.

3. **Sustainability**: I haven't found any sustainability goals or targets mentioned in the provided documents. Given the importance of environmental impacts to the future liveability of our planet, no new development should proceed without adherence to a specific set of sustainability guidelines. Too often in the past developers have installed simple electric baseboard heaters under the premise that they are green because they don't use natural gas. In fact, developers install electric baseboards because they are inexpensive. The most cost effective sustainability practices any builder can do is design and build buildings that are durable and require as little energy as possible.

Thank you for offering the opportunity to provide this feedback.

19. Doesn't feel like the best idea. Yes, it puts a lot of homes on less property but is this what is desirable in the Fort Langley Village. Who is this going to benefit the most. Already the Village is plugged with cars parked on every street in the "downtown" vicinity. Weekends there is no parking. Need to go to post office … rarely a place to park. Townhomes, more people, more cars.
Fort Langley is known as the jewel of the valley…lets keep it that way.

20. Apart from looking like army barracks or God forbid, pictures of residential schools I have seen. They look like the subsidized council houses they built in England in the 1950's. Awful design, ugly, no thought to the heritage nature of the area. Total tax grab at Fort Langley's expense.

21. Soon Glover is going to need to be 2 lanes each way… It is difficult accepting the heritage small town feel is slowly fading away, but I admit that I have enjoyed some of the fruits of progress and development over the past 20 years. Townhomes are seemingly unavoidable in any city that is trying to manage growth in population. But my biggest concern about the development is the trampling of the greenery on our beautiful lots in Fort! There are many iconic trees and **homes** in our town that make it still feel like the place we all grew up in. I just hope that the plan for any development that is upcoming will take care of the beautiful natural scenery that contributes to how beautiful our home is. Whether its townhomes or not, lets keep in mind that the green guys are what keep us alive.

22. Looks like a 1970s Guildford-Whalley Development. Besides is that area ready for another load of traffic?

23. Not a fan of this.

24. My feedback as a tax paying resident of Fort Langley is the design of this project in no way reflects the heritage nature of this community and as currently designed would be a big mistake. Please reject this design.

Also, what parking and roadway improvements are being made to accommodate the additional traffic created with this size of a project?

25. Are any of the proposed units suitable for older of mobility impaired people? The picture shows only 3 level townhomes, not stacked or single storey units. The issue of residents who age out of their single family homes and can find no alternative in the Fort has been ongoing for decades.

26. I would like to see the development more in keeping with the heritage looking buildings, these look like they could be found anywhere.

27. This development, along with everything else being proposed in Fort Langley, is illustrating the urgency for all of the existing reports and guidance to be adhered to, and for clear designs guidelines to be prepared and issued for all developments.

This proposal is completely inappropriate for a small town, and even more so within an apparent Heritage Conservation Area.

1. The heights of buildings proposed are dominant over the lower roofed areas around and are therefore inappropriate.

2. The Fort Heritage site is supposed to guide developments around it, and it does not appear that anyone has even considered the impact these structures will have on the site.

3. Absolutely no design thought has been put into these buildings, they neither compliment, nor improve the area and are out of context with village.

4. This is an opportunity to do something special with a clear site, but instead these bland, uninspiring buildings are proposed.

5. I propose that the Heritage Status is removed from Fort Langley as there is no drive to protect or any understanding of what is important to retain the importance or character of the area.

28. As a lifelong resident of Langley, I'm emailing in concern of and regards to, the Conwest Fort Langley development plan. Fort Langley has taken quite a beating over the recent years with much infrastucture development along with tremendous disregards for maintaining and preserving beautiful, older buildings. I'm very concerned about this new development and am wondering if it has anything at all to do with Eric Woodward? ANYTHING? If he does, then this would be a conflict of interest with him being a TOL Council member would it not? Also, he has caused enough damage to Fort Langley by ways of taking away from it's lovely, quaint atmosphere, painting over the mural in Gasoline Ally, the removal of large trees, painting a house bright pink and having buildings like the Coulter Berry Building put in, to name only a handful.

This new development means more of the quaint heritage look and feel of Fort Langley is being lost in order to make a more modern looking town.

Why must this be happening? My humble yet strong opinion is to please, stop building new and start fixing the damage that has been done. As you are aware, there are plenty of buildings along Glover Road that are in dire need of repair. How about setting focus on those

29. I don't think this is a smart idea as our schools for one are over crowded already...they don't reflect a small town attitude cause they are way too big.

30. Is there a link with more info about the development application? From what I see it doesn't look like a good fit for this location. This is substantially off Glover/the main developed area, stands out like a sore thumb beside the historic site and in the middle of the museum and single home residential area next to a community green space. Is it three stories? That seems very odd for that area of Fort Langley. I don't think this looks consistent with the area it's proposed to be located in nor the flow of people in fort Langley. It blocks off a portion of our streets from public access. Also it creates a visual and physical block between fort park - a wide green space where the community gathers particularly in winter- and the pedestrian zones of fort Langley. I don't support it in its proposed form nor in this location. Also what about access and increased traffic to this area - all of these side streets are small and don't have side walls. There's no traffic light at Mary and Glover. This is a problem.

I'm all for sustainable growth and development but this proposal just doesn't make sense.

31. No objection to the townhouse project (King, Mary, Royal I act Langley), though the design proposal looks dreadfully boring for Ft Langley

32. The architecture and design of the proposed townhouse development on King Street does not suit the character of Fort Langley. The buildings appear to have been designed specifically to save costs. That along with the proposed density of 45 units constrained to such a tight space gives the development a "Projects" like feel.
It is my opinion that the Township could provide a more suitable design as well as alter their development to better reflect quality over quantity.

33. I was quite surprised (or maybe I shouldnt have been) to see the proposed development. Something like this right next to a heritage site like the Fort, is shocking to be frank. Typical development for any suburban neighborhood, no way suitable for this site. Too much, too big, typical.

45 units, means approximately 100 new cars in the area. Lets be honest, nobody parks in these way too small garages, especially 2 in a tandom. 2 car households are the norm. The non descript design, again, not a big surprise. We may as well add a strip mall right through the Fort itself.
Something other than housing, would have been better for the community as a whole. Just my thoughts, nobody listens anyways.

Jan 5, 2022

ATTN: Teresa Hanson
Senior Development Planner, Development Services
Township of Langley
20338 65 Avenue
Langley, BC, V2Y 3J1

RE: Archaeological Request for Tree Removal
File 11-33-0138 - Proposed Development - Vicini Homes Fort Langley Townhouse Project

Dear Teresa;

As you are aware, we have a provincial permit for Archaeological monitoring work on the above noted Fort Langley project property. Some of this Archaeological work was done on site in June 2021. Following that investigation and findings, we are required to do further monitoring work under the existing permit, some of which conflicts with existing trees that are proposed to be removed as part of the proposed townhouse development.

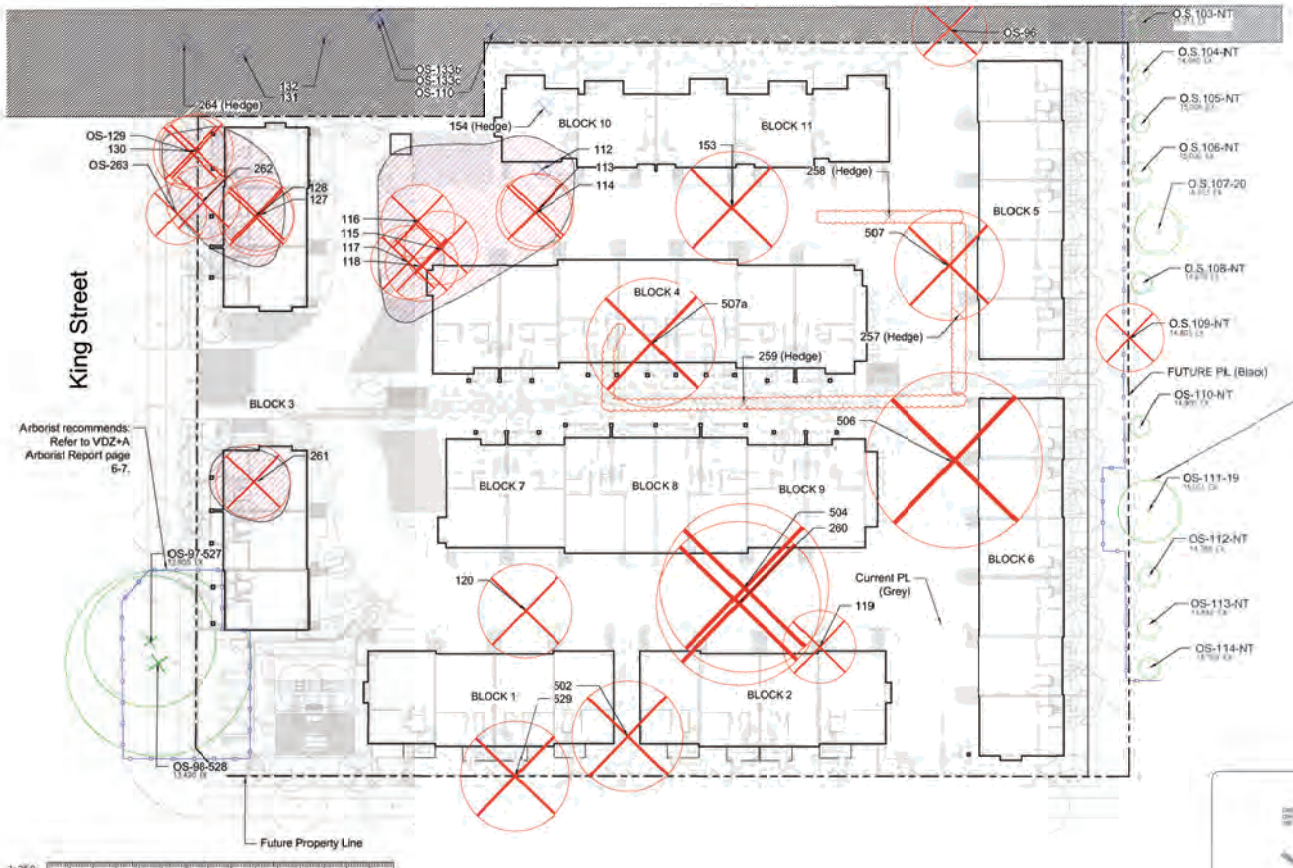
As such, we request to advance removal of some specific trees following 3rd Reading at Council of the above noted project. This is to facilitate the next phase of monitoring work in areas of high potential to find artifacts which is time-sensitive under the permit. These areas and trees are indicated as "monitoring zones" on the attached tree management plan in the three purple hatched areas. For clarity, the impacted trees are tree numbers 113-118, 127-130, 261-263. We note that several of these trees were previously approved for removal during the demolition of the homes on the property.

Please let me know if you have any questions or require anything further to consider this request for tree removal for the purposes of Archaeological monitoring under the existing provincial permit.

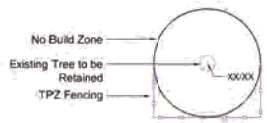
Sincerely



Michelle Sotomayor
Director, Development & Corporate
Vicini Homes (Fort Langley) LP

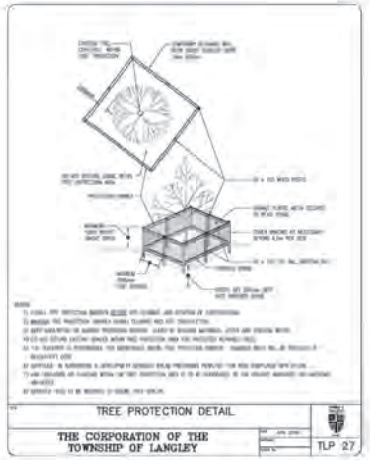


EXISTING TREE TO BE RETAINED	EXISTING TREE TO BE REMOVED (SIGNIFICANT)	TREE PROTECTION FENCING	ARCHAEOLOGICAL MONITORING ZONE	STUMP (REMOVED TREE)
Tag # / Existing grade / 0.00 EX				



TREE PROTECTION NOTES:

1. Contact VDZ+A Arborist for inspection 72 hrs prior to any work within the Tree Protection Zone.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. Contractor to provide root protection zone coverage to edge of dripline of all trees to be retained.
4. Refer to TLP 29 - Tree Protection Detail for tree protection fence requirements.
5. Contractor to notify Landscape Architect when tree protection fencing has been installed.
6. Landscape Architect to inspect tree protection fencing and provide approval before any site clearing or construction may commence.
7. 'Significant Tree' denotes all trees with a trunk diameter equal to or greater than 30cm measured 1.4m above the highest point of the natural grade of the ground measured from the base of tree.
8. Only significant tree numbers are included in Replacement Tree calculations as per T.O.L. Tree Protection By-Law (No 4470 Schedule B).
9. Tree Cutting between April 1st - August 1st must comply with the Feceral Migratory Birds Act, Provincial Wildlife Act and Migratory Birdsregulations.
10. All Tree Removals to be performed by Rope access climbing to preserve health of retained trees. Removed tree stumps in proximity to retained trees are not to be stump ground.



TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 27

2 TREE PROTECTION FENCE
N.T.S.

VDZ+A

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

No.	By	Description	Date
5	MKH	Issued for Arborist Report	2022-01-06
4	MKH	Issued for Arborist Report	2021-12-16
3	AC	Issued for Review	2021-12-10
2	AC	Issued for Review	2021-03-05
1	KM	Issued for Coordination	2021-02-04

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	SH	RDC Coordination	June 5, 2019

REVISIONS TABLE FOR SHEET

Project:

Fort Museum Residential

Location:
9134,9114,9112 King St.
23391,23411 Mary St.

9113,9103 Royal St.
Ft. Langley

Drawn: KM

Checked: AL

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: 1:250

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THIS WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RIGHTS OF REPRODUCTION OF DRAWINGS MUST NOT BE PERMITTED FOR CONSTRUCTION FOR LAND EXCLUSIVELY ISSUED FOR TENDERING INSTRUCTION.

Drawing No: AR-01

Project No: AR2020-17

Drawing Title: TREE PROTECTION PLAN

NORTH

site lines
ARCHITECTURE

"discovering architectural dreams and stories"

January 11, 2022

Vicini Homes Project at King and Mary – Fort Langley (File Number 11-33-0138)

Townhouse Design Rationale (Revised)

The proposal for our 45 unit townhouse development at the corner of King Street and Mary Avenue will prove to be a great addition to Fort Langley proper and a benefit to the community for the following reasons:

- The architecture has direct reflection to the building type seen inside the Historic Fort, which is adjacent to the site, and which will prove to be harmonious with our streetscape and directly in line with the historical evolution of Fort Langley;
- Provides a "quiet", mostly 2.5 storey back drop for the new Museum development to the north of the site;
- The higher density proposed offers more housing size and cost options that are not currently available in town. This density also supports the Community in reaching the goal for a new Museum.



Pioneer Architecture

The theme and character for the design at this location is provided with a unique opportunity to pay homage to history of Fort Langley, including the early settlements by embracing the form of Architecture used in that point in time – some of which is evident within the Historic Fort (main building)

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and homes in the surrounding community today. The project also addresses the evolution of design in Fort Langley, with the use of window shapes and more modern materials. The built form is simple in nature, clean massing with traditional proportions. This has been enhanced recently in the design process to make the roofs steeper, and to address the inspiration imagery more accurately. The main roof line is typically a front to back gable with raised sections in the middle of the longer buildings to break up the massing. Details such as windows are tall, narrow, and aligned in a rhythmic pattern. Natural Stone chimneys are located on the ends of buildings, first to anchor the building and to also break up the side wall massing. Natural stone is proposed as being more historically appropriate.

The simple form will stand as a juxtaposition to the proposed Museum design, which is earth toned, a higher form and is representational in its shapes and texture. The townhouse complex will provide a visually quiet back drop to the Museum as viewed from the corner of Mavis and King. Height was considered, especially given the 9m height outlined for the neighbourhood. Even though we have some interior buildings that when measured at their bases, are over the 9m limit, there was great effort put into dropping the interior of the site, to lower the facades on the exterior of the site, and allow all the roofs to be at basically the same plane, or lower. When considering the overall site average grade (14.33M) and the highest roof (Block 8 and 9 – 22.96M), we are actually at 8.63M roof height, even with the revised 5/12 pitch, for the entire site. We propose that the height relaxation would be dealt with in the proposed zone for this project.



MAIN BUILDING AT THE HISTORIC FORT



HOME ON 88 AVENUE IN FORT LANGLEY (PORCH, WINDOWS)



HOME ACROSS FROM PROJECT SITE (PORCH, WNDOWS)



JOHN WORRAL HOME - FORT LANGLEY (PORCH ROOF)



HALDI HOUSE - FORT LANGLEY (PORCH ROOF,



MCINTOSH HOUSE - FORT LANGLEY (PORCH ROOF)

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Carrying forward with the simple pioneer type architectural theme, this combined with the typical dimensions of a 3 storey town house. However, the interior grades of the site were lowered to help express a 2 storey height to the streetscapes, along King, Mary and the Royal Street path. On King Street, where grade could not be manipulated, the 3-plex roof forms were brought down to present a 2 storey façade with dormers. Structural elements such as shed roofs and horizontal elements such as deeper and thicker windowsills are used to reduce mass and articulate forms. There is a sweet spot between the simple forms of our theme and articulation for the sake of breaking up mass. We believe, with our current proposed design, we have found the sweet spot.

Our architectural response to the site has embraced design features that further enhance the appearance with the use of high quality material such as wall shingles, horizontal siding and wood trim for windows, frieze boards and shed roofs over select windows. Individual units have been arranged within the buildings to create a central "manor house" with a raised roof followed by supporting units on each side on the larger buildings. Texture and color are applied in a manner to avoid the appearance of large repeating row housing and to break up the massing and create interest. In some situations, unit blocks are shifted front to back to provide visual and material break points within the massing.

The King Street elevation was revised to split the original longer building into 2 buildings, with a new site entry between them.
The rooflines changed to provide a 2 storey façade facing King with dormers for the 3rd floor. Garage floors were also revised on Block 4 to eliminate stairs down to the front porches from the King Street entries.



King Street Perpective - looking north



King Street Perpective - looking south



King Street Perspectives and SectionLandscape

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We have worked closely with PMG Landscape Architects to create a wholistic program between the building and landscape architecture. Landscape treatment and materials have been carefully selected to complement the building character and integrate the project design into the surrounding community.

Where front yards are adjacent to King St, Mary Ave and the Fort, the primary pedestrian entrance proposes low picket fencing to complement a design that creates a smooth transition from the private to public realm. Connectivity to and from the development is provided at four locations to allow pedestrians to access the community. In the southwest corner, a ramped pathway is provided through the amenity connecting out to the corner of King St and Mary Ave. On Mary Ave. a pathway is located between blocks 1 and 2. To the east, a path connection is located between blocks 5 and 6 to access the proposed north / south "Royal St" pathway. Additionally, the main entrance has a primary sidewalk pathway entrance off King St.
At the corner of King St and Mary Ave., an age friendly amenity space provides for outdoor activity for the owners in the development. The space is programed including a heritage train-themed play structure for young children as well as seating areas (including a trellis train station bench) a BBQ space, and community garden plots to promote leisure, play and community for all. The location of this space also benefits the surrounding community as it creates an open green edge with the addition of trees and planting, and also provides best conditions for successfully retaining the 2 significant trees at the corner of King St and Mary Ave.

A second age friendly amenity space is provided in the connected central mews between blocks 7 and 8, continuing the heritage train theme proposed in the southwest corner amenity area. The central walkway has been designed with 2 seating areas for social interaction (symbolic of train stations) and the walkway finished in pavers (to mimic train tracks). At the seating areas are talking tubes for people to communicate between the 2 stations (seating areas). The furniture and lighting will have a heritage character in their appearance.

A new 3m public pathway is also provided along the east side of the property, alongside the Fort National historic site, that will be open to all in the community, connecting into the local Fort to Fort Trail network.



Age Friendly Amenity - Southwest Corner



Blocks 5 & 6 - along multi-use path

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Aspects that have changed since the initial submission:

- Site significantly changed in the following ways:
    - Broke the 6-unit block on King into 2 - 3-unit blocks and relocated the site entry to between them;
    - Changed the roof form on the King Street 3-plexes to bring the roof down to the 2nd storey and 3rd storey rooms show as dormers;
    - Adjusted the overall for Block 4 to eliminate stairs from the King Street sidewalk into the entry porches;
    - Created a new mid site 7-plex and a new 8-plex with two tandem units total provided, to create better yards and allowed for a beautifully landscaped mews feature at the entry to the site, and provides a view and connection corridor through from the entry to the new public pathway along the east;
    - Revised the blocks facing the museum to be a 5-plex and provided 16' backyards to provide good yard space and good setback from townhouse face to museum face (50').

- All roofs were changed from 4/12 to 5/12 pitch to adhere to the sample historical imagery;
- Added large decorative sills to all the large windows on all the building, for increased façade articulation;
- Changed brick fireplace forms from brick to natural stone, to be more historically appropriate;
- Units were articulated at the third floor on Block 5 & 6 and Block 7 & 8 tandem units and were pushed in and out, for increased façade articulation;
- Shed roofs were added on bump outs on Blocks 7 & 8, increase façade articulation;
- Block 9 north elevation was articulated with larger decks and window and use of cladding pattern to present an interesting façade to the museum;
- Added roofs over all the decks, for added weather protection, and to reduce the 3-storey height of the buildings facing the interior of the site. Posts were also added were added at the outer extent of the decks at the privacy screen locations, and in Blocks 1 & 2 and 5 & 6, cladding panels were added to break the long line of guard railing. Decks were also revised to notch in, for both visual interest as well as providing proper space and access to light/water to incorporate trees along the internal part of the development;
- Frieze boards were added at all roof gable ends to frame the gable, and changed the material in the gable to shingle;
- Band boards were added at the 2nd floor for all the buildings to break up the 3 storey facades;

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

site lines
ARCHITECTURE

"discovering architectural dreams and stories"

- Side doors to garages were added to all end units;
- Added heritage colours to all the front entry doors for the units;
- The distribution of the lighter siding options increased, to give the project a "lighter" presentation;
- Revised the levels of the Age Friendly Amenity, to allow better tree retention and pedestrian access to the intersection sidewalk.

The final design result meets the requirements of the Fort Langley Building Facade Design Guidelines in the following ways:

- Blends harmoniously with surrounding heritage style buildings (Historic Fort main building and neighbouring homes;
- Not out of place, in fact directly relates to the historical evolution of Fort Langley;
- Rooflines consistent with past and existing historic homes of Fort Langley;
- Frieze/belly bands are layers and heavy;
- Windows appear to be double hung with muntin bars, with painted wood trims;
- Cladding is wood textured shingle and clapboard style, with a wood stain appearance;
- Natural stone is the preferred cut and shape, being loosely rectangular or square.

We trust our response is acceptable to the Planning Dept. and please feel free to contact us anytime should you require any further detail about the project design.



Gord Klassen, Architect AIBC

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

28 January 2021

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 11-33-0138 / Township of Langley

CIVIC: 9112, 9114 & 9134 King Street, 23391 & 23411 Mary Avenue and 9093, 9103 & 9113 Royal Street

LEGAL: Lots 5, 6, 7, 8, 9, 10, 1 1 and 12; all of District Lot 19 Group 2 NWD Plan 8856

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
Townhouses	**45**	**16**	**12**

Given the current school catchments this development would impact Fort Langley 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

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP – FORT BLOCK LANE)

BYLAW 2020 NO. 5558

EXPLANATORY NOTE

Bylaw 2020 No. 5558 authorizes the closure and highway dedication removal from portions of the lane between Royal Street and King Street and Mary Avenue and Mavis Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK LANE)
BYLAW 2020 NO. 5558

WHEREAS pursuant to subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

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

1. This Bylaw may be cited for all purposes as "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558."

2. That portion of road lying in District Lot 19 Group 2 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule "A", prepared by Adam Fulkerson, BCLS, completed on the 2nd day of November, 2020, and February 4, 2022, and more particularly described as:

   all that portion of Parcel A containing 483.5 square meters and dedicated on Plan 8856

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

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

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

READ A FIRST TIME the	20	day of	April	, 2021
READ A SECOND TIME the	20	day of	April	, 2021
PUBLIC INPUT OPPORTUNITY	28	day of	February	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW No. 5558
STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN 8856
DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT

PLAN EPP107616

SCHEDULE A

B.C.G.S. 92G.018
PURSUANT TO SECTION 120, LAND TITLE ACT
AND SECTION 40, COMMUNITY CHARTER

LEGEND

- ▲ DENOTES CONTROL MONUMENT FOUND
- ▣ DENOTES NON-STANDARD ROUND IRON POST
- ● DENOTES STANDARD IRON POST FOUND
- Wt DENOTES WITNESS
- Sq.m. DENOTES SQUARE METRES
- EX. DENOTES EXPLANATORY
- \+ DENOTES UNMONUMENTED POINT

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

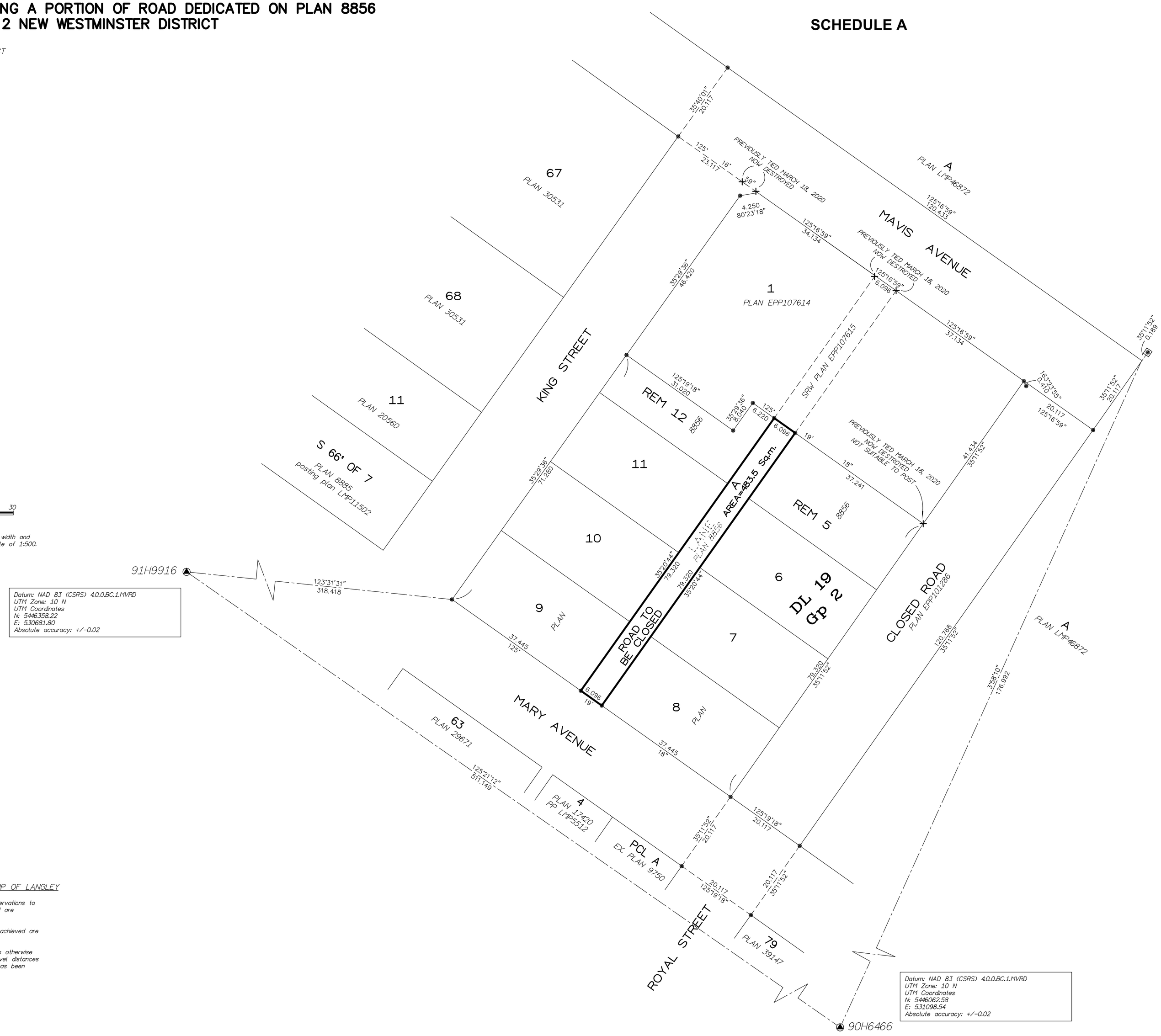
Coordinates are shown for mapping purposes only.

SCALE 1 : 500

5 0 10 20 30

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width and 560mm in height (D size) when plotted at a scale of 1:500.



Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD
UTM Zone: 10 N
UTM Coordinates
N: 5446358.22
E: 530681.80
Absolute accuracy: +/-0.02

Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD
UTM Zone: 10 N
UTM Coordinates
N: 5446062.58
E: 531098.54
Absolute accuracy: +/-0.02

INTEGRATED SURVEY AREA No. 41, TOWNSHIP OF LANGLEY
NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 91H9916 and 90H6466 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996122, which has been derived from control monument 90H6466.

This plan lies within the jurisdiction of the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on the 2nd day of November, 2020.
M. Adam Fulkerson, BCLS 906

Inspected under the Land Title Act, the 4th day of February, 2022.
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

FILE: 8794-ROAD-R4

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK ROYAL) BYLAW 2020 NO. 5597

EXPLANATORY NOTE

Bylaw 2020 No. 5597 authorizes the closure and highway dedication removal from the portion of Royal Street between Mary Avenue and Mavis Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK ROYAL) BYLAW 2020 NO. 5597

WHEREAS pursuant to subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

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

1. This Bylaw may be cited for all purposes as "Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597."

2. That portion of road lying in District Lot 19 Group 2 NWD shown outlined in heavy black line on the reference plan EPP101286 attached hereto as Schedule "A", prepared by Adam Fulkerson, BCLS, completed on the 18th day of March, 2020, and the 4th day of February, 2022, and more particularly described as:

   all that portion of Road to be Closed containing 0.243 hectares and dedicated on Plan 1344

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

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

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

READ A FIRST TIME the	20	day of	April	, 2020
READ A SECOND TIME the	20	day of	April	, 2020
PUBLIC INPUT OPPORTUNITY	28	day of	February	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW No. 5597
STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN 1344
DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT

SCHEDULE A

PLAN EPP101286

B.C.G.S. 92G.018
PURSUANT TO SECTION 120, LAND TITLE ACT
AND SECTION 40, COMMUNITY CHARTER

LEGEND

- *DENOTES CONTROL MONUMENT FOUND*
- *DENOTES NON-STANDARD ROUND IRON POST*
- *DENOTES STANDARD IRON POST FOUND*
- *wt DENOTES WITNESS*
- *ha DENOTES HECTARES*
- *Sq.m. DENOTES SQUARE METRES*
- *EX. DENOTES EXPLANATORY*
- \+ *DENOTES UNMONUMENTED POINT*

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

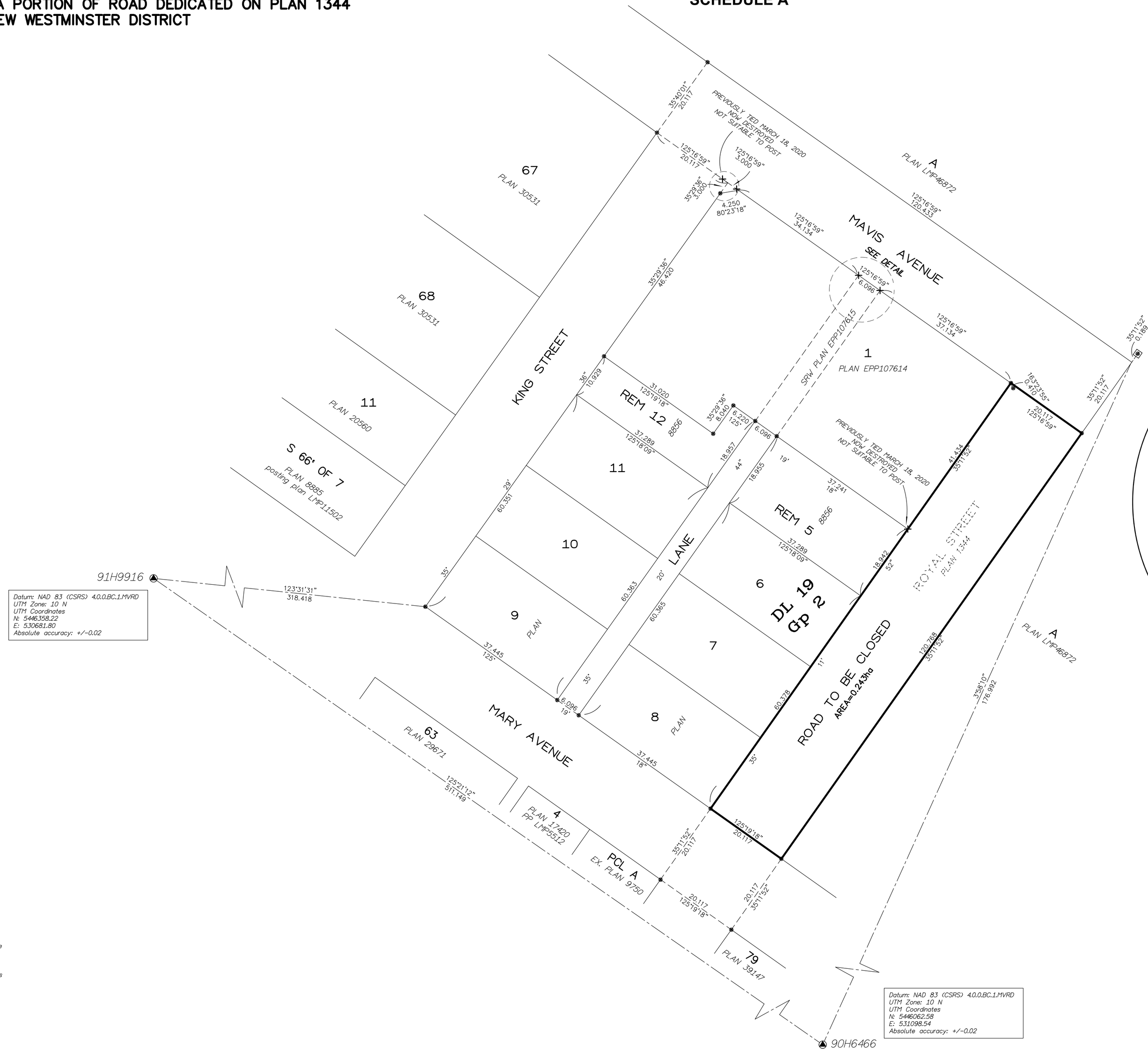
Coordinates are shown for mapping purposes only.

SCALE 1 : 500

5 0 10 20 30

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width and 560mm in height (D size) when plotted at a scale of 1:500.



DETAIL:
1 : 250
2.5 0 5 10

INTEGRATED SURVEY AREA No. 41,
TOWNSHIP OF LANGLEY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 91H9916 and 90H6466 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996122, which has been derived from control monument 90H6466.

This plan lies within the jurisdiction of the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on the 18th day of March, 2020.
M. Adam Fulkerson, BCLS 906

Inspected under the Land Title Act, the 4th day of February, 2022.
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

FILE: 8794-ROAD-ROYAL-R2

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW NO. 5768

EXPLANATORY NOTE

Local Area Service Bylaw No. 5768 establishes the construction of approximately 1,995 metres of gravity sanitary sewer combined total from segments on 204 Street from 28 Avenue to 24 Avenue, 24 Avenue from 204 Street to 208 Street and 206 Street from 24 Avenue south (approximately 400 metres) as a local area service and authorizes recovery of the costs of constructing the local area service by means of a local service tax.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW NO. 5768

WHEREAS Part 7, Division 5 of the *Community Charter*, SBC 2003, c 26 authorizes Council to, by bylaw, establish a municipal service that provides particular benefit to part of the Township of Langley and to recover the costs of establishing such service by means of a Local Service Tax;

AND WHEREAS the owners of parcels located in the Local Service Area have presented Council with a petition for the Local Area Service and the Township Clerk has certified this petition as sufficient and valid;

AND WHEREAS Council deems it desirable to establish the Local Area Service and considers that such service will provide particular benefit to the Local Service Area;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Local Area Service Bylaw No. 5768”.

Definitions

2. In this Bylaw:

(a) “**Council**” means the Council of the Corporation of the Township of Langley;

(b) “**Director of Finance**” means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

(c) “**General Manager of Engineering**” means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

(d) “**Interest Rate**” means 2.86%;

(e) “**Local Area Service**” has the meaning ascribed to it in Section 3 of this Bylaw;

(f) “**Local Area Service Reserve**” means the reserve fund used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners;

(g) “**Local Service Area**” has the meaning ascribed to it in Section 3 of this Bylaw;

(h) “**Local Service Tax**” has the meaning ascribed to it in Section 10 of this Bylaw;

(i) “**Mayor**” means the Mayor of the Corporation of the Township of Langley;

(j) “**Township**” means the Corporation of the Township of Langley;

(k) "**Township Clerk**" means the person appointed by Council to the position having that name; and

(l) "**Township of Langley**" means the geographic area subject to the regulation by the Township.

Establishment and Construction of the Local Area Service

3. The Township is hereby authorized and empowered to undertake and carry out or cause to be carried out the construction of the works described in Schedule "A" attached hereto (the "Local Area Service") for the benefit of the parcels located in the area shown in bold on Schedule "B" attached hereto (the "Local Service Area").

4. The Township is hereby authorized to acquire all such real property, easements, rights-of-way, covenants, licenses, and to enter into leases and to obtain other rights and authorities as may be required or desired for or in connection with the construction of the Local Area Service.

5. The General Manager of Engineering is hereby directed to prepare the drawings and specifications required for the construction of the Local Area Service.

6. The General Manager of Engineering is hereby directed to solicit bids and prepare a contract for the construction of the Local Area Service. The Mayor and Township Clerk are hereby authorized to enter into a contract for the construction of the Local Area Service.

7. The construction of the Local Area Service shall be carried out under the supervision and according to the directions of the General Manager of Engineering.

8. The estimated project cost of the Local Area Service is $2,647,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Area Service Reserve, up to a maximum of $3,044,050 ($2,647,000 plus 15%).

Cost Recovery

9. The owners of parcels located in the Local Service Area shall be responsible for 100% of the actual costs of the Local Area Service.

10. The actual costs of constructing the Local Area Service shall be recovered through the imposition of a parcel tax on the owners of parcels located in the Local Service Area calculated in accordance with the *Local Area Services and Business Area Improvement Services Policy* 05-007 (the "Local Service Tax").

11. The Local Service Tax, along with the Interest Rate shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2023, if the Local Area Service project is completed by February 15, 2023, or in 2024 if the Local Area Service is not completed by February 15, 2023.

12. An owner of a parcel in the Local Service Area may commute, by payment, the Local Service Tax imposed upon them. The commuted value is the unamortized proportionate share of the owner's portion of the costs of the Local Area Service, plus interest, as determined by the Director of Finance.

Severability

13. If any part, section, subsection, clause or subclause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

READ A FIRST TIME the	28	day of	February	, 2022.
READ A SECOND TIME the	28	day of	February	, 2022.
READ A THIRD TIME the	28	day of	February	, 2022.
ADOPTED the		day of		, 2022.

Mayor

Township Clerk

SCHEDULE “A”

LOCAL AREA SERVICE

To extend the sanitary sewer main:

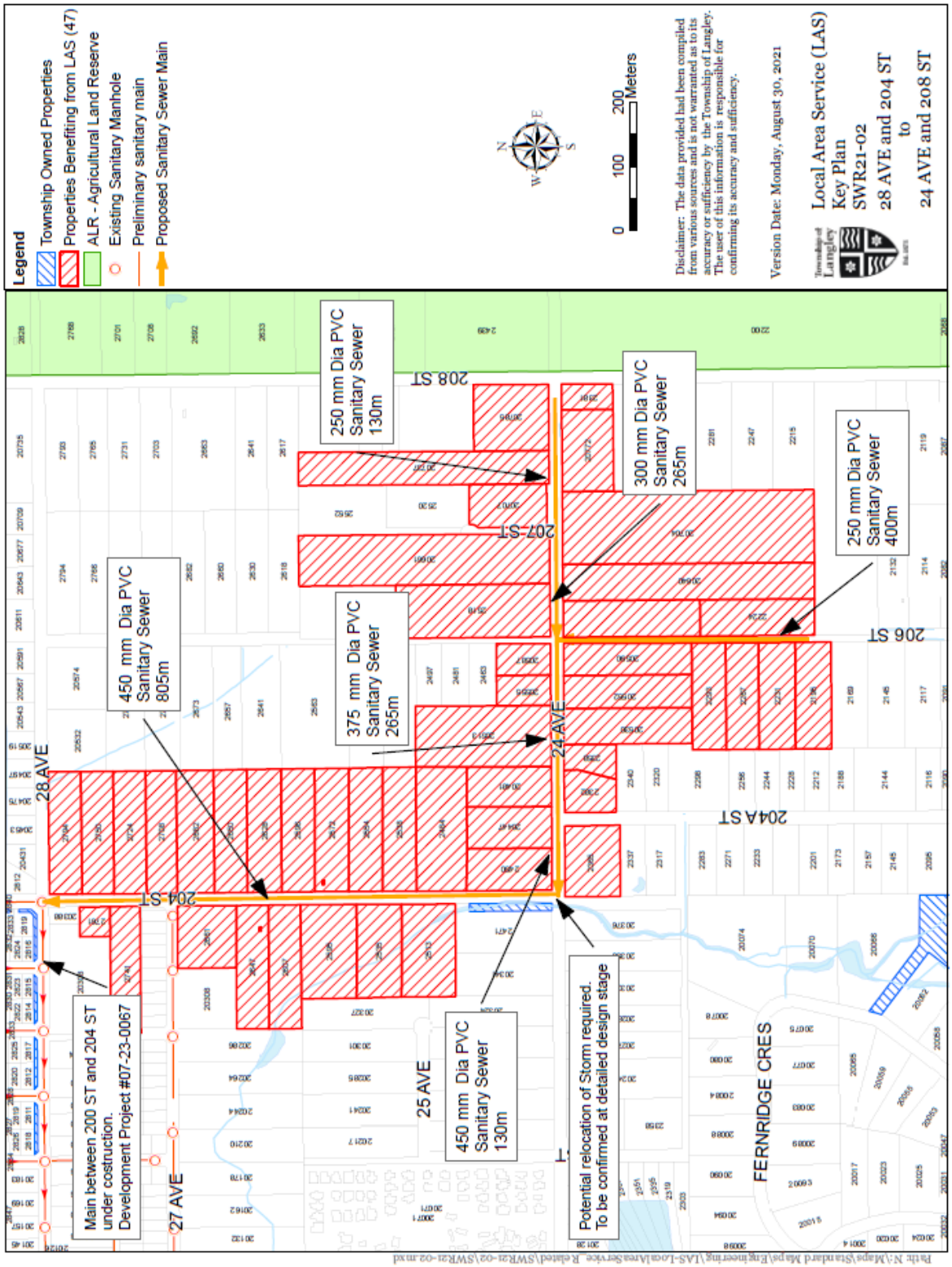
- South 805 metres on 204 Street from the intersection of 28 Avenue and 204 Street
- East 790 metres on 24 Avenue from the intersection of 24 Avenue and 204 Street
- South 400 metres on 206 Street from the intersection of 24 Avenue and 206 Street

which consists of sanitary sewer main, asociated manholes, milling and paving asphalt, and all associated engineering, labour, material, and equipment costs.

It excludes individual service connections up to the property line and any work on private property.

SCHEDULE "B"

LOCAL SERVICE AREA



MARCH 2 / 2020

FO PPA s. 22(1)

LANGLEY

Dear Sir

MAYOR & COUNCIL

I am a FOIPPA s. 22(1) living at this address for the last FO PPA s. 22(1) years FOIPPA s. 22(1) and I am requesting a waiver of all fees for the removal of four dead paper birch trees on my east property line. I have already obtained & paid for the services of a certified arborist's report, a copy of which is in the hands of the Township's engineering department. I would appreciate Council's prompt cancellation of all fees, and would suggest they look into amending Tree removal BYLAW 2019 SECTION 5.4.7.6.1.8.1

Your Sincerely

Patrick Merman.

WYATT EARTH

2653 Wildwood Drive, Langley BC V2Y 1G2
604-833-5155
Wyatt.the.arborist@gmail.com

February 28, 2022

GST# 71182 7527 RT0001

Invoice #22-021

TO: Mr. Pat Wenman
FO PPA s. 22(1) [redacted] Langley
FOIPPA s. 22(1) [redacted]

FOR: Arborist Report
Tree Risk Assessment
FOIPPA s. 22(1) [redacted] Langley

$500.

Plus GST (5%): $25.

TOTAL ..... $525.

Thank-you for your business

PAID
cheque #100

Wyatt Sjodin
ISA# PN-0430-A
TRAQ# 341

WYATT EARTH
Consulting Arborists
604-833-5155
Wyatt.the.arborist@gmail.com

February 28, 2022

Arborist Report

Tree Risk Assessment

FO PPA s. 22(1) Langley

Prepared for: Mr. Pat Wenman
FO PPA s. 22(1) Langley
FOIPPA s. 22(1)

Prepared by: Wyatt Earth, Consulting Arborists
2653 Wildwood Drive, Langley BC V2Y 1G2

Wyatt Sjodin
ISA #PN-0430-A
TRAQ #341

Site Visit: February 24, 2022

Township of Langley Business License #66635
Inter-Municipal Business License #66854
WorkSafe BC Registration #995492
CGL Insurance Policy No. PSIO 11880073 ($5 000 000.)

Contents

Discussion ..... 3 - 4

1.0 Introduction 3
2.0 Methods 3
3.0 Observations/Recommendations ..... 3 - 4
4.0 Tree Risk Assessment ..... 4 - 5

Table 1: Tree Risk Assessment 5

Table 2: Tree Inventory Summary 5

Photographs ..... 6 - 8

Qualifications of Author 9

Limitations 10

1.0 Introduction

This is a report of a tree risk assessment that was done on four birch trees at FOIPPA s. 22(1), Langley. One of the trees is dead and the three others are dying; they are all crumbling apart. They are all infected with wood-decay fungi, with multiple fungal conks evident on at least two of them.

Mr. Wenman contracted Wyatt Earth on February 16, 2022 to assess the trees and provide this report. I attended the site on February 24, 2022 to examine the trees and collect the pertinent information.

My recommendation is to remove the four birch trees. Tree removals in the Township of Langley fall within the jurisdiction of their Tree Protection Bylaw 2019, No. 5478.

3.0 Methods

For this report, I employed the qualitative tree risk assessment method (TRAQ) as prescribed by the International Society of Arboriculture (ISA). Details are in the tree risk assessment and tree inventory summary tables below. I performed a basic level two visual inspection (a 360-degree visual evaluation of a tree where the crown, trunk, trunk flare, above-ground roots, and site conditions are evaluated in regard to targets). While evaluating for probability of failure, I considered a time frame of within three years from the date of inspection.

When assessing the trees for health and condition, I utilized the rating categories as prescribed by the British Columbia Landscape and Nursery Association's (BCLNA) Guide for Plant Appraisal, 10th Edition.

While on site, I gathered information regarding the trees. Weather was pleasant and visibility was great. I measured the diameter of their trunks at breast height (DBH) and their canopy spread with a standard DBH tape. I took photographs with an iPhone to help document the inspection.

I attached a numerical tag to each tree for identification purposes (#83 to #86).

I walked 360° around the base of each tree to closely inspect the trunks and root collars. I stepped back a fair distance while examining each tree to gain perspective of the canopies.

I did not climb into the trees, or dig to examine any roots. I did not utilize any invasive techniques to determine internal wood characteristics. I did not conduct any soil tests or take any samples to a diagnostic lab for evaluation. I assessed only those trees that are the subject of this report and no other trees. This report does not provide any cost estimates for any of the recommendations.

3.0 Observations/Recommendations

The property is relatively flat – there are no steep slope concerns with the recommended tree removal. The trees are not within a riparian zone nor other sensitive environmental area.

All four of these trees have a history of failure, of tops and scaffold limbs. They are all breaking apart and dying from the top down. Tree #84 is completely dead. Multiple fungal conks were found on the trunks of tree #83 and #84, from the *Fomes* genus. There are most likely fungal conks on the other two trees as well, but these may be obscured by the ivy that is covering 50% to 60% of their trunks.

The occurrence of birch trees dying from the top down is usually due to drought stress, and is common throughout the Lower Mainland. Often, the prescription is to prune out the dead top and deep-root fertilize the tree to prolong its life. The new tops that grow afterward, if the tree survives, can be monitored and maintained. Regarding these four subject trees, they are too far gone for pruning out the dead wood to be a practical consideration.

These trees will not recover; they present a high risk to the Wenman's property as well as to the neighbouring property to the east, at FO PPA s. 22(1) FOIPPA s. 22(1) FOIPPA s. 22(1) I recommend that these four birch trees be removed to abate the hazard they present.

4.0 Tree Risk Assessment - Explanation

The most current accepted method of tree risk assessment according to industry standards involves the following steps:

1) assess the likelihood of failure, of a whole tree or the part of it most likely to fail (imminent, probable, possible, or improbable);

2) assess the likelihood that the failed tree or part would impact a target, i.e., a person, building, road, car, power line, etc. (very low, low, medium or high);

(this gives the likelihood of a failure to impact a target: unlikely, somewhat likely, likely or very likely)

3) likelihood of failure and impact are then integrated with potential consequences (negligible, minor, significant or severe);

4) the end result being the risk rating for the tree or tree part (low, moderate, high or extreme)

This process is represented by two matrices:

Table 1. The matrix used to estimate the likelihood of a tree failure impacting a specified target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Table 2. Risk rating matrix showing the level of risk as the combination of likelihood of a tree failing and impacting a specified target, and severity of the associated consequences.

Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Table 1: Tree Risk Assessment

ID#	Species	Likelihood of failure	Likelihood of impacting target	Likelihood of failure impacting target	Consequences	Risk rating
83	paper birch, *Betula papyrifera*	probable	high	likely	significant or severe	HIGH
84	paper birch, *Betula papyrifera*	probable	high	likely	significant or severe	HIGH
85	paper birch, *Betula papyrifera*	probable	high	likely	significant or severe	HIGH
86	paper birch, *Betula papyrifera*	probable	high	likely	significant or severe	HIGH

Table 2: Tree Inventory Summary

(DBH = Diameter at Breast Height; LCR = Live Crown Ratio)

ID #	species	DBH (cm)	canopy spread (m)	LCR (%)	condition, TRAQ rating	comments	recommendations
83	paper birch, *Betula papyrifera*	42	10	25	health poor, structure fair; HIGH risk rating	dying; *Fomes* conks present	REMOVE
84	paper birch, *Betula papyrifera*	74	0	0	DEAD; HIGH risk rating	dead; four tops broken; multiple *Fomes* conks present	REMOVE
85	paper birch, *Betula papyrifera*	48,49	11	30	health very poor, structure poor; HIGH risk rating	70% dead; co-dominant trunks; four tops broken	REMOVE
86	paper birch, *Betula papyrifera*	58	14	20	health very poor, structure poor; HIGH risk rating	dying; two tops broken	REMOVE

If there are any questions regarding these trees or this report, please do not hesitate to contact me.

Wyatt Sjodin
Consulting Arborist; ISA #PN-0430
Tree Risk Assessor TRAQ #0341
Pesticide Applicator Cert #246490
Certified Utility Arborist #0025-TT-95
Arborist Technician ITA# 00007-TA-12

Photographs

Photo 1



aerial photo of property, from the Township of Langley's GeoSource program; subject trees indicated

Photos 2 & 3



dying birch trees, viewed from the northwest



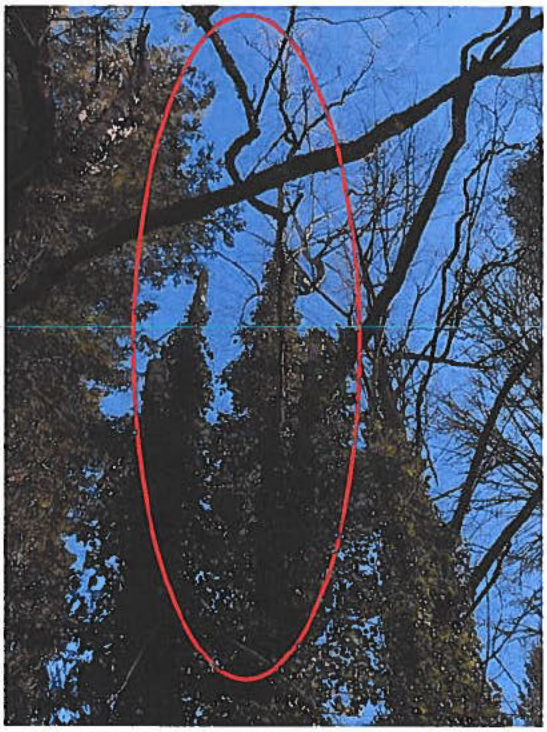
tree #83; conks in dead top

Photos 4

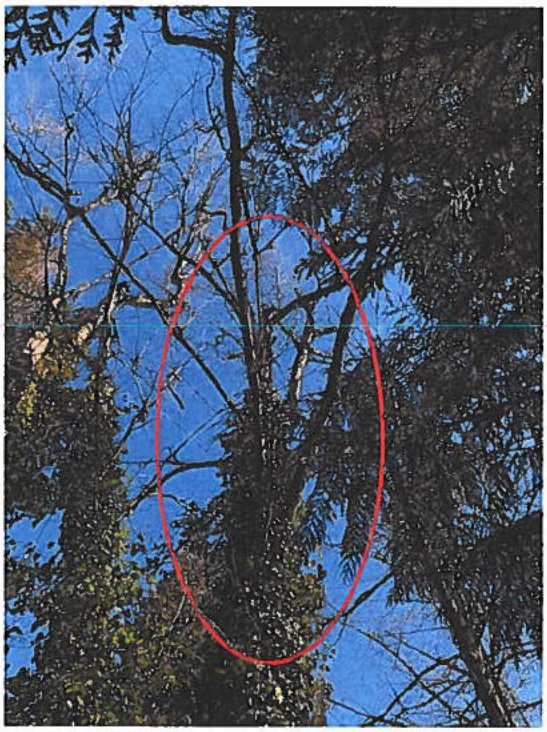




tree #84; multiple conks in dead tops, large hanger at east side



tree #85; dead tops, low LCR



tree #86; dead tops, low LCR

Qualifications of Author

- Over 30 years of experience in the field of arboriculture
- Sole proprietor, Wyatt Earth Trees & Gardens
- Professional Member, International Society of Arboriculture (ISA)
- Arborist; ISA Certified #PN-0430 (1993)
- Certified Tree Risk Assessor #0341 (2005)
- Certified Pesticide Applicator #191294 and #190700 (1993)
- Certified Utility Arborist #0025-TT-95 (1995)
- Certified Arborist Technician ITA# 00007-TA-12 (2012)
- Davey Institute of Tree Sciences graduate, (2000)
- Guest speaker: - British Columbia Recreation and Parks Association conference, February 2019;
  - Mt Lehman Garden Club, 2019;
  - Abbotsford Garden Club, 2020
- For his opinion on tree-related matters:
  - Interviewed by Global TV news and CTV, four times
  - Interviewed by CBC radio twice
  - Interviewed by Business in Vancouver newspaper once

Limitations

The conclusions and recommendations in this report refer to the condition of the tree(s) on the day of inspection only. The report should be read and considered in its entirety. All care has been taken to use the most current arboricultural information in the preparation of this report.

The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of extreme weather events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

Tree Risk Assessments were done to the accepted industry standard of care. However, trees that do not have obvious defects or signs of decline can still fail under abnormal weather conditions and wind events.

From: Theresa Tancock <theresa@cdbabc.ca>
Sent: Thursday, February 24, 2022 3:35 PM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: [EXTERNAL] Proclamation Request - June 2022

Hello,
Please see attached for a Proclamation Request for Deafblind Awareness Month in June 2022. I believe all information is included.

Our organization, the Canadian Deafblind Association - BC Chapter, supports many children and youth with deafblindness in your city, as well as throughout B.C.

I was not sure who to direct this request to. Please let me know if you need anything further.

Sincerely,

Theresa Tancock
Family Services Coordinator
Canadian Deafblind Association - BC
227 - 6th St. New Westminster, BC V3L 3A5
P: 604-528-6170 F: 604-528-6174
Email: theresa @cdbabc.ca
www.cdbabc.ca

CDBA
British Columbia
'Do with, not for'

Acknowledging with gratitude and respect the unceded traditional lands of the Coast Salish, Stó:lō and Kwantlen people where I live, work, play and thrive.

Notice of Confidentiality: This e-mail may contain information that may be confidential or privileged. It is intended for the exclusive use of the addressee or any person entitled to receive it. If you received this message in error, please inform the author as soon as possible, do not disclose its contents and delete it from your system.

Contact Information
Theresa Tancock, Family Services Coordinator
Canadian Deafblind Assoc. - BC Chapter
227 - 6th Street, New Westminster, BC V3L 3A5
(P) 604-528-6170 (F) 604-528-6174
(E) theresa@cdbabc.ca

Title and Date:
Deafblind Awareness Month
June 2022

Draft Proclamation:

WHEREAS deafblindness is a unique information-gathering disability that incorporates the dual-sensory loss of both sight and hearing, and

WHEREAS individuals who are deafblind can live full, meaningful lives as independently as possible with the right supports in place, such as Intervenor services that serve as a bridge to communication for individuals who are deafblind, and

WHEREAS led by groups and organizations in British Columbia and across Canada that support individuals who are deafblind to increase their independence and improve their quality of life through specialized services, the National Deafblind Awareness Committee encourages the promotion of deafblindness and National Deafblind Awareness Month, including flag raisings and lighting up of local landmarks, and

WHEREAS June is the birth month of Helen Keller, a person who was deafblind known around the world for her perseverance and achievements and who remains an inspiration to the deafblind community, and

WHEREAS Deafblind Awareness Month is an opportunity to recognize and celebrate the contributions that individuals who are deafblind make in their communities throughout British Columbia with the support of Intervenor services;

NOW KNOW YE THAT We do by these presents proclaim and declare that June 2022 shall be known as

“Deafblind Awareness Month”

CDBA
British Columbia

On December 21, 2000, the Ontario Legislature officially proclaimed the month of June in each year as Deaf-Blind Awareness Month, to recognize that "Deafblindness is a unique disability that incorporates the sensory loss of both sight and hearing" and was created to help "recognize that increased public awareness of this disability is crucial to increase opportunities for those who live with it."

The Canadian Senate passed a motion on May 28, 2015 also recognizing June as Deafblind Awareness Month across Canada. This motion helps "to promote public awareness of deafblind issues and to recognize the contribution of Canadians who are deafblind."

June is also the birth month of Helen Keller, an internationally recognized person who was deafblind.

In 2017, the Canadian Survey on Disability: Concepts and Methods Guide[1] provided customized data on deafblindness in their survey (based on the reported seeing and hearing disabilities). These findings are found in the Stakeholder Consultation Project for DeafBlind Ontario Services[2].

Last year, we were fortunate enough to have June 2021 proclaimed as Deafblind Awareness Month in our province and many communities in BC. We are hoping you will again join us in celebrating National Deafblind Awareness Month in communities across British Columbia and Canada.

[1] Canadian Survey on Disability, 2017: Concepts and Methods Guide (beginning on page 12).

[2] https://deafblindontario.com/wp-content/uploads/2019/10/2019_Stakeholders_Consultation_Report_FINAL-s_1022047.pdf (submitted August 2019; Atul Jaiswal, PhD in Rehabilitation Science, MA in Disability Studies & Action, BSc. Occupational Therapy)

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, February 16, 2022 at 7:00pm
Via Zoom

MINUTES

Present:
S. Hedao, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

C. Eaton, L. George, M. Kramer, S. Martin, L. Solomon, and G. Wong

Fraser Health Representative:
T. Murphy

Guests:
P. Crump, Langley Seniors in Action
A. Kupferschmidt, Langley Senior Resources Society

Staff:
K. Stepto, Recording Secretary
P. Ward, Strategic/Social Planner

Election
S. Hedao volunteered to be the Community Co-Chair and was elected by acclamation.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – February 16, 2022

Moved by L. George,
Seconded by C. Eaton,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the February 16, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – January 19, 2022

Moved by L. Solomon,
Seconded by G. Wong,
That the Seniors Advisory Committee adopt the Minutes of the January 19, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council has been in budget discussions and a draft budget with a 3% tax increase will be going to the public for input. He also noted that he attended a Metro Vancouver Indigenous Relations Committee meeting, where he was appointed to a Treaty Table, and a Liquid Waste Committee meeting where they are planning for future atmospheric river events.

Councillor Arnason also reported that Council has been in budget discussions and that with the COVID-19 restrictions lifting that she is hopeful that the Committee will be able to meet in person soon.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2022 Work Plan

Councillor Arnason noted that the project ideas that were suggested during the brainstorming exercise at the January meeting were incorporated into topic areas that relate to the Age- and Dementia-friendly Action Plan on the draft 2022 Work Plan.

Discussion ensued regarding accessibility and whether this should be a separate item on the Work Plan, or if it should be weaved throughout each project. It was determined that it will be intertwined with each project. In keeping with the implementation principles of the Age- and Dementia-friendly Action Plan, social equity considerations will be considered throughout the Work Plan.

To provide guidance on the Work Plan projects that might receive the most attention by the SAC, Committee members identified their “top three projects,” with the results as follows:

1. Accessible and affordable housing;
2. Seniors’ centres; and
3. Impact of climate change and extreme weather events on seniors.

MOTION
Moved by L. George,
Seconded by C. Eaton,
That the Seniors Advisory Committee endorse the 2022 Work Plan.
CARRIED

F. WORK PROGRAM

COUNCIL
Moved by G. Wong,
Seconded by L. George,
That the Seniors Advisory Committee recommends that Council endorse the 2022 Work Plan, presented as Attachment A.
CARRIED

2. Seniors Isolation

A. Kupferschmidt, Executive Director, Langley Senior Resources Society (LSRS), provided an overview of the organization and the services they provide.

LSRS is an independent, not-for-profit organization and registered charity that was founded in 1982. They provide social, recreational, and educational programs along with food, health, and supportive services. Their mandate is to connect people aged 50 years and older with recreation, resources, and programs designed to meet individual and specific needs and improve their quality of life. The mission is to deliver services through a holistic approach aimed at meeting the emotional, physical, and social needs of seniors and their families. Membership costs $63.00 per year and there are currently over 1,400 members. Membership is not required to access all programs, activities, and events. Some of the programs and services that are offered include:

- The Recreation and Resource Centre – social, recreational, and educational programs;
- Adult Day Program – specialized care and recreation for adults with physical and/or cognitive limitations;
- Outreach services – transportation, grocery shopping, light housekeeping friendly visiting, telephone buddies etc.; and
- Food services.

P. Crump, President, Langley Seniors in Action, provided an update on its Isolation Survey and Summit that was conducted in 2021. He noted that the online Summit was held in January 2021 that was attended by seniors, businesses, and faith-based organizations in Langley. The summit consisted of four speakers along with breakout sessions where they discussed how isolation and COVID-19 have impacted seniors. The survey was conducted in August 2021 where they focused on questions regarding social isolation during the pandemic, what services are needed for older adults, and how and where older adults access information they need about health care and community resources. 676 people responded to the survey. A summary of the results are as follows:

- 50% do not live alone;
- 95% have a weekly contact;
- 25% ranked their feeling of isolation at 7 out of 10;
- 22% ranked their stress level at 7 out of 10;
- Services needed for seniors: phone calls and interpersonal visitation;
- Fewer that 5% in Langley use BC211;
- A Healthcare and Community Resource navigator is needed in Langley;
- How information is accessed: online - 56%, LSRS - 53%, family and friends - 38%, faith-based community - 13%;

F. WORK PROGRAM

- 94% have a primary healthcare provider;
- 72% older seniors have a cell phone.

Discussion ensued and it was noted that collaboration between Langley Seniors in Action and Langley Senior Resources Society is a benefit for seniors in Langley. The Aldergrove Community Station House was also identified as an opportunity for additional space for seniors programming and services in Aldergrove.

3. Accessible and Affordable Housing

P. Ward provided an overview of 2021 Housing Action Plan. He noted that the purpose of the Plan is to address housing needs and affordability challenges, within the Township's role as a local government. The central responsibilities of the Township are education/research and planning/regulation.

The goals of the plan are:

1. Increase access to affordable, appropriate housing; and
2. Reduce homelessness.

Priority areas for action include:

1. Diversify housing types;
2. Catalyze rental housing;
3. Support vulnerable residents; and
4. Monitor trends and emerging priorities.

Following a review of the short-term actions (2022 – 2023) identified in the Plan, discussion ensued regarding opportunities for the SAC to engage in implementation. The following actions were identified by Committee members:

- 1B – Explore opportunities to enhance the adaptable housing policy
- 2C – Prepare a policy on the use of the affordable housing reserve fund
- 2D – Develop policy and regulatory changes that would allow detached accessory dwelling units (e.g. ground-level backyard suites) in some areas.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: March 16, 2022
Location: TBD
Time: 7:00pm

J. TERMINATE

Moved by L. George,
Seconded by S. Hedao,
That the meeting terminate at 9:03pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Seniors Advisory Committee
2022 Work Plan

This document outlines the projects that the Seniors Advisory Committee (SAC) intends to undertake in 2022. In keeping with the Committee's Terms of Reference, engagement in these projects may include exchanging information, supporting strategic planning, making recommendations to Council, and providing input to Township staff. Each project includes information about the existing policy context.

2022 Projects

1. Accessible and affordable housing

- Age- and Dementia-friendly Action Plan Action 3B: Continue to develop and implement plans and policies, such as the Housing Action Plan, that support appropriate, affordable, and accessible housing.

2. Age- and dementia-friendly businesses

- Age- and Dementia-friendly Action Plan Action 1C: Continue to administer and promote the Age-friendly Business Recognition Program.
- Age- and Dementia-friendly Action Plan Action 1E: Seek opportunities to strengthen dementia-friendly components of the Age-friendly Business Recognition Program.

3. Social isolation

- Age- and Dementia-friendly Action Plan Action 5C: Explore opportunities to enhance rural area access to supports and services.
- Age- and Dementia-friendly Action Plan Action 5E: Increase opportunities and support for building and strengthening social connections, including intergenerational connection (e.g. through new community-based or recreation programs or integrated within existing programs).

4. Seniors' centres

- Age- and Dementia-friendly Action Plan Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

5. Community health

- Age- and Dementia-friendly Action Plan Action 4D: Convene health authority, social service organizations, and community members to share information and explore opportunities for more effective referrals and access to appropriate healthcare and support services.
- Age- and Dementia-friendly Action Plan Action 4F: Advocate for affordable non-medical services (e.g. housecleaning, home, and yard maintenance).
- Age- and Dementia-friendly Action Plan Action 4G: Advocate for financial support for family or informal caregivers.

6. Mobility

- Age- and Dementia-friendly Action Plan Action 3F: Integrate an age- and dementia-friendly lens as part of the development of a new Transportation and Mobility Strategy with a view of strengthening accessibility features throughout the community.

7. Public transit

- Age- and Dementia-friendly Action Plan Action 3G: Convene residents, including youth, older adults, and people with disabilities, local businesses, and TransLink to share information and identify opportunities to improve transit services, including HandyDART.

8. Impact of climate change and extreme weather on seniors

- Age- and Dementia-friendly Action Plan Action 2M: Seek ways to further engage older adults, people living with dementia, and caregivers in emergency preparedness programs, and ensure updates to emergency response guidelines are inclusive of the full diversity of residents.

9. Digital access and literacy

- Age- and Dementia-friendly Action Plan Action 2I: In collaboration with community partners, address technology barriers through training and support and by offering non-digital communication (e.g. use of print resources, where appropriate).

10. Partnerships and Liaison with Local Seniors' Organizations

- Age- and Dementia-friendly Action Plan Implementation Principle: Collaborate across sectors – engage a range of organizations and service providers to reflect population diversity across the Township.

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, February 23, 2022 at 7:00pm
Via Zoom

MINUTES

Present:
J. Caldarella, Community Co-Chair
Councillor B. Whitmarsh, Council Co-Chair
Councillor D. Davis, Council Co-Chair

C. Allison, A. Burns, I. Han, M. Mann, T. Meyers, A. Smith, U. Tayyab, and T. Townsley

Guests:
B. Smith, BC Assessment
C. Keyes, Ministry of Agriculture

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

Election of Co-Chair
J. Caldarella volunteered to be the Community Co-Chair and was elected by acclamation, then assumed the role for the remainder of the meeting.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - February 23, 2022

Moved by I. Han,
Seconded by C. Allison,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the February 23, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. **Agricultural Advisory and Economic Enhancement Committee - January 26, 2022**

Moved by U. Tayyab,
Seconded by T. Meyers,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the January 26, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. BC Assessment Authority

B. Smith, BBA, AACI, P.App. Manager, Appraisal Modelling, provided an overview of the BC Assessment Authority and Farm Classification in BC. He noted that the Assessment Authority was established in 1974 and is a provincial Crown corporation, operating independent of taxing functions and politics. They provide a stable, predictable base for taxing authorities to raise $8.3 billion annually in property taxes for important local services and schools.

The following information was provided regarding Farm Classification:

- Can be applied to any property, although primarily on ALR properties.
- Follows farm regulations to determine what and how properties are granted farm class.
- Must meet income thresholds.
- There is an application process each year.
- There are a number of allowable agricultural uses.

Income requirements to be classified as a farm:

- $2,500, if the total area of the farm operation is between 0.8 ha and 4 ha.
- $2,500 plus 5% of the actual value of the farm operation for farm purposes in excess of 4 ha, if the total area of the farm operation is greater than 4 ha.
- $10,000, if the total area of the farm operations is less than 0.8 ha.
- A 20 acre parcel would require approximately $4,000

Tax Benefit for Farming:

- Farm class assesses the land at a legislate land value.
- Receive tax exemption on farm outbuildings.
- Non-farming properties will be assessed at Market Value.

Developing a Farm Class

- Must be a qualifying agricultural use.
- Depending on the product, need to show income anywhere between 1-12 years.
- Must submit a plan on how income will be achieved.

C. DELEGATIONS AND PRESENTATIONS

Unique farming situations include:

- Honey Bees;
- Horse Breeding vs Boarding;
- Fallow Fields;
- Wetlands/Riparian/Wooded Areas; and
- Mixed Crops.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2022 Work Program

2022 Work Program, approved at the January meeting, was provided for information.

2. Farm Policy and Regulatory Review

Based on the Future of Farming Task Force recommendations, the committee decided to focus on the recommendation to initiate a review of current bylaws and policies related to farming and agriculture, and also initiate an in-depth information gathering review of other jurisdiction's agriculture policies and bylaws for comparison, as part of their 2022 Work Plan.

M. Gunn led a discussion regarding developing a terms of reference for this review and asked for input regarding the following:

Who would you like to participate on this task force?

- A smaller group is probably best for this project as opposed to the whole committee.
- Those who expressed an interest in being part of this group include:
    - A. Burns
    - C. Allison
    - U. Tayyab
    - A. Smith
    - T. Townsley
    - T. Meyers

Purpose?

- Talk to other regulated communities who have implemented their own farming policies and bylaws.
- Review the bylaws currently in place in the Township.
- Ensure that bylaws are not an impediment to farmers.

F. WORK PROGRAM

Stakeholder engagement?

- The Langley Farmer's Institute as the outreach group.
- Stakeholders who were used for the Future of Farming Task Force.
- Chamber of Commerce members.
- Young people who are pursuing farming.
- Academic partners who have expertise in this area.
- Cranberry and blueberries farmers.
- Organic and vegan producers.

The Committee will also have a group that will look at developing a dedicated agriculture webpage on the Township website.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

A. Burns reported that the Chamber is moving back to in-person meetings in March and that they can help promote anything that the AAEEC needs.

2. Farmer's Institute Update

T. Townsley reported that the Institute is working with farmers to ensure they have their groundwater license up to date, as well as working on developing a communication strategy for the next five years.

3. Provincial AAC Workshop

J. Caldarella reported he attended the Provincial Agricultural Workshop as the Township of Langley representative.

4. Vertical Farming

M. Gunn reported that an improvement to the Agricultural Land Reserve Use Regulation will allow for vertical farming including innovative agritech. This is part of the StrongerBC Economic Plan.

I. NEXT MEETING

Date: Wednesday, March 23, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by C. Allison
That the meeting terminate at 8:55pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW NO. 1842 AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008 AMENDMENT (WILLOWBROOK LAND VALUE CAPTURE SYSTEM) BYLAW 2020 NO. 5582

EXPLANATORY NOTE

Bylaw 2020 No. 5582 amends the Willowbrook Community Plan by adding policies to commit the Township to update the planning document, develop a land value capture system in the updated plan, set 2018 as the base year for the land value capture system, and indicate the Township's intention to capture up to 75% of any increase in land value as a result of transit infrastructure upgrades.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW NO. 1842 AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008 AMENDMENT (WILLOWBROOK LAND VALUE CAPTURE SYSTEM) BYLAW 2020 NO. 5582

A Bylaw to Amend the Willowbrook Community Plan Bylaw 1991 No. 3008

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008" as amended is further amended by:

   a) adding the following Section 1.5:

   1.5 Severability

   If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

   b) adding the following Section 6.5:

   6.5 Land Value Capture Resulting from SkyTrain Development

   In December 2018, the regional Mayors' Council on Transportation directed TransLink to proceed immediately with planning and project development for a Surrey Langley SkyTrain Project. The Project would extend the Expo Line 16.5 kilometres on an elevated guideway from King George Station to Langley City Centre along Fraser Highway, with a station in the vicinity of Willowbrook Drive and Fraser Highway in the Township of Langley.

   In January 2020, TransLink and the Township of Langley executed a Memorandum of Understanding (MOU) to affirm their full public commitment to facilitate, expedite and support the successful procurement, design, construction, operation and maintenance of the Project. One of the Township's commitments is to implement transit-oriented land use policies and provisions in relevant plans and permit approval processes. Accordingly, the Township intends to update the Willowbrook Community Plan to provide long-term policy guidance for transit-oriented development in the area.

   Land value capture is a public financing tool. It enables communities to recover some or all of the increase in land value that public infrastructure investments (such as a SkyTrain station or a water main) generate for private landowners. The "recovered" land value is then re-invested to produce additional public benefit (such as parks,

libraries and affordable housing). An example of land value capture is the Community Amenity Contribution Policy that the Township adopted in 2018. Other examples include ongoing taxes on benefiting properties, special assessment districts and tax increment financing.

6.5.1 The Township shall update the Willowbrook Community Plan to meet the commitment to put in place and implement policies for transit-oriented development.

6.5.2 The Township shall develop a land value capture system for the Willowbrook area, consistent with the prevailing enabling legislation and the principles of nexus and proportionality to help ensure that the system is appropriate, fair and reasonable.

6.5.3 The land value capture system shall be based on the Total Assessed Value in the Municipal Tax Roll released by the British Columbia Assessment Authority for the 2018 taxation year. In other words, 2018 shall be the base year for the land value capture system.

6.5.4 The Township shall capture up to a 75% share of any increase in land value due to the transit infrastructure upgrades in the Willowbrook area.

READ A FIRST TIME the	09	day of	March	, 2020.
READ A SECOND TIME the	09	day of	March	, 2020.
PUBLIC HEARING HELD the	23	day of	March	, 2020.
READ A THIRD TIME the	23	day of	March	, 2020.
ADOPTED the	23	day of	March	, 2020.

Mayor

Township Clerk

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18

1. Purpose

1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

2. Background

2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not sufficiently assist in providing all facilities required for new communities.

2.2 CACs are amenity contributions by the developer as part of a rezoning process.

2.3 CACs are intended to offset the cost of providing community amenities associated with new residential development, thereby having a benefit to the community. In the event that CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density, in order to help address the needs or impacts of new development. In this policy, the amenities are intended to be collected through a fixed rate contribution, based on a set of predetermined amenities.

3. Related Policies

3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:

(a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.

(b) Diversify revenue sources to fund new community infrastructure.

(c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

(a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.

(b) Create incentives to encourage developers to included affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

4. Principles

4.1 As residential growth occurs, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.

4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and land owners will still see incentives to seek higher density for residential developments.

5. Policy

5.1 The provision of community amenities will be subject to community input, Council prioritization and available revenue. Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash in lieu, referred to as CACs. The amenities are as follows:

(a) 15% will be Affordable Housing, and therefore 15% of CACs will go into the Affordable Housing Reserve Fund; and

(b) 74% of community amenities will be Township-wide enhancements, and therefore 74% of CACs will go into a Community Amenity Contribution Fund to assist in funding of the following amenities:

- Township-wide Greenway
- Satellite RCMP Detachment
- Conference and Entertainment Centre
- Recreation Centre in Willowbrook-Willoughby
- Recreation Centre in Brookswood-Fernridge

(c) 11% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore 11% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities.

5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:

(a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs, to meet the needs of a growing community and to address some of the impacts of growth.

(b) The Township's community amenities are set out in section 5.1.

(c) The Township will set its targets for amenities (and for cash in lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of CACs will be such that there is little risk that there will be any impact on the pace of new development in the Township.

(d) The Township will set targets for cash in lieu Community Amenity Contributions it hopes to obtain from new development. Effective January 1, 2021 the targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.

(e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash in lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.

(f) Where an application includes an amendment to the OCP to increase the residential density beyond that established in the OCP, the target CAC for each additional unit shall be a minimum of three (3) times the target set out in Table 1 below, per additional unit proposed.

(g) With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment.

5.3 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

(a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable and Supportive Housing Bylaw 2019 No. 5462

(b) 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;

(c) Accessory dwelling units, such as a secondary suite or coach house;

(d) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit.

(e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024.

5.4 COLLECTION OF CACs

(a) Payment of the CAC shall be made to the Township, prior to Council consideration of adoption of the Zoning Bylaw amendment bylaw. At the discretion of the General Manager of Engineering and Community Development, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw amendment bylaw, the CAC (without interest) shall be returned to the applicant by the Township.

(b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw amendment.

5.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

5.6 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.7 This Policy will be reviewed periodically to assess amenities and associated capital costs as required. Timing of the CAC Policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw to the extent possible.

Table 1

Residential Type	**Target Amenity Contribution**	**Required Amenity (or) Allocation of the Amenity Contribution**
New single family lot	$6,808 per lot	See section 5.1
Townhouse/rowhouse/duplex or other ground-oriented dwelling unit	$5,776 per unit	See section 5.1
Low rise apartment (6 storeys or less)	$4,539 per unit	See section 5.1
Mid-high rise apartment (7 storeys or more)	$3,507 per unit	See section 5.1