Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, March 28, 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 28, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 28, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 7, 2022

That Council adopt the Minutes of the Regular Council meeting held March 7, 2022.

C. DELEGATIONS

1. Gabrielle Wong
Langley Seniors in Action Transportation Working Group
File 0550-07

Request by Gabrielle Wong, on behalf of the Langley Seniors in Action Transportation Working Group, to appear before Council to discuss improving transportation for seniors in Langley through a senior-specific shuttle service.

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

C. DELEGATIONS

2. Ray Mostat
File 0550-07

Request by Ray Mostat, to appear before Council to discuss the construction of a parking lot in Old Yale Park.

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

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Strata Conversion Application No. 000039
(Dhaliwal / 26521 Fraser Highway)
Report 22-25
File CD 13-19-0340

That Council approve the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Sardool Dhaliwal proposing to convert a previously occupied two-family dwelling located at 26521 Fraser Highway into two strata title lots, subject to the following conditions being met to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to Township execution of the strata plan:

1. The two-family dwelling being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township; and
2. Registration of a restrictive covenant allowing only one single-family dwelling on each strata lot.

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

Development Permit Application No. 101101
(AAA Self Storage Depot Inc. / 20512 - 64 Avenue)
Report 22-24
File CD 08-11-0088

That Council authorize issuance of Development Permit No. 101101 to AAA Self Storage Depot Inc., for property located at 20512 - 64 Avenue, subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

E. REPORTS TO COUNCIL

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. Section 702.6 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”;
e. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 240 parking spaces to 71 parking spaces as shown in Schedule “A”;
f. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
h. 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. 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;
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. Payment of supplemental Development Permit application fees; and
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

3. Draft 2022-2026 Financial Plan
Report 22-22
File FIN 1700-60

That Council approve a 2022 Universal Services property tax revenue increase of 3.00%;

That Council approve a 2022 Water Utility user pay levy increase 1.99%; and

That Council approve a 2022 Sanitary Sewer Utility user pay levy increase of 3.29%.

Note: There is no change to the Solid Waste Utility user pay levy for 2022.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)
Bylaw No. 5706
Bylaw No. 5707
Bylaw No. 5708
Report 22-26
File 14-07-0056

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site 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. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line, to be secured by a restrictive covenant, registered on title;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

F. BYLAWS FOR FIRST AND SECOND READING

8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards trail enhancements and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment;
12. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan)

F. BYLAWS FOR FIRST AND SECOND READING

Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707.

Explanation – Bylaw No. 5706

Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site "Service and General Industrial" and including the site as a mandatory Development Permit Area.

Explanation – Bylaw No. 5707

Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone M-2.

Explanation – Bylaw No. 5708

Bylaw No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26713, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670, and 5625 – 264 Street to coincide with rezoning from rural to industrial.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Drinking Water Conservation - Bylaw Amendments
Bylaw No. 5771
Bylaw No. 5772
Report 22-23
File ENG 5600-10

That Council give first, second and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771; and further

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772.

Explanation – Bylaw No. 5771

Bylaw No. 5771 introduces definitions to how water is applied to lawns, notably manual and automatic watering. Further amendments include adjustments to the days and times properties may water lawns and gardens based on how water is applied. These updates are consistent with changes

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

to Metro Vancouver's Drinking Water Conservation Plan adopted by the Metro Vancouver Board October 29, 2021.

Explanation – Bylaw No. 5772

Bylaw No. 5772 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating relevant infractions and offenses related to the Drinking Water Conservation Bylaw 2018 No. 5321 as amended.

2. Langley 2022 – 2026 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5773
Bylaw No. 5774
Report 22-27
File FIN 1700-80

That Council give first, second, and third reading to the Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2022 No. 5773; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774.

Explanation – Bylaw No. 5773

The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 authorizes the expenditure of funds for the Municipality. The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2022.

An expenditure that is not provided for in the 2022 - 2026 Five-Year Financial Plan is not lawful.

Explanation – Bylaw No. 5774

Bylaw 2022 No. 5774 provides for the 2022 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2022 – 2026 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

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

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Presently, there are estimated expenditures under the bylaw in the amount of $131,775,787, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2022.

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Rezoning Application No. 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

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769".

Explanation – Bylaw No. 5769

Bylaw No. 5769 rezones 1.89 ha (4.67 ac) of land at 20486 and 20514 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 67 units.

Development Permit No. 101202

Running concurrently with this Bylaw is Development Permit No. 101202 (BMG Projects Inc. / 20486 and 20514 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

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

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. 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.

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100551 and
Development Permit Application No. 101044
(Hayer Builders Group (Town Centre) Ltd. / 7635 – 200 Street)
Bylaw No. 5600
Report 20-75
File CD 08-22-0073

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600".

Explanation – Bylaw No. 5600

Bylaw 2020 No. 5600 rezones land at 7635 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-146 to permit a comprehensive development consisting of mixed-use development of apartments, townhouses, live-work townhouses and commercial space.

Development Permit No. 101044

That Council authorize issuance of Development Permit No. 101044 (Hayer Builders Group (Town Centre) Ltd. / 7635 – 200 Street) in accordance with Attachment A subject to the following conditions:

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

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. Subdivision of a site specific on-site servicing and stormwater control plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Registration of a subdivision plan to create the mixed-use and townhouse lots;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 15, 2020 attached to the Bylaw have been satisfactorily addressed. The Written Submission Opportunity for the Bylaw was held on June 15, 2020 with third reading given on June 29, 2020. In accordance with Council policy, staff advise that the Written Submission Opportunity for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaw was delayed due to completion of servicing requirements in the catchment area by other developers.

2. Land Use Contract Discharge and
Rezoning Application No. 100651
(Mufford Industrial Park Ltd. / 20626 Mufford Crescent)
Bylaw No. 5684
Bylaw No. 5685
Report 21-63
File CD 08-11-0094

That Council give final reading to "Township of Langley Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685".

Explanation – Bylaw No. 5684

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5685

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 31, 2021 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 14, 2021 with third reading given on June 14, 2021.

J. CORRESPONDENCE

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

1. GBS/CIDP Awareness Month
File 0630-01

That Council receive the letter from Kim Brooks, Patient Advocate & Volunteer Coordinator, GBS/CIDP Foundation of Canada, requesting the month of May 2022 be proclaimed as GBS/CIDP 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.

2. Day of Mourning
File 0630-01

That Council receive the letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council, requesting April 28, 2022 be proclaimed as the Day of Mourning for Workers Killed and Injured on the Job. They are also requesting that Council observe one minute of silence in Council Chambers at the April 25, 2022 Regular meeting.

Clerk's Note: A representative for the Labour Council will appear before Council as a delegation at the April 25, 2022 Regular Council meeting. Policy No. 01-024 Approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – March 2, 2022
Tree Protection Advisory Committee – March 8, 2022
Recreation, Culture, and Parks Advisory Committee – March 9, 2022
Seniors Advisory committee – March 16, 2022
File 0540-20

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

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

That the Tree Protection Advisory Committee accept the additional work item to review the Booth, Rinn and Fernridge Neighbourhood Plans and recommend:

That Council amend the committee's Terms of Reference, as follows:

Section 2.0 - add a third item:
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.

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

That Council refer the Community Donations Policy Update to staff to include a maintenance clause that ensures that maintenance is considered at no additional cost to the taxpayer.

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

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was referred to the Recreation, Culture, and Parks Advisory Committee at the February 28, 2022 Regular Council meeting:

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

That Council adopt revisions to Policy No. 06-303 presented as Attachment A to this report.

Clerk's Note: The Community Donations Policy Update report was referred to the Recreation, Culture, and Parks Advisory Committee for comment. Please refer to Item K.3.

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

P. OTHER BUSINESS

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

1. Seniors Shuttle Bus

Whereas Langley Seniors in Action conducted a survey in 2015 showing strong support for improved transportation services for seniors in Langley;

Whereas transportation emerged as a key challenge during the community engagement in 2021 to support the preparation of the 2021 Age- and Dementia-friendly Action Plan;

Whereas Places and Mobility is a priority area for action in the 2021 Age- and Dementia-friendly Action Plan;

Whereas better transportation for Langley Township seniors is a concrete step to becoming an age-friendly community with a vision for the future needs of our aging population; and

Whereas other municipalities such as Delta and West Vancouver have had a Seniors Shuttle Bus for many years;

Therefore be it resolved that Council request a report from staff to explore the feasibility of a Seniors Shuttle Bus and the possible ways the Township can support this initiative for seniors living in the Township of Langley.

P. OTHER BUSINESS

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

2. Old Yale Park

Be it resolved that the construction of a parking lot, clearing and tree removal of Old Yale Park at the Operations Centre cease and desist immediately; and

That a new plan be put in place to address staff parking that would be acceptable to the residents of the Murrayville neighbourhood affected by the Operations Centre site.

Q. 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 D.1 - Section 90(1) (e) Property;
Section 90(2) (b) Intergovernmental Relations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item F.1 - Section 90(1) (g) Legal.

R. TERMINATE

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

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, S. Little, 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 – March 7, 2022

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 7, 2022, as amended.

AMENDMENT
Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That item O.1 be heard after item C.3.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

Clerk's Note: Items C.2, C.3, I.2, and I.3 were added to the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 28, 2022

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held February 28, 2022.

CHALLENGE TO THE CHAIR
The question was called to sustain the Chair, and it was
CARRIED

Councillors Ferguson and Richter opposed

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Richter,
That the Clerk's Note in item O.1 be amended to read as follows:

That Council direct staff to proceed with converting the existing pool site to a spray park as per Option 4, as provided in the agenda of the Regular Council meeting of June 14, 2021, with the funds to do so being hereby approved as part of the 2022 Budget. Motion 1 is still in force and effect.
CARRIED

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

Councillor Ferguson opposed

2. Public Hearing Meeting – February 28, 2022

Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held February 28, 2022.
CARRIED

C. DELEGATIONS

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

Liam Razzell, BC Policy Specialist, Action on Smoking & Health, appeared before Council to discuss ways to enhance smoke-free bylaws to prevent the renormalization of smoking and tobacco use with the legalization of

C. DELEGATIONS

cannabis and the uptake in vaping. He noted that tobacco kills 50,000 people in Canada annually. In 2018/2019, over 400,000 Canadian youth had vaped in the last 30 days. Youth who vape are at least three times more likely start smoking. Action on Smoking and Health would like a bylaw that bans smoking/vaping at all outdoor recreation spaces (parks, sports fields etc.), smoke-free public events, smoke-free hotels, patios, and group living facilities, and align restrictions on all forms of smoking/vaping (tobacco, nicotine, cannabis, hookah).

2. Ben Taddei
Conwest Developments

Ben Taddei, Conwest, appeared before Council to discuss fairness with ALR Land Speculation and Conversions. He stated Conwest's opposition to the Notice of Motion under item O.1. He commented that their project meets all ALR exclusion conditions which Council approved in 2021. He further commented that the Notice of Motion to increase the contribution amount to a target of 50% of the increase in land value resulting from an ALR Conversion runs contrary to Council's previous direction. He stated that there was not sufficient consultation with the building industry prior to the Notice of Motion.

3. Marlene Best
Lorval Developments

Marlene Best, Lorval Developments, appeared before Council to discuss fairness with ALR Land Speculation and Conversions. She stated that the Notice of Motion speculates unfairness. She stated that their application in Gloucester will benefit industrial taxes for the Township and that it is standard practice to exempt in-stream applications during policy change. Instability in municipal polices have financial implications and she asked Council to not support the Notice of Motion.

The agenda order was varied.

O. OTHER BUSINESS

1. Fairness with ALR Land Speculation and Conversions

Moved by Councillor Woodward,
Seconded by Councillor Richter,
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

O. OTHER BUSINESS

approved by the Agricultural Land Commission ("ALC") the underlying land value increases are significant and potentially exponential ("Conversion");

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.

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That this motion be referred to staff to review the timing and implications.

AMENDMENT TO THE REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That the Referral be amended to state that consideration of the implications of the policy include future applications and the concerns of the delegations.
DEFEATED

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

AMENDMENT TO THE REFERRAL
Moved by Councillor Long,
Seconded by Councillor Arnason,
That the Referral be amended to change the last paragraph of the motion to read as follows:

O. OTHER BUSINESS

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.
DEFEATED

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

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

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

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

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

The agenda order then resumed.

D. PRESENTATIONS

1. Tourism Langley

Erinn Kredba, Executive Director, Tourism Langley, provided an overview of 2020-2021 activity and to present their board-endorsed future five-year strategic plan. Tourism Langley is a dedicated destination marketing organization for the Township of Langley. Their pre-covid 2020 Tactical Plan included, among other projects: consumer-focused development, cooperative marketing programs, event grants and sponsorships, mobile and online visitor servicing, and sport tourism development. Pandemic travel restrictions greatly impacted overnight stays in the Township. Planning has begun for the Five-Year, 203-2027, Strategic Plan. Some of the proposed strategies include:

- Build brand awareness in Metro Vancouver;
- Capitalize on sport and pre/post stays;
- Support the growth/expansion of events; and
- Invest in research and business intelligence.

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101186 (Gateway 200 Business Park Ltd. / 19900 Block of 84 Avenue) Report 22-19

File CD 08-27-0071

Moved by Councillor Davis,
Seconded by Councillor Kunst,
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.

CARRIED

E. REPORTS TO COUNCIL

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

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

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

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
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.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That $250,000 for the Foundry Project be funded fully in the 2022 Budget from the RCMP Reserve.
CARRIED

Mayor Froese and Councillors Arnason and Long opposed

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That a feasibility study for Firehall 8 run concurrently with a feasibility study for Firehall 7, for a total of $270,000 funded from surpluses and reserves.
CARRIED

Councillors Arnason and Long opposed

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That a feasibility study also be conducted for Firehall 5 in 2022.
DEFEATED

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

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

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

Moved by Councillor Long,
Seconded by Councillor Arnason,
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".

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That consideration of third reading of Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 be deferred to the next Regular Council meeting to allow Council time to review.
DEFEATED

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

REFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 be referred to staff to work with the proponent to address the concerns raised by the public regarding parking.

AMENDMENT TO THE REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the referral be amended to ask staff to consider not closing Royal Avenue, or if it is closed, that it be converted to parking.
DEFEATED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

AMENDMENT TO THE REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Long,
That the referral be amended to ask staff to consider ALL the concerns raised at the Public Hearing, not just parking.
CARRIED

Councillor Richter opposed

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

Councillors Davis, Richter, and Woodward opposed

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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.

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

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

REFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That third reading of 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 be referred to staff to consider the concerns raised at the Public Hearing.
CARRIED

Councillor 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 4:32pm.

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

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Local Area Service Bylaw No. 5768".

I. BYLAWS FOR FINAL ADOPTION

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Sanitary Sewer Local Area Service 24 to 28 Avenues and 204 to 208 Streets, be referred to staff to re-start the process, excluding the residents who have already responded.
DEFEATED

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

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

Councillors Arnason and Richter opposed

Councillor Ferguson re-entered the meeting at 4:37pm.

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

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151244 BC LTD.) Bylaw 2021 No. 5687.
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101161

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council authorize Development Permit No. 101161 (1151244 BC Ltd. / Flat Architecture Inc. / 20267 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

f. Building plans in substantial compliance with Schedule “A”;
g. 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;
h. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in

I. BYLAWS FOR FINAL ADOPTION

compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

i. All signage being in compliance with the Township's Sign Bylaw;
j. Requiring rooftop mechanical equipment to be screened from view; and
k. All refuse areas to be located in an enclosure and screened.

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

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

CARRIED

Councillors Arnason and Richter opposed

3. Rezoning Application No. 100606 and Development Permit Application No. 101162 (1151245 BC Ltd. / Flat Architecture Inc. / 20276 – 72B Avenue)
Bylaw No. 5688
Report 21-37
File CD 08-23-0199

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151245 BC Ltd.) Bylaw 2021 No. 5688".
CARRIED

Councillor Richter opposed

Development Permit No. 101162

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,

I. BYLAWS FOR FINAL ADOPTION

That Council authorize Development Permit No. 101162 (1151245 BC Ltd. / Flat Architecture Inc. / 20276 – 72B Avenue) in accordance with Attachment A subject to the following conditions:

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

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

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

CARRIED

Councillor Richter opposed

J. CORRESPONDENCE

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

J. CORRESPONDENCE

1. Tree Protection Bylaw – Request for Fee Waiver

Letter from Patrick Wenman requesting a waiver of all Township permit fees to remove trees from his property.

2. Deafblind Awareness Month

File 0630-01

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

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – February 16, 2022
Agricultural Advisory and Economic Enhancement Committee – February 23, 2022

File 0540-20

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

2. Seniors Advisory Committee Recommended Motion

File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council endorse the 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 owns property in the area and left the meeting at 4:42pm.

3. Heritage Advisory Committee Recommended Motion

File 0540-20

Moved by Councillor Long,
Seconded by Councillor Kunst,
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)

K. MINUTES OF COMMITTEES

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)
CARRIED

Councillor Woodward re-entered the meeting at 4:43pm.

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

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
2. Susan Guest
   Dedicated community volunteer and arts supporter

3. Rudy Langmann
   Reporter, author, businessperson

4. Rod Walton
   Community builder, businessperson

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

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

2. Action on Smoking and Health Delegation

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That the delegation from Liam Razzell, Action on Smoking and Health, be referred to staff for a report.
CARRIED

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 4:53pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Monday, March 21, 2022 11:26 AM
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Gabrielle Wong

Please note the following response to Delegation Requests has been submitted at Monday March 21st 2022 11:23 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  3/28/2022
- **Name of delegate or organization wishing to appear**
  Langley Seniors in Action Transportation Working Group
- **Topic**
  Improving Transportation for Seniors in Langley Through a Senior-Specific Shuttle Service
- **Purpose of presentation**
  Information only, Other
- **for other, describe here:**
  In support of the resolution below
- **Desired resolution**
  Where as the Langley Seniors Community Action Table conducted a survey in 2015 showing strong support for improved transportation services for seniors in Langley.
  Where as interviews with seniors in 2019 suggested that seniors struggled with accessing affordable transportation options, especially if driving was not an option.
  Where as Langley Seniors in Action's Social Isolation Survey in 2021 showed us there is a lack of transportation contributing to isolation for our aging population.
  Where as better transportation for Langley's Townships seniors is a concrete step to becoming an age-friendly community with a vision for the future needs of our aging population.
  Where as transportation emerged as a key challenge during the community engagement in 2021 to support the preparation of the 2021 Age and Dementia-friendly Action Plan.
  Where as Places and Mobility is a priority area for action in the 2021 Age and Dementia-friendly Action plan.
  Where as other municipalities such as Delta and West Vancouver have been doing this for many years.
  Therefore be it resolved that Council request a report from staff to explore the feasibility of a Seniors Shuttle and the possible ways the TOL can support this initiative for seniors living in the Township of Langley.

- **Full name**
  Gabrielle Wong
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)
- **I would like to attach a presentation or additional information for Council**
  Yes
- **File upload**
  1. LSA Transportation Working Group Presentation - PDF.pdf [1.5 MB]

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

BRING A SHUTTLE FOR SENIORS TO LANGLEY

Hop on board!

Transportation remains a key barrier to the health and well-being of Langley's seniors.

Our proposed shuttle bus would provide seniors in the Township of Langley with:

- **Free and accessible** transportation around the Township
- **Reliable service** to the places they need to get to for business, shopping, and healthcare
- **Social connections** with other seniors to reduce isolation and loneliness
- Access to **senior-specific resources and information**

We know that a shuttle service will help seniors in our community.

A similar service, **implemented in Delta**, has been very successful and improves the quality of life for Delta's local seniors. Other shuttles in **North Vancouver and West Vancouver** provide similar senior-specific services.

And we know that it takes the community to make this project a reality.

Over the past year, we have **connected with various stakeholders, individuals, and seniors' groups who support the idea**, including representatives from the Langley Senior Resources Society, the Township Seniors Advisory Committee, United Way BC, and the Langley Memorial Hospital Foundation. We have also **consulted with other municipalities** who have implemented successful services like the one we are proposing.

We intend to use the success of other services as a launching pad for this project, combined with the **advice and input** of interested community members and organizations.

Hop on board! We wouldn't want you to miss the bus.

What is Langley Seniors in Action?

This project is part of a working group formed under Langley Seniors in Action, which has advocated for the needs and voices of seniors in Langley for the past decade.

Learn more at **langleyseniorsinaction.ca**



What can I do to help?

If you are interested in helping with this project, have suggestions or feedback, or just want to learn more, feel free to send us an email at transportation.lsa@gmail.com.

We'd love to connect and keep you updated!

Image credit: Tourism Langley

From: do_not_reply@notifications.tol.ca
Sent: Friday, March 18, 2022 2:26 PM
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by RAY MOSTAT

Please note the following response to Delegation Requests has been submitted at Friday March 18th 2022 2:23 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  3/28/2022
- **Name of delegate or organization wishing to appear**
  Ray Mostat
- **Topic**
  Objection to construction of parking lot in Old Yale Park for works yard employees.
- **Purpose of presentation**
  Other
- **Desired resolution**
  Do not use park for parking lot.
- **Full name**
  RAY MOSTAT
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Fax**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 - REGULAR MEETING	**REPORT:**	22-25
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0340
SUBJECT:	STRATA CONVERSION APPLICATION NO. 000039 (DHALIWAL / 26521 FRASER HIGHWAY)		

PROPOSAL:

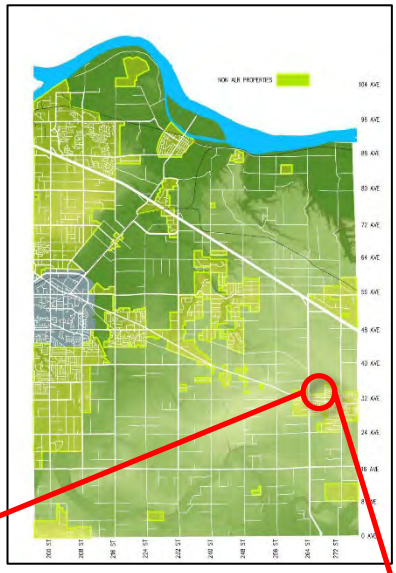
Strata Title Conversion application under Section 242 of the Strata Property Act to convert a previously occupied two-family dwelling located at 26521 Fraser Highway into two strata lots.

RECOMMENDATION SUMMARY:

That Council, pursuant to Section 242 of the Strata Property Act, approve the strata plan subject to two (2) conditions.

RATIONALE:

The proposed Strata Title Conversion application complies with the requirements of the Strata Property Act.





RECOMMENDATION:

That Council approve the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Sardool Dhaliwal proposing to convert a previously occupied two-family dwelling located at 26521 Fraser Highway into two strata title lots, subject to the following conditions being met to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to Township execution of the strata plan:

1. The two-family dwelling being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township; and
2. Registration of a restrictive covenant allowing only one single-family dwelling on each strata lot.

EXECUTIVE SUMMARY:

Sardool Dhaliwal has applied under Section 242 of the Strata Property Act to convert a previously occupied two-family dwelling located at 26521 Fraser Highway into two strata title lots.

The Strata Property Act requires approval by Council (as the approving authority) of strata plans that include previously occupied buildings. Pursuant to Section 242(10) of the Strata Property Act, Council adopted a motion at its Regular Evening Meeting of November 21, 2016 to delegate to the Approving Officer the ability to approve an application to deposit a Strata Conversion Plan for a previously occupied single-family residential, commercial, or industrial building.

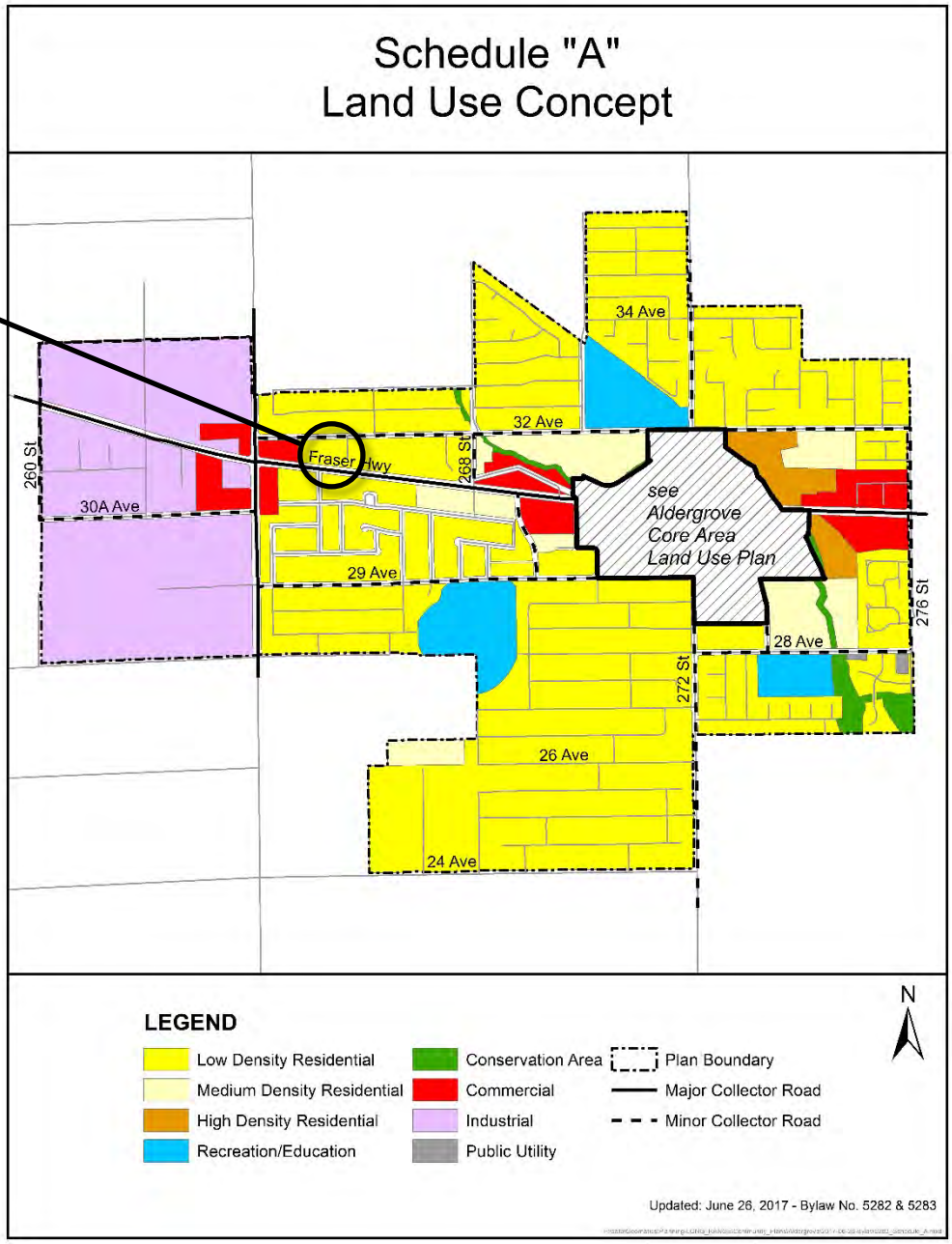
However, strata conversion applications for building typologies **not specifically included in the November 21, 2016 motion require Council review**.

Staff recommend that Council approve the strata plan as it complies with the requirements of the Strata Property Act.

PURPOSE:

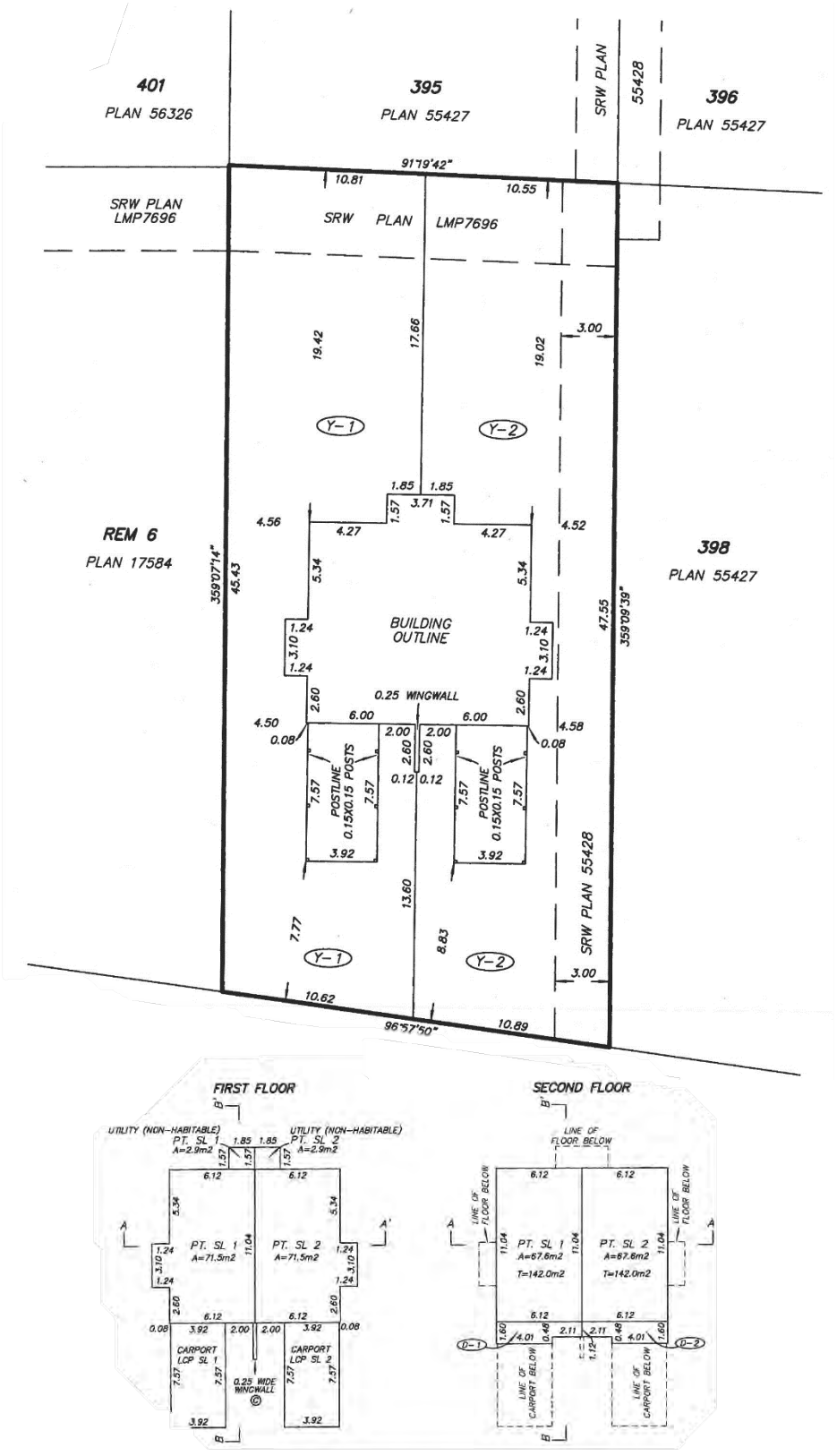
The purpose of this report is to provide information and a recommendation concerning Strata Title Conversion Application No. 000039 for a previously occupied two-family dwelling located at 26521 Fraser Highway.

SUBJECT


Schedule "A"
Land Use Concept
34 Ave
32 Ave
Fraser Hwy
260 St
268 St
30A Ave
29 Ave
see
Aldergrove
Core Area
Land Use Plan
276 St
28 Ave
272 St
26 Ave
24 Ave
N
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
Updated: June 26, 2017 - Bylaw No. 5282 & 5283



ZONING BYLAW NO. 2500



Strata Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Sardool Dhaliwal 3161 – 268 Street Langley, BC V3W 3E4
Legal Description:	Lot 397 Section 19 Township 13 New Westminster District Plan 55427
Location:	26521 – Fraser Highway
Area:	0.1 ha (0.25 ac)
Existing Zoning:	Residential Zone R-2
Aldergrove Plan:	Low Density Residential

BACKGROUND / HISTORY

The subject site is located at 26521 Fraser Highway, designated Low Density Residential in the Aldergrove Community Plan, and zoned Residential Zone R-2 which permits no more than one single-family or one two-family dwelling on any one lot.

A two-family dwelling building currently exists on the property, with both units having been previously occupied.

DISCUSSION / ANALYSIS:

Sardool Dhaliwal has submitted a strata plan (Attachment A) that proposes to convert a previously occupied two-family dwelling into two strata title lots.

According to the applicant, the existing building was constructed in 1981 and contains two dwelling units. The applicant is proposing to stratify each dwelling unit into an individual strata lot.

The Official Community Plan (Policy 2.5.2) promotes a mix of housing types in each community to provide a wide variety of units to meet the needs of all members of the community including a variety of tenures (fee simple, strata title, rental, cooperative, and cohousing).

Adjacent Uses:

North:	A property zoned Residential Zone R-2, designated Low Density Residential in the Aldergrove Community Plan;
East:	A property zoned Residential Zone R-2, designated Low Density Residential in the Aldergrove Community Plan;
South:	An access road and Fraser Highway, beyond which is the Fraser Greenway and a single family residential strata development zoned Residential Zone R-1A, designated Low Density Residential in the Aldergrove Community Plan;
West:	George E. Ross Park.

Strata Property Act:

The Strata Property Act requires approval by Council (as the approving authority) of strata plans involving previously occupied buildings prior to being registered at the Land Title Office. Council may elect to a) approve the strata plan subject to terms and conditions; b) refuse to approve the strata plan; or c) refuse to approve the strata plan until terms and conditions imposed by the approving authority have been met.

In accordance with the Strata Property Act, Council must not approve the strata plan unless the buildings substantially comply with the applicable bylaws of the municipality and the British Columbia Building Code. The building is in compliance with the Residential Zone R-2 provisions concerning use, site coverage, building height, and building setbacks.

With regards to compliance with the British Columbia Building Code, the building will be required to undergo a building inspection by the Township's Permits, Licence and Inspection Services Department which may result in the owners having to upgrade or repair the dwellings.

A condition of the approval of the strata plan is that both dwelling units be in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township.

Section 242 of the Strata Property Act also outlines five (5) items that Council must consider in making its decision:

a) the priority of rental accommodation over privately owned housing in the area;
b) any proposals for the relocation of persons occupying a residential building;
c) the life expectancy of the building;
d) projected major increases in maintenance costs due to the condition of the building; and,
e) any other matters that, in its opinion, are relevant.

Staff note that items a) and b) above are primarily related to strata title conversion applications involving residential rental buildings (typically apartments or townhouses).

According to the applicant, the property is currently rented and there are no plans to relocate the tenants should the strata conversion be approved. Staff note the Residential Zone R-2 Zoning permits both one and two-family dwellings with no conditions on housing tenure.

In regard to items c) and d) above, according to the applicant the building was constructed in 1981 and has undergone extensive interior renovations during the last three years. Permits, Licence and Inspection Services staff indicate the subject property may require upgrades including the installation of sprinklers to satisfy current Building Codes and Bylaws.

Consistent with approval condition 1, a complete assessment will be required, and deficiencies addressed. All conditions are required to be satisfied prior to Township approval to deposit the proposed Strata Plan.

Servicing:

The subject property is identified as Service Level 1 – Urban that requires municipal water and sewer systems in accordance with the Subdivision and Development Servicing Bylaw 2019 No. 5382 with compliance secured as part of the Building Permit process.

Policy Considerations:

The Strata Property Act requires approval by Council (as the approving authority) of strata plans that include previously occupied buildings. Staff recommend that Council approve the proposed Strata Title Conversion application subject to the conditions listed in the recommendation section of this report as it complies with the requirements of the Strata Property Act.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Proposed Strata Plan

SHEET 1 OF 3 SHEETS

STRATA PLAN OF LOT 397 SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 55427

STRATA PLAN EPS
PROPOSAL (21-06-30)

TOWNSHIP OF LANGLEY BCGS 92G.008

0 5 10 20 30 40

SCALE 1 : 400 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 41, TOWNSHIP OF LANGLEY, NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS _____ AND _____, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS _____ AND _____.

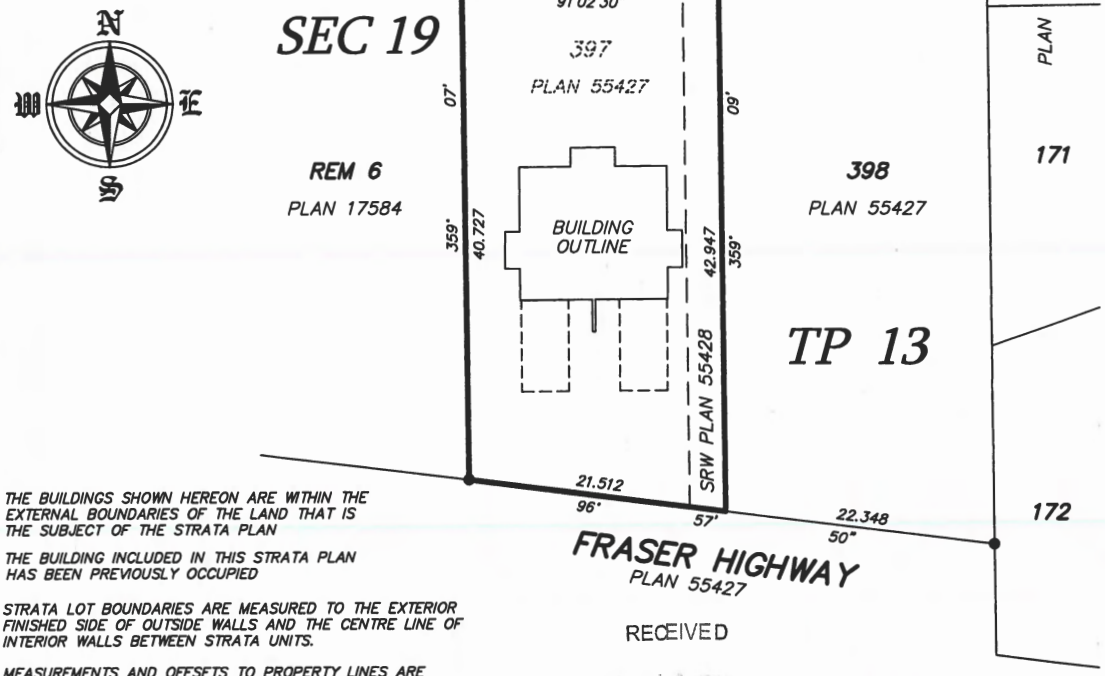
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999_____ WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS _____ AND _____.

LEGEND

- ● DENOTES IRON POST FOUND
- ○ DENOTES IRON POST PLACED
- ⓐ DENOTES CONTROL MONUMENT FOUND
- WT DENOTES WITNESS
- SL DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- m2 DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓒ DENOTES COMMON PROPERTY
- (D-1) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (Y-1) DENOTES YARD BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

ALL ANGLES DEFLECT BY MULTIPLES OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED



THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS BEEN PREVIOUSLY OCCUPIED

STRATA LOT BOUNDARIES ARE MEASURED TO THE EXTERIOR FINISHED SIDE OF OUTSIDE WALLS AND THE CENTRE LINE OF INTERIOR WALLS BETWEEN STRATA UNITS.

MEASUREMENTS AND OFFSETS TO PROPERTY LINES ARE SHOWN TO THE EXTERIOR FINISHED SIDE OF OUTSIDE WALLS

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE __th DAY OF _____, 2021.

JONATHAN F. SQUIRES, BCLS#940

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

RECEIVED
AUG 0 [illegible]
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700 F.778-727-1226
FILE : A 6293
DWG : 6293-PS

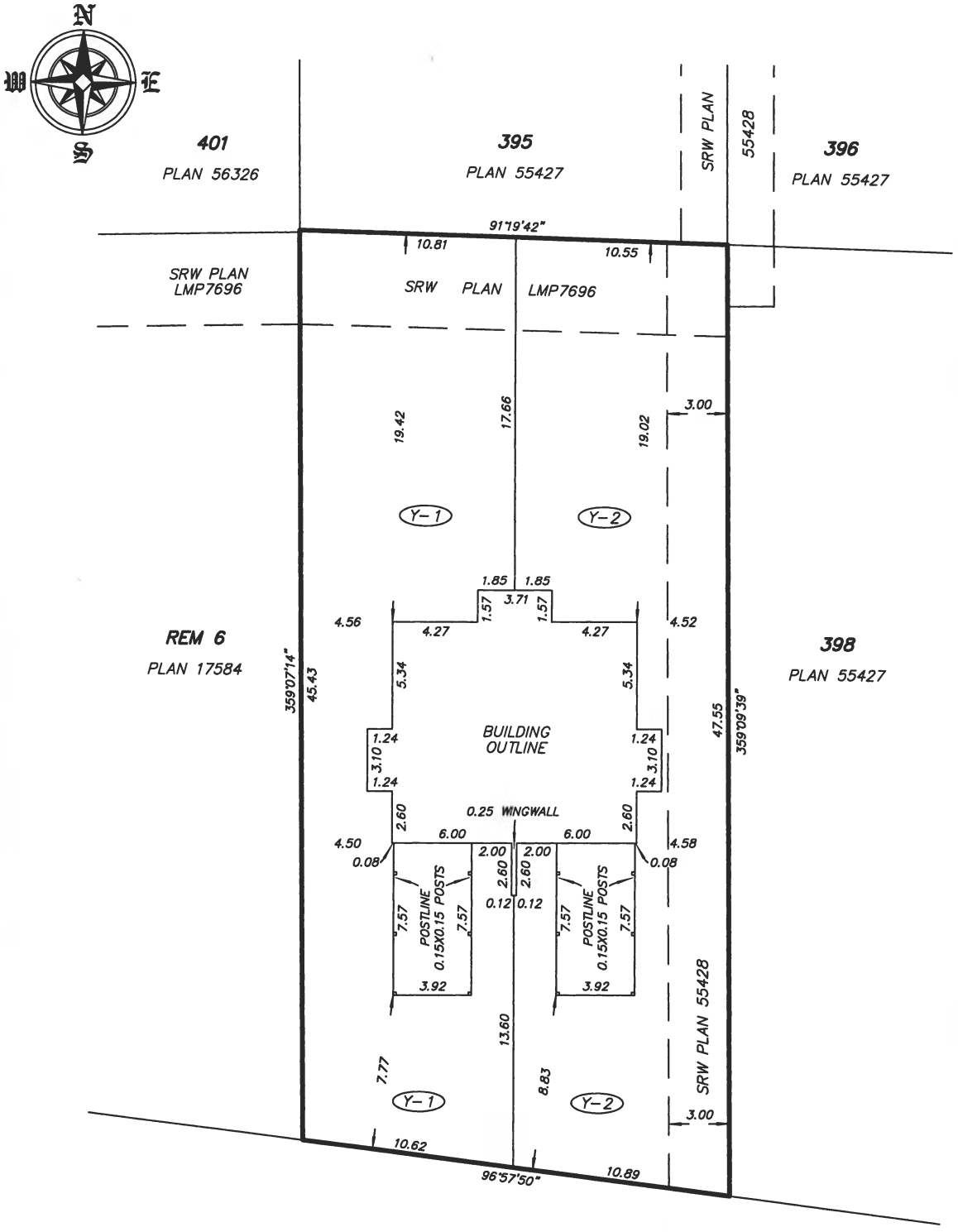
BUILDING DETAIL AND LCP YARD AREA

STRATA PLAN EPS_____
PROPOSAL (21-06-30)

0 5 10 15 20

SCALE 1 : 200 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



RECEIVED

AUG 09 2021

PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

JONATHAN F. SQUIRES, BCLS#940
__th DAY OF _____, 2021

AXIS LAND SURVEYING LTD.
B.C. & CANADA LANDS SURVEYORS
202 - 33711 LAUREL STREET
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T. 604-853-2700 F.778-727-1226
FILE : A 6293
DWG : 6293-PS

FLOOR PLANS AND SECTION PLANS

STRATA PLAN EPS____
PROPOSAL (21-06-30)

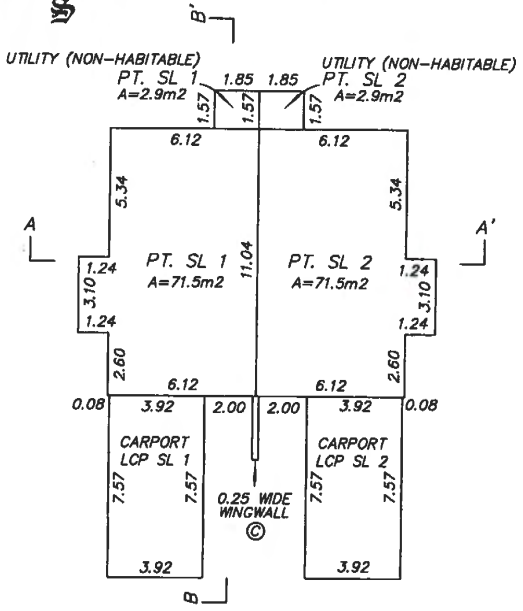
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SCALE 1 : 200 DISTANCES ARE IN METRES

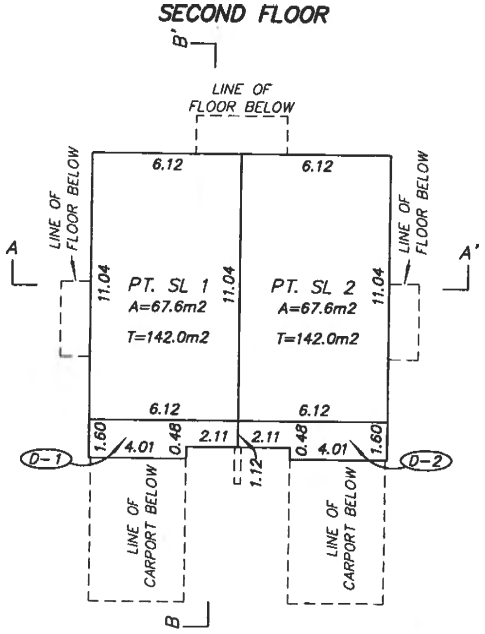
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

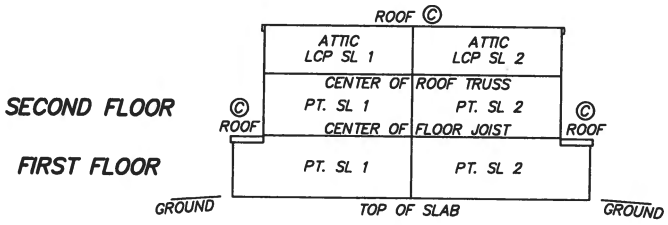


FIRST FLOOR

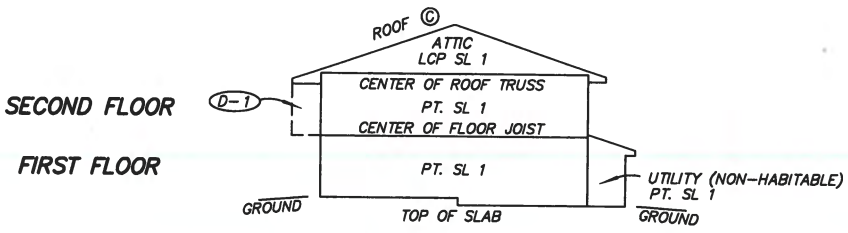


SECOND FLOOR





SECTION A-A'



SECTION B-B'

RECEIVED
AUG 09 2021
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

JONATHAN F. SQUIRES, BCLS#940
__th DAY OF _____, 2021

AXIS LAND SURVEYING LTD.
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T. 604-853-2700 F.778-727-1226
FILE : A 6293
DWG : 6293-PS

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 REGULAR MEETING	**REPORT:**	22-24
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-11-0088
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101101 (AAA SELF STORAGE DEPOT INC. / 20512 - 64 AVENUE)		

PROPOSAL:

Development Permit application for a 5-storey self-storage building with an accessory office space at 20512 - 64 Avenue.



RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101101 subject to eight (8) conditions, plus six (6) conditions to be completed prior to issuance of a building permit.

RATIONALE:

The proposal complies with the Willowbrook Community Plan objectives and the site's General Industrial Zone M-2 (with the exception of height and parking variances) and the Township's land use policies.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101101 to AAA Self Storage Depot Inc., for property located at 20512 - 64 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. Section 702.6 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”;
e. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 240 parking spaces to 71 parking spaces as shown in Schedule “A”;
f. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
h. 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. 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;
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. Payment of supplemental Development Permit application fees; and
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

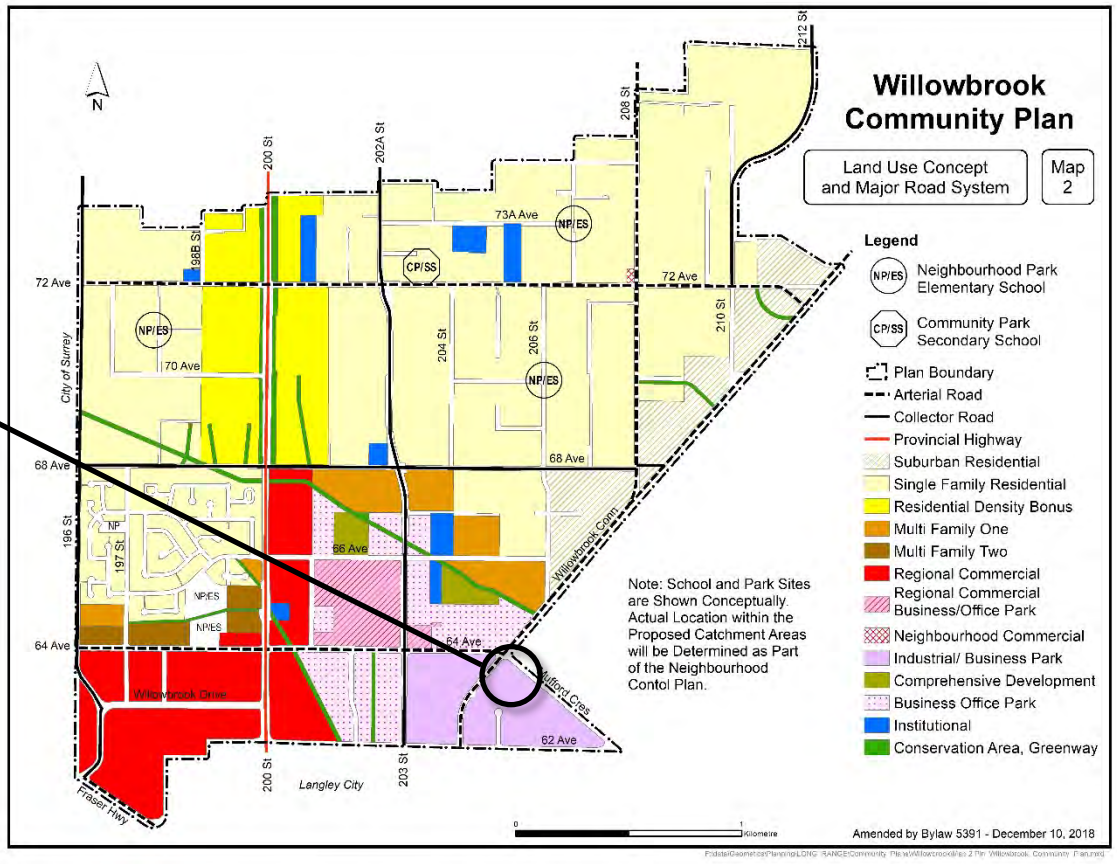
EXECUTIVE SUMMARY:

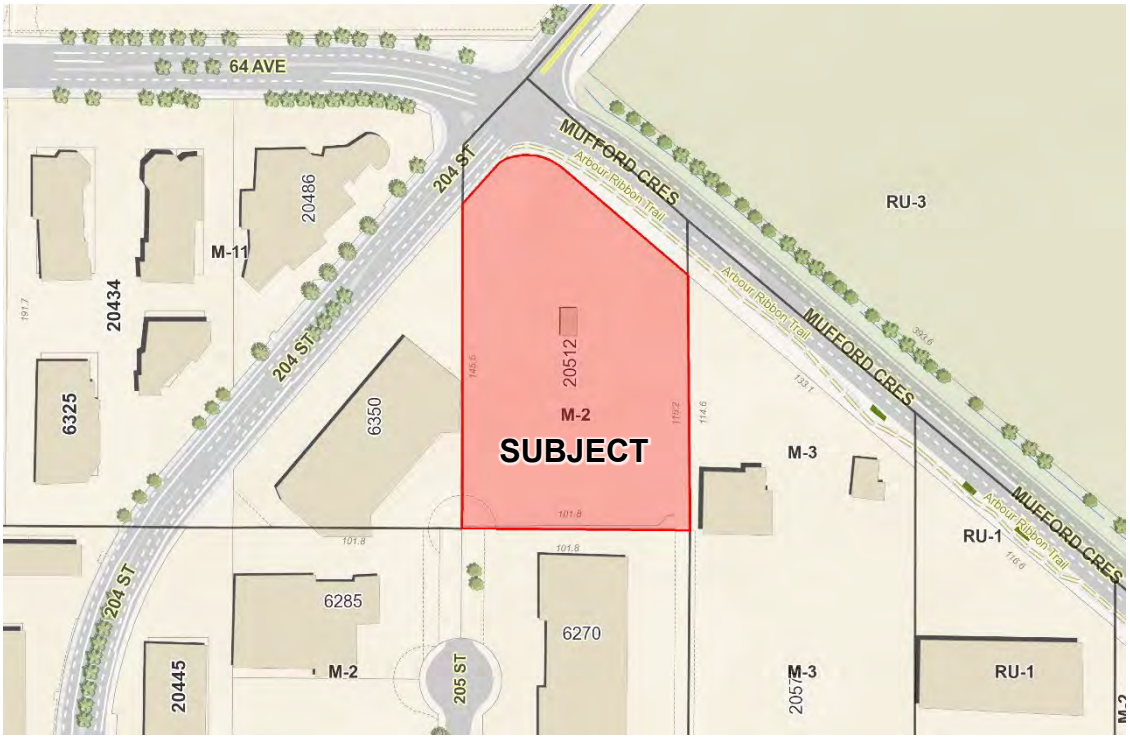
Krahn Engineering Ltd., on behalf of AAA Self Storage Depot Inc., has applied for a Development Permit to construct a 43,731m^2 / 470,716 ft^2 5-storey self-storage building with an accessory office space on a 1.52 ha (3.73 ac) site located in the Willowbrook Community Plan area. To facilitate the project, the applicant is requesting to vary the permitted building height by 9.8 m (32.1 ft) from 12.0 m (39.3 ft) to 21.8 m (71.5 ft) and vary the parking requirements by 169 spaces from 240 to 71 parking spaces. The development, in staff’s opinion, is in compliance with the Development Permit Guidelines of the Willowbrook Community Plan (Attachment B).

PURPOSE:

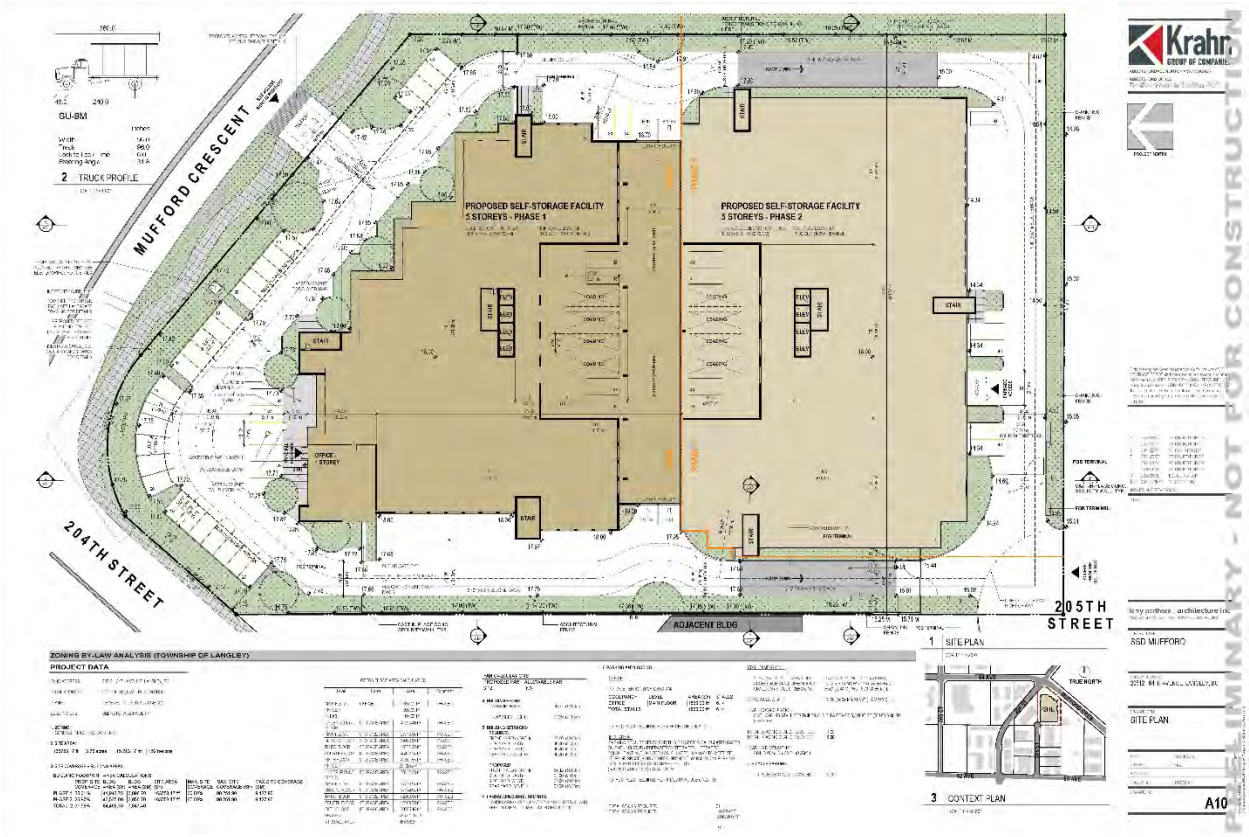
The purpose of this report is to provide information and recommendations regarding proposed Development Permit No. 101101 for property located at 20512 - 64 Avenue.

SUBJECT


Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
N
200 St
202A St
208 St
212 St
98B St
73A Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
204 St
206 St
210 St
196 St
197 St
Willowbrook Conn.
Willowbrook Drive
Milford Cres
200 St
203 St
Langley City
Fraser Hwy
City of Surrey
NP/ES
CP/SS
NP
Kilometre



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

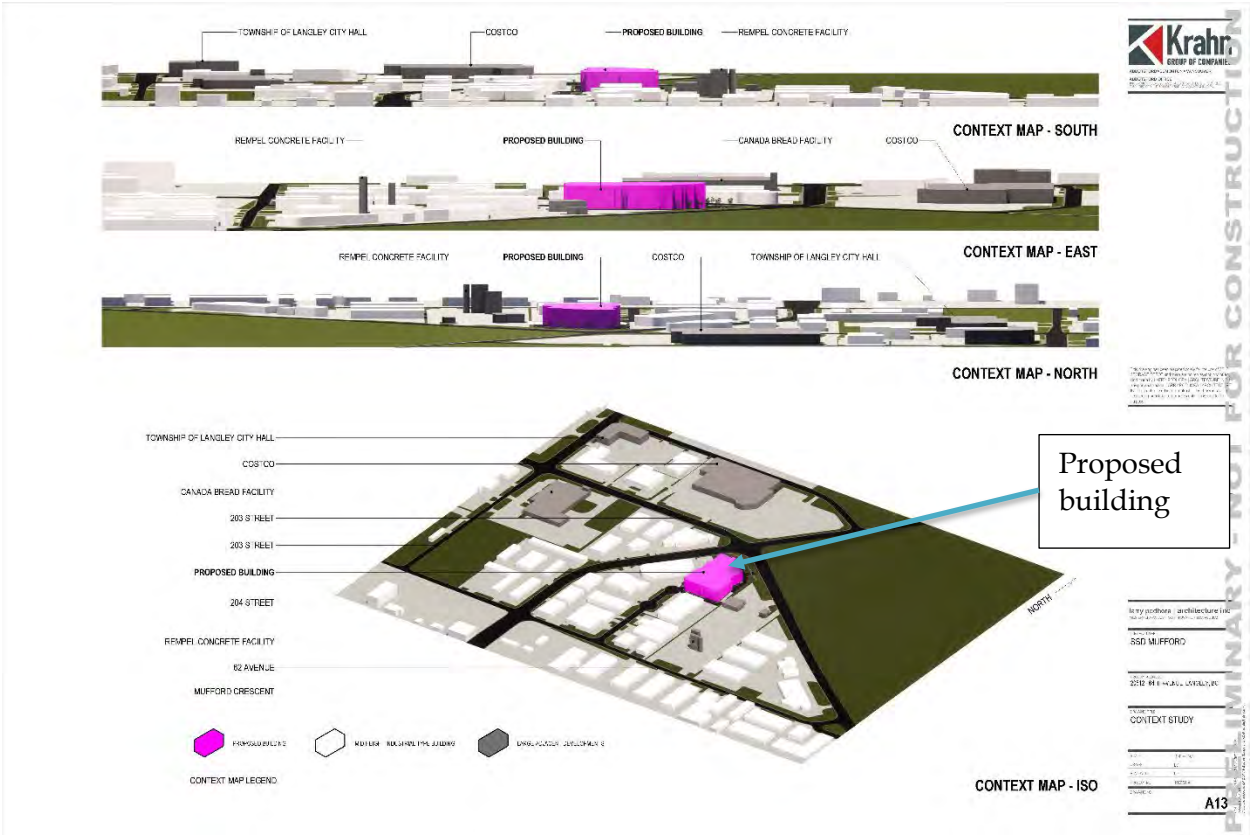


MUFFORD CRESCENT



204 STREET

RENDERINGS – SUBMITTED BY APPLICANT



CONTEXT MAP – BUILDING HEIGHT ANALYSIS

REFERENCE:

Owner:	AAA Self Storage Depot Inc. 6200 Lougheed Highway Burnaby, BC V5B 2Z9
Applicant / Agent:	Krahn Engineering Ltd. 400, 34077 Gladys Avenue Abbotsford, BC V2S 2E8
Legal Description:	Lot A District Lot 311 Group 2 New Westminster District Plan NWP 87874 Except Part in Plan BCP 45495
Location:	20512 - 64 Avenue
Area:	1.52 ha (3.73 ac)
Existing Zoning:	General Industrial Zone M-2
Langley Town Centre Plan:	Business Park
Willowbrook Community Plan:	Industrial/Business Park

BACKGROUND/HISTORY:

The subject 1.52 ha (3.73 ac) property is located at 20512 – 64 Avenue at the corner of Mufford Crescent and 204 Street. The site is zoned General Industrial Zone M-2 and is designated "Business Park" in the Langley Town Centre Plan and "Industrial/Business Park" in the Willowbrook Community Plan. The subject site is currently vacant.

DISCUSSION/ANALYSIS:

The Development Permit includes a 5-storey self-storage building with an accessory office space. The building with a total area of 43,731m^2 (470,716 ft^2), is proposed to be built in two phases with the Development Permit including both phases. Phase 1 proposes 21,468 m^2 / 231,085 ft^2 of floor area with 38 parking spaces. The south elevation of the Phase 1 building has been designed to function as a "stand alone" building while also accommodating Phase 2. Consistent with Section 111.2 of Zoning Bylaw 2500, Phase 2 lands will provide interim landscaping that includes the full perimeter landscaping for the site and low maintenance meadow planting, or equivalent.

To accommodate the proposal, the applicant is requesting the following variances which are described further in the Development Permit section of the report:

- to increase the maximum building height by 9.8 m (32.1 ft) from 12.0 m (39.3 ft) to 21.8 m (71.5 ft); and
- to reduce the parking requirements by 169 spaces from 240 to 71 parking spaces.

In accordance with Council's policy, a rendering, site plan, and building elevations have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101101 appears as Attachment A to this report.

Adjacent Uses

Northwest: Corner of 204 Street and Mufford Crescent, beyond which is a site zoned Business Office Park Zone M-11, designated "Industrial / Business Park" in the Willowbrook Community Plan, occupied by Costco Wholesale.

Northeast: Site zone Rural Zone RU-3 in the Agricultural Land Reserve, designed "Agricultural / Country Side" in the Rural Community Plan;

East: Site zoned Heavy Industrial Zone M-3, designated "Industrial / Business Park" in the Willowbrook Community Plan, occupied by a concrete mixing plant.

South: Site zoned General Industrial Zone M-2, designated "Industrial / Business Park" in the Willowbrook Community Plan, occupied by a multi tenant building; and

West: 204 Street and site zoned Business / Office Park Zone M-11, designated "Industrial / Business Park" in the Willowbrook Community Plan, occupied by a multi-tenant building.

Development Permit:

As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to a building permit being issued. The site is located in Development Area "C" – Industrial / Business Park, of the Willowbrook Community Plan (Attachment B).

The building design includes asymmetrically stacked 1- and 2-storey curtainwall glass walls in opaque and blue spandrel glass and tinted vision glass interspersed with matching spandrels. A portion of the building not directly visible from adjacent streets includes pre-cast panels. The building also includes a 2-storey drive through loading and access route with multiport elevator cores. Parking for the facility is proposed both indoors and outdoors.

The design rationale submitted by the applicant's architect states:

> *"This ground breaking self-storage design proposes and unique (to British Columbia) way of accessing and using the self storage function. Building design combined with the proposed materials combined result in an appearance of "office like " development rather than typical self-storage building…*
>
> *The playful stacking concept provides the benefit of breaking up the building height experimentally and allowing the building to be understood as an assembly of several relatively separate , low volume forms rather than a uniform, vertical treatment as such projects are typically delivered. There is a substantial variety of materials, colours, geometric and surface treatments..."*

The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines (Attachment B) of the Willowbrook Community Plan. The proposed development also complies with the General Industrial Zone M-2 provisions concerning use, site coverage, and building setbacks. As stated above and referred to in greater detail below, the proposal is requesting variances to the maximum height provisions of the General Industrial M-2 Zone as well as parking requirements of Zoning Bylaw Section 107.3.

Proposed Variances:

Building Height:

The applicant is requesting to vary Section 702.6 of the Zoning Bylaw to allow a 5-storey building, increasing the maximum permitted height by 9.8 m (32 ft) from 12.0 m (39.3 ft) to 21.8 m (71.5 ft).

According to the applicant, the design "concept provides the benefit of breaking up the building height experientially and allowing the building to be understood as an assembly of several relatively separate, scaled-down forms rather than a uniform, monolithic vertical elements…"

The applicant also notes that "the general neighborhood includes tall, significant structures such as the wood mill tower to the east (four floors) and the Township Municipal Hall to the west (five floors)..." Staff also note that Langley Senior's Village on 65 Avenue (4-storey) and Township Commons building on 65 Avenue (5-storey) are located in the broader vicinity of the subject site. A context map showing building heights in the area is included in this report.

Staff do not object to the proposed height variance given buildings of similar height in the area and the proposed building architecture that reduces the apparent mass of the building. The proposed height variance has been incorporated into proposed Development Permit No. 101101.

Parking Variance:

The Township's Zoning Bylaw does not currently specifically include parking requirements for self-storage uses. As such, the site's existing General Industrial Zone (M-2) may be used for the purpose of assessing parking requirements. Allowable uses per the existing General Industrial Zone include such uses as a warehouse that would trigger a requirement for one (1) parking space per 186 m^2 (610 ft^2) of gross floor area. Based on this requirement, the proposed self-storage with an area of a 43,599 m^2 (469,296 ft^2) would trigger a requirement for 234 parking spaces plus six spaces for an office use.

However, based on previous self-storage uses in the Township and elsewhere within the region, the applicant has submitted a request to vary the parking requirements from those associated with General Industrial to better reflect the anticipated parking demand for a self-storage facility.

In support of the requested variance, the applicant was required to engage the services of a qualified transportation engineering consultant to review the anticipated trip generation and associated parking demand for self-storage facilities. The study reviewed parking demands for self-storage uses based on a number of factors including a survey of existing facilities within the region, specific requirements of other municipalities where applicable, and guidelines contained in the Institute of Transportation Engineers (ITE) Manual.

The study concluded that the parking demand associated with a self-storage facility is substantially different from General Industrial uses, with a recommendation to use a generally acceptable rate of 0.14 spaces per 93 m^2/ 1,000 ft^2 of gross floor area, resulting in a requirement of 65 parking spaces for the subject self-storage facility.

Staff have reviewed the study and concur with its findings. Unless otherwise directed by Council, staff will proceed with amendments to the Township's Zoning Bylaw parking provisions to incorporate specific requirements associated with self-storage facilities.

Access:

Vehicular access is proposed from Mufford Crescent and 205 Street via access easements previously registered on adjacent lots to the south.

Signage:

Proposed signage consisting of channel letters is illustrated in Schedule "A" of Development Permit No. 101101 and is required to comply with the Township's Sign Bylaw.

Tree Protection/Replacement

The tree management plan submitted by the applicant indicates that no significant trees are identified on the subject site. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 112 replacement trees and 112 will be planted. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Public Information Meeting:

Per Policy No. 07-169, the applicant held a Public Information Meeting on July 28, 2021. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment C.

Servicing:

A Servicing Agreement will be required prior to final approval of a Building Permit to secure road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw. Submission of a site-specific onsite servicing and stormwater management plan (onsite detention) in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

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 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 site's land use designation in the Willowbrook Community Plan in addition to its General Industrial M-2 Zone, with the exception of the noted variances. The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Willowbrook Community Plan. Staff recommend that Development Permit No. 101101 be issued as attached, subject to eight (8) conditions as outlined in the Development Permit and six (6) 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.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101101
ATTACHMENT B	Excerpts from the Willowbrook Community Plan – Development Permit Area “C”
ATTACHMENT C	PIM Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101101

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

1. Name: AAA Self Storage Depot Inc.

   Address: 6200 Lougheed Highway
   Burnaby, BC V5B 2Z9

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 District Lot 311 Group 2 New Westminster District Plan NWP87874 Except Part in Plan BCP45495

   CIVIC ADDRESS: 20512 - 64 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. Section 702.6 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”;
   e. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 240 parking spaces to 71 parking spaces, as shown in Schedule “A”;
   f. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
   g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
   h. 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. 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;
   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. Payment of supplemental Development Permit application fees; and
f. 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 Drawings
SCHEDULE B	Landscape Drawings



MUFFORD STREET PERSPECTIVE

SSD MUFFORD

20512 - 64TH AVENUE, LANGLEY, BC

SELF STORAGE DEPOT

DEVELOPMENT PERMIT

SHEET LIST

ARCHITECTURAL

A00 - COVER SHEET
A01 - PERSPECTIVE 5
A02 - PERSPECTIVES

A10 -SITE PLAN
A10a - SITE PLAN - PHASE 1
A11 - SITE SECTIONS
A12 - SITE SECTIONS
A13 - CONTEXT STUDY

A20 - BASEMENT LVL -1 PLAN
A21 - MAIN FLOOR PLAN
A22 - 2ND FLOOR PLAN
A23 - 3RD FLOOR PLAN
A24 - 4TH FLOOR PLAN
A25 - 5TH FLOOR PLAN
A26 - ROOF PLAN

A41 - ELEVATIONS
A42 - ELEVATIONS
A43 - PHASE 1 ELEVATIONS
A44 - PHASE 1 ELEVATIONS

A51 - BUILDING SECTIONS
A52 - BUILDING SECTIONS

CIVIL

C0 - COVER SHEET
C1 - SITE GRADING PLAN
C2 - STORM WATER CONTROL PLAN
C3 - SITE SERVICING PLAN
C4 - CONSTRUCTION DETAILS
C5 - CROSSSECTION DETAILS
C6 - GENERALNOTES AND LEGEND

LANDSCAPE

L1 - LANDSCAPE PLAN
L1.1 - OFFSITE LANDSCAPE PLAN
L2 - GRADING PLAN
T1 - TREE PROTECTION AND TREE REPLACEMENTPLAN
L3 - DETAILS AND NOTES

KRAHN PROJECT No: 195551-A

PROJECT TEAM

ARCHITECT of RECORD
LARRY PODHORA | ARCHITECTURE INC.
1922 BRACKMAN WAY
SAANICH, BC V8L 1C2
EMAIL: LARRYP@KRAHN.COM
PRINCIPAL IN CHARGE: LARRY PODHORA, ARCHITECT AIBC

BUILDING DESIGN
KRAHN GROUP OF COMPANIES
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC V2S 3S9
PHONE: 604.853.8831
EMAIL: LARRYP@KRAHN.COM
PROJECT MANAGER: MARAL ZOLGHADR, ARCHITECT AIBC
TECH LEAD: MARAL ZOLGHADR, ARCHITECT AIBC
BIM LEAD: LANDEN SPERLING, AT AIBC

STRUCTURAL
KRAHN ENGINEERING LTD.
400 - 34077 GLADYS AVENUE
VANCOUVER, BC V2S 2E9
PHONE: 604.853.8831
EMAIL: PETERK@KRAHN.COM
BIM LEAD: TBD

MECHANICAL
KD MECHANICAL CONSULTANTS L TD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC V2S 3S9
PHONE: 604.853.8831
EMAIL: CHADM@KRAHN.COM
PRINCIPAL IN CHARGE: CHAD NEWMANSKI

ELECTRICAL
KD ELECTRICAL CONSULTANTS L'TD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC V2S 3S9
EMAIL: JASWINDERK@KRAHN.COM
PROJECT MANAGER:JASWINDER KAUSHAL

INTERIOR DESIGN
KD INTERIOR DESIGN LTD.
#310-2520 VIRTUAL WAY
VANCOUVER, BC V5M 0C4
PHONE: 604.294.5662
EMAIL: SUZANNED@KRAHN.COM
PRINCIPAL IN CHARGE: SUZANNE GRATHAM

CIVIL
KH CIVIL LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC V2S 3S9
PHONE: 604.853.8831
EMAIL: STUARTM@KRAHN.COM
PRINCIPAL IN CHARGE: STUART MCGREGOR

SURVEY
KH CIVIL LTD.
400 - 34077 GLADYS AVENUE
CITY, PROV POSTAL CODE
PHONE: 604.853.8831
EMAIL:STUARTM@KRAHN.COM
PRINCIPAL IN CHARGE: STUART MCGREGOR

LANDSCAPE
KD PLANNING & DESIGN LTD.
400 - 34077 GLADYS AVENUE
CITY, PROV POSTAL CODE
PHONE: 604.853.8831
EMAIL: SHANT@KRAHN.COM
PRINCIPAL IN CHARGE: PRINCIPAL IN CHARGE
PROJECT MANAGER: SHAN TENNYSON

Krahn GROUP OF COMPANIES

PRELIMINARY - NOT FOR CONSTRUCTION

7	2025/08/14	RE-ISSUED FOR DP
6	2025/06/27	RE-ISSUED FOR DP
5	2025/04/02	RE-ISSUED FOR DP
4	2025/01/20	RE-ISSUED FOR DP
3	2025/01/03	ISSUED FOR CITY MATERIAL REVIEW

larry podhora | architecture inc

PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
COVER SHEET

SCALE
DRAWN LB
REVIEWED LP
PROJECT NO 195551-A
DRAWING NO

A00

SCHEDULE A

E.2



01 - MUFFORD CRESCENT PERSPECTIVE



02 - OFFICE PERPSPECTIVE (MUFFORD CRESCENT + 204 ST)



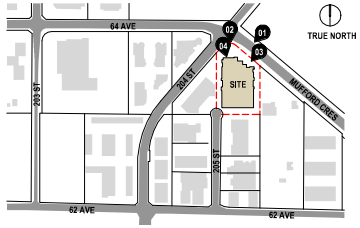
03 - SITE ACCESS PERSPECTIVE (MUFFORD CRESCENT)



04 - 204 STREET PERSPECTIVE



NORTH ELEVATION



Krahn GROUP OF COMPANIES

ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE
#201, 2321 ST. JOHN AVE., ABBOTSFORD, BC V2S 2P9
T 604.381.1611 F 604.381.1610 WWW.KRAHN.COM

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NO.	DATE YMD	DESCRIPTION
6	2021/05/27	RE-ISSUED FOR DP
5	2021/05/07	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH SAANICH, BC, V8L 6C2

PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
RENDERS

SCALE	As indicated
DRAWN	MB
REVIEWED	LP
PROJECT NO.	1805514A
DRAWING NO.	A01

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EAST ELEVATION - PERSPECTIVE 01



NORTH ELEVATION - PERSPECTIVE 01



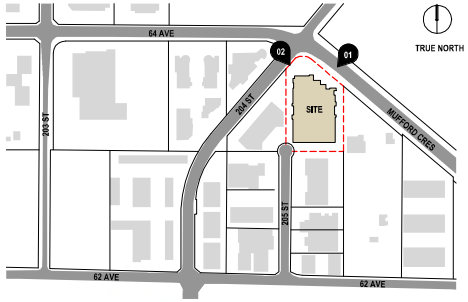
1 NORTH-EAST PERSPECTIVE - MUFFORD CRESCENT

SCALE:



2 NORTH-WEST PERSPECTIVE - 204 STREET

SCALE:





NORTH ELEVATION - PERSPECTIVE 02



WEST ELEVATION - PERPSECTIVE 02

Krahn GROUP OF COMPANIES

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ABBOTSFORD OFFICE
[illegible]

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NO.	DATE YMD	DESCRIPTION
6	2021/05/27	RE-ISSUED FOR DP
5	2021/05/07	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

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1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
PERSPECTIVES

SCALE	As indicated
DRAWN	LS
REVIEWED	LP
PROJECT NO.	1805514A
DRAWING NO.	A02

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E.2



SOUTH ELEVATION - PERSPECTIVE 01



WEST ELEVATION - PERPSECTIVE 01



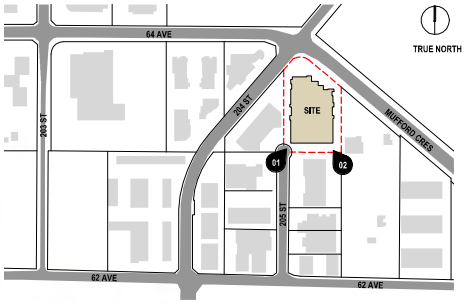
1 SOUTH-WEST PERSPECTIVE - 205 STREET CUL-DE-SAC

SCALE:



2 SOUTH-EAST PERSPECTIVE - INTERIOR LOT CORNER

SCALE:





SOUTH ELEVATION - PERSPECTIVE 02



EAST ELEVATION - PERSPECTIVE 02

Krahn GROUP OF COMPANIES

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ABBOTSFORD OFFICE
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NO.	DATE	YMD	DESCRIPTION
6	2021/05/27		RE-ISSUED FOR DP
5	2021/05/07		RE-ISSUED FOR DP
4	2021/01/20		RE-ISSUED FOR DP
3	2020/11/20		ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25		RE-ISSUED FOR DP
1	2020/05/22		ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH SAANICH, BC, V8L 6C2

PROJECT NAME
SSD MUFFORD

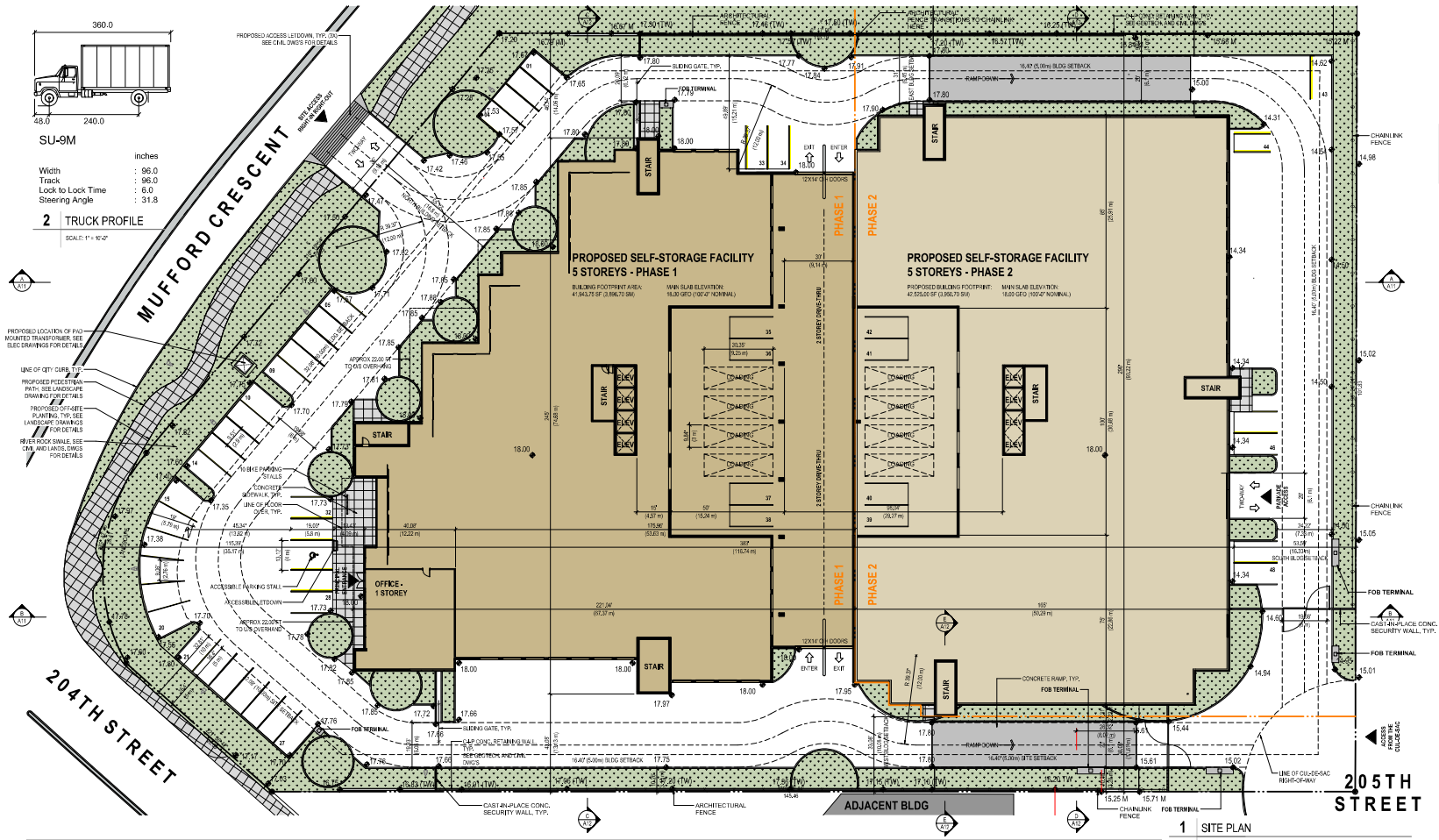
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
PERSPECTIVES

SCALE	As indicated
DRAWN	LS
REVIEWED	LP
PROJECT NO.	1805514
DRAWING NO.	A03

PRELIMINARY - NOT FOR CONSTRUCTION

E.2



SU-9M

	inches
Width	: 96.0
Track	: 96.0
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

2 TRUCK PROFILE

SCALE: 1" = 10'-0"

ZONING BY-LAW ANALYSIS (TOWNSHIP OF LANGLEY)

PROJECT DATA

CIVIC ADDRESS: 20512 - 64TH AVENUE, LANGLEY, BC

LEGAL ADDRESS: LT A, DL 311, NWD, PL NWP67874

ZONING: GENERAL INDUSTRIAL ZONE M-2

BUILDING USE: SELF-STORAGE FACILITY

1. ZONING:
GENERAL INDUSTRIAL ZONE M-2

2. SITE AREA:
163753.17 ft² | 3.76 acres | 15,213.17 m² | 1.52 hectare

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

	PROP. SITE COVERAGE	BLDG AREA (SF)	BLDG AREA (SM)	SITE AREA (SF)	MAX. SITE COVERAGE	MAX. SITE COVERAGE (SF)	MAX.SITE COVERAGE (SM)
PHASE 1	25.61%	41,943.75	3,896.70	163753.17 ft²	60.00%	98,251.90	9,127.90
PHASE 2	25.97%	42,525.00	3,950.70	163753.17 ft²	60.00%	98,251.90	9,127.90
TOTAL: 2	51.58%	84,468.75	7,847.40				

GROSS FLOOR AREA CALCULATION

Level	Name	Area	Comments
MAIN FLOOR	OFFICE	1850.00 ft²	PHASE 1
PHASE 1		1850.00 ft²	
OFFICE		1850.00 ft²	
UNDERGROUND FLOOR	STORAGE AREA	11621.43 ft²	PHASE 1
MAIN FLOOR	STORAGE AREA	27719.55 ft²	PHASE 1
SECOND FLOOR	STORAGE AREA	29494.35 ft²	PHASE 1
THIRD FLOOR	STORAGE AREA	45272.55 ft²	PHASE 1
FOURTH F. FLOOR	STORAGE AREA	45472.05 ft²	PHASE 1
FIFTH FLOOR	STORAGE AREA	41561.64 ft²	PHASE 1
PHASE 1		231085.47 ft²	
UNDERGROUND FLOOR	STORAGE AREA	35272.83 ft²	PHASE 2
MAIN FLOOR	STORAGE AREA	37719.55 ft²	PHASE 2
SECOND FLOOR	STORAGE AREA	37944.35 ft²	PHASE 2
THIRD FLOOR	STORAGE AREA	42366.55 ft²	PHASE 2
FOURTH F. FLOOR	STORAGE AREA	42366.55 ft²	PHASE 2
FIFTH FLOOR	STORAGE AREA	39595.15 ft²	PHASE 2
PHASE 2		235211.17 ft²	
STORAGE AREA		466296.64 ft²	

FAR CALCULATIONS

PROPOSED FAR	ALLOWABLE FAR
3.12	N/A

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 39.37' (12.00m)
PROPOSED HEIGHT: 71.69' (21.85m)

5. BUILDING SETBACKS:
REQUIRED:
FRONT YARD (NORTH-): 32.80' (10.00m)
SIDE YARD (EAST): 16.40' (5.00m)
SIDE YARD (WEST): 16.40' (5.00m)
REAR YARD (SOUTH): 16.40' (5.00m)
PROPOSED:
FRONT YARD (NORTH-): 56.12' (16.80m)
SIDE YARD (EAST): 31.20' (9.51m)
SIDE YARD (WEST): 33.08' (10.08m)
REAR YARD (SOUTH): 53.59' (16.33m)

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. PARKING AND LOADING:

OFFICE:

1 SPACE PER 301.38 SF (28.00 SM)

OCCUPANCY	LEVEL	AREA (SF)	STALLS
OFFICE	MAIN FLOOR	1850.00 ft²	6.14
TOTAL STALLS		1850.00 ft²	6.14

TOTAL STALLS REQUIRED FOR OFFICE USE ONLY : 6

INDUSTRIAL:

PARKING REQUIREMENTS FOR THIS PROJECT IS CALCULATED BASED ON PARKING STUDY PREPARED BY TETRA TECH, TERAFFIC CONSULTANT AND HAS BEEN CALCULATED IN A WAY TO MEET ITE STORAGE SPACE, PARKING REQUIREMENT, WHICH IS 0.14 PARKING STALLS PER 1000 SF OF STORAGE FACILITY.
(466,296.64 SF / 1000) X 0.14 = 65.28

TOTAL STALLS REQUIRED FOR INDUSTRIAL USE ONLY : 65

TOTAL STALLS REQUIRED: 71
TOTAL STALLS PROVIDED: 48 GRADE + 23 PARKADE = 71

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS:	9.0 ft (2.80 M) W x 19.02 (5.80 M) L
ACCESSIBLE STALL DIMENSIONS:	12'-2" (3.70 M) W x 19'-0" (5.80 M) L
SMALL CAR STALL DIMENSIONS:	8.00 (2.44 M) W x 16.01 (4.88 M) L
DRIVE AISLE WIDTH:	19.68 (6.00 M) AT 90° (TWO-WAY)

LOADING CALCULATION:
ONE LOADING STALL PER BUILDING WITH A GFA OF 5,381.95 SF (500.00 SM) OR GREATER.

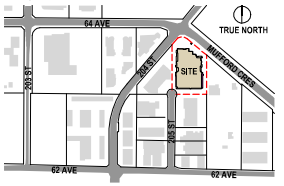
TOTAL LOADING STALLS REQUIRED:	1.00
TOTAL LOADING STALLS PROVIDED:	0.00

LOADING DIMENSIONS:
9.84' (3.00m) W x 30.34' (9.25m) L

8. BICYCLE PARKING:
TOTAL BIKE STALLS PROVIDED: 10.00

1 SITE PLAN

SCALE: 1" = 20'-0"



3 CONTEXT PLAN

SCALE: 1" = 500'-0"

Krahn GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE

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NO.	DATE	DESCRIPTION
7	2021/09/10	RE-ISSUED FOR DP
6	2021/05/27	RE-ISSUED FOR DP
5	2021/05/07	RE-ISSUED FOR DP
4	2021/03/09	RE-ISSUED FOR DP
3	2020/09/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc

PROJECT NAME
SSD MUFFORD

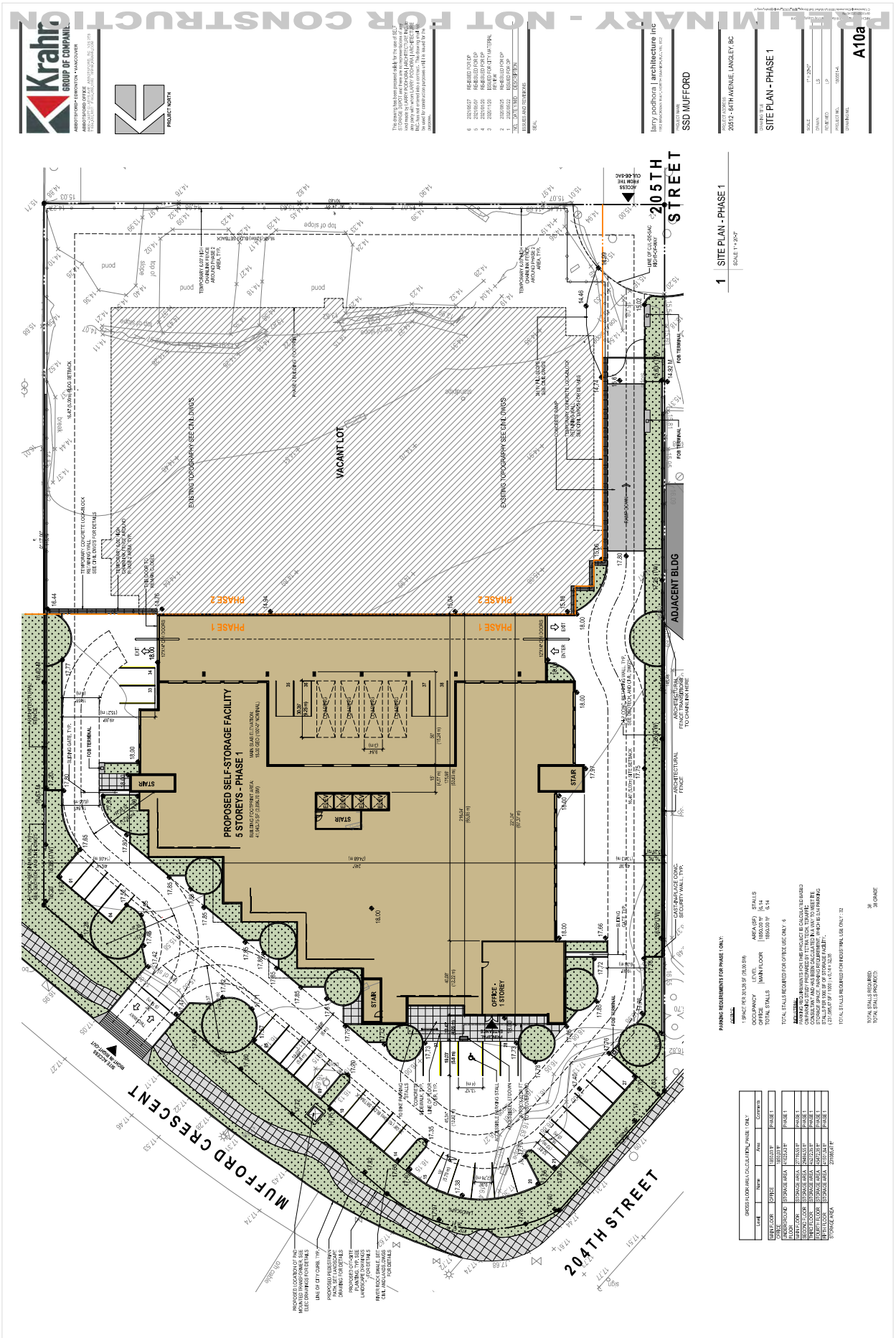
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

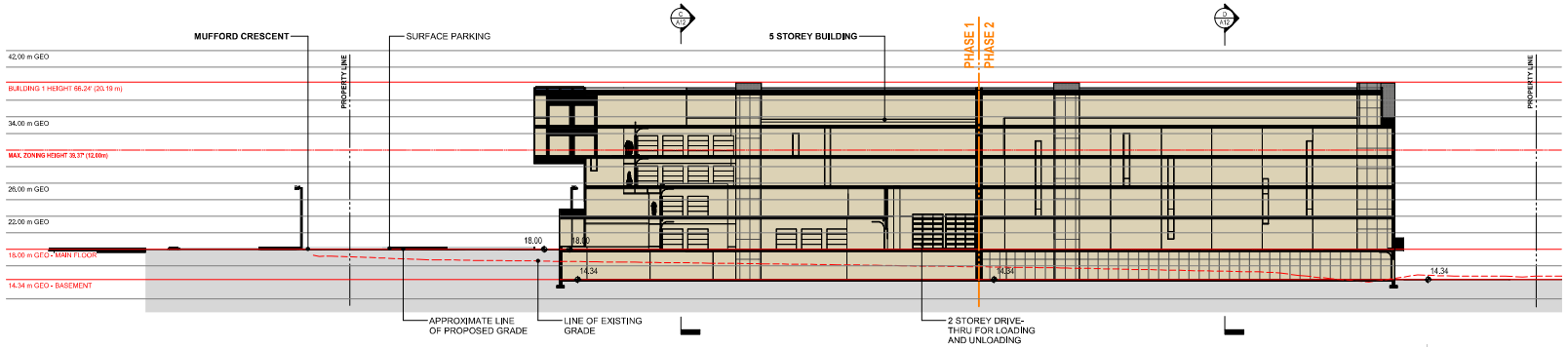
DRAWING TITLE
SITE PLAN

SCALE	As indicated
DRAWN	MVL
REVIEWED	
PROJECT NO.	1905514
DRAWING NO.	A10

PRELIMINARY - NOT FOR CONSTRUCTION

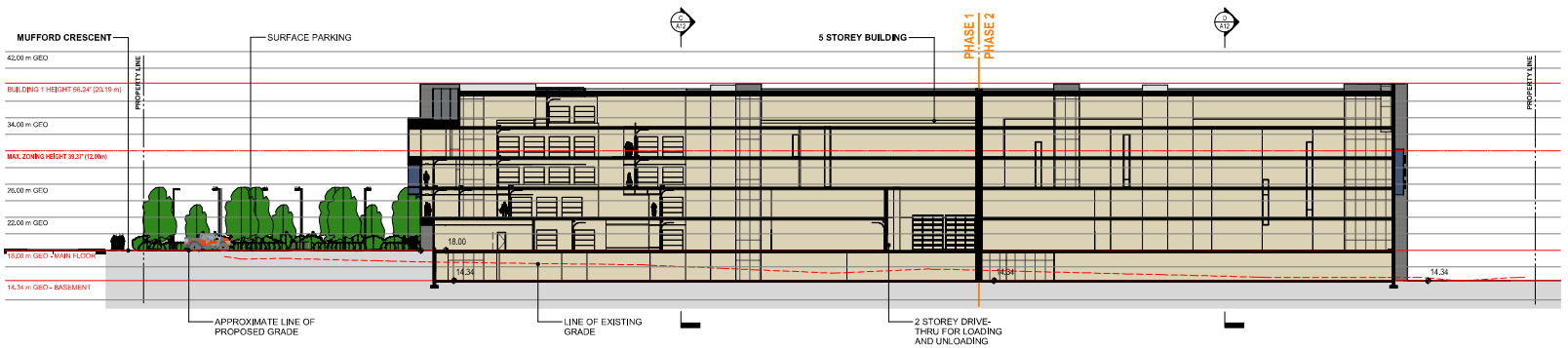
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PRELIMINARY - NOT FOR CONSTRUCTION
Krahn GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER
PROJECT NORTH
larry pocthora | architecture inc
SSD MUFFORD
20512 - 64TH AVENUE, LANGLEY, BC
SITE PLAN - PHASE 1
A10a
1 SITE PLAN - PHASE 1
SCALE 1" = 20'-0"
PROPOSED SELF-STORAGE FACILITY
5 STOREYS - PHASE 1
OFFICE - 1 STOREY
VACANT LOT
ADJACENT BLDG
EXISTING TOPOGRAPHY SEE CIVIL DWGS
PHASE 1
PHASE 2
205TH STREET
204TH STREET
MUFFORD CRESCENT
FOR TERMINAL
STAIR
ELEV
ARCHITECTURAL FENCE
PARKING REQUIREMENTS FOR PHASE 1 ONLY:
1 SPACE PER 30 SF (300.00 M²)
OCCUPANCY LEVEL AREA (SF) STALLS
OFFICE MAIN FLOOR 1850.00 ft² 6.14
TOTAL STALLS 1850.00 ft² 6.14
TOTAL STALLS REQUIRED FOR OFFICE USE ONLY: 6
INDUSTRIAL
PARKING REQUIREMENTS FOR PROJECT IS CALCULATED BASED ON THE NUMBER OF EMPLOYEES ON THE LARGEST SHIFT. THE CONSULTANT HAS BEEN CALCULATED IN A WAY TO MEET THE STORAGE SPACE PARKING REQUIREMENT, WHICH IS 5.4 PARKING (231,085 SF * 1000 / 43,043 = 5.36
TOTAL STALLS REQUIRED FOR INDUSTRIAL USE ONLY: 32
TOTAL STALLS REQUIRED 38
TOTAL STALLS PROVIDED 38 ON GRADE
GROSS FLOOR AREA CALCULATIONS - PHASE 1 ONLY
Level Name Area Comments
MAIN FLOOR OFFICE 1850.00 ft² PHASE 1
MAIN FLOOR STORAGE AREA 1850.00 ft² PHASE 1
SECOND FLOOR STORAGE AREA 43,043.00 ft² PHASE 1
THIRD FLOOR STORAGE AREA 43,043.00 ft² PHASE 1
FOURTH FLOOR STORAGE AREA 43,043.00 ft² PHASE 1
FIFTH FLOOR STORAGE AREA 43,043.00 ft² PHASE 1
STORAGE AREA 215,065.00 ft²



A SITE SECTION A-A

SCALE: 1" = 20'-0"



B SITE SECTION B-B

SCALE: 1" = 20'-0"

Krahn GROUP OF COMPANIES
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ABBOTSFORD OFFICE
#400 - 32121 GEORGE FERGUSON WAY, ABBOTSFORD, BC V2T 2P4
T 604.857.1111 F 604.857.1112 WWW.KRAHN.COM

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4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1962 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

PROJECT NAME
SSD MUFFORD

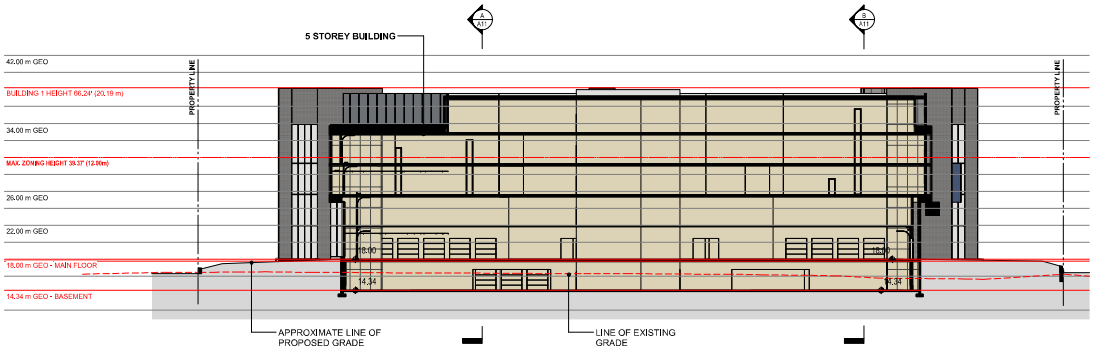
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

SCALE	1" = 20'-0"
DRAWN	MC
REVIEWED	LS/LP
PROJECT NO.	1805514
DRAWING NO.	A11

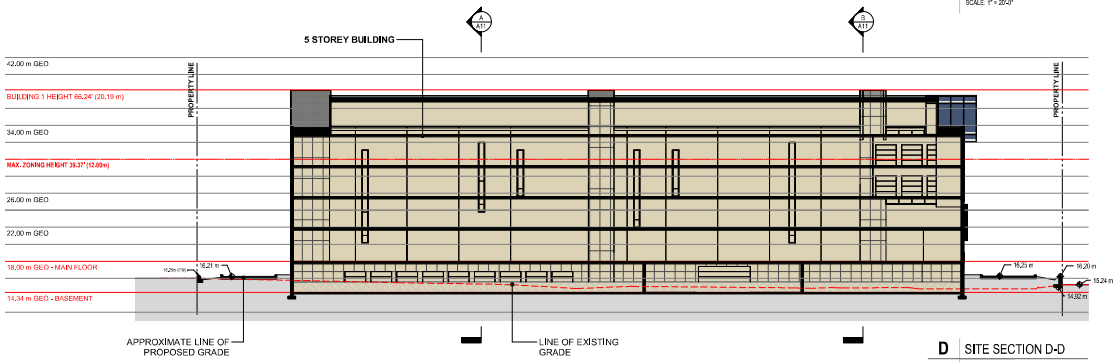
PRELIMINARY - NOT FOR CONSTRUCTION

E.2



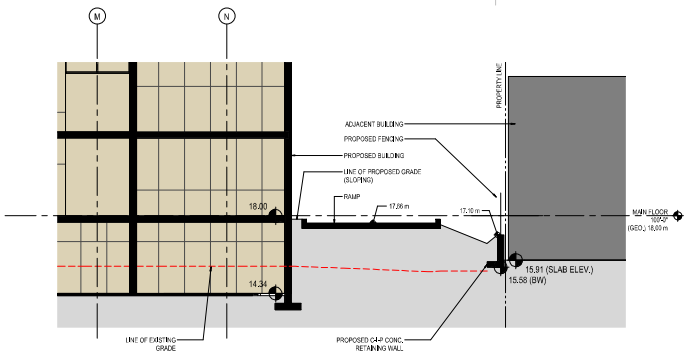
C SITE SECTION C-C

SCALE: 1" = 20'-0"



D SITE SECTION D-D

SCALE: 1" = 20'-0"



E SECTION THRU RAMP AND RETAINING WALL

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

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3	2020/11/20		ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25		RE-ISSUED FOR DP
1	2020/05/22		ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH BRANCH, BC, V6L 6C2

PROJECT NAME
SSD MUFFORD

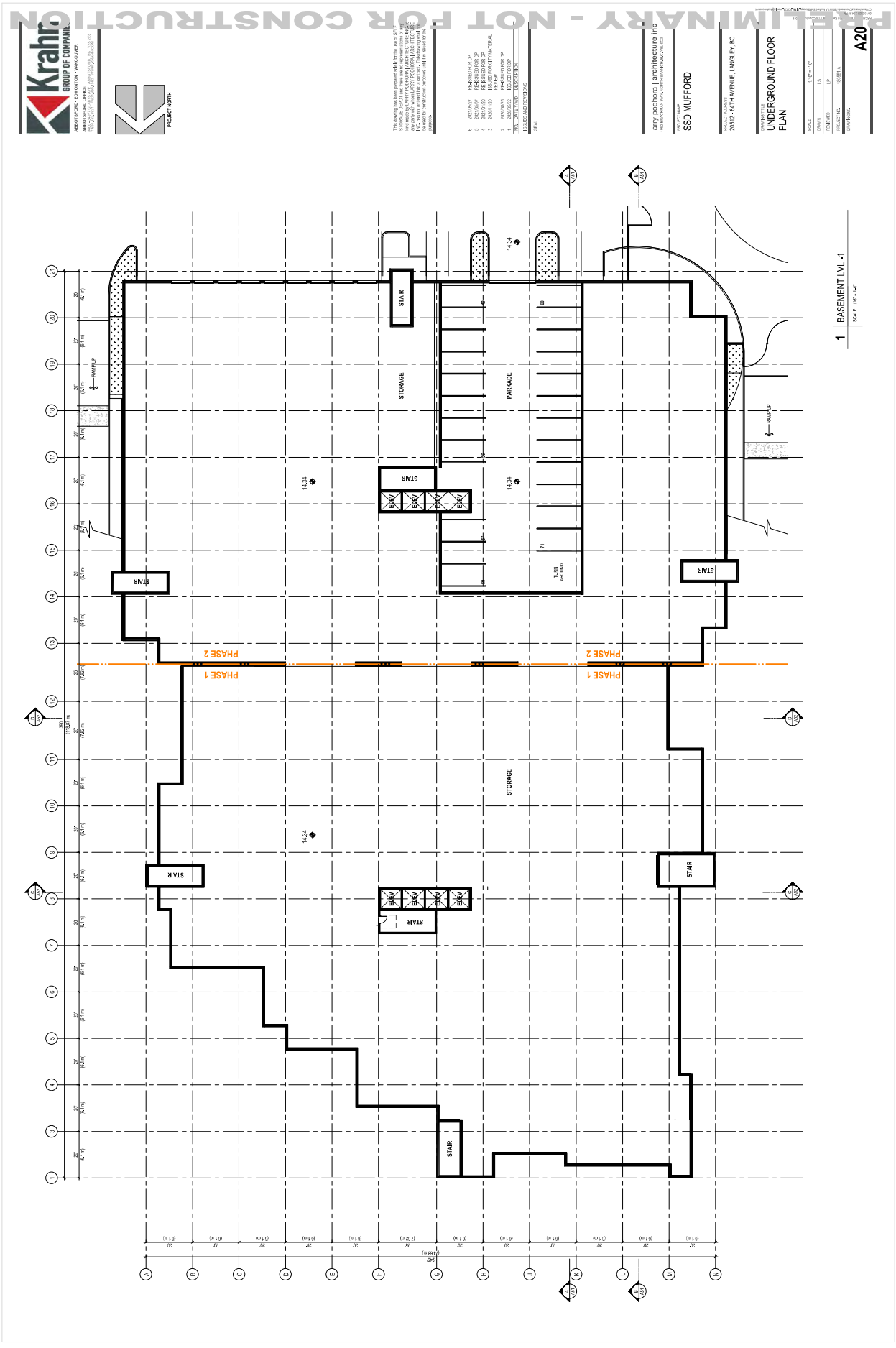
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

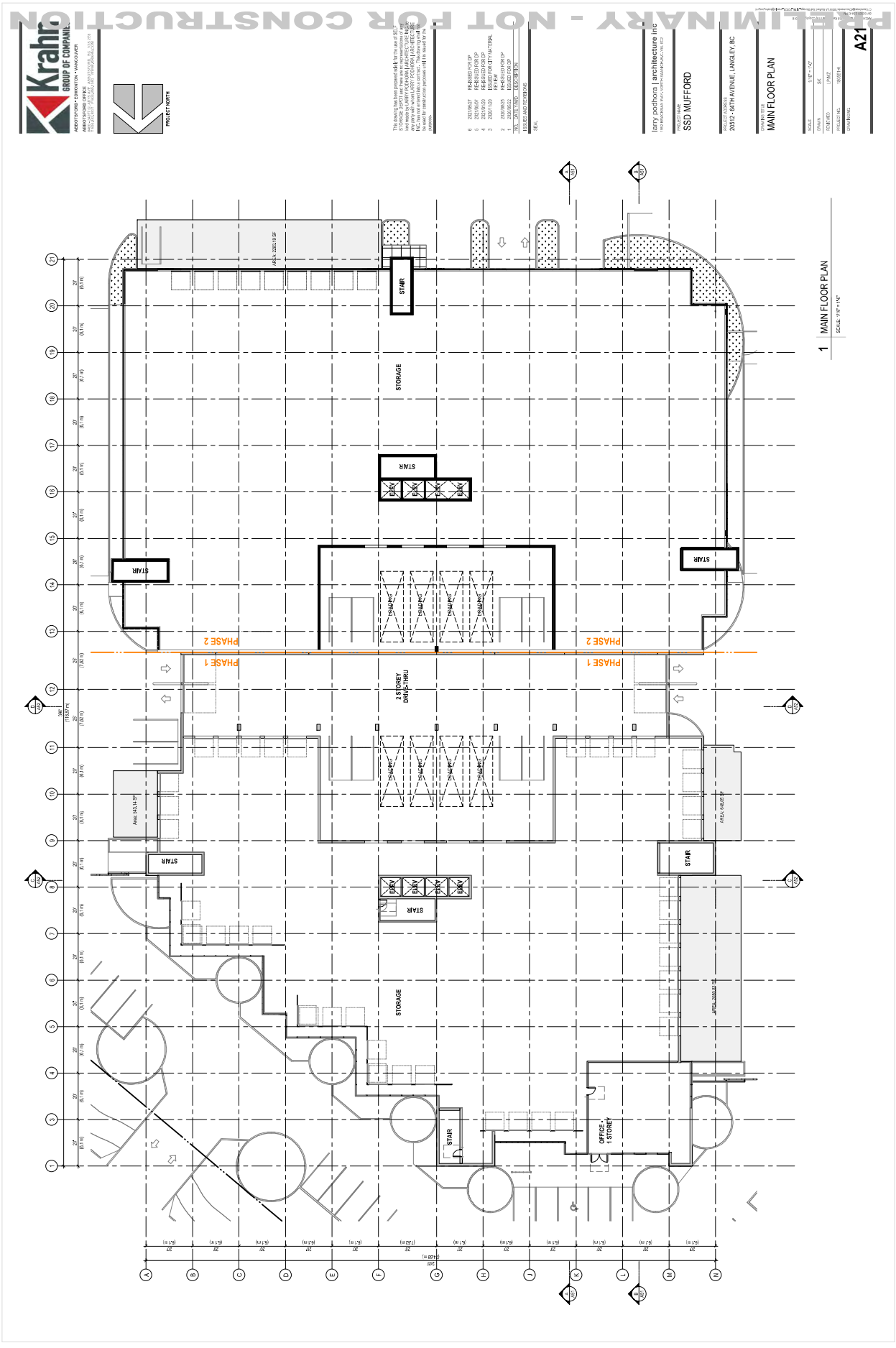
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SITE SECTIONS

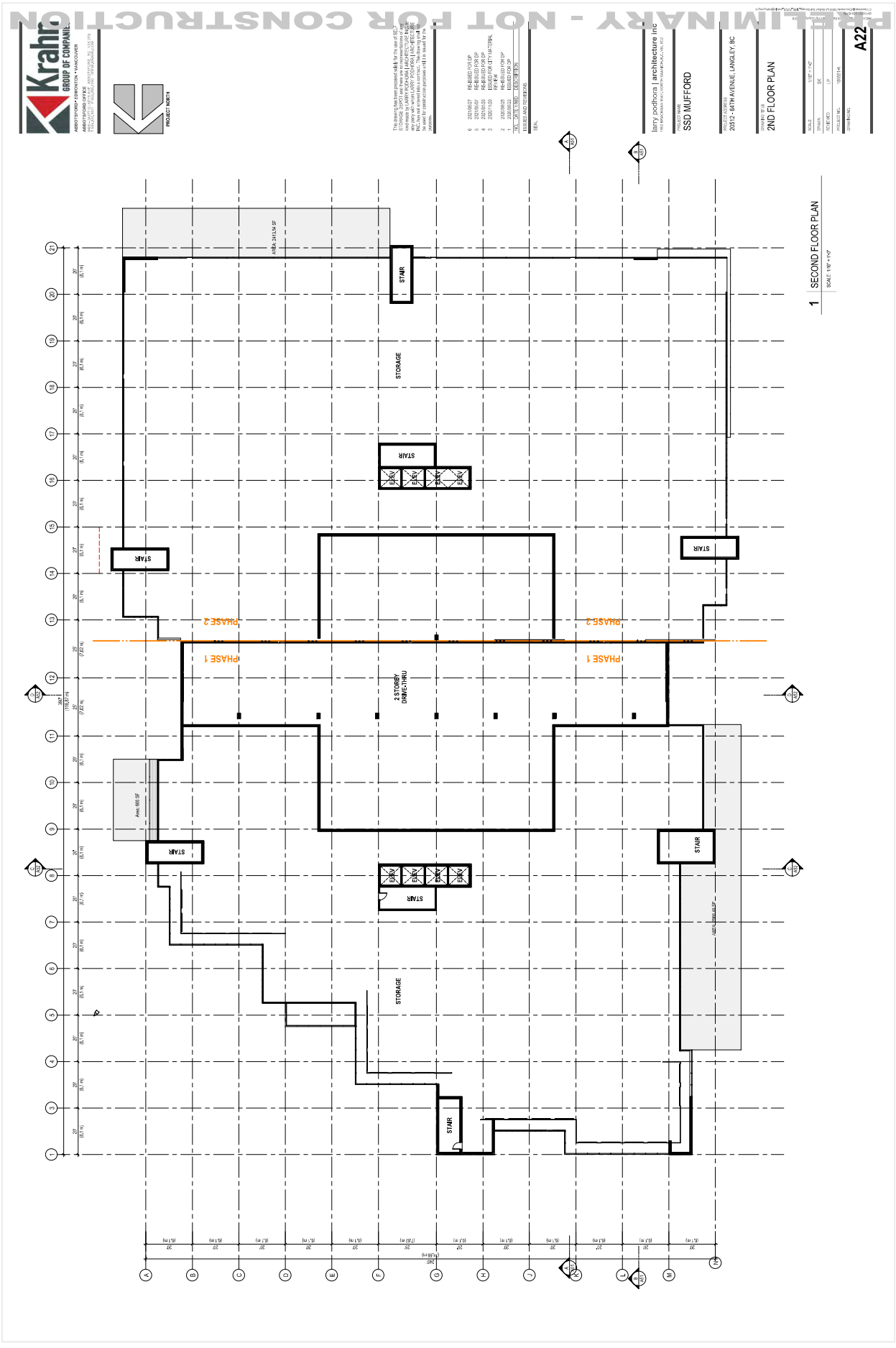
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DRAWN	MC
REVIEWED	LS/LP
PROJECT NO.	1805514-A
DRAWING NO.	A12

PRELIMINARY - NOT FOR CONSTRUCTION

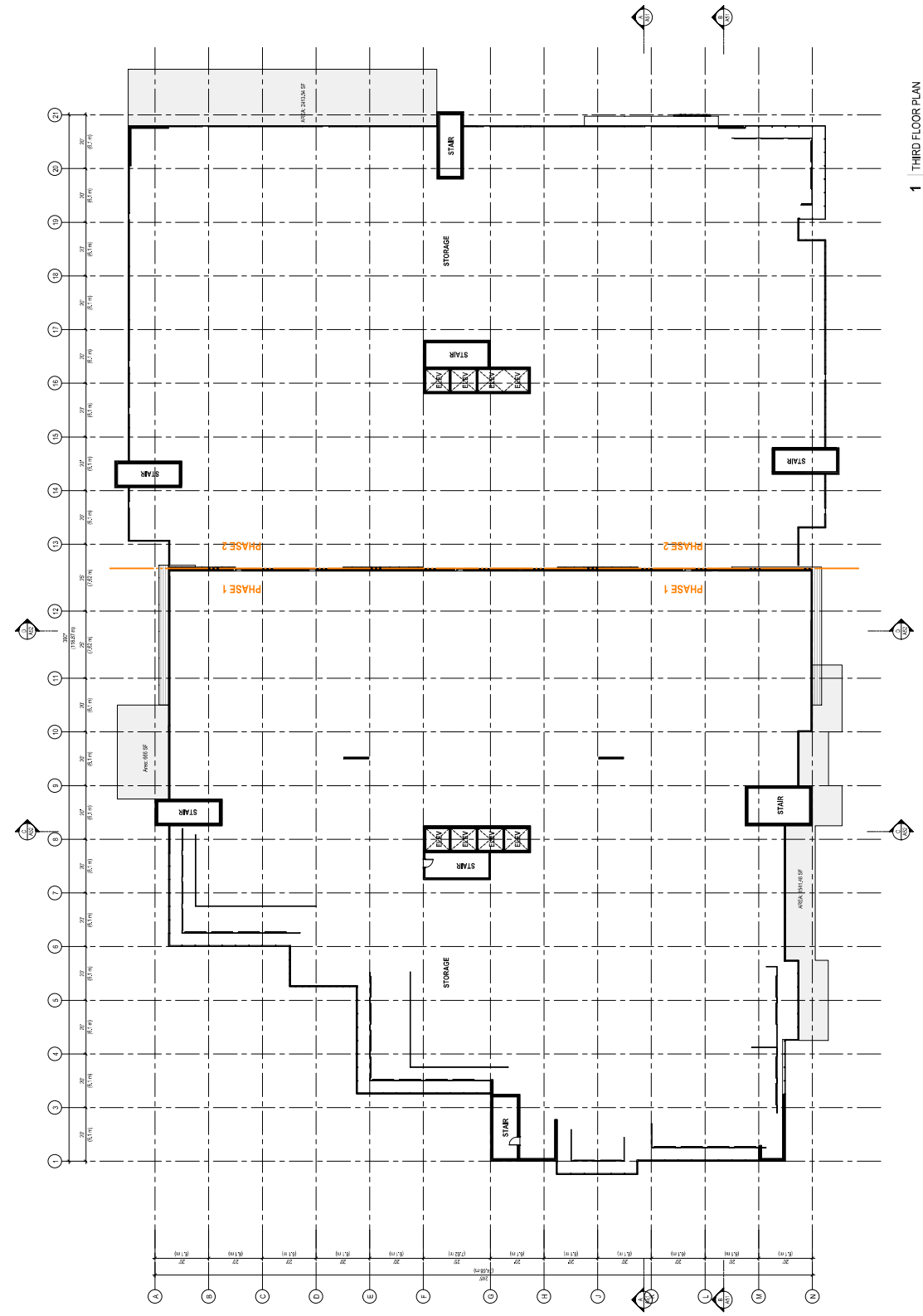
E.2


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PROJECT NORTH
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PROJECT NAME
SSD MUFFORD
PROJECT ADDRESS
20512 - 84TH AVENUE, LANGLEY, BC
DRAWING TITLE
UNDERGROUND FLOOR PLAN
A20
1 BASEMENT LVL -1
SCALE: 1/16" = 1'-0"
STAIR
STORAGE
PARKADE
RAMP UP
RAMP DN
TURN AROUND
PHASE 1
PHASE 2
14-34
EXIT


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PROJECT NORTH
6 20210527 REISSUED FOR DP
5 20210422 REISSUED FOR DP
4 20210120 REISSUED FOR DP
3 20201120 ISSUED FOR CITY VARIANCE
2 20200825 REISSUED FOR DP
1 20200622 ISSUED FOR DP
NO. DATE DESCRIPTION
ISSUES AND REVISIONS
larry pezhora | architecture inc
PROJECT NAME
SSD MUFFORD
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC
DRAWING TITLE
MAIN FLOOR PLAN
SCALE 1/16" = 1'-0"
DRAWN BC
CHECKED LP
PROJECT NO. 19-0010-04
DRAWING NO. A21
STAIR
STORAGE
EXIT
PHASE 1
PHASE 2
2 STOREY DRIVE-THRU
OFFICE - 1 STOREY
1 MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"


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PROJECT NORTH
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20512 - 64TH AVENUE, LANGLEY, BC
2ND FLOOR PLAN
A22
1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
STAIR
STORAGE
ENCL.
PHASE 2
PHASE 1
2 STOREY DNSC.1/BDU
Area: 669 SF
AREA: 3415 SF

PRELIMINARY - NOT FOR CONSTRUCTION



1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

larry pidhora | architecture inc

PROJECT NAME
SSD MUFFORD

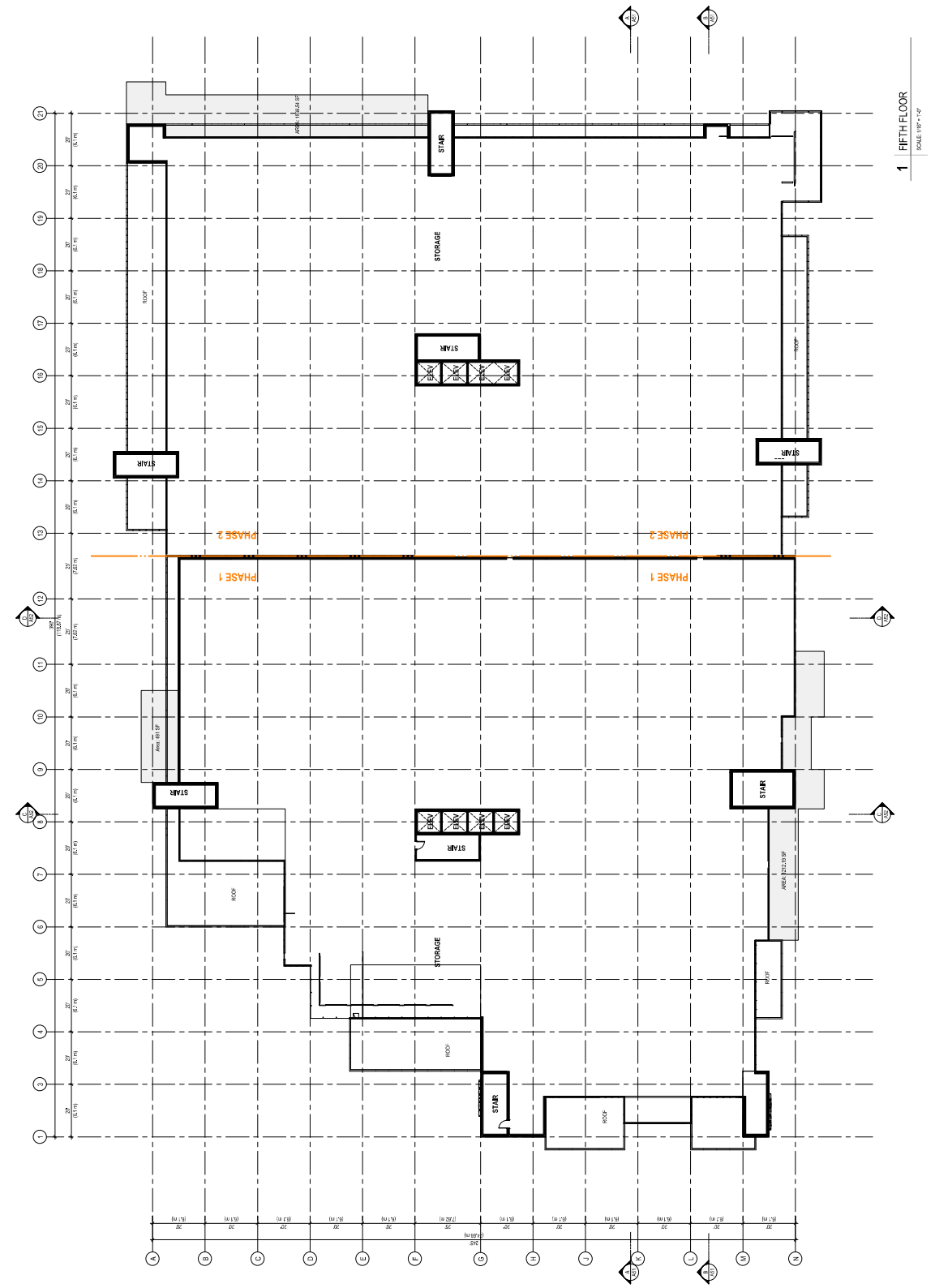
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20512 - 84TH AVENUE, LANGLEY, BC

DRAWING TITLE
3RD FLOOR PLAN

A23


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PROJECT NORTH
6 2021/05/27 REISSUED FOR DP
5 2021/04/22 REISSUED FOR DP
4 2021/01/20 REISSUED FOR DP
3 2020/11/20 ISSUED FOR CITY VIA TERRA
2 2020/08/25 REISSUED FOR DP
1 2020/06/22 ISSUED FOR DP
No. DATE ISSUES AND REVISIONS
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PROJECT NAME
SSD MUFFORD
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC
DRAWING TITLE
4TH FLOOR PLAN
SCALE 1/16" = 1'-0"
DRAWN SK
CHECKED LP
PROJECT NO. 1920-14
DRAWING NO.
A24
1 FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA: 2413.54 SF
AREA: 466 SF
AREA: 1941.56 SF
STAIR
STORAGE
ELEV
PHASE 2
PHASE 1

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1 FIFTH FLOOR
SCALE: 1/16" = 1'-0"

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5	2021/06/11	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY VIA TERRA
2	2020/08/25	RE-ISSUED FOR DP
1	2020/06/22	ISSUED FOR DP

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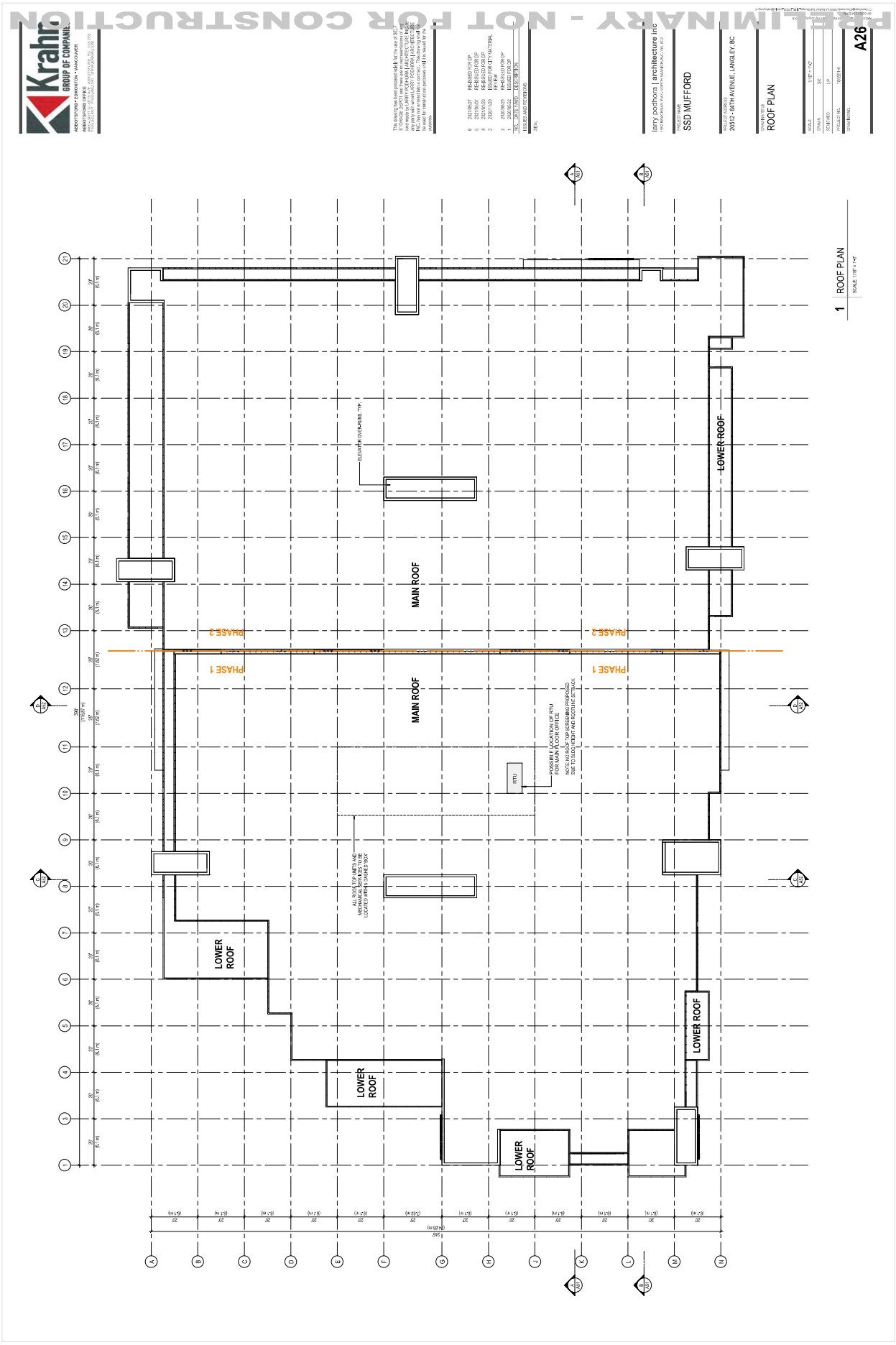
PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
5TH FLOOR PLAN

SCALE: 1/16" = 1'-0"
DRAWN: SK
CHECKED: LP
PROJECT NO.: 1920-04

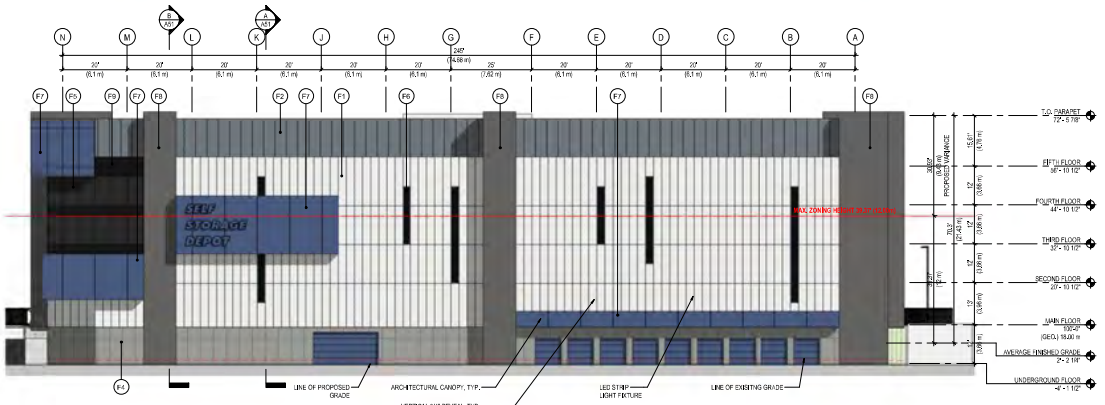
A25


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6 2021/05/27 RE-ISSUED FOR DP
5 2021/04/16 RE-ISSUED FOR DP
4 2021/01/20 RE-ISSUED FOR DP
3 2020/11/20 ISSUED FOR CITY VIA TERRA
2 2020/08/25 RE-ISSUED FOR DP
1 2020/06/22 ISSUED FOR DP
NO. DATE DESCRIPTION
ISSUED AND REVISIONS
SEAL
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PROJECT NAME
SSD MUFFORD
PROJECT ADDRESS
20512 - 84TH AVENUE, LANGLEY, BC
DRAWING TITLE
ROOF PLAN
SCALE 1/16" = 1'-0"
DRAWN SK
CHECKED LP
PROJECT NO. 1920-01
DRAWING NO.
A26
1 ROOF PLAN
SCALE: 1/16" = 1'-0"
MAIN ROOF
LOWER ROOF
PHASE 1
PHASE 2
ELEVATOR OVERRUN, TYP.
RTU
POSSIBLE LOCATION OF RTU FOR MAIN FLOOR OFFICE
ALL ROOFTOP UNITS AND MECHANICAL SERVICES TO BE LOCATED WITHIN DASHED BOX



1 EAST ELEVATION - BOTH PHASES

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION - BOTH PHASES

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

F1 - PRE-CAST CEMENTITOUS PANELS
PAINTED FINISH
COLOR - SHERWIN WILLIAMS 'SW-7070" SITE WHITE
REVEALS AS PER ELEVATIONS

F2 - PRE-CAST CEMENTITIOUS PANEL
PAINTED FINISH
COLOR - SHERWIN WILLIAMS 'SW-7075" WEB GRAY
REVEALS AS PER ELEVATIONS

F3 - METAL PANEL
PRE-FINISHED
COLOR - CORPORATE COLOR BLUE SIMILAR TO SHERWIN WILLIAMS ' SW- 6524 - COMMODORE '
REVEALS AS PER ELEVATIONS

F4 - CONCRETE CAST IN PLACE
SEALED
- SMOOTH FINISH
- EXPOSED FORM SNAP TIE HOLES

F5 - CURTAIN WALL + GLAZING
VISION GLAZING
VITRO 6MM SOLARGRAY
1/2" WARM EDGE SPACER
VITRO SOLARBAN 60 (#3) 6MM CLEAR

F6 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
'BLACK'

F7 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
ANNAPOLIS BLUE #3072

F8 - MUTUAL MATERIALS STACKED BRICK
PRE-FINISHED
- COLOUR 'EBONY'

CAP FLASHINGS
ALL CAP FLASHING TO MATCH PANEL

CURTAIN WALL MULLIONS
ALL MULLIONS TO BE NO FRONT CAP
SSG MULLIONS WITH ANODIZED BLACK BACK SUPPORT

F9 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM VITRO SOLARGRAY
1/2" BLACK WARM EDGE SPACER
6MM CLEAR C/W OPACICOAT (#4)
MEDIUM GRAY #160

Krahn GROUP OF COMPANIES
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ABBOTSFORD OFFICE
#BOX 2010 - 31935 SOUTH FRASER WAY, ABBOTSFORD, BC V2S 2P9
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1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

PROJECT NAME
SSD MUFFORD

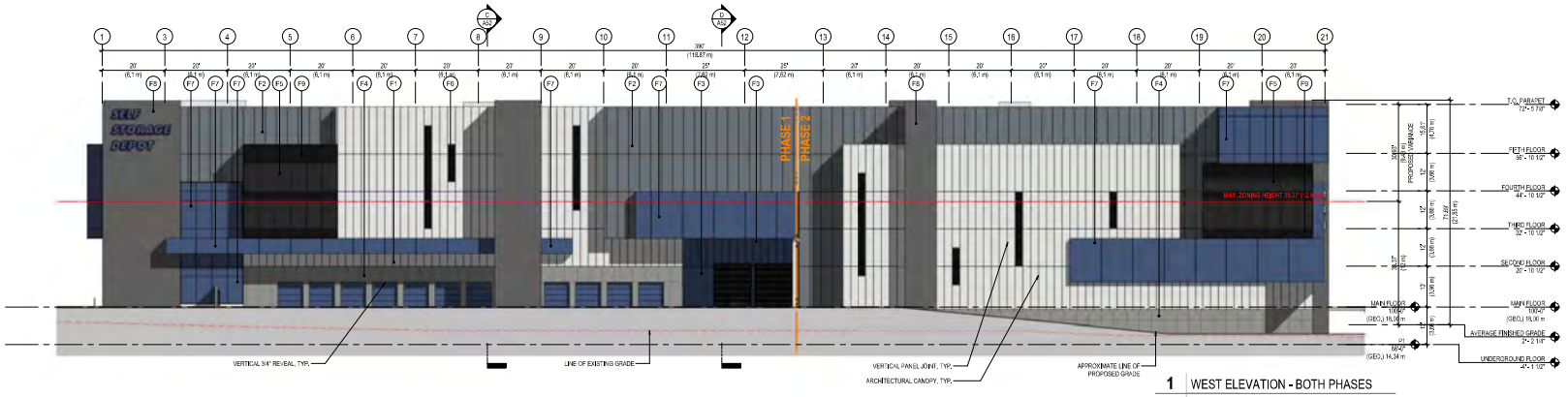
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
ELEVATIONS - BOTH PHASES

SCALE	As indicated
DRAWN	SK
REVIEWED	LP
PROJECT NO.	1805514
DRAWING NO.	A41

PRELIMINARY - NOT FOR CONSTRUCTION

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1 WEST ELEVATION - BOTH PHASES

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - BOTH PHASES

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

F1 - PRE-CAST CEMENTITOUS PANELS
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7070 ' SITE WHITE

REVEALS AS PER ELEVATIONS

F2 - PRE-CAST CEMENTITIOUS PANEL
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7075 ' WEB GRAY

REVEALS AS PER ELEVATIONS

F3 - METAL PANEL
PRE-FINISHED

COLOR - CORPORATE COLOR BLUE
SIMILAR TO SHERWIN WILLIAMS
' SW- 6524 - COMMODORE '

REVEALS AS PER ELEVATIONS

F4 - CONCRETE CAST IN PLACE
SEALED

- SMOOTH FINISH
- EXPOSED FORM SNAP TIE HOLES

F5 - CURTAIN WALL + GLAZING
VISION GLAZING
VITRO 6MM SOLARGRAY
1/2" WARM EDGE SPACER
VITRO SOLARBAN 60 (#3) 6MM CLEAR

F6 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
'BLACK'

F7 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
ANNAPOLIS BLUE #3072

F8 - MUTUAL MATERIALS STACKED BRICK
PRE-FINISHED

- COLOUR 'EBONY'

F9 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM VITRO SOLARGRAY
1/2" BLACK WARM EDGE SPACER
6MM CLEAR C/W OPACICOAT (#4)
MEDIUM GRAY #160

CAP FLASHINGS
ALL CAP FLASHING TO MATCH PANEL

CURTAIN WALL MULLIONS
ALL MULLIONS TO BE NO FRONT CAP
SSG MULLIONS WITH ANODIZED BLACK BACK SUPPORT

Krahn GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER
ABBOTSFORD OFFICE
#201-32121 FIRST AVE, ABBOTSFORD, BC V2S 2P9
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1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH SAANICH, B.C., V8L 6C2

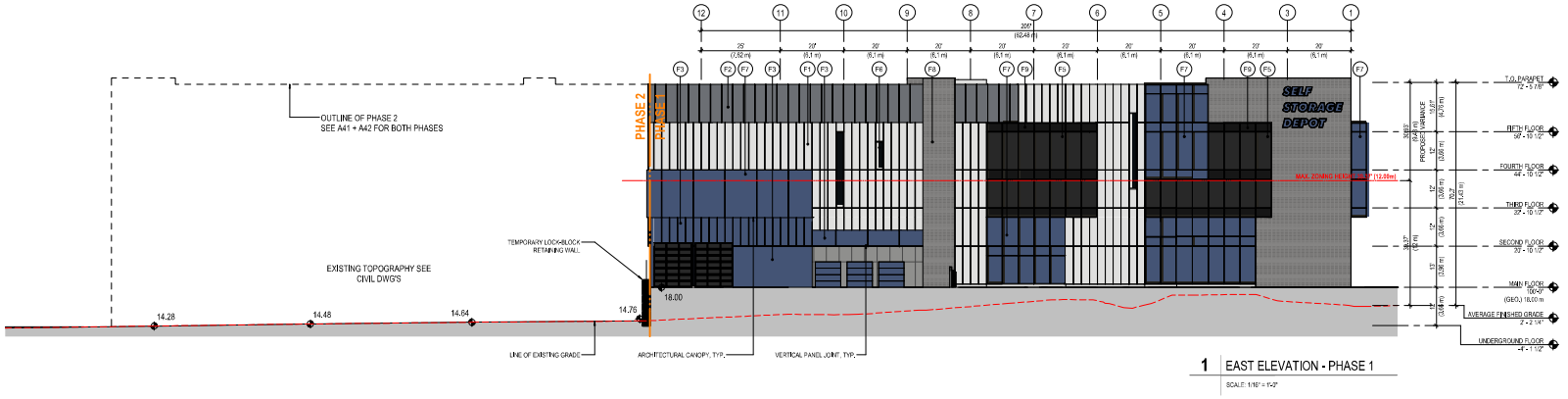
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SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
ELEVATIONS - BOTH PHASES

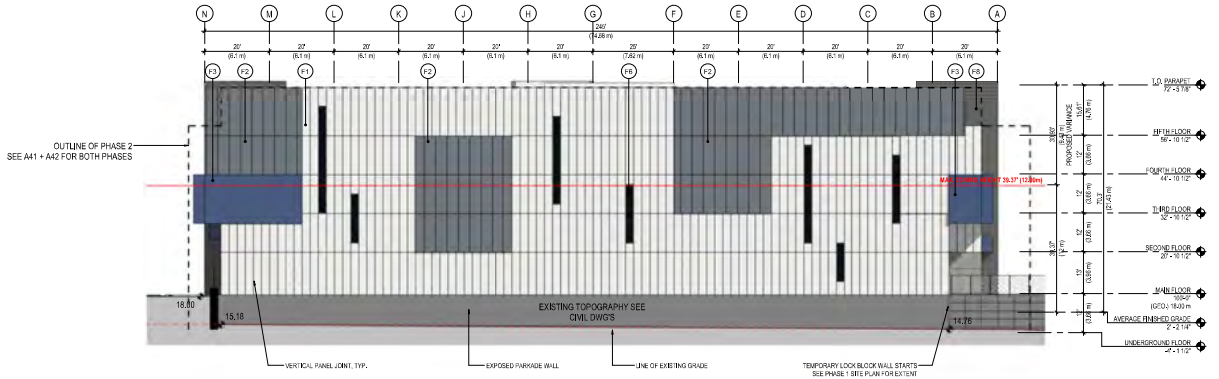
SCALE	As indicated
DRAWN	SK
REVIEWED	LP
PROJECT NO.	1805514
DRAWING NO.	A42

PRELIMINARY - NOT FOR CONSTRUCTION



1 EAST ELEVATION - PHASE 1

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION - PHASE 1

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND



F1 - PRE-CAST CEMENTITOUS PANELS
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7070 ' SITE WHITE

REVEALS AS PER ELEVATIONS



F2 - PRE-CAST CEMENTITIOUS PANEL
PAINTED FINISH

COLOR - SHERWIN WILLIAMS
' SW-7075 ' WEB GRAY

REVEALS AS PER ELEVATIONS



F3 - METAL PANEL
PRE-FINISHED

COLOR - CORPORATE COLOR BLUE
SIMILAR TO SHERWIN WILLIAMS
' SW- 6524 - COMMODORE '

REVEALS AS PER ELEVATIONS



F4 - CONCRETE CAST IN PLACE
SEALED

- SMOOTH FINISH
- EXPOSED FORM SNAP TIE HOLES



F5 - CURTAIN WALL + GLAZING
VISION GLAZING
VITRO 6MM SOLARGRAY
1/2" WARM EDGE SPACER
VITRO SOLARBAN 60 (#3) 6MM CLEAR



F6 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR O/W OPACICOAT (#2)
'BLACK'



F7 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR O/W OPACICOAT (#2)
ANNAPOLIS BLUE #3072



F8 - MUTUAL MATERIALS STACKED BRICK
PRE-FINISHED

- COLOUR 'EBONY'

CAP FLASHINGS
ALL CAP FLASHING TO MATCH PANEL

CURTAIN WALL MULLIONS
ALL MULLIONS TO BE NO FRONT CAP.
SSG MULLIONS WITH ANODISED BLACK BACK SUPPORT



F9 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM VITRO SOLARGRAY
1/2" BLACK WARM EDGE SPACER
6MM CLEAR O/W OPACICOAT (#4)
MEDIUM GRAY #160

Krahn GROUP OF COMPANIES
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#604 - 32121 GEORGE FERGUSON WAY, ABBOTSFORD, BC V2T 2P9
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ISSUES AND REVISIONS

SEAL

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1952 BRACKMAN WAY, NORTH SAANICH, B.C., V8L 6C2

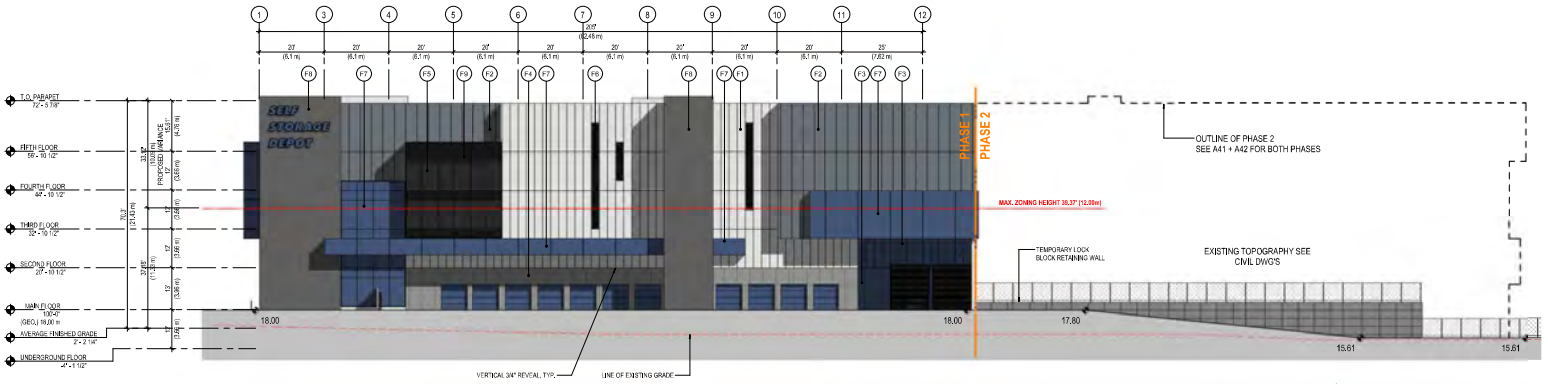
PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
ELEVATIONS - PHASE 1

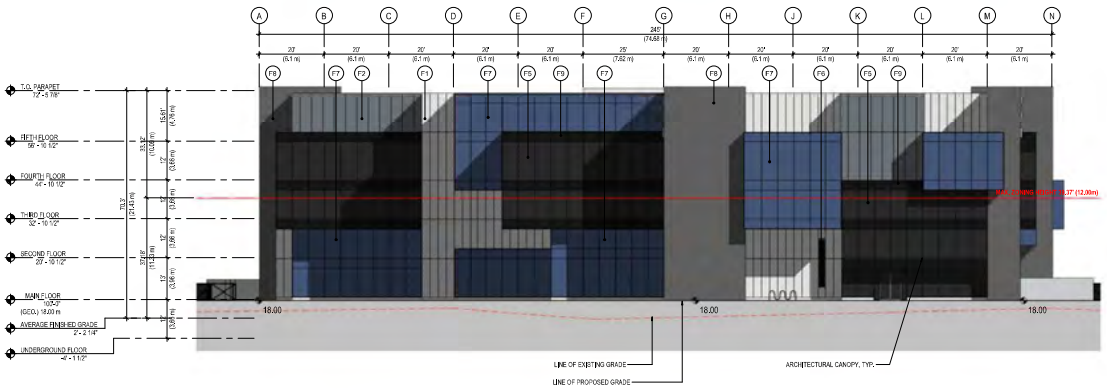
SCALE	As indicated
DRAWN	SK
REVIEWED	LP
PROJECT NO.	1805514
DRAWING NO.	A43

PRELIMINARY - NOT FOR CONSTRUCTION



1 WEST ELEVATION - PHASE 1

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - PHASE 1

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND



F1 - PRE-CAST CEMENTITOUS PANELS
PAINTED FINISH

COLOR - 'SHERWIN WILLIAMS ' SW-7070 ' SITE WHITE

REVEALS AS PER ELEVATIONS



F2 - PRE-CAST CEMENTITIOUS PANEL
PAINTED FINISH

COLOR - SHERWIN WILLIAMS ' SW-7075 ' WEB GRAY

REVEALS AS PER ELEVATIONS



F3 - METAL PANEL
PRE-FINISHED

COLOR - CORPORATE COLOR BLUE SIMILAR TO SHERWIN WILLIAMS ' SW- 6524 - COMMODORE '

REVEALS AS PER ELEVATIONS



F4 - CONCRETE CAST IN PLACE
SEALED

- SMOOTH FINISH
- EXPOSED FORM SNAP TIE HOLES



F5 - CURTAIN WALL + GLAZING
VISION GLAZING
VITRO 6MM SOLARGRAY
1/2" WARM EDGE SPACER
VITRO SOLARBAN 60 (#3) 6MM CLEAR



F6 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
'BLACK'



F7 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM CLEAR C/W OPACICOAT (#2)
ANNAPOLIS BLUE #3072



F8 - MUTUAL MATERIALS STACKED BRICK
PRE-FINISHED

- COLOUR 'EBONY'

CAP FLASHINGS
ALL CAP FLASHING TO MATCH PANEL

CURTAIN WALL MULLIONS
ALL MULLIONS TO BE NO FRONT CAP
SSG MULLIONS WITH ANODIZED BLACK BACK SUPPORT



F9 - SPANDREL GLAZING
PREFINISHED - SPANDREL
6MM VITRO SOLARGRAY
1/2" BLACK WARM EDGE SPACER
6MM CLEAR C/W OPACICOAT (#4)
MEDIUM GRAY #160

Krahn GROUP OF COMPANIES

ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE
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NO.	DATE YMD	DESCRIPTION
7	2021/09/10	RE-ISSUED FOR DP
6	2021/05/27	RE-ISSUED FOR DP
5	2021/05/07	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

PROJECT NAME
SSD MUFFORD

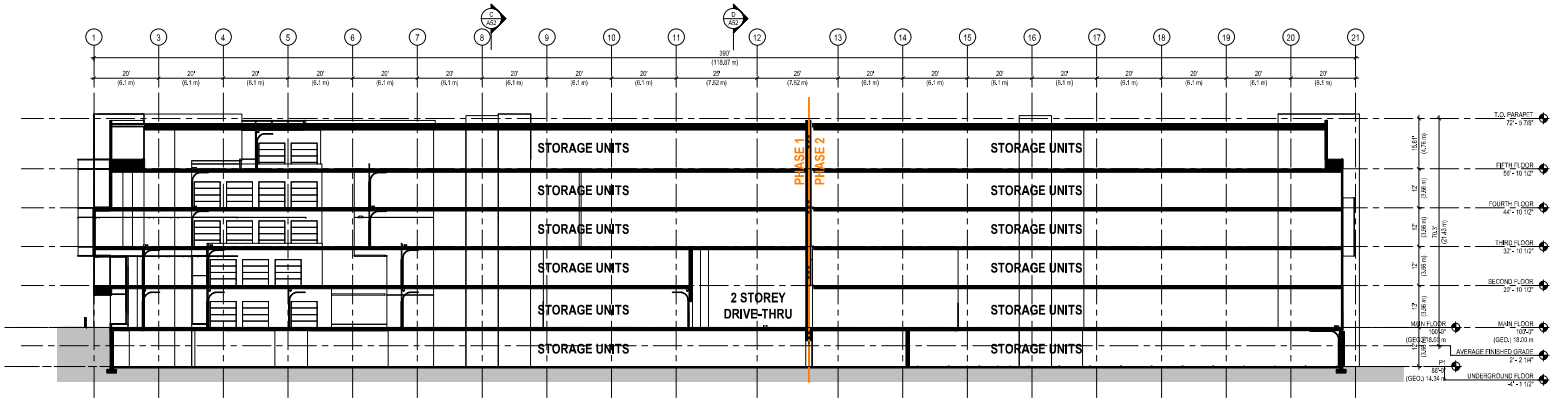
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
ELEVATIONS - PHASE 1

SCALE	As indicated
DRAWN	SK
REVIEWED	LP
PROJECT NO.	1905514
DRAWING NO.	A44

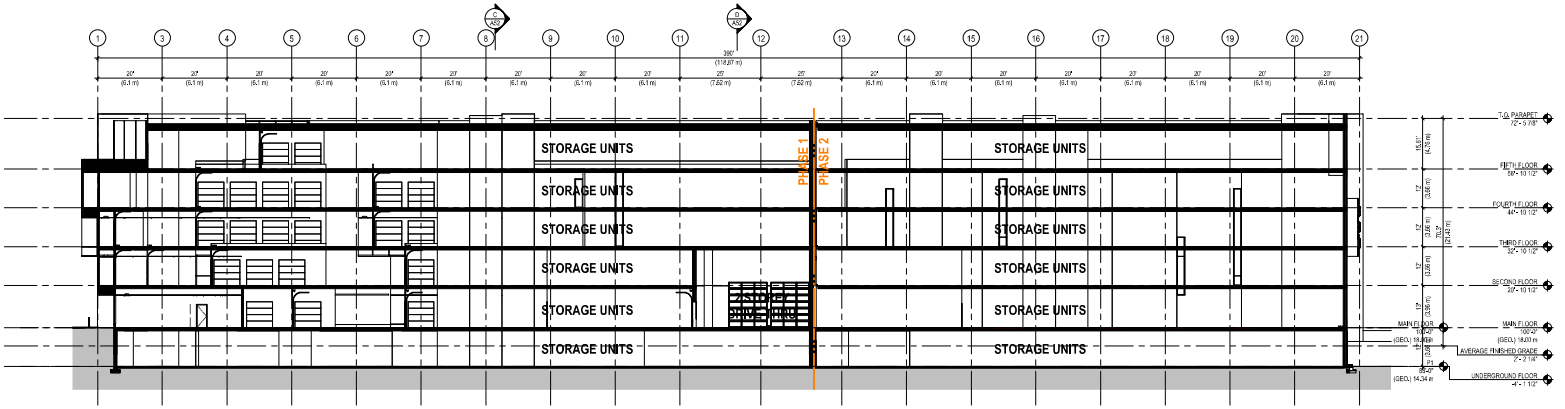
PRELIMINARY - NOT FOR CONSTRUCTION

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A SECTION A-A

SCALE: 1/16" = 1'-0"



B SECTION B-B

SCALE: 1/16" = 1'-0"

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NO.	DATE	DESCRIPTION
6	2021/05/27	RE-ISSUED FOR DP
5	2021/05/07	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY MATERIAL REVIEW
2	2020/08/25	RE-ISSUED FOR DP
1	2020/05/22	ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc

PROJECT NAME
SSD MUFFORD

PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
BUILDING SECTIONS

SCALE	1/16" = 1'-0"
DRAWN	SK
REVIEWED	LP
PROJECT NO.	1805514
DRAWING NO.	A51

E.2

PRELIMINARY - NOT FOR CONSTRUCTION

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6	2021/05/27	RE-ISSUED FOR DP
5	2021/04/14	RE-ISSUED FOR DP
4	2021/01/20	RE-ISSUED FOR DP
3	2020/11/20	ISSUED FOR CITY VARIANCE
2	2020/08/25	RE-ISSUED FOR DP
1	2020/06/22	ISSUED FOR DP
NO.	DATE	ISSUED AND REVISIONS

SEAL

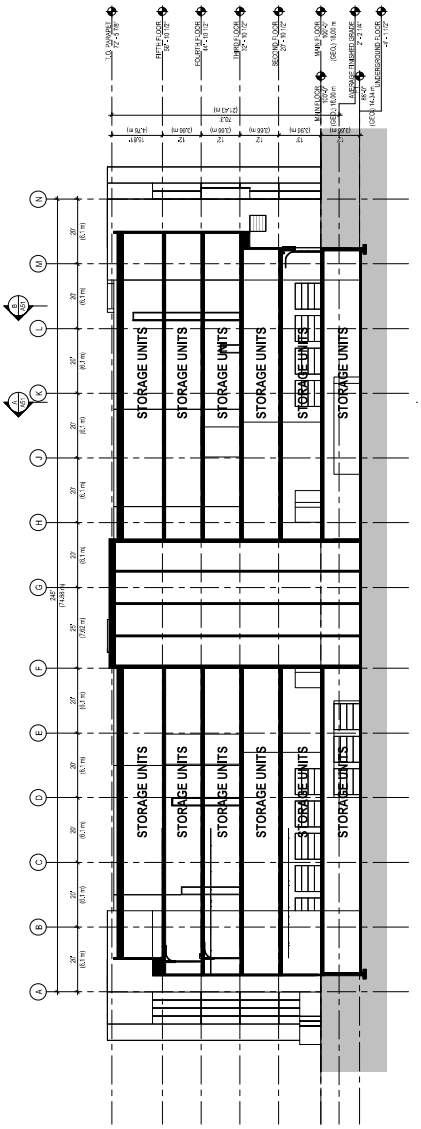
larry podhora | architecture inc

PROJECT NAME
SSD MUFFORD

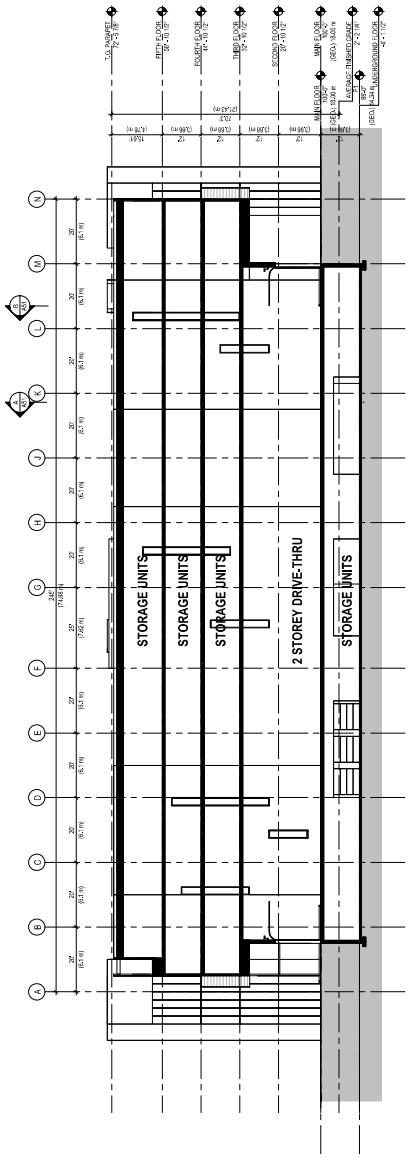
PROJECT ADDRESS
20512 - 64TH AVENUE, LANGLEY, BC

DRAWING TITLE
BUILDING SECTIONS

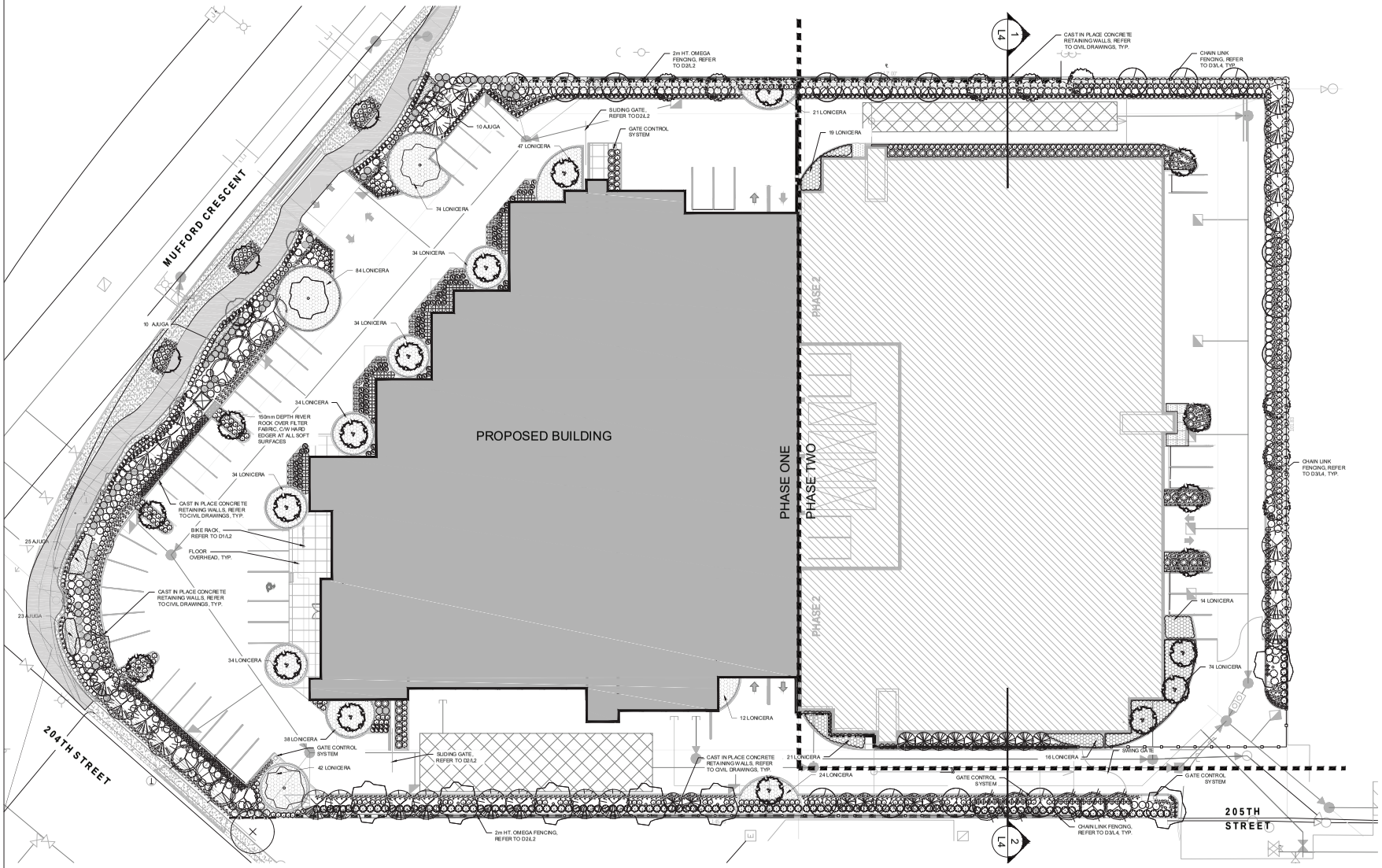
SCALE	1/16" = 1'-0"
DRAWN	SK
CHECKED	LP
PROJECT NO.	1920-01
DRAWING NO.	A52



C SECTION C-C
SCALE: 1/16" = 1'-0"



D SECTION D-D
SCALE: 1/16" = 1'-0"



PLANT LIST - FOR BOTH PHASES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	14	Cercidiphyllum japonicum	Katsura Tree	6cm Cal.	As Shown	W.B.
	19	Malus 'Pink Spires'	Pink Spires Crabapple	6cm Cal.	As Shown	W.B.
	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6cm Cal.	As Shown	W.B.
	16	Nyssa sylvatica	Black Tupelo	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	13	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Falsecypress	2.5m ht.	As Shown	W.B.
	27	Picea abies	Norway Spruce	2.5m ht.	As Shown	W.B.
	15	Pinus strobus 'Fastigiata'	Columnar White Pine	2.5m ht.	As Shown	W.B.

SHRUBS						
	185	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	1m	B & B
	148	Pinus resinosa 'Morel'	Morel Dwarf Red Pine	40cm ht.	1m	#3 Pot
	67	Ilex glabra	Inkberry	50cm ht.	1m	#3 Pot
	47	Gaultheria shallon	Salal	30cm ht.	0.75m	#3 Pot
	440	Viburnum davidii	Davids Viburnum	40cm ht.	0.75m	#3 Pot
	137	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	40cm ht.	1m	#3 Pot
	51	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	30cm ht.	1m	#3 Pot
	114	Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.	1m	B & B
	38	Sarcococca confusa	Sweetbox	40cm ht.	1m	#3 Pot
	40	Mahonia nervosa	Creeping Oregon Grape	20cm ht.	0.75m	#3 Pot
	690	Lonicera nitida 'Golden Glow'	Thunderbolt Honeysuckle	40cm ht.	0.75m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	531	Nassella tenuissima	Mexican Feather Grass	1 Gallon	0.6m	Potted
	178	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	0.6m	Potted
	217	Pennisetum alopecuroides 'little bunny'	Miniature Fountain Grass	1 Gallon	0.6m	Potted
	36	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.5m	Potted
	94	Polystichum munitum	Sword Fern	1 Gallon	0.6m	Potted

REPLACEMENT TREE SUMMARY

GROSS DEVELOPABLE ACRES X 30 = 3.728 X 30 = 112
SIGNIFICANT TREE RETAINED X 3 = 0 X 3 = 0
REQUIRED REPLACEMENT TREES = 112
PROVIDED REPLACEMENTS TREES = 112

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VANCOUVER OFFICE
210 - 1511 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Design LTD

LEGEND

TURF GRASS
CONCRETE SIDEWALK PAVING
EXISTING TREE TO REMAIN
TREE PROTECTION FENCE
EXISTING TREE TO BE REMOVED
REPLACEMENT TREES

NO.	DATE (d/m/y)	DESCRIPTION
11	04/11/2021	ISSUED FOR COMMENT RESPONSE
10	21/10/2021	RE-ISSUED FOR DP
9	13/09/2021	RE-ISSUED FOR COMMENTS
8	28/05/2021	RE-ISSUED FOR COMMENTS
7	11/05/2021	RE-ISSUED FOR COMMENTS
6	19/01/2021	ISSUED FOR SITE PLAN REVISIONS
5	24/08/2020	REISSUED FOR DP
4	22/04/2020	REISSUED FOR DP
3	13/04/2020	ISSUED FOR REVIEW
2	22/03/2019	ISSUED FOR DP
1	19/03/2019	ISSUED FOR COORDINATION

ISSUES & REVISIONS:

TCL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

20512 64th AV
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

SCALE:

DRAWN:

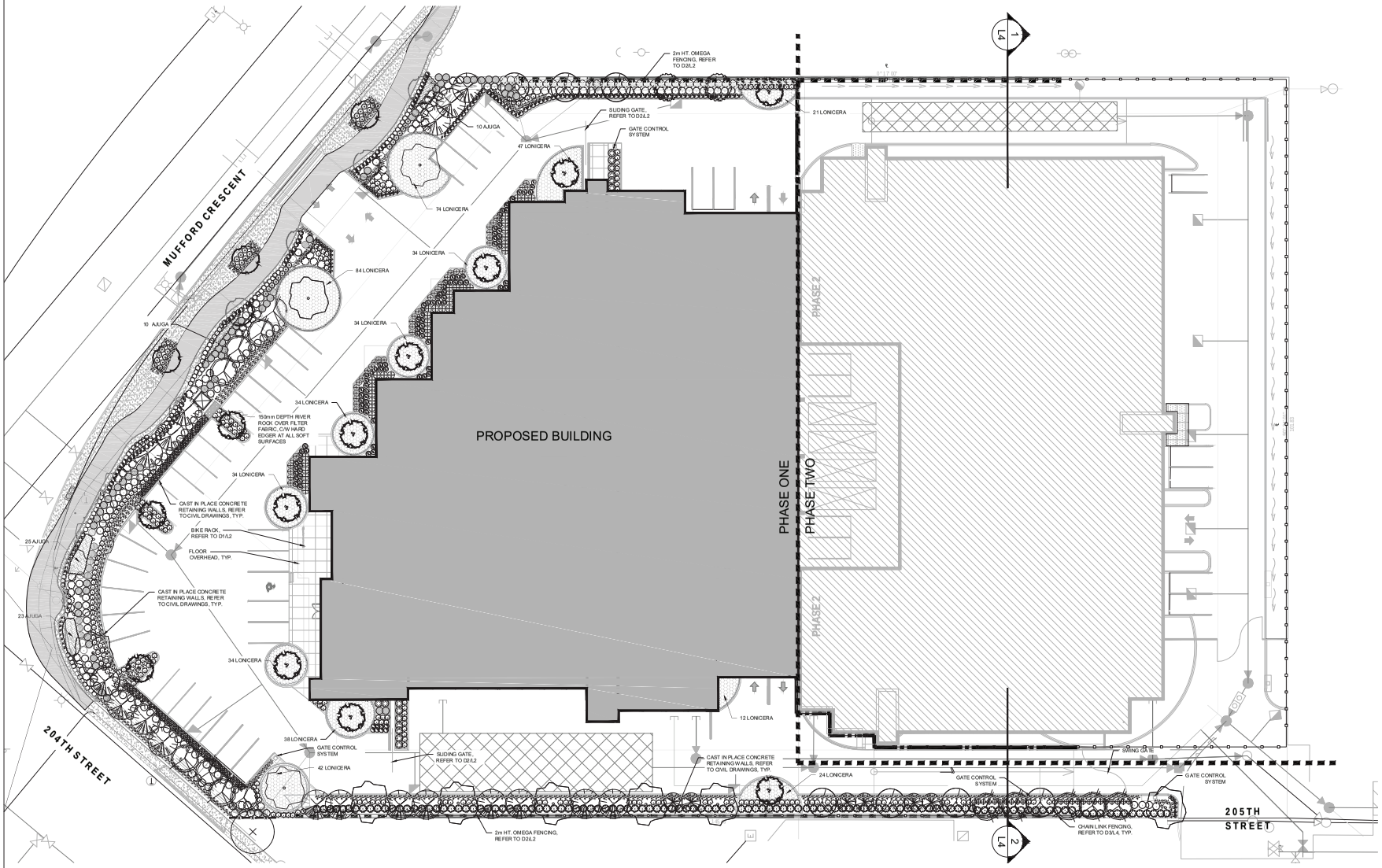
CHECKED:

PROJECT NO.: 08-11-L

DRAWING NO.:

SCHEDULE B E.2

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PLANT LIST - FOR BOTH PHASES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	14	Cercidiphyllum japonicum	Katsura Tree	6cm Cal.	As Shown	W.B.
	19	Malus 'Pink Spires'	Pink Spires Crabapple	6cm Cal.	As Shown	W.B.
	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6cm Cal.	As Shown	W.B.
	16	Nyssa sylvatica	Black Tupelo	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	13	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Falsecypress	2.5m ht.	As Shown	W.B.
	27	Picea abies	Norway Spruce	2.5m ht.	As Shown	W.B.
	15	Pinus strobus 'Fastigiata'	Columnar White Pine	2.5m ht.	As Shown	W.B.

SHRUBS						
	185	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	1m	B & B
	148	Pinus resinosa 'Morel'	Morel Dwarf Red Pine	40cm ht.	1m	#3 Pot
	67	Ilex glabra	Inkberry	50cm ht.	1m	#3 Pot
	47	Gaultheria shallon	Salal	30cm ht.	0.75m	#3 Pot
	440	Viburnum davidii	Davids Viburnum	40cm ht.	0.75m	#3 Pot
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	114	Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.	1m	B & B
	38	Sarcococca confusa	Sweetbox	40cm ht.	1m	#3 Pot
	40	Mahonia nervosa	Creeping Oregon Grape	20cm ht.	0.75m	#3 Pot
	690	Lonicera nitida 'Golden Glow'	Thunderbolt Honeysuckle	40cm ht.	0.75m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	531	Nassella tenuissima	Mexican Feather Grass	1 Gallon	0.6m	Potted
	178	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	0.6m	Potted
	217	Pennisetum alopecuroides 'little bunny'	Miniature Fountain Grass	1 Gallon	0.6m	Potted
	36	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.5m	Potted
	94	Polystichum munitum	Sword Fern	1 Gallon	0.6m	Potted

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VANCOUVER OFFICE
210 - 1511 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com
KD Planning & Design Ltd

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO.	DATE (d/m/y)	DESCRIPTION
11	04/11/2021	ISSUED FOR COMMENT RESPONSE
10	21/10/2021	RE-ISSUED FOR DP
9	13/09/2021	RE-ISSUED FOR COMMENTS
8	20/07/2021	RE-ISSUED FOR COMMENTS
7	11/05/2021	RE-ISSUED FOR COMMENTS
6	19/01/2021	ISSUED FOR SITE PLAN REVISIONS
5	24/08/2020	REISSUED FOR DP
4	22/04/2020	REISSUED FOR DP
3	13/04/2020	ISSUED FOR REVIEW
2	22/03/2019	ISSUED FOR DP
1	19/03/2019	ISSUED FOR COORDINATION

ISSUES & REVISIONS

TCL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

20512 64th AVENUE
LANGLEY, BC

DRAWING TITLE:

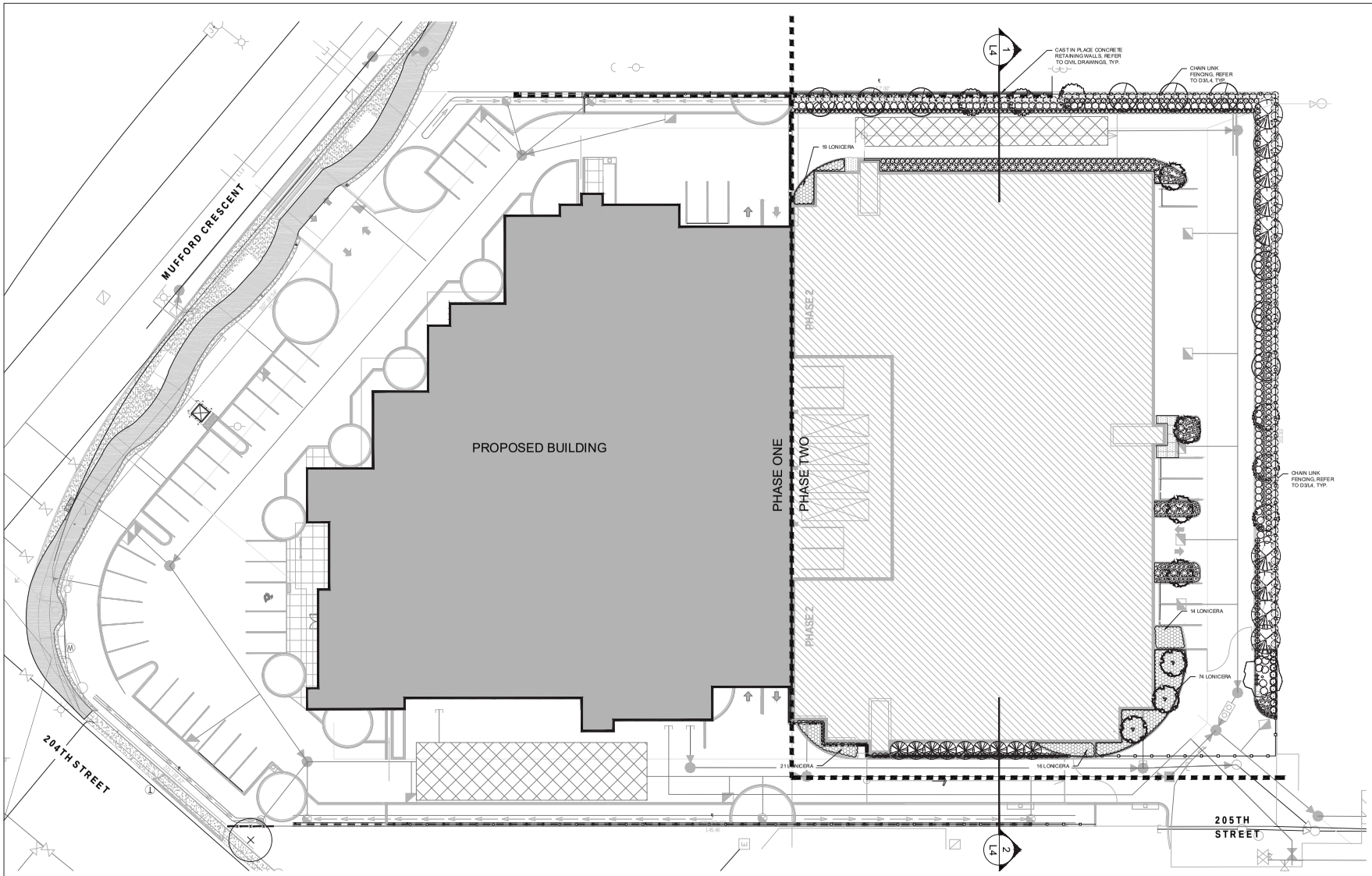
PHASE ONE
LANDSCAPE PLAN

SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	180551-L

DRAWING NO: L1.1

E.2

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PLANT LIST - FOR BOTH PHASES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
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KD Planning & Design Ltd

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO.	DATE (d/m/y)	DESCRIPTION
11	04/11/2021	ISSUED FOR COMMENT RESPONSE
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4	22/04/2020	REISSUED FOR DP
3	13/04/2020	ISSUED FOR REVIEW
2	22/03/2019	ISSUED FOR DP
1	19/03/2019	ISSUED FOR COORDINATION

ISSUES & REVISIONS:

TCL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

20512 64th AVENUE
LANGLEY, BC

DRAWING TITLE:

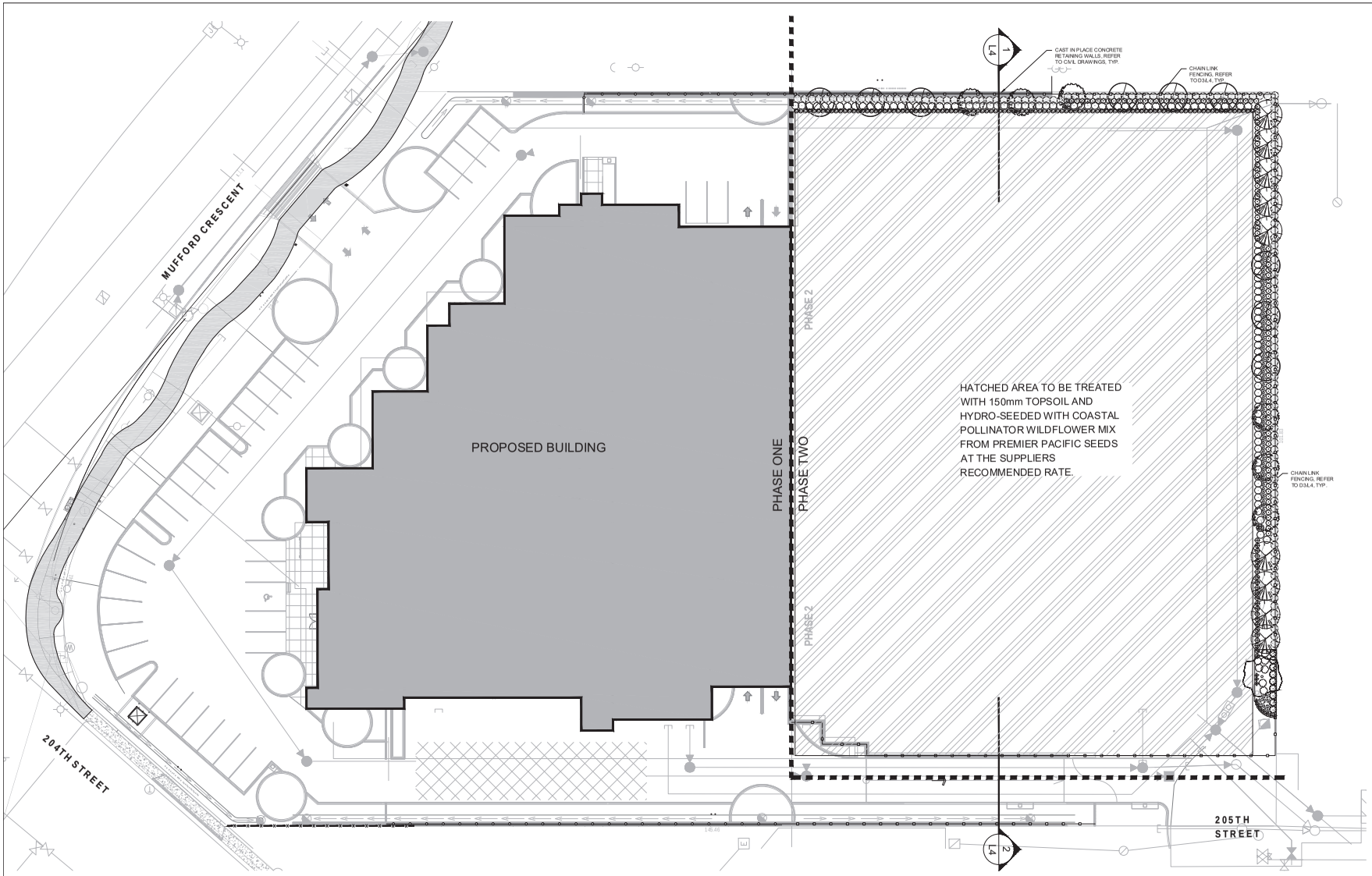
PHASE 2
LANDSCAPE PLAN

SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	180551-L

DRAWING NO: L1.2

E.2

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PLANT LIST - FOR BOTH PHASES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
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SHRUBS						
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	449	Viburnum davidii	David's Viburnum	40cm ht.	0.75m	#3 Pot
	145	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	40cm ht.	1m	#3 Pot
	48	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	30cm ht.	1m	#3 Pot
	114	Taxus x media 'Hicksii'	Hick's Yew	1.5m ht.	1m	B & B
	38	Sarcococca confusa	Sweetbox	40cm ht.	1m	#3 Pot
	40	Mahonia nervosa	Creeping Oregon Grape	20cm ht.	0.75m	#3 Pot
	690	Lonicera nitida 'Golden Glow'	Thunderbolt Honeysuckle	40cm ht.	0.75m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	535	Nassella tenuissima	Mexican Feather Grass	1 Gallon	0.6m	Potted
	177	[illegible]	Stella de Oro Daylily	1 Gallon	0.6m	Potted
	220	Pennisetum alopecuroides 'little bunny'	Miniature Fountain Grass	1 Gallon	0.6m	Potted
	36	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.5m	Potted
	94	Polystichum munitum	Sword Fern	1 Gallon	0.6m	Potted

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KD Planning & Design LTD

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO:	DATE: (d/m/y)	DESCRIPTION:
13	18/03/2022	ISSUED FOR PHASE 2 INTERIM
12	10/03/2022	ISSUED FOR PMT REVISIONS
11	09/12/2021	ISSUED FOR OFF-SITE TREE REVISIONS
10	21/10/2021	REISSUED FOR DP
9	13/09/2021	RE-ISSUED FOR COMMENTS
8	29/05/2021	RE-ISSUED FOR COMMENTS
7	11/05/2021	RE-ISSUED FOR COMMENTS
6	19/01/2021	ISSUED FOR SITE PLAN REVISIONS
5	24/08/2020	REISSUED FOR DP
4	22/04/2020	REISSUED FOR DP
3	13/04/2020	ISSUED FOR REVIEW
2	22/03/2019	ISSUED FOR DP
1	19/03/2019	ISSUED FOR COORDINATION

ISSUES & REVISIONS:

TOL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

20512 64th AVENUE
LANGLEY, BC

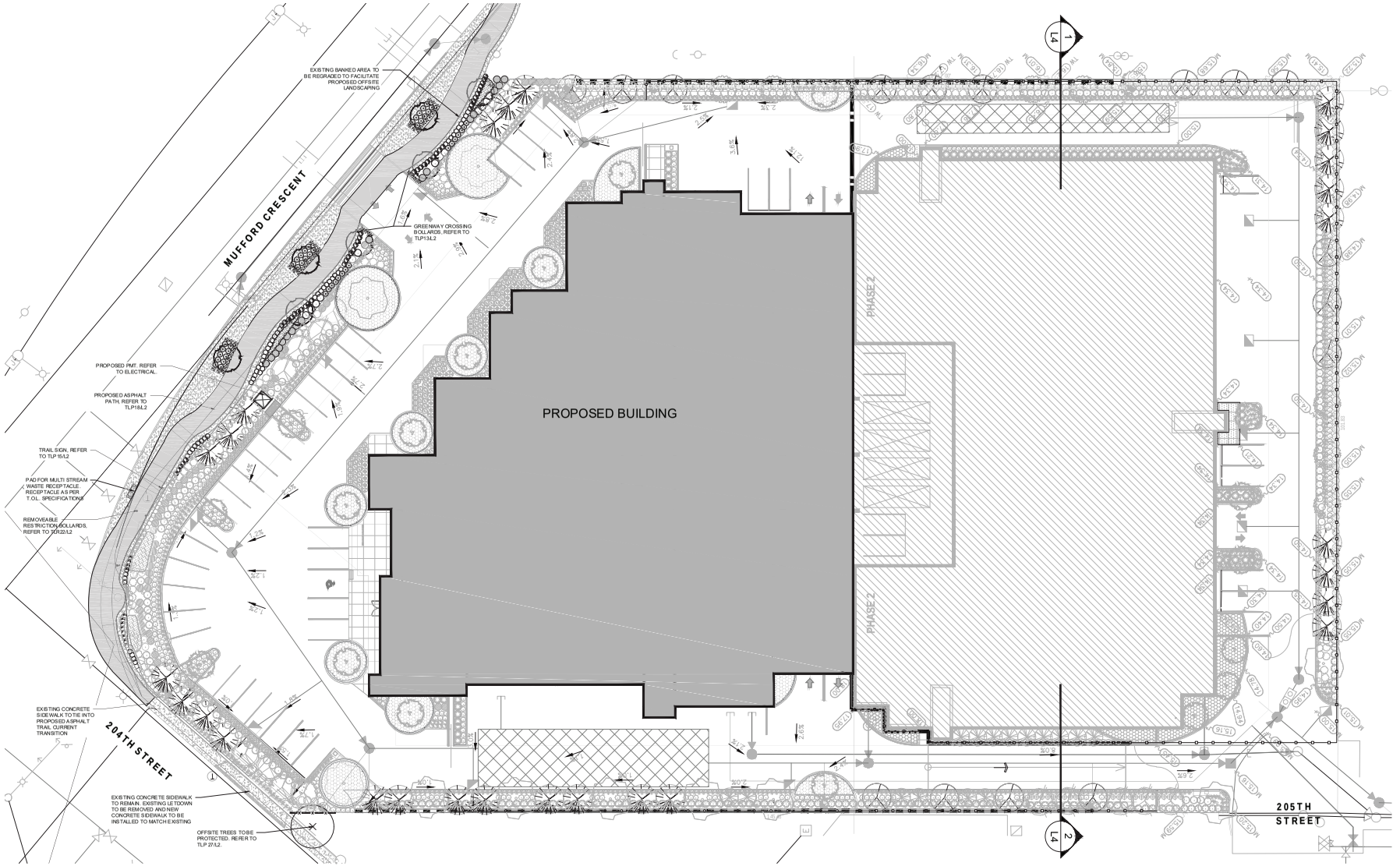
DRAWING TITLE:

PHASE 2 INTERIM
LANDSCAPE PLAN

SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	18055-L
DRAWING NO:	L1.21

E.2

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PLANT LIST - OFF SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	Styrax japonicus	Japanese Snowbell	6cm Cal.	As Shown	W.B.
SHRUBS						
	13	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	40cm ht.	1m	#3 Pot
	19	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	30cm ht.	1m	#2 Pot
	46	Hebe 'Hinerua'	Hebe	30cm ht.	0.75m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	43	Nassella tenuissima	Mexican Feather Grass	1 Gallon	0.6m	Potted
	56	Pennisetum alopecuroides 'little bunny'	Miniature Fountain Grass	1 Gallon	0.6m	Potted
	55	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.9m	Potted
	20	Aiuga reptans	Bugleweed	1 Gallon	0.5m	Potted

IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.

2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.

3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.

4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.

5. USE POP-UP SPRINKLER HEADS.

6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

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LANGLEY, BC

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

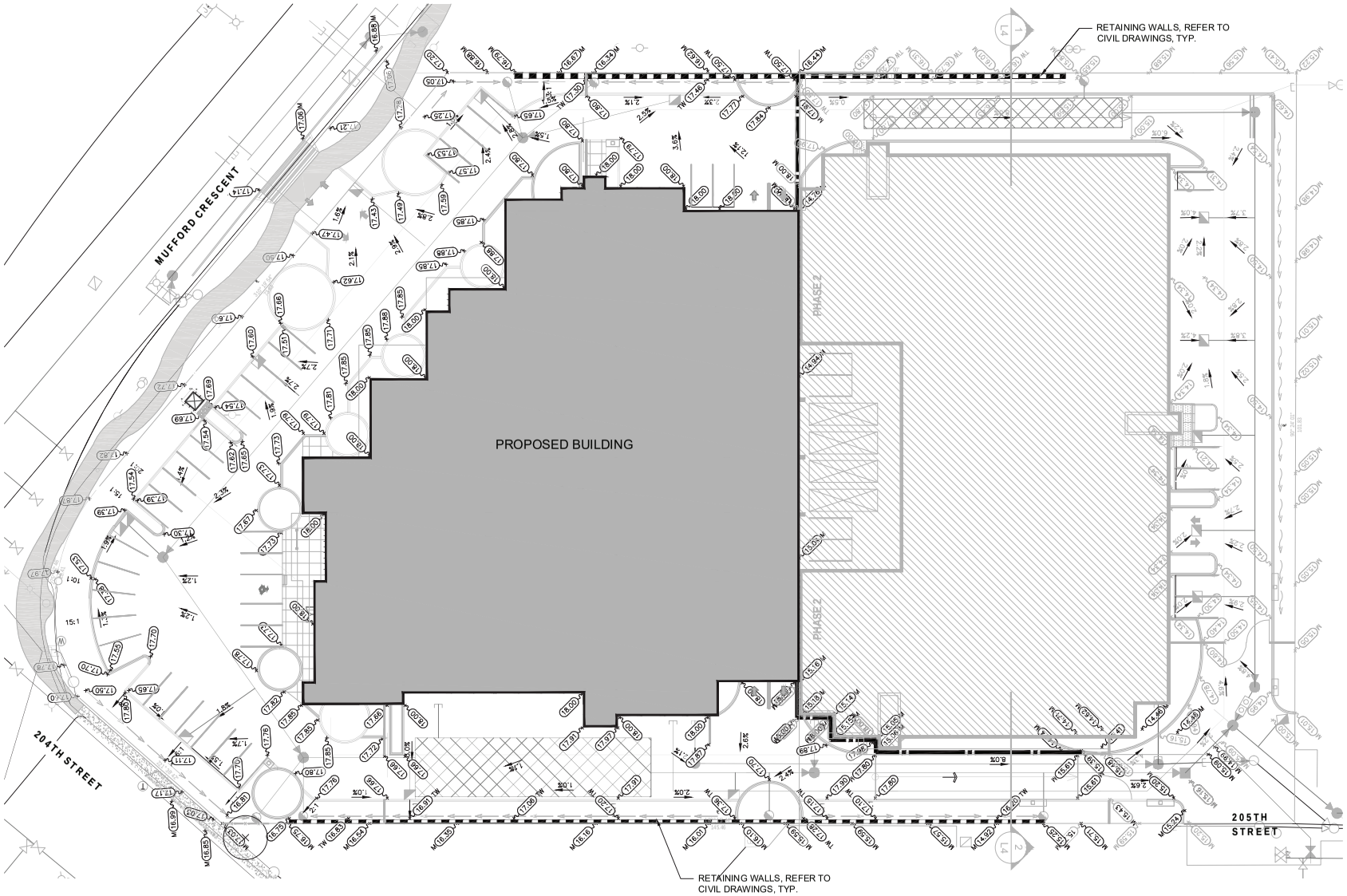
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DRAWN:	RM
CHECKED:	JT
PROJECT NO:	180551-L

DRAWING NO:

L1.3

E.2

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TEMPORARY RETAINING WALL - LOCK BLOCK

PERMANENT RETAINING WALL - SEALED CAST IN PLACE CONCRETE

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ISSUES & REVISIONS

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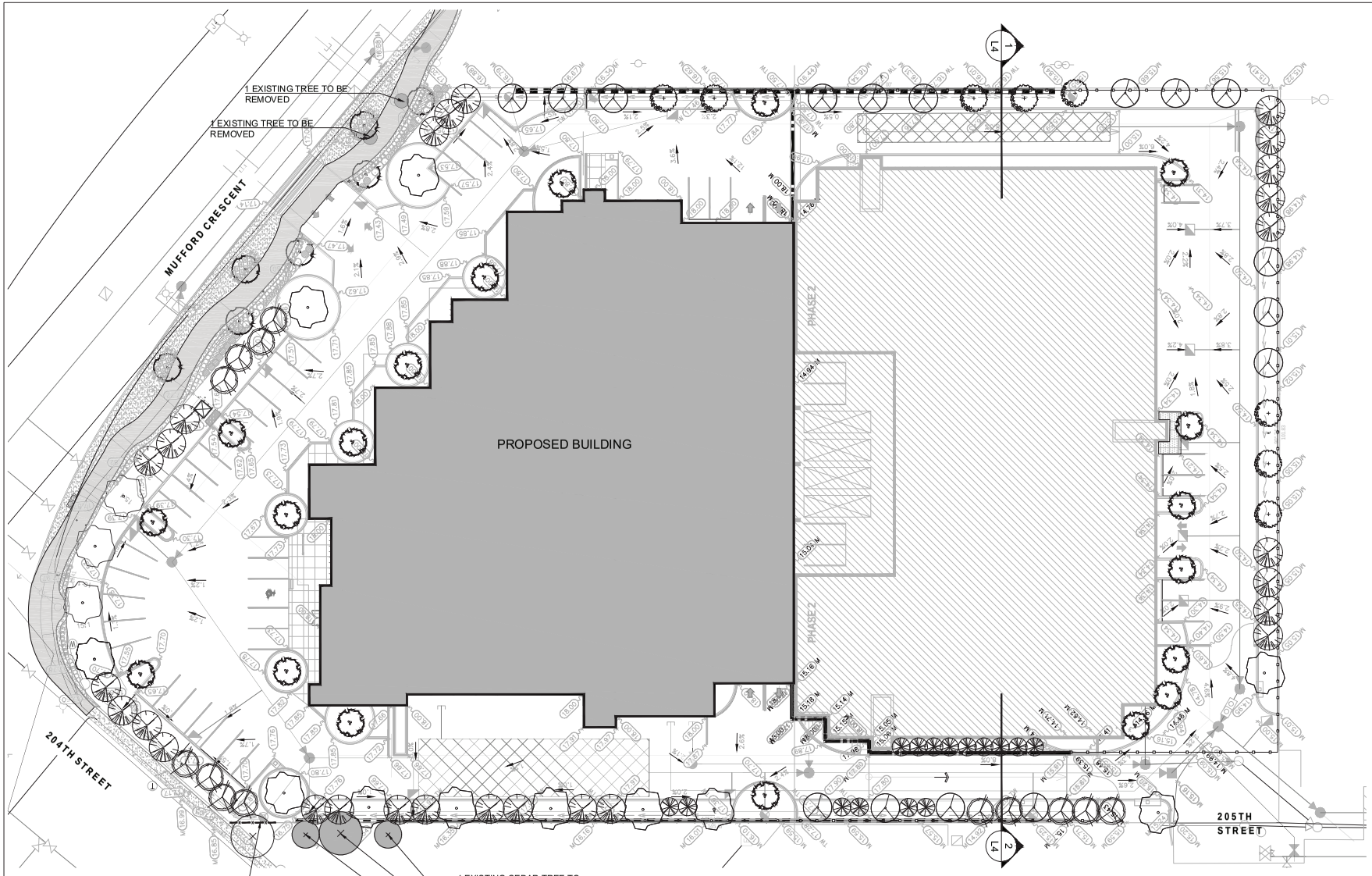
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GRADING PLAN

SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO.:	180551-L

DRAWING NO.: E.2 L2

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PLANT LIST - FOR BOTH PHASES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	14	Cercidiphyllum japonicum	Katsura Tree	6cm Cal.	As Shown	W.B.
	19	Malus 'Pink Spires'	Pink Spires Crabapple	6cm Cal.	As Shown	W.B.
	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6cm Cal.	As Shown	W.B.
	16	Nyssa sylvatica	Black Tupelo	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	13	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Falsecypress	2.5m ht.	As Shown	W.B.
	27	Picea abies	Norway Spruce	2.5m ht.	As Shown	W.B.
	15	Pinus strobus 'Fastigiata'	Columnar White Pine	2.5m ht.	As Shown	W.B.

REPLACEMENT TREE SUMMARY

GROSS DEVELOPABLE ACRES X 30 = 3.728 X 30 = 112
SIGNIFICANT TREE RETAINED X 3 = 0 X 3 = 0
REQUIRED REPLACEMENT TREES = 112
PROVIDED REPLACEMENTS TREES = 112

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ISSUES & REVISIONS

TCL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

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LANGLEY, BC

DRAWING TITLE:

TREE PROTECTION AND TREE REPLACEMENT PLAN

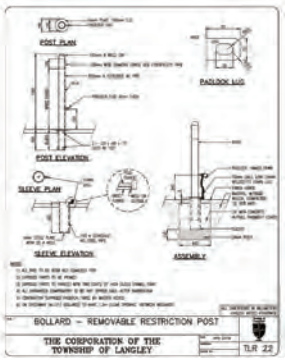
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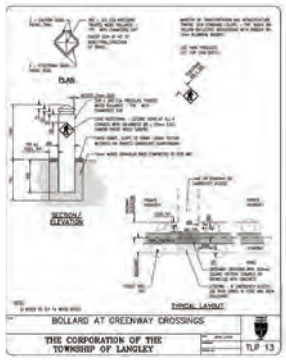
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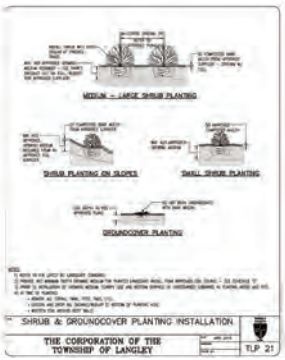
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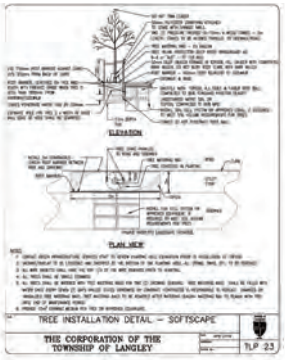
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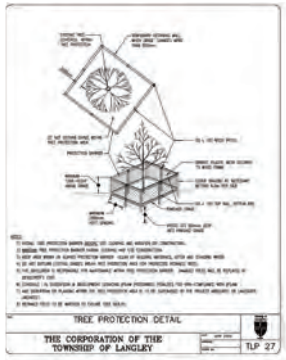


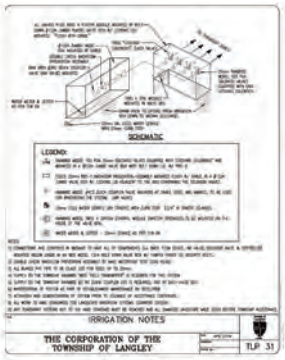


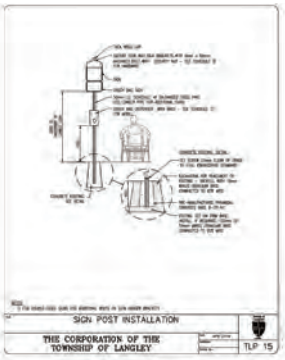












PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
8. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
   - 9.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
   - 9.2. Maintenance and additional installation of mulch
   - 9.3. Weed removal
   - 9.4. Disease control

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

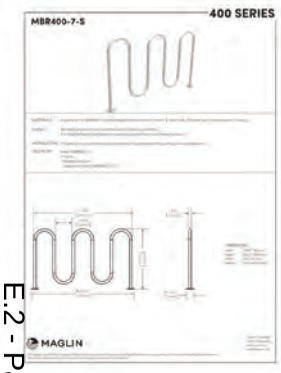
SODDING NOTES:

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
   - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   - 40% CREEPING RED FESCUE
   - 20% PERENNIAL RYEGRASS
   - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

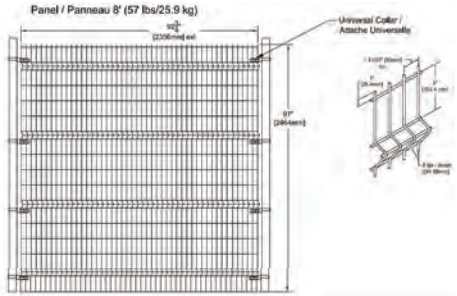
   AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
4. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
5. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

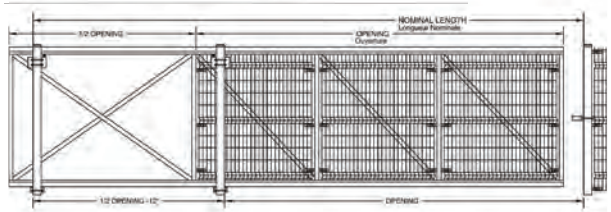
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5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.



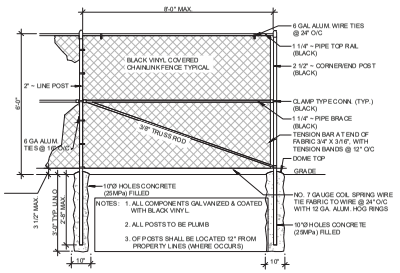
D1 BIKE RACK N.T.S.





ALL FENCING TO BE OMEGA ARCHITECTURAL, BY OMEGA.
COLOUR TO BE DETERMINED.
FENCING HEIGHT TO BE 1.8m HEIGHT.
ALL GATES TO BE 'OMEGA ARCHITECTURAL' GATES.

D2 ARCHITECTURAL FENCING N.T.S.



D3 CHAINLINK FENCING N.T.S.

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DETAILS & NOTES

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CHECKED:	JT
PROJECT NO:	180551-L

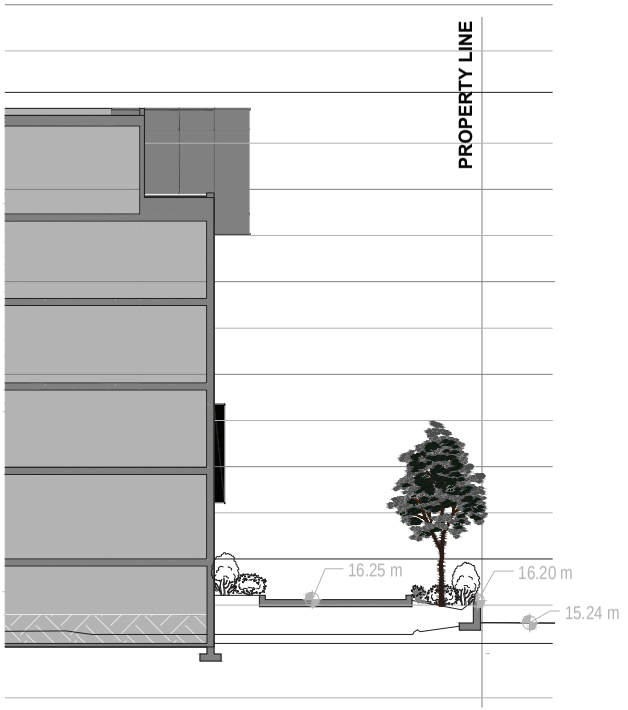
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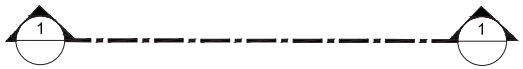
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E.2

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KD Planning & Design LTD

NO:	DATE: (d/m/y)	DESCRIPTION:
11	04/11/2021	ISSUED FOR COMMENT RESPONSE
10	21/10/2021	RE-ISSUED FOR DP
9	13/09/2021	RE-ISSUED FOR COMMENTS
8	28/05/2021	RE-ISSUED FOR COMMENTS
7	11/05/2021	RE-ISSUED FOR COMMENTS
6	19/01/2021	ISSUED FOR SITE PLAN REVISIONS
5	24/08/2020	REISSUED FOR DP
4	22/04/2020	REISSUED FOR DP
3	13/04/2020	ISSUED FOR REVIEW
2	22/03/2019	ISSUED FOR DP
1	19/03/2019	ISSUED FOR COORDINATION

ISSUES & REVISIONS:

TCL PROJECT #: 08-11-0088

SEAL:

PROJECT NAME:

MUFFORD SSD

PROJECT ADDRESS:

20512 64th AVENUE
LANGLEY, BC

DRAWING TITLE:

DETAILS & NOTES

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	180551-L

DRAWING NO:

L3

E.2

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200 Street between 64 and 68 Avenue shall provide a 5 m wide landscaping area adjacent to 200 Street. Garbage containers should be incorporated into the building design and screened. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.

#3362 11/04/94

4.3.8 The provisions of Sections 6.2 and 6.5 of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area.

4.4 Development Permit Area C - Industrial/Business Park

#5010 12/12/16

The Industrial/Business Park area is designated a development permit area under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development. This area is shown as Development Permit Area C on Map 3.

The objective of this development permit area is to encourage the development of an attractive industrial/business park and reduce conflicts with adjacent uses. The development permit area guidelines for this area are:

4.4.1 New development should be designed to integrate with and be compatible with existing development with respect to siting, exterior finish and design of buildings and landscaping.

4.4.2 Building elevations that are visible from adjacent roads or properties shall be finished and treated similarly to the front elevation.

4.4.3 Buildings should be designed and sited to maximize sun exposure to adjacent roads and properties.

4.4.4 Signs should be designed so that they are compatible with buildings on the site. Sign design should also be co-ordinated with and compatible with signage on adjacent properties to establish a unified and attractive industrial/business park area.

4.4.5 Landscaping shall be required to enhance the appearance of the development and to screen buildings and parking, loading and storage areas from abutting residential development and adjacent roads. A 5 metre wide landscaping area and a fence shall be provided along abutting lots designated for residential development. Landscaping shall also be provided within parking lots and around garbage containers. All areas not covered by buildings, roads and parking shall be landscaped. A landscaping plan shall be submitted as part of a development permit application.

#3362 11/04/94

4.4.6 The provisions of Section 6.5 of the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Town Centre Plan) Bylaw 1994 No. 3361" shall be considered as development guidelines for this area."

larry podhora | **architecture** inc

ATTACHMENT C

PUBLIC INFORMATION MEETING (PIM) SUMMARY

PROJECT: MUFFORD SELF STORAGE FACILITY ADDRESS: 20512 – 64th Avenue/Mufford Cres.

TOWNSHIP OF LANGLEY FILE NUMBER: 08-11-088

MEETING DATE & TIME: JULY 28, 2021 at 5:00 pm.

A. INTRODUCTION:

Larry Podhora, Principal LPA Inc./ Director-Krahn Group of Companies, introduced all of the Attendees:

1. Krahn Group of Companies:
    - Larry Podhora, architect AIBC, CRP
    - Maral Zolghadr architect AIBC, (Design Manager)
    - Jessica Thiessen (Landscape Architect, KD Planning & Design Ltd.)
    - Dave Batten (Sr. Director of Development – Krahn Group of Companies)

2. Public Attendees:
    - FOIPPA s. 22(1) [redacted]
    - FOIPPA s. 22(1) [redacted]

PROJECT DESCRIPTION:

1. Project Overview: Larry Podhora provided a project overview of the subject project.
2. Variances: Larry Podhora outlined the two (2) Variances that were being proposed:
    - Parking Variance
    - Height Variance

B. ELEVATION(S) OVERVIEW:

1. **Floors:** Larry Podhora provided a description of the number of floors and the details of what was included on the "floor plates" of each floor
2. **Glazing:** Larry Podhora described the type of exterior glazing being proposed and further emphasized the Owner/Corporate Business Model need to be able to see into the building

C. PHASE I & PHASE II OVERVIEW:

1. **Size of PH I and PH II Footprint:** LP indicated that the 2 Phases were very similar in size
2. **Elevation Design:** LP provided details of the design and emphasized that the face of the building was intentionally designed to break up the tall massing at principal building frontages. The geometry of the project and variety materials together with the setbacks mitigate the building size.

1457 howcrest rd, north saanich, b.c., v8l 5k1

larry podhora | **architecture** inc

D. PUBLIC COMMENTS and RESPONSES:

1. FOIPPA s. 22(1)
   - FOIPPA s. 22(1)
   - FOIPPA s. 22(1) requested the following:
     a. **Area/Size:** confirmation that the subject project consisted of two (2) Phases of approximately 230,000 square feet each.
     Response: This was confirmed by the Krahn Team. Larry Podhora outlined how the geometry of the project and variety materials together with the setbacks, has mitigated the massing and project size. The common wall of Phase 1 at Phase 2 interface will be fully finished architecturally to avoid a 'temporary' feel.

     b. **Impact on Neighboring Businesses:** Questions were raised with regard to the potential impacts the proposed development could have on the neighboring businesses.
     Response: LP explained that as the current height for the immediately neighboring projects is no more that approximately two storeys, even a 3 storey in height could have potential impacts on the visibility of their business from surrounding streets. This is mitigated with setbacks, planting and breaking the building down to elements none of which exceed 2 storeys.

     c. **Parking:** FOIPPA s. 22(1) wanted to know if the proposed number of parking spaces was an Industry Standard.
     Response: Confirmed by the Krahn Group. Phase 1, 38 parking stalls are provided on site and phase 2, 10 on grade and 23 U/G. We explained that this was based on parking study provided by Tetra Tech, traffic consultant. The number of required stalls was approved by TOL/Engineering Department.

     Phase I Parking accessed from Mufford Ave.
     Phase II Parking: 33 spots being proposed but room for additional parking

     d. **Access from 205th Cul-de-Sac:**
     Questions were raised with respect to the flow of traffic added to the cul-de-sac, due to the Phase 1 operation/construction period.
     Response: LP explained how the nature of the business will have impacts on the traffic flow. The proposed project is not expected to have too much traffic from the cul-de-sac. He also added that there would be a need to have construction access to the site from cul-de-sac and that an access agreement is being executed between the owners.

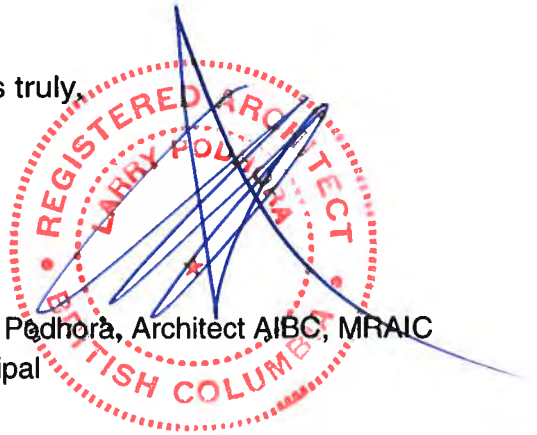
2. FOIPPA s. 22(1)
   - FOIPPA s. 22(1)
     a. **Cul-de-Sac Access:**

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FOIPPA s. 22(1) confirmed his general support for the project. He commented on the Cul-de-Sac access to the south end of the project and that this should not be an issue.

b. Phase II Lands:
Marvin asked if the Phase II Land would be used as construction "Staging Area" for the Phase I construction.
Response: LP confirmed that the Phase II property would be used for Phase I staging, etc.

Yours truly,



Larry Podhora, Architect AIBC, MRAIC
Principal

1457 howcrest rd, north saanich, b.c., v8l 5k1

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 28, 2022 - REGULAR MEETING
FROM: FINANCE DIVISION
SUBJECT: DRAFT 2022-2026 FINANCIAL PLAN

REPORT: 22-22
FILE: 1700-60

RECOMMENDATIONS:

That Council approve a 2022 Universal Services property tax revenue increase of 3.00%;

That Council approve a 2022 Water Utility user pay levy increase 1.99%; and

That Council approve a 2022 Sanitary Sewer Utility user pay levy increase of 3.29%.

Note: There is no change to the Solid Waste Utility user pay levy for 2022.

EXECUTIVE SUMMARY:

Council previously directed staff to make changes necessary to limit the property tax increase for Universal Services to 3%. The following is a summary of the changes required to previously presented budgets to achieve the 3% objective.

The required reduction to the Universal budget was $539,853 - composed of the following items:

Budget Page	Description	Amount	Notes
203	Annual Trails	$ 112,797	2022 project to construct granular trail from McLelland Natural Forest with Trans Canada Trail and Fraser River Foreshore- defer until other works completed foreshore park
389	Public Waste Receptacles	$ 22,127	Continue in current year with other funds still available ($57,449)
392	Road Widening	$ 55,000	Don't anticipate having enough DCC revenue ($5.445M) to complete 2022
258	Multiple Locations Recreation Equipment	$ 50,000	This is a medium project without definitive locations - defer one year
248	CPO Furniture	$ 25,000	Use RCMP reserve for this year
Discretionary	Corporate Energy Manager TFT to RFT	$ 100,000	Will secure additional grant funding of $100,000 to fund large portion of this year
Discretionary	FOI Specialist	$ 44,147	Defer start date to July 1
Discretionary	Safety Coordinator	$ 74,500	Defer start date to July 1
Discretionary	Financial Analyst	$ 56,282	Defer start date to Aug 1
Total		**$ 539,853**	

Budget Summary:

Universal Services: The household impact[1] of proposed property tax revenue increases *to cover the base* for 2022 is $53.82/year (or $4.48/month).

UNIVERSAL SERVICES – Property Tax Changes Base Increase Only	%	Annual Change $	Monthly Change $
Parks	0.41	9.01	0.75
Facilities	0.30	6.59	0.55
Transportation (Roads)	0.90	19.77	1.65
Stormwater	0.35	7.69	0.64
General Tax – Protective Services	2.21	48.55	4.04
General Tax – All Other	(1.72)	(37.79)	(3.15)
Universal Services Property Taxes - Base	**2.45**	**53.82**	**4.48**

The household impact of proposed property tax revenue increases *to cover the base* ***and*** *Additional Items'* is a further $12.08/year (or $1.00/month).

UNIVERSAL SERVICES - Residential Property Tax Changes With Additional Items	%	Annual Change $	Monthly Change $
Residential base	2.45	53.82	4.48
Residential base - additional items	0.55	12.08	1.00
Universal Services Property Taxes	**3.00**	**65.90**	**5.48**

User Pay Utilities

The household impact of proposed changes to *utility user pay levies* for 2022 is $27.86/year (or $2.31/month). In 2022 no change is proposed for Solid Waste User Pay Utility fees.

USER PAY UTILITIES	%	Annual Change $	Monthly Change $
Water	1.99	11.59	0.96
Sanitary Sewer	3.29	16.27	1.35
Solid Waste	0.00	0.00	0.00
Increase on a Property Receiving All Three Services		**27.86**	**2.31**

[1] Local Government Municipal Statistics, Taxes and Charges on a Representative House valued at $1,029,974

PURPOSE:

This report requests Council to authorize staff to bring forward the 2022-2026 Financial Plan and associated bylaws based on the above resolutions and/or amendments.

DISCUSSION/ANALYSIS:

Draft 2022-2026 Financial Plan

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

Due to COVID-19 open house presentations were not possible, therefore feedback was solicited on-line through a survey between February 18 and 27. This was announced through multiple media channels including: Township website, newspaper ads and multiple social media posts. Public also had the option to email, fax or drop the survey off at the civic facility during this period. Public consultation results were provided to Council on March 7, 2022, through council report 22-21.

UNIVERSAL SERVICES

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

After including 1.50% tax revenue increase from growth, the 2022 proposed property tax increase of 2.45% will provide base funding for increases in salaries and wages, RCMP contracts, utility contracts, service and maintenance contracts, operating impacts of capital (including debt servicing) and other operating costs.

The household impact of the proposed *base level increase* for 2022 represents an estimated $53.82/year (or $4.48/month).

UNIVERSAL SERVICES – Property Tax Changes Base Increase Only	%	Annual Change $	Monthly Change $
Parks	0.41	9.01	0.75
Facilities	0.30	6.59	0.55
Transportation (Roads)	0.90	19.77	1.65
Stormwater	0.35	7.69	0.64
General Tax – Protective Services	2.2	48.55	4.04
General Tax – All Other*	(1.72)	(37.79)	(3.15)
Universal Services Property Taxes Change - Base	**2.45**	**53.82**	**4.48**

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

ADDITIONAL 2022 OPERATING ITEMS AS PRESENTED IN BUDGET PRESENTATION

In addition to the *base increase* presented above, a number of '*Additional Items'* have been submitted for Council consideration. The table below shows a breakdown of property tax percentage increases for '*2022 Additional Items'*.

UNIVERSAL SERVICES Property Tax Changes With Additional Items	Change %	Annual Change $	Monthly Change $
Base	2.45	53.82	4.48
Capital Infrastructure Replacement/Renewal Reserve	0.17	3.73	0.31
Transportation (Roads)	0.02	0.44	0.03
General Tax – Protective Services	0.19	4.18	0.35
General Tax – All Other	0.17	3.73	0.31
Universal Services Property Taxes	**3.00**	**65.90**	**5.48**

The household impact of providing for additional increases, beyond the base, is a further $12.08/year (or $1.00/month). The combined household impact is estimated at $65.90/year (or $5.48/month).

UNIVERSAL SERVICES - Residential Property Tax Changes With Additional Items	%	Annual Change $	Monthly Change $
Residential base	2.45	53.82	4.48
Residential base - additional items	0.55	12.08	1.00
Universal Services Property Taxes	**3.00**	**65.90**	**5.48**

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

UNIVERSAL SERVICES	2022	2023	2024	2025	2026
Proposed Property Tax Revenue Increases	3.00%	6.35%	7.16%	4.93%	3.22%

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

- Annualization of 6 Firefighters added,
- Annualization of general government staff,
- Additional RCMP members, 3 in 2023 and 3 per year thereafter, starting date of October 1st,
- The operating impact of capital and development projects.

Council will consider budget requests for the years 2023 to 2026 during each subsequent year's budget deliberations.

USER PAY UTILITIES

The household impact of proposed changes to *utility user pay levies* for 2022 is $27.86/year (or $2.31/month). No increase to the Solid Waste User Pay Utility is proposed for 2022. An estimated growth rate for new users joining the system has been estimated at 2.00% for water and sewer.

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

USER PAY UTILITIES	Change %	Annual Change $	Monthly Change $	Annual Flat Rate
Water	1.99	11.59	0.96	$594.09
Sanitary Sewer	3.29	16.27	1.35	$510.77
Solid Waste – 240L	0.00	0.00	0.00	$330.00
Solid Waste – 120L	0.00	0.00	0.00	$250.00
Property receiving All Three Services		**27.86**	**2.31**	

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

USER PAY UTILITIES	2022	2023	2024	2025	2026
Water	1.99%	3.11%	2.59%	3.74%	2.78%
Sanitary Sewer	3.29%	6.29%	6.49%	9.66%	17.62%
Solid Waste	0.00%	2.85%	2.96%	3.24%	1.63%

CAPITAL PROGRAM

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

The following capital projects were re-prioritized after the presentations to Council and were therefore changed since the original presentation.

CHANGES MADE TO CAPITAL AFTER INITIAL CAPITAL BUDGET PRESENTATION ON JANUARY 17, 2022:

Capital Projects Added:

- Building Demo & Site Remediation: 27030 Fraser Hwy $200,000
- Pedestrian Improvements on 216th Street $125,000
- Fort Langley Pedestrian Overpass $1,146,000
- Brookswood Heights Booster Station $2,500,000
- Willoughby Community Parks Infrastructure $8,000,000
- Museum Heritage Centre and Development $2,500,000
- Fire Hall Feasibility Studies (initially $150,000) $270,000
- Yorkson Lowland Property Acquisition (DCC funded) $1,786,200

Capital Projects Removed:

• Annual Trails	$112,797
• Public Spaces Waste Receptacles (portion removed)	$22,127
• Road Widening 96th Ave from 204 Street to 208 Street	$5,500,000
• Replacement of Recreation Equipment	$50,000
• Stormwater Detention Pond – Smith Neighbourhood Plan	$34,946,040

A complete listing of funded 2022 capital projects is available upon request.

USE OF PRIOR YEAR SURPLUS TO FUND ONE-TIME ITEMS

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

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

Universal One-Time Project Descriptions	Prior Year Surplus	Non-Stat Reserves	Grants/Other
Airfield Electrical Mapping	50,000		
Airport Electrical Preventative Maintenance Program	20,000		
Sustainable Farming Education Plan	30,000		
Salmon River Drainage Improvement Study	50,000		
Development of Response Operational Guideline for Interface Fires			38,600
Expanded Arts and Culture Resilience Supplement		58,000	
Exhibition Development		96,800	
TOL Canada Day Celebration			12,370
Civic Facility Parkade Membrane Reapplication	75,000		
George Preston Refrigeration System Review and Maintenance Manual Upgrade	50,000		
Fire Stop Protection	35,000		
Develop Emergency Response Plan - Major Facilities	75,000		
Economic Development Strategy	25,000		
Municipal Election	215,276		
Investment Agriculture Foundation	40,000		40,000
DCC Bylaw Review	50,000		
Agricultural Viability Study		59,656	
Poverty Reduction Plan and Action Program			12,500
Strengthening Communities Services Program			2,350,000
Climate Action Strategy Building Energy Specialist (TFT)			50,000
Corporate Operating Contingency	150,000		
Repayment on Internal LAS Loan	331,000		
Human Resources Consulting	55,000		
Administrative Support	171,921		
Total One Time Projects	**$ 1,423,197**	**$ 214,456**	**$ 2,503,470**

In addition, there are $6.1M in Carry-forward one-time projects which are ongoing with various funding sources.

Utility One-Time Project Description	Prior Year Surplus
Murrayville Water Purchases from Metro Vancouver	1,068,750
Aldergrove Water Treatment Plant Improvements	525,000
Assessment of the Ductile Iron Watermain	100,000
Total One Time Projects	**$ 1,693,750**

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

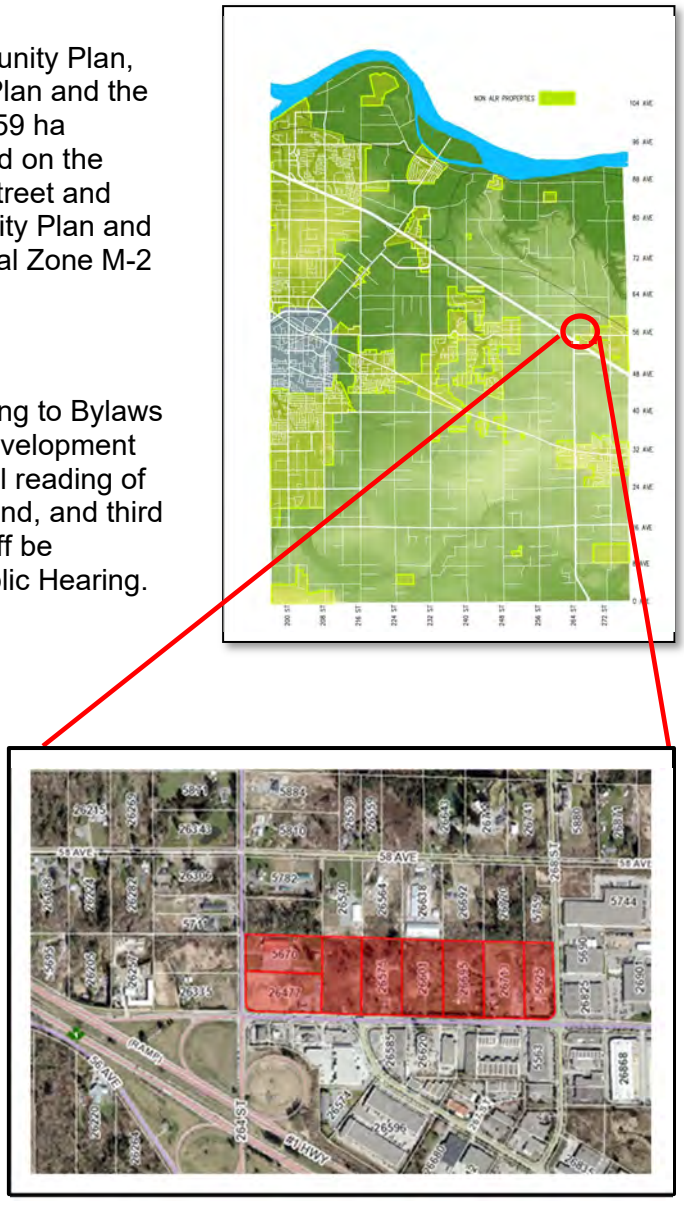
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 – REGULAR MEETING	**REPORT:**	22-26
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and the Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone the eight lots to General Industrial Zone M-2 to accommodate future industrial uses.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 13 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties have been formally approved by the provincial Agricultural Land Commission (ALC) for exclusion from the Agricultural Land Reserve with the proposal being consistent with the overall objectives of the Official Community Plan (OCP) with respect to creation of employment opportunities, and previous Council direction.

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site 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. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line, to be secured by a restrictive covenant, registered on title;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards trail enhancements and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment;

12. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707.

EXECUTIVE SUMMARY:

Conwest Group, on behalf of the owners, has applied to amend the Official Community Plan (OCP) and the Zoning Bylaw in relation to eight properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial developments. The subject properties have been formally granted approval for exclusion from the Agricultural Land Reserve (ALR) as of March 10, 2022, pursuant to ALC Resolution #109/2020.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the eight property owners to facilitate an amendment to the OCP for all eight subject properties along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where the following resolution was carried:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application, working in collaboration with other property owners, to include all eight properties not only in relation with the OCP amendment, but

also for rezoning purposes, consistent with the ALC resolution and Council direction. In addition, the proponents are proposing a community benefit package estimated at approximately $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation, complete with improvements, estimated by the proponent at having a total land and improvements value of $2.8M; and
- $1.9M contribution towards trail enhancements and amenities in the Township.

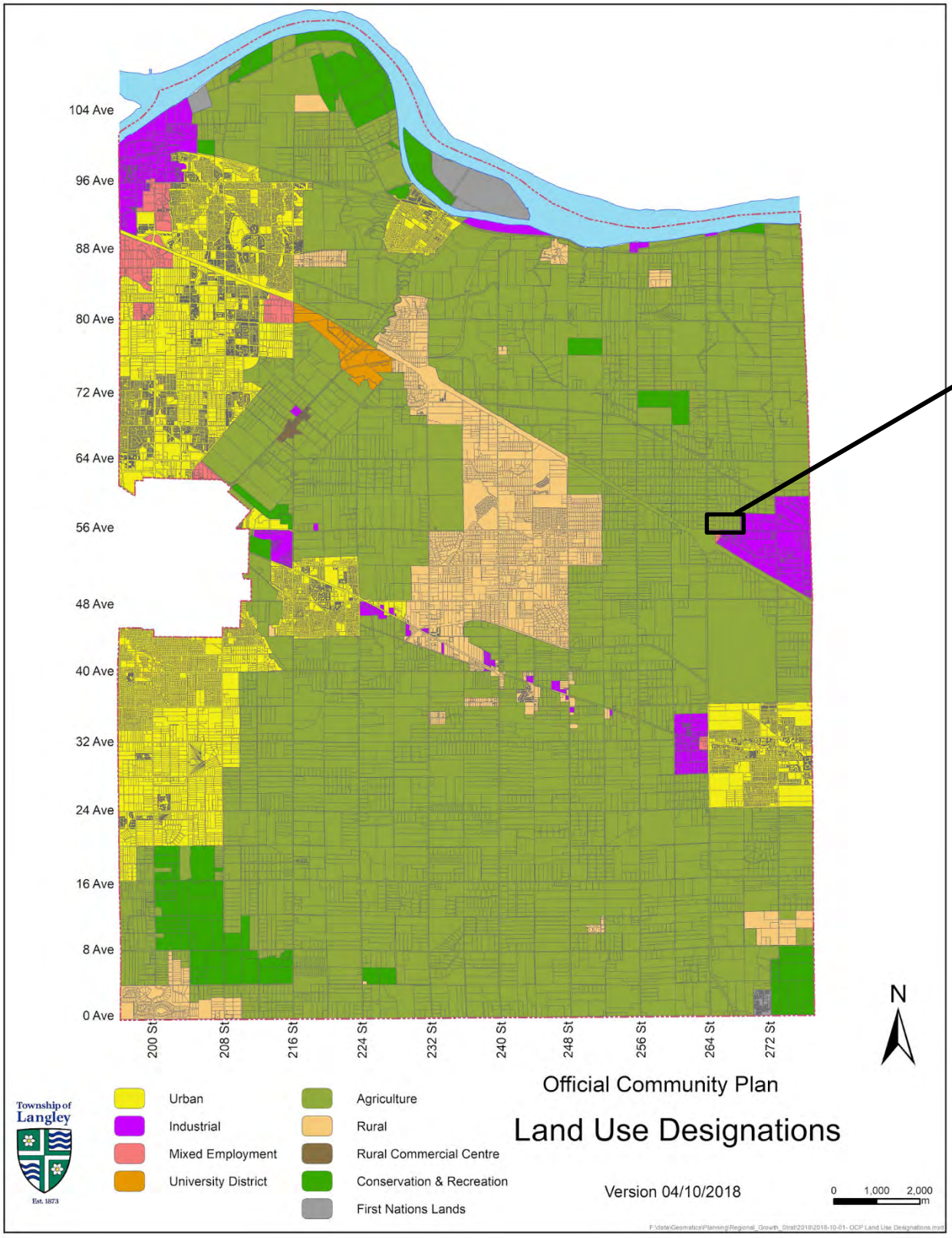
The subject lands are adjacent to, and contiguous with, the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley. Given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application. The application is also consistent with historic Council direction.

An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the provincial Ministry of Transportation and Infrastructure will also be required.

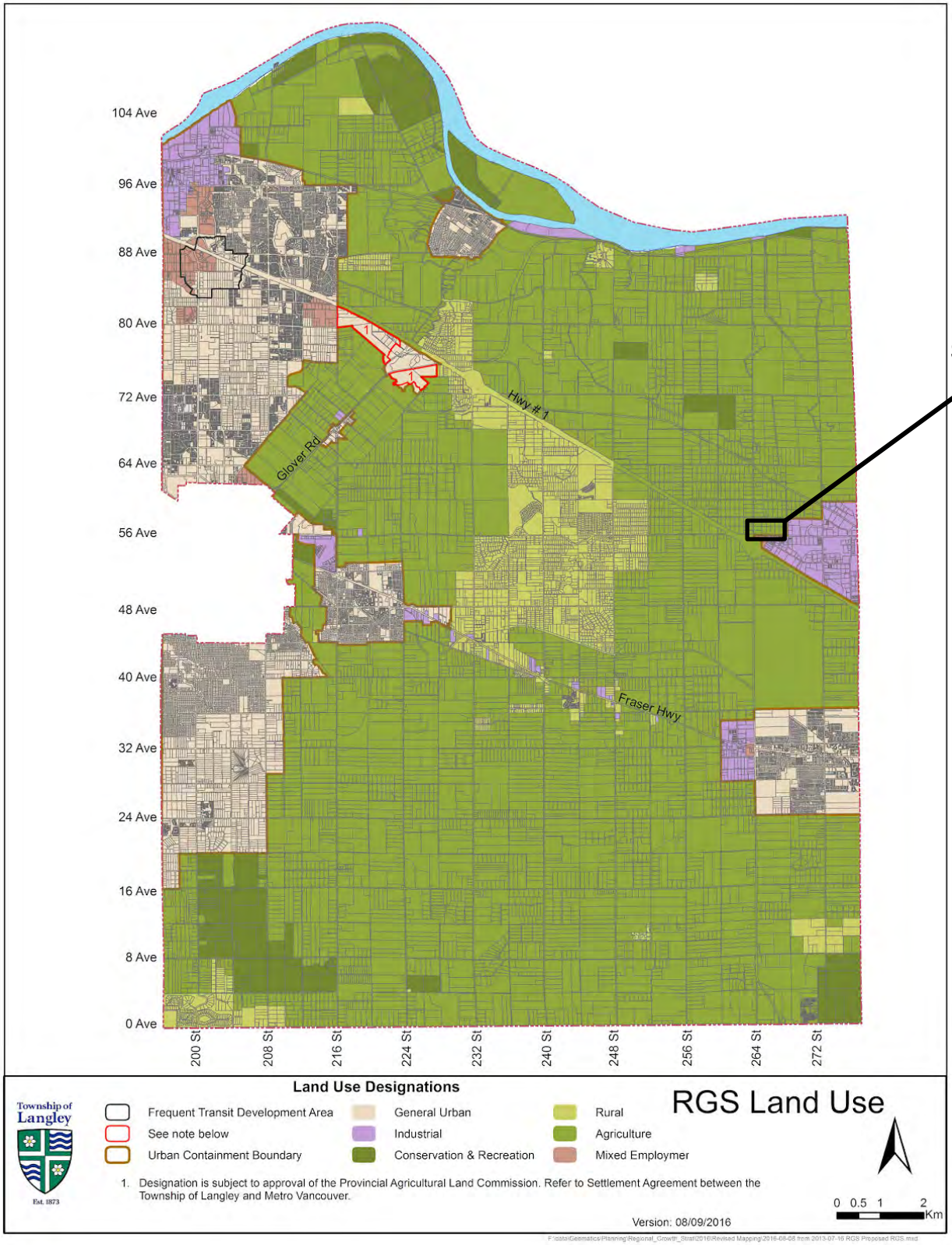
Future development permit application(s) will be necessary to allow Council the opportunity to review the form, character, and siting of future developments on the site, as well as to establish the streamside protection requirements. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaws.

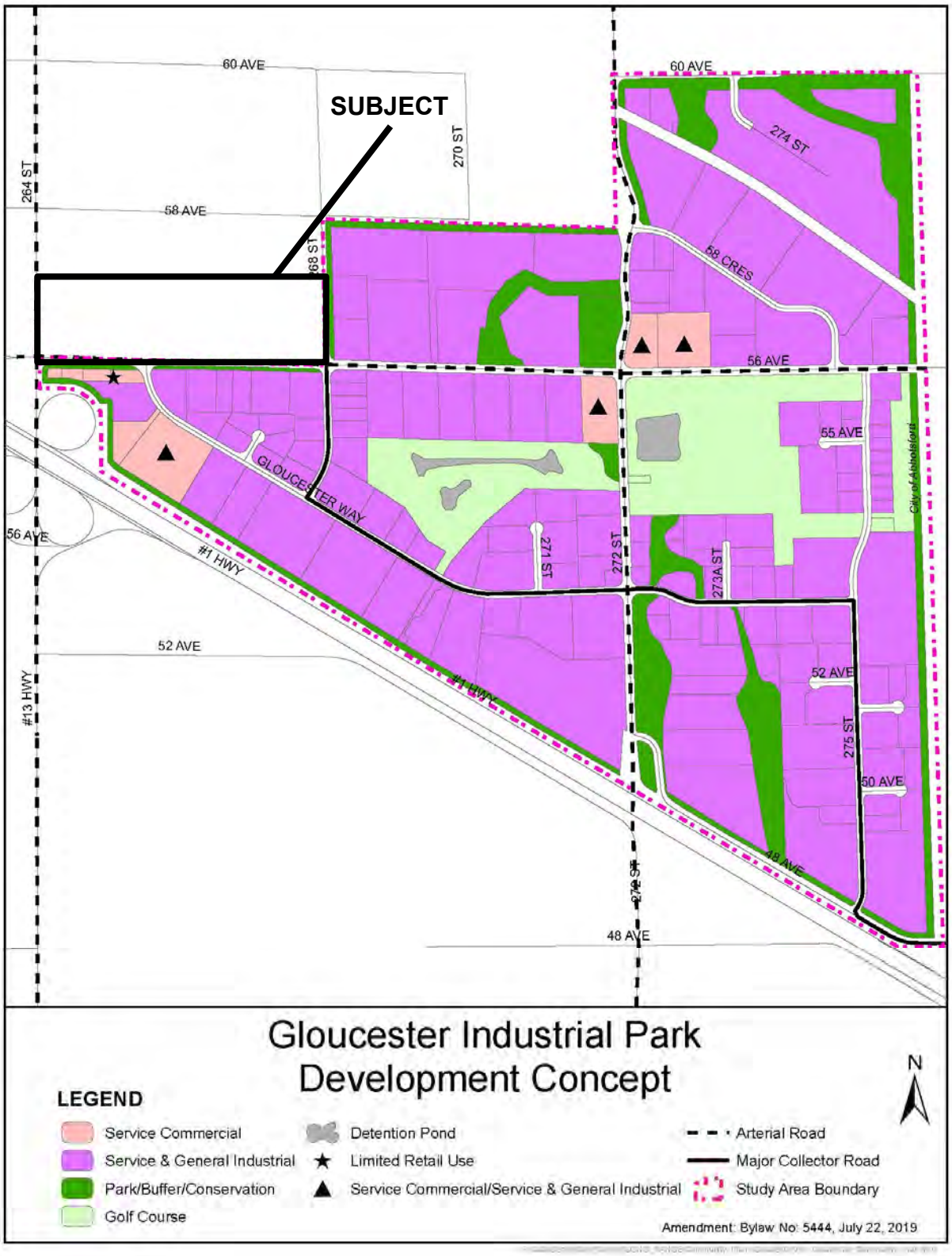
PURPOSE:

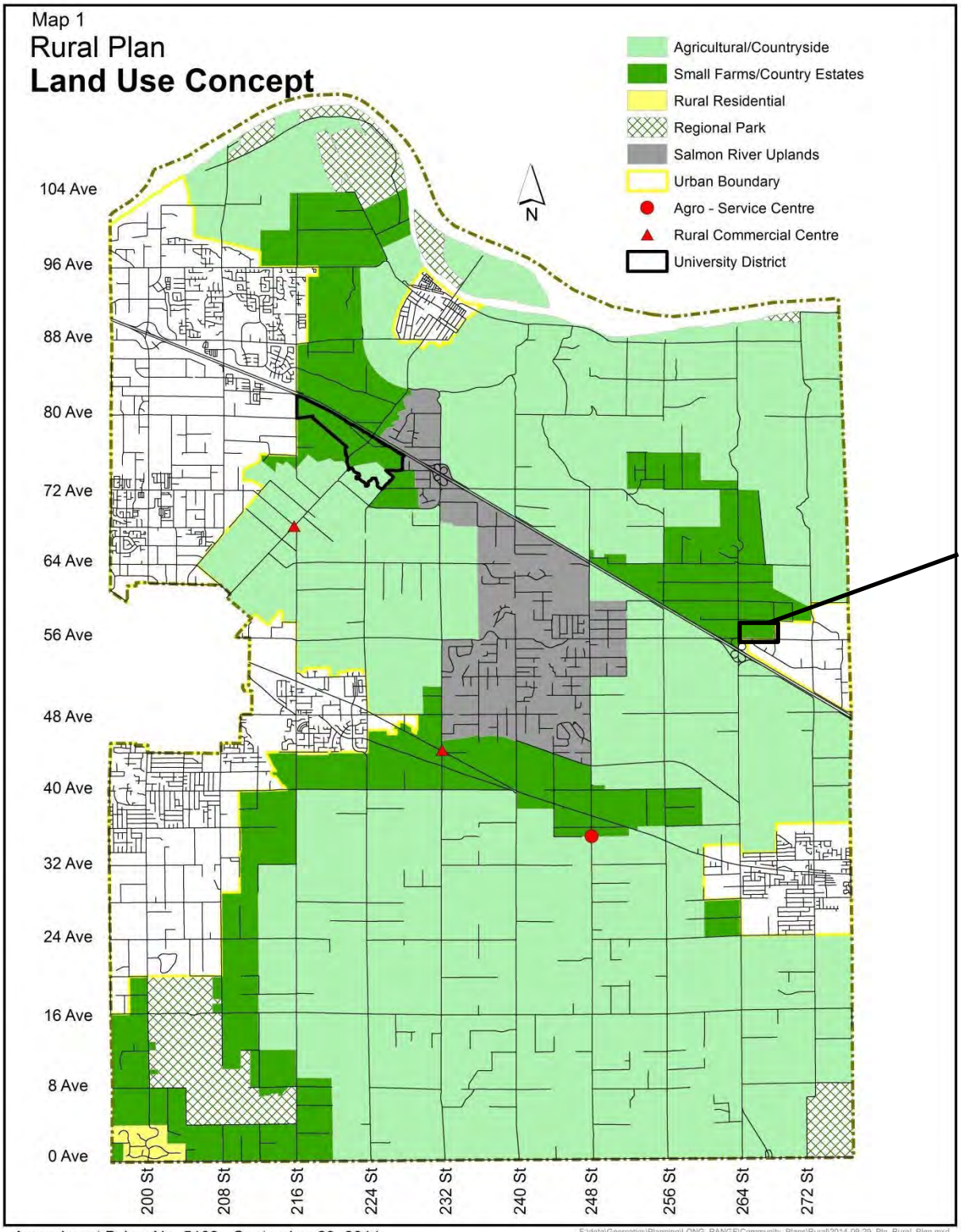
The purpose of this report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

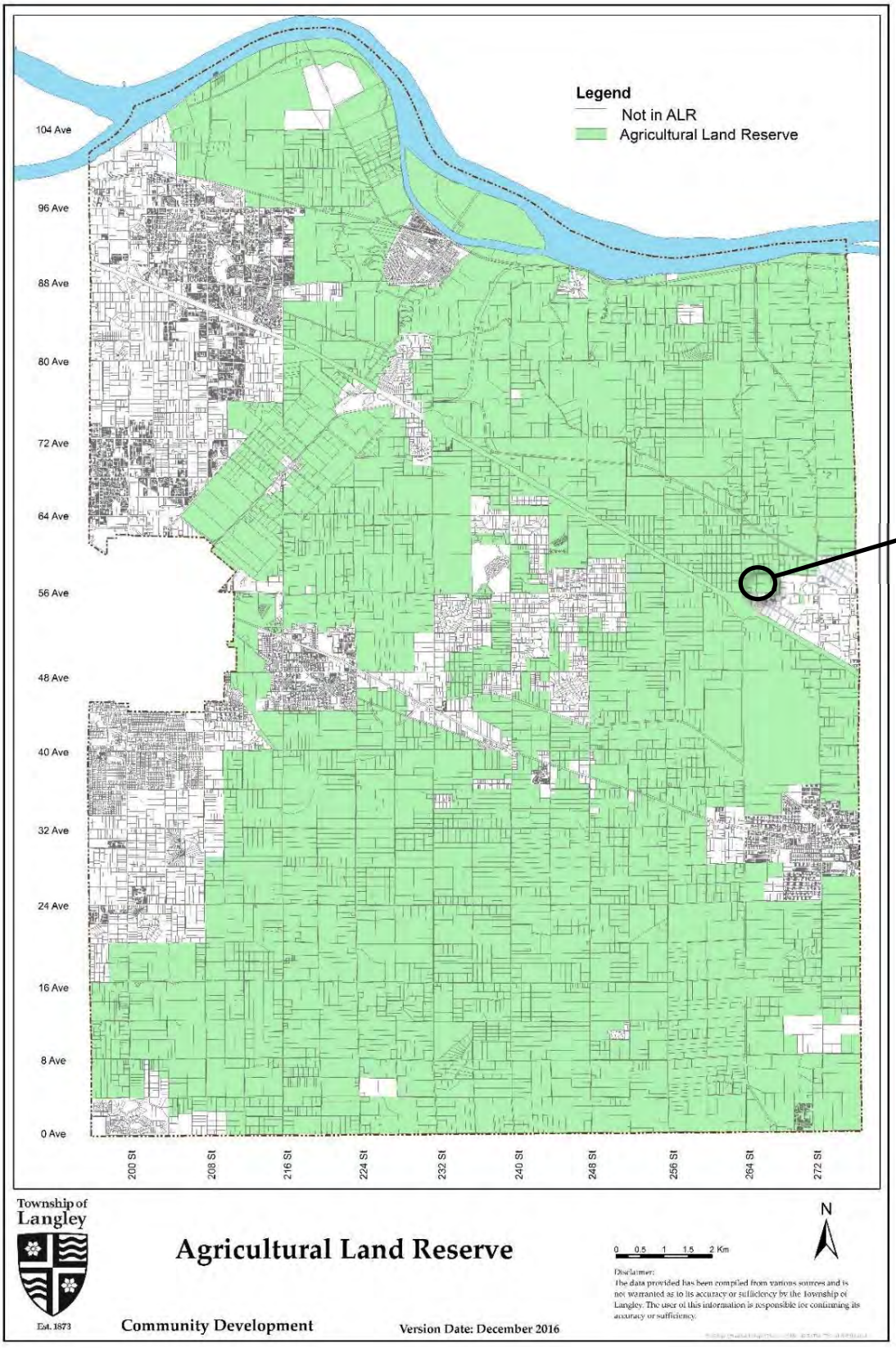

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000 m

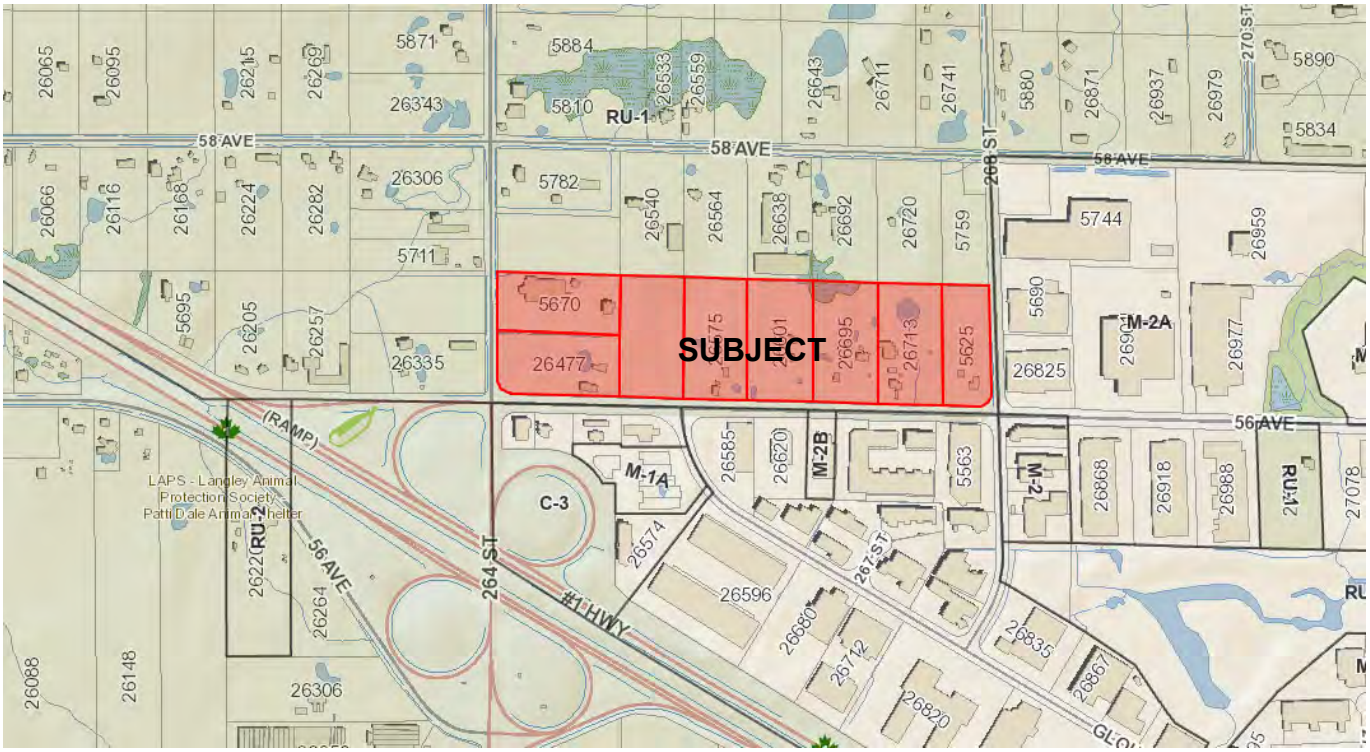
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 6 . . .




SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No. 5444, July 22, 2019


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	Approval of exclusion granted March 10, 2022

BACKGROUND / HISTORY:

The subject lands consist of eight properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010, Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC).

The application was supported by Council in 2009, but the ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion by Resolution #109/2020 subject to seven conditions on March 10, 2020. A formal approval for the exclusion was granted on March 10, 2022 (Attachment B), as conditions outlined by the resolution were completed by the applicant.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the property owners to facilitate an amendment to the OCP for the eight subject properties, along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where it resolved the following:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application to include all eight properties, in addition to a proposed community benefit proposal estimated by the proponent to equal $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation with improvements. The applicant estimates that the land and improvements are valued at $2.8M; and

- $1.9M cash contribution towards trail enhancements and amenities in the Township.

Consistent with the current ALC condition, all eight properties have been included in OCP Plan Amendment Bylaw No. 5706, subject to Council's consideration, and will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment application process.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan, and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street, 268 Street, and are located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning and is discussed further below.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character, and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure as the subject lands are located in the referral area of Highways 1 and 13.

Adjacent Uses:

North: Eight rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The

subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land Use Designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight subject properties are currently designated Small Farms/Country Estates in the Rural Plan. OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the

properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan and further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro 2040 – Metro Vancouver Regional Growth Strategy (RGS):

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Voluntary Community Benefit Contribution:

In response to the referral motion from the June 21, 2021 Council Priorities Committee, the applicant is proposing a comprehensive community benefit package (Attachment C), which the applicant estimates as having an overall value of approximately $4.7M and includes:

- A remnant portion of property with improvements within the ALR that is surplus to the currently proposed off-site required environmental compensation related to the development site. The applicant estimates that the total value of the land and improvements ('amenity facility / learning farm / public access') is valued at $2.8M; and
- A $1.9M cash contribution towards trail enhancements and amenities in the Township or, any other projects as deemed appropriate by staff, subject to Council approval.

As noted earlier in this report, the subject development lands include wetted areas and an unclassified watercourse which require streamside protection and enhancement areas. The applicant has indicated to date that proposed 'community benefit' lands (22710 – 96 Avenue) have been acquired in part to satisfy the required environmental compensation requirements from the proposed development site and as such is subject to Council's consideration of the Streamside Protection and Enhancement Area Development Permit process (included as a development prerequisite). The environmental compensation area required, which is further described below in the Environmental Considerations section, accounts for most of this property. The enhancement of the remainder of the subject property, which includes a barn and farm improvements, is proposed to be included as a community benefit as part of the application.

Staff note that as the proposed 'community benefit' property is located within the ALR, confirmation from the ALC that the proposed land uses do not require any ALC (or subsequent Township) use approvals is included as a development prerequisite.

The applicant indicates that the value associated with this remnant portion of the property and the proposed improvements is approximately $2.8M. Acknowledging the ongoing operating costs of this portion of the proposal, a $500,000 cash contribution towards operating costs is included. Operating costs estimated at $50,000 per year x 10 years is proposed. Staff note should the Township assume ownership of the lands, costs may exceed this amount and be beyond a 10-year time horizon.

Agricultural Land Reserve:

The properties forming part of the subject application have been approved for exclusion from the ALR on March 10, 2022 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 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.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone the subject properties to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw.

The applicant is required to enter into a Servicing Agreement and engage the services of qualified professional as needed to undertake technical analyses and provide recommendations, and to secure works and services such as construction of road works, greenways, tree replacement, stormwater management including provision of detention facilities, utility upgrades and/or extensions.

Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study), as well as all utility upgrades, extensions and expansions will be required in accordance with the Subdivision and Development Servicing Bylaw, the Master Transportation Plan and all relevant regulations, to ensure no negative impact to the surrounding area.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). The applicant has not provided any information regarding tree protection matters with their application package. 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.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject development site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a development prerequisite.

Typically, protection of environmentally sensitive areas occurs within the boundaries of a development site. In this particular case, the proponent is seeking to provide the compensation off-site. The applicant has acquired another property (22710 – 96 Avenue) more than 10 km away and within the ALR. They are proposing to complete their required environmental compensation works on that parcel. The proposed location for compensation is adjacent to the Salmon River and the applicant's qualified environmental professional indicates the subject property 'appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum.' (Attachment D).

Although staff recognize the potential significant environmental benefits associated with the proposal, it differs from senior government 'like-for-like and on-site or in-proximity offsetting' guidance and policy. The proposal also differs from the recently adopted Environmental Improvements on Municipal Lands Policy with respect to long-term operation, maintenance, and liability costs transferred to the Township and the financial compensation component of the policy where the amount of financial compensation is the greater of the value added to the proponent's initial property (industrial lands) or the loss in market value on the new property (agricultural lands).

Should the proposed environmental compensation works be supported by Council the applicant would require Council's approval of a watercourse protection development permit.

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.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands.

The subject lands are contiguous with the Gloucester Plan area and have been approved for exclusion from the ALR. Accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township.

The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan, and the Regional Growth Strategy. Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706 and 5707 subject to 13 development prerequisites; first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	May 10, 2021 Regular Council Report
ATTACHMENT B	ALC Decision #51725
ATTACHMENT C	Voluntary Amenity Contribution
ATTACHMENT D	Environmental Compensation Proposal
ATTACHMENT E	PIM Summary

ATTACHMENT A

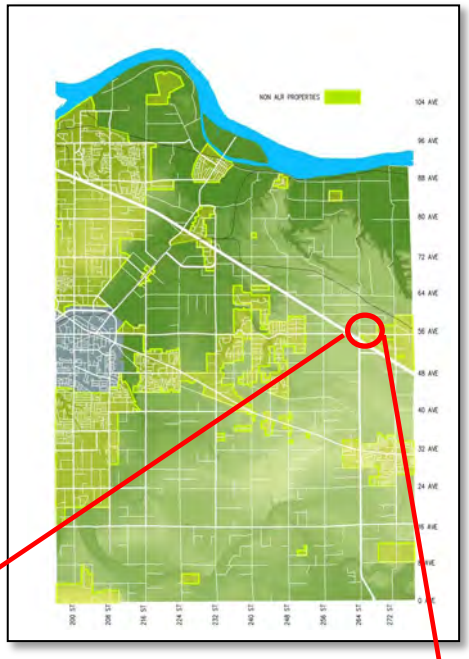
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-56
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight (8) lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone six (6) of the eight (8) lots to General Industrial Zone M-2 to accommodate future industrial uses.

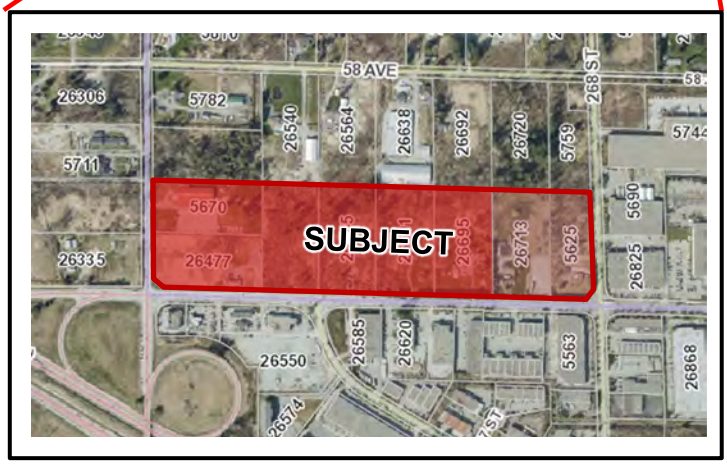


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 11 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third readings to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties are conditionally approved by the provincial Agricultural Land Commission for exclusion from the Agricultural Land Reserve, with the proposal being consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.



RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site 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. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

EXECUTIVE SUMMARY:

The Conwest Group has applied to amend the Official Community Plan (OCP) and rezone six (6) of the eight (8) properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial development. All eight (8) subject properties on the north side of 56 Avenue between 264 Street and 268 Street were granted conditional approval for exclusion from the Agricultural Land Reserve March 10, 2020 by ALC Resolution #109/2020. Accordingly, an Official Community Plan amendment is being advanced on all eight (8) properties to align with the ALC resolution, support Township policy and provide for regulatory processing efficiency.

The subject lands are adjacent to the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley and given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application.

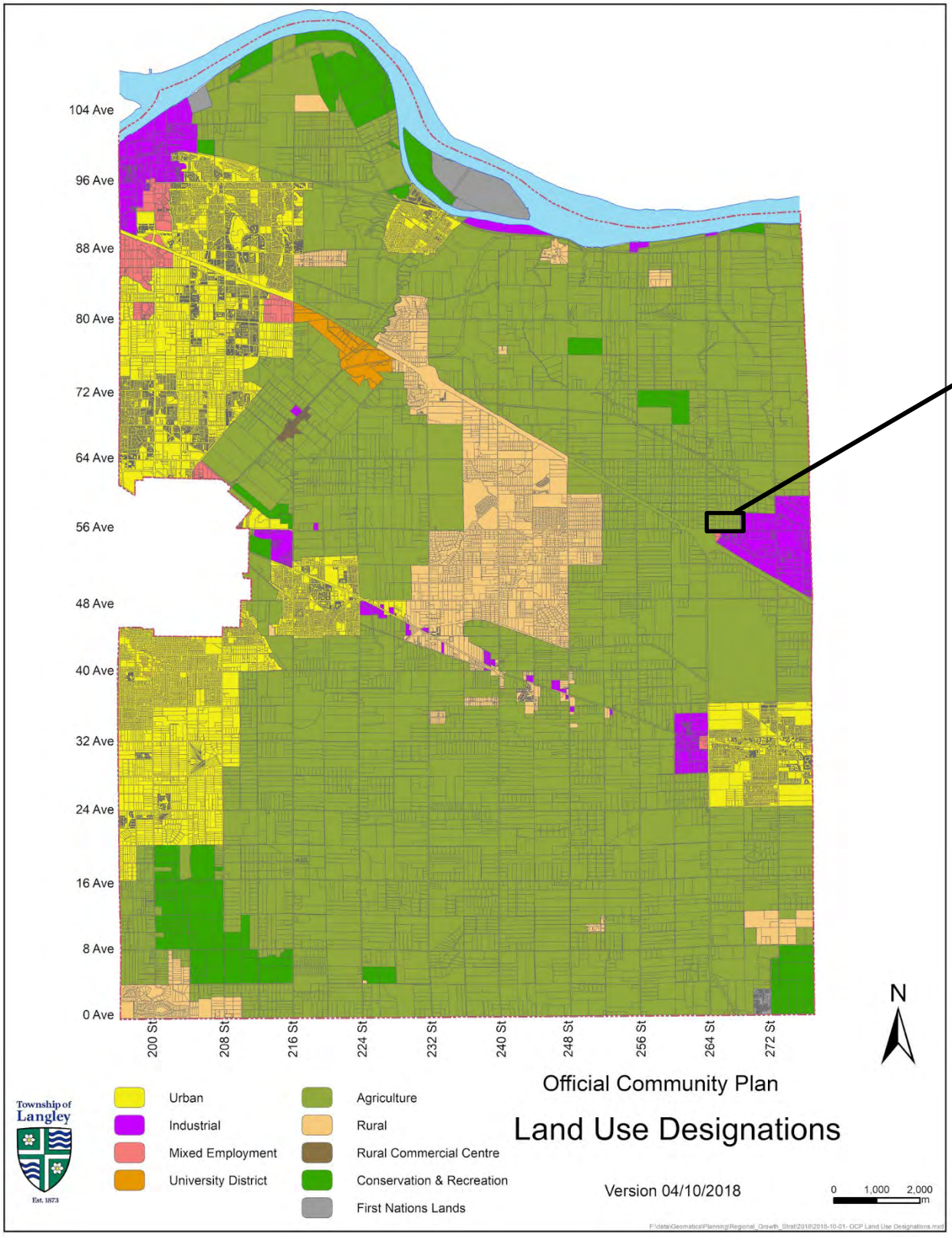
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the Ministry of Transportation and Infrastructure will also be required.

Future development permit application(s) will be necessary to allow Council the opportunity to review the form and character of future development of the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaw(s).

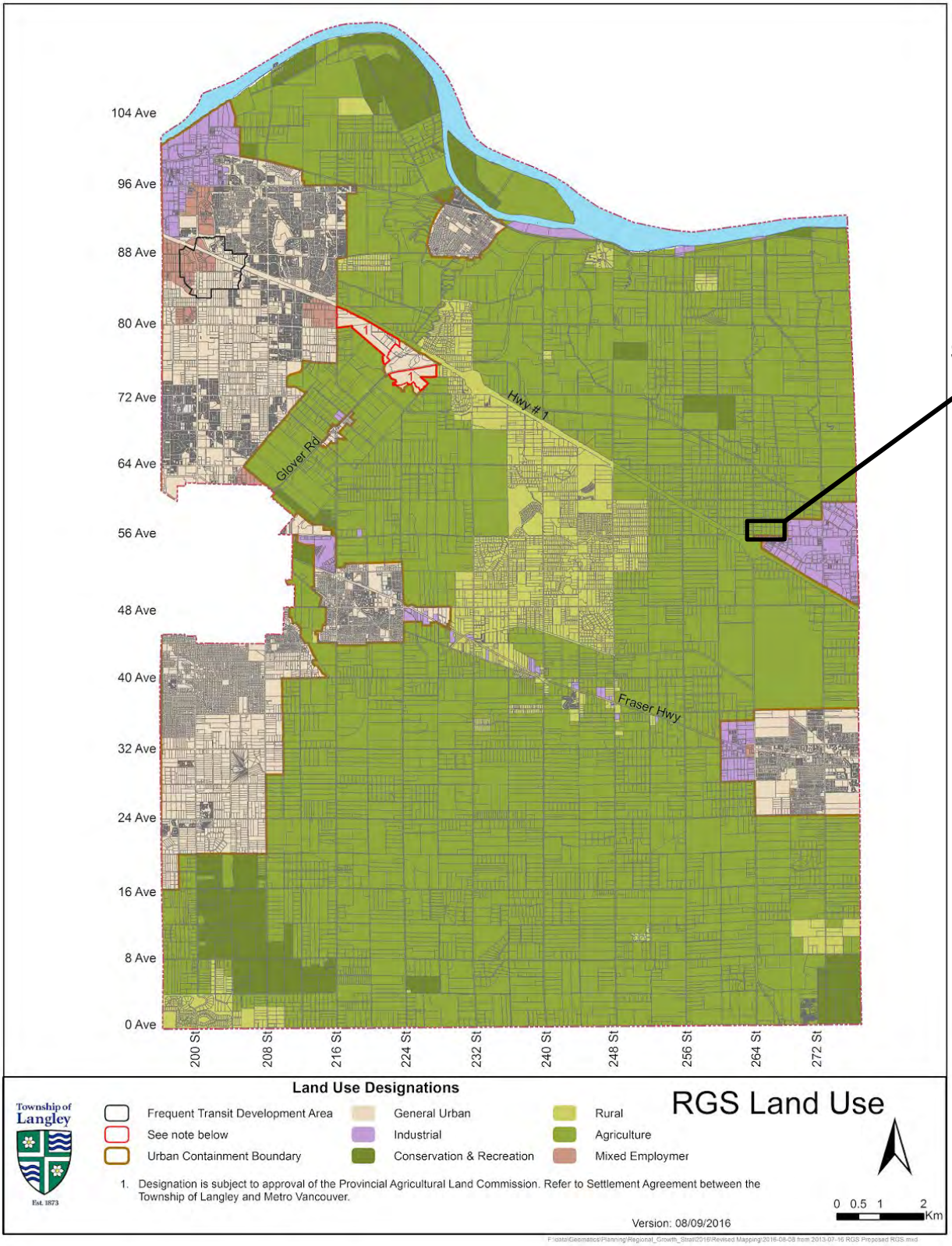
PURPOSE:

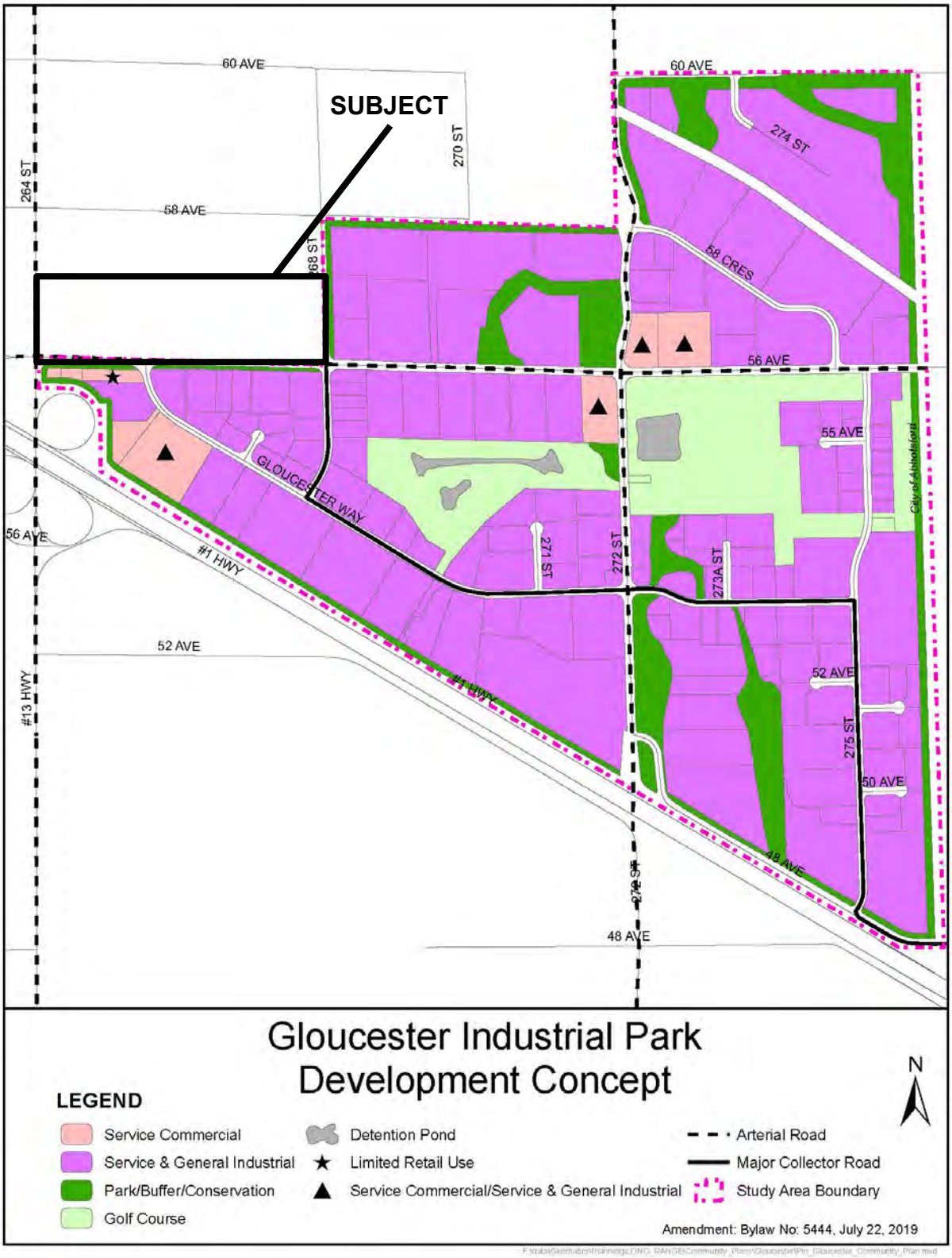
This report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 4 . . .

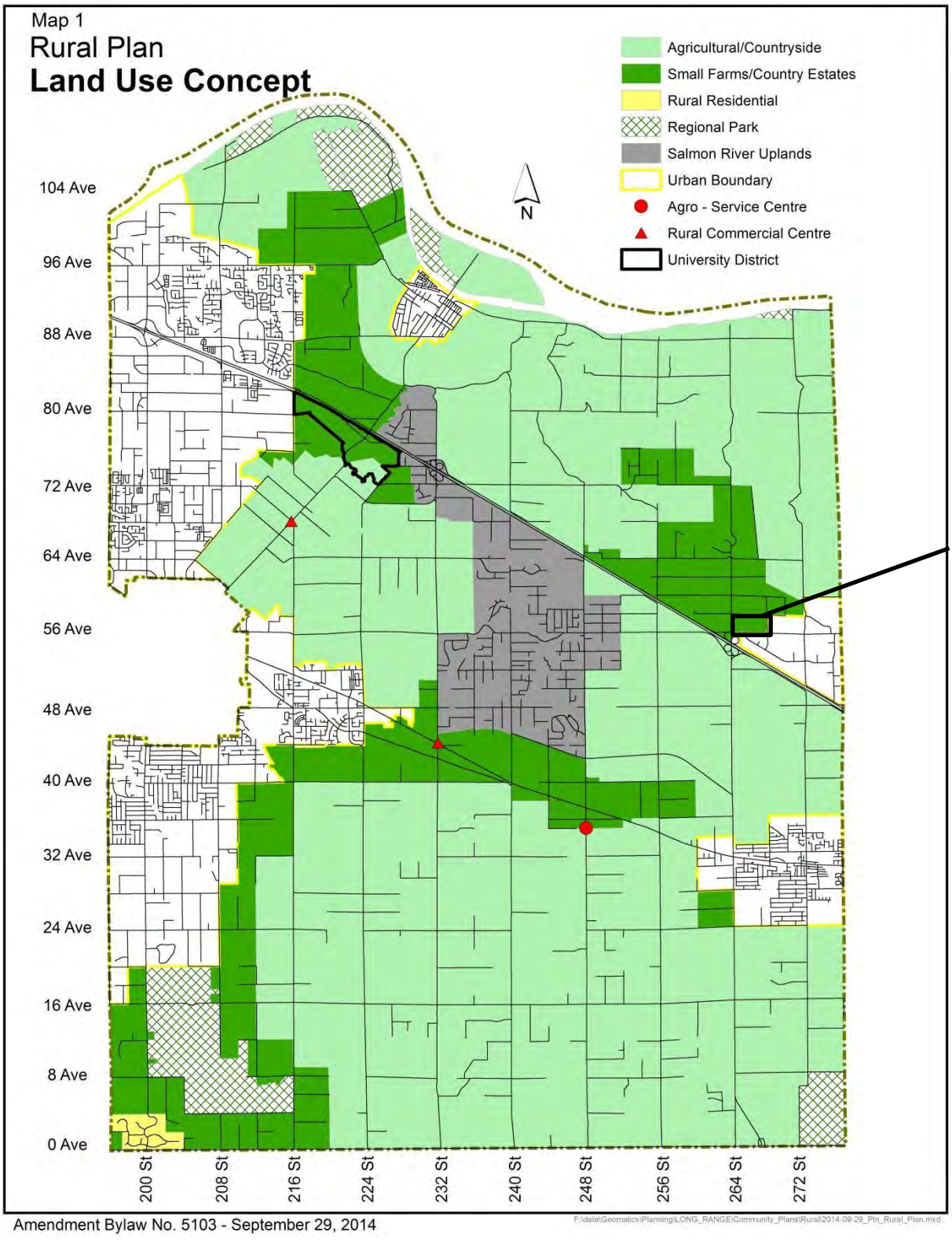


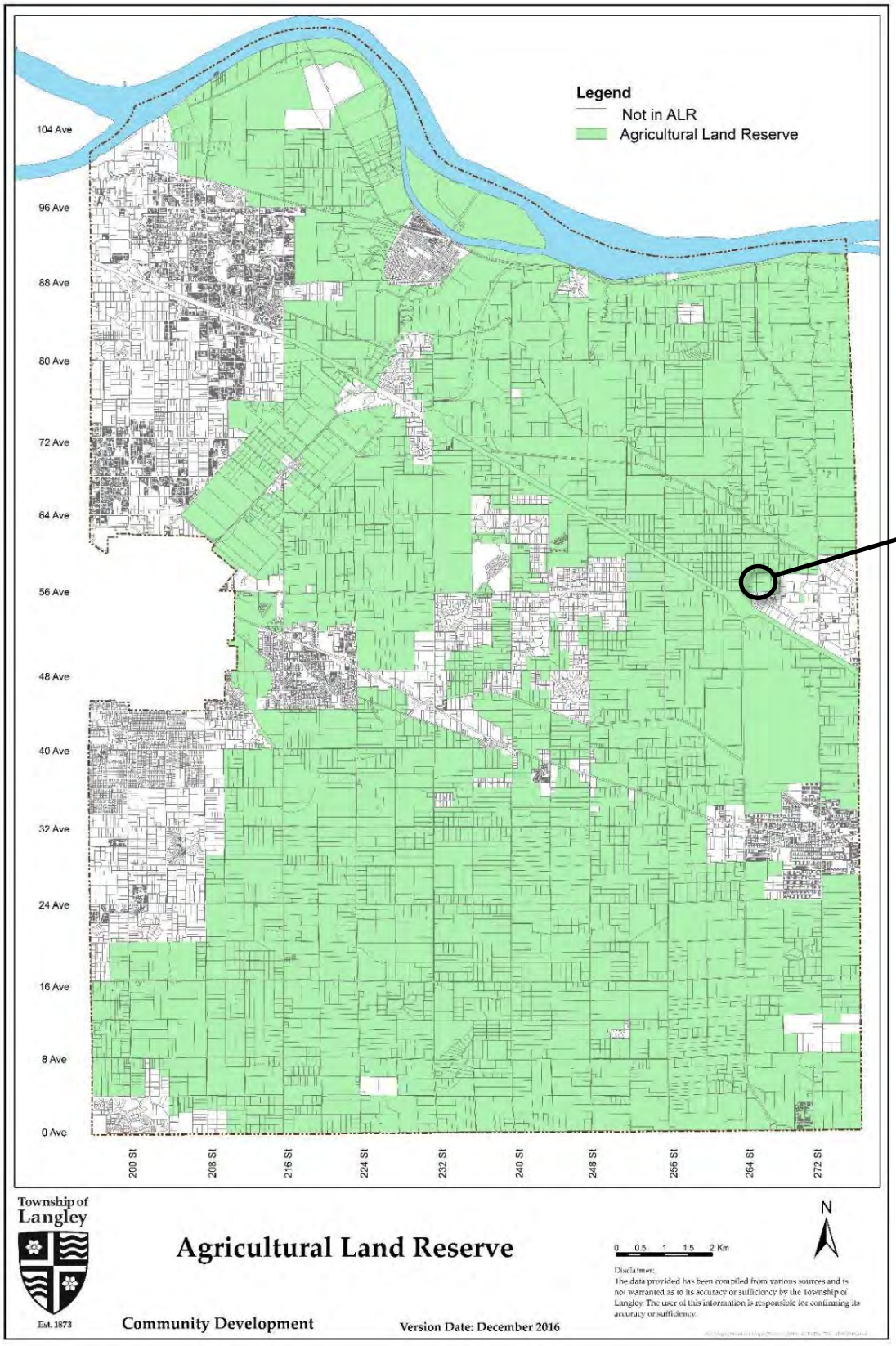
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 5 . . .

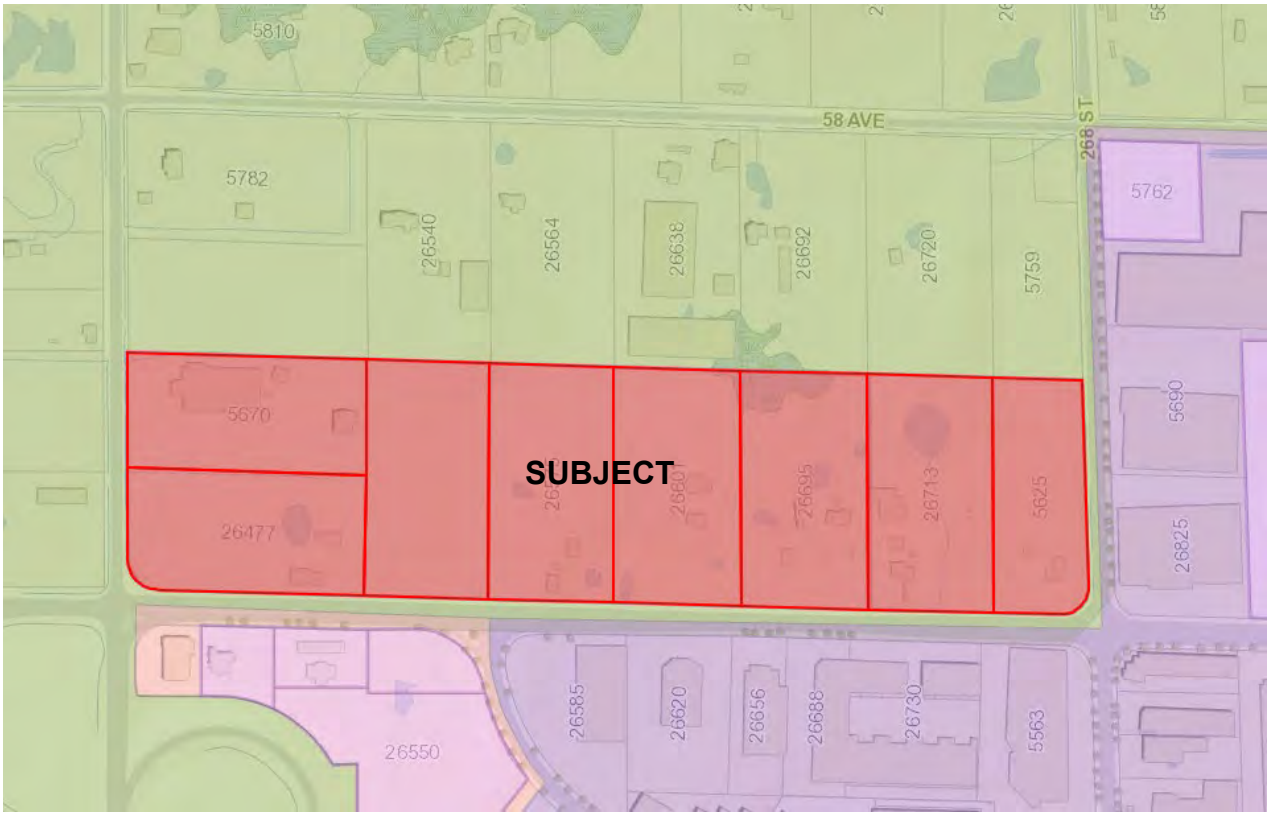



SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019

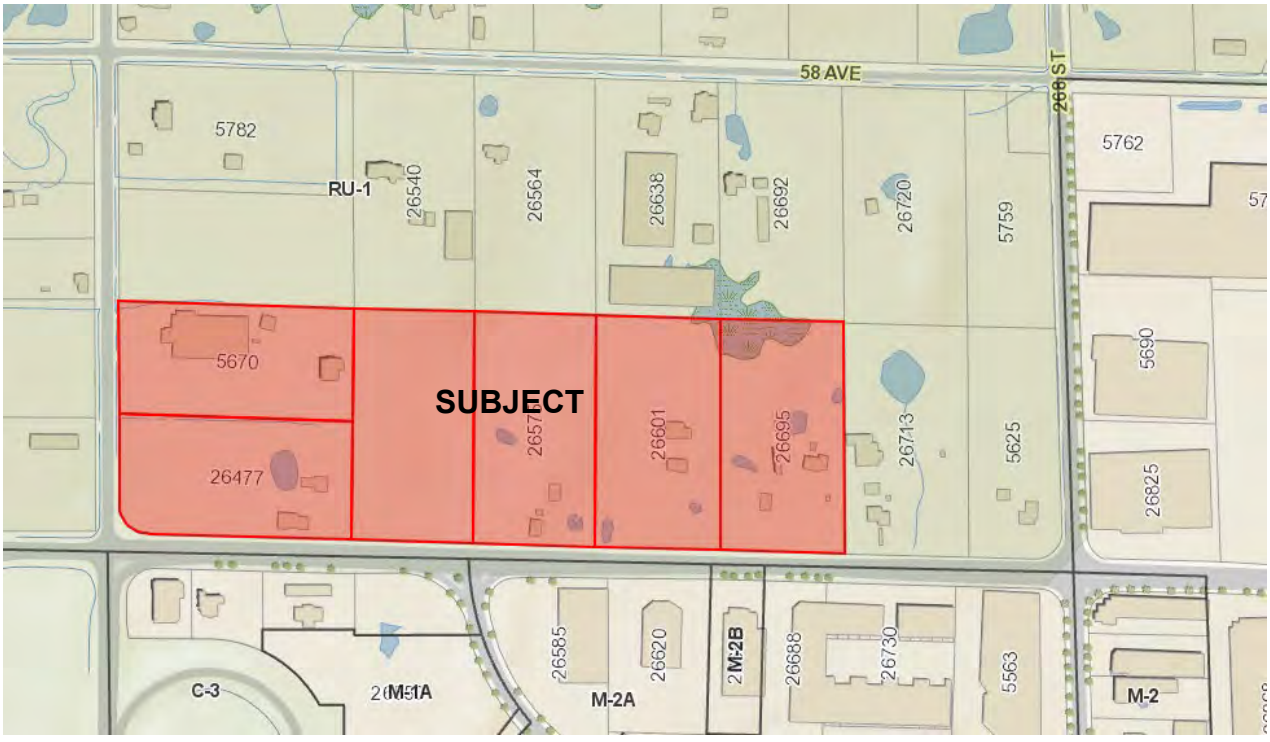
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REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 7 . . .



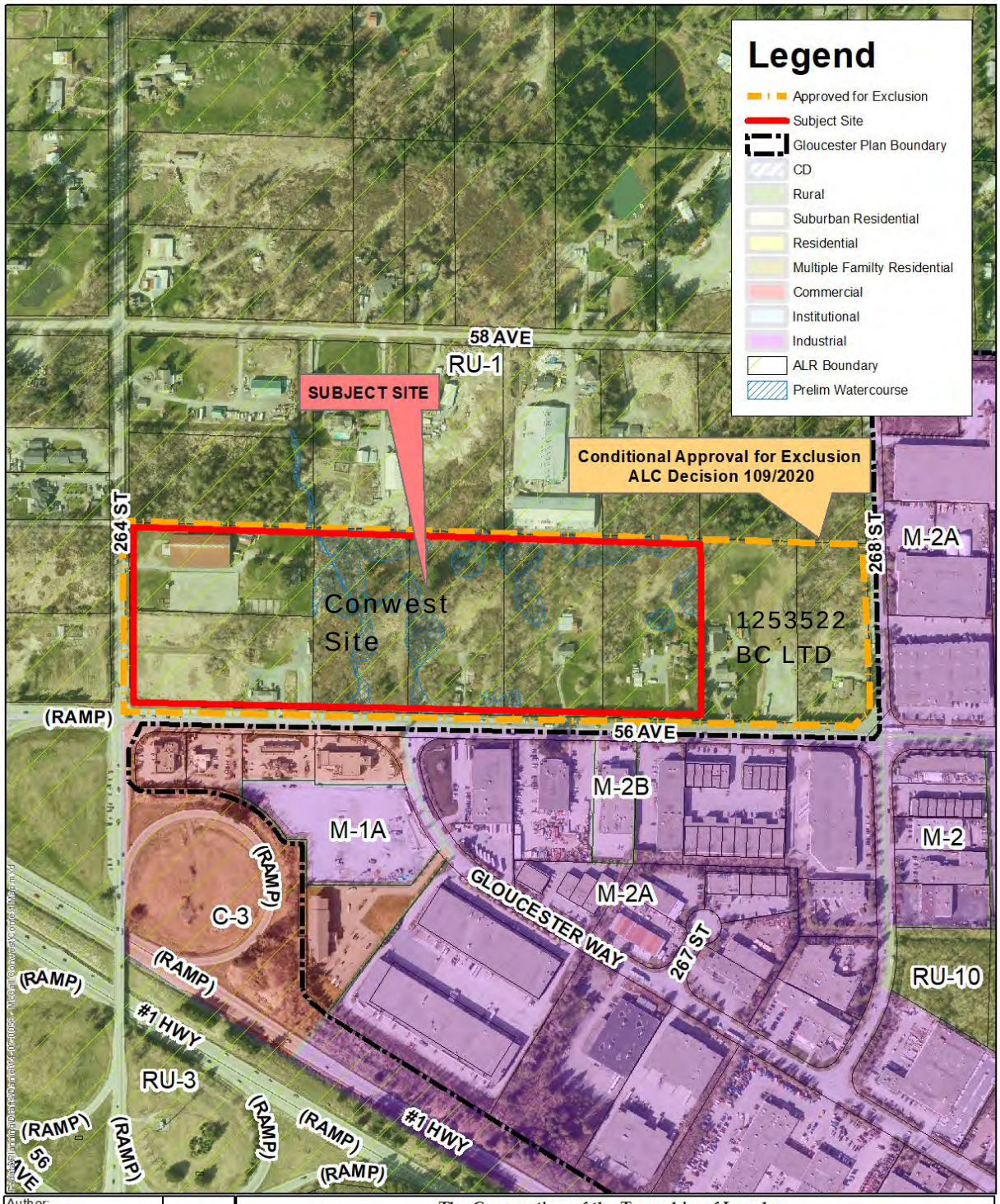

Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



PROPERTIES SUBJECT TO THE PROPOSED OCP AMENDMENT



PROPERTIES SUBJECT TO THE PROPOSED ZONING BYLAW AMENDMENT



Author: DG	N	The Corporation of the Township of Langley
Date: Apr 23, 2021		CONTEXT MAP
Scale: 1:5,000		The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

CONTEXT MAP



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	In the Agricultural Land Reserve (Conditional approval of exclusion granted Mar 10, 2020).

BACKGROUND / HISTORY:

The subject lands consist of eight (8) properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010 Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC). The ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion of the subject properties by Resolution #109/2020 dated March 10, 2020 (Attachment A) subject to:

- Provision of a buffer and fence along the northern property line;
- All properties be excluded from the ALR at once; and
- Provision of a drainage plan.

The applicant (Conwest) has assembled six (6) of the subject eight (8) properties that were conditionally approved for exclusion by the ALC. As noted above, the ALC has noted a condition that all eight (8) properties be excluded from the ALR at the same time. The applicant to date has only been able to secure six (6) of the properties and have applied to the ALC for reconsideration of Resolution #109/2020 in order to request that the proposed exclusion of the subject six (6) properties be allowed to proceed separately from the remaining two (2) properties located at 26713 - 56 Avenue and 5625 - 264 Street.

Consistent with the current ALC condition and for process efficiencies, all eight (8) properties have been included in OCP Plan Amendment Bylaw No. 5706; subject to Council's consideration, will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment. The remaining two (2) properties (26713 - 56 Avenue and 5625 - 264 Street) conditionally approved for exclusion are not included within the scope of the proposed Rezoning Bylaw No. 5707.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street and 268 Street and located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning. A preliminary site plan has been submitted by the applicant for the six (6) properties in their current assembly and is included in this report.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure, as the subject lands are located in the referral area of Highways 1 and 13.

The applicant has provided the following information with their application identifying that:

> *The rezoning application represents 28 acres of future industrial land. This rezoning application aligns with the goals set out by Metro Vancouver in the Regional Growth Study as well as the Township of Langley's Economic Development strategy. Under typical industrial development assumptions, these lands will provide hundreds of full time jobs. This rezoning will also help achieve the goals set out in the Townships Economic Development Strategy, namely:*
>
> - *Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.*
> - *Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.*

Adjacent Uses:

North: Eight (8) rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four (4) commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two (2) properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight (8) properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted conditional approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land use designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight (8) subject properties are currently designated Small Farms/Country Estates in the Rural Plan. For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan. Further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro Vancouver Regional Growth Strategy:

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has conditionally approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

For processing efficiencies and consistent with the conditions of the ALC, all eight (8) properties will be included in the proposed RGS amendment.

Agricultural Land Reserve:

The properties forming part of the subject application are currently located in the ALR. The site was conditionally approved for exclusion on March 10, 2020 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8.0 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 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.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone only the six (6) properties (26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 block of 56 Avenue) currently under application by Conwest to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw. The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, storm water management including provision of detention facilities, utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection. The applicant has not provided any information regarding tree protection matters with their application package. 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.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the 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.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands. The subject lands are contiguous with the Gloucester Plan area and have been conditionally approved for exclusion from the ALR, accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township. The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan and the Regional Growth Strategy.

Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706, 5707 and 5708, subject to 11 development prerequisites and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A ALC Decision #109/2020

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov bc ca

March 10, 2020

ALC File: 51725

Gerry Mazzei
DELIVERED ELECTRONICALLY

Dear Gerry Mazzei:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #109/2020). As agent, it is your responsibility to notify the applicant(s) accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request for reconsideration may be submitted in writing to the e mail address below.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Nicole Mak, Land Use Planner

Enclosure: Reasons for Decision (Resolution #109/2020)
Schedule A: Decision Map
Schedule B: ALC Landscape Buffer Specifications, 1998
Schedule C: BC Ministry of Agriculture's Guide to Edge Planning (Promoting Compatibility Along Agricultural – Urban Edges), 2015
Schedule D: Sample Irrevocable Letter of Credit

cc: Township of Langley (File: 14-07-0035)
John Shewfelt of Miller Thomson LLP (Applicants' legal representative)

AGRICULTURAL LAND COMMISSION FILE 51725

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act*

Applicants:	Cornerstone Training Stables Inc. Costep Enterprises Ltd., Inc. No. BC1085178 Barry Duellious McCall & Delaine Marie McCall Brian Kennedy Woodley & Marilyn Kathleen Woodley Taralee Anne Murphy Frances Lorraine Blackall 0774606 BC Ltd., Inc. No. 0774606 Kang Hyung Baik & Jung Hee Baik
Agent:	Gerry Mazzei
Properties:	**Property 1:** Parcel Identifier: 002-459-914 Legal Description: Lot 3, Section 7, Township 14, New Westminster District Plan 2492 Civic: 5670- 264th Street, Langley, BC Area: 1.82 ha Owner(s): Cornerstone Training Stables Inc. **Property 2:** Parcel Identifier: 012-734-063 Legal Description: Lot 11 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492 Civic: 5625- 268th Street, Langley, BC

Area: 1.38 ha
Owner(s): Costep Enterprises Ltd., Inc.
No. BC1085178

Property 3:
Parcel Identifier: 012-734-071
Legal Description: Lot 12 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26713- 56th Avenue, Langley, BC
Area: 1.90 ha
Owner(s): Barry Duellious McCall and Delaine Marie McCall

Property 4:
Parcel Identifier: 012-734-080
Legal Description: Lot 13, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26695- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Brian Kennedy Woodley and Marilyn Kathleen Woodley

Property 5:
Parcel Identifier: 001-619-811
Legal Description: Lot 14, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26601- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Taralee Ann Murphy

Property 6:
Parcel Identifier: 012-734-098
Legal Description: Lot 15, Section 7, Township 14, New

Westminster District Plan 2492
Civic: 26575- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Frances Lorraine Blackall

Property 7:
Lot Identifier: 012-734-101
Legal Description: Lot 16, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26473- 56th Avenue, Langley, BC
Area: 1.93 ha
Owner(s): 0774606 BC Ltd., Inc. No. 0774606

Property 8:
Lot Identifier: 003-370-623
Legal Description: Lot 4 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26477- 56th Avenue, Langley, BC
Area: 1.78 ha
Owner(s): Kang Hyung Baik and Jung (Joseph) Hee Baik

Executive Committee: Gerry Zimmermann, Acting Chair and Okanagan Panel Chair
Ione Smith, South Coast Panel Chair
Linda Michaluk, Island Panel Chair
Janice Tapp, North Panel Chair
Richard Mumford, Interior Panel Chair

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (the "ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[2] Pursuant to s. 30(1) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to exclude eight properties, totalling 14.58 ha, from the ALR for the purpose of industrial development (the "Proposal").

[3] The first issue the Executive Committee considered is whether the Properties are capable and suitable for agriculture.

[4] The second issue the Executive Committee considered is whether exclusion of the Properties would impact adjacent ALR properties.

[5] The third issue the Executive Committee considered is whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[6] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(a) to preserve the agricultural land reserve;
(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[7] The Proposal along with all other documentation before the Executive Committee from the Applicants, Agent, local government, third parties, and the Commission is collectively

referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[8] Commission representatives conducted a walk-around and meeting site visit on October 21, 2019 in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit"). The site visit report, prepared in accordance with the *ALC Policy Regarding Site Visits in Applications*, was certified by the Applicants' legal representative (John Shewfelt) on November 19, 2019 as accurately reflecting the observations and discussions of the Site Visit (the "Site Visit Report").

[9] On November 20, 2019, the Executive Committee conducted a meeting with the Agent, the Applicants' legal representative, and certain of the Applicants at the offices of the Commission (the "Applicant Meeting"). An applicant meeting report was prepared and was certified by John Shewfelt on December 11, 2019 as accurately reflecting the observations and discussions of the Applicant Meeting (the "Applicant Meeting Report"). The Applicant Meeting Report is titled 'New Reconsideration Meeting Report' in the application material.

BACKGROUND

[10] The request for exclusion of the Properties was originally refused by the Commission by Resolution #2623/2010. After subsequent events and proceedings, Madam Justice Burke of the Supreme Court of British Columbia issued an Order dated September 26, 2017 (the "Order"), which forms the basis for the proceeding presently before the Commission. Pursuant to the Order, certain members and staff of the Commission, including Chair Dyson, were not to, and did not participate in this proceeding.

EVIDENCE AND FINDINGS

[11] In considering the suitability of a parcel for agricultural use, the Commission often considers individual and cumulative impacts of any limitations on a property (if any), or limitations imposed on the property by surrounding land uses. With respect to the Properties under application, the Executive Committee found there to be cumulative impacts from

individual variables that it considered germane to its deliberation.

[12] This section sets out the findings of the Executive Committee, or where specified of the majority of the Executive Committee (Commissioners Michaluk, Tapp, Mumford, and Zimmermann).

Issue 1: Whether the Properties are capable and suitable for agriculture.

Agricultural Capability

[13] To assess agricultural capability on the Properties, the Executive Committee referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties are Class 2, 3, and 4, more specifically approximately 20% (60% Class 3DT and 40% Class 3DW) and 80% (50% Class 3T, 30% Class 2T, and 20% Class 3DW).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this lot of land are D (undesirable soil structure), T (topographic limitations), and W (excess water).

[14] In addition, the Executive Committee received three professional Agrologist's reports and two Agrologist report reviews, prepared by:

- Regency Consultants Ltd (Bob Holtby), dated December 22, 2010 (the "Holtby Opinion");

- Whiskey Jack Land Management Corp, dated September 30, 2015 (the "Whiskey Jack Report");
- C&F Land Resource Consultants Ltd, dated December 14, 2018 commissioned by the Commission (the "C&F Report");
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Holtby Opinion; and
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Whiskey Jack Report.

[15] While the C&F Report indicates that 5.22 ha (35.8%) of the Properties have an improved agricultural capability rating of Class 3, and 1.44 ha (9.9%) have an improved rating of Class 4, it concludes that 7.92 ha of the Properties (54.3%) is unclassified anthropogenic filled sites, buildings, and curtilage. The Whiskey Jack Report also concludes that major sections of the Properties have imported fill material. According to the C&F Report, the fill material was generally low in organic matter, and included some foreign non-soil materials including bricks, concrete, and other non-soil materials; therefore, limiting the potential for soil bound agricultural use of filled areas. The C&F Report also indicates that the low-lying areas of the Properties have shallow topsoil over glacio-marine till subsoils which are difficult to drain even with the use of tile drainage systems.

[16] Based on the agricultural capability ratings and the C&F Report, the Executive Committee finds that the Properties have mixed prime and secondary agricultural capability and that the Properties are limited by excess water.

Lot Size

[17] The Properties range in size from 1.3 ha to 1.9 ha. With respect to the Properties, the Executive Committee finds that the size of the Properties alone is not an impediment to their use for agriculture. Small lots generally have value for uses such as small lot agriculture (soil bound or non-soil bound), and can be used for both subsistence and commercial agriculture provided that there are no extenuating factors that would impede the use of that land for agriculture now or in future.

Traffic

[18] The Properties are located on the north side of 56th Avenue between Highway 13 and 268th Street in the Township of Langley. 56th Avenue is a major east-west four-lane arterial road near an intersection with access to Highway 1. At the Site Visit, the Commission representatives observed the consistent volume of traffic along 56th Avenue and considered the impact the traffic may have on using the Properties for agriculture. The majority of the Executive Committee finds that the impact of traffic on 56th Avenue would pose an impediment to movement of farm machinery and vehicles, which limits the feasibility of the Properties to be used for agriculture generally.

Drainage

[19] The C&F Report indicates that, in 2007, the Township of Langley upgraded 56th Avenue and 268th Street to install concrete curbs, gutters, sidewalks, and buried storm sewers. At the time, the existing road ditches fronting the Properties were closed, and a connection to the municipal storm sewer was provided to each property fronting 56th Avenue.

[20] At the Site Visit, certain of the Applicants explained the drainage issues of the Properties which included natural presence of clay soils in some areas, and increase discharge of storm water from development (i.e. mushroom facility to the north) resulting in areas of standing water. Applicant Barry McCall also explained that he previously had animals (cattle and sheep) on his property but they were removed due to wet soil conditions that caused hoof rot. Some of the Applicants discussed measures undertaken to address the drainage issues including installation of tile drainage, surface drainage ditches, and placement of fill that were unsuccessful.

[21] Based on discussions with the Applicants present at the Site Visit and Applicant Meeting, the Executive Committee understands that fill has been placed on some of the Properties in order to address issues of inundation, as well as for some other non-farm reasons. The Executive Committee notes that some properties received over 1000 loads of fill. While the C&F Report concludes that the extensive placement of fill on the Properties has impeded normal farm practices including drainage, it further states that drainage would be difficult to

improve in these areas without using ditching, which could be hazardous to farm equipment. The Executive Committee does not accept degradation of land by fill placement as an acceptable rationale to exclude land from the ALR. However, the Executive Committee does acknowledge that the fill described in the C&F Report has diminished the agricultural capability of the Properties.

Summary

[22] While the Executive Committee finds that any one of the variables applicable to the Properties (i.e. agricultural capability, lot size, traffic, drainage) is not insurmountable on its own, in this case, the majority of the Executive Committee finds that when considered on the whole, the restrictions have a substantial cumulative impact on the Properties' capability and suitability for agriculture. The majority of the Executive Committee finds that the size of the Properties, in combination with the drainage limitations, and access challenges restricts the use of the Properties for soil bound or non-soil bound agriculture.

Issue 2: Whether exclusion of the Properties would impact adjacent ALR properties.

[23] The Executive Committee considered the potential impacts of exclusion and future industrial development of the Properties on adjacent ALR properties located to the north and west.

[24] Noting the drainage issues presented in this application, the Executive Committee is concerned with the drainage impacts on adjacent ALR lands. However, the majority of the Executive Committee finds that their concern regarding the drainage impacts on adjacent ALR lands can be addressed through the development of a drainage plan for the industrial development, similar to Resolution #377/2015 (the "Surrey Approval"), to ensure there are no adverse impacts related to drainage on adjacent ALR lands.

[25] Further, if the Properties are excluded for industrial purposes, industrial development that is undertaken would be immediately beside lands that remain in the ALR. The Executive Committee finds that a fence, constructed in accordance with Schedule D.6 of the *ALC Landscape Buffer Specifications,* 1998 (Schedule B), along the new ALR

boundary (north of the Properties), as shown in Schedule A (Decision Map), and vegetative buffering and setbacks (as discussed in the next subheading) will create important separation between adjacent agricultural and industrial uses.

Issue 3: Whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[26] Exclusion of the Properties from the ALR could have certain impacts contrary to the purposes of the Commission set out in s.6 of the ALCA. However, the majority of the Executive Committee finds, in this case, the cumulative impacts affecting the Properties' capability and suitability for agriculture, on balance, outweighs the benefits of retaining the lands in the ALR, subject to certain conditions.

[27] The majority of the Executive Committee finds that certain conditions of exclusion of the Properties would be appropriate. The conditions are as follows:

a. **Properties dealt with together** – the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction** – Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (Schedule B) (the "Schedule B specifications") (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;

c. **Vegetative Buffer and Setbacks** – Before exclusion of the Properties from the ALR:

   I. a plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning (Schedule C) for Level 2 Urban-side Non-Residential Setback & Buffer (page 22) (the "Vegetative Buffer and Setback Construction"); and

   II. either:

      i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

      ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;

         a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant** – Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and

e. **Drainage** – Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

[28] The majority of the Executive Committee recommends working with Commission staff and the Township of Langley prior to finalizing the vegetative buffer and setback plan for the Commission's review and the drainage plan for the Township of Langley's review.

DECISION

[29] For the reasons given above, the majority of the Executive Committee approves the Proposal to exclude the eight properties (totalling 14.58 ha) from the ALR, subject to the conditions set out in paragraph 27 above.

[30] The Commission will advise the Registrar of Land Titles that the Properties have been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

[31] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[32] This is a decision of the majority of the Executive Committee.

[33] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[34] Resolution #109/2020
Released on March 10, 2020

Gerry Zimmermann, Acting Chair and Okanagan Panel Chair

Linda Michaluk, Island Panel Chair

Janice Tapp, North Panel Chair

Richard Mumford, Interior Panel Chair

DISSENTING VOTE

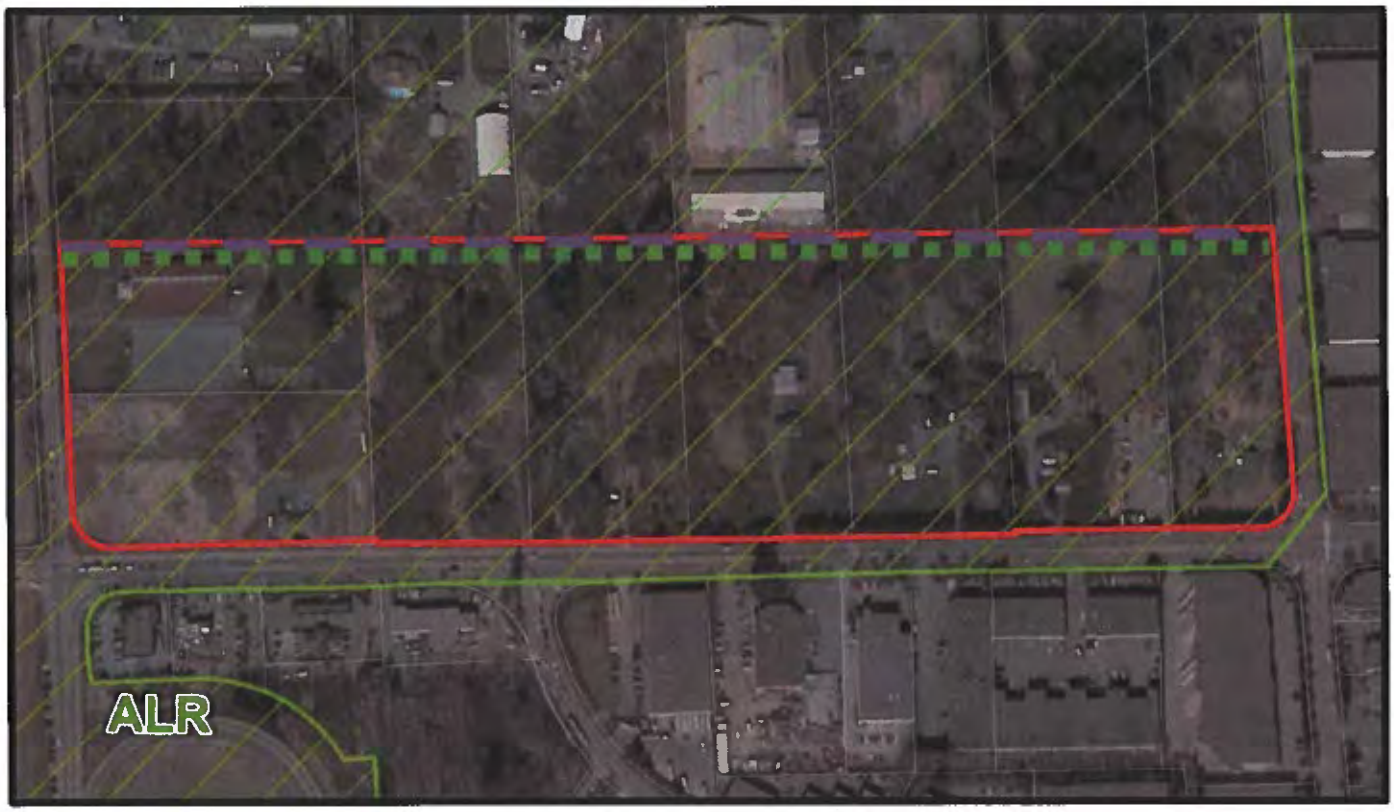
[35] The reasons for which I do not support exclusion of the Properties from the ALR, even with conditions are:

- Small ALR lots adjacent to busy arterial roads are not uncommon in the South Coast region;
- The limitations that the Applicants put forward, notably excessive moisture, are not unique to the Properties and are common throughout the South Coast region; and
- The placement of fill does not preclude the use of land for non-soil bound agriculture.

These are my reasons.

Ione Smith, South Coast Panel Chair

Schedule A: Agricultural Land Commission Decision Map
ALC File 51725 (McCall)
Conditionally Approved Exclusion
ALC Resolution #109/2020



The Properties & Conditionally Approved Exclusion (approximately 14.58 ha)

Chain-Link Fence (Condition B of Resolution #109/2020)

Vegetative Buffer and Setback (Condition C of Resolution #109/2020)

1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

EXPLANATORY NOTE

Bylaw 2021 No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

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 (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Agriculture” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Agriculture” to “Industrial” with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556” as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as “Service and General Industrial”; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

Lot 4 Except Part Dedicated Road on Plan 86434;

Lots 3, 13, 14, 15 And 16;

Lot 12 Except: Part Dedicated Road on Plan 85782;

Lot 11 Except: Part Dedicated Road on Plan 85670;

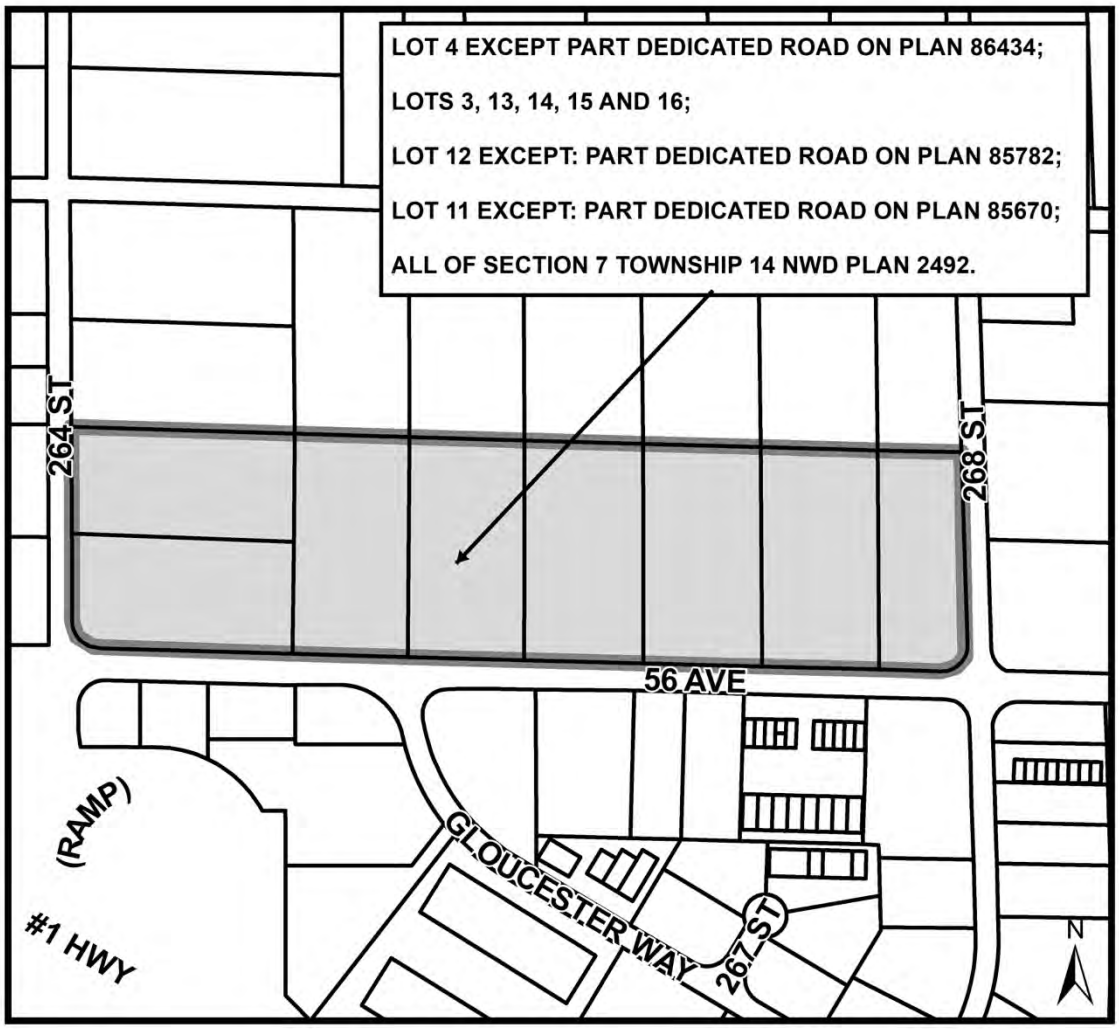
All of Section 7 Township 14 NWD Plan 2492.

as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

EXPLANATORY NOTE

Bylaw 2021 No. 5707 rezones properties located at 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

Bylaw to amend the Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

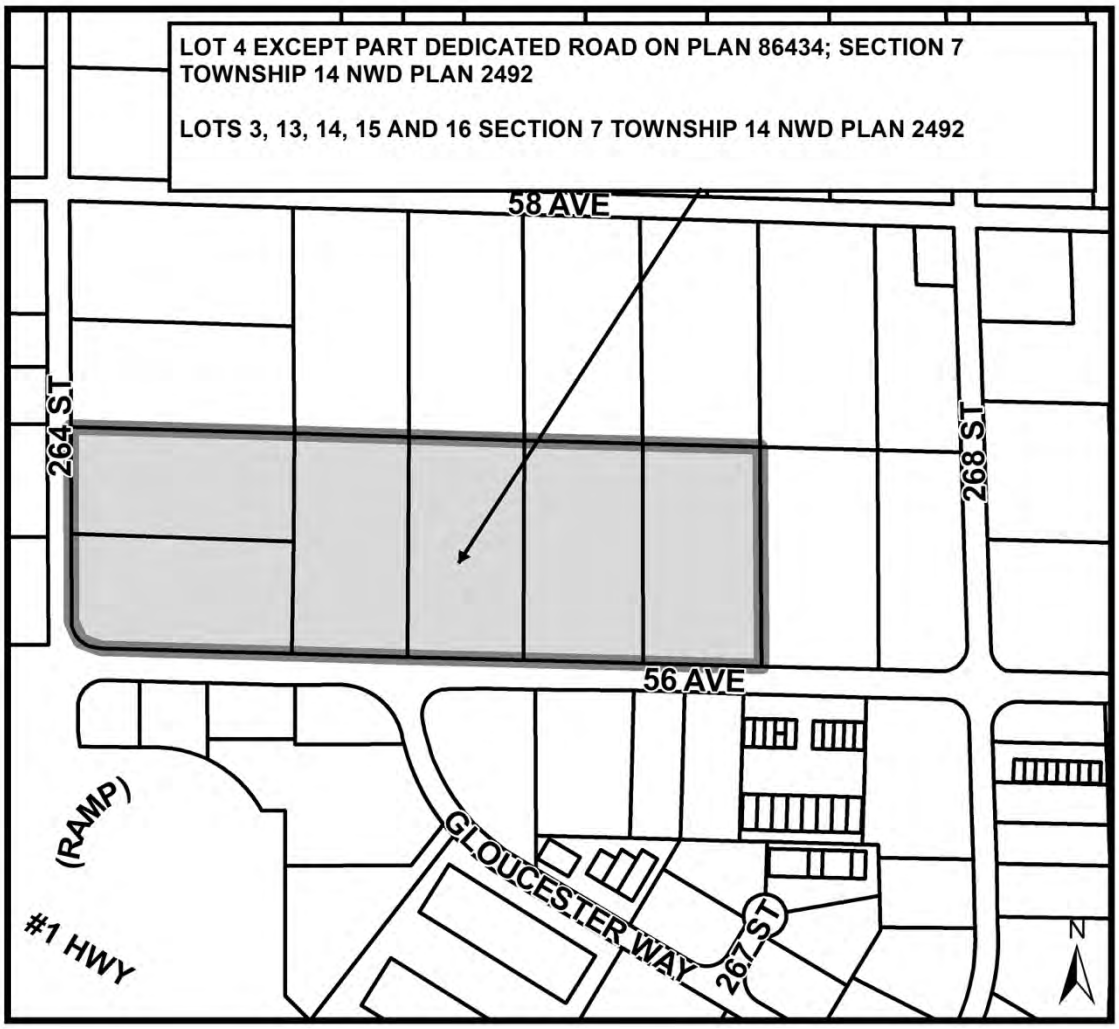
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382 AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

EXPLANATORY NOTE

Bylaw 2021 No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382 AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

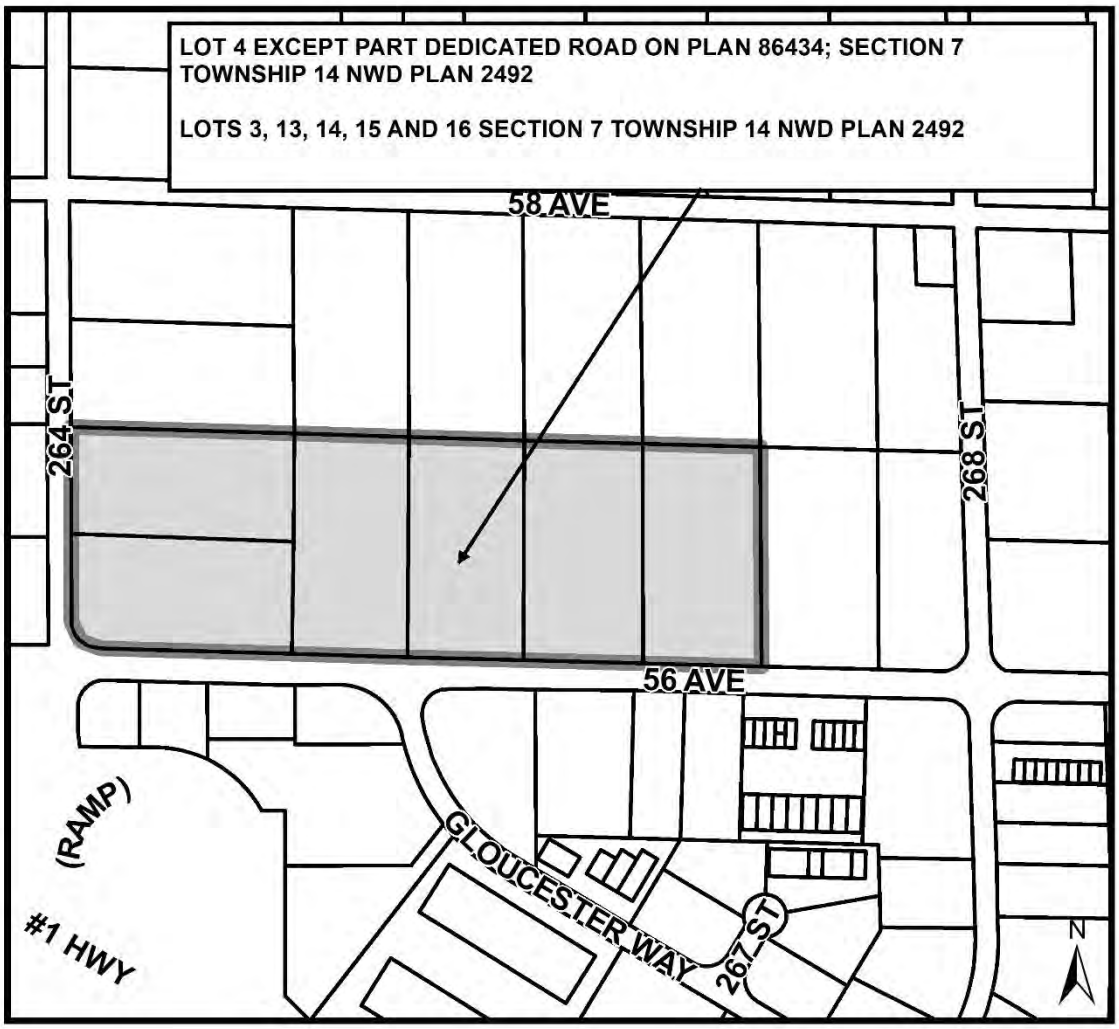
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 10, 2022

ALC File: 51725

Joe Carreira
Conwest Developments Ltd.
DELIVERED ELECTRONICALLY

Nicole Clarke
Vitrium Glass Group
DELIVERED ELECTRONICALLY

Dear Joe Carreira and Nicole Clarke:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

The Agricultural Land Commission (the "Commission") is in receipt of Joe Carreira's February 2, 2022 e-mail relating to the conditions outlined in ALC Resolution #109/2020.

In accordance with Resolution #109/2020, the Executive Committee approved the proposal to exclude eight properties (totaling 14.58 ha) from the Agricultural Land Reserve subject to the following conditions:

a. **Properties dealt with together –** the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction –** Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A of Resolution #109/2020, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;
c. **Vegetative Buffer and Setbacks –** Before exclusion of the Properties from the ALR:
    I. A plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A of Resolution #109/2020, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning for Level 2 Urban-side Non-Residential Setback & Buffer (the "Vegetative Buffer and Setback Construction"); and
    II. either:
        i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;
    a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant –** Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and
e. **Drainage –** Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

The following documents were submitted toward completion of the conditions of approval in Resolution #109/2020:

Condition B: Fence Construction & Condition C: Vegetative Buffer and Setbacks

Conwest Developments Ltd. and Vitrium Glass Group have opted to defer construction of the fence and establishment of the vegetative buffer and setbacks. In accordance with the conditions, they have submitted:

- A Landscape Plan prepared by LandSpace, dated February 17, 2022. The Landscape Plan includes construction details for the required setbacks, vegetative buffer, and chain link fence.
- A Landscape Cost Estimate, prepared by LandSpace, for the construction of the chain link fence, and vegetative buffer and setback, dated January 28, 2022. The Landscape Cost Estimate is $308,000.
- One Irrevocable Letter of Credit and one bank draft, totalling $308,000.

Condition D: Covenant

- Covenants for the purpose of ensuring the maintenance of the chain link fence (condition B), and maintenance of the vegetative buffer and setbacks (condition C) have been registered on the seven properties adjacent to the ALR boundary:

Property	PID	Covenant	Registered
1	002-459-914	CA8763529	Feb 9, 2021
2	012-734-063	CA8763526	Feb 9, 2021
3	012-734-071	CA9626321	Jan 7, 2022
4	012-734-080	CA8763535	Feb 9, 2021
5	001-619-811	CA8763534	Feb 9, 2021
6	012-734-098	CA8763533	Feb 9, 2021
7	012-734-101	CA8763532	Feb 9, 2021

Covenant E: Drainage

- A letter from the Ramin Seifi, Township of Langley General Manager of Engineering & Community Development, dated January 31, 2022, regarding Application 51725, Resolution #109-2020 dated March 10, 2020; 5670 264 Street, and 26473, 26477, 26575, 26601, 26695 and 26713 56 Avenue and 5625 268 Street (The “January Letter”). The January Letter confirms that the Township of Langley will confirm “the adequacy of drainage plans for the entire site, to ensure no impact to the surrounding area for the sites, including the adjacent ALR lands, to meet condition 27 (e) of Resolution #109/2020.

As CEO, I confirm that the Acting Chair of the Commission finds that the documents submitted meet the conditions for exclusion outlined in Resolution #109/2020. The Commission will advise the Registrar of Land Titles that the eight properties have been excluded from the ALR.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Kim Grout, Chief Executive Officer

51725m9

CONWEST

ATTACHMENT C

March 15, 2022

Mr. Ramin Seifi, GM Engineering, Parks, and Community Development
Township of Langley
20338-65 Avenue
Langley, BC, V2Y 3J1

Dear Mr. Seifi:

RE: Voluntary Amenity Contribution for OCP/Zoning Amendment Application # 100209 (56th Ave., 264th- 268th St.)

On June 28, 2021, Council carried the Council Process Committee recommended motion that Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of the subject application.

In response, Conwest (as applicant and agent for Lorval), (Conwest/Lorval), has engaged in various discussions with Township staff regarding a potential in-kind and/or cash contribution that responds to the needs of the community and the project. Based on our extensive discussions we have agreed that Conwest/Lorval are committed to a project value of ***$7.8* million dollars** for the completion of the 96th Ave community project. This 96th Avenue project enjoys support and has been informed by the following community groups which have provided valuable insight and contributions to this proposal:

- Kwantlen First Nation (see attached letter dated October 15, 2021)
- Kwantlen Polytechnic University (see attached letter dated October 28, 2021)
- Salmon River Enhancement Society (see attached letter dated September 21, 2021)

The detail of the proposed contribution includes a combination of in-kind, cash and environmental and community value as follows:

1. **Total In Kind Contribution- Environmental Restoration /Community Farm Amenity (96th Ave) 6.5 acres- valued at $5.9M (see attached project presentation):**

- $3.2M Value- Transfer to the Township of Langley of the 6.5-acre property located at 22710 96th Ave. and Parcel H for a nominal cost.
- $0.2M- Associated land costs (tax, int.)
- $0.3M- Site clean up of existing derelict site and remediation.
- $1.2M- Lower Salmon River habitat enhancement design and construction.
- See attached concept.
- $0.5M Community Building and parking design and construction:
    - "Heritage Barn" style architecture with learning area, outside shed roof area and attached small tool storage shed.
    - approximately 1,200 sq. feet including meeting area, small kitchen area and accessible washroom.
- $0.5M Cash contribution toward operational costs. Estimated at $50,000 per year x 10 years.

CONWEST DEVELOPMENTS LTD.
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#401 – 1930 Pandora Street
Vancouver, BC. V5L 0C7
www.conwest.com

- The above $5.9M value can be further categorized as follows:

    - Environmental compensation for the proposed development at 56th Ave. at 264th-268th
        - Value attributed to this use is: **$ 3,100,000.**
        - Rational is: This value includes the attributable land value, site clean up, habitat creation and ongoing maintenance. The attributable value is based on the pro-rata share of total projects costs (based on land area), less the community amenity portion of the habitat area providing public water/ habitat access and associated educational opportunities.

    - Community amenity facility/public access/learning farm – Proposed VAC in-Kind Contribution
        - Value attributed to this use is **$2,800,000.**
        - Rational is: This value includes attributable land value, heritage farm building, site clean up, publicly accessible habitat areas, learning farm in partnership with KFN and KPU as well as a cash contribution toward ongoing maintenance. Could also include a farmer's market, fish release area and community celebration space or other uses as determined by the Township of Langley and various stakeholders.

- Additional non- monetary Environmental/Community Value:

    - Environmental Value:
        - Complex environmental and ecological value provided through significant habitat creation of existing derelict 96th Ave site for over 20 fish species including Chum, cutthroat and endangered steelhead and Salish Sucker. This proposed "Salmon River Compensation Conceptual Design and Recommendations" is summarized in the attached EBB Environmental Consulting report dated August 17, 2021.

    - Ecological Education Value:
        - Education is the keystone to ongoing habitat protection and enhancement. This could also include indigenous knowledge of ecological health- water, trees, and habitat.

    - Farming Education Value:
        - Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens.
        - Contributes to the Townships goals of greater food security and sustainable food systems.

2. **Voluntary Cash Contribution- $1.9M:**

- Based on our ongoing discussions with staff over the last nine months, it is clear that the Township has several opportunities to fund potential community projects. We understand that although the proposed pedestrian overpass project in Fort Langley enjoys significant funding commitments there is still a funding shortfall of approximately 1.9 million dollars. In response Conwest/Lorval would like to offer to bridge the funding gap with a voluntary cash amenity contribution of the aforementioned $1.9M. For clarity, however, given the many funding priorities facing the Township this cash contribution could be used on any variety of projects as determined by staff and council.

In addition to the Proposed Environmental Compensation the total proposed Voluntary Amenity Contribution is summarized as follows:

- $2,800,000 In Kind Community amenity facility/learning farm/public access
- $1,900,000 Voluntary Cash Contribution
- **$4,700,000** Total Voluntary Amenity Contribution

We look forward to the opportunity to deliver this significant community, educational and environmental amenity, and the value it will bring to the Township and KFN. We would also like to acknowledge the time and dedication of Township staff in getting this project to this important Milestone.

Sincerely,

Ben Taddei, COO

cc. Stephen Richardson, Director, Development Services
Joe Carreira, VP Development, Conwest

Attachments included

March 14, 2022

96th Avenue Community Enhancement Project

The following package includes various documents which relate to the proposed 96th Avenue Community Enhancement Project in the Township of Langley.

Please find attached, for your consideration:

- Support Letters
  - Kwantlen First Nation Support Letter dated October 15, 2021
  - Kwantlen Polytechnic University Support Letter dated October 28, 2021
  - Salmon River Enhancement Society Support Letter dated September 21, 2021

- Conwest 96th Avenue Community Enhancement Project Presentation

- EBB Memo dated August 17, 2021

ctober 15 20 1

Ramin Seifi, General Manager, Engineering and Community Development

Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC
V2Y 3J1

Dear. Mr. Seifi,

Re: Biodiversity Enhancement & Farming at Salmon River/ 22710 96th Ave.

I am writing to confirm that I met with the Conwest Development Team on September 8th, 20 1, and September 17th, 2021, and had the opportunity to learn more about the proposed improvements for the Salmon River/ 22710 96th Ave. property located in the Township of Langley. The proposal for the property offers a significant aquatic habitat creation opportunity and various agricultural benefits as well, which include potential for agricultural production and a learning farm, as well as biodiversity improvements for fish and other species. Once completed, the improvements would be a significant contribution to improving habitat on unceded Kwantlen Lands within the Township and the Salmon River.

Kwantlen Lands Department supports the improvements proposed and looks forward to seeing this vision become a reality.

We look forward to working with the Conwest Development Team and Kwantlen Polytechnic University and trust that this letter provides the support necessary to move this project forward.

Sincerely,

Ashley Doyle

Ashley Doyle
Lands Manager
Kwantlen Lands, Resources and Stewardship

Cc:

Stephen Richardson, Director, Development Services, Planning & Development

Joe Carreira, VP Development, Conwest Developments

Tumia Knott, Councillor, Kwantlen First Nation

KPU | KWANTLEN POLYTECHNIC UNIVERSITY

12666 72 Ave, Surrey, BC
V3W 2M8 Canada
kpu.ca

October 2 , 20

Ramin Seifi
General Manager, Engineering and Community Develo ment
Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC V2Y 3J1

Dear Mr. Seifi,

Re: Biodiversity Enhancements & Farming Opportunity at Salmon River (22710 96th Avenue)

Kwantlen Polytechnic University (KPU) understands that Conwest is in the final stages of acquiring 22710 96th Avenue and planning to undertake significant site improvements that include site remediation, riparian area improvements, habitat enhancements and the development of a small scale learning farm. While all of the improvements are beneficial to the local community and environment, the creation of a small scale farm ties directly to a number of recommendations described in the Township of Langley Food System Study which was also prepared by KPU in 2018.

KPU supports any and all steps the Township takes toward greater food security, small scale farming and sustainable food systems and looks forward to the proposed site improvements. KPU also looks forward to future dialogue and opportunities to collaborate with Conwest and the Township on this exciting initiative.

KPU is equally excited to continue our partnership with the Kwantlen First Nation and for the opportunity to work with their members on a small scale learning farm initiative.

Sincerely,

Dr. Kent Mullinix
Director, Institute for Sustainable Food Systems
Kwantlen Polytechnic University

Jaret Lang
Associate Vice President, Campus and Community Planning
Kwantlen Polytechnic University

CC: Nicole Mak, Land Use Planner, Agricultural Land Commission

Salmon River Enhancement Society

September 21, 2021

To:
Mr. Joe Carreira, VP Development
Conwest Developments
401 – 1930 Pandora St., Vancouver, BC
V5L 0C7

Dear Mr. Carreira,

Re: Comments re Salmon River Enhancement and Biodiversity Proposal at 22710 96 Ave., Langley

While we understand that site improvements are still conceptual and subject to change, our visit to the property on July 27th suggests that this site (at present an eyesore) could become a significant addition to habitat in the lower Salmon River.

The site does have some challenges:

1) Impacts of tides and the need to remove or move large amounts of material as the stream bed is some ways below the existing level of the property. Our discussions suggest that there are ways to manage these technical issues.

2) Warm summer temperatures will affect habitat viability for part of the year.

However, during the other three seasons, the lower Salmon is home to some 20 fish species including:

a) Coho. The Salmon River is one of the most productive coho rivers of its size in the Lower Fraser. Coho hatch and stay in the river for a full year before migrating out to the ocean.

b) Harrison River (and likely Nechako River) Chinook fry in the first few months of their life enter the Lower Salmon in the early spring to mature before heading out to the ocean a few months later. Chinook are, in addition to their other values, a very important food stock for the endangered Salish Sea orca population.

c) Chum, cutthroat and the endangered steelhead and Salish Sucker.

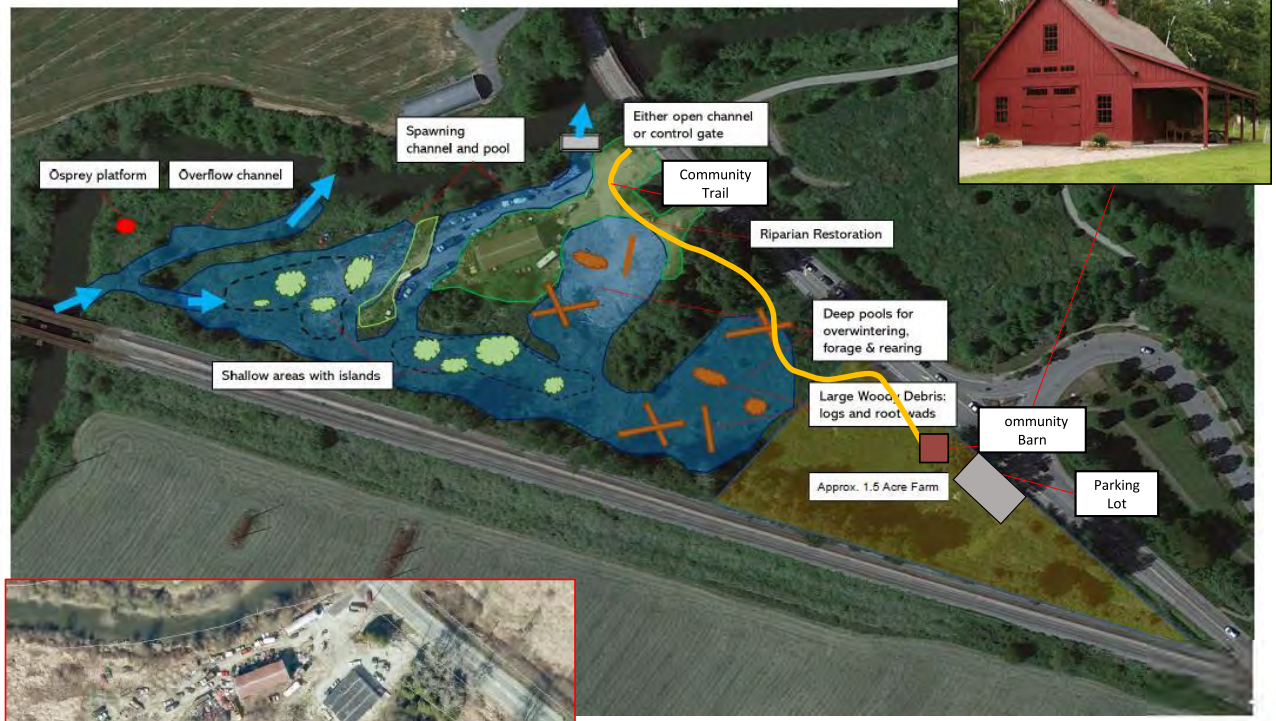
SRES has long advocated for habitat protection and enhancement in the watershed and has concentrated on education as our main tool. This site could not only be an addition to the ecology of the lower river but might also be a site for education. We would hope that education might include Indigenous knowledge and participation and that the key elements of river and ecological health-water, trees and habitat- might all be addressed.

Sincerely,

DG McFee

Doug McFee,
Salmon River Enhancement Society
8193 231st Street Langley, BC
www.salmonriver.org

96 AVENUE COMMUNITY ENHANCEMENT PROJECT



oposal to ehabilitate and enhance a current derelict site in the Township of Langley

- oject will p ovide significant addition to habitat and positively contribute to the overall fisheries in the area
- The site will serve as a Community Amenity which includes Environmental Enhancement and a Community Learning Farm

KPU

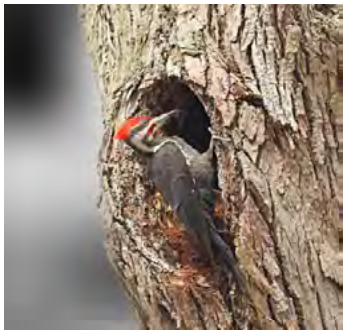
Kwantlen First Nation

Salmon River Enhancement Society

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Env ronmental Enhancement





- Highly functional and ecologically valuable habitat for the Salmon River
- Environmental Enhancement proposal will serve to benefit both physical and mental health and well-being
- Potential community trail continuation

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Community Learning Farm



- Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens

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ATTACHMENT D

MEMORANDUM

DATE: August 17, 2 21

TO: Conwest Group

FROM: Lorraine Campbell, EBB Environmental

RE: **SALMON RIVER COMPENSATION CONCEPTUAL DESIGN AND RECOMMENDATIONS**

The following memorandum summaries an overview of the site potential and high-level recommendations for how various features would be incorporated in a design for biodiversity and fish habitat compensation works at the Subject Property, located at the west end of Billy Brown Rd and its junction with 96 Ave within the Township of Langley, British Columbia.

Site Context

The Subject Property is adjacent to the Salmon River, approximately 6 0 m upstream of its confluence with the Fraser River. The Salmon River is ~ 40 km long and is the site of one of the last remaining healthy runs of wild coho (*Oncorhynchus kisutch*) and steelhead (*Oncorhynchus mykiss*) in Metro Vancouver/Lower Fraser Valley (Salmon River Enhancement Society 2021). It is considered one of the most productive rivers for its size in B.C. for wild coho. Over 2 other species of fish utilize the river, including Harrison River chinook (*Oncorhynchus tshawytscha*), chum (*Oncorhynchus keta*), and cutthroat trout (*Oncorhynchus clarkii*). The SARA listed and provincially red listed Salish sucker (*Catostomus* sp. 4) is also present in the river, in both the upper reaches and lower reaches. The Salmon River is designated as a “key river” by the federal Department of Fisheries and was the index river used to keep track of Georgia Basin coho trends for over 2 years (Salmon River Enhancement Society 0 1).

The Subject Property is within the Agricultural Land Reserve and the land being set aside for local farming should be on the east end of the property to best accommodate and maximize off-channel fish habitat within the west portion of the property. he constructed off-channel complex should accommodate various needs for resident and migratory fish. Off-channels that incorporate a diversity of flowing and standing water areas are more likely to provide the variety of habitats required by salmonids to carry out their life cycle in freshwater. This would include, if feasible, spawning areas, an overflow channel for refuge during heavy precipitation periods and over wintering habitat for juvenile salmon and Salish sucker.

Within the complex, islands can be built to accommodate amphibians and other wildlife in addition to providing complexity to off-channel pools. The rehabilitated area would provide excellent habitat for avifauna and the addition of nesting boxes for waterfowl and a nesting platform for an osprey are other recommendations. The Subject Property also has potential to offer public education and recreational opportunity. It is adjacent to the municipally managed Salmon River Natural Area and could offer bird watching, with viewing platforms, as well as educational kiosks and a walking trail.

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Site Investigation

This report is an overview of site potential; however, a site topographic survey will be required to provide the physical information and enable the channel or pond layout to be optimized. Additionally, a number of test holes should be excavated to determine the nature and layering of substrate materials in the area to be excavated. The developed area of the Subject Property is the highest (averaging between 6 – 8 m using Google Earth), while the river is ~ 3 m. This elevated area is comprised of low quality fil and may need to be removed from the site prior to channel excavations.

Off-Channel Design Review

Off-channels should be designed with diversity of water depths and velocities, bed complexity, habitat features, and substrate to the extent possible, so they benefit a variety of organisms and fish life-stages. The habitat ideally will provide both spawning and overwintering habitat for a variety of fish species. Among the salmon species, chum and coho are most associated with off-channel habitats (Lister and Finnigan 1997). Though chum, particularly are attracted to sites fed largely by groundwater. Coho spawning often occurs in relatively small surface-fed streams, while juveniles, commonly utilize off-channel habitats. Coho can gain access to small stream and pond environments that are either inaccessible to adult coho or unsuitable for spawning (Peterson 1982a; Brown and Hartman 1988). Depending on natural bed material available at the Subject Property after excavation, gravel importation is a consideration and may provide off-channel spawning habitat for coho salmon. Gravel supplementation can often improve high quality rearing habitat for the juveniles since these are the preferred rearing locations as well (Saldi-Caromile *et al*. 2004).

The Subject Property has minimal gradient and keeping spawning gravels clean and free of sediment accumulation may not be feasible. However, if spawning channels are determined to not be feasible, off-channel habitat design could focus on a particular species and life-stage important to the Salmon River such as Salish sucker overwintering habitat or coho rearing and overwintering pools. If suitable spawning habitat cannot be provided, the outlet channel must be designed to facilitate upstream juvenile passage from the mainstream. Juvenile salmonids appear capable of locating and entering off-channel sites under a variety of physical conditions.

Creating off-channel pools on the Subject Property could be conducted by incorporating an inflow channel or by using a pipe. If a channel is used for the inflow, it is important that it does not bring in high sediment loads. Placing the inflow channel on the outside bend of a river usually can aid with reducing sediment introduction.

Potential habitat types that could be incorporated into the design for the Subject Property are described in the following sections. A potential layout integrating these designs is provided in Appendix 1.

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Overflow channels

Overflow channels are directly connected to the main river channel and can be wetted at all times or just during high flows. The provide refuge for fish particularly during high-flow events. A surface-fed/overflow channel (Figure 2) could be created at the western point of the property at the bend in the Salmon River channel. Overflow channels, however, are often dynamic because of the periodic influx of water, sediment, and organic material from the main channel (Saldi-Caromile *et al*. 2004). They often require regular maintenance and could alter the natural scour or flow pattern in the river causing unintended downstream effects. The site will be assessed by a hydrologist before planning for an overflow channel.

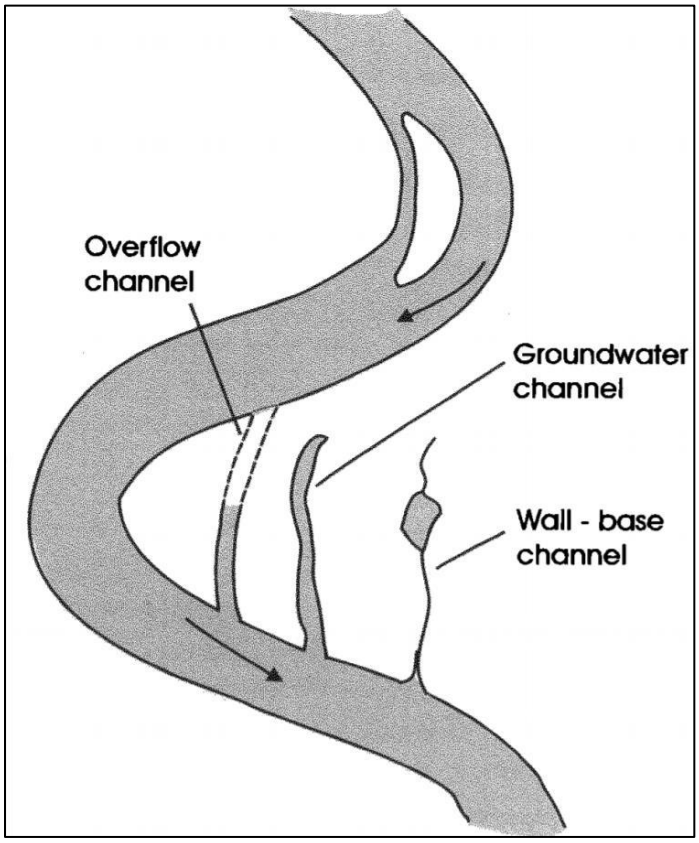


Figure 1 Examples of various channels from Lister and Finnigan 1997.

Spawning channels

The success of off-channel spawning pools and channels depends greatly on the magnitude and frequency of flow and sediment delivered to the channel. The site will need careful assessment prior to finalizing the design. However, if it is feasible, a spawning channel and pool should be created. This could be incorporated as part of the outflow channel for either a surface fed or ground water fed approach. Native gravels should be used for the channel bed wherever possible. If gravel must be imported for the project, its size composition should be comparable to natural spawning beds, and it should include fines down to 1-2 mm diameter. Guidelines on spawning gravel sizes for various salmonids are summarized in literature reviews. Wherever feasible, small bends in the channel alignment should be included to promote natural gravel sorting, scour and deposition. Flow and water volume could potentially be improved in a spawning channel using porous weirs. These are low-profile structures typically comprised of boulders that span the width of the channel, water flowing between individual

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rocks can be utilized to concentrate low flow into a deeper, narrower channel to improve fish passage in otherwise flat-bottomed channels (Saldi-Caromile *et al*. 2004). Conceptual examples of spawning bed design are provided in Figure 3.

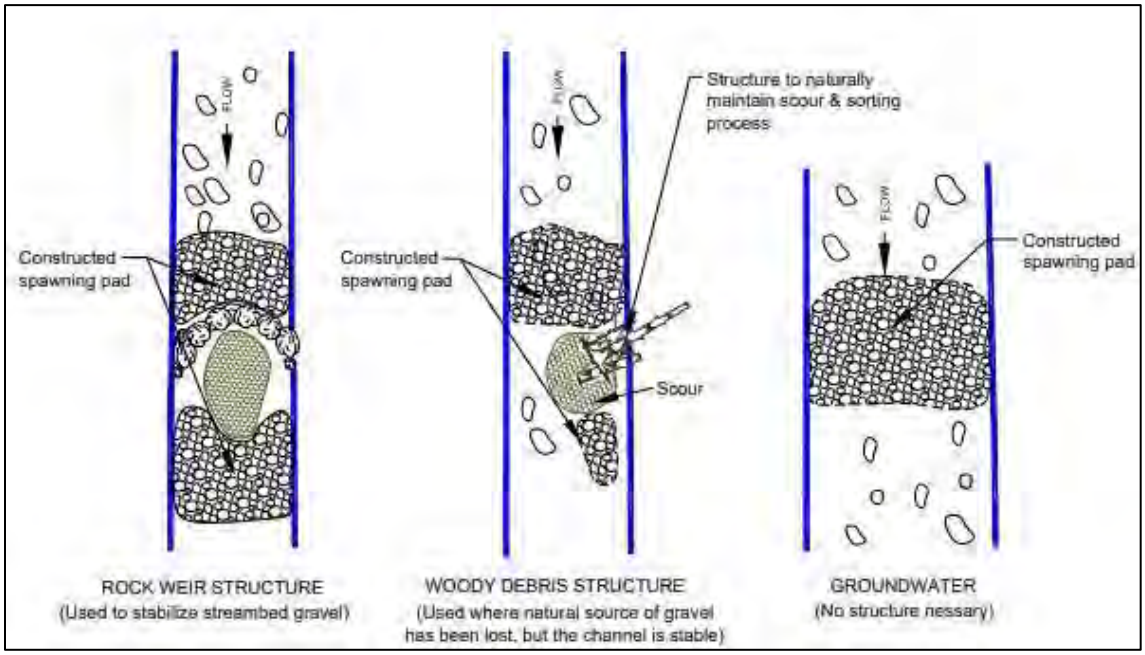


Figure 3. Spawning bed design examples from Cramer (2012).

Overwintering and Rearing Pools

Off-channel pond environments (Figure 4) play a significant role in juvenile salmonid rearing and overwintering, particularly for coho salmon (Peterson and Reid 1984; Swales and Levings 1989). There is potential that off-channel pools created on the Subject Property will have limited water exchange and low velocity, resulting in pools that are essentially a backwater environment connected to the mainstream channel. Such pools are usually quite accessible to salmonid juveniles and coho utilization of these types of pools is high compared to other habitats in winter (Nickelson *et al*. 1992b).

The main off-channel complex design for the Subject Property should include shallower areas with islands and areas of deeper pools. Studies of juvenile coho utilization of off-channel ponds for overwintering have indicated that shallows, (less than 0.75 m deep), may increase benthic insect food production. However, the presence of deeper areas (to 3.5 m) tends to maximize survival for smolt emigration (Peterson 1982b; Cederholm *et al*. 1988). The inclusion of a deep pool, along with the placement of large woody debris will provide refuge and cover for juvenile coho and function to provide suitable rearing habitat.

In addition to salmonids, the creation of overwintering habitat on the Subject Property could benefit Salish sucker, which are a species at risk. Adult Salish suckers are most often found in slow currents over sand or silt substrate in areas with in-stream vegetation and over-stream cover (Inglis *et al*. 1992). Young-of-the-year Salish suckers are found in habitats similar to those used by adults but seem to prefer more overhanging vegetation (Inglis *et al*. 1992). Winter habitat remains unknown, but it seems likely that they require off-channel refuge to escape from the frequent high flows associated with winter rains.

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Research on salmonid behavior suggests that a larger number of smaller habitat units will promote greater fish utilization per unit area than fewer but larger units. The off-channel ponds should therefore have both shallow areas for food production and deep areas for overwinter security for both coho and Salish suckers. Additionally, the inclusion of emergent vegetation, such as cattails (*Typha latifolia*), along the edges of deeper pools and in the shallower areas, will increase the potential to provide breeding habitat for pond breeding amphibians, such as northern red-legged frog (*Rana aurora*).



Figure 4. Example of an off-channel pool design with abundant woody debris for cover.

Instream Complexity

Habitat cover features should be located throughout the off-channel habitat to provide juvenile and adult fish with cover from predators and refuge from high velocities. Cover is vital to protecting overwintering juveniles from predators. The more complex and submerged the cover the more inaccessible it becomes for underwater predators, such as diving ducks, to access fish (Saldi-Caromile *et al*. 2004). Cover can be provided by log structures, root wads, and rock (specifically that used for bank erosion protection). Islands throughout shallow areas (Figure 5) of the pools will also provide habitat for amphibians or nesting birds. Small islands will also increase invertebrate abundance and instream complexity. The bank along all, or just the outside bend of a pool can be protected from erosion by the placement of large boulders, riprap, or cabled wood debris (Saldi-Caromile *et al*. 2004). While both rock and wood debris provide cover and habitat complexity for juvenile salmonids, wood debris is generally preferred. If the outside bank requires riprap for hydraulic protection, wood debris should be placed along the bank to improve habitat complexity and fish escape cover. If riprap is used for bank armouring in pools, its usefulness to juvenile salmonids will be enhanced if rock size is large (>50 cm mean diameter), the bank is steep and irregular, and velocities along the bank are relatively high.

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Figure 5. Example of small islands created throughout off-channel habitat in the Cheam Lake Wetland.

Riparian Area

Riparian habitat is a crucial part to any fish habitat restoration project. The Subject Property already has mature trees along the south boundary of the property, the Salmon River south bank and in the centre of the property. Mature trees should be maintained wherever possible (Figure 6), as they are already established and can provide immediate shading. The trees along the Salmon River are part of the river's riparian area and should be maintained.

The site already has disturbed and bare areas, however, careful planning can reduce impact to existing riparian vegetation and reduce machine induced erosion and compaction on the site. Any disturbed areas (pre-existing or from the project itself) will require planting and seeding with native, riparian species of graminoids (grasses, rushes, sedges), shrubs, and trees. Tree species to be planted includes red-osier dogwood (*Cornus sericea*), willow (*Salix* spp.), bitter cherry (*Prunus emarginata*), hardhack (*Spiraea douglasii*), Nootka rose (*Rosa nutkana*), red alder (*Alnus rubra*) and black cottonwood. Coniferous trees planted will largely consist of western red cedar, although Douglas fir (*Pseudotsuga menziesii*) may be planted in upland (i.e., drier), sunny areas.

Mulch can be utilized to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring. A full riparian restoration plan will be required as part of the project. Invasive species are likely abundant throughout the property and a thorough invasive species management plan should be put in place. Existing patches should be removed and replanted with native species to the extent possible.

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Figure 6. Riparian vegetation and mature trees that should be maintained on the Subject Property to the extent possible.

Additional Features

The Subject Property is across the road from the Salmon River Nature Area here public parking and walking trails exist. It could be possible to add to this benefit by extending the trails and bird watching opportunity into the Subject Property and allowing the public to access the site. There is excellent opportunity on the site to provide public recreational and educational value as well as incorporating several features to improve avifauna nesting opportunity. These can include:

- Raised viewing platforms
- Walking trails
- Educational/information kiosk
- Osprey nesting platform
- Bird nesting boxes

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604.943.3209 enquiry@ebbconsulting.ca www.ebbconsulting.ca

Closure

In summary, the Subject Property is adjacent to the Salmon River, and appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum. If site conditions, including flow potential, are adequate utilizing ground water from the Salmon River, then spawning channels should be created as part of the project. If gravels cannot be maintained or other conditions such as velocity or oxygen levels are not adequate for spawning, there remains excellent opportunity for the project to focus only on overwintering and rearing habitat for coho and Salish sucker. The attached site drawing show examples of how the site could be utilized to provide crucial fish habitat along this important river, as well as provide habitat for avifauna, small mammals, and amphibian species. The site is adjacent to the Salmon River Natural Area and would compliment the site with additional public trails, information kiosks and viewing areas.

Should you have any questions regarding this memorandum, please contact the undersigned.

Regards;

Prepared by:

Lorraine Campbell
Junior Biologist
EBB Environmental Consulting Inc.

Reviewed by:

Oliver Busby, MBA, RPBio, PAg
Principal
EBB Environmental Consulting Inc.



EBB Environmental Consulting Inc.
PO BOX 18180 1215C 56TH STREET, DELTA, B.C., V4L 2M4
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Works Cited

Brown, T. G., and T. E. McMahon. 1988. Winter ecology of juvenile coho salmon in Carnation Creek: summary of findings and management implications. Pages 108–117 in T. W. Chamberlin, editor. Applying 15 years of Carnation Creek results. Pacific Biological Station, Nanaimo, British Columbia

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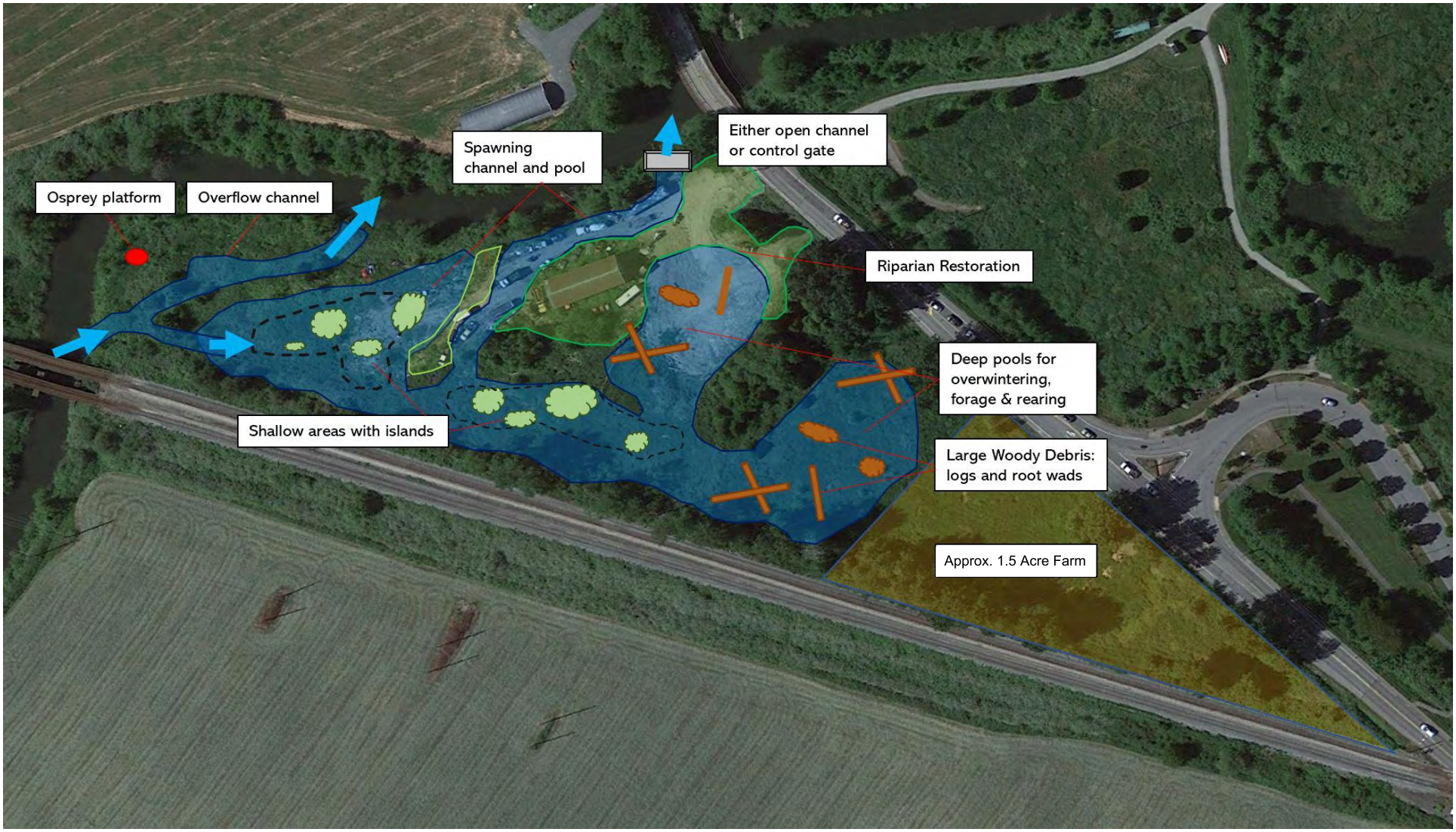
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Appendix A

OFF-CHANNEL DESIGN EXAMPLES FOR SUBJECT PROPERTY



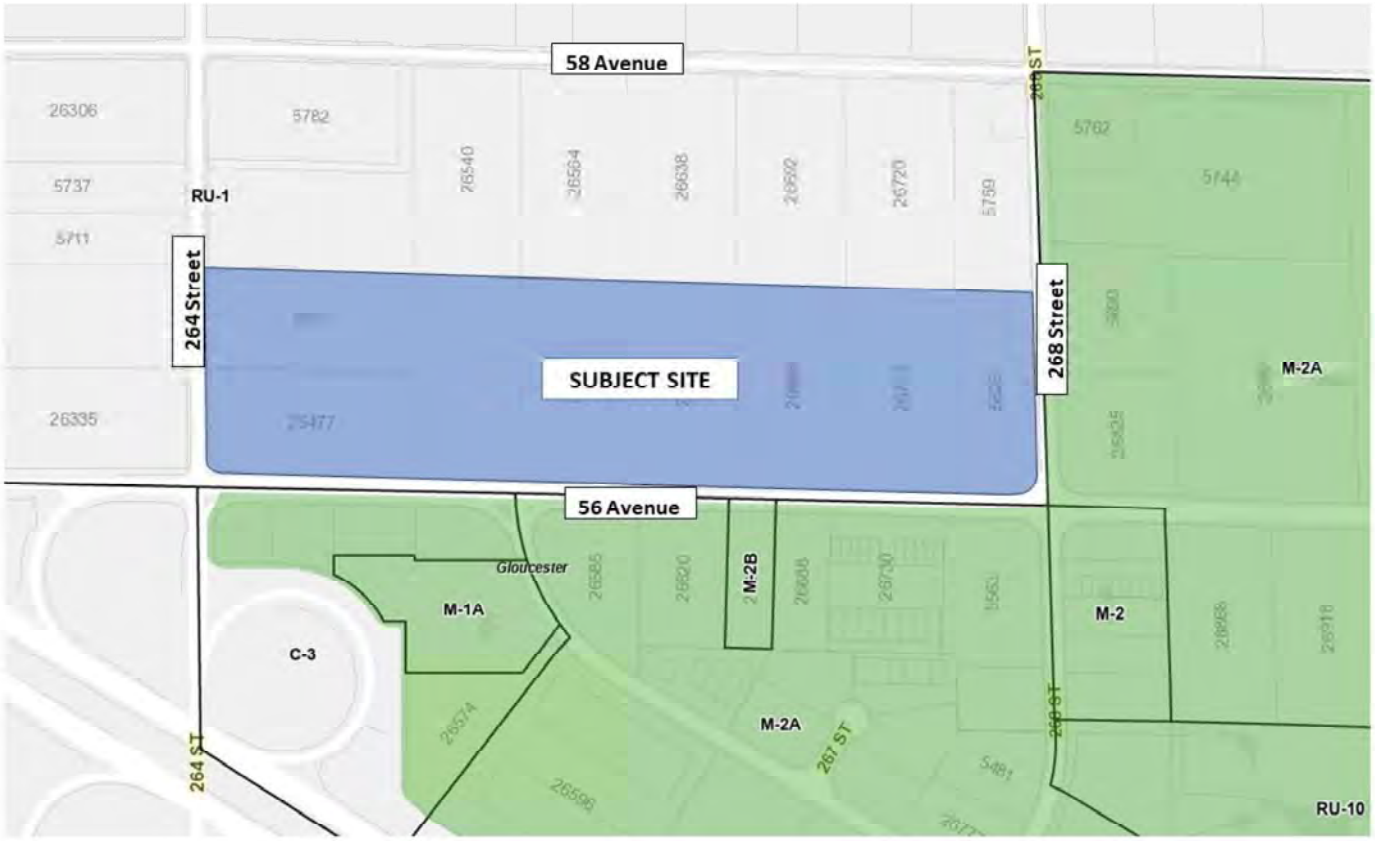
Off-channel design with overflow channel incorporated. Overflow channel could be removed from design and adjacent pool made larger.

ATTACHMENT E

Conwest – OCP Amendment & Rezoning – Project No. 14-07-0056

Public Information Meeting Summary

March 7, 2022



CONWEST

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Executive Summary

Conwest Developments Ltd. hosted a Developer Led Public Information Session on March 2, 2022, for project application 14-07-0056, OCP Amendment and Rezoning Application. The event was held from 4:00pm – 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Four representatives from Conwest, one representative from Creative Transportation Solutions Ltd., one representative from EBB Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was a drop-in event with display boards (Appendix D). Sign-in sheets were available as well as comment forms to solicit feedback on the proposed project. There were an estimated fourteen attendees, of which twelve formally signed in (Appendix E). Two comment forms were submitted (Appendix F).

Below is a summary of the Public Information Meeting 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.

Information Session Details

1) Meeting Details
   - Date: March 2, 2022
   - Time: 4:00pm – 7:00pm
   - Location: Coghlan Community Hall, 6795 256 Street, Langley, BC
2) Applicant & Consultant Team Representatives in Attendance
   - Conwest:
     - Andrew Peterson, Director, Development
     - Joe Carreira, VP Development
     - Anthony Marinelli, Acquisitions and Development Manager
     - Bianca Bellini, Junior Development Coordinator
   - Creative Transportation Solutions:
     - Gary Vlieg, Transportation Engineer
   - EBB Environmental Consulting:
     - Oliver Busby, Qualified Environmental Professional
   - Ruby Sandher, Planner representing the Township of Langley
3) Public Attendance
   - Estimated 14 Attendees
     - 12 attendees signed in (Appendix E)
     - Approximately 2 attendees did not sign in
4) Public Information Meeting Materials
   - 10 Information Boards were on display (24” x 36”) (Appendix D)
   - Comment forms were available and encouraged to be filled out

Event Notification Methods

Conwest notified the local community of the Public Information Meeting numerous ways, including newspaper advertisements and a mailout required by the Township of Langley Developer Held Public Information Meeting Policy. As well, Conwest representatives hand delivered notices to those not included in the Public Information Meeting Notification Area provided by the Township.

1) Newspaper Advertisement
   - The meeting was advertised in two consecutive newspaper issues. The first advertisement ran in the Langley Advance Times on Thursday, February 17, 2022, and Thursday, February 24, 2022 (Appendix A).
2) Mailed Notice
   - On Tuesday, February 15, 2022, a notice was mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the Township of Langley (Appendix A).

3) In-Person Notice/ Community Engagement
   - On Tuesday, February 22, 2022, Conwest representatives had the opportunity to have discussions with sixteen surrounding businesses and residents to notify them through hand delivered notices of the Public Information Meeting.
   - The majority of the conversations surrounded an appetite for additional industrial development and a number of the business responses shared their personal experience surrounding challenges finding appropriate space for their business to grow in the immediate area or elsewhere in Metro Vancouver.

Summary of Public Comments Received

Three comment forms were completed and submitted to Conwest staff at the Public Information Meeting (Appendix F). There were no other comments received by email or phone leading up to the Public Information Meeting. A summary of the responses received at the meeting are noted below:

1) *Relationship to the Proposed Project:*
   - 1 person works in the Gloucester area
   - 1 person works and lives in Burnaby
   - 1 person did not provide a response
2) *Do you support these lands being used for industrial and employment uses?*
   - 2 people responded Yes
   - 1 person did not provide a response
3) *Do you have any additional comments to add?*
   - 1 person responded, “Employment lands are especially need[ed] to support the economy.”
   - 1 person responded, “I support this land being used to industrial and employment use based on the projected population growth of the region and the compensation on 96th Ave.”
   - 1 person responded, “Great plan!”

Appendix A: Notification – Newspaper

Newspaper Advertisement – Content:

DEVELOPER LED
PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.



You are invited to attend a public information meeting to view the proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

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 by email or phone, gloucester@conwest.com or 604-293-3477.

Newspaper Advertisement – Thursday, February 17, 2022:



Langley Advance Times

Making the basket

Almost perfect weekend weather draws golfers to course

Dan Ferguson

It was a near-perfect weekend for disc golf, with cool but not freezing temperatures ranging as high as 11 degrees, no wind to speak of, and next to no chance of precipitation.

It brought dozens of players out to Raptors Knoll Disc Golf Park in Aldergrove in the 1100-block of 272n. Street, including Mike Lowrie and some friends – who said the weather would have to be pretty bad to keep them away.

"We've played in the winter," Lowrie told the Langley Advance Times.

Co-founded and designed by Stewart McIsaack and Chris Hartmann in 2019, the 18-hole, 50-acre course is ranked the second best course in Canada and 19th in the entire world.

According to one online account, the sport of disc golf originated in Canada in 1926, in Bladworth, Sask., when some elementary school students started throwing tin lids into four-foot circles outdoors.

It was called Tin Lid Golf, but it didn't catch on.

It was revived in the 1960s by U.S. university students who tossed discs at targets.

The game was re-introduced to Canada with the Canadian Frisbee championships in the 1970s.

Disc golf, as it is now known, evolved into its current form in California, adding chains and a basket for targets and beveled discs for better accuracy.

Anyone interested in taking up the sport can always drop by the local disc golf park, located across from Aldergrove Regional Park, at 1111 272nd St.

Or, for more information, people can visit the club website at www.rcdiscgolf-park.com or see their Facebook page, "Raptors Knoll Disc Golf Park at Jackson Wetlands Park."

Built on the former Aldergrove landfill – which has been restored, covered with soil and donated wildflower seeds, and planted with trees – Raptors Knoll Disc Golf Park is a part of the 100-acre Jackson Wetlands Park, which includes wetlands and a trail.

A sunny weekend drew dozens of disc golf players to the Raptors Knoll course in Aldergrove during the weekend. (Dan Ferguson/Langley Advance Times)

Mike Lowrie

More online

Check out video and more photos

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DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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glouceser@conwest.com or 604-293-3477.

YOUR SOURCE FOR LOCAL NEWS
LANGLEY Advance Times
www.langleyadvancetimes.com
Black Press Media

Newspaper Advertisement – Thursday, February 24, 2022:



Langley Advance Times

Sword, knives, clubs seized in driving stop

RCMP are also looking into fake ID and illicit cannabis in other recent investigations

Matthew Claxton

Drivers from Langley, Pitt Meadows, and Abbotsford could be facing charges after a Langley RCMP operation that turned up everything from drugs to fake IDs to a sword.

The sword and other weapons were found in a Honda Civic that was pulled over in Langley City as part of an operation by the Langley RCMP Special Response Team and Street Crime units over the week of Feb. 14 to 18.

An officer pulled over the car and noticed the

The 24-year-old woman driving and her 48-year-old male passenger, both Langley residents, were arrested for possession of a weapon.

When the car was searched, police found bear bangers, a machete, a Bowie knife, and two clubs.

All the weapons were seized and will be destroyed, said Cpl. Holly Largy, spokesperson for the Langley RCMP.

Two other stops led to seizures, tickets, or recommendations of criminal charges.

In the first, a stolen U-Haul with a prohibited driver at the wheel was pulled over. The 51-year-old Pitt Meadows man was found to be in possession of multiple fake B.C. driver's licenses and social insurance cards.

The driver has been released from custody, and the RCMP has forwarded details of the case to the B.C. Prosecution Service, to consider charges.

Another stop involved a BMW driving on 200th Street.

Officers who pulled the car over noted a strong odour of freshly smoked cannabis, and the 20-year-old Abbotsford man driving appeared to be very nervous and sweaty.

When he was asked to exit the vehicle, the officers spotted a large knife in the

The vehicle was searched, and individually packaged drugs were found.

The man was given a ticket under the Cannabis Control and Licensing Act, and other information was forwarded to the Prosecution Service, for consideration of criminal charges.

The stops have been about suppressing violence around Langley, according to the RCMP.

"Langley RCMP is committed to reducing violent crimes within our communities, and this partnership is just the beginning of our efforts to eradicate this intolerable behaviour," said

Langley RCMP seized knives, clubs, a machete, and even a small sword in a series of vehicle stops around the community in recent days. (Langley RCMP/Special to the Langley Advance Times)

Developer Held Public Information Meeting
Proposed Development (Project 08-14-0226)
6905 & 6947 –205 Street, Langley

1287539 B.C. Ltd. has applied to the Township of Langley to rezone the subject properties from Suburban Residential Zone SR-2 to Residential Lot Zone R-1A for the development of 16 single family lots

You are invited to attend a Public Information Meeting on

Tuesday March 1, 2022
between 5:00 – 7:00pm

at the

Mountainview Alliance Church
7040-200 Street, Langley, B.C. V2Y 1Y4

to view the development proposal, meet the project team and provide your comments.

Your input is welcomed prior to Council's consideration of this application.

For more information, please call Michael Hale at 604-532-9700

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.

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Date: Wednesday, March 2, 2022
Time: 4:00pm – 7:00pm
Location: Coghlan Community Hall, 6795 256 St, Langley, BC V4W 1T9

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 by email or phone.

glouceser@conwest.com or 604-293-3477.

Virtanen to get jury trial

Ben Lypka

Jake Virtanen, represented by lawyer Joseph Scolnicki, has elected to have his sexual assault trial by judge and jury.

Virtanen, who grew up in Langley, appeared Feb. 17 in Vancouver provincial court. His next court appearance will be in B.C. Supreme Court on March 9.

B.C. Prosecution Service approved one count of sexual assault against Virtanen, 25, in relation to an incident that occurred in Vancouver on Sept. 26, 2017, when Virtanen was playing in the NHL. The charge was announced on Jan. 27.

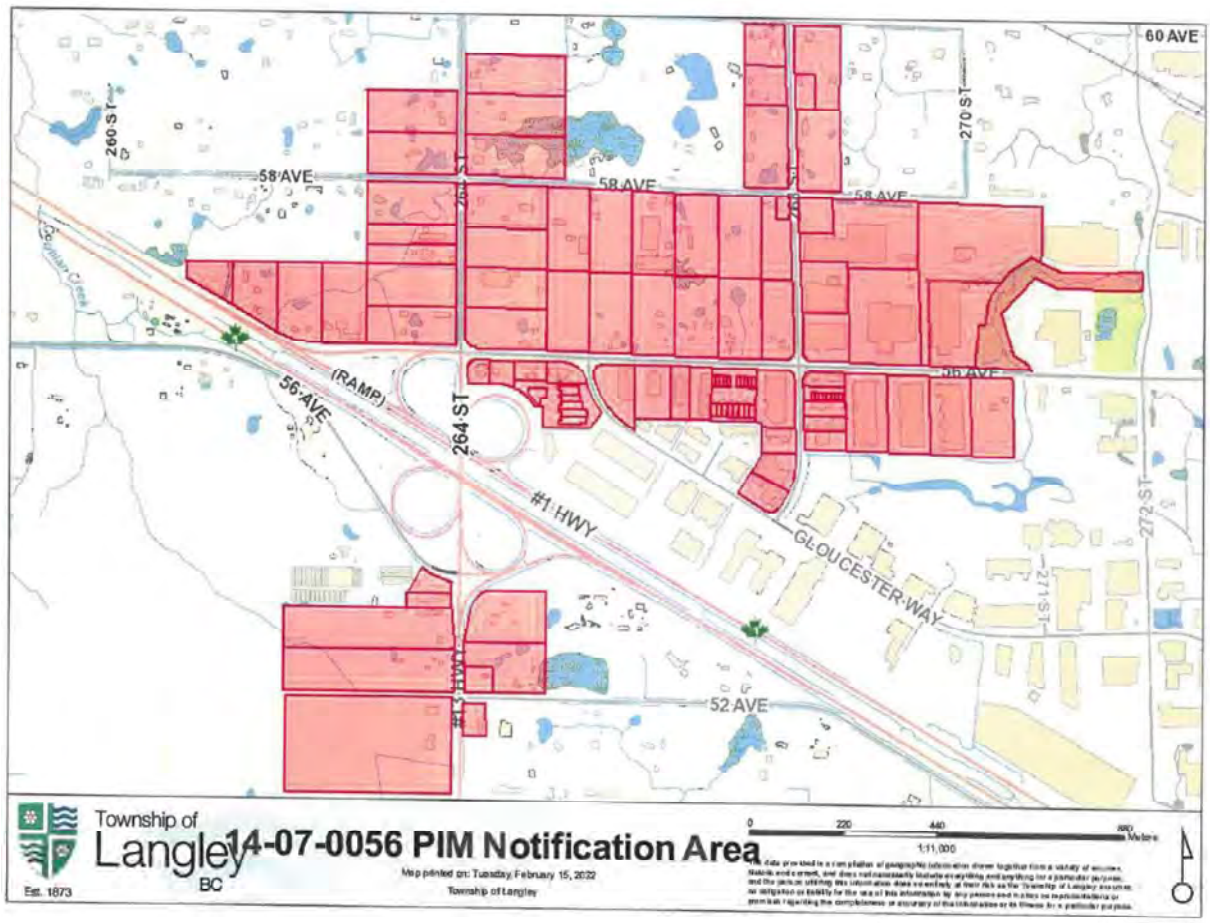
Virtanen

The Vancouver Police Department launched an investigation in May 2021, when a woman, now 23, came forward to police. Virtanen is not currently in custody.

Donna M. Van Beek
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Appendix B: Notification – Mail

Public Information Meeting Notification Area (red), provided by the Township of Langley – 162 addresses:



Mailed Notice – mailed Tuesday, February 15, 2022:

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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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 gloucester@conwest.com, or call us at 604-293-3477.

Appendix C: Photos of Event





Appendix D: Presentation Materials

ABOUT CONWEST

Conwest is a local, private, family owned real estate developer founded in the early 1980s.
Conwest was first established as a civil contracting company and has expanded significantly over the years.

Conwest has over 30 years of experience in industrial and commercial real estate development. Past projects include both large and small scale industrial developments, including Amazon's last mile distribution centre in Delta, and the newly constructed head office, warehouse and distribution centre for Lordco Auto Parts in Port Coquitlam.

Conwest recognizes the importance of creating jobs and economic development within local communities.







PROJECT OVERVIEW

PROPOSAL

- Amendment to the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to permit future industrial uses
- Rezone eight lots from Rural Zone (RU-1) to General Industrial Zone (M-2)
- Detailed Development Permit application to follow



PROJECT OVERVIEW

Official Community Plan

EXISTING DESIGNATION: Agricultural

PROPOSED DESIGNATION: Industrial

Zoning

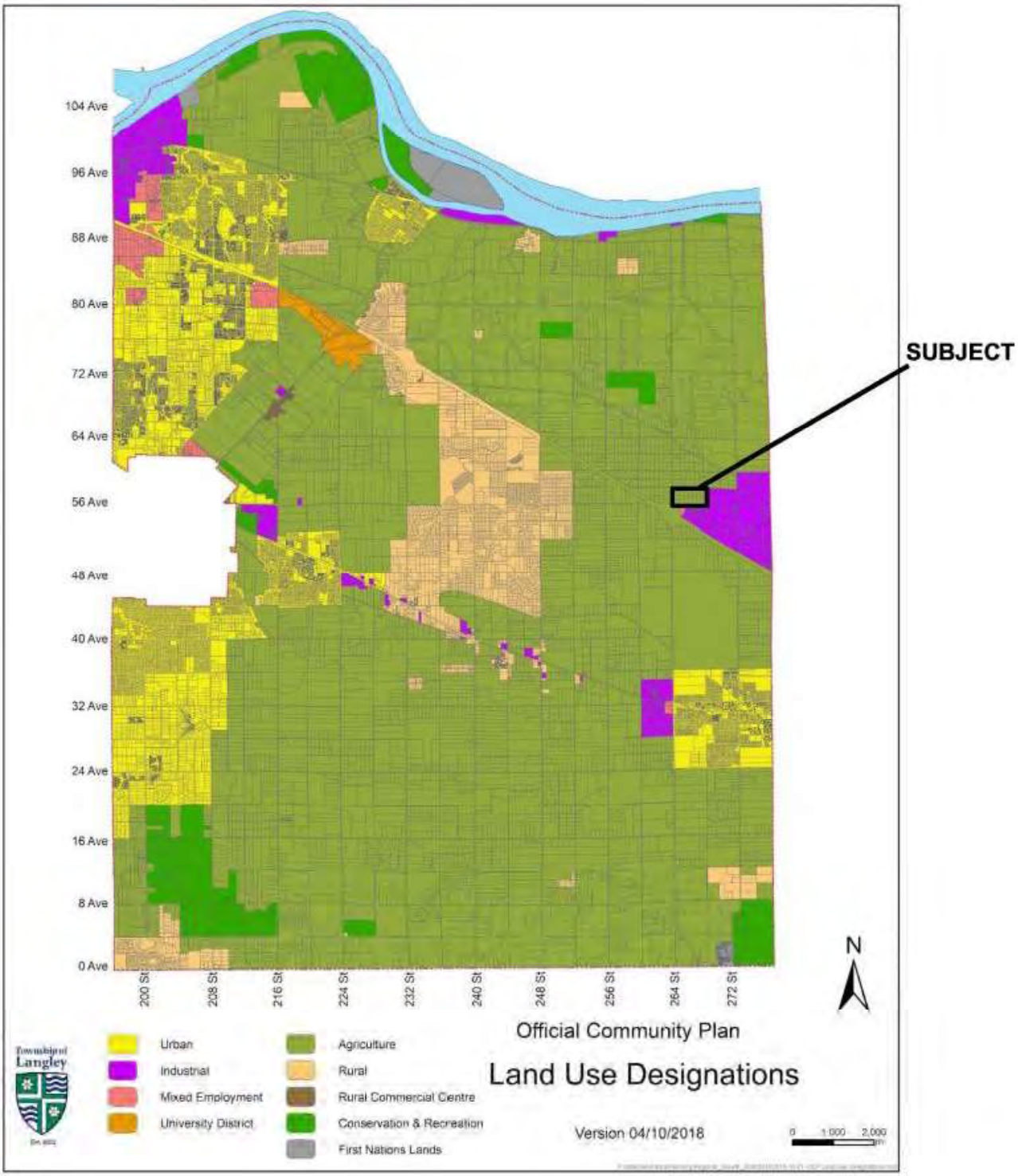
EXISTING ZONING: Rural Zone (RU-1)

PROPOSED ZONING: General Industrial Zone (M-2)

POTENTIAL USES INCLUDE:

- Light manufacturing, assembly, repair, finishing and packaging of products
- Warehousing, wholesaling and storage facilities (inside)
- Accessory offices to permitted industrial uses
- All uses enclosed within buildings



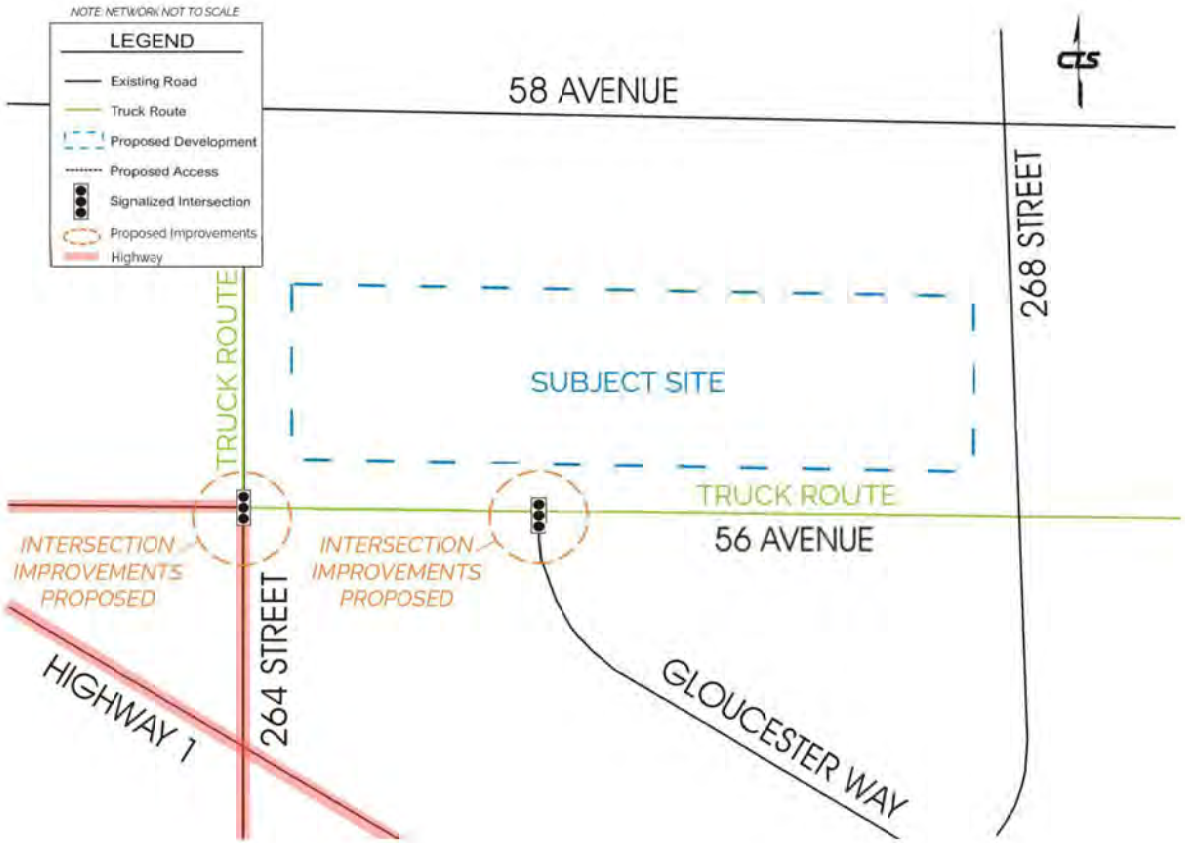

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Official Community Plan
Land Use Designations
Version 04/10/2018
Township of Langley
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands

EMPLOYMENT

- This application aligns with the goals set out by Metro Vancouver in the Regional Growth Strategy as well as the Township of Langley's Economic Development strategy.
- Under typical industrial development assumptions, these lands will provide hundreds of full-time jobs.
- This rezoning will also contribute to achieving the goals set out in the Township's Economic Development Strategy, namely:
  - Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.
  - Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.
- The proposed location offers strategic access off the Highway



SITE ACCESS



- Site has frontage on the existing Township Truck Route on 264 Street and 56 Avenue
- Intersection improvements proposed for Gloucester Way and 56 Avenue and 264 Street and 56 Avenue.
  - Pedestrian crosswalk construction
  - 4-way signal at Gloucester Way intersection
- Ministry of Transportation and Infrastructure improvements to Highway 1 planned
- Less than 300m away from Highway 1

96TH AVENUE ENHANCEMENT PROJECT



Proposal to rehabilitate and enhance a current relic site in the Township of Langley.

This Off-site Environmental Compensation project includes the following improvements:

- Creation and improvement of fish habitat
- Community Amenity which includes a potential learning farm and trail continuation

KPU

Salmon River Enhancement Society

96TH AVENUE ENHANCEMENT PROJECT

Existing





Proposal



Off-channel design with overflow channel incorporated. Overflow channel could be removed from design and adjacent pool made larger.

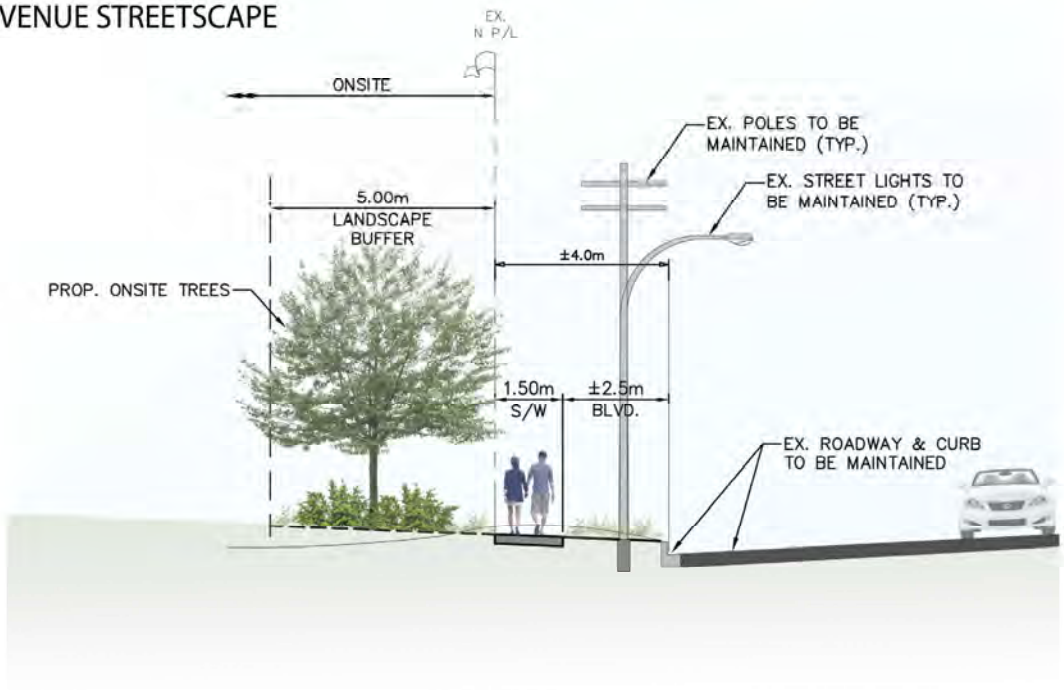
Precedent Imagery





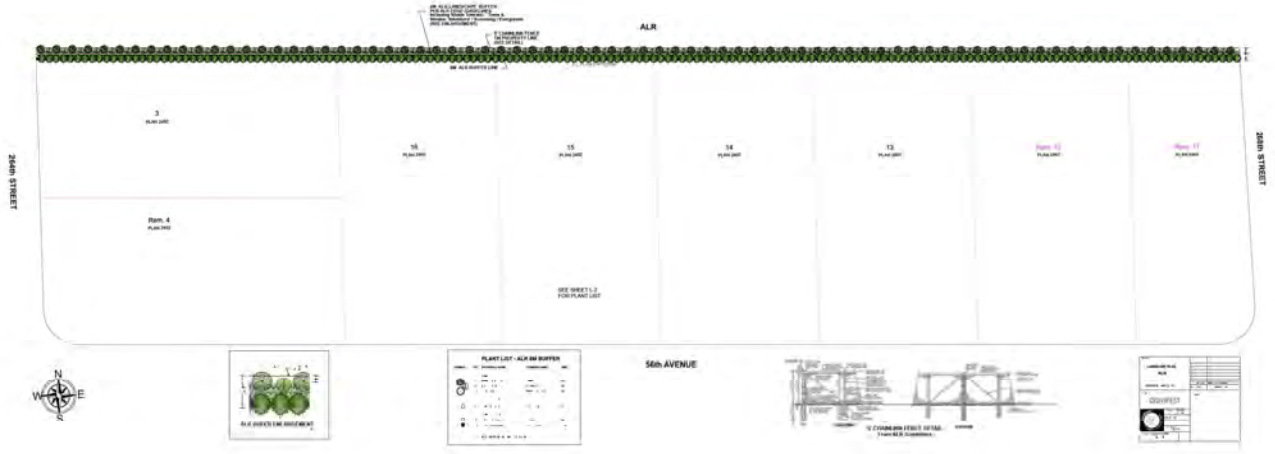
PUBLIC REALM IMPROVEMENTS

56 AVENUE STREETSCAPE

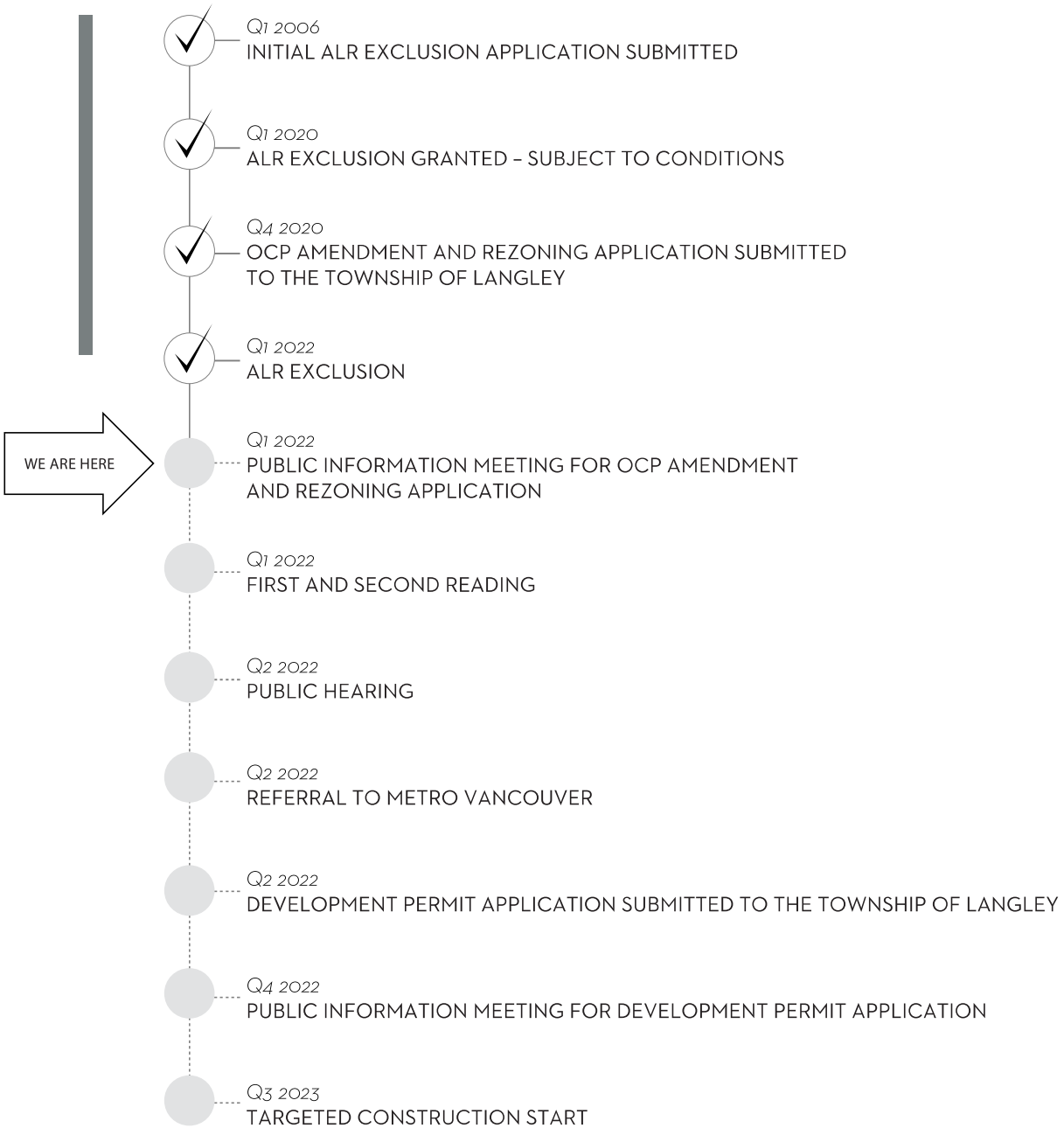


- Various landscape improvements proposed
  - Onsite landscape buffer
  - Vegetated ALR buffer
  - Sidewalk and curb construction along 56 Ave between 264 Street and 268 Street
- 96th Avenue Enhancement Project

VEGETATED ALR BUFFER



SCHEDULE


Q1 2006
INITIAL ALR EXCLUSION APPLICATION SUBMITTED
Q1 2020
ALR EXCLUSION GRANTED – SUBJECT TO CONDITIONS
Q4 2020
OCP AMENDMENT AND REZONING APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q1 2022
ALR EXCLUSION
WE ARE HERE
Q1 2022
PUBLIC INFORMATION MEETING FOR OCP AMENDMENT AND REZONING APPLICATION
Q1 2022
FIRST AND SECOND READING
Q2 2022
PUBLIC HEARING
Q2 2022
REFERRAL TO METRO VANCOUVER
Q2 2022
DEVELOPMENT PERMIT APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q4 2022
PUBLIC INFORMATION MEETING FOR DEVELOPMENT PERMIT APPLICATION
Q3 2023
TARGETED CONSTRUCTION START

Appendix E: Completed Sign-In Sheet

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		✓		FOIPPA s. 22(1)	FOIPPA s. 22(1)	
		✓				
		Langley				
		Ft Langley				
Pietrina Amos. →		Murrayville.			parmason@tol.ca.	
FOIPPA s. 22(1)		MATSqui			FOIPPA s. 22(1)	
		BURNABY				

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOI PPA s 22(1)		Surrey Langley Langley NEW WEST.	FOI PPA s 22(1)			

Appendix F: Completed Comment Response Forms

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: WORK + LIVE IN BURNABY.

1. Do you support these lands being used for industrial and employment uses?

   (Yes) No

2. Do you have additional comments to add?

I SUPPORT THIS LAND FOR INDUSTRIAL + EMPLOYMENT USE BASED ON THE PROJECTED POPULATION GROWTH OF THE REGION AND THE COMPENSATION ON 96TH AVE.

Thank you for taking the time to comment!

COMMENT FORM

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Tell us about yourself:

Name:

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Do you have additional comments to add?

Great Plan!!

Thank you for taking the time to comment!

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW NO. 5706

EXPLANATORY NOTE

Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW NO. 5706

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 (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Agriculture” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Agriculture” to “Industrial” with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556” as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as “Service and General Industrial”; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

Lot 4 Except Part Dedicated Road on Plan 86434;

Lots 3, 13, 14, 15 And 16;

Lot 12 Except: Part Dedicated Road on Plan 85782;

Lot 11 Except: Part Dedicated Road on Plan 85670;

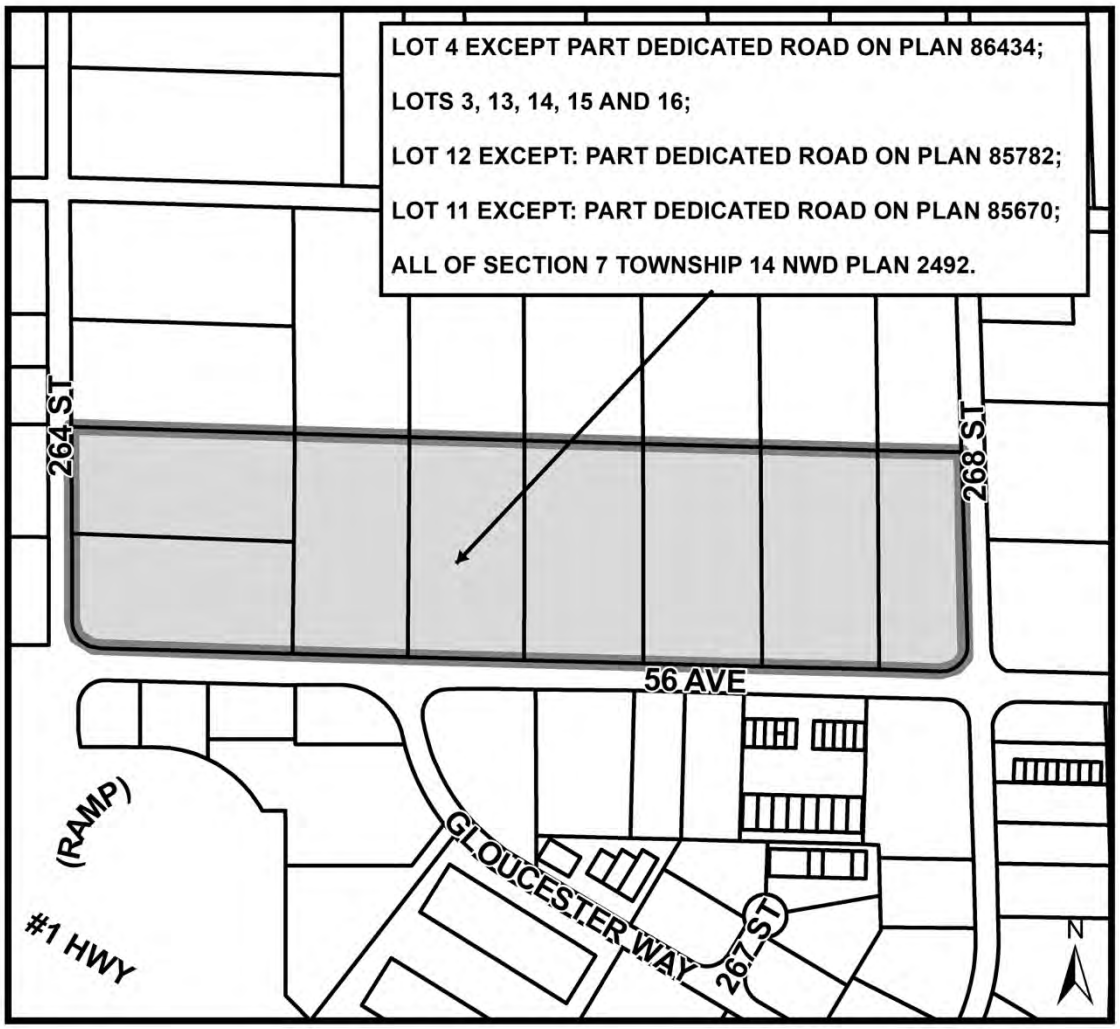
All of Section 7 Township 14 NWD Plan 2492.

as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW NO. 5707

EXPLANATORY NOTE

Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

Bylaw to amend the Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

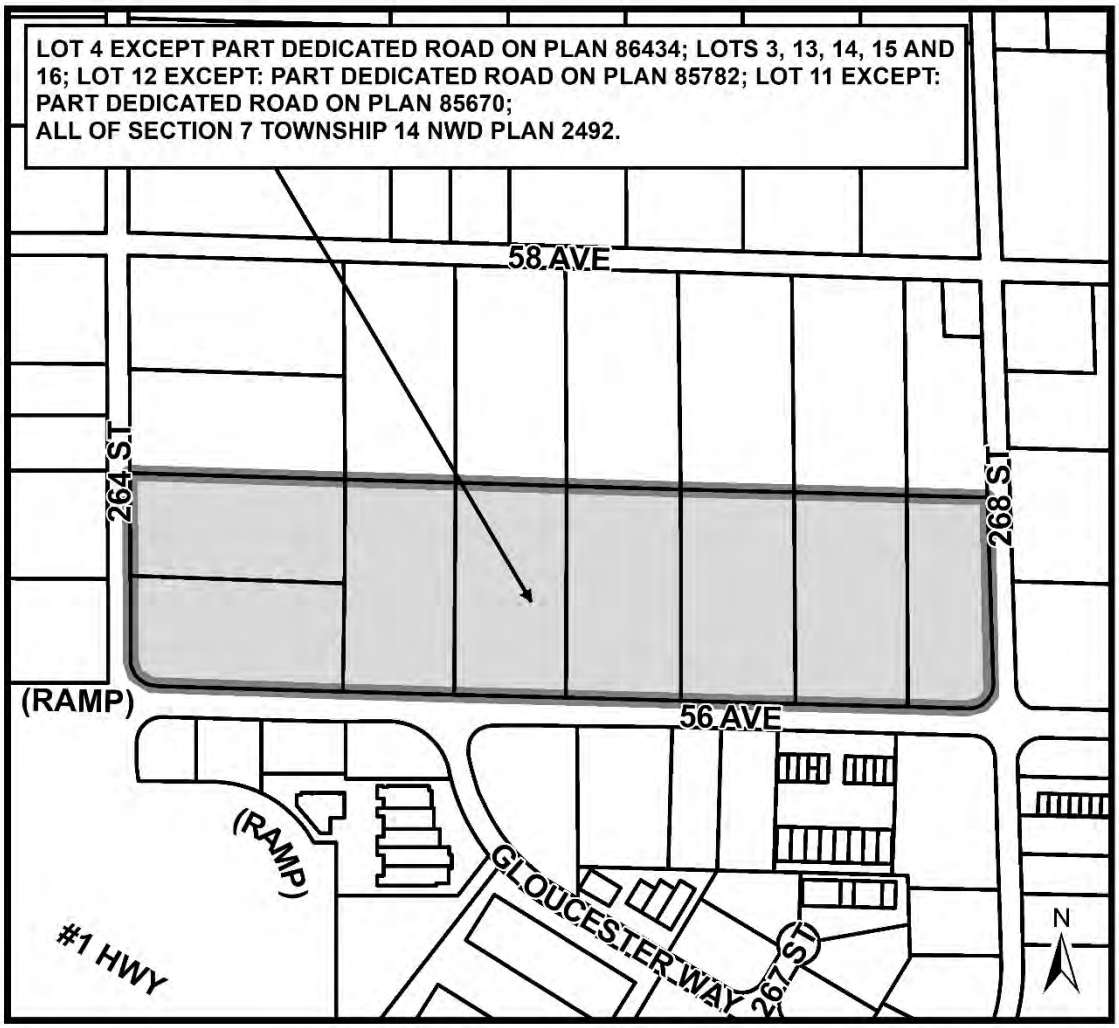
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

EXPLANATORY NOTE

Bylaw No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26713, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670, and 5625 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

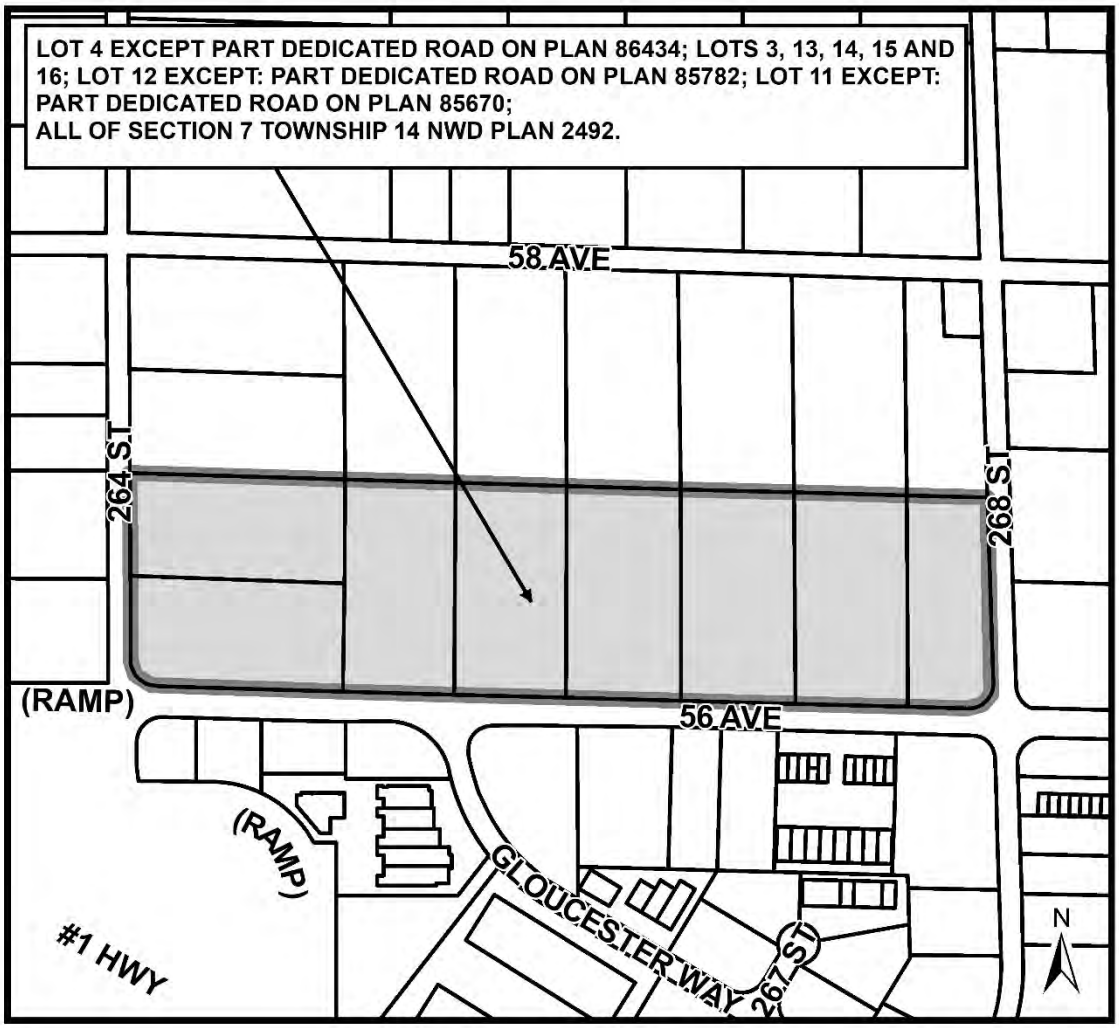
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 - REGULAR MEETING	**REPORT:**	22-23
FROM:	ENGINEERING DIVISION	**FILE:**	5600-10
SUBJECT:	DRINKING WATER CONSERVATION - BYLAW AMENDMENTS		

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771; and further

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772.

EXECUTIVE SUMMARY:

Township of Langley Drinking Water Conservation Bylaw regulates the use of municipal water with restrictions related to cosmetic watering (lawn and garden) from May 1 to October 15 aligning with a previous version of Metro Vancouver's Drinking Water Conservation Plan (DWCP). The current use of water for lawns and gardens is currently limited to two mornings per week, for both residential and non-residential properties.

Last summer, the Metro Vancouver region experienced record-breaking temperatures, which lead to a significant increase in water use above seasonal averages. In 2021 the region set a daily high-water demand of 1.8 billion litres during the June "heat dome" event, a near all time high for daily water demand. The sustained period of sun and high temperatures following this extreme event saw regional daily water use exceed 1.5 billion litres for 40 consecutive days. On average, demand exceeds 1.5 billion litres daily for a period of 14 consecutive days each year. There were periods where the Metro Vancouver system could not provide the pressures necessary to supply demands.

To reduce demand and avoid the need for costly infrastructure upgrades, the Metro Vancouver Board approved revisions to the DWCP on October 29, 2021, a copy of which has been included as Attachment A. The revisions reduce allowable lawn watering to one morning per week and change allowable watering times as a function of automated or manual watering techniques. The revisions also prohibit lawn watering should Stage 2 Restrictions be declared. A summary highlighting the restrictions for all four stages has been included as Attachment B.

Amendments to Township's Drinking Water Conservation Bylaw are necessary to align the Township's regulations with those of the MV region. These revisions are anticipated to support water conservation efforts through demand management and are proposed to be supported with a public awareness campaign as well as a progressive bylaw enforcement approach, if needed.

PURPOSE:

To seek Council's approval of amendments to the Township Drinking Water Conservation Bylaw to align with revisions to Metro Vancouver's Drinking Water Conservation Plan, as adopted by the Regional Board, as well as the accompanying Bylaw Notice Enforcement Bylaw to increase fines to align with regional rates to ensure compliance.

BACKGROUND/HISTORY:

As water from reservoirs operated by Metro Vancouver is a shared resource, the Metro Vancouver Board has adopted a region-wide Drinking Water Conservation Plan (DWCP) to ensure water conservation efforts are coordinated across municipal boundaries and includes municipal operations. Metro Vancouver meters all water delivered to local governments and bills each local government for the amount of water consumed. Local governments are responsible for decision making on water metering of residences and businesses.

Generally, all industrial, commercial, and institutional water users are fully metered in Metro Vancouver. The approach to metering multi-family buildings and single-family homes varies across the region. Some local governments have implemented metering for all homes, while homes in other local governments are unmetered. Metro Vancouver supports water metering as a best management practice and encourages local governments in the region to move towards universal metering.

In the Township, municipally supplied water consists of a mixture of local ground water with water sourced from Metro Vancouver's reservoirs. Demand for water during the summer months can increase by up to 50% over average winter demands in the region, with that ratio being even higher in the Township of Langley primarily due to increased lawn watering. To reduce water demand when incoming supply is at its lowest, Stage 1 water restrictions automatically activate on May 1 each year restricting how and when properties may water lawns, trees, shrubs, and flowers. There are no restrictions for vegetable gardens. The DWCP has four stages of restrictions as follows:

- Stage 1: automatically activated May 1 to Oct 15
- Stage 2 & 3: activated during unusually hot and dry conditions to maximize conservation
- Stage 4: implemented during emergencies to limit water use to essential use only

Stage 1 restrictions are automatically activated each year to ensure the region has an adequate drinking water supply until fall precipitation begins to refill reservoirs and increase the snowpack on local mountains. Reducing water demand during the summer months helps delay the need to invest in costly infrastructure upgrades. Periodically, Metro Vancouver reviews the DWCP and determines if revisions are required based on population growth, historical water demand, and changes to the region's climate. The region wide DWCP, limiting lawn watering to two mornings per week was last adopted by the Board in 2018. Subsequently, Township of Langley Council adopted Drinking Water Conservation Bylaw 2018 No. 5321 to align the Township with the regional plan.

A review of regional fines for contravention of water conservation bylaws indicated that the Township's rates are lower than other Metro Vancouver municipalities, most notably for Stages 3 and 4. The table below outlines current fines for contravention of water regulations for unauthorized use of water in each stage:

Municipality	Stage 1	Stage 2	Stage 3	Stage 4
Township of Langley	$100	$200	$300	$400
City of Langley	$100	$200	$500	$1000
City of Surrey	$200	$250	$350	$450
City of New Westminster	$100	$200	$500	$500
City of Burnaby	$150	$250	$350	$500
City of Vancouver	$250	$500	$750	$1000

DISCUSSION/ANALYSIS:

All municipal water delivered to homes, institutions, and businesses is drinking water. Properties who are connected to the municipal water supply are subject to Drinking Water Conservation Bylaw 2018 No. 5321 that limits non-essential uses of water seasonally including lawn watering.

Stage 1 restrictions automatically activate each year on May 1 and last until October 15 or until a more severe stage is declared. Higher stages of restrictions (Stages 2, 3, and 4) can be declared if the region sees consumption outpace supply and reservoir levels begin to fall outside of the normal

range. These higher restriction stages further limit lawn and garden watering, as well as place additional restrictions on non-essential water use such as the filling or topping up of fountains or washing of vehicles and boats for aesthetic reasons. Stage 2 and Stage 3 restrictions were most recently activated during the summer of 2015 when the region suffered from severe drought during unseasonal long hot and dry conditions.

Although higher stages of restrictions have not been required for the past six summers, the summer of 2021 saw regional water demand set new records. During the record breaking "heat dome" event in late June 2021, regional water demand peaked at 1.8 billion litres, a near all time high. A sustained period of sun and heat following this event saw the regional demand exceed 1.5 billion litres daily for 40 consecutive days. The historical average was 14 consecutive days exceeding 1.5 billion litres daily. Despite record breaking demand, the region did not move to Stage 2 restrictions in 2021 thanks to a larger than average snowpack and extended melting period.

As the region's population continues to grow and the effects of climate change make forecasting water supply more challenging, there is a need to reduce per-capita water use through further limits on non-essential uses. Changes to the DWCP approved by the Metro Vancouver Board on October 29, 2021 are as follows:

Stage 1 (May 1 to October 15)
Lawn watering limited to one morning per week based on address and property type (previously two mornings were permitted). Watering times on that one morning are now also determined by the method of watering:

- Residential (even numbered properties on Saturday, odd numbered properties on Sunday)
  - 5:00 – 7:00am - Automatic watering (automated irrigation system, watering timers, etc.)
  - 6:00 – 9:00am – Manual watering (manual sprinkler, handheld hose, etc.)
- Non-residential, Municipal, and Schools (even numbered properties on Monday, odd numbered properties on Tuesday)
  - 4:00 – 6:00am – Automatic watering
  - 6:00 – 9:00am – Manual watering

Stage 2 (activated if required)
Lawn watering prohibited. No new watering exemption permits issued; existing permits valid until expiry date.

There is no change to Stage 3 or Stage 4 restrictions.

The staggered Stage 1 watering times based on automatic and manual watering are proposed in order to control the length of time properties with automated systems water their lawns. Under the previous DWCP, watering is permitted by any means between 4:00am and 9:00am on a property's allocated mornings. Metro Vancouver has reported many properties with automated systems set their system to water the entire allowable time regardless of what is required to maintain a healthy lawn. Also of note is a one-hour delay to the start of allowable watering for residential properties to 5:00am. This change was implemented to allow for additional time to refill reservoirs overnight.

Proposed Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771 would see the Township's bylaw align with the regional Drinking Water Conservation Plan. If the bylaw is amended, Staff will implement a comprehensive education campaign to ensure residents and businesses are aware of the changes. Similarly, enforcement strategies for summer 2022 will continue to focus on education and awareness of the recent changes to allowable watering times. Metro Vancouver will be supporting member municipalities through their annual "We Love Water" campaign and discussions with industry (landscapers, irrigation specialists, etc.). New for this year, Metro Vancouver is providing additional support via a summer support program. Metro Vancouver staff and/or consultants will monitor select neighbourhoods of member municipalities for

lawn watering outside allowable times. Properties observed to be watering outside allowable times will be left information brochures on the recent changes to acceptable watering times.

While 2022 enforcement strategies will be focused on education and awareness, progressive bylaw enforcement may be needed in certain cases, including the issuing of fines. A review of fines in other municipalities revealed the Township's fines to be lower than average. It is recommended that Council approve increases to fines for unauthorized water use in all restriction stages as proposed in Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772 which adjusts fines as follows:

Stage	Current Fine	Proposed Fine
1	$100	$150
2	$200	$250
3	$300	$350
4	$400	$500

Interdivisional Implications:

Proposed amendments to the Bylaw could affect Bylaw Enforcement measures in the form of additional support required to bring properties into compliance with the amended bylaw. Once the amending bylaw receives final reading and Council approval, a comprehensive education campaign within the community will be undertaken supported by wider regional promotion organized by Metro Vancouver to ensure residents are aware of and abide by the revised restrictions. As in previous years, complaints for lawn and/or garden watering outside of allocated times will continue to be handled by technical staff to initially educate property owners, requesting Bylaw Enforcement assistance as required.

Environmental Implications:

Limiting lawn watering to one morning per week will have positive environmental benefits such as reduced greenhouse gas emissions incurred as a result of less water requiring treatment and transportation before delivery to the end user. Reducing demand will also help delay the need to invest in costlier infrastructure projects which would have their own environmental impacts.

Financial Implications:

Reducing water consumption may have a positive financial impact for the Township resulting in reduced water purchase requirements from Metro Vancouver. If the amending bylaw is approved, an extensive education and awareness campaign about the changes to allowable watering days and times will be developed and implemented. Costs for this education and awareness campaign will be funded through existing operating budgets.

Respectfully submitted,

Ryan Schmidt
MANAGER, SUSTAINABILITY
for
ENGINEERING DIVISION

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

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

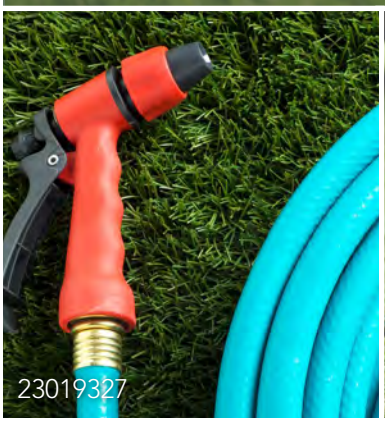
ATTACHMENT A Metro Vancouver Drinking Water Conservation Plan - November 2021

ATTACHMENT B Drinking Water Conservation Plan: Summary

ATTACHMENT A

Drinking Water Conservation Plan

November 2021









Published date: This Plan is to come into force and take effect on November 1, 2017

Plan amended on November 1, 2021.

Metrotower III, 4515 Central Boulevard, Burnaby, BC, V5H 0C6
www.metrovancouver.org

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1 Overview of the Drinking Water Conservation Plan

The Greater Vancouver Water District (GVWD) was created and constituted under the provincial statute the *Greater Vancouver Water District Act*, to supply drinking water to the Metro Vancouver region. The GVWD is governed by an Administration Board (the Board) consisting of representatives from the member jurisdictions of the GVWD. The Board appoints a Commissioner (the GVWD Commissioner) who provides management and oversight of the activities of the GVWD. The GVWD operates under the name "Metro Vancouver".

Metro Vancouver, working together with the member jurisdictions of the GVWD, provides clean, safe drinking water to the region's population of 2.7 million. Metro Vancouver's *Drinking Water Conservation Plan* (DWCP) is a regional policy developed with member jurisdictions and other stakeholders to manage the use of drinking water during periods of high demand, mostly during late spring to early fall, and during periods of water shortages and emergencies. The DWCP helps ensure our collective needs for drinking water are met affordably and sustainably now, and in the future.

There are two complementary documents to the DWCP. One is the Board's *Drinking Water Conservation Policy* which describes: 1) the GVWD Commissioner's decision-making process for activating and deactivating Stages of the DWCP; and 2) the implementation process for member jurisdictions.

The second complementary document is Metro Vancouver's *Drinking Water Management Plan*, which sets out the following three goals:

1. Provide clean, safe drinking water.
2. Ensure the sustainable use of water resources.
3. Ensure the efficient supply of water.

The water restrictions, as outlined in the DWCP, provide regional direction for meeting Goal 2 – Ensuring the sustainable use of water resources.

The DWCP applies only to member jurisdictions of the GVWD and the use of drinking water from the GVWD's water system. Jurisdictions that are not members of the GVWD are encouraged to follow the restrictions in the plan to help conserve drinking water and demonstrate leadership and consistency to water users across the region. The DWCP restrictions do not apply to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system. If water is supplied from an alternative source other than the GVWD water system, such users are encouraged to display signs indicating the alternative water source.

Underlying the development and implementation of the DWCP are the following four principles:

1. Recognize drinking water as a precious resource that must be conserved.
2. Maintain the environmental, economic vitality and health and safety of the region to the extent possible in the face of a water shortage.
3. Optimize available water supplies and reduce water use.
4. Minimize adverse impacts to public activity and quality of life for the region's residents.

2 Metro Vancouver's role in ensuring the sustainable use of water resources

2.1 Managing the region's drinking water responsibly

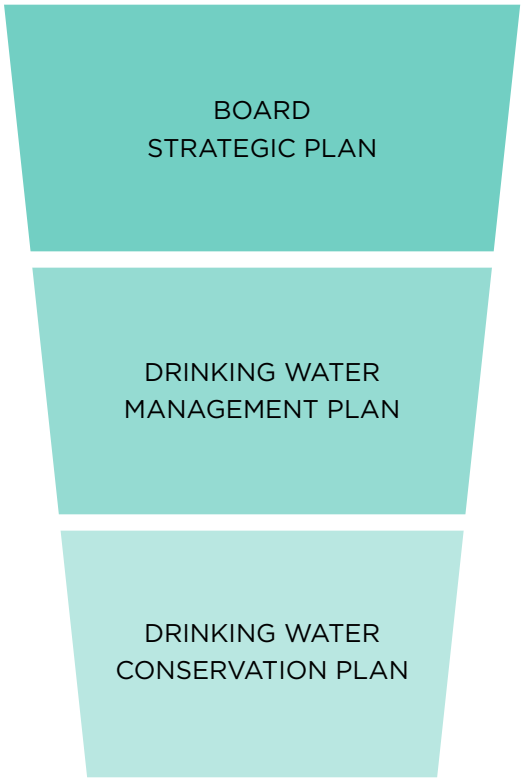
Metro Vancouver is responsible for storing, treating, and delivering clean, safe drinking water through its member jurisdictions to over 2.7 million people in the Metro Vancouver region of British Columbia.

Metro Vancouver's water system includes three watersheds and associated dams and reservoirs, treatment facilities, an extensive transmission system, plus the performance of related operational and maintenance tasks to manage this infrastructure.

Metro Vancouver distributes water to member jurisdictions on a cost recovery basis.

Member jurisdictions then deliver drinking water, through their infrastructure, directly to individual properties. All individual billing and enforcement of water use restrictions is undertaken by each respective member jurisdiction.

Metro Vancouver manages the region's water system in accordance with Provincial regulations and Federal guidelines. In addition to meeting those regulations and guidelines, Metro Vancouver is responsible for developing long-range plans for managing the region's drinking water and operating the water system. The system is operated in alignment with priorities identified in Metro Vancouver's *Board Strategic Plan*, under the region's *Drinking Water Management Plan* and in consideration of the principles of sustainability through decision making that considers social, economic, and environmental values.



2.2 Water conservation in Metro Vancouver

Water conservation is a major component of Metro Vancouver's planning to ensure the sustainable use of water resources. Helping water users such as residents, businesses, schools, and member jurisdictions to use only what they need helps ensure an efficient and relatively cost effective water system.

Most precipitation in Metro Vancouver occurs between November and April. Dry summer months lead to an increase in water use, particularly for the outdoor uses described in the DWCP. Assisting water users to develop sustainable water use habits year round makes a significant difference in reducing daily demand and sustaining reservoir levels during dry months. Reducing demand through water conservation practices also defers the need to invest in expanding the infrastructure, even as the region's population grows by approximately 35,000 residents annually.

The DWCP describes the staged restrictions related to outdoor water use that water users should follow to:

- Prevent water from being wasted;
- Prepare for and respond to drought and emergency conditions;
- Ensure drinking water can be delivered to all users during the summer when rainfall levels are lowest and the demand for water is highest;
- Adapt to a changing climate;
- Support fish habitat and ecosystems;
- Minimize the costly expansion of the water system infrastructure; and
- Maintain adequate water pressure to keep the system operating safely and effectively.

More information on Metro Vancouver's water conservation initiatives, improvements and expansion to the delivery system, and planning for future water supply can be found at www.metrovancouver.org.



CAPILANO RESERVOIR

3 Drinking Water Conservation Plan – Stages 1 through 4

Each stage of the DWCP is designed to reduce demand for drinking water through specific water restrictions which become more restrictive with higher stages. The following general restrictions apply to all stages of the plan in addition to the specific water restrictions contained in each stage:

- All hoses must have an automatic shut-off device;
- Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants;
- Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason
- Hoses and taps must not run unnecessarily; and
- Irrigation systems must not be faulty, leaking, or misdirected.

In most cases, the stages of the plan will be activated in successive order, but they can also be activated immediately in any order.

Stage 1 reduces demand in summer months, and is automatically in effect on May 1 until October 15.

Stages 2 and 3, activated and deactivated by the GVWD Commissioner, are likely to be activated during unusually hot and dry conditions to maximize conservation.

Stage 4, activated and deactivated by the GVWD Commissioner during an emergency to immediately limit water use to essential needs only.

The decision to activate more restrictive stages of the DWCP is based on measured facts, reasoned predictions, and historical patterns, with a goal of ensuring the sufficient supply of water until the concerns that caused the more restrictive stages are over, typically in the early fall with the return of seasonal rainfall.

3.1 Stage 1 Water Restrictions

Stage 1 comes into effect automatically each year – on May 1 until October 15 – to prevent drinking water wastage and ensure water users employ efficient and effective watering practices.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses on Saturdays: - Automatic watering from 5 am to 7 am - Manual watering from 6 am to 9 am Odd-numbered civic addresses on Sundays: - Automatic watering from 5 am to 7 am - Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a member jurisdiction permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 5 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses on Mondays: - Automatic watering from 4 am to 6 am - Manual watering from 6 am to 9 am Odd-numbered civic addresses on Tuesdays: - Automatic watering from 4 am to 6 am - Manual waterin– from 6 am to 9 am
	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a member jurisdiction permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses on Mondays: - Automatic watering from 4 am to 6 am - Manual watering from 6 am to 9 am Odd-numbered civic addresses on Tuesdays: - Automatic watering from 4 am to 6 am - Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a member jurisdiction permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Flushing water mains	Prohibited

3.2 Stage 2 Water Restrictions

Stage 2 restrictions conserve drinking water to ensure the existing supply will last until the return of seasonal rainfall or until the water shortage situation is over. These restrictions are designed to conserve enough drinking water to avoid or delay moving to Stage 3 as long as possible.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Member jurisdiction permit issued in Stage 1 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 5 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Member jurisdiction permit issued in Stage 1 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering golf courses	Fairways watering anytime on any one day in a 7-day period, except if operating under an approved member jurisdiction water management plan
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited

TABLE CONTINUES ON NEXT PAGE

User	Water Use	Restriction
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Member jurisdiction permit issued in Stage 1 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited

3.3 Stage 3 Water Restrictions

Stage 3 restrictions respond to serious drought conditions, or other water shortage, and achieve further reductions in drinking water use by implementing a lawn watering ban and additional stricter measures.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering golf courses	Fairways watering prohibited except if operating under an approved member jurisdiction water management plan
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing	Prohibited except if: - A facility that installed an automatic vehicle wash system before November 1, 2017, is operating on a basic wash and rinse cycle only - A facility that installed an automatic vehicle wash system after November 1, 2017, is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle - A hand wash and self-service facility, is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute

TABLE CONTINUES ON NEXT PAGE

User	Water Use	Restriction
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, and flowers	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am, except if: - Watering newly over-seeded fields if in compliance with a member jurisdiction permit - Operating under an approved member jurisdiction water management plan
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

3.4 Stage 4 Water Restrictions

Stage 4 is an emergency stage that limits both indoor and outdoor water uses as much as possible to ensure an adequate supply of drinking water for human consumption, use in firefighting and to protect the quality of drinking water within the water system for public health.

Stage 4 is activated based on the rare occurrence of a significant emergency, such as an earthquake, flood, wild land and interface fire, severe weather, or a prolonged regional power outage that causes significant impacts to the water system infrastructure (e.g. damage to major water transmission lines, pump stations, or treatment plants).

In addition to the following outdoor water restrictions, Metro Vancouver could request that industrial water users implement voluntary reductions or reschedule production processes that consume large amounts of water until Stage 4 is deactivated.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Watering golf courses	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for health or safety reason
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	
	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety	
	Commercial vehicle washing	Prohibited

TABLE CONTINUES ON NEXT PAGE

User	Water Use	Restriction
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All member jurisdiction permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Watering soil-based playing fields	Prohibited
	Watering sand-based playing fields	Prohibited
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

3.5 Stage activation

Stage 1 comes into effect automatically on May 1 until October 15 each year.

Stages 2, 3 and 4 are activated and deactivated by the GVWD Commissioner.

The following factors guide the GVWD Commissioner's decision to activate or deactivate stages of the DWCP:

- Available storage capacity of the Capilano and Seymour Reservoirs and alpine lakes;
- Water allocated to Metro Vancouver by BC Hydro from the Coquitlam Reservoir;
- Hydrologic forecasting parameters including temperature, rainfall, snowpack, and snowmelt;
- Seasonal water demand trends (measured and charted daily);
- User compliance with the restrictions; and
- Water transmission system performance and ability to deliver water during periods of high demand.

Once the GVWD Commissioner makes the decision to activate or deactivate a stage, all member jurisdictions are alerted within 24 hours, which triggers public notification and enforcement.

The GVWD Commissioner has the authority to activate, extend or deactivate stages at any time.

3.6 Public notification

Metro Vancouver and member jurisdictions are responsible for communicating information to water users about the restrictions in clear and plain language including:

- Providing public access to the restrictions in both a full and abbreviated version;
- Distributing communications materials;
- Promoting the annual start date of the restrictions;
- Notification of activation or deactivation of stages;
- Responding to queries; and
- Recording feedback for consideration in future reviews.

3.7 Monitoring and enforcement

Member jurisdictions incorporate the DWCP restrictions into their bylaws, where each member jurisdiction is responsible for monitoring and enforcing the restrictions in their communities. Member jurisdictions will ensure that their respective enforcement and penalties for violations of the water restrictions increase with each successive stage of the DWCP to reflect the severity of the situation requiring the activation of an advanced stage.

Member jurisdictions may use a variety of tools to promote and ensure bylaw compliance including educational materials, using verbal and written warnings, issuing tickets and imposing fines.

3.8 Updating the Drinking Water Conservation Plan

The DWCP is reviewed periodically to reflect population growth, climate change, new technologies and changes in water system infrastructure. Proposed changes are discussed with member jurisdictions responsible for plan implementation and enforcement, and with stakeholders. All updates are reviewed and approved by the Board.



COQUITLAM WATERSHED

4 Exemption for member jurisdictions for health and safety reasons

Metro Vancouver encourages all member jurisdictions to follow the watering restrictions in the DWCP to conserve water and demonstrate leadership. However, Metro Vancouver recognizes that member jurisdictions have important decisions to make regarding protecting public health and safety, and that certain circumstances may require the use of drinking water in a manner that is not consistent with the DWCP restrictions. Therefore, member jurisdictions have the authority to use water during any stage and are exempt from the restrictions in the DWCP for activities that are necessary for the purpose of protecting public health and safety. Examples include:

- Flushing water mains where a significant health or safety concern is identified;
- Washing down public spaces where significant health concerns are raised, or on the recommendation of the local health authority;
- Wetting forest and park perimeters or boulevards as part of a fire prevention strategy during extreme hot and dry weather, or on the recommendation of the local fire authority; and
- Protecting publicly-funded infrastructure such as community playing fields or swimming facilities, on the recommendation of the city manager of the GVWD member having jurisdiction.
- Deploying misting stations in periods of extreme heat to protect human health and safety.



SEYMOUR WATERSHED

5 GVWD Member Jurisdictions

The following jurisdictions are the members of the GVWD:

- Village of Anmore
- Village of Belcarra
- City of Burnaby
- City of Coquitlam
- Corporation of Delta
- City of Langley
- Township of Langley
- City of Maple Ridge
- City of New Westminster
- City of North Vancouver
- District of North Vancouver
- City of Pitt Meadows
- City of Port Coquitlam
- City of Port Moody
- City of Richmond
- City of Surrey
- Tsawwassen First Nation
- City of Vancouver
- District of West Vancouver

The Director representing Electoral Area A on the Metro Vancouver Regional District is a member of the GVWD Administration Board.

6 Glossary and terms

Aesthetic cleaning – means the use of water for cleaning when it is not for a health or safety reason.

Aesthetic water feature – means a fountain, pond, or other water feature that primarily serves an aesthetic purpose. It does not include ponds that contain fish.

Automatic watering – means applying water using an automated water delivery system that requires only minimal human intervention or supervision and typically employs mechanical, electronic, or other components and devices, including but not limited to timers, sensors, computers, or mechanical appliances.

Automatic shut-off device – means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device.

Automatic vehicle wash system – includes:

- **Conveyor vehicle wash** – a commercial vehicle washing facility where the customer's vehicle moves through an enclosed conveyance mechanism during the wash.

- **In-bay vehicle wash** – a commercial vehicle washing facility where the customer parks the vehicle inside a bay, and the vehicle remains stationary while a spray mechanism moves over the vehicle to clean it.

Basic wash and rinse cycle – means a process sequence in an automatic vehicle wash system that consists of a single wash stage followed by a single rinse stage and no additional processes or optional stages; typically, this is the minimum level of service that a customer can select, where total water usage is less than 200 litres per vehicle.

Board – means the Administration Board of the GVWD.

Commercial cleaning operation – means a company, partnership, or person that offers commercial cleaning services, including pressure washing, window cleaning, and other similar building cleaning services, to the public for a fee.

Commercial vehicle washing – means commercial vehicle washing services offered to the public for a fee, but excludes car dealerships, fleet vehicle washing facilities, and charity car washes.

Drip Irrigation – means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.

Edible plant – means a plant grown for the purpose of human consumption.

European Chafer Beetle – means an invasive insect pest whose larvae feed on the roots of grasses, causing serious damage to lawns. The Chafer Beetle larvae can be treated naturally using nematodes, which typically requires a moist lawn for a period of 2 to 3 weeks from the day of application.

Flushing water main – discharging water from a water main for routine maintenance such as water quality management and measurement of firefighting flow capacity.

Golf course – means the greens, tee areas, and fairways that are designed and maintained as playing surfaces for golf, but does not include rough areas or lawns that are not maintained as playing surfaces.

Governments/Schools/Parks – includes property zoned for member jurisdiction, provincial, or federal uses including road rights of way, and school, college, and university uses.

GVWD – means the Greater Vancouver Water District.

GVWD Commissioner – the person that the Administration Board of the GVWD appoints as its Commissioner.

Hand wash and self-service facility – a commercial vehicle washing facility where the facility's staff wash the customer's vehicle, or the customer washes their own vehicles with spray wands and brushes.

Health and safety reason – means a precaution necessary to protect health and safety, including the removal of contaminants, bodily fluids, slip and fall hazards, controlling pests, and suppressing and controlling dust.

Impermeable surface – means a material added to the surface of the ground, or on the exterior of a building or structure that is impermeable to water, including but not limited to glass, wood, concrete, asphalt, paving stones, and other similar materials.

Lawn – means a cultivated area surrounding or adjacent to a building that is covered by grass, turf, or a ground cover plant such as clover, including areas such as boulevards, parks, school yards and cemeteries, but excluding golf courses, soil-based playing fields, and sand-based playing fields.

Manual watering – means applying water using a device or tool that is manually held or operated by a human being, without automatic watering.

Member jurisdiction – means member jurisdiction of the GVWD.

New lawn – means a lawn that is newly established either by seeding or the laying of new sod or turf.

Non-residential – includes properties zoned for a permitted use other than a residential use, including commercial, industrial, and institutional uses, and including a property zoned for mixed residential and non-residential uses, but excluding governments/ schools/parks.

Non-residential pool and hot tub – means a pool or hot tub permitted to be operated in accordance with health authorities having jurisdiction over pool and hot tub regulation, including pools and hot tubs operated by government agencies, hotels, multi-family strata corporations, and private clubs.

Odd-numbered civic address or Even-numbered civic address – means the numerical portion of the street address of a property, and in the case of multi-unit commercial or residential complex such as townhouses, condominiums or other strata-titled properties, means the numerical portion of the street address that is assigned to the entire complex, and not the individual unit number.

Over-seeded – means the application of grass seed on existing turf, typically in early fall or spring and may also include associated processes such as aeration, weeding, dethatching and fertilization, for the purpose of mitigating against grass thinning.

Residential – means a property zoned for single-family or multi-family residential use.

Residential pool and hot tub – means a residential pool or hot tub installed for the use of the occupants and guests of one single family dwelling or duplex and does not require a permit in accordance with health authorities having jurisdiction over pool and hot tub regulation.

Sand-based playing field – means a playing field that is constructed with a highly permeable sand-based root zone typically 30 to 40 centimetres deep over a drainage system with drain pipes bedded in gravel, and is designed and maintained to be playable year-round.

Soaker hose – means a garden hose or pipe with small holes that allow water to seep into the ground, to the roots of plants, discharging water through the entire length of its porous surface.

Soil-based playing field – means a playing field that is covered with grass, sod or turf that is designed and maintained to be played upon, or that is used for sporting or other community events and activities, but does not include lawns, golf courses, or sand-based playing fields.

Vehicle – a device in, on or by which a person or item is or may be transported or drawn on a highway or other roadway.

Water management plan – a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the GVWD member having jurisdiction. The plan sets out terms such as water use targets during the different stages of the DWCP, restrictions to reduce water use, and reporting requirements for the owner or operator.

Water play park – a recreational facility that is primarily outdoors, including spray pools and wading pools, spray parks, splash pads, and water slides.

Watering lawn – means applying water to a lawn with any device or tool including but not limited to a sprinkler, hose, mister, or drip irrigation.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

STAGES **1-4**

DRINKING WATER CONSERVATION PLAN: SUMMARY

STAGE 1 IN EFFECT: MAY 1 TO OCTOBER 15

ATTACHMENT B

= Allowed | = Allowed but with restrictions | = Prohibited

	WATER USE	1	2	3	4	RESTRICTION DETAILS
RESIDENTIAL	Watering lawns					**Stage 1**: One morning per week: Automatic watering from 5 am to 7am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2**: On any day from 5 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Washing impermeable surfaces					**Stage 2**: Prohibited except if for a health or safety reason, preparing a surface for painting or similar treatment, or aesthetic cleaning by a commercial cleaning operation **Stage 3**: Prohibited except if for a health or safety reason or if preparing a surface for painting or similar treatment by a commercial cleaning operation. No aesthetic cleaning **Stage 4**: Prohibited except if ordered by a regulatory authority for a health or safety reason
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns Mixed-use buildings e.g. residential and commercial should follow Non-residential watering times					**Stage 1**: One morning per week: Automatic watering from 4 am to 6 am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2**: On any day from 4 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Watering golf courses					**Stage 2**: Fairways watering anytime on any one day in a 7-day period except if operating under an approved member jurisdiction water management plan **Stage 3**: Fairways watering prohibited except if operating under an approved member jurisdiction water management plan
	Washing impermeable surfaces					**Stage 2**: Prohibited except if for a health or safety reason, preparing a surface for painting or similar treatment, or aesthetic cleaning by a commercial cleaning operation **Stage 3**: Prohibited except if for a health or safety reason or if preparing a surface for painting or similar treatment by a commercial cleaning operation. No aesthetic cleaning **Stage 4**: Prohibited except if ordered by a regulatory authority for a health or safety reason
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					**Stage 3**: Prohibited except with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety
	Commercial vehicle washing					**Stage 3**: Prohibited except if a facility operates on a basic wash and rinse cycle, or recovers 60% of water over the full wash cycle, or if it is a hand wash facility using high-pressure (max. 11.4 L/min) wands/brushes

October 2021

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The restrictions apply only to the use of GVWD drinking water and not to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system

(continued on next page)

STAGES 1-4

DRINKING WATER CONSERVATION PLAN: SUMMARY
STAGE 1 IN EFFECT: MAY 1 TO OCTOBER 15

= Allowed | = Allowed but with restrictions | = Prohibited

	WATER USE	1	2	3	4	RESTRICTION DETAILS
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards					**Stage 1**: One morning per week: Automatic watering from 4 am to 6 am Manual watering from 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle					**Stage 1**: Outside restricted lawn watering times if in compliance with a member jurisdiction permit **Stage 2**: Member jurisdiction permit issued in Stage 1 remain in effect until permit expires. No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants					**Stages 1 & 2:** On any day from 4 am to 9 am if using a sprinkler, and on any day at any time if using a hand-held hose with automatic shut-off device, a soaker hose, water container, or drip irrigation **Stage 3**: On any day at any time if using a hand-held hose with automatic shut-off device, water container, or drip irrigation. Prohibited if using a sprinkler or soaker hose
	Watering soil-based playing fields					**Stage 1**: On any day from 7 pm to 9 am except if watering newly over-seeded fields if in compliance with a member jurisdiction permit, or if operating under an approved member jurisdiction water management plan **Stage 2**: No more than 4 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stage 1) **Stage 3**: No more than 3 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stage 1)
	Watering sand-based playing fields					**Stages 1 & 2:** On any day from 7 pm to 9 am except if watering newly over-seeded fields if in compliance with a member jurisdiction permit, or if operating under an approved member jurisdiction water management plan **Stage 3:** No more than 5 days in a 7-day period from 7 pm to 9 am (same exceptions as in Stages 1 & 2)
	Flushing water mains					
	Operating water play parks					**Stages 2 & 3**: Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features					
	Topping up or filling pools and hot tubs					**Stage 3**: Prohibited except with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats					**Stages 3 & 4**: Prohibited except to clean windows, lights, mirrors, licence plates, and boat engines for safety

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

The restrictions apply only to the use of GVWD drinking water and not to the use of rain water, grey water, any forms of recycled water, or water from sources outside the GVWD water system

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW NO. 5771

EXPLANATORY NOTE

Bylaw No. 5771 introduces definitions to how water is applied to lawns, notably manual and automatic watering. Further amendments include adjustments to the days and times properties may water lawns and gardens based on how water is applied. These updates are consistent with changes to Metro Vancouver's Drinking Water Conservation Plan adopted by the Metro Vancouver Board October 29, 2021.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRINKING WATER CONSERVATION BYLAW 2018 NO. 5321

AMENDMENT BYLAW NO. 5771

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

1. This Bylaw may be cited for all purposes as “Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771”.

2. The “Drinking Water Conservation Bylaw 2018 No. 5321” as amended is further amended:

   (1) By amending Section 2 Definitions and Interpretations as follows:

   a. by deleting the words ‘as long as the landscaping is watered by an in-ground sprinkling system’ from the definition of Non-Residential
   b. by replacing the last sentence of the definition for Residential with ‘Cases of mixed use are considered Non-Residential’
   c. by adding the following definitions, inserted alphabetically:
   “Automatic Watering” means applying water using an automated water delivery system that requires only minimal human intervention or supervision and typically employs mechanical, electronic, or other components and devices, including but not limited to timers, sensors, computers, or mechanical appliances.
   d. “Manual Watering” means applying water using a device or tool that is manually held or operated by a human being, without automatic watering.

   (2) By amending Section 7 Permit as follows:

   a. by amending clause 7.1 as follows:
      i. by removing the words ‘or Stage 2 Restrictions’ that follows the words ‘Stage 1 Restrictions’
      ii. by replacing the last sentence with ‘A Permit does not exempt the holder from Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions; however, should a Person hold a valid permit prior to Stage 2 Restrictions, the permit will remain valid until the expiry date indicated.’

   b. by amending clause 7.3 as follows:
      i. by removing the words ‘or Stage 2 Restrictions’ that follows the words ‘Stage 1 Restrictions’
      ii. by replacing the last sentence with ‘A Permit does not exempt the holder from Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions; however, should a Person hold a valid permit prior to Stage 2 Restrictions, the permit will remain valid until the expiry date indicated.’

   c. by adding the words ‘Stage 2,’ before the words ‘Stage 3’ in clause 7.8.

d. by adding the words ‘Stage 3 or’ before the words ‘Stage 4’ in clause 7.9.

(3) By amending Schedule “A” as follows:

a. By replacing Section 1a) in its entirety with:

Water Lawns, except:

i) for Residential premises with Even Numbered Civic Addresses, on Saturdays:
- between the hours of 5:00am and 7:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

ii) for Residential premises with Odd Numbered Civic Addresses, on Sundays:
- between the hours of 5:00am and 7:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

iii) for Non-Residential premises, Schools, and Parks with Even Numbered Civic Addresses, on Mondays:
- between the hours of 4:00am and 6:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and,

iv) for Non-Residential premises, Schools, and Parks with Odd Numbered Civic Addresses, on Tuesdays:
- between the hours of 4:00am and 6:00am if watering by Automatic Watering; or,
- between the hours of 6:00am and 9:00am if watering by Manual Watering; and

b. by amending Section 1b) by:

i. in subsection i changing the text “4:00am” to “5:00am”
ii. in subsection ii changing the text “1:00am” to “4:00am”

c. by amending Section 2a)i) as follows:

i. changing the text “4:00am” to “5:00am”
ii. replacing the text “1:00am to 6:00am” with “4:00am to 9:00am”

d. by replacing Section 4a) in its entirety with “Water Lawns or boulevards; and,”

e. by amending Section 4b) by:

i. in subsection i changing the text “4:00am” to “5:00am”
ii. in subsection ii changing the text “1:00am” to “4:00am”

f. by replacing Section 5a) in its entirety with:

“a Person who waters Lawns or landscaping at premises described in a Stage 1 issued Permit, provided the Permit has not expired and provided the Person is and has been at all times in compliance with the Permit; and,”

g. by replacing the words ‘operating used’ with the words ‘operated using’ in Section 7k)iii).

h. By deleting Section 8a) in its entirety and renumbering the following clause b) accordingly, and by replacing the words “, and” at the end of the new clause a) with a period.

(4) By replacing the text in Schedule “B” with the following:

A Public Announcement of Stage 1 Restrictions is sufficient for the purposes of section 5.5 of this Bylaw if it includes substantially the following information:

- That Automatic Watering of Lawns and grass boulevards at Residential premises is allowed from 5:00am to 7:00am while Manual Watering of Lawns and grass boulevards is allowed between 6:00am and 9:00am; and that even-numbered civic addresses may water only on Saturdays, and that odd-numbered civic addresses may water only on Sundays.
- That Automatic Water of Lawns and grass boulevards at Non-Residential premises, Schools, and Parks is allowed from 4:00am to 6:00am while Manual Watering is allowed from 6:00am to 9:00am; and that even-numbered civic addresses may water only on Mondays, and that odd-numbered civic addresses may water only on Tuesdays.
- That watering of Residential trees, shrubs, and flowers, excluding Edible Plants, by sprinkler is allowed only from 5:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time.
- That watering Non-Residential, School, and Park trees shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 4:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time.
- That Soil-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan
- That Sand-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan.

(5) By replacing the text in Schedule “C” with the following:

A Public Announcement of Stage 2 Restrictions is sufficient for the purposes of section 5.6 of this Bylaw if it includes substantially the following information:

- That Watering Lawns and grass boulevards is prohibited

- That watering of Residential trees, shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 5:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time
- That watering of Non-Residential, School, and Park trees shrubs, and flowers excluding Edible Plants, by sprinkler is allowed only from 4:00am to 9:00am each day; watering using a handheld hose, Soaker Hose, water container, or Drip Irrigation is permitted on any day at any time
- That washing of Impermeable Surfaces is prohibited, unless the work is performed for reasons of health, safety or to prepare a surface for painting or similar treatment, or if Aesthetic Cleaning is performed by a Commercial Cleaning Operation
- That top up or fill of Aesthetic Water Features is prohibited
- That Golf Course fairways must be watered under an approved Water Management Plan if more than one day a week in a 7-day period
- That Soil-based Playing Fields must not be watered more than 4 days in a 7-day period from 7:00pm to 0:00am on any day, except with a Permit or approved Water Management Plan
- That Sand-based Playing Fields must not be watered outside of 7:00pm to 9:00am on any day, except with a Permit or approved Water Management Plan
- That the operation of Water Play Parks, except those with user-activated switches, is prohibited.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5772

EXPLANATORY NOTE

Bylaw No. 5772 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating relevant infractions and offenses related to the Drinking Water Conservation Bylaw 2018 No. 5321 as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5772

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

1. This Bylaw may be cited for all purposes as "Bylaw Notice Enforcement Bylaw 2018 No. 4703 Amendment Bylaw No. 5772".

2. "Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended is further amended by:

   Replacing the current designated bylaw contraventions under Schedule A with reference to the Township of Langley's Drinking Water Conservation Bylaw 2018 No. 5321 in its entirety and replacing it with the amended designated bylaw contraventions.

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Unauthorized use of water, Stage 1	Schedule "A" Section 1 and Section 3	$150
• Unauthorized use of water, Stage 2	Schedule "A" Section 4 and Section 6	$250
• Unauthorized use of water, Stage 3	Schedule "A" Section 7 and Section 9	$350
• Unauthorized use of water, Stage 4	Schedule "A" Section 10	$500

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 – REGULAR MEETING	**REPORT:**	22-27
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	LANGLEY 2022 – 2026 FIVE-YEAR FINANCIAL PLAN BYLAW AND DEVELOPMENT COST CHARGE RESERVE FUND EXPENDITURE BYLAW		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2022 No. 5773; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774.

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt the Langley 2022 – 2026 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2022. The Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2022 – 2026 for Universal Services[1] and User Pay Utilities (Water, Sanitary Sewer and Solid Waste). The plan includes a 1.50% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 3.00% property tax rate increase;
- Water User Pay Utility: 1.99% user fee increase;
- Sanitary Sewer User Pay Utility: 3.29% user fee increase.

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw 2022 No. 5774 authorizing the expenditure of funds from DCC Reserves for 2022 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

PURPOSE:

The purpose of this report is to bring forward the Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2021 No. 5773 and the Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5774 for three readings.

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

DISCUSSION/ANALYSIS

The *Community Charter* requires Council to adopt the Langley 2022 – 2026 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2022. The Langley 2022 – 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2022 – 2026 for Universal Services[2] and User Pay Utilities (Water, Sanitary Sewer and Solid Waste). The plan includes a 1.50% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 3.00% property tax rate increase;
- Water User Pay Utility: 1.99% user fee increase;
- Sanitary Sewer User Pay Utility: 3.29% user fee increase.

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw 2022 No. 5774 authorizing the expenditure of funds from DCC Reserves for 2022 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2022 – 2026 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5773

EXPLANATORY NOTE

The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 authorizes the expenditure of funds for the Municipality. The Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2022.

An expenditure that is not provided for in the 2022 - 2026 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2022 - 2026 FIVE-YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773

A bylaw to establish the Five-Year Financial Plan from 2022 to 2026.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2022:

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

1. This bylaw may be cited for all purposes as the "Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773"

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2022 – 2026 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2022 - 2026 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2022 - 2026 FIVE YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

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

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

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	55%	2%
Sale of Service – Utilities	19%	0%
Sale of Service - Other	8%	0%
Other sources	11%	52%
Transfer from own funds	7%	28%
Proceeds from borrowing	0%	18%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2022. Property taxes form the greatest proportion of operating revenue for the Township and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

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

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

2. Distribution of actual 2021 property taxes among the various property classes

Property Class	Property Class Description	2021 Property tax Revenue %
1	Residential	63.14%
2	Utilities	0.98%
4	Major Industry	0.22%
5	Light Industry	9.80%
6	Business	25.08%
8	Recreation	0.24%
9	Farm	0.54%
	Total	**100.00%**

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

3. Use of Permissive Tax Exemptions

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

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

Per Council Report 21-101, dated September 20, 2021 Council approved permissive tax exemptions calculated to be approximately $1,605,360, which is a 1.1 % property tax increase[1] .

	2022 (Estimated)	2021 (Actual)
Charitable and Not-For-Profit	**$ 631,862**	$ 609,520
Churches	**946,979**	901,885
Heritage Properties	**24,445**	23,281
Partnering Property	**2,074**	1,975
Total	**$1,605,360**	$1,536,661

1 1% Universal Services Property Tax Increase for 2022 = $1,457,000

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2022 - 2026 FIVE YEAR FINANCIAL PLAN BYLAW 2022 NO. 5773
SCHEDULE "B" – FINANCIAL PLAN

	2022 $	2023 $	2024 $	2025 $	2026 $
REVENUE					
Operating Plan					
Property Taxes and Levies	162,490,903	175,602,990	191,763,117	203,422,792	212,567,185
Sale of Services-Utilities	57,811,154	61,382,892	65,088,581	70,204,864	77,530,694
Sale of Services-Other	24,307,474	29,080,474	29,379,814	29,277,130	29,308,149
Other Revenue	33,565,871	31,443,120	31,723,392	31,697,151	31,795,610
Transfer from Surplus and Reserves	20,789,960	7,000,918	6,827,968	6,630,528	3,029,831
Operating Plan Sub-total	**298,965,362**	**304,510,394**	**324,782,872**	**341,232,465**	**354,231,469**
Capital Plan					
Contribution from Current Year Revenue	9,614,460	9,889,376	9,889,376	9,889,376	9,889,376
Transfer from Prior Year's Surplus	1,150,000	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserves	124,673,710	17,973,150	20,775,193	18,503,337	18,508,584
Transfer from Capital Surplus and Reserves	124,277,990	20,838,388	23,799,617	19,996,573	18,455,593
Private Funds and Other Sources	105,728,794	62,172,000	64,062,000	62,147,000	62,147,000
Proceeds From Borrowing	77,532,800	56,874,500	25,000,000	25,000,000	25,000,000
Capital Plan Sub-Total	**442,977,754**	**167,897,414**	**143,676,186**	**135,686,286**	**134,150,553**
TOTAL FINANCIAL PLAN REVENUE	**741,943,116**	**472,407,808**	**468,459,058**	**476,918,751**	**488,382,022**
EXPENDITURE					
Operating Plan					
Municipal Services	256,734,132	261,287,639	275,420,966	287,524,147	298,107,921
Debt Service	12,401,304	12,970,304	17,659,676	19,110,310	19,110,310
Contribution to Funds and Reserves	29,829,926	30,252,451	31,702,230	34,598,008	37,013,238
Operating Plan Sub-Total	**298,965,362**	**304,510,394**	**324,782,872**	**341,232,465**	**354,231,469**
Capital Plan	**442,977,754**	**167,897,414**	**143,676,186**	**135,686,286**	**134,150,553**
TOTAL FINANCIAL PLAN EXPENDITURES	**741,943,116**	**472,407,808**	**468,459,058**	**476,918,751**	**488,382,022**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2022 NO. 5774

EXPLANATORY NOTE

Bylaw 2022 No. 5774 provides for the 2022 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2022 – 2026 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

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

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

Presently, there are estimated expenditures under the bylaw in the amount of $131,775,787, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2022.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2022 NO. 5774

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

	TOTAL
Roads	**68,173,702**
Stormwater	**3,885,098**
Sewer	**6,244,183**
Water	**24,496,061**
Parkland	**14,745,046**
Park Development	**14,231,697**
TOTAL	**131,775,787**

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

1. This bylaw shall be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774”.

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

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

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BMG PROJECTS INC.) BYLAW NO. 5769

EXPLANATORY NOTE

Bylaw No. 5769 rezones 1.89 ha (4.67 ac) of land at 20486 and 20514 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 67 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BMG PROJECTS INC.) BYLAW NO. 5769

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 (BMG Projects Inc.) Bylaw No. 5769”.

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

   Lot 4 Section 23 Township 8 New Westminster District Plan 72492

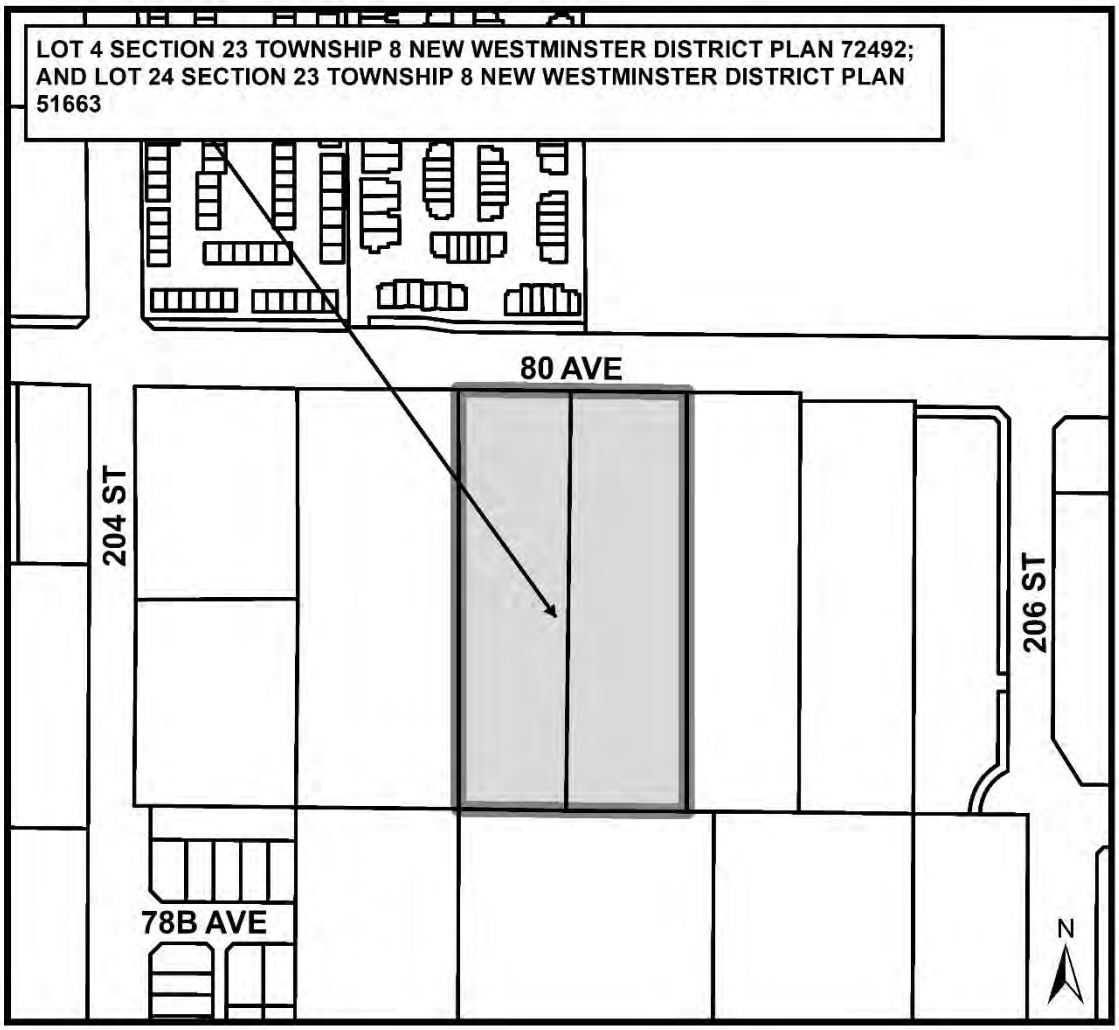
   Lot 24 Section 23 Township 8 New Westminster District Plan 51663

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77.

READ A FIRST TIME the	28	day of	February	, 2022.
READ A SECOND TIME the	28	day of	February	, 2022.
NOTICE WAS ADVERTISED the	17, 24	day of	March	, 2022.
READ A THIRD TIME the		day of		, 2022.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5769



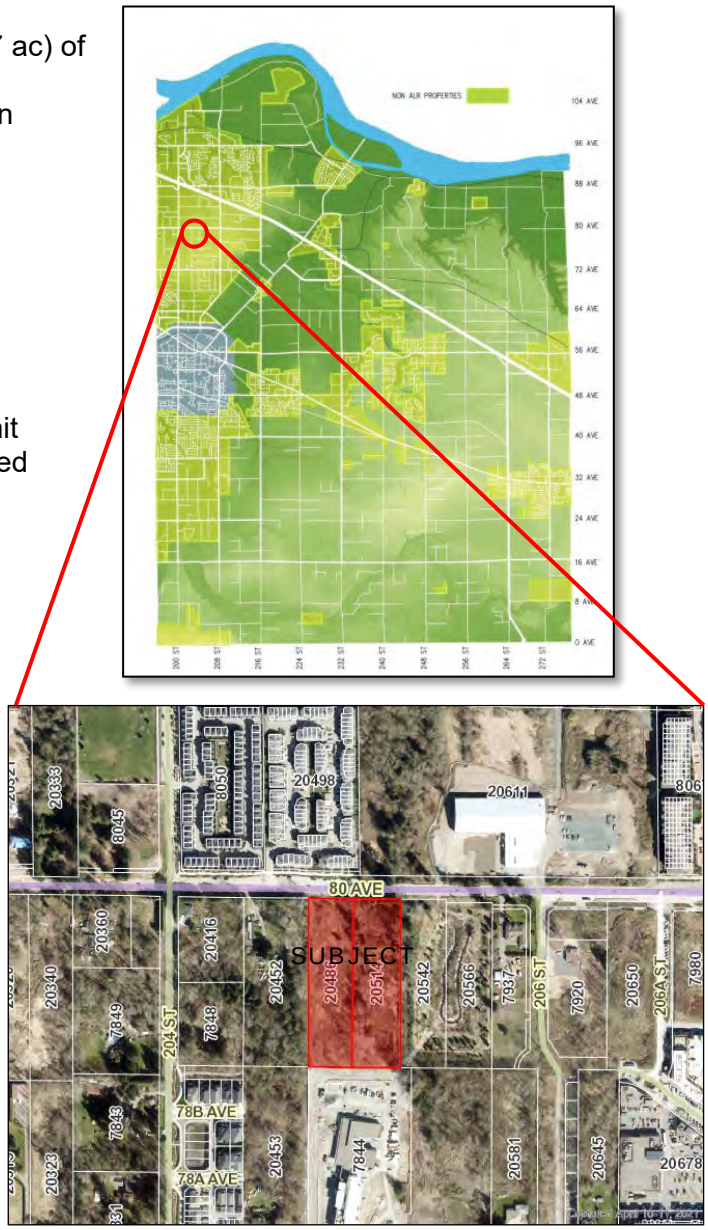
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 28, 2022 - REGULAR MEETING	**REPORT:**	22-18
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0204
SUBJECT:	REZONING APPLICATION NO. 100650 AND DEVELOPMENT PERMIT APPLICATION NO. 101202 (BMG PROJECTS INC. / 20486 AND 20514 – 80 AVENUE)		

PROPOSAL:

Application to rezone approximately 1.89 ha (4.67 ac) of land located at 20486 and 20514 – 80 Avenue to Comprehensive Development Zone CD-77 with an accompanying development permit to facilitate development of 67 townhouse units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5769 subject to 12 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5769) of Development Permit No. 101202; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (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;
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.

EXECUTIVE SUMMARY:

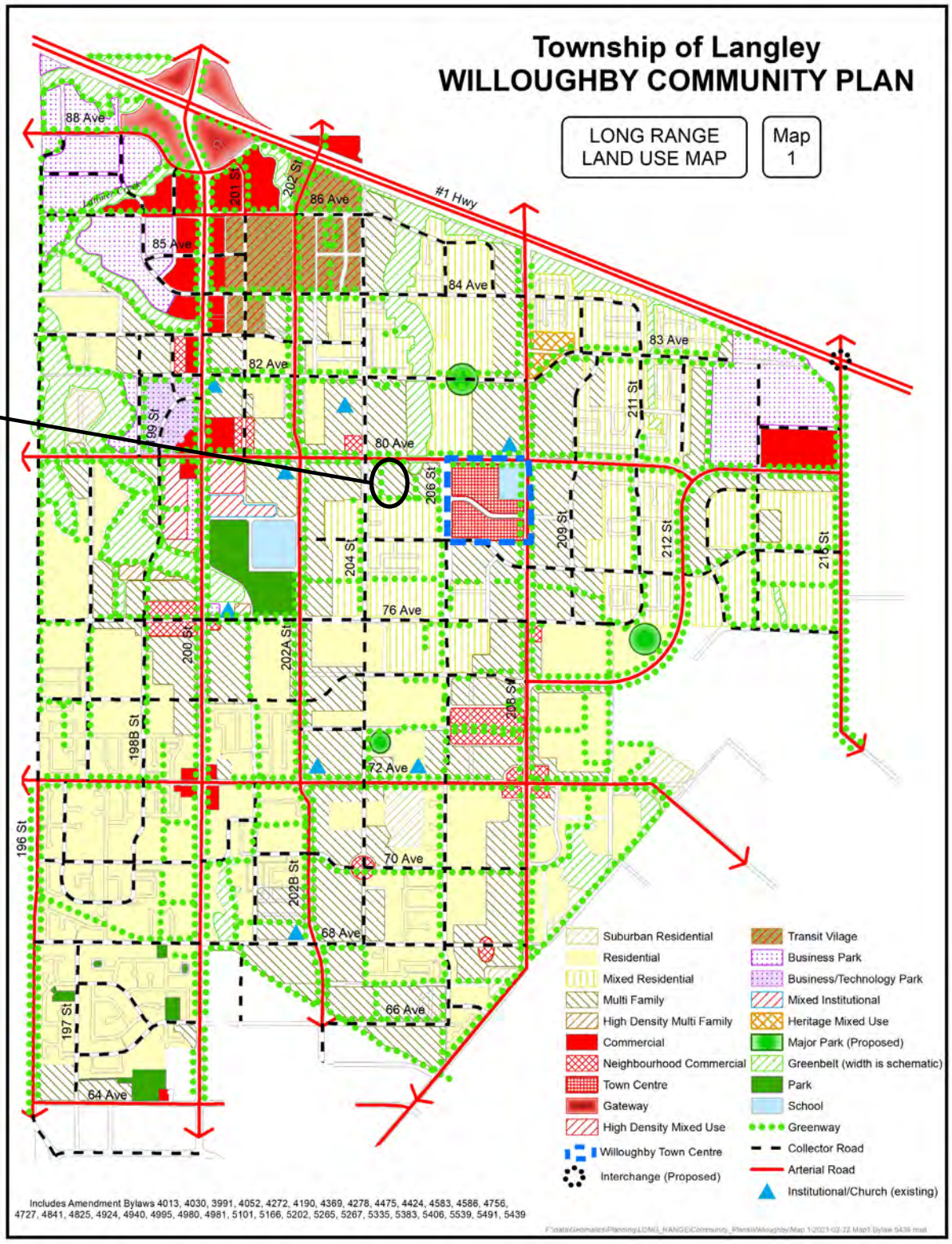
Focus Architecture Inc. has applied on behalf of the owner to rezone approximately 1.89 ha (4.67 ac) of land located at 20486 and 20514 – 80 Avenue to Comprehensive Development Zone CD-77 with an accompanying development permit to facilitate development of 67 townhouse units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.

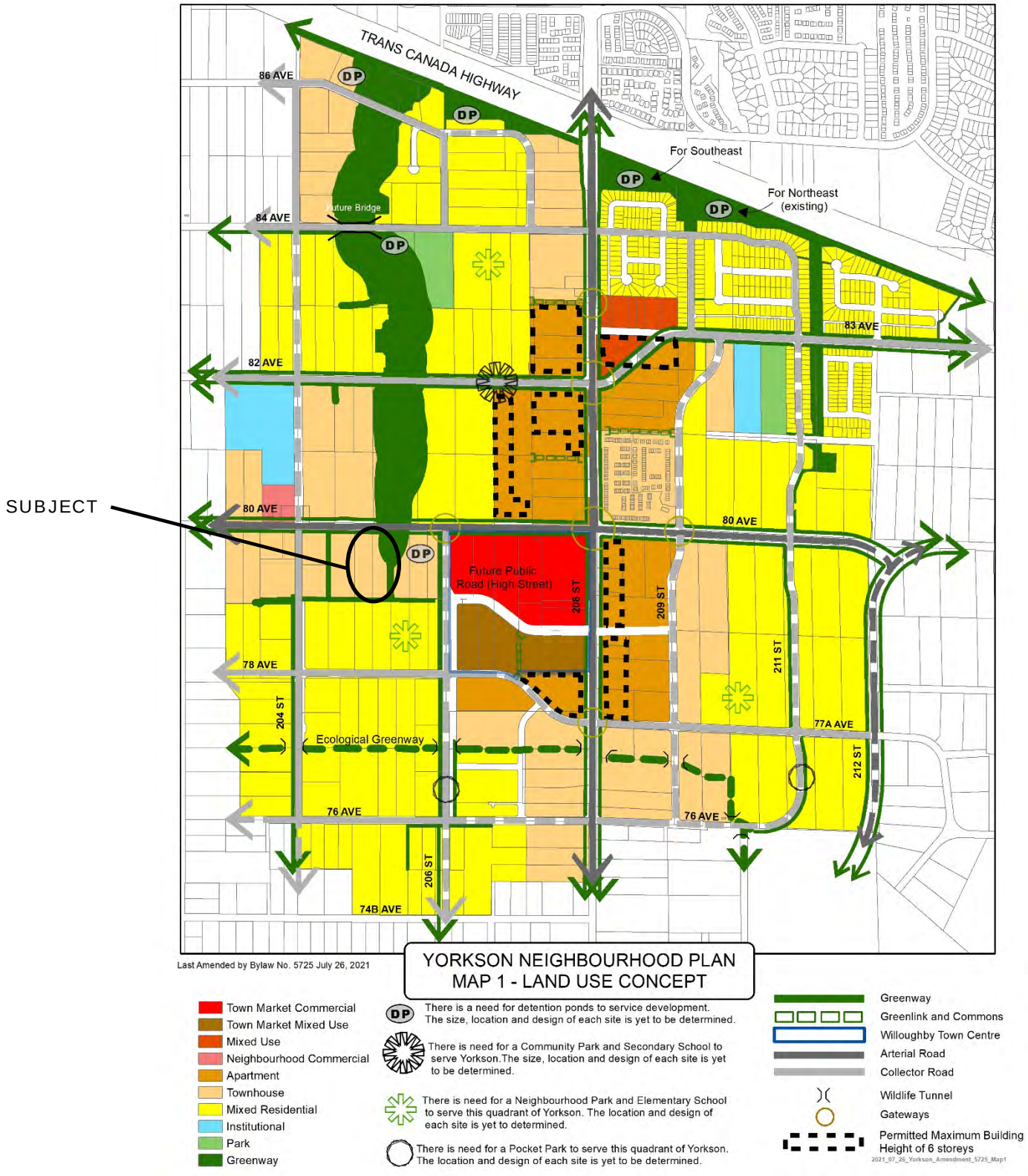
The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request, subject to the completion of 12 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101202 at time of final reading of Rezoning Bylaw No. 5769.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5769 and Development Permit No. 101202.

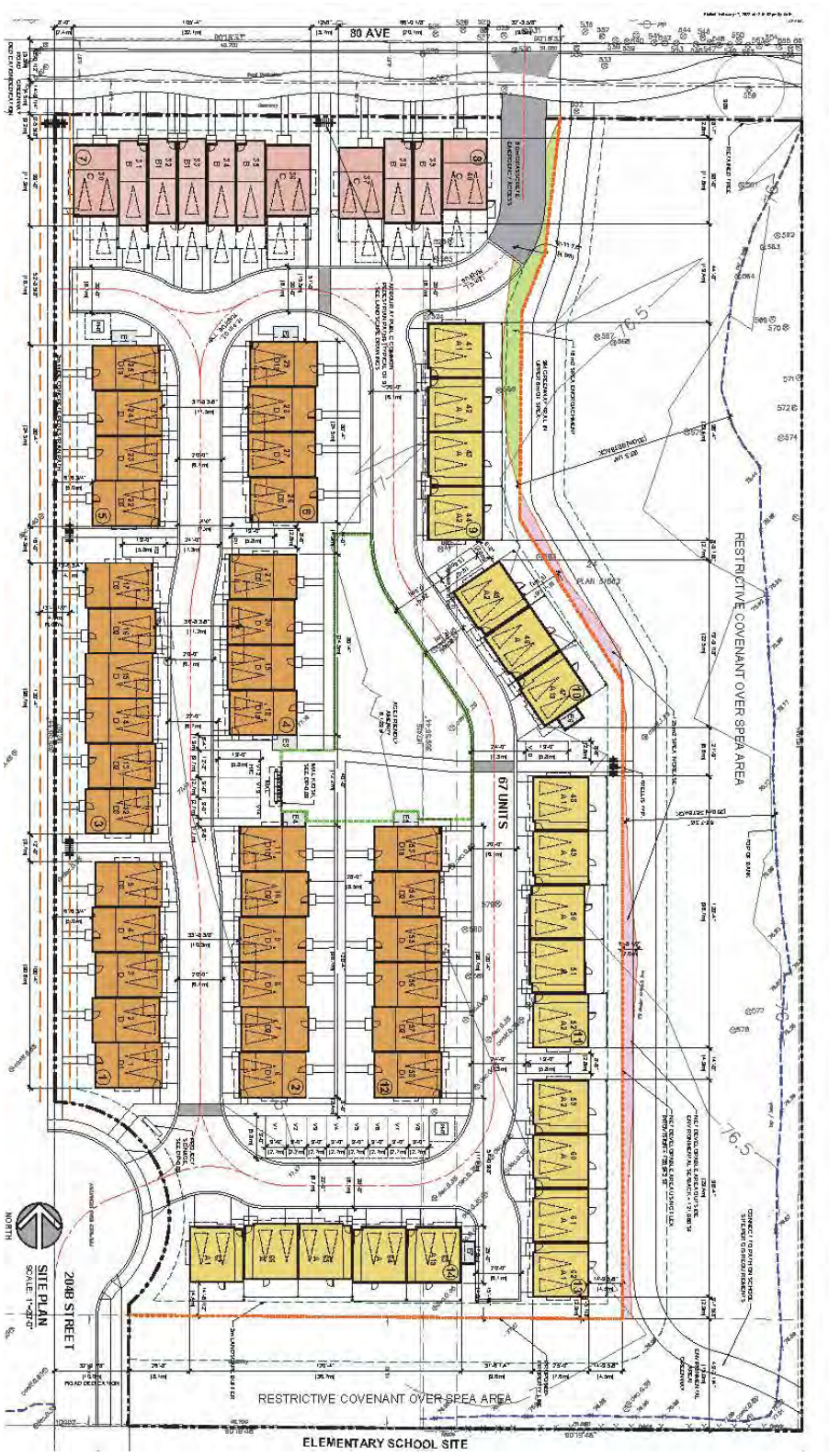
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
99 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
196 St
202B St
208 St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439


SUBJECT
TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
Last Amended by Bylaw No. 5725 July 26, 2021
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2021_07_26_Yorkson_Amendment_5725_Map1



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	BMG Projects Inc. 201, 204 Cayer Street Coquitlam BC V3K 5B1
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford BC V2S 0H9
Legal Description:	Lot 4 Section 23 Township 8 New Westminster District Plan 72492 Lot 24 Section 23 Township 8 New Westminster District Plan 51663
Civic Address:	20486 and 20514 – 80 Avenue
Area:	1.89 ha (4.67 ac)
Willoughby Community Plan:	Multi Family and Greenbelt
Yorkson Neighbourhood Plan:	Townhouse (15 – 25 upa) and Greenway
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Townhouse (15 – 25 units per acre (upa) / 37 – 62 units per hectare (uph)) and Greenway in the Yorkson Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has applied on behalf of the owner to rezone 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. A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the townhouse units. The subject properties are currently vacant.

A watercourse (Yorkson Creek) flows along the south and east portions of the project site. The watercourse is classified into three segments: a 45 m (148 ft) long segment of Class C (green-coded) drainage along the south boundary of 20514 – 80 Avenue, a 100 m (328 ft) long segment of Class B (yellow-coded) watercourse along the east boundary of the site, and a 77 m (252 ft) long segment of Class A (red-coded) watercourse along the east boundary of the site. The streamside protection setback area associated with the watercourse is designated as Greenbelt in the Willoughby Community Plan and Greenway in the Yorkson Neighbourhood Plan. Protection of the watercourse via a restrictive covenant is listed as a development

prerequisite as a condition of the rezoning, along with a statutory right of way secured for a trail along the outer edge of the streamside area.

Adjacent Uses:

North:	80 Avenue, beyond which are existing townhouse developments designated Townhouse (15 – 25 upa / 37 – 62 uph) in the Yorkson Neighbourhood Plan and zoned Comprehensive Development Zone CD-77 and property designated Mixed Residential and Greenway in the Yorkson Neighbourhood Plan, zoned Civic Institutional Zone P-1 and Suburban Residential Zone SR-2 and owned by the Township (Yorkson Community Park);
South:	Donna Gabriel Robins Elementary School;
East:	A stormwater detention facility designated Townhouse (15 – 25 upa / 37 – 62 uph) and Greenway in the Yorkson Neighbourhood Plan and zoned Suburban Residential Zone SR-2; and
West:	Property designated Townhouse (15 – 25 upa / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under application (ToL Project No. 08-23-0196);

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5769 proposes to rezone the site to Comprehensive Development Zone CD-77 to facilitate development of 67 townhouse units. The project complies with the provisions of the site's Townhouse land use designation in the Yorkson Neighbourhood Plan, and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density (37.14 uph / 15.02 upa proposed).

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on October 5, 2021. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101202 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, and architectural style and massing of the proposed townhouse development for Council's consideration.

The proposed development consists of 67 townhouse units in 14 3-storey buildings ranging from four to seven units. Seven (10%) of the 67 units are tandem units, less than the 40% maximum permitted in the Zoning Bylaw. The floor area of the individual units ranges from 118.1 m^2 to 146.2 m^2 (1,271 ft^2 to 1,574 ft^2). All units will have second floor living areas (kitchen, dining room, living room), and two to three bedrooms. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing elevations feature design elements such as pitched roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi shingle siding, hardi board and batten, and decorative wood brackets. The variations in colours and materials proposed are used to highlight the individuality of units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have also been incorporated into the buildings design to provide articulation and differentiate buildings.

As noted, the number of attached dwelling units in each townhouse building ranges from three to seven. One of the townhouse buildings (Building 7 as shown on site plan above) accommodates more than the maximum six attached dwelling units contemplated under the Townhouse land use designation. The applicant has provided the following rationale to support this:

> *We are proposing 7 units in building 7. We note that this building is only 105'-4" long, compared to building 3, which contains only 6 units but is longer at 120'-4". We have included additional vertical articulation in building 7 to further minimize the visual impact of the 7-unit building.*

As the inclusion of seven units in a building is only proposed for one building and the applicant's architect has included design elements to break up the mass of the building, staff do not object to the proposed seven-unit building.

The proposed building heights (3-storeys), site coverage (33.9%) and siting comply with the requirements of the Comprehensive Development Zone CD-77 and the Willoughby Development Permit Area "B" guidelines.

Access and Parking:

Ultimate vehicular access is proposed via a future 204B Street cul-de-sac at the southerly portion of the site. As a condition of final reading the applicant is to register a restrictive covenant prohibiting access to 80 Avenue. Pedestrian access to the site will be provided from a greenway along 80 Avenue, a sidewalk along 204B Street and pedestrian pathways along the east and west portions of the site. Prior to final reading of the Rezoning Bylaw, the applicant will be required to register a cross access easement (included as a condition of rezoning) to provide emergency access to the adjacent development located to the west of the development at 20452 – 80 Avenue (ToL Project No. 08-23-0196).

The application exceeds the parking requirements of the Zoning Bylaw by providing 154 parking spaces whereas 149 parking spaces are required.

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (60 side by side garage) (2 spaces required / unit)	120	124 (which 4 are adaptable)
Residential Spaces (7 tandem units) (2.3 spaces required / unit)	16	16
Visitor Parking Spaces (0.2 spaces required / unit)	13	14
Total	149	154

As a prerequisite of final reading, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan, a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $5,776 per townhouse unit for a total of $386,992.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m^2 / 86 ft^2 per townhouse) resulting in a requirement of 536 m^2 (5,769 ft^2) with 565 m^2 (6,081 ft^2) of outdoor amenity space proposed. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. Trellises frame the pedestrian access points on the site. The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

The applicant has provided a 2 m (6.6 ft) wide statutory right of way as part of the subject proposal along the westerly property line to provide a pedestrian connection from 80 Avenue to the future 204B Street. The other half is to be secured by the project to the west (ToL Project No. 08-23-0196) for a total of 4 m (13.1 ft).

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that one significant tree exists on the subject site and is not proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 92 replacement trees are required and 106 replacement trees are proposed. In addition, approximately 11 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 117 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. A community stormwater detention facility exists at 20542 and 20566 – 80 Avenue to support the proposed development and overall catchment area. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

A 222 m (728 ft) long watercourse flows along the south and east portions of the project site. The watercourse is classified into three segments: a 45 m (148 ft) long segment of Class C (green-coded) drainage along the south boundary of 20514 – 80 Avenue, a 100 m (328 ft) long segment of Class B (yellow-coded) watercourse along the east boundary of the site, and a 77 m (252 ft) long segment of Class A (red-coded) watercourse along the east boundary of the site. The Class A segment continues northeast through the adjacent property for approximately 20 m (66 ft) before entering the culvert conveying flow beneath 80 Avenue.

OCP Schedule 3 designates a 30 m (98 ft) wide SPEA adjacent to a Class A watercourse and a 20 m (66 ft) wide SPEA adjacent to a Class B watercourse. Class C watercourses provide a drainage function only and do not require a SPEA.

Section 4.15 of OCP Schedule 3 allows for modification, or "flex", of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the proposed land use, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 116 m^2 (1,249 ft^2), a portion of SPEA being increased by 125 m^2 (1,345 ft^2), and completion of a minimum 232 m^2 (2,497 ft^2) of SPEA enhancements (i.e., native riparian plantings). Staff note the proposal exceeds minimum OCP Schedule requirements by providing an additional 9 m^2 (96 ft^2) of SPEA.

Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately 18 new students for Donna Gabriel Robins Elementary School (located approximately 50 m south of the subject site), eight students for Peter Ewart Middle School (located approximately 550 m southwest of the site) and 16 students for RE Mountain Secondary School (located approximately 650 m southwest of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 100 m to the northeast of the site.

Transit:

Currently, transit service is provided along 208 Street (approximately 600 m east of the subject site) via the 595 bus.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 67 townhouse units and complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5769 (subject to 12 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5769) of accompanying Development Permit No. 101202 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101202
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101202

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

1. Name: BMG Projects Inc.

   Address: 201, 204 Cayer Street
   Coquitlam BC V3K 5B1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 4 Section 23 Township 8 New Westminster District Plan 72492

   Lot 24 Section 23 Township 8 New Westminster District Plan 51663

   CIVIC ADDRESS: 20486 and 20514 – 80 Avenue

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

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

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

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

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

   This Permit is not a Building Permit.

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

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

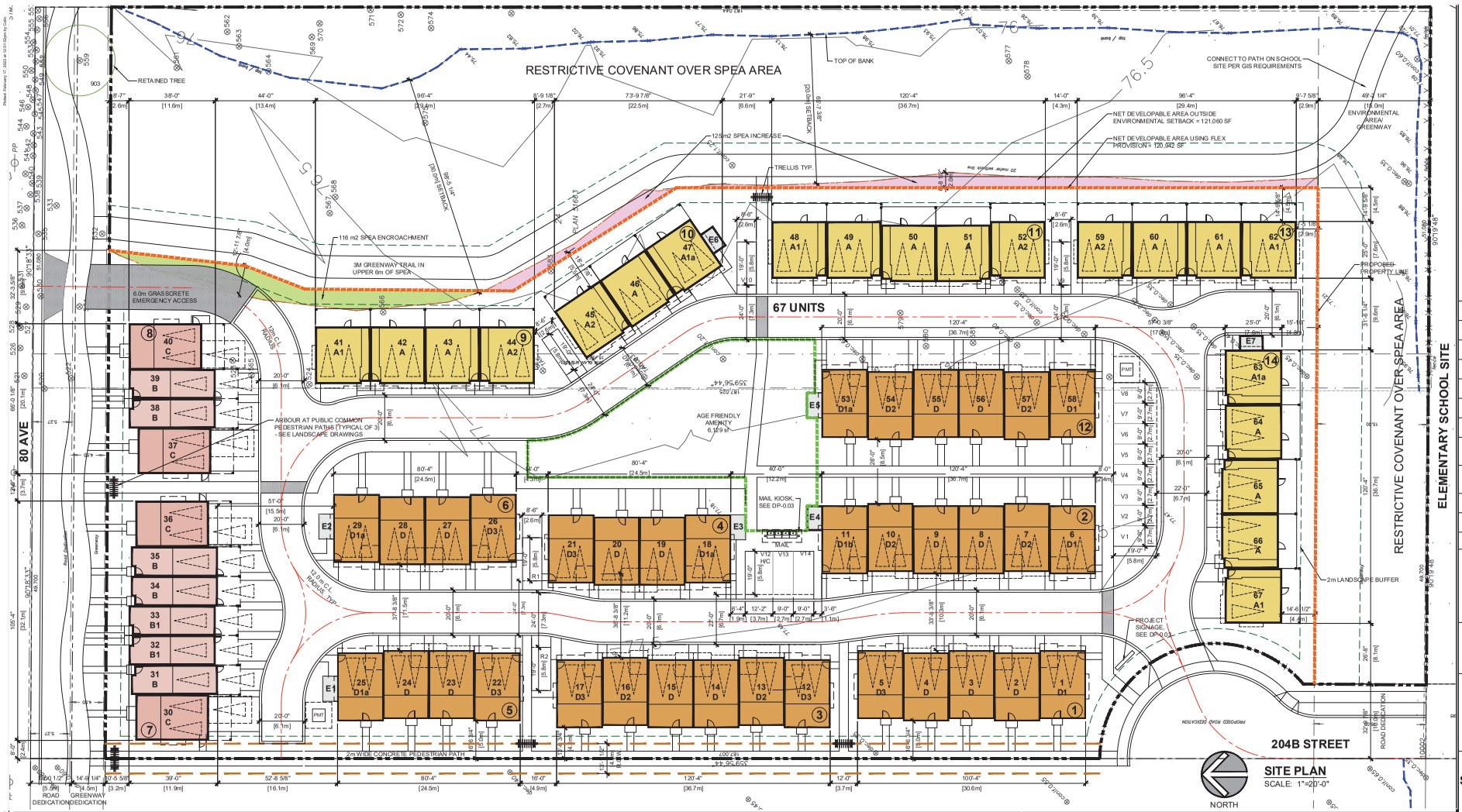
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



SITE RECONCILIATION

LEGAL DESCRIPTION:

LOT 24, SECTION 23, TOWNSHIP 8,
NEW WESTMINISTER DISTRICT, PLAN 51663
&
LOT 4, SECTION 23, TOWNSHIP 8,
NEW WESTMINISTER DISTRICT, PLAN 72492

CIVIC ADDRESS:

20514 & 20486 80TH AVE, TOWNSHIP OF LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA:

GROSS LOT AREA	203,425 sq.ft. / 18,899 m² / 4.670 Ac. /1.890 Ha.	
ROAD DEDICATION (204B ST)	- 5,537 sq.ft / 514 m² / 0.127 Ac. / 0.051 Ha.	
ROAD DEDICATION (80TH AVE)	- 5,963 sq.ft / 554 m² / 0.137 Ac. / 0.055 Ha.	
GREENWAY DEDN.	- 4,879 sq.ft. / 450 m² / 0.111 Ac. / 0.045 Ha	
NET SITE AREA	186,402 sq.ft. / 17,316 m² / 4.28 Ac. / 1.73 Ha.	

SETBACKS: REQUIRED: SEE CD BYLAW
PROPOSED: NORTH - 80th Ave 2.7 m
EAST 4.5 m
SOUTH 2.9 m
WEST 2.4 m

LOT DENSITY:

YORKSON NEIGHBOURHOOD PLAN - TOWNHOUSE DESIGNATION
UPA: ALLOWABLE:
Min. = 15 upa x 4.670 Ac. = 70.05 = 71 UNITS
Max. = 25 upa x 4.670 Ac. = 116.75 = 116 UNITS
PROPOSED (GROSS): 4.67 ac - 0.21 ac (BELOW T.O. BANK) = 4.46 ac
67 UNITS / 4.46 ac = 15.02 upa

TANDEM UNITS ALLOWABLE: 40% (MAX)
PROPOSED (GROSS): 7 UNITS / 67 UNITS = 11%

LOT COVERAGE: **PROPOSED: 4,491 m² / 11,247 m² = 33.93%**

BUILDING HEIGHT: **PROPOSED: 9.94 m - MAX. HEIGHT**

AGE FRIENDLY AMENITY SPACE:
REQUIRED: 67 x 8m²/UNIT = 536 m² (5,767 sq.ft.)
PROPOSED: 566 m² (6,102 sq.ft.)

ADAPTABLE HOUSING:
REQUIRED: 67 UNITS x 5% = 3.35 = 4 UNITS
PROPOSED: 4 UNITS (UNIT C)

PARKING:
RESIDENT: REQUIRED: 60 DOUBLE CAR UNITS x 2.0 = 120 STALLS
7 TANDEM UNITS X 2.3 = 16.1 STALLS
TOTAL REQUIRED = 136.1 STALLS

PROVIDED: 140 STALLS, ALLOCATED AS FOLLOWS:
127 STALLS IN GARAGES
2 STALLS IN DEDICATED PARKING PADS
11 STALLS IN DRIVEWAYS

EV CHARGING: ONE LEVEL 2 CHARGING STATION TO BE PROVIDED FOR EACH UNIT

VISITOR: REQUIRED: 0.2 STALLS PER UNIT = 13.4 STALLS
PROVIDED: = 14 STALLS (including 1 HC)

APPROXIMATE FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS		SITE TOTALS	
A: 2 BED+DEN	11	498 sq.ft.	98 sq.ft.	638 sq.ft.	689 sq.ft.	1,425 sq.ft.	132.4 m²	15,675 sq.ft.	1,456.3 m²
A1: 2 BED+DEN	4	502 sq.ft.	98 sq.ft.	659 sq.ft.	694 sq.ft.	1,451 sq.ft.	134.8 m²	5,804 sq.ft.	539.2 m²
A1a: 2 BED+DEN	2	502 sq.ft.	98 sq.ft.	659 sq.ft.	694 sq.ft.	1,451 sq.ft.	134.8 m²	2,902 sq.ft.	269.6 m²
A2: 2 BED+DEN	4	502 sq.ft.	98 sq.ft.	659 sq.ft.	694 sq.ft.	1,451 sq.ft.	134.8 m²	5,804 sq.ft.	539.2 m²
B: 3 BED+DEN	5	257 sq.ft.	231 sq.ft.	520 sq.ft.	520 sq.ft.	1,271 sq.ft.	118.1 m²	6,355 sq.ft.	590.4 m²
B1: 3 BED+DEN	2	257 sq.ft.	231 sq.ft.	520 sq.ft.	520 sq.ft.	1,271 sq.ft.	118.1 m²	2,542 sq.ft.	236.2 m²
C (ADAP.): 3 BED	4	434 sq.ft.	211 sq.ft.	668 sq.ft.	695 sq.ft.	1,574 sq.ft.	146.2 m²	6,296 sq.ft.	584.9 m²
D: 3 BED+DEN	15	399 sq.ft.	201 sq.ft.	566 sq.ft.	640 sq.ft.	1,407 sq.ft.	130.7 m²	21,105 sq.ft.	1,960.7 m²
D1: 3 BED+DEN	3	402 sq.ft.	203 sq.ft.	584 sq.ft.	645 sq.ft.	1,432 sq.ft.	133.0 m²	4,296 sq.ft.	399.1 m²
D1a: 3 BED+DEN	4	402 sq.ft.	203 sq.ft.	584 sq.ft.	645 sq.ft.	1,432 sq.ft.	133.0 m²	5,728 sq.ft.	532.1 m²
D1b: 3 BED+DEN	1	402 sq.ft.	203 sq.ft.	584 sq.ft.	645 sq.ft.	1,432 sq.ft.	133.0 m²	1,432 sq.ft.	133.0 m²
D2: 3 BED+DEN	6	399 sq.ft.	201 sq.ft.	566 sq.ft.	640 sq.ft.	1,407 sq.ft.	130.7 m²	8,442 sq.ft.	784.3 m²
D3: 3 BED+DEN	6	402 sq.ft.	203 sq.ft.	584 sq.ft.	645 sq.ft.	1,432 sq.ft.	133.0 m²	8,592 sq.ft.	798.2 m²
TOTAL	67						**EXCLUDING GARAGES**	94,973 sq.ft.	8,823.3 m²
			GARAGE TOTAL:	28,040 sq.ft.			**INCLUDING GARAGES**	123,013 sq.ft.	11,428.3 m²

*LOWER FLOOR AREA IS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS

LOT COVERAGE

BUILDING #	#of UNIT	LOT COVERAGE	
BLDG 1	5	3,277 sq.ft.	304.4 m²
BLDG 2	6	3,924 sq.ft.	364.6 m²
BLDG 3	6	3,990 sq.ft.	370.7 m²
BLDG 4	4	2,694 sq.ft.	250.3 m²
BLDG 5	4	2,694 sq.ft.	250.3 m²
BLDG 6	4	2,694 sq.ft.	250.3 m²
BLDG 7	7	4,995 sq.ft.	464.1 m²
BLDG 8	4	2,453 sq.ft.	228.0 m²
BLDG 9	4	3,365 sq.ft.	312.6 m²
BLDG 10	3	2,534 sq.ft.	235.4 m²
BLDG 11	5	4,193 sq.ft.	389.5 m²
BLDG 12	6	3,990 sq.ft.	370.7 m²
BLDG 13	4	3,365 sq.ft.	312.6 m²
BLDG 14	5	4,193 sq.ft.	389.5 m²
TOTAL	67	48,341 sq.ft.	4,491.0 m²

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2022-02-17	CHANGED SPEA TO RC
2022-01-24	LANDSCAPE COORDINATION
2021-12-22	REVISED PATHS IN SPEA
2021-10-06	SPEA CALCULATION ADDED
2021-09-29	ARBOUR ADDED (BLDG 7/8)
2021-07-22	PLANNING REVISIONS
2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"
20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE **2021.06.24** FILE NO.
DWN. **NV, BN**
CHK. **CH** **2020**

SCHEDULE A

SHEET NO. **DP-0.02**



NORTH STREETSCAPE - 80TH AVENUE CONTEXT
SCALE: NTS



NORTH STREETSCAPE - 80TH AVENUE
SCALE: 1/8" = 1'-0"



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

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2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"
20514 & 20486 80 AVENUE
LANGLEY, BC

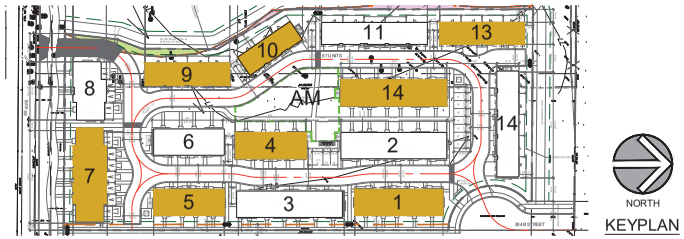
DRAWING TITLE
COLOURED STREETSCAPES

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH
2020

SEAL

SHEET NO.
DP-0.04





KEYPLAN

COLOUR SCHEME 1

A Roof Shingles:
Pabco Premier Laminated Shingle
'Antique Black'

B Horizontal Siding 1:
James Hardie 'Arctic White'

C Horizontal Siding 2:
James Hardie 'Aged Pewter'

D Board and Batten Siding:
James Hardie 'Arctic White'

E Board and Batten Siding:
James Hardie 'Aged Pewter'

F Trim 1:
James Hardie 'Arctic White'

G Trim 2:
James Hardie
Benjamin Moore "Black" 2132-10

H Smooth Panel 1:
James Hardie 'Arctic White'

I Smooth Panel 2:
James Hardie
Benjamin Moore "Black" 2132-10

J Fascia Boards, Gutters:
Benjamin Moore "Snow White" OC-66

K Decorative Brackets:
Wood finish

L Window Frames:
Black

M Standing Seam Metal Panel Roof:
Makin Metals 'Regent Grey'

N Entry Doors:
Wood colour to match brackets
or
Benjamin Moore "Black" 2132-10

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 1

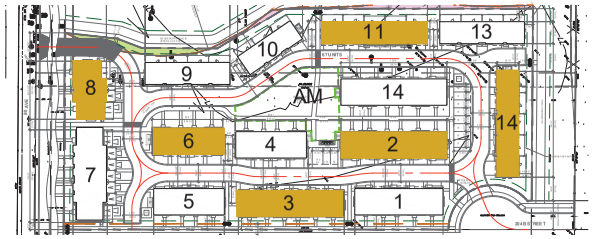
DATE 2021.06.24 FILE NO.
DWN. BN **2020**
CHK. CH

H.1

SEAL

SHEET NO.
DP-0.05





KEYPLAN

COLOUR SCHEME 2

A **Roof Shingles:**
Pabco Premier Laminated Shingle
'Antique Black'

B **Horizontal Siding:**
James Hardie 'Arctic White'

C **Shingle Siding:**
James Hardie 'Pearl Gray'

D **Trim 1:**
James Hardie 'Arctic White'

E **Trim 2:**
James Hardie
Benjamin Moore "Black" 2132-10

F **Smooth Panel 1:**
James Hardie 'Arctic White'

G **Smooth Panel 2:**
James Hardie
Benjamin Moore "Black" 2132-10

H **Fascia Boards, Gutters:**
Benjamin Moore "Snow White" OC-66

I **Decorative Brackets:**
Wood finish

J **Window Frames:**
Black

K **Standing Seam Metal Panel Roof:**
Makin Metals 'Regent Grey'

L **Entry Doors:**
Wood colour to match brackets
or
Benjamin Moore "Black" 2132-10

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 2

DATE	2021.06.24	FILE NO.
DWN.	BN	**2020**
CHK.	CH	

H.1

SEAL

SHEET NO.
DP-0.06



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



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



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



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

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2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 7 COLOURED ELEVATIONS

DATE	2021.06.24	FILE NO.
DWN.	BN	2020
CHK.	CH	

SEAL

SHEET NO.
DP-0.07



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



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



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



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

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 8 COLOURED ELEVATIONS

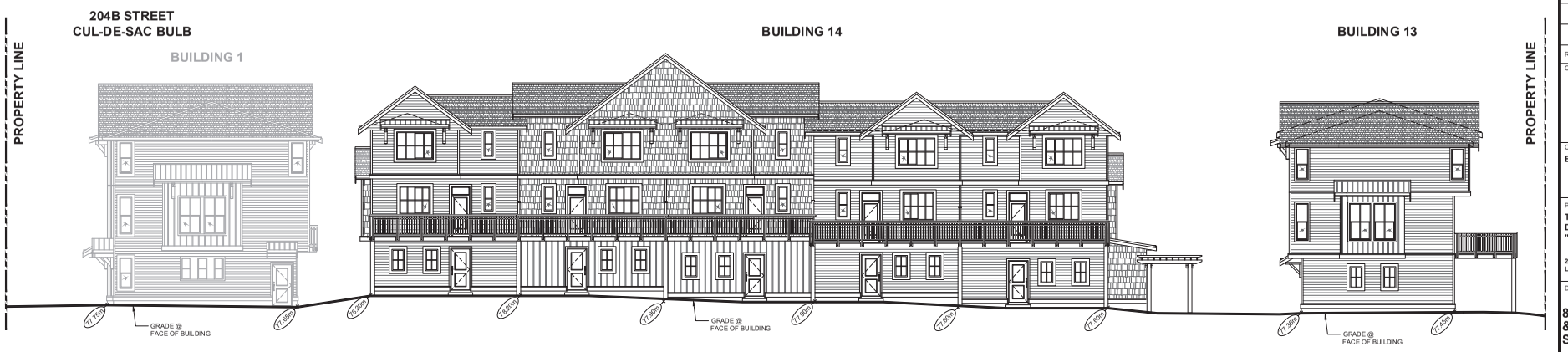
DATE	2021.06.24	FILE NO.	
DWN.	BN		2020
CHK.	CH		

SEAL

SHEET NO.
DP-0.08



NORTH STREETSCAPE - 80TH AVENUE
SCALE: 1/8" = 1'-0"



SOUTH STREETSCAPE - 204B STREET
SCALE: 1/8" = 1'-0"

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

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TOWNHOUSE DEVELOPMENT "HEATH WEST"
20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
80TH AVENUE & 204B STREET STREETSCAPES

DATE	2021.06.24	FILE NO.
DWN.	BN	2020
CHK.	CH	

SEAL

SHEET NO.
DP-0.09



WEST STREETSCAPE
SCALE: NTS



WEST STREETSCAPE - BLOWN UP AT NORTH END
SCALE: 3/32" = 1'-0"



WEST STREETSCAPE - BLOWN UP AT SOUTH END
SCALE: 3/32" = 1'-0"

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
WEST STREETSCAPES

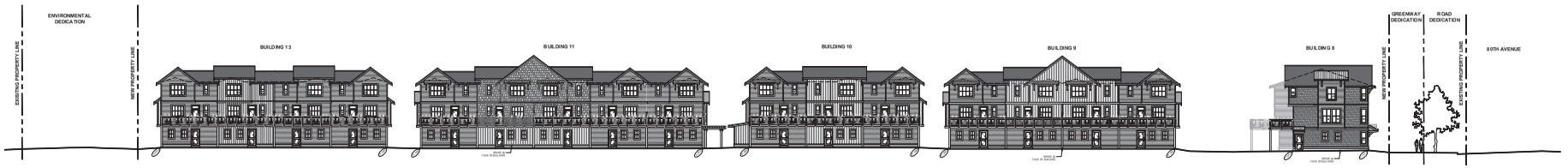
DATE **2021.06.24** FILE NO. **2020**
DWN. **BN**
CHK. **CH**

SEAL

SHEET NO. **DP-0.10**

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EAST STREETSCAPE
SCALE: NTS



EAST STREETSCAPE - BLOWN UP AT NORTH END
SCALE: 3/32" = 1'-0"



EAST STREETSCAPE - BLOWN UP AT SOUTH END
SCALE: 3/32" = 1'-0"

2021-07-22	PLANNING REVISIONS
2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 80 AVENUE LANGLEY, BC

DRAWING TITLE
EAST STREETSCAPES

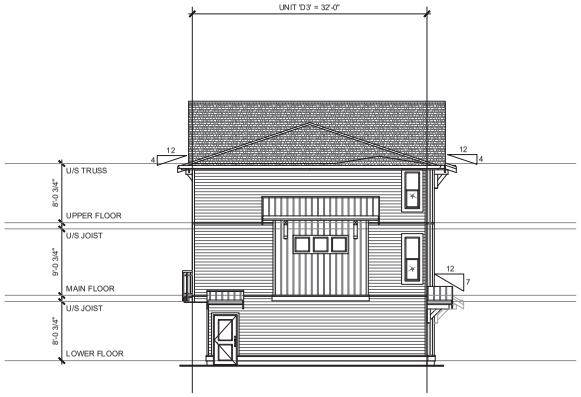
DATE	2021.06.24	FILE NO.
DWN.	BN	2020
CHK.	CH	

SEAL

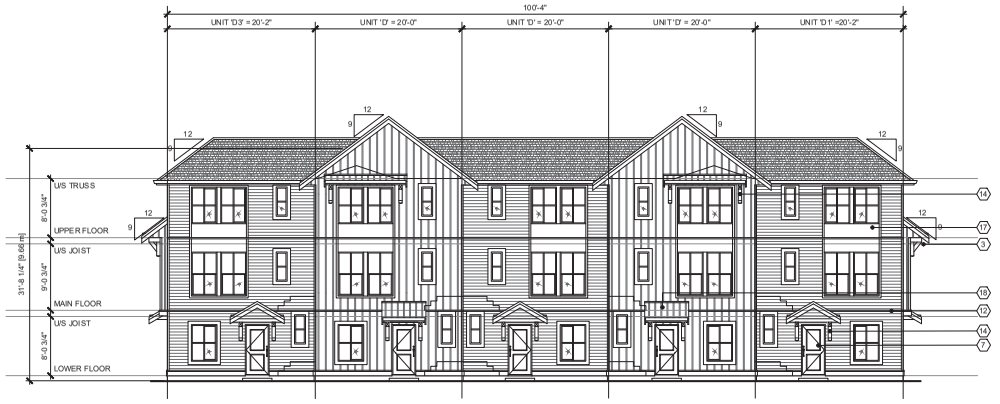
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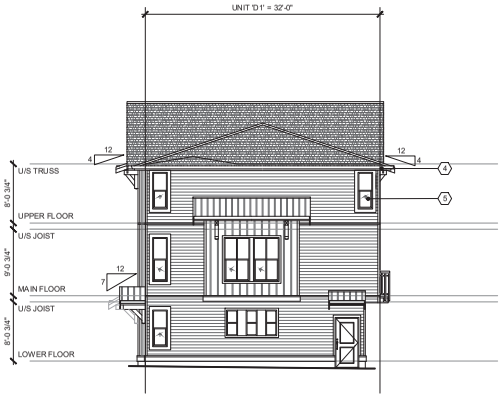
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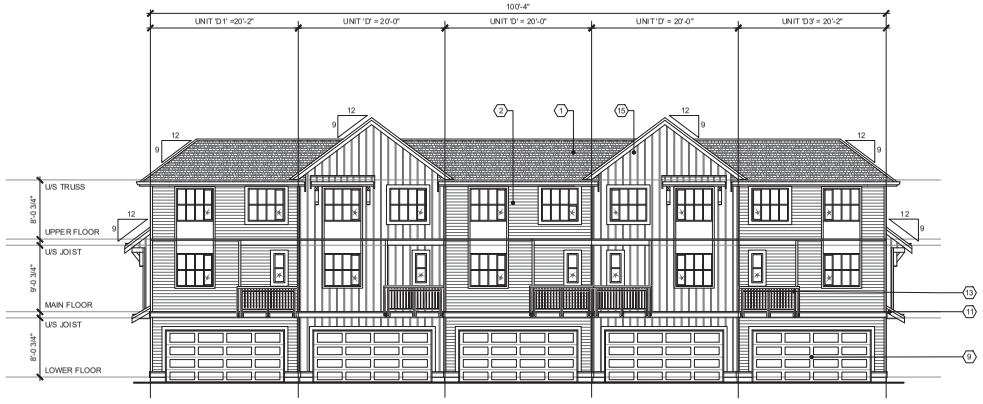
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
9 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

	2021-07-22 PLANNING REVISIONS
	2021-04-30 EMERGENCY ACCESS REVISED
	2021-04-07 EMERGENCY ACCESS ADDED AT EAST PROP LINE
	2020-11-18 FLEX AREA CALCULATIONS
	2020-09-30 RZ/DP APPLICATION

REVISIONS

CONSULTANT

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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

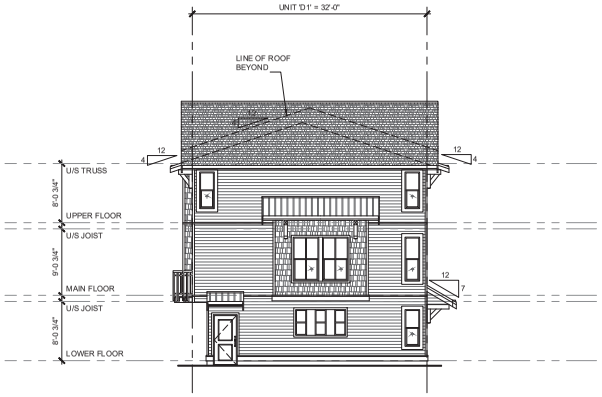
DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE **2021.06.24** FILE NO. **2020**
DWN. **BN**
CHK. **CH**

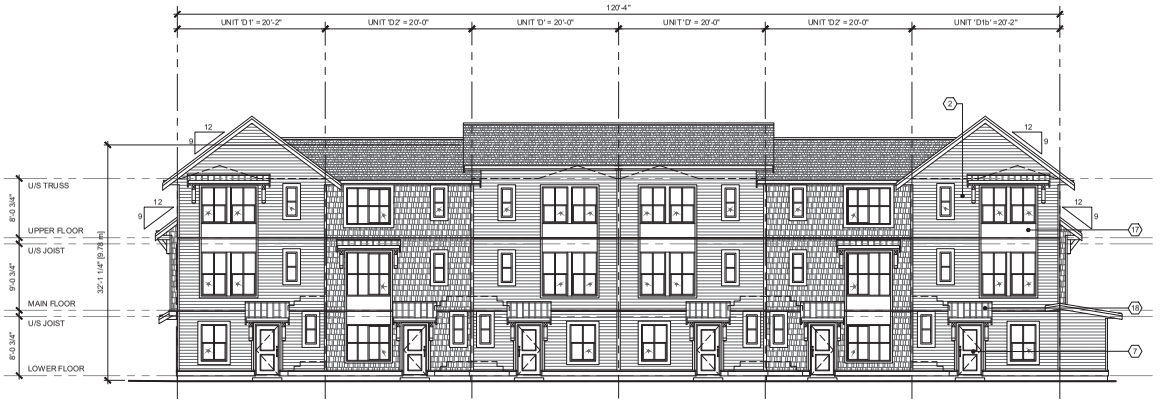
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SHEET NO. **H.1**
DP-1.02

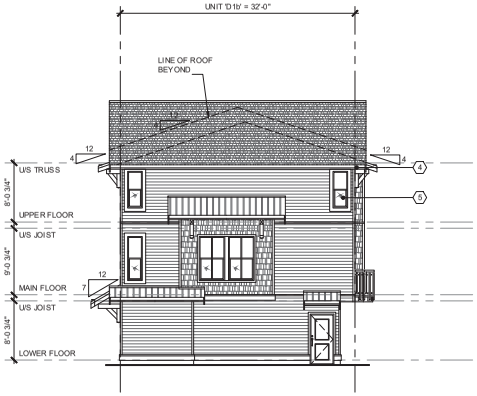
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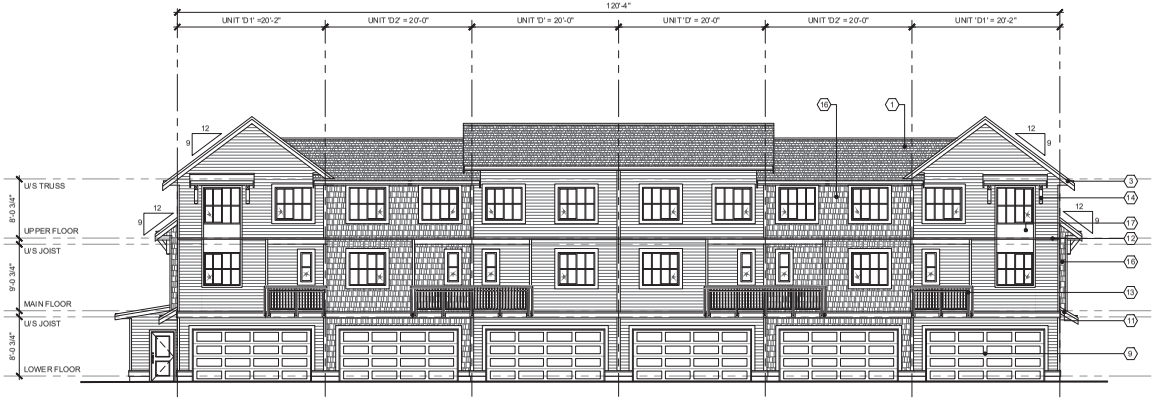
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X 10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-07-22	PLANNING REVISIONS
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2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
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2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

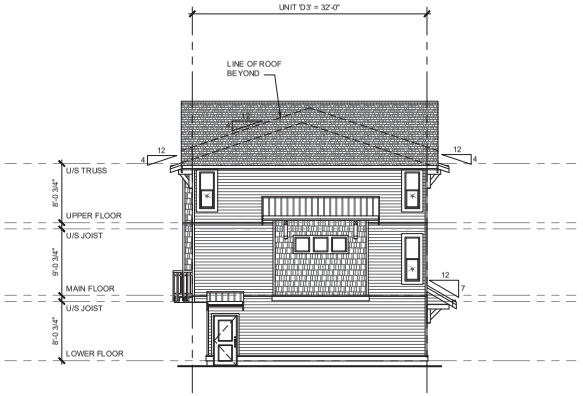
DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE **2021.06.24** FILE NO.
DWN. **BN**
CHK. **CH** **2020**

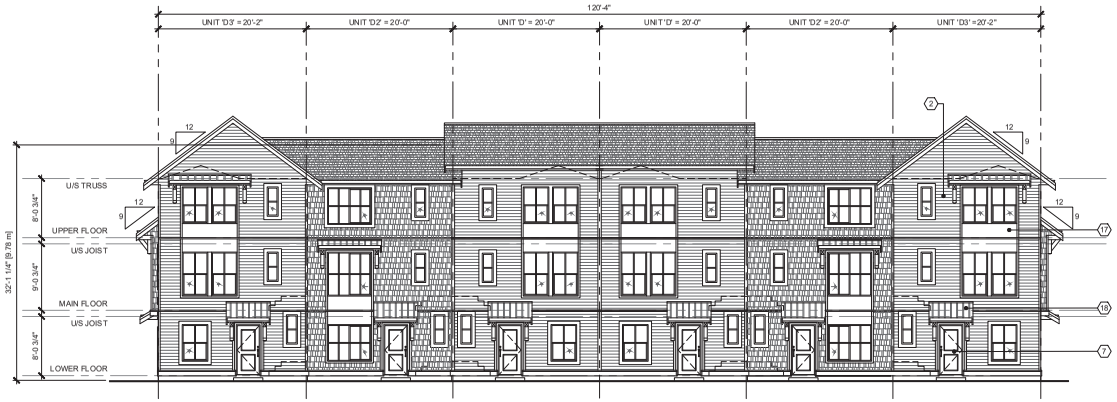
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SHEET NO. **H.1**
DP-2.02

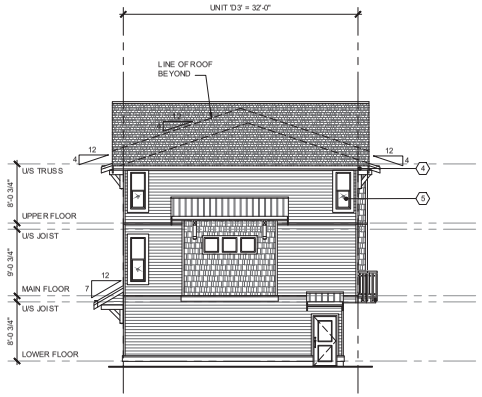
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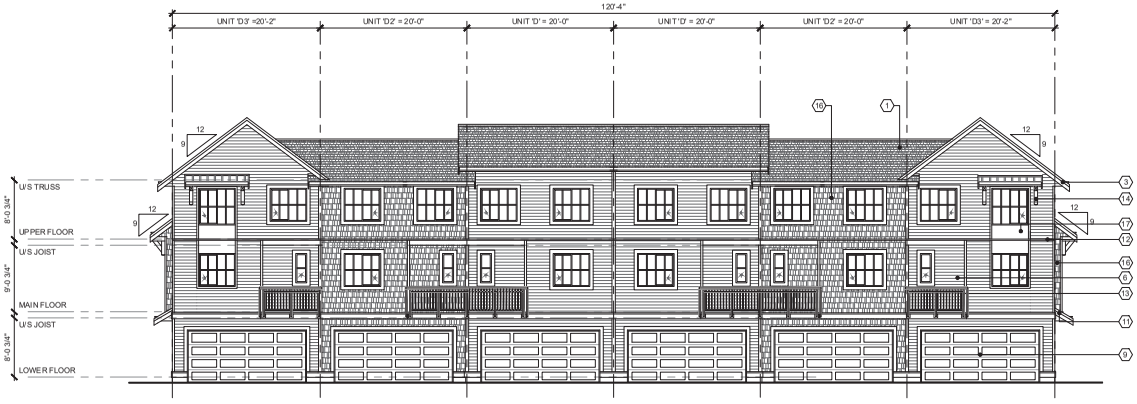
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-07-22	PLANNING REVISIONS
2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

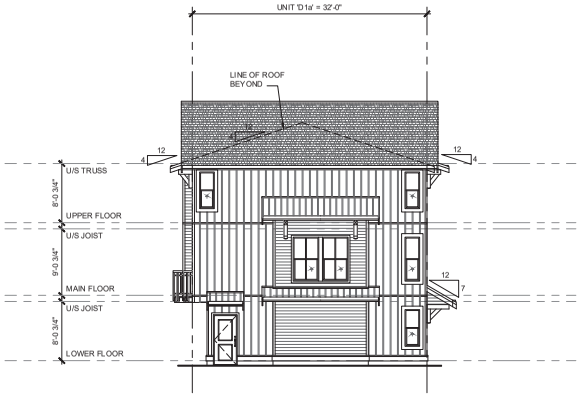
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE **2021.06.24** FILE NO.
DWN. **BN**
CHK. **CH** **2020**

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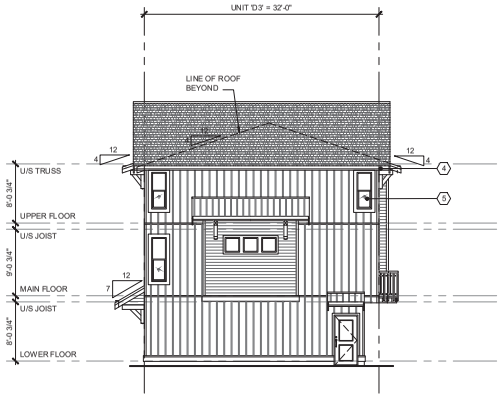
SHEET NO.
H.1
DP-3.02



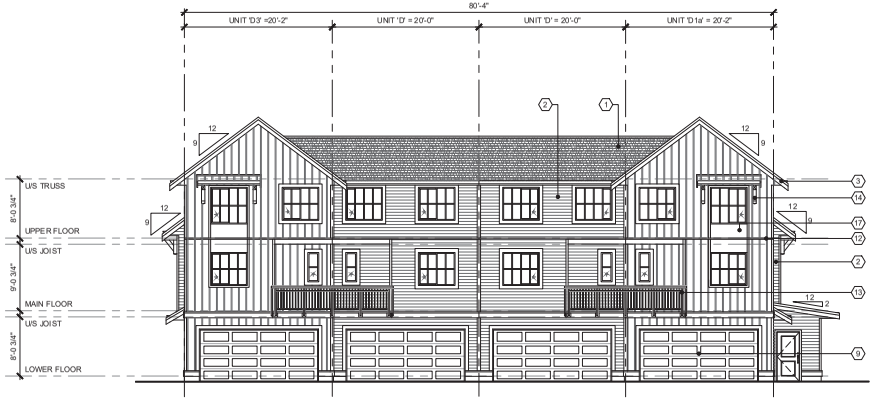
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND	
1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2X4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

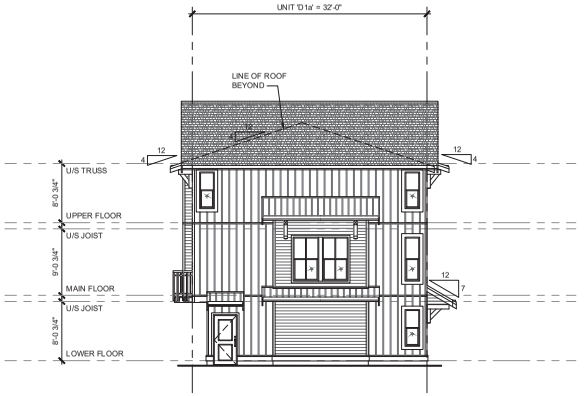
DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH **2020**

SEAL

SHEET NO.
DP-4.01

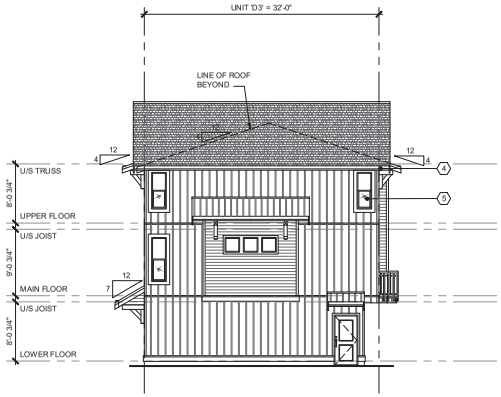
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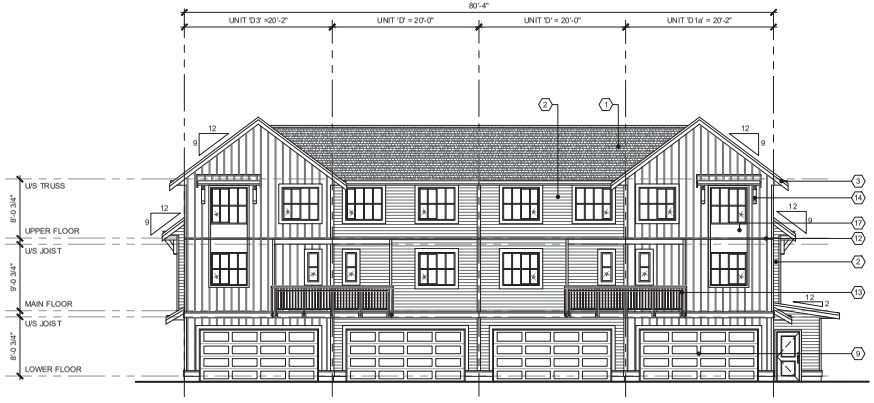
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2X4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

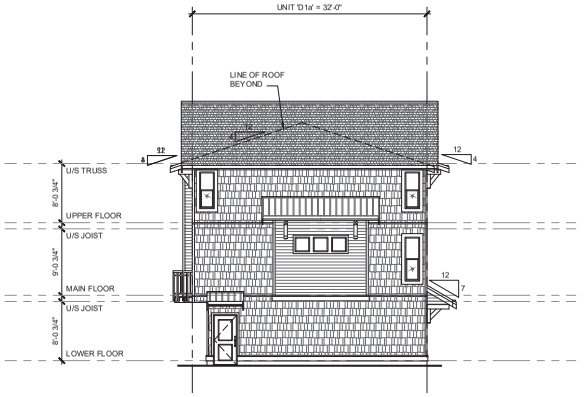
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH **2020**

SEAL

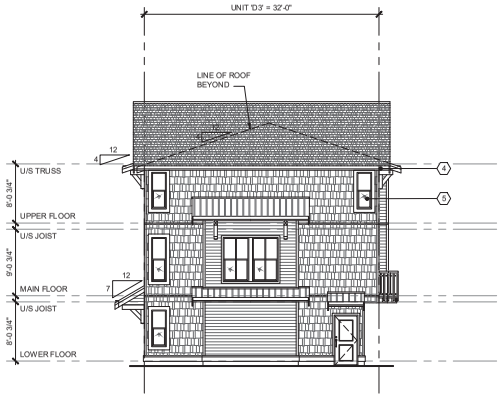
SHEET NO.
H.1
DP-5.01



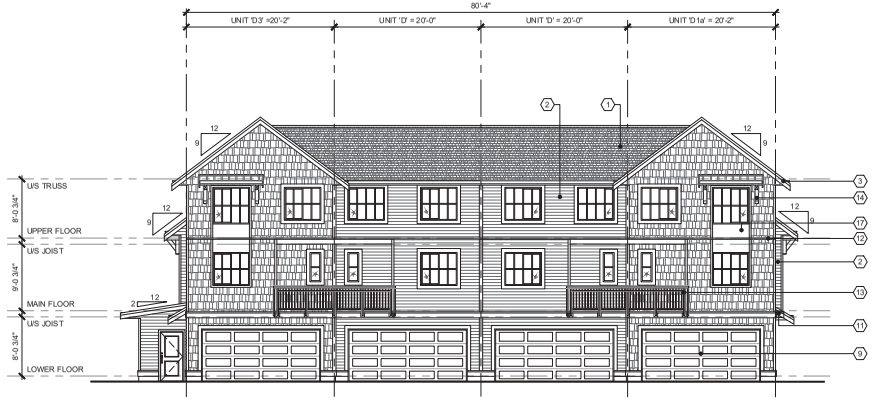
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SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
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	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

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BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

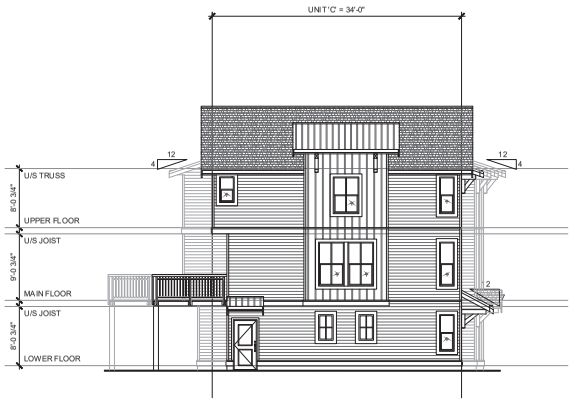
DRAWING TITLE
BUILDING 6 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH **2020**

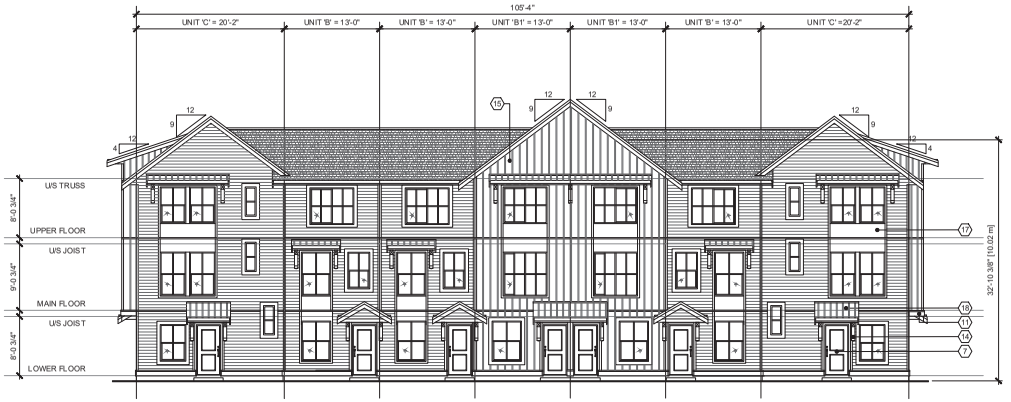
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DP-6.01

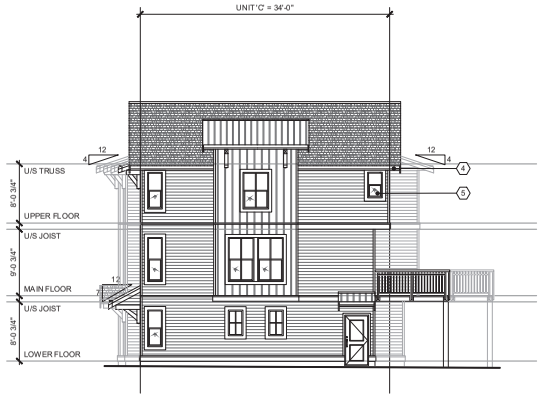
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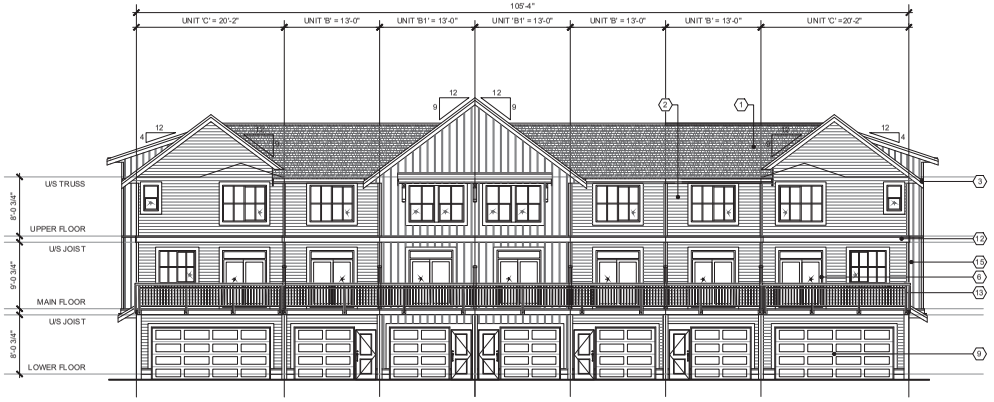
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X 10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
9 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-07-22	PLANNING REVISIONS
2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

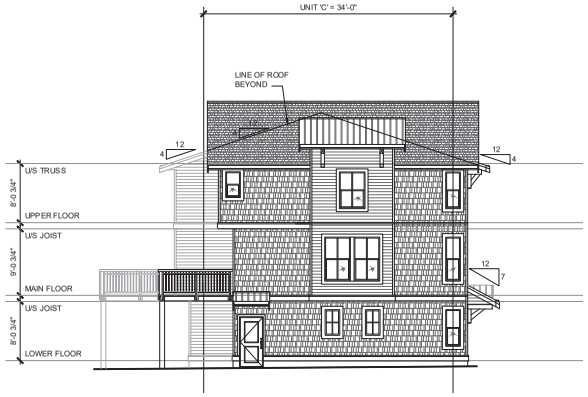
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 7 ELEVATIONS

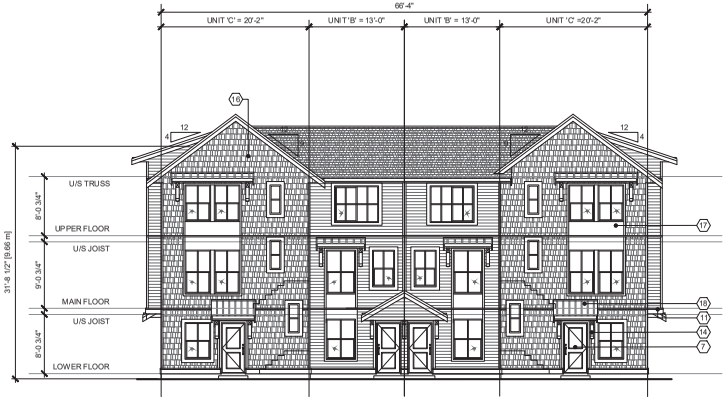
DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH
2020

SEAL

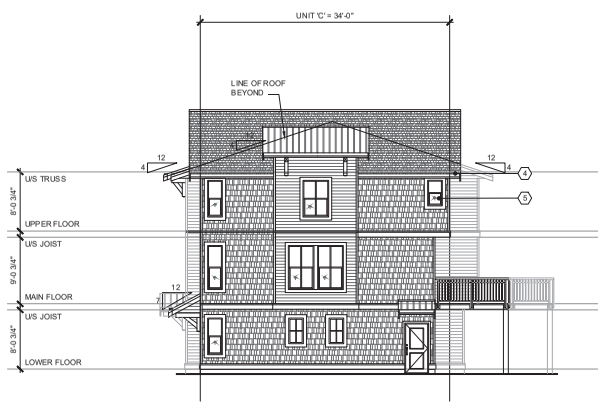
SHEET NO.
H.1
DP-7.02



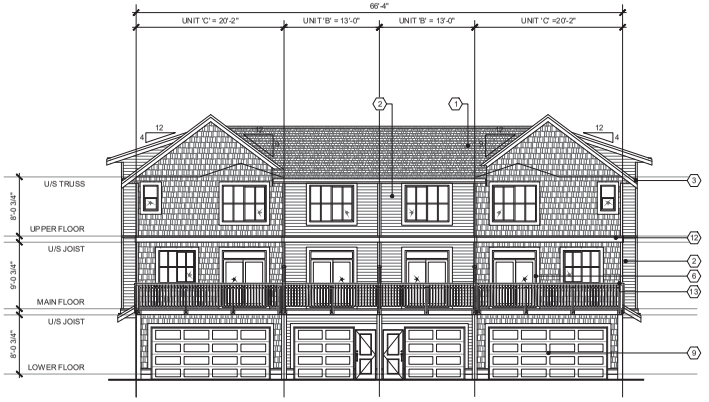
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND	
1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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	18 GALVANIZED METAL ROOF

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2020-09-30	RZ/DP APPLICATION

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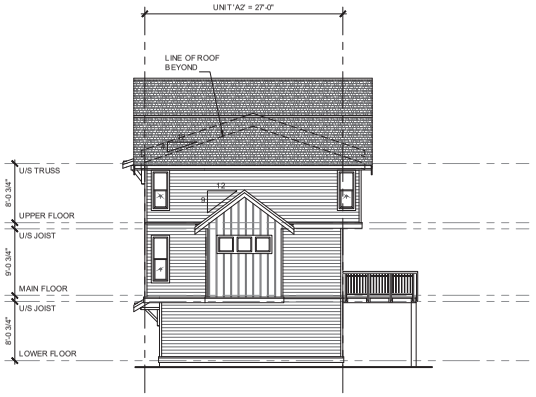
PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 8 ELEVATIONS

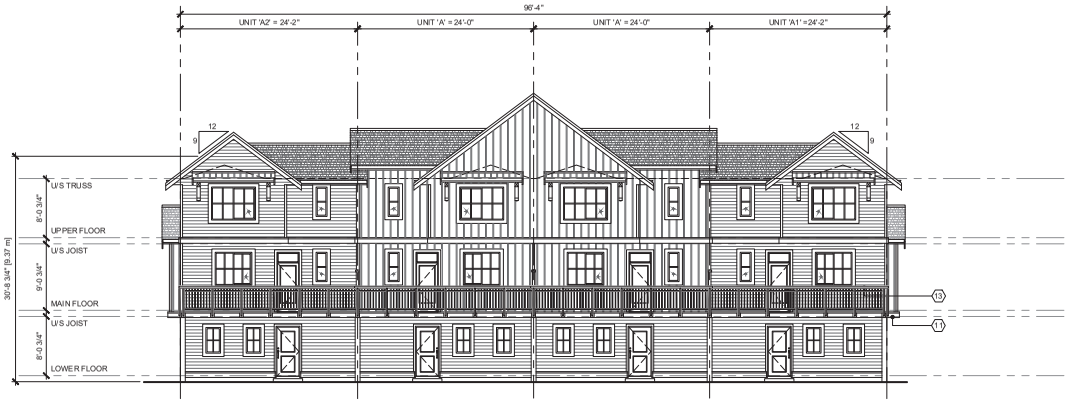
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DWN. BN
CHK. CH 2020

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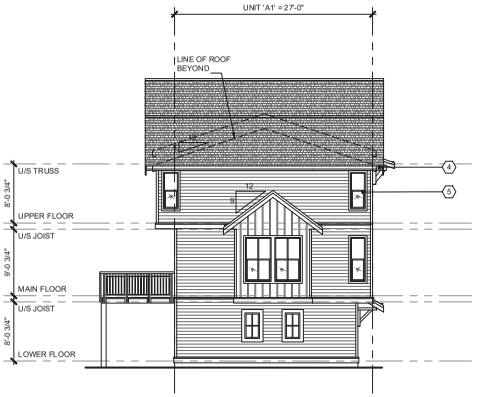
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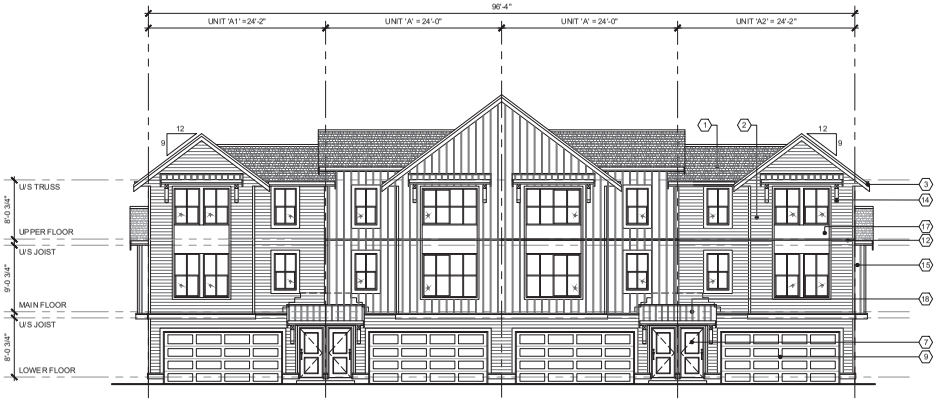
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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9 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
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	18 GALVANIZED METAL ROOF

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REVISIONS

CONSULTANT

CLIENT
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PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

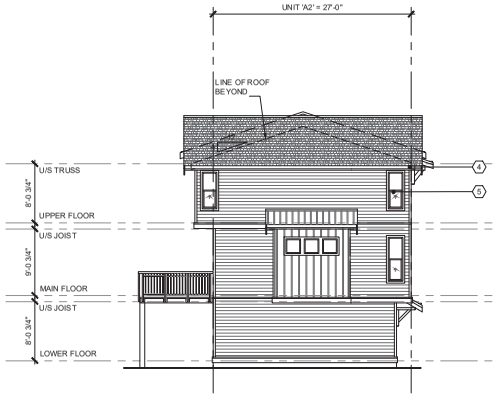
DRAWING TITLE
BUILDING 9 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH 2020

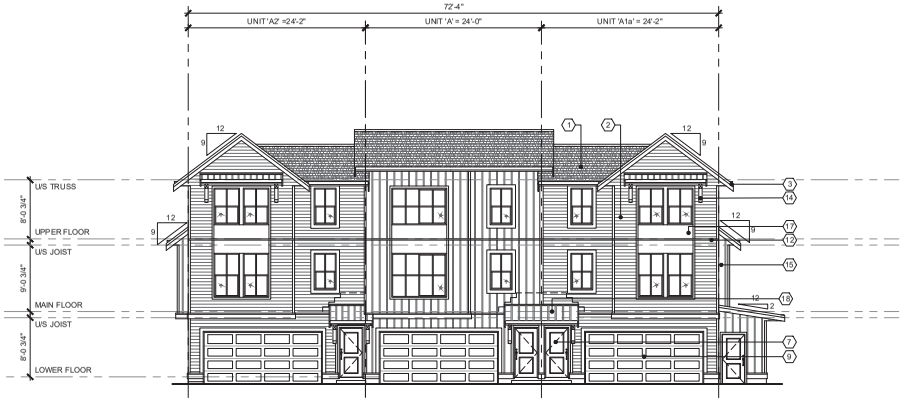
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SHEET NO.
H.1
DP-9.01

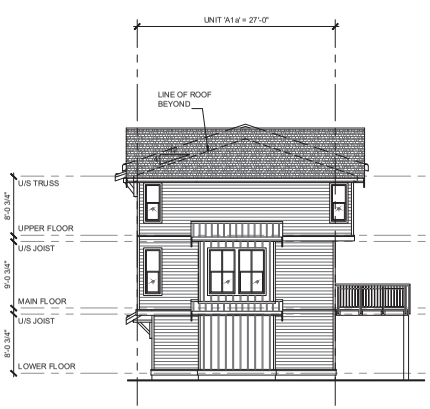
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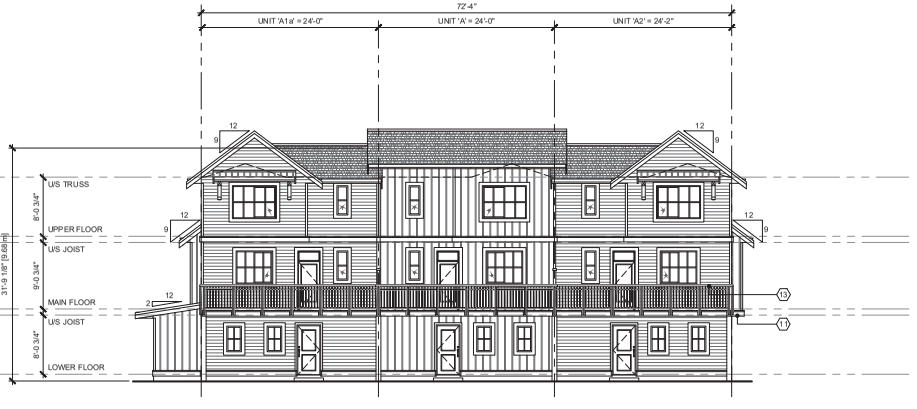
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
5 SEALED DOUBLE GLAZED P.V.C. WINDOW	13 42" HIGH METAL RAILING
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	14 6"x6" WOOD DECORATIVE BRACKET
7 SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-07-22	PLANNING REVISIONS
2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 10 ELEVATIONS

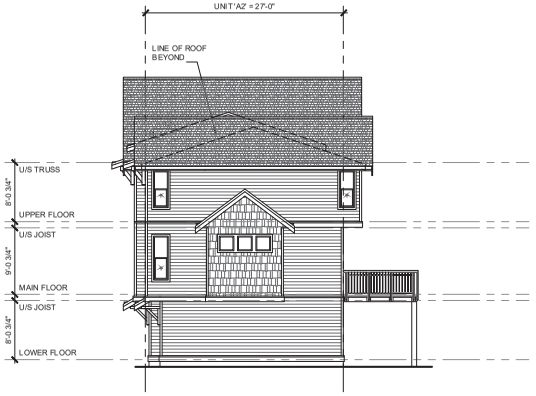
DATE **2021.06.24** FILE NO.
DWN. **BN**
CHK. **CH** **2020**

SEAL

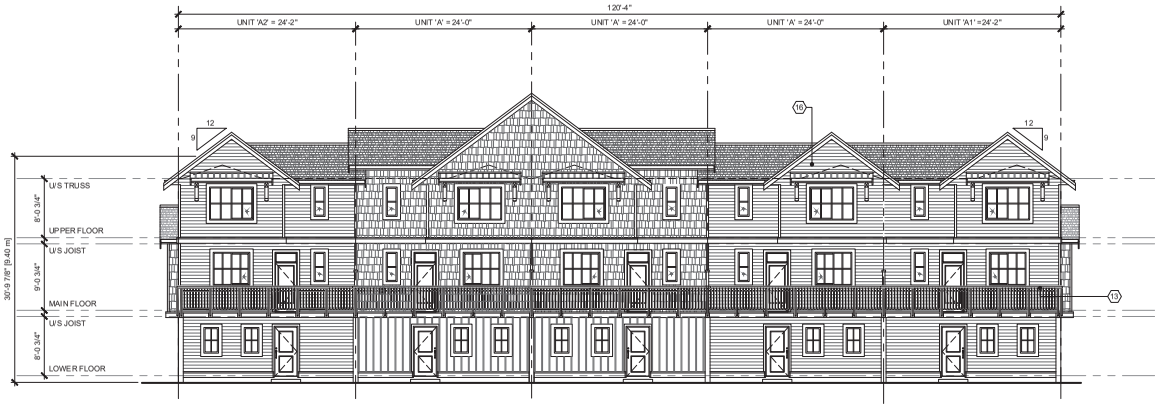
SHEET NO.
H.1
DP-10.01

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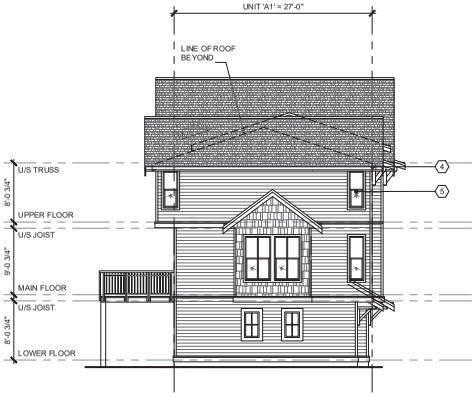
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SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X 10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 PREFINISHED METAL THROUGH WALL FLASHING
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	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

	2021-07-22 PLANNING REVISIONS
	2021-04-30 EMERGENCY ACCESS REVISED
	2021-04-07 EMERGENCY ACCESS ADDED AT EAST PROP LINE
	2020-11-18 FLEX AREA CALCULATIONS
	2020-09-30 RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

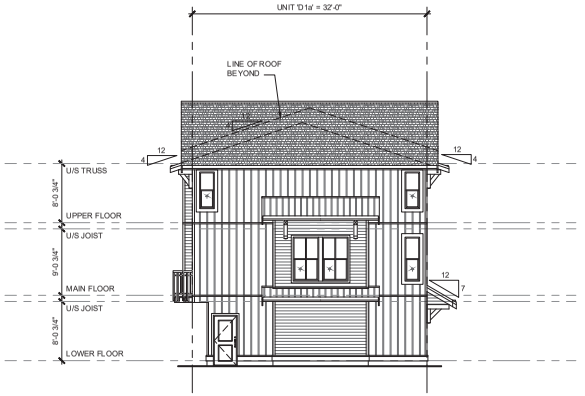
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 11 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH 2020

SEAL

SHEET NO.
DP-11.02



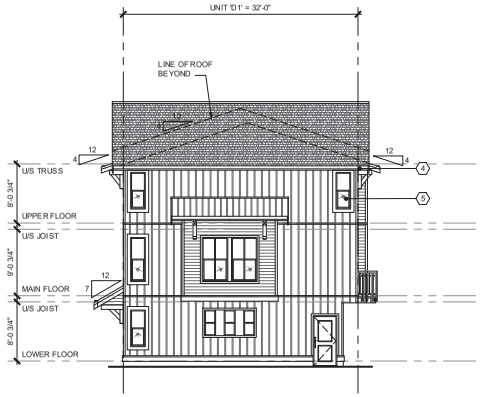
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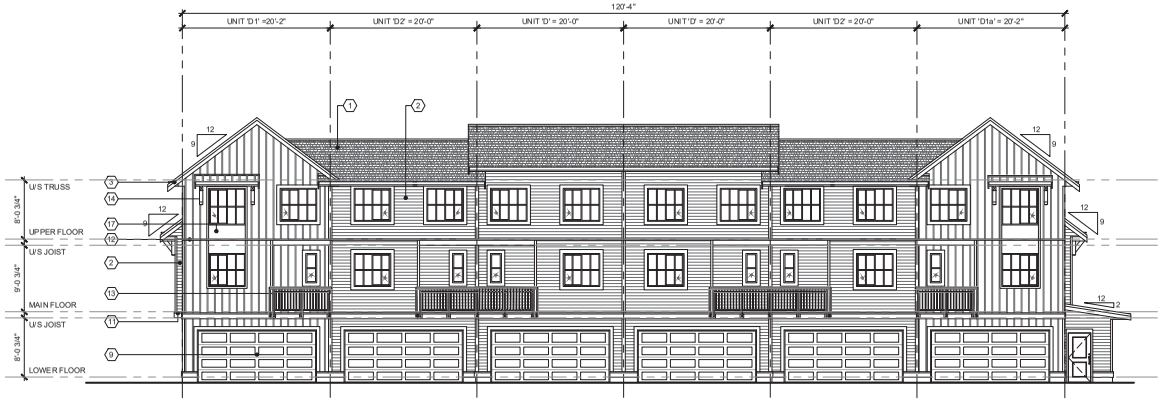
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X 10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C. WINDOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. SEALED DOUBLE GLAZED P.V.C. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND
8. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOORS
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 6"x6" WOOD DECORATIVE BRACKET
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. WOOD OR CEMENT SHINGLE SIDING
17. SMOOTH CEMENT BOARD PANEL
18. GALVANIZED METAL ROOF

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REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

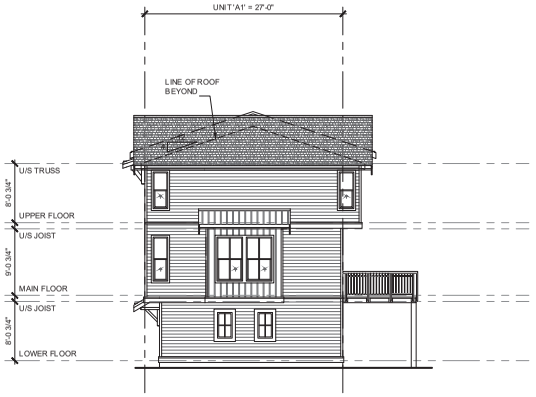
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 12 ELEVATIONS

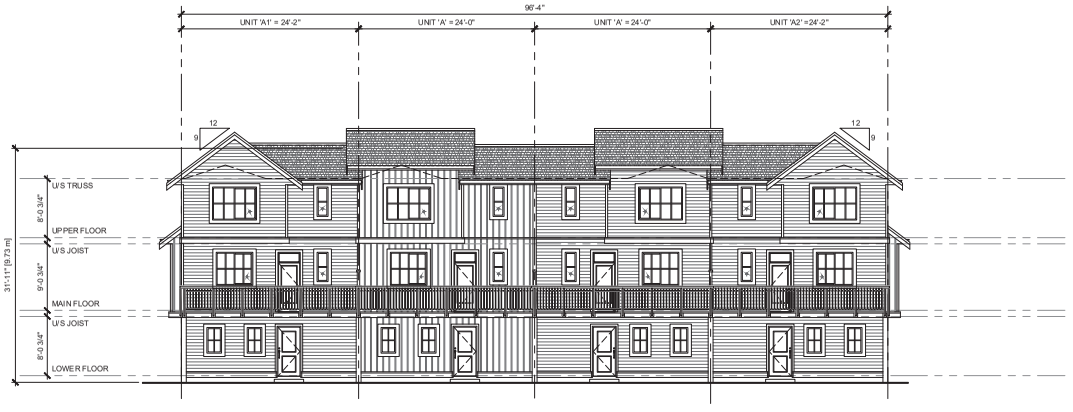
DATE **2021.06.24** FILE NO.
DWN. **BN**
CHK. **CH** **2020**

SEAL

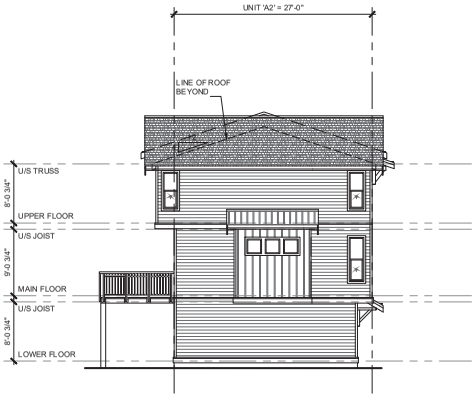
SHEET NO.
DP-12.02



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



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



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



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

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	9 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X 10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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8 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

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2021-04-30	EMERGENCY ACCESS REVISED
2021-04-07	EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18	FLEX AREA CALCULATIONS
2020-09-30	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"

20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 13 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH **2020**

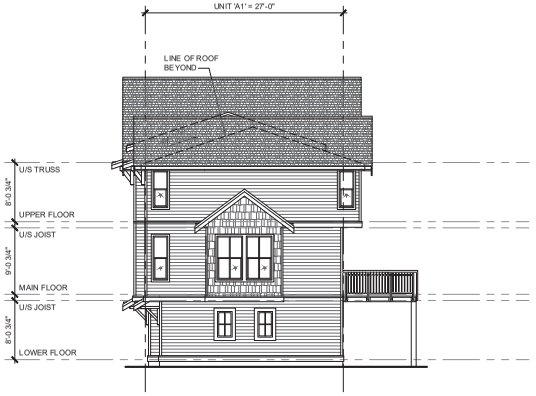
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SHEET NO.
H.1
DP-13.01

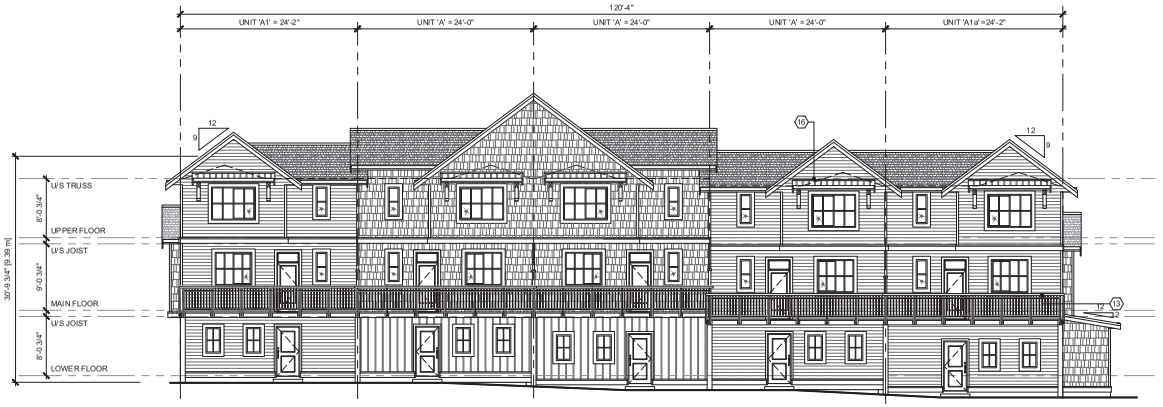
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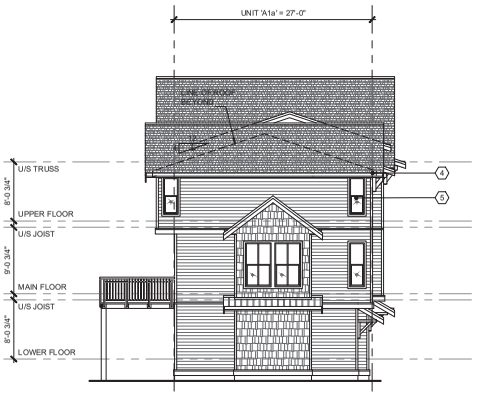
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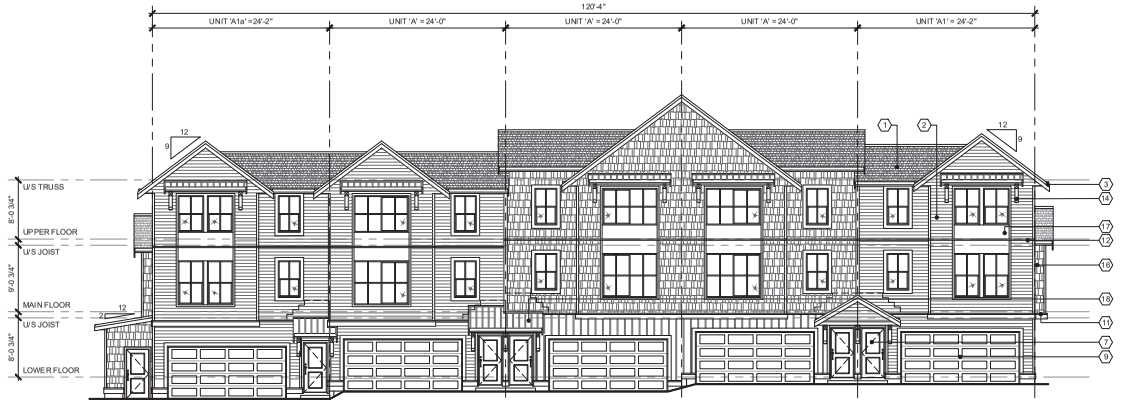
WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND	
1 COMPOSITE ASPHALT SHINGLES	8 OVERHEAD GARAGE DOORS
2 HORIZONTAL CEMENT BOARD SIDING	10 PAINTED WOOD COLUMN
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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9 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 WOOD OR CEMENT SHINGLE SIDING
	17 SMOOTH CEMENT BOARD PANEL
	18 GALVANIZED METAL ROOF

2021-07-22 PLANNING REVISIONS
2021-04-30 EMERGENCY ACCESS REVISED
2021-04-07 EMERGENCY ACCESS ADDED AT EAST PROP LINE
2020-11-18 FLEX AREA CALCULATIONS
2020-09-30 RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
BMG

PROJECT
TOWNHOUSE DEVELOPMENT "HEATH WEST"
20514 & 20486 60 AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 14 ELEVATIONS

DATE 2021.06.24 FILE NO.
DWN. BN
CHK. CH 2020

SEAL

SHEET NO.
H.1
DP-14.02

Plotted: July 23, 2021 at 8:02:43am by Bhushan Mahal
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TREE SCHEDULE - ON SITE

PMG PROJECT NUMBER: 20-116

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 1.8M STD; B&B
	17	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	11	CEDRUS ATLANTICA 'GLAUCA FASTIGIATA'	FASTIGIATE BLUE ATLAS CEDAR	2.5M HT; B&B
	10	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; B&B
	10	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	3	FAGUS SYLVATICA 'ASPLENIFOLIA'	FERN LEAF BEECH	6CM CAL; 1.8M STD; B&B
	35	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	5CM CAL; B&B
	34	PICEA ABIES 'PENDULA'	WEEPING NORWAY SPRUCE	2.5M HT; B&B
	12	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B, 1.5M STD
	10	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	7CM CAL; 1.8 STD; B&B

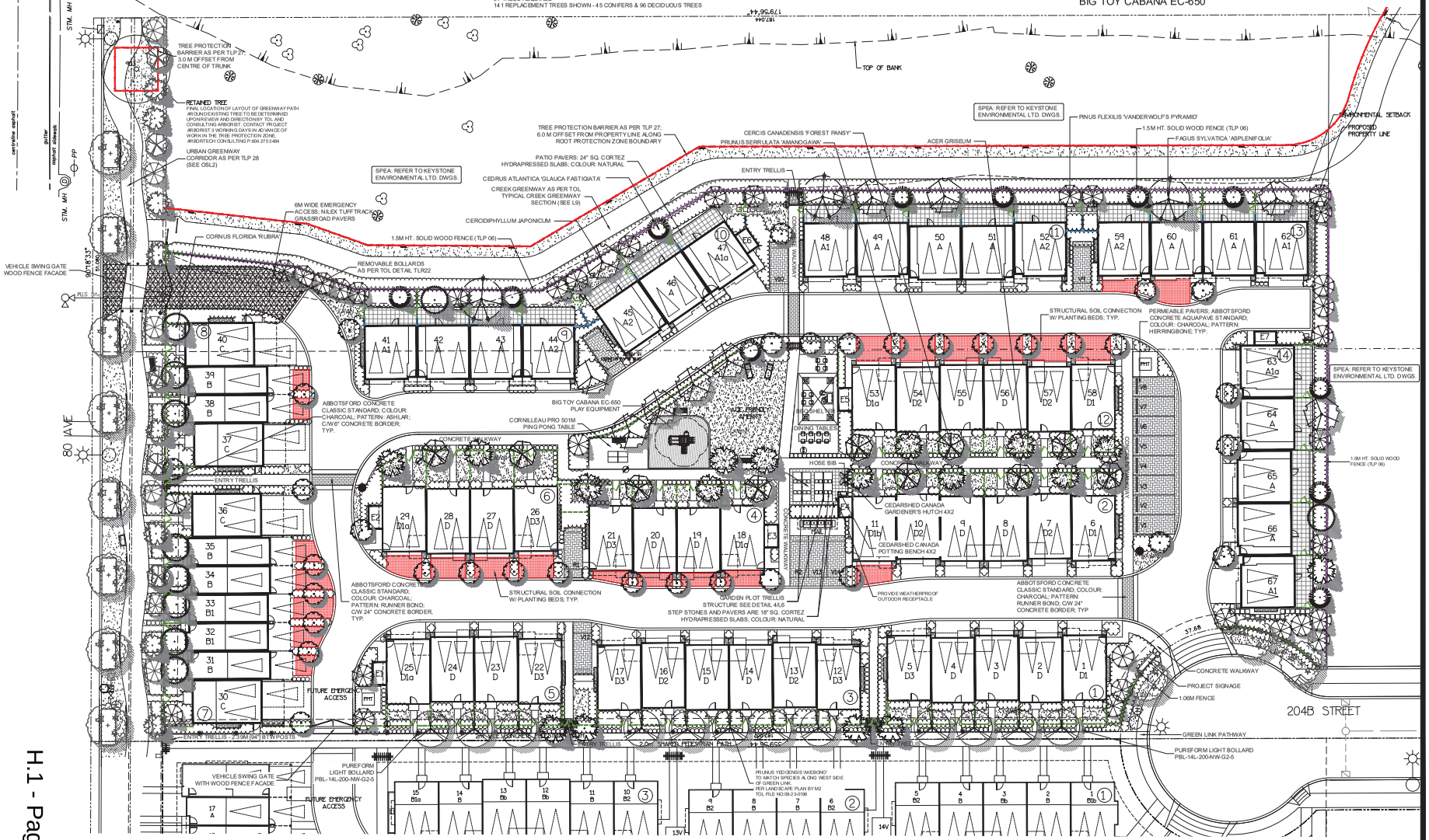
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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.

TREE REPLACEMENT:
91 TREES REQUIRED
141 REPLACEMENT TREES SHOWN - 45 CONIFERS & 96 DECIDUOUS TREES

STRUCTURAL SOIL



BIG TOY CABANA EC-650



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	22.01.28	DP RESUBMISSION	
4	22.01.21	BLDG & AFAA; DP RESUBMIT	
3	21.DEC.22	REVISE PER TOL COMMENTS	DO
-	21.OCT.14	DP RE-SUBMISSION	
2	21.OCT.14	REV. AS PER TOL GIS COMMENTS	CJ
1	21.JUL.21	NEW SITE PLAN / DP RE-SUBMISSION	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

20514 & 20486 80TH AVE.
LANGLEY, B.C.

TOL FILE NO: 08-23-0204

DRAWING TITLE:

LANDSCAPE PLAN

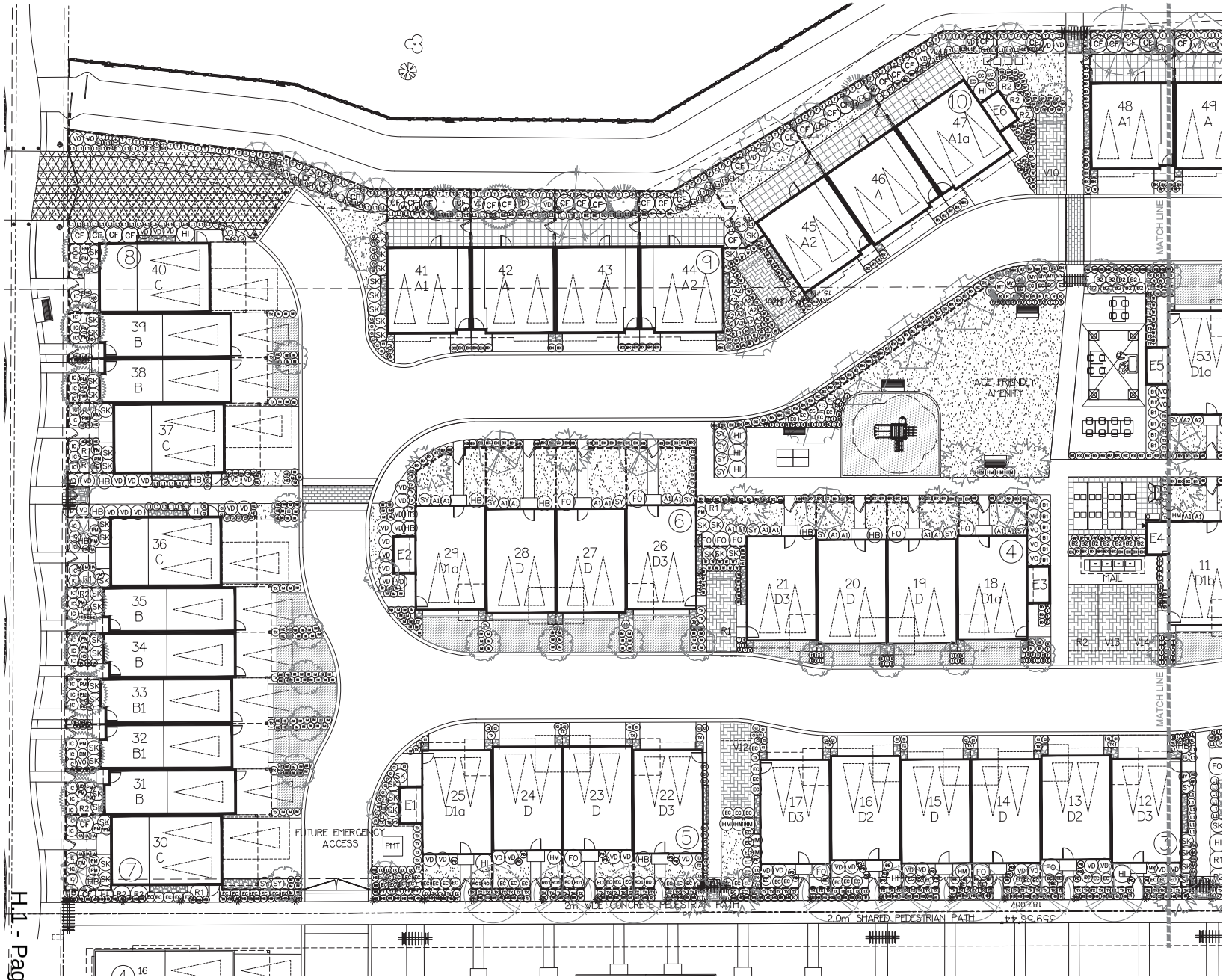
SCHEDULE B

DATE: 20.SEPT.28
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DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: L1
OF 14

PMG PROJECT NUMBER: 20-116

20116-5 DP.ZIP



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	22.01.28	DP RESUBMISSION	
4	22.01.21	BLDG & AFAA, DP RESUBMIT	
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-	21.OCT.14	DP RE-SUBMISSION	
2	21.OCT.14	REV. AS PER TOL GIS COMMENTS	CJ
1	21.JUL.21	NEW SITE PLAN / DP RE-SUBMISSION	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

20514 & 20486 80TH AVE.
LANGLEY, B.C.

TOL FILE NO: 08-23-0204

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

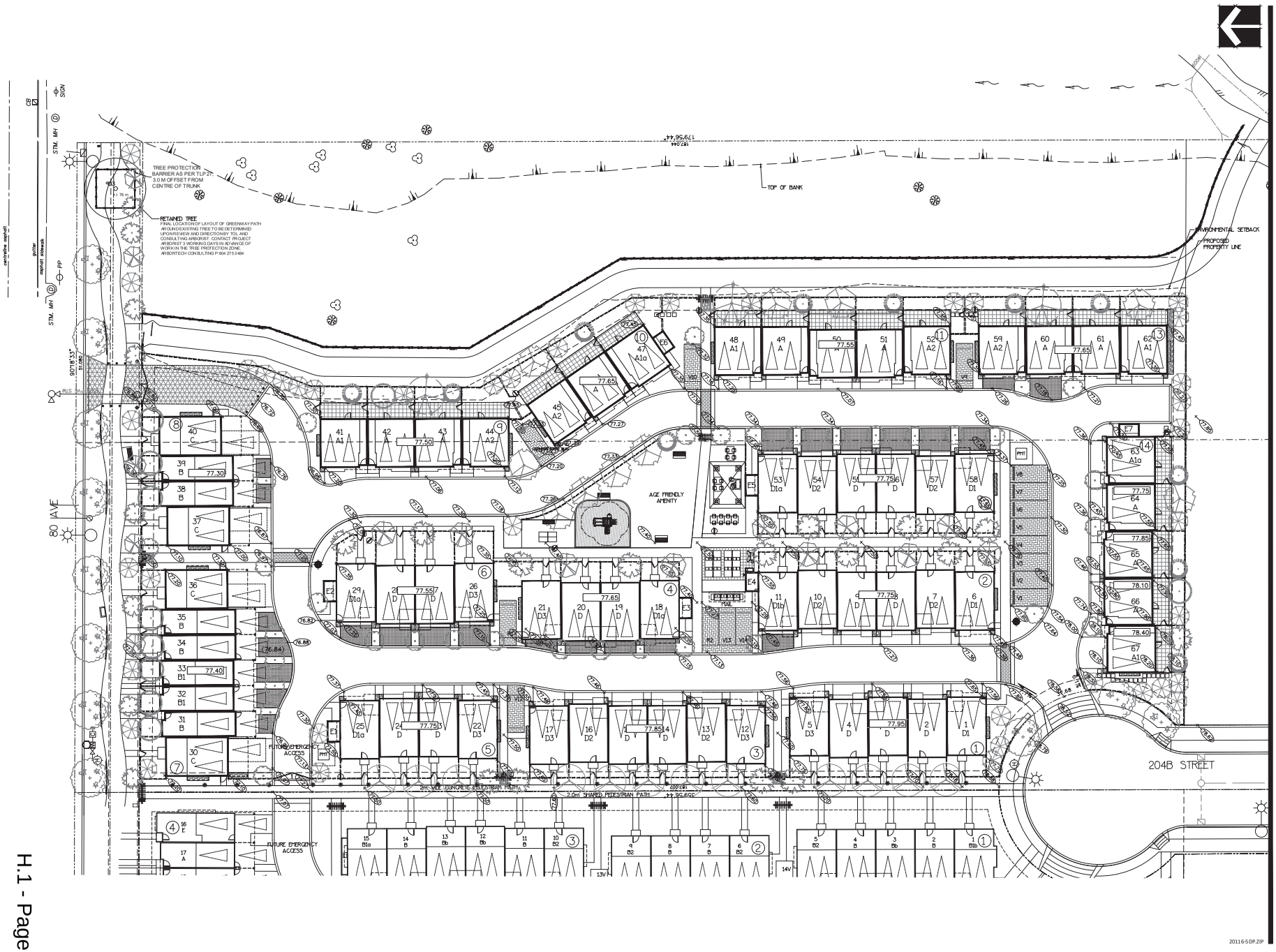
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DESIGN:	MM
CHK'D:	MCY

DRAWING NUMBER: L2

OF 14

2011-6-5 DP.ZIP

PMG PROJECT NUMBER: **20-116**



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p: 604 294-0011 ; f: 604 294-0022

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-	21.OCT.14	DP RE-SUBMISSION	
2	21.OCT.14	REV. AS PER TOL GIS COMMENTS	CJ
1	21.JUL.21	NEW SITE PLAN / DP RE-SUBMISSION	MM

CLIENT:

PROJECT:

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20514 & 20486 80TH AVE.
LANGLEY, B.C.

TOL FILE NO: 08-23-0204

DRAWING TITLE:

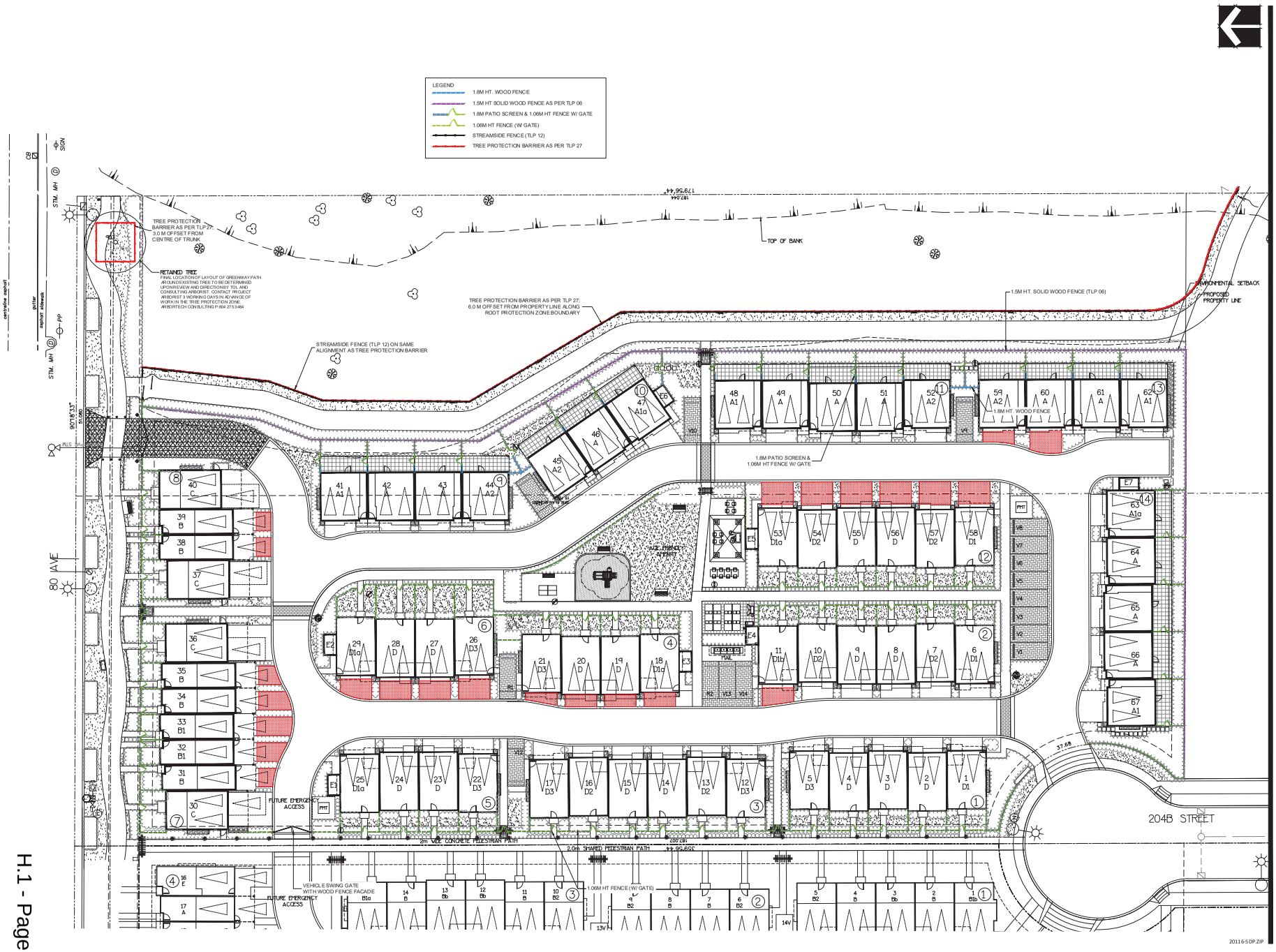
GRADING PLAN

DATE:	21.OCT.04
SCALE:	1:250
DRAWN:	CJ
DESIGN:	MM
CHK'D:	MCY

DRAWING NUMBER: L4 OF 14

20116-5 DP.ZIP

PMG PROJECT NUMBER: **20-116**



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	22.01.28	DP RESUBMISSION	
4	22.01.21	BLDG & AFAA, DP RESUBMIT	
3	21.DEC.22	REVISE PER TOL COMMENTS	DO
-	21.OCT.14	DP RE-SUBMISSION	
2	21.OCT.14	REV. AS PER TOL GIS COMMENTS	CJ
1	21.JUL.21	NEW SITE PLAN / DP RE-SUBMISSION	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

20514 & 20486 80TH AVE.
LANGLEY, B.C.

TOL FILE NO: 08-23-0204

DRAWING TITLE:

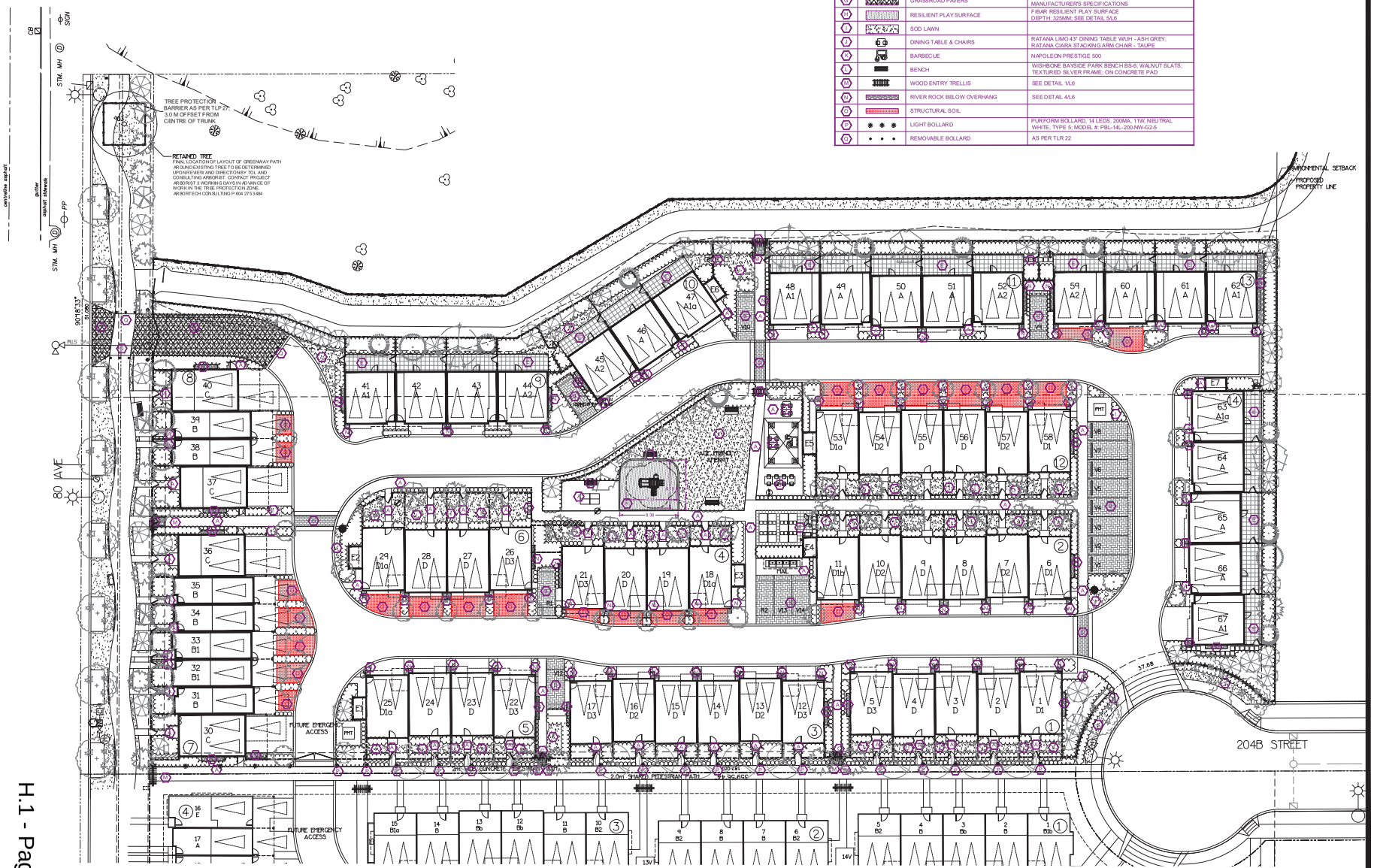
FENCE PLAN

DATE: 20.SEPT.28
SCALE: 1:250
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: L1.5
OF 14

PMG PROJECT NUMBER: **20-116**

20116-5 DP.ZIP



MATERIALS LEGEND

	SYMBOL	ITEM	DESCRIPTION
A		CONCRETE	BROOM FINISHED
B		PERMEABLE PAVERS - VISITOR PARKING	ABBOTSFORD CONCRETE - AQUAPAVE STANDARD; COLOUR: CHARCOAL; PATTERN: HERRINGBONE
C1		PAVERS C/W 6" CONC. BORDER	ABBOTSFORD CONCRETE - CLASSIC STANDARD; COLOUR: CHARCOAL; PATTERN: ASHLAR
C2		PAVERS C/W 24" CONC. BORDER	ABBOTSFORD CONCRETE - CLASSIC STANDARD; COLOUR: CHARCOAL; PATTERN: RUNNER BOND
D		PAVERS - PATIOS	ABBOTSFORD CONCRETE - 24 X 24" CORTEZ HYDRAPRESSED SLABS; COLOUR: NATURAL
E		PAVERS - GARDEN PLOTS & SURROUNDING	ABBOTSFORD CONCRETE - 16 X 16" CORTEZ HYDRAPRESSED SLABS; COLOUR: NATURAL
F		GRASSROAD PAVERS	NILEX TUFFTRACK GRASSROAD PAVERS; INSTALL TO MANUFACTURER'S SPECIFICATIONS
M		RESILIENT PLAY SURFACE	FIBAR RESILIENT PLAY SURFACE DEPTH: 325MM; SEE DETAIL 5/L6
L		SOD LAWN	
1		DINING TABLE & CHAIRS	RATANA LIMO 43" DINING TABLE W/UH - ASH GREY; RATANA CIARA STACKING ARM CHAIR - TAUPE
2		BARBECUE	NAPOLEON PRESTIGE 500
3		BENCH	WISHBONE BAYSIDE PARK BENCH BS-6; WALNUT SLATS; TEXTURED SILVER FRAME; ON CONCRETE PAD
4		WOOD ENTRY TRELLIS	SEE DETAIL 1/L6
5		RIVER ROCK BELOW OVERHANG	SEE DETAIL 4/L6
6		STRUCTURAL SOIL	
7		LIGHT BOLLARD	PURFORM BOLLARD, 14 LEDS, 200MA, 11W, NEUTRAL WHITE, TYPE 5; MODEL #: PBL-14L-200-NW-G2-5
8		REMOVABLE BOLLARD	AS PER TLR 22

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LANGLEY, B.C.

TOL FILE NO: 08-23-0204

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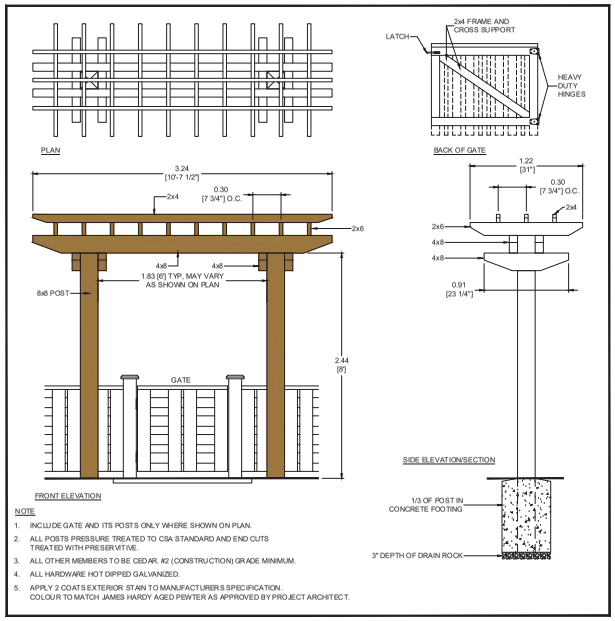
MATERIALS PLAN

DATE:	21.OCT.04
SCALE:	1:250
DRAWN:	CJ
DESIGN:	MM
CHK'D:	MCY

DRAWING NUMBER: L6 OF 14

PMG PROJECT NUMBER: 20-116

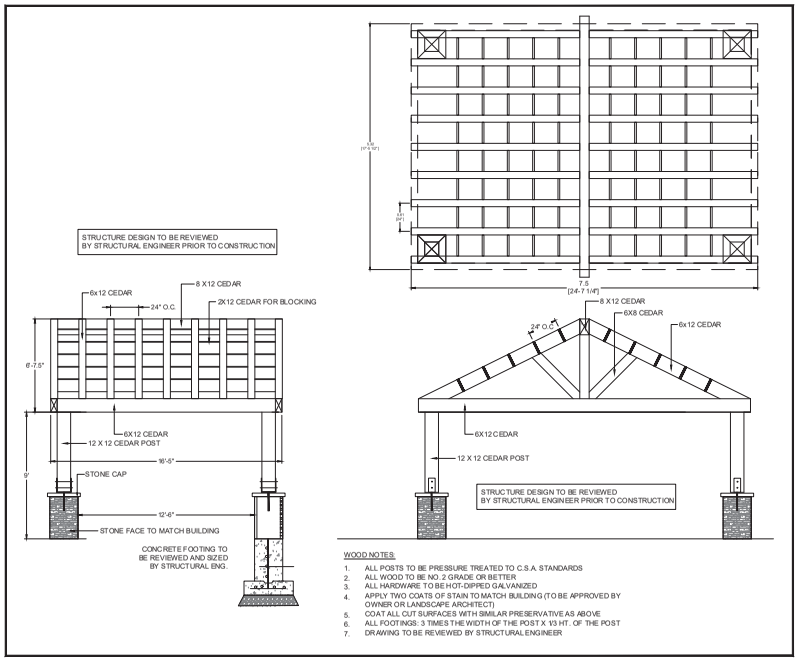
20116-5 DP.ZIP



NOTE

1. INCLUDE GATE AND ITS POSTS ONLY WHERE SHOWN ON PLAN.
2. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
3. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
4. ALL HARDWARE HOT DIPPED GALVANIZED.
5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. COLOUR TO MATCH JAMES HARDY AGED PEWTER AS APPROVED BY PROJECT ARCHITECT.

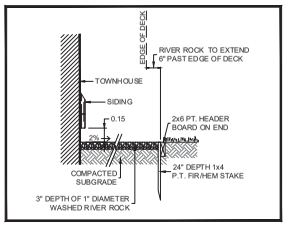
1 ENTRY TRELLIS (W/ GATE WHERE SHOWN ON PLAN)
1:25



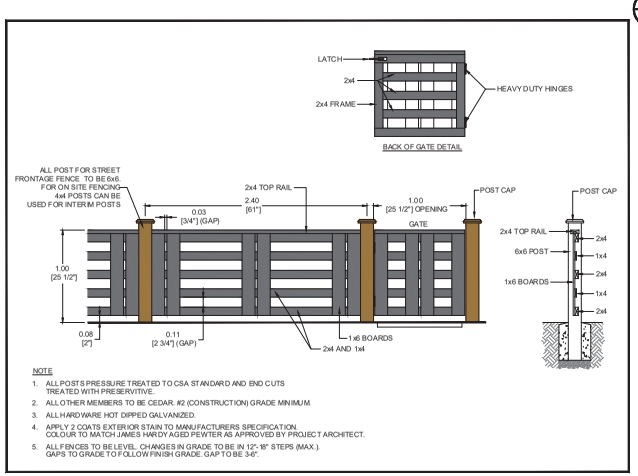
WOOD NOTES:

1. ALL POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL WOOD TO BE NO. 2 GRADE OR BETTER
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. ALL FOOTINGS: 3 TIMES THE WIDTH OF THE POST X 1/3 HT. OF THE POST
7. DRAWING TO BE REVIEWED BY STRUCTURAL ENGINEER

6 PICNIC PERGOLA
1:50



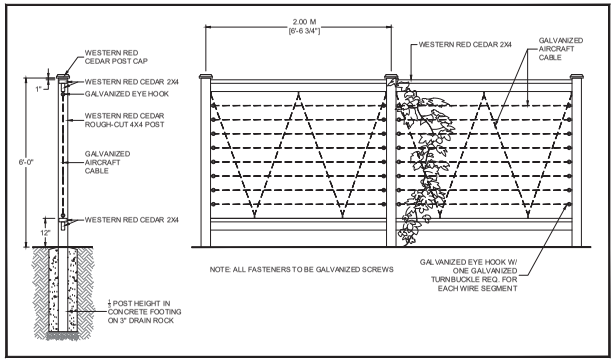
2 RIVER ROCK BELOW OVERHANG
1:25



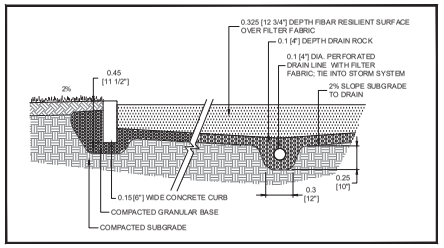
NOTE

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. COLOUR TO MATCH JAMES HARDY AGED PEWTER 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".

3 42" (1.06m) HT. WOOD PICKET FENCE
1:25



4 GARDEN PLOT TRELLIS STRUCTURE
1:25



5 PLAY AREA DETAIL
1:25

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CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

20514 & 20486 80TH AVE.
LANGLEY, B.C.

TOL FILE NO: 08-23-0204

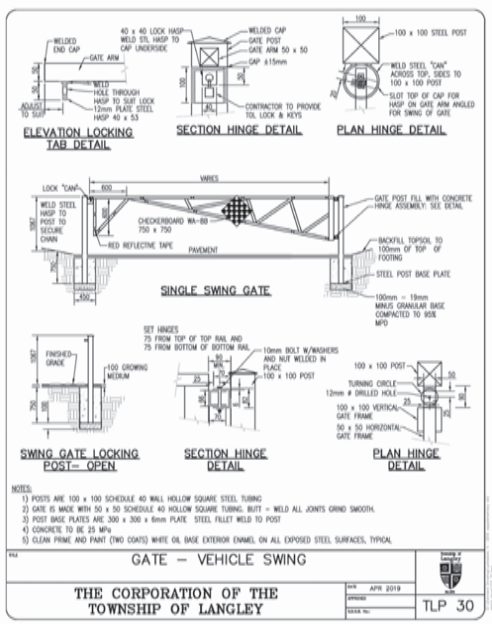
DRAWING TITLE:

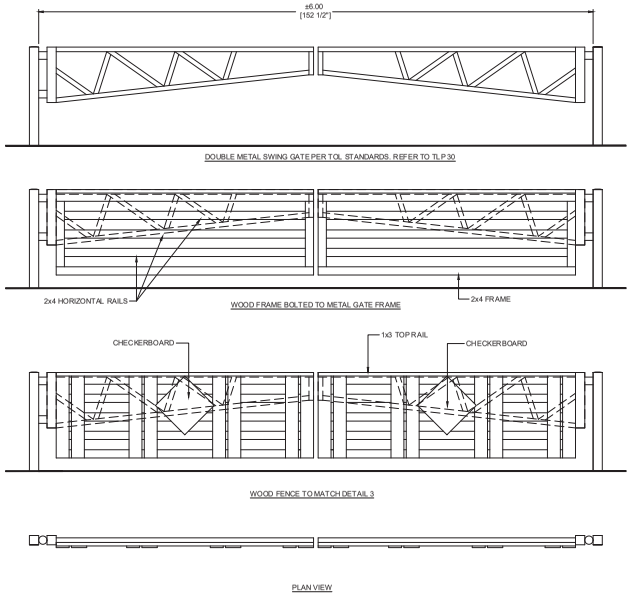
LANDSCAPE DETAILS

DATE:	20.SEPT.28	DRAWING NUMBER:
SCALE:	AS SHOWN	
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 14

20116-5 DP.ZIP

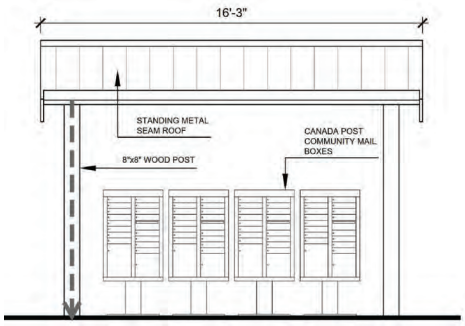
PMG PROJECT NUMBER: **20-116**

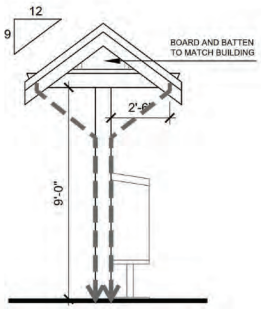


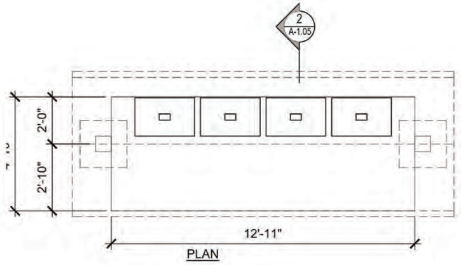


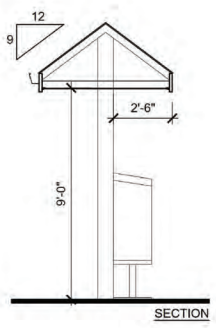
PROVIDE SHOP DRAWINGS TO BE REVIEWED BY TOL PRIOR TO FABRICATION

7 **VEHICLE SWING GATE**
1:25









MAIL KIOSK. FOR REFERENCE ONLY. REFER TO ARCHITECTS DRAWINGS.

MAIL KIOSK
N.T.S.

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TOL FILE NO: 08-23-0204

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 20.SEPT.28
SCALE: AS SHOWN
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: L8
OF 14

20116-5 DP.ZIP

PMG PROJECT NUMBER: **20-116**

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

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

Development permit guidelines for this area are as follows:

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

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

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

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

5101
28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

5101
28/09/15

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

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

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

Landscaping

5101
28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

5101
28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

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28/09/15

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

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30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

4825 30/05/11

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

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

4475 06/02/06

4825 30/05/11

15 February, 2022

Joel Nagetgaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-23-0204 1 Township Holdings Ltd/1040084 BC Ltd

CIVIC: 20486 and 20514 - 80 Avenue

LEGAL: Lot 24 Plan 51663 and Lot 4 Plan 72492; both of Section 23 Township 8 NWD

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**67**	**18**	**8**	**16**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

HEATH WEST
YORKSON, LANGLEY

Public Information Meeting Summary
Project Number: 08-23-0204
20486 & 20514 80th Avenue

Date: October 5, 2021
Time: 6pm PST
Location: Online via Zoom

How did we advertise?
- Newspaper Ad (Copy of ad included following this page)
- Direct mail out per Township of Langley mailing list

How many website hits?
- Total Hits from September 1st to October 5th, inclusive: 6687
- Total Visits from September 1st to October 5th, inclusive: 676

How many comments?
- Direct Emails: 0
- Website Comment Submissions: 1(Copies follow this page)
  - T. Guaf: Submission soliciting business, copy of submission included.
  - This does not include internal test submissions, of copy of which has been included.
- Phone Call: 1
  - On 9/29/2021 from FOIPPA s. 22(1). Requested more information on the project and had issues with finding the website. Determined the individual misspelled the website and did not contact us again.

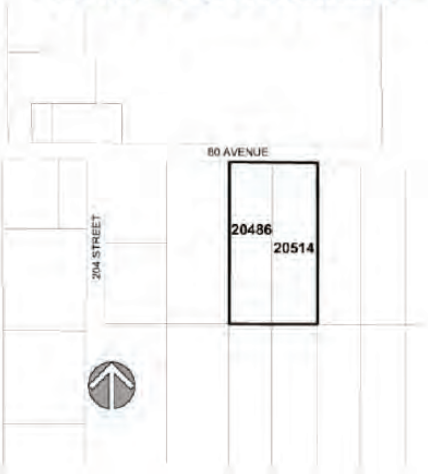
Breakdown of PIM Participants:
- 6 Participants
  - 2 from BMG Real Estate
  - 2 from Focus Architecture
  - 1 from Township of Langley
  - 1 Public – FOIPPA s. 22(1)

Comments, Question and/or concerns shared by the public:
1. FOIPPA s. 22(1) expressed concerns about traffic along 80th Avenue and wanted to know how this project would impact this. Developer's representative explained that the road in question is being upgraded and the project would complete the section of 80th avenue in front of the property. In addition, contributing funds to WARCAP complete roads in the area.
2. FOIPPA s. 22(1) inquired if this project would have to pay Community Amenity Contribution (CAC). Developer's representative shared that while it is too premature for a dollar amount to be calculated, CAC's would be applicable to this project should it proceed further.
3. FOIPPA s. 22(1) commented that there are not enough swimming pools in the area and that residents have to go to Walnut Grove or even Maple Ridge to use facilities and asked if there are plans for a pool in the area. Township of Langley representative explained that this type of inquiry should be directed at Township staff and/or councillors.

Developer Led
PUBLIC INFORMATION MEETING
Township of Langley Project # 08-23-0204

BMG Projects Inc. have applied to the Township of Langley to rezone property at 20486 & 20514 80 Avenue from Suburban Residential (SR-2) to a Comprehensive Development (CD) zone to allow development of 67 townhouse units.

20486 & 20514 80 Avenue



You are invited to attend a *virtual* public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Tuesday, October 5, 2021
6:00-8:00pm
Visit the Project Website: *www.HeathLiving.com*
to register and receive the virtual meeting link.

Project team members will be available virtually at the meeting to answer any questions about the development and to receive your comments.

For more information contact: BMG Real Estate, tel. (604) 421-4300.

Form submission from heathliving.com

no-replyTulaGuaf@gmail.com <no-replyTulaGuaf@gmail.com>
Sun 10/10/2021 7:07 AM
To: BMG Real Estate Info <info@bmgrealestate.com>

Form details below.

Name: DavidZep
Email: no-replyTulaGuaf@gmail.com
Comment: Good day! https://urldefense.proofpoint.com/v2/url?u=http-3A__heathliving.com&d=DwICAQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=I55xTnT3SMA1Fliqc2sbFEMlt8zTw7qB8TG_wNa5xCc&m=rTgelN4lnewD6KLJubT5idKb3NO3FYc-DVVPgQ_u6ac&s=fdfimsBLHJb44ZDPG9QJo56xIzvoO5h8mNQkGi6TmAE&e=

We advance

Sending your business proposition through the Contact us form which can be found on the sites in the Communication section. Feedback forms are filled in by our application and the captcha is solved. The superiority of this method is that messages sent through feedback forms are whitelisted. This technique raise the odds that your message will be read.

Our database contains more than 27 million sites around the world to which we can send your message.

The cost of one million messages 49 USD

FREE TEST mailing Up to 50,000 messages.

This letter is created automatically. Use our contacts for communication.

Contact us.
Telegram - @FeedbackMessages
Skype live:contactform_18
WhatsApp - +375259112693
We only use chat.

Form submission from heathliving.com

milan@penmat.ca <milan@penmat.ca>
Sat 9/25/2021 9:05 AM
To: BMG Real Estate Info <info@bmgrealestate.com>

Form details below.

Name: Milan Mann
Email: milan@penmat.ca
Comment: test

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HAYER BUILDERS GROUP (TOWN CENTRE) LTD.)
BYLAW 2020 NO. 5600

EXPLANATORY NOTE

Bylaw 2020 No. 5600 rezones land at 7635 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-146 to permit a comprehensive development consisting of mixed-use development of apartments, townhouses, live-work townhouses and commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HAYER BUILDERS GROUP (TOWN CENTRE) LTD.)
BYLAW 2020 NO. 5600

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 (Hayer Builders Group (Town Centre) Ltd.) Bylaw 2020 No. 5600".

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

   (1) Adding to Section 102 the following definition:
   "Live-Work Townhouse" means a *townhouse* that on the ground floor excluding the garage or carport provides a minimum of 15 m^2 for a *commercial use.* Excludes medical clinics, veterinary clinics, recreation, and entertainment uses.
   (2) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-146" after the words "Comprehensive Development Zone CD-145"
   (3) Adding to Section 110.1 after the words "CD-145" the words "CD-146 – 0.4 ha"
   (4) Adding after Section 1045 "Comprehensive Development Zone CD-145" the following as Section 1046 "Comprehensive Development Zone CD-146"

1046 **COMPREHENSIVE DEVELOPMENT ZONE CD-146**

Uses Permitted

1046.1 In the CD-146 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
   1) *accessory buildings* and *uses*
   2) *accessory home occupations* subject to Section 104.3
   3) *residential uses* subject to Section 1046.2
   4) *commercial uses* subject to Section 1046.3
   5) *licensee retail store* subject to Section 1046.3
   6) *group children's day care* subject to Section 1046.3

Residential Uses

1046.2 *Residential uses* shall consist of *apartments, townhouses,* and *live-work townhouses* on lands zoned Comprehensive Development Zone CD-146 and are only permitted to be located as shown in Section 1046.12. A minimum of 244 and maximum of 362 *dwelling units* are permitted in Comprehensive Development Zone CD-146.

Commercial Uses

1046.3 *Commercial uses, licensee retail stores,* and *group children's day care* uses are only permitted on the ground floor of the mixed-use *buildings* as shown in Section 1046.12.

Lot Coverage

1046.4 The maximum permitted *lot coverage* of *building* and structures shall be in accordance with the following:

Lot (1)	Maximum permitted *lot coverage* of *buildings* and *structures*
A	42%
B	55%

(1) As indicated in Section 1046.12

Siting of Buildings and Structures

1046.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1046.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 3 storeys for *townhouses* and *live-work townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1046.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1046.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1046.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

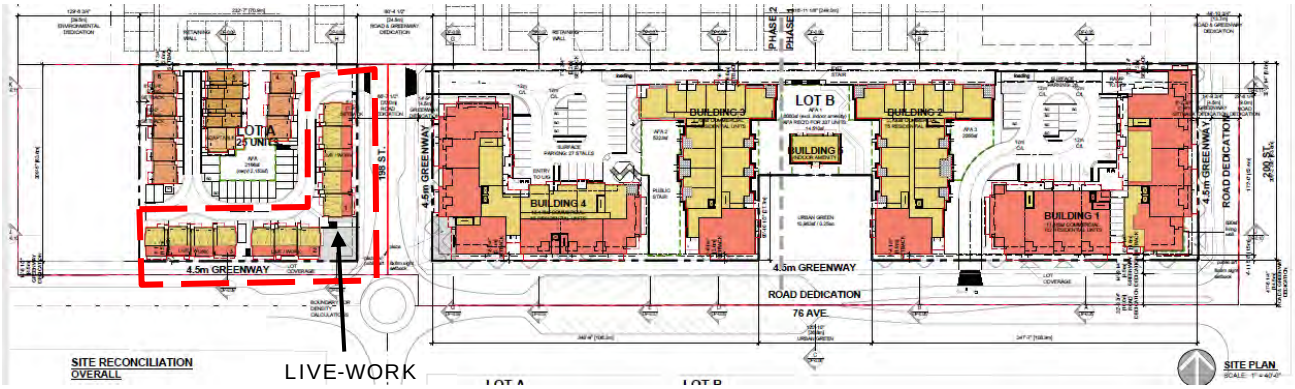
1046.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1046.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1046.12 Development in this zone shall conform substantially with the following plan:



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

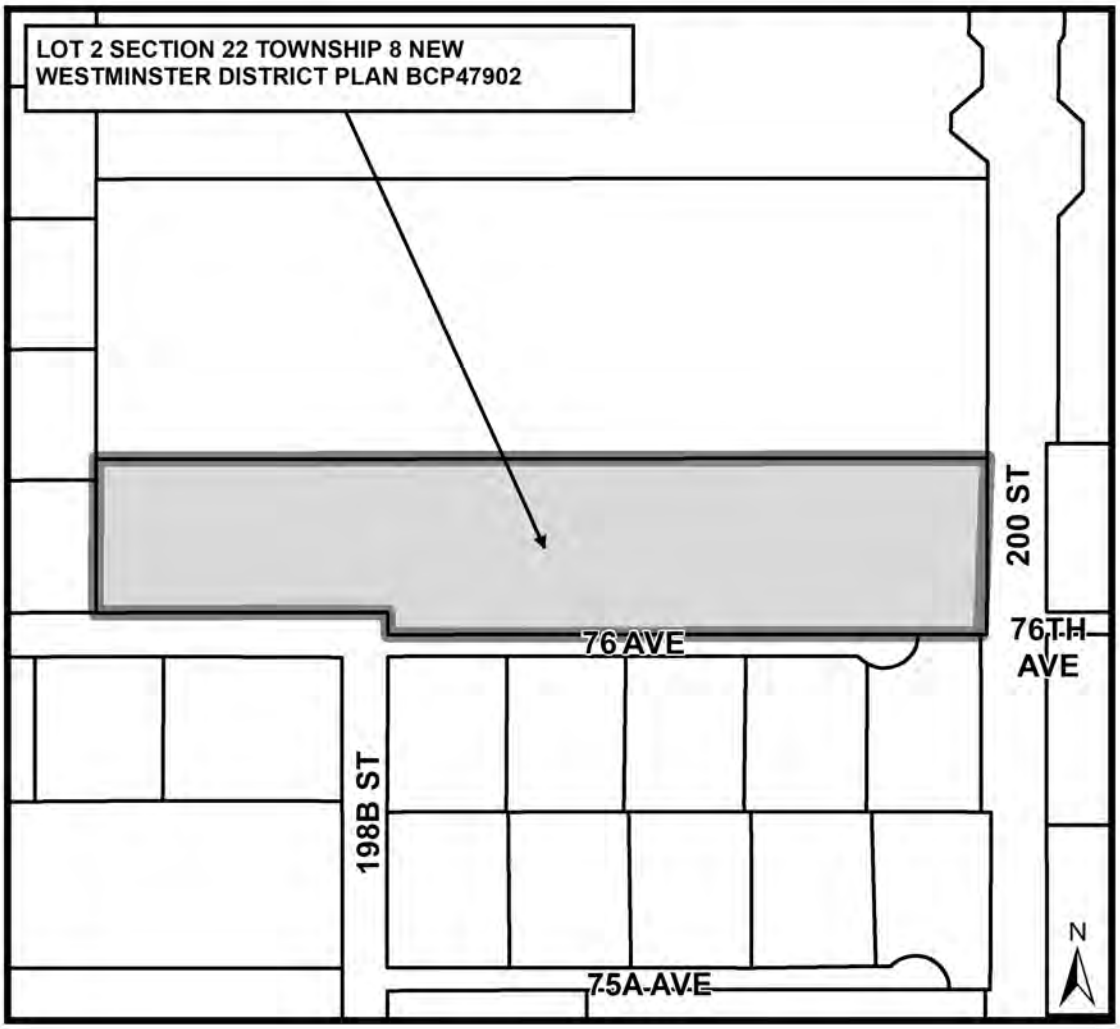
Lot 2 Section 22 Township 8 New Westminster District Plan BCP47902

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-146.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the	29	day of	June	, 2020.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5600



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101044

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

1. NAME: Hayer Builders Group (Town Centre) Ltd.

   ADDRESS: #101 19180 – 36 Avenue
   Surrey, BC V3Z 0P6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 22 Township 8 New Westminster District Plan BCP47902

   CIVIC ADDRESS: 7635 - 200 Street

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

   a. Building plans being in substantial compliance with 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, to the acceptance of the Township;

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

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

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

This permit is not a building permit.

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

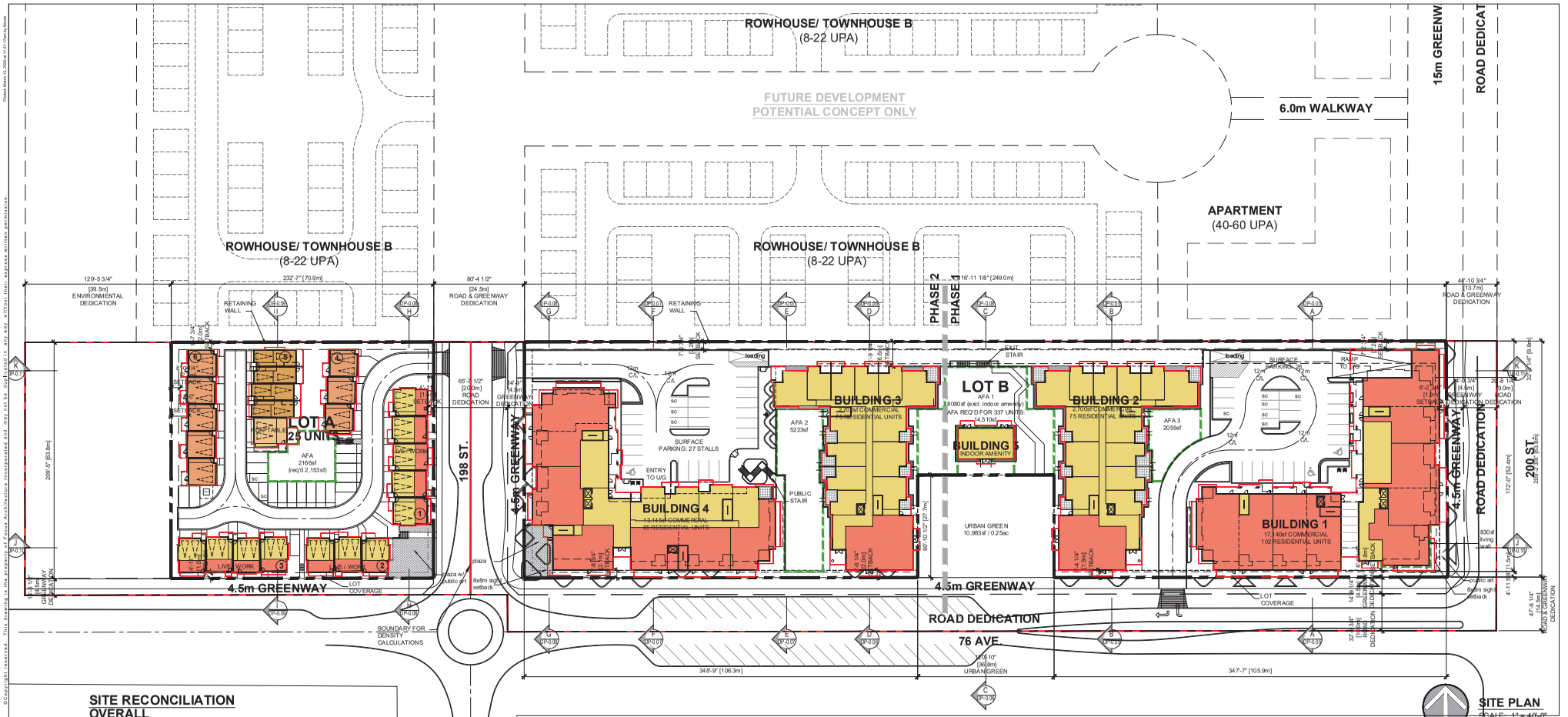
This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings



SITE RECONCILIATION OVERALL

LEGAL DESCRIPTION: LOT 2 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP47902
CIVIC ADDRESS: 7635 200 STREET, LANGLEY BC

ZONE: EXISTING: SR-2

SITE AREA:
GROSS SITE AREA: 320,930 sf / 29,815 m² / 7.37 ac / 2.98 ha
ROAD DEDICATIONS: 50,265 sf / 4,670 m² / 1.15 ac / 0.47 ha
SPEA DEDICATIONS: 27,091 sf / 2,517 m² / 0.62 ac / 0.25 ha
URBAN GREENWAY DEDICATIONS: 23,804 sf / 2,212 m² / 0.55 ac / 0.22 ha
URBAN GREEN DEDICATIONS: 10,981 sf / 1,020 m² / 0.25 ac / 0.10 ha
NET SITE AREA: 208,791 sf / 19,396 m² / 4.80 ac / 1.94 ha

LOT AREAS:
LOT A:
LIVE/WORK (TOWNHOUSE)-LATIMER NEIGHBOURHOOD PLAN
GROSS LOT AREA: 88,493 sf / 8,219 m² / 2.03 ac / 0.82 ha
DEDICATIONS: 39,798 sf / 3,696 m² / 0.91 ac / 0.37 ha
NET LOT AREA: 48,697 sf / 4,523 m² / 1.12 ac / 0.46 ha

LOT B:
APARTMENT- MIXED USE-LATIMER NEIGHBOURHOOD PLAN
GROSS LOT AREA: 232,437 sf / 21,596 m² / 5.34 ac / 2.16 ha
DEDICATIONS: 72,343 sf / 6,723 m² / 1.66 ac / 0.67 ha
NET LOT AREA: 160,094 sf / 14,873 m² / 3.68 ac / 1.49 ha

SITE DENSITY:
LOT A- LIVE-WORK (TOWNHOUSE) (16-22 upa)
MAXIMUM ALLOWED PER NCP: 2.0 ac x 22 upa = 44 units
LOT B- APARTMENT- MIXED USE (40-60 upa)
MAXIMUM ALLOWED PER NCP: 5.3 ac x 60 upa = 318 units
MAXIMUM TOTAL UNITS PERMITTED PER NCP: = 362 units

PROPOSED: Lot A = 25 units
Lot B = 337 units
Total = 362 units*

*DENSITY AVERAGING USED AS PER NCP 3.1.8.

ADAPTABLE HOUSING:
TOWNHOUSE REQUIRED: 25 units x 5% = 1.25 units
APARTMENT REQUIRED: 337 units x 10% = 33.7 units
TOTAL = 34.95 units

PROPOSED: = 43 units

LOT A

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 88,493 sf / 8,219m² / 2.03 ac / 0.82 ha
NET LOT AREA: 48,697 sf / 4,523 m² / 1.12 ac / 0.45 ha

DENSITY:
PROPOSED: 25 units (12.5 upa)*
*ADDITIONAL 19 UNITS PROPOSED TO TRANSFER TO LOT B AS PER NCP 3.1.8 DENSITY AVERAGING

LOT COVERAGE:
PROPOSED (GROSS): 22.2% = 19,636 sf / 88,493 sf
PROPOSED (NET): 40.3% = 19,636 sf / 48,697 sf

REQUIRED PARKING:
RESIDENTIAL: 21 UNITS x 2 = 42.0 CARS
TANDEM: 4 UNITS x 2.3 = 9.2
VISITOR: 25 UNITS x 0.2= 5.0 CARS
COMMERCIAL: 12 UNITS x 1= 12 CARS
TOTAL: = 68.2 CARS

PROVIDED PARKING:
RESIDENTIAL: 52 CARS
VISITOR: 5 CARS
COMMERCIAL: 12 CARS
TOTAL: =69 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 25 UNITS x 8 m² = 200 m²
PROVIDED: 201 m²

ADAPTABLE HOUSING:
REQUIRED: 25 UNITS x 5% =1.25 units
PROVIDED: 1 UNIT

SETBACKS:

	PROPOSED BUILDING FACE:	PROPOSED STRUCTURE/COL..
WEST	1.7m	2.4m
EAST	1.9m	-
NORTH	1.4m	-
SOUTH	1.9m	-

LOT B

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 232,437 sf / 21,596 m² / 5.34 ac / 2.16 ha
NET LOT AREA: 160,094 sf / 14,873 m² / 3.68 ac / 1.49 ha

DENSITY:
PROPOSED UPA: 337 units (63.6 upa)*
*INCLUDING ADDITIONAL 19 UNITS PROPOSED TO TRANSFER FROM LOT A AS PER NCP 3.1.8 DENSITY AVERAGING

PERMITTED FSR:
NCP ALLOWS 1.5-2.5 FSR (ON NET)
MIN PERMITTED PER NCP: 240,141 sf
MAX PERMITTED PER NCP: 400,235 sf

PROPOSED FSR: 305,695 sf RESIDENTIAL
35,911 sf COMMERCIAL
FLOOR AREA: 341,606 sf
FSR (ON NET): 2.13

LOT COVERAGE:
PROPOSED (GROSS): 35.8% = 83,314 sf / 232,437 sf
PROPOSED (NET): 52.0% = 83,314 sf / 160,094 sf

REQUIRED PARKING:
RESIDENTIAL: 337 UNITS x 1.5 = 505.5 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 3,330m2 / 20m2 = 166.8 CARS
TOTAL: = 672.3 CARS

PROVIDED PARKING:
RESIDENTIAL: 509 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 173 (3) SURFACE & 120 UNDERGROUND)
TOTAL: =682 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 337 UNITS x 4 m² = 1,348 m²
PROVIDED: 1,426 m²

INDOOR AMENITY:
PROVIDED: 130 m²

ADAPTABLE HOUSING:
REQUIRED: 337 UNITS x 10% =33.7 units
PROPOSED: 42 UNITS

SETBACKS:

	PROPOSED BUILDING FACE:
WEST	2.1m
EAST	1.9m
NORTH	2.2m
SOUTH	1.8m

UNIT BREAKDOWN:
3 BEDROOM: 10 UNITS (3.0% OF TOTAL)
2 BEDROOM: 190 UNITS (56.4% OF TOTAL)
1 BEDROOM: 137 UNITS (40.7% OF TOTAL)

REVISIONS:

	2018-09-18 ISSUED FOR RZ / DP	
1	2019-06-20 DP REVISIONS	
2	2019-10-11 DP REVISIONS	
3	2020-03-12 DP REVISIONS	

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT: HAYER TOWN CENTRE
LOCATION: 7635-200 Street LANGLEY, BC
CLIENT: HAYER BUILDERS GR

DRAWING TITLE: SITE PLAN
DATE: 2017.11.07 FILE NO.: 1724
DWN.: ms/NV
CHK.: ch
SHEET NO.: DP-0.01

Schedule A

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TOWNHOUSE LOT & PLAZA
SCALE: NTS

LOT A - TOWNHOUSE

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3	2020-03-12 DP REVISIONS
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1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

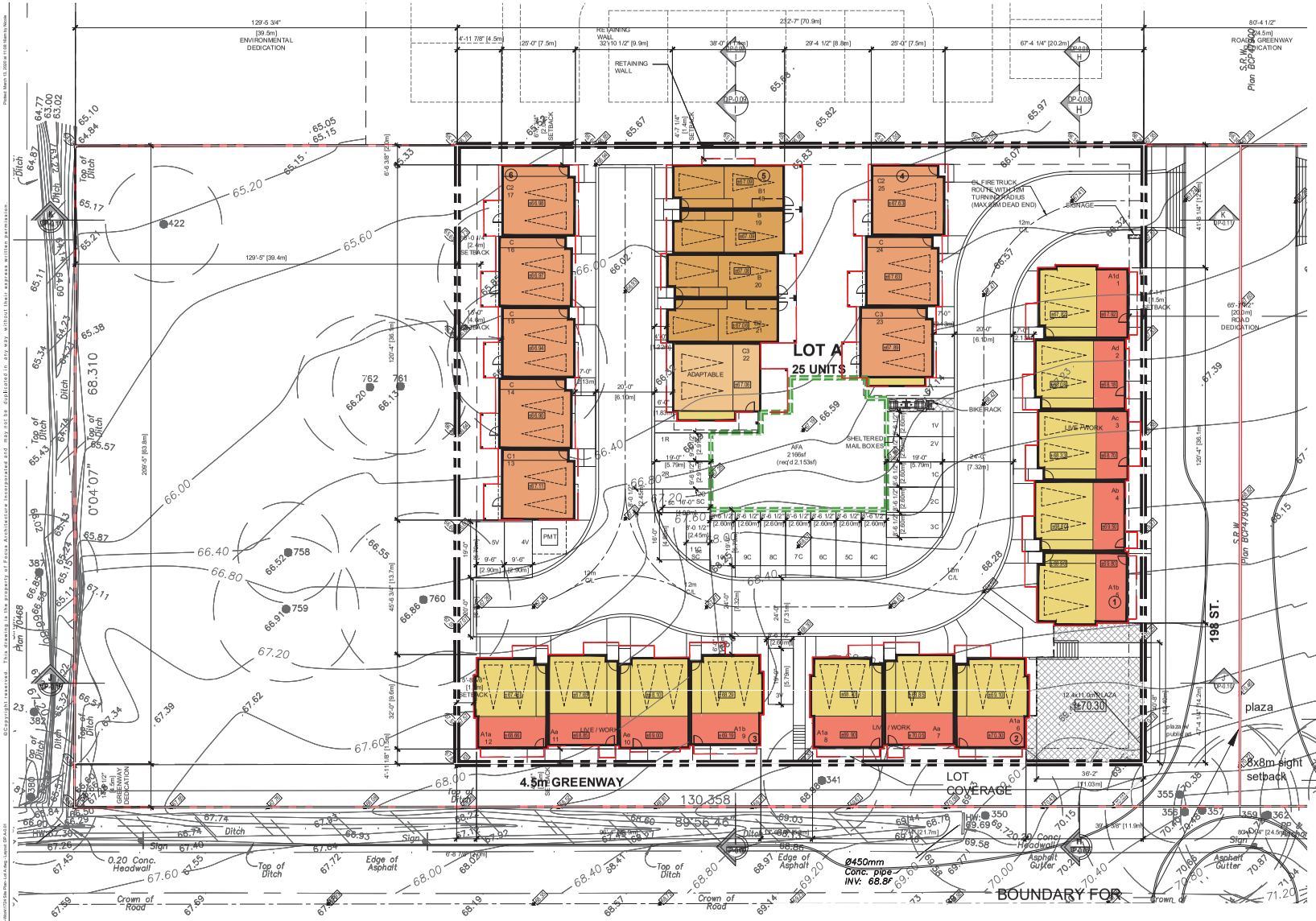
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DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **I.1**
DP.A-0.00

Plotted: March 13, 2020 at 11:08:44am by Nicola
File: Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Rendering.dwg - Layout: DP.A-0.00



SITE RECONCILIATION

LOT A

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 88,493 sf / 8,219 m² / 2.03 ac / 0.82 ha
NET LOT AREA: 48,697 sf / 4,523 m² / 1.12 ac / 0.45 ha

DENSITY:
PROPOSED: 25 units (12.5 upa)*
*ADDITIONAL 19 UNITS PROPOSED TO TRANSFER TO LOT B AS PER NCP 3.1 DENSITY AVERAGING

LOT COVERAGE:
PROPOSED (GROSS): 22.2% = 19,636 sf / 88,493 sf
PROPOSED (NET): 40.3% = 19,636 sf / 48,697 sf

REQUIRED PARKING:
RESIDENTIAL: 21 UNITS x 2 = 42.0 CARS
TANDEM: 4 UNITS x 2.3= 9.2
VISITOR: 25 UNITS x 0.2= 5.0 CARS
COMMERCIAL: 12 UNITS x 1= 12 CARS
TOTAL: = 68.2 CARS

PROVIDED PARKING:
RESIDENTIAL: 52 CARS
VISITOR: 5 CARS
COMMERCIAL: 12 CARS
TOTAL: =69 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 25 UNITS x 8 m² = 200 m²
PROVIDED: 201 m²

ADAPTABLE HOUSING:
REQUIRED: 25 UNITS x 5% =1.25 units
PROPOSED: 1 UNIT

SETBACKS:

	PROPOSED BUILDING FACE:	PROPOSED STRUCTURE/COL.:
WEST	1.7m	2.4m
EAST	1.5m	-
NORTH	1.4m	-
SOUTH	1.5m	-

LOT COVERAGE SUMMARY

BUILDING	AREA
1	4217 sq.ft.
2	2558 sq.ft.
3	3364 sq.ft.
4	2192 sq.ft.
5	3755 sq.ft.
6	3550 sq.ft.
TOTAL	19636 sq.ft.

LOT A - UNIT DATA AND FLOOR AREA SUMMARY

UNIT TYPE	COUNT	LOWER	MAIN	UPPER	SITE TOTALS
Aa-Ae - 3 BED	6	336 sq.ft.	708 sq.ft.	744 sq.ft.	10,728 sq.ft.
A1a-A1d - 3 BED	6	336 sq.ft.	728 sq.ft.	749 sq.ft.	10,890 sq.ft.
B - 3 BED	2	104 sq.ft.	600 sq.ft.	600 sq.ft.	2,608 sq.ft.
B1- 3 BED	1	104 sq.ft.	643 sq.ft.	643 sq.ft.	1,390 sq.ft.
B2- 3 BED	1	104 sq.ft.	600 sq.ft.	600 sq.ft.	1,304 sq.ft.
C- 3 BED	4	94 sq.ft.	636 sq.ft.	672 sq.ft.	5,508 sq.ft.
C1- 3 BED	1	98 sq.ft.	640 sq.ft.	677 sq.ft.	1,415 sq.ft.
C2- 3 BED	2	98 sq.ft.	640 sq.ft.	677 sq.ft.	2,830 sq.ft.
C3- 3 BED	1	98 sq.ft.	640 sq.ft.	677 sq.ft.	1,415 sq.ft.
D- 3 BED	1	215 sq.ft.	700 sq.ft.	752 sq.ft.	1,667 sq.ft.
ADAPTABLE					
TOTAL	25				39,855 sq.ft.

LOT A - TOWNHOUSE

REVISIONS:

	2018-09-18	ISSUED FOR RZ / DP
1	2019-06-20	DP REVISIONS
2	2019-10-11	DP REVISIONS
3	2020-03-12	DP REVISIONS

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT: HAYER TOWN CENTRE

LOCATION: 7635-200 Street, LANGLEY, BC

CLIENT: HAYER BUILDERS GROUP

DRAWING TITLE: SITE PLAN- LOT A

DATE: 2017.11.07 FILE NO.: 724

DWN. ms/NV CHK. ch

SHEET NO.: DP.A-0.01

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STREETSCAPE - 76 AVENUE OVERALL
SCALE: N.T.S.



STREETSCAPE - 76 AVENUE ENLARGED
SCALE: 3/32" = 1'-0"



STREETSCAPE - 198 STREET (WEST)
SCALE: 3/32" = 1'-0"

LOT A - TOWNHOUSE

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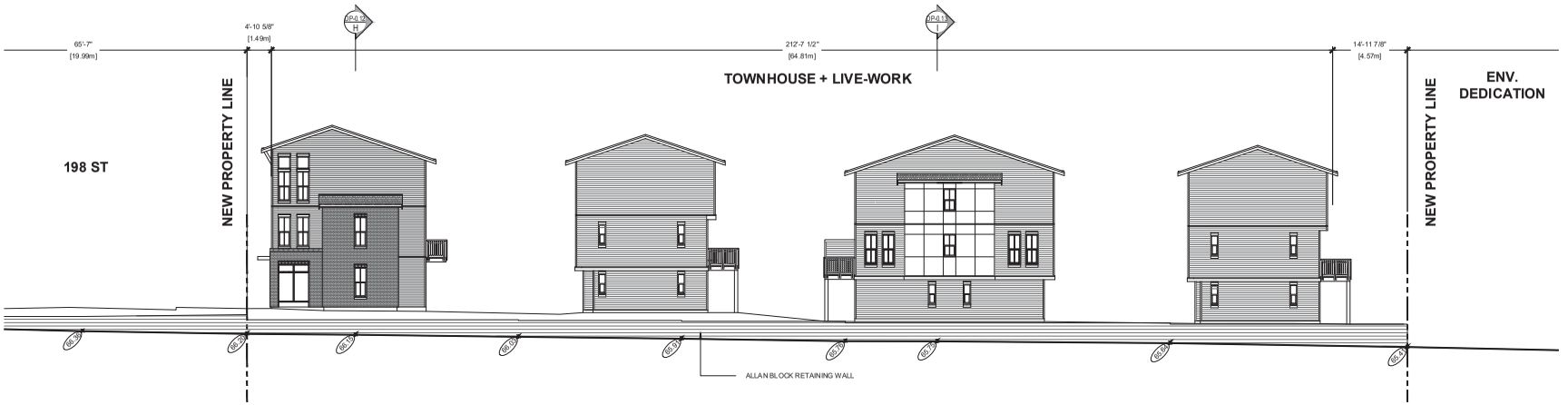
CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL
SHEET NO. I.1
DP.A-0.02



STREETSCAPE- NORTH PROPERTY LINE ENLARGED
SCALE: 3/32" = 1'-0"



STREETSCAPE- WEST PROPERTY LINE
SCALE: 3/32" = 1'-0"

LOT A - TOWNHOUSE

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CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2017.11.07 FILE NO.
DWN. MS/NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.A-0.03

Plotted: March 13, 2020 at 11:08:49am by Nicole

K:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\1724 Streetscapes.dwg - Layout: DP A-0.03



BUILDING 1



BUILDING 2



BUILDING 3

COLOUR SCHEME

A	**Roof Shingles:** Pabco Premier Laminated Shingle 'Antique Black'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth	
D	**Cement Board Smooth Panel 3:** James Hardie 'Pearl Gray' smooth	
E	**Horizontal Siding 1:** James Hardie 'Arctic White'	
F	**Horizontal Siding 2:** James Hardie 'Aged Pewter'	
G	**Horizontal Siding 3:** James Hardie 'Pearl Gray'	
H	**Brick Veneer 1:** Mutual Materials "Raven" Mission	
I	**Brick Veneer 2:** Mutual Materials "Mountain Red" Mission	
J	**Trims, Fascia Boards, Gutter & Downspouts:** Benjamin Moore 2124-10 Wrought Iron	
K	**Entry Door:** Wood finish	
L	**Live/Work Entry Door:** Grey / Black	
M	**Balcony Railing:** Black	
N	**Glass & Steel Canopy:** Black	
O	**Window Frames & Soffits:** White	
P	**Garage Doors:** White / Black (alternate)	

LOT A - TOWNHOUSE

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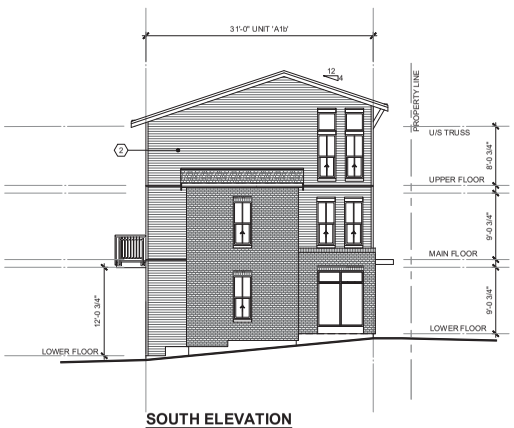
CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

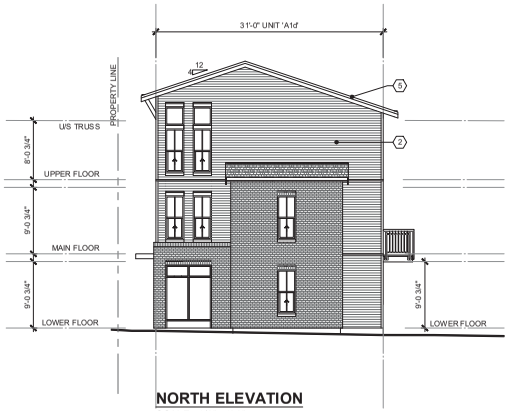
SEAL
SHEET NO. I.1
DP.A-0.04



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



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



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. DECORATIVE STEEL WINDOW BOX PLANTER
17. STEEL & GLASS CANOPY
18. 42" HIGH METAL RAILING
19. ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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1	2019-06-20 DP REVISIONS
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REVISIONS
CONSULTANT

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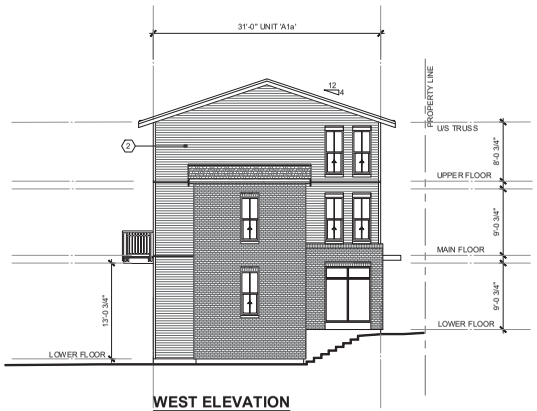
PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2017.11.07 FILE NO. 1724
DWN. NV/ID
CHK. CH

SEAL

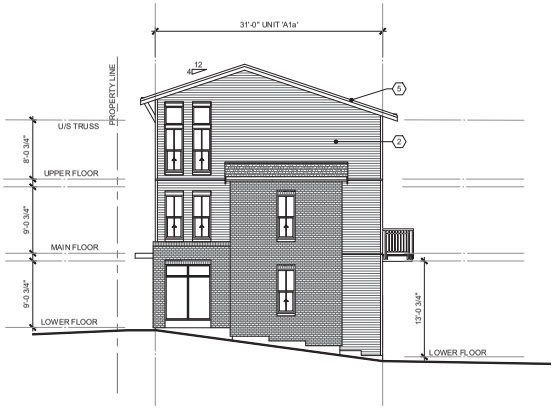
SHEET NO. I.1
DP.A-1.03



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



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



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE 5" ANC SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. DECORATIVE STEEL WINDOW BOX PLANTER
17. STEEL & GLASS CANOPY
18. 42" HIGH METAL RAILING
19. ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

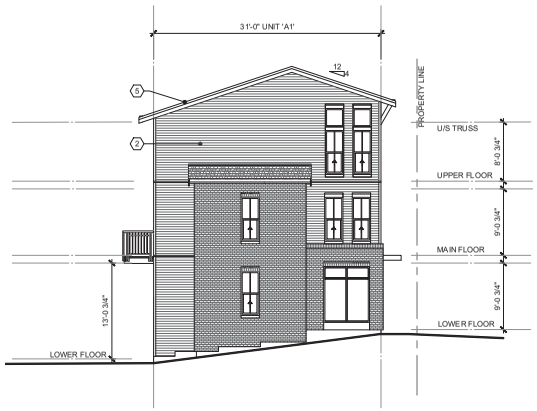
DATE 2017.11.07 FILE NO. 1724
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SEAL

SHEET NO. DP.A-2.02

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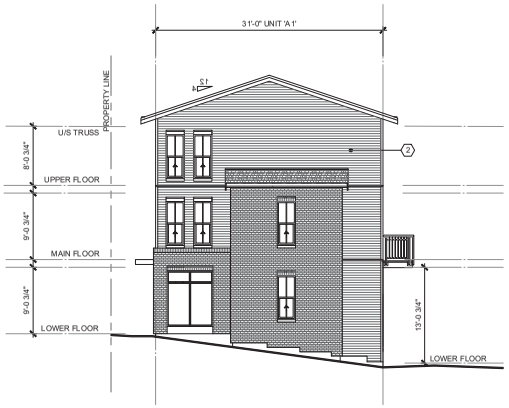
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WEST ELEVATION
SCALE: 1/8"= 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND		
1 COMPOSITE ASPHALT SHINGLES	7 SEALED DOUBLE GLAZED P.V.C. WINDOW	14 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)	8 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	15 PREFINISHED METAL THROUGH WALL FLASHING
3 SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL	9 ENTRY DOOR c/w 2x4 WOOD TRIM AROUND	16 DECORATIVE STEEL WINDOW BOX PLANTER
4 BRICK VENEER	10 OVERHEAD GARAGE DOORS	17 STEEL & GLASS CANOPY
5 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	11 PAINTED WOOD COLUMN	18 42" HIGH METAL RAILING
6 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	12 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	19 ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
	13 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING	20 BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

3	2020-03-12 DP REVISIONS
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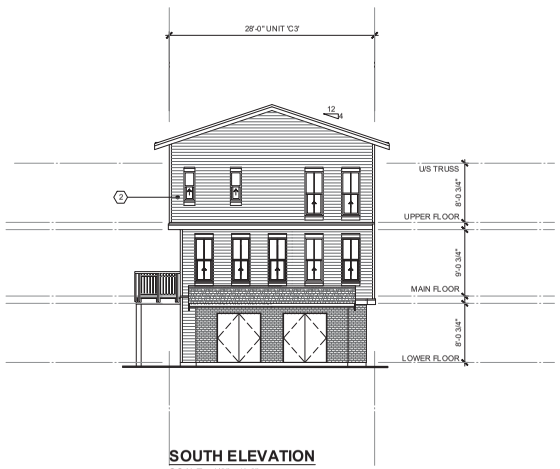
PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

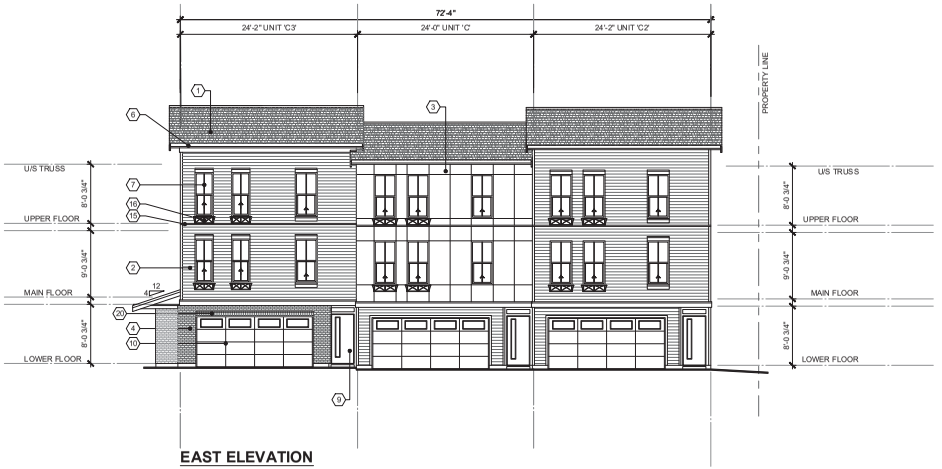
DATE 2017.11.07 FILE NO. 1724
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CHK. CH

SEAL

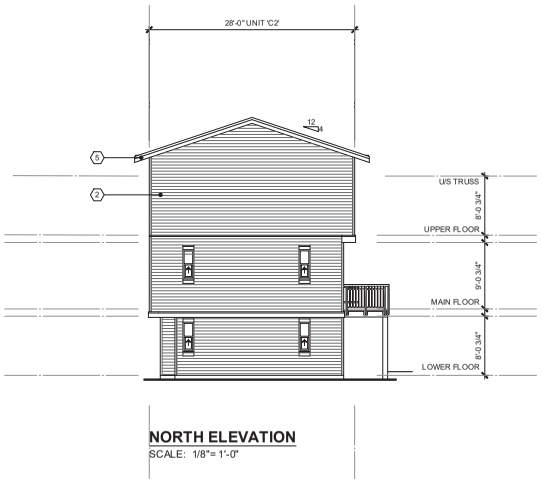
SHEET NO. I.1
DP.A-3.02



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



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



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
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4. BRICK VENEER
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6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
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9. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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HAYER BUILDERS GROUP

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LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

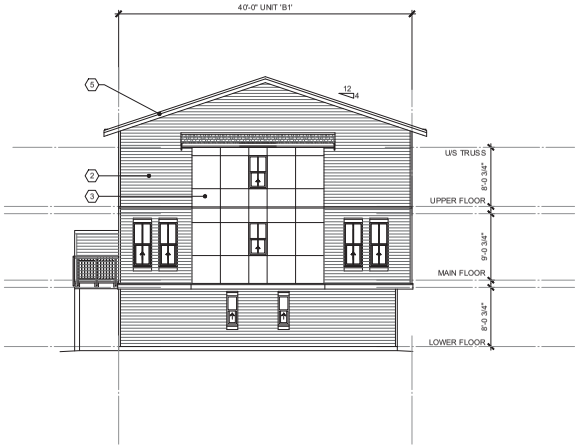
DATE 2017.11.07 FILE NO. 1724
DWN. NV/ID
CHK. CH

SEAL

SHEET NO. I.1
DP.A-4.02

Plotted: March 13, 2020 at 11:14:47am by Nicola

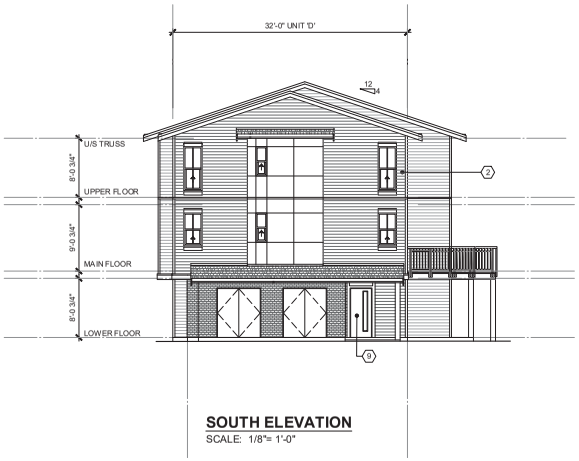
K:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\A-4 TH Line Work\Building Elevations\1724 Bldg 4 Elevations.dwg - Layout: DP.A-4.02



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



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



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE PLANK SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x4 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PREFINISHED METAL THROUGH WALL FLASHING
16. DECORATIVE STEEL WINDOW BOX PLANTER
17. STEEL & GLASS CANOPY
18. 42" HIGH METAL RAILING
19. ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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3	2020-03-12 DP REVISIONS
2	2019-10-11 DP REVISIONS
1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

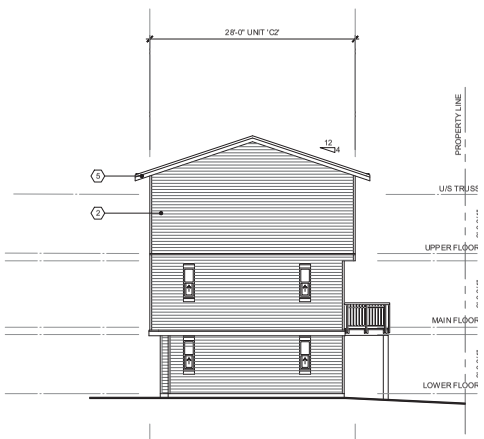
DATE 2017.11.07 FILE NO.
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CHK. CH 1724

SEAL

SHEET NO. I.1
DP.A-5.02

Plotted: March 13, 2020 at 11:12:08am by Nicola

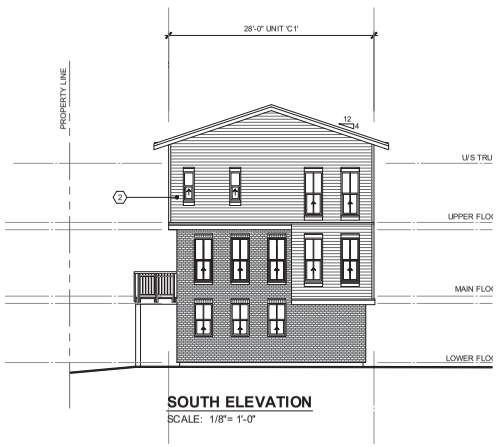
Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\A-1 TH Live-Work\Building Elevations\1724 Bldg 5 Elevations.dwg - Layout: DP.A-5.02



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



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



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



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

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDIE 5" EXP. SIDING FOR STREET FACING UNITS. VINYL FOR OTHERS)
3. SMOOTH HARDIE PANEL c/w "EASY TRIM" or APPROVED EQUAL
4. BRICK VENEER
5. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
6. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
9. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
10. OVERHEAD GARAGE DOORS
11. PAINTED WOOD COLUMN
12. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
13. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
14. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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20. BRICK SOLDIER COURSE

LOT A - TOWNHOUSE

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PROJECT
HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 6 ELEVATIONS

DATE 2017.11.07 FILE NO. 1724
DWN. NV/ID
CHK. CH

SEAL

SHEET NO. I.1
DP.A-6.03

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200 STREET BUILDING 1 & LIVING WALL
SCALE: NTS

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	2018-09-18 ISSUED FOR RZ / DP

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE

DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **I.1**

LOT B - MIXED USE **DP.B-0.00a**

Plotted: March 13, 2020 at 03:02pm by Nicola



URBAN GREEN & AMENITY BUILDING
SCALE: NTS

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE

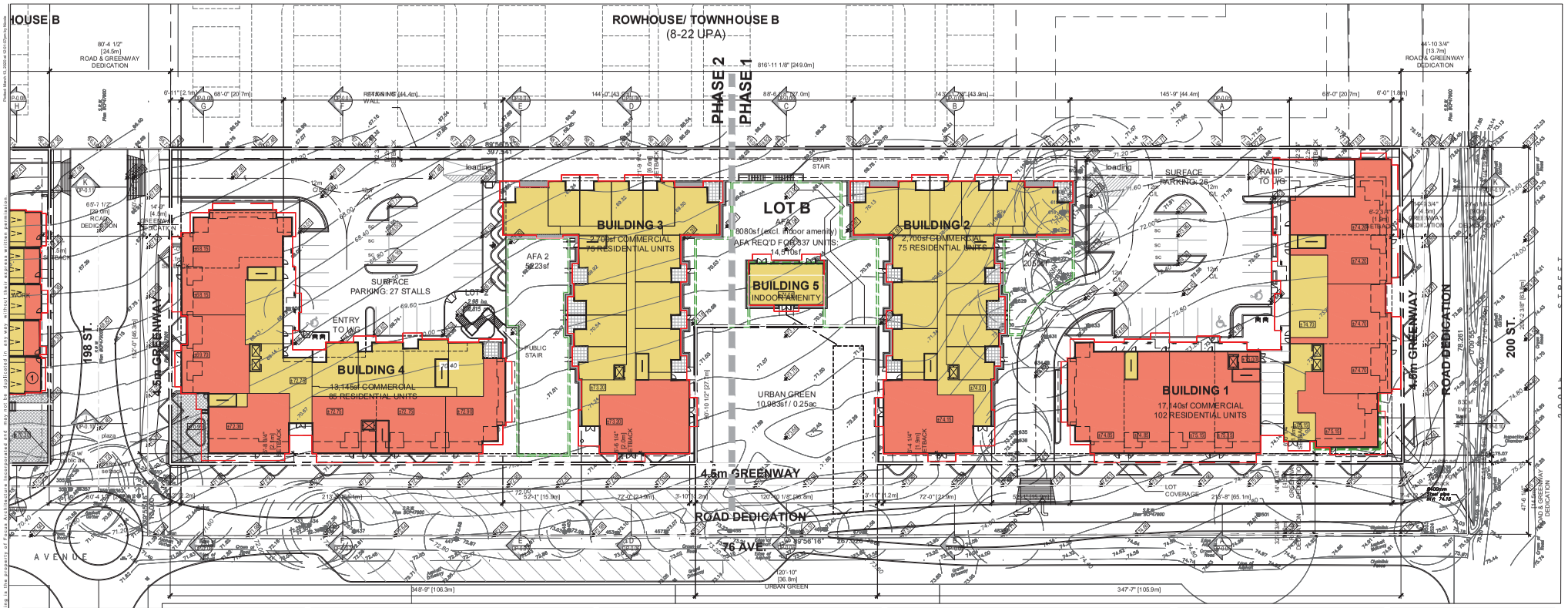
DATE **2017.11.07** FILE NO.
DWN.
CHK. CH **1724**

SEAL

SHEET NO. **I.1**

LOT B - MIXED USE **DP.B-0.00b**

Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\724 Renderings.dwg - Layout: DP.B-0.00b



BUILDING 1 UNIT SUMMARY

UNIT TYPE		UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	0	0%	0 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	35	34%	20,125 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	0	0%	0 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	15	15%	12,705 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	5	5%	4,125 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	0	0%	0 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	0	0%	0 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	0	0%	0 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	10	10%	7,440 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	0	0%	0 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	5	5%	3,890 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	5	5%	4,425 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	5	5%	3,730 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	4	4%	3,664 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	16	16%	14,880 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	0	0%	0 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	0	0%	0 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	0	0%	0 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	2	2%	2,254 sq.ft.
	TOTAL		102	100%	77,238 sq.ft.

BUILDING 2 UNIT SUMMARY

UNIT TYPE		UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	6	8%	3,366 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	16	21%	9,200 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	12	16%	7,944 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	0	0%	0 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	0	0%	0 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	12	16%	10,524 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	5	7%	3,890 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	1	1%	700 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	0	0%	0 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	6	8%	4,842 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	0	0%	0 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	0	0%	0 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	0	0%	0 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	0	0%	0 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	6	8%	5,580 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	6	8%	5,604 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	2	3%	1,940 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	2	3%	2,464 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	1	1%	1,127 sq.ft.
	TOTAL		75	100%	57,181 sq.ft.

BUILDING 3 UNIT SUMMARY

UNIT TYPE		UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	6	8%	3,366 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	16	21%	9,200 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	12	16%	7,944 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	0	0%	0 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	0	0%	0 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	12	16%	10,524 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	5	7%	3,890 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	1	1%	700 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	0	0%	0 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	6	8%	4,842 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	0	0%	0 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	0	0%	0 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	0	0%	0 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	0	0%	0 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	0	0%	0 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	6	8%	5,580 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	6	8%	5,604 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	2	3%	1,940 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	2	3%	2,464 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	1	1%	1,127 sq.ft.
	TOTAL		75	100%	57,181 sq.ft.

BUILDING 4 UNIT SUMMARY

UNIT TYPE		UNIT AREA	# OF UNITS	% OF TOTAL	TOTAL AREA
A	1 BED 1 BATH (ADAPTABLE)	561 sq.ft.	0	0%	0 sq.ft.
B	1 BED 1 BATH	575 sq.ft.	25	29%	14,375 sq.ft.
C	1 BED 1 BATH + DEN	662 sq.ft.	0	0%	0 sq.ft.
D	2 BED 2 BATH	847 sq.ft.	12	14%	10,164 sq.ft.
D1	2 BED 2 BATH	825 sq.ft.	5	6%	4,125 sq.ft.
E	2 BED 2 BATH	877 sq.ft.	0	0%	0 sq.ft.
F	2 BED 2 BATH	778 sq.ft.	0	0%	0 sq.ft.
F1	2 BED 2 BATH	700 sq.ft.	0	0%	0 sq.ft.
G	2 BED 2 BATH	744 sq.ft.	10	12%	7,440 sq.ft.
H	2 BED 2 BATH (ADAPTABLE)	807 sq.ft.	0	0%	0 sq.ft.
I	2 BED 2 BATH (ADAPTABLE)	778 sq.ft.	5	6%	3,890 sq.ft.
J	2 BED 2 BATH (ADAPTABLE)	885 sq.ft.	4	5%	3,540 sq.ft.
K	1 BED 1 BATH + DEN	746 sq.ft.	4	5%	2,984 sq.ft.
L	2 BED 2 BATH	916 sq.ft.	3	4%	2,748 sq.ft.
M	2 BED 2 BATH	804 sq.ft.	1	1%	804 sq.ft.
N	2 BED 2 BATH	930 sq.ft.	14	16%	13,020 sq.ft.
O/O1	2 BED 2 BATH	934 sq.ft.	0	0%	0 sq.ft.
O2	2 BED 2 BATH	970 sq.ft.	0	0%	0 sq.ft.
P	3 BED 2 BATH	1232 sq.ft.	0	0%	0 sq.ft.
Q	3 BED 2 BATH	1127 sq.ft.	2	2%	2,254 sq.ft.
	TOTAL		85	100%	65,344 sq.ft.

LOT B - FLOOR AREA SUMMARY

BUILDING #	COMMERCIAL		RESIDENTIAL	
1	17366	sq.ft.	91,535	sq.ft.
2	2700	sq.ft.	66,711	sq.ft.
3	2700	sq.ft.	66,711	sq.ft.
4	13145	sq.ft.	79,338	sq.ft.
5	0	sq.ft.	1,400	sq.ft.
TOTAL	35,911	sq.ft.	305,695	sq.ft.

LOT COVERAGE SUMMARY

BUILDING	AREA
1	26236 sq.ft.
2	16039 sq.ft.
3	16039 sq.ft.
4	23333 sq.ft.
5	1665 sq.ft.
TOTAL	83314 sq.ft.

SITE PLAN - LOT B
SCALE: 1" = 30'-0"

NORTH

LOT B - MIXED USE

SITE RECONCILIATION

LOT B

ZONE: EXISTING: SR-2 PROPOSED: CD

LOT AREA:
GROSS LOT AREA: 232,437 sf / 21,596 m² / 5.34 ac / 2.16 ha
NET LOT AREA: 160,094 sf / 14,873 m² / 3.68 ac / 1.49 ha

DENSITY:
PROPOSED UPA: 337 units (63.6 upa)*
*INCLUDING ADDITIONAL 19 UNITS PROPOSED TO TRANSFER FROM LOT A AS PER NCP 3.1.8 DENSITY AVERAGING

PERMITTED FSR:
NCP ALLOWS 1.5-2.5 FSR (ON NET)
MIN PERMITTED PER NCP: 240,141 sf
MAX PERMITTED PER NCP: 400,235 sf

PROPOSED FSR: 305,695 sf RESIDENTIAL
35,911 sf COMMERCIAL
341,606 sf
FLOOR AREA:
FSR (ON NET): 2.13

LOT COVERAGE:
PROPOSED (GROSS): 35.8% = 83,314 sf / 232,437 sf
PROPOSED (NET): 52.0% = 83,314 sf / 160,094 sf

REQUIRED PARKING:
RESIDENTIAL: 337 UNITS x 1.5 = 505.5 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 3,364m2 / 80m2 = 166.8 CARS
TOTAL: = 672.3 CARS

PROVIDED PARKING:
RESIDENTIAL: 509 CARS (INCL. 51 VIS. STALLS)
COMMERCIAL: 173 (83 SURFACE & 120 UNDERGROUND)
TOTAL: =682 CARS

AGE FRIENDLY AMENITY:
REQUIRED: 337 UNITS x 4 m² = 1,348 m²
PROVIDED: 1,426 m²

INDOOR AMENITY:
PROVIDED: 130 m²

ADAPTABLE HOUSING:
REQUIRED: 337 UNITS x 10% =33.7 units
PROPOSED: 42 UNITS

SETBACKS

	PROPOSED BUILDING FACE:
WEST	2.1m
EAST	1.9m
NORTH	2.2m
SOUTH	1.6m

UNIT BREAKDOWN

3 BEDROOM:	10 UNITS (3.0% OF TOTAL)
2 BEDROOM:	190 UNITS (56.4% OF TOTAL)
1 BEDROOM:	137 UNITS (40.7% OF TOTAL)

REVISIONS:

	2018-09-18	ISSUED FOR RZ / DP
1	2019-06-20	DP REVISIONS
2	2019-10-11	DP REVISIONS
3	2020-03-12	DP REVISIONS

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT: HAYER TOWN CENTRE
LOCATION: 7635-200 Street, LANGLEY, BC
CLIENT: HAYER BUILDERS GROUP

DRAWING TITLE: SITE PLAN- LOT B
DATE: 2017.11.07 FILE NO.
DWN. ms/NV
CHK. ch
SHEET NO. DP.B-0.01

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STREETSCAPE - 76 AVENUE OVERALL
SCALE: N.T.S.





STREETSCAPE - 76 AVENUE
SCALE: NTS

LOT B - MIXED USE

REVISIONS:

	2018-09-18 ISSUED FOR RZ / DP		
1	2019-06-20 DP REVISIONS		
2	2019-10-11 DP REVISIONS		
3	2020-03-12 DP REVISIONS		

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT
HAYER TOWN CENTRE

LOCATION
7635-200 Street
LANGLEY, BC

CLIENT
HAYER BUILDERS GROUP

DRAWING TITLE
STREETSCAPES

DATE 2017.11.07 FILE NO. 17-724
DWN. NV
CHK. ch

SHEET NO.
DP.B-0.02

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STREETSCAPE - 200 STREET
SCALE: NTS



STREETSCAPE - 198 STREET (EAST)
SCALE: NTS

LOT B - MIXED USE

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2	2019-10-11 DP REVISIONS		
3	2020-03-12 DP REVISIONS		

SEAL

FOCUS ARCHITECTURE INCORPORATED

PROJECT
HAYER TOWN CENTRE

LOCATION
7635-200 Street
LANGLEY, BC

CLIENT
HAYER BUILDERS GROUP

DRAWING TITLE
STREETSCAPES

DATE **2017.11.07** FILE NO. **1724**
DWN. NV
CHK. ch
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COLOUR SCHEME

- A — **Prefinished Aluminum Siding:** Longboard 'Dark Fir'
- B — **Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth
- C — **Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth
- D — **Horizontal Siding 1:** James Hardie 'Aged Pewter'
- E — **Horizontal Siding 2:** James Hardie 'Light Mist'
- F — **Brick Veneer:** Mutual Materials 'Raven' Mission
- G — **Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'
- H — **Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'
- I — **Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'
- J — **Trims, Fascia Boards 4:** James Hardie paint to match Hayer logo or to match Mitten 'Regatta Blue'
- K — **Aluminum slats 1:** To match Longboard ``Dark Fir'
- L — **Aluminum slats 2:** To match James Hardie 'Arcitic White'
- M — **Aluminum slats 3:** Black
- N — **Balcony Railing:** Black
- O — **Glass & Steel or Solid Metal Clad Canopy:** Black
- P — **Prefinished Metal:** Westform Metals 'Black'
- Q — **Window Frames & Balcony Doors:** White
- R — **Commercial Storefront Frame:** Black
- S — **Aluminum Soffit 1:** To match James Hardie 'Arctic White'
- T — **Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'

LOT B - MIXED USE

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME BUILDING 1

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-0.04



COLOUR SCHEME

A	**Prefinished Aluminum Siding:** Westform Metals 'Brite White'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Aged Pewter' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Arctic White' smooth	
D	**Horizontal Siding 1:** James Hardie 'Pearl Gray'	
E	**Horizontal Siding 2:** James Hardie 'Evening Blue'	
F	**Brick Veneer:** Mutual Materials 'Raven' Mission	
G	**Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'	
H	**Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'	
I	**Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'	
J	**Aluminum slats 1:** To match Longboard 'Dark Fir'	
K	**Aluminum slats 2:** To match James Hardie 'Arcitic White'	
L	**Aluminum slats 3:** Black	
M	**Balcony Railing:** Black	
N	**Glass & Steel or Solid Metal Clad Canopy:** Black	
O	**Window Frames & Balcony Doors:** White	
P	**Commercial Storefront Frame:** Black	
Q	**Aluminum Soffit 1:** To match James Hardie 'Aged Pewter'	
R	**Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'	

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LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME BUILDING 2

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1

LOT B - MIXED USE **DP.B-0.05**



COLOUR SCHEME

A	**Prefinished Aluminum Siding 1:** Longboard 'Dark Fir'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Arctic White' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Aged Pewter' smooth	
D	**Horizontal Siding 1:** James Hardie 'Evening Blue'	
E	**Horizontal Siding 2:** James Hardie 'Pearl Gray'	
F	**Brick Veneer:** Mutual Materials 'Raven' Mission	
G	**Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'	
H	**Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'	
I	**Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'	
J	**Aluminum slats 1:** To match Longboard 'Dark Fir'	
K	**Aluminum slats 2:** To match James Hardie 'Arcitic White'	
L	**Aluminum slats 3:** Black	
M	**Balcony Railing:** Black	
N	**Glass & Steel or Solid Metal Clad Canopy:** Black	
O	**Window Frames & Balcony Doors:** White	
P	**Commercial Storefront Frame:** Black	
Q	**Aluminum Soffit 1:** To match James Hardie 'Arctic White'	
R	**Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'	

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PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME BUILDING 3

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-0.06



COLOUR SCHEME

A	**Prefinished Aluminum Siding:** Longboard 'Dark Fir'	
B	**Cement Board Smooth Panel 1:** James Hardie 'Aged Pewter' smooth	
C	**Cement Board Smooth Panel 2:** James Hardie 'Arctic White' smooth	
D	**Horizontal Siding 1:** James Hardie 'Arctic White'	
E	**Horizontal Siding 2:** James Hardie 'Light Mist'	
F	**Brick Veneer:** Mutual Materials 'Raven' Mission	
G	**Trims, Fascia Boards 1:** To match James Hardie 'Arctic White'	
H	**Trims, Fascia Boards 2:** Benjamin Moore HC-166 'Kendall Charcoal'	
I	**Trims, Fascia Boards 3:** Benjamin Moore 2129-10 'Midnight Dream'	
J	**Trims, Fascia Boards 4:** James Hardie paint to match Hayer logo or to match Mitten 'Regatta Blue'	
K	**Aluminum slats 1:** To match Longboard ``Dark Fir'	
L	**Aluminum slats 2:** To match James Hardie 'Arcitic White'	
M	**Aluminum slats 3:** Black	
N	**Balcony Railing:** Black	
O	**Glass & Steel or Solid Metal Clad Canopy:** Black	
P	**Prefinished Metal:** Westform Metals 'Black'	
Q	**Window Frames & Balcony Doors:** White	
R	**Commercial Storefront Frame:** Black	
S	**Aluminum Soffit 1:** To match James Hardie 'Arctic White'	
T	**Aluminum Soffit 2:** To match Benjamin Moore 2129-10 'Midnight Dream'	
T	**Aluminum Soffit 3:** To match James Hardie 'Aged Pewter'	

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PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME BUILDING 4

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-0.07





COLOUR SCHEME

A — **Horizontal Siding:**
James Hardie paint to match Hayer logo or Mitten 'Regatta Blue'

B — **Cement Board Smooth Panel:**
James Hardie 'Arctic White' smooth

C — **Trims, Fascia Boards:**
Benjamin Moore
HC 166 'Kendall Charcoal'

D — **Glass & Steel Canopy:**
Black

E — **Commercial Storefront Frame:**
Aluminium

F — **Commercial Storefront Door:**
Black

G — **Prefinished Metal:**
Westform Metals 'Bone White'

H — **Prefinished Metal Roofing:**
Westform Metals 'Black'

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME
BUILDING 5
AMENITY

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-0.08



BUILDING 1- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 1- EAST ELEVATION (200 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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PROJECT
HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-1.06



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



BUILDING 1- WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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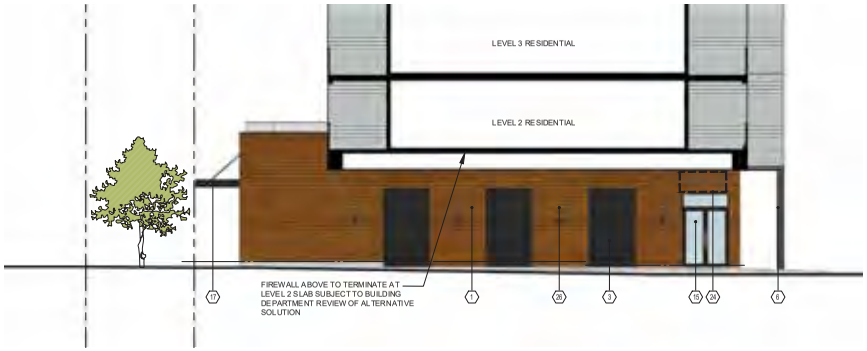
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HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

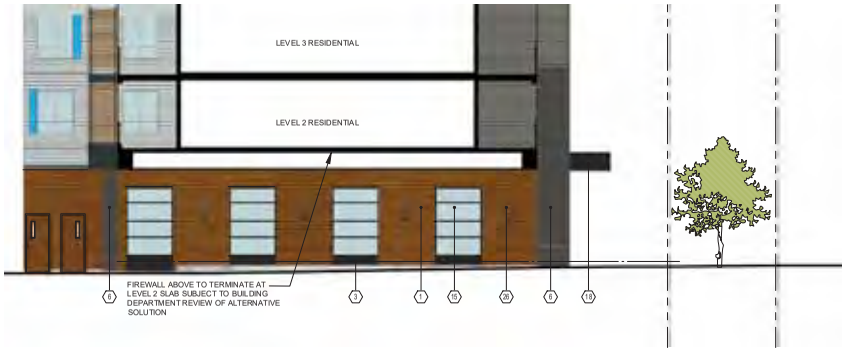
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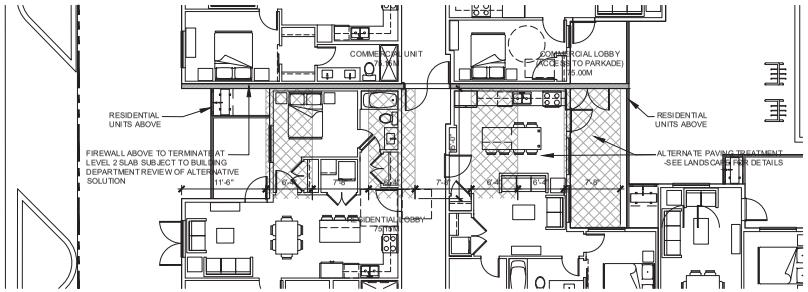
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BUILDING 1- EAST ELEVATION- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"



BUILDING 1- WEST ELEVATION- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"



BUILDING 1- BREEZEWAY DETAIL
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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PROJECT
HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 1 BREEZEWAY DETAILS

DATE	2017.11.07	FILE NO.
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SEAL
SHEET NO. I.1
DP.B-1.08

Plotted: March 13, 2020 at 03:06:39pm by Nicole
P:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\Lot B - Apt Mixed Use\1724-Building 1 Elevations - Lot B.dwg - Layout: DP.B-1.08



BUILDING 2- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 2- EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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PROJECT
HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-2.03



BUILDING 2- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 2- WEST ELEVATION (URBAN GREEN & AMENITY)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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PROJECT
HAYER TOWN CENTRE
LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1

LOT B - MIXED USE **DP.B-2.04**



BUILDING 3- SOUTH ELEVATION (76 AVE)
SCALE: 3/32" = 1'-0"



BUILDING 3- WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
21. METAL SCREEN RAILING
22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

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PROJECT
HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT
7635-200 Street LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL
SHEET NO. I.1
DP.B-3.03



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



BUILDING 3- EAST ELEVATION (URBAN GREEN & AMENITY)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
6. BRICK VENEER
7. PAINTED CONCRETE
8. CEMENT BOARD TRIM
9. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
10. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
11. PRE-FINISHED METAL THROUGH WALL FLASHING
12. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. LUMON BALCONY GLAZING
15. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
16. PAINTED STEEL DOOR AND FRAME
17. GLASS AND STEEL CANOPY
18. SOLID METAL CLAD CANOPY
19. WOOD COLUMN
20. GLASS AND METAL RAILING
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22. ALUMINUM SLAT VENTING
23. METAL MECHANICAL VENT
24. LOCATION OF SIGNAGE MINIMUM 2'-0" TALL (INDIVIDUALLY ILLUMINATED LETTERS)
25. POST MOUNTED SIGNAGE (INDIVIDUALLY ILLUMINATED LETTERS)
26. OUTDOOR LIGHTING FIXTURE

LOT B - MIXED USE

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3	2020-03-12 DP REVISIONS
2	2019-10-11 DP REVISIONS
1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1
DP.B-3.04



BUILDING 4- SOUTH ELEVATION (76 AVE)

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



BUILDING 4- EAST ELEVATION (198 STREET)

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

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
5. CEMENT BOARD SMOOTH PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
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HAYER BUILDERS GROUP

PROJECT

HAYER TOWN CENTRE LA TIMER MIXED USE DEVELOPMENT

7635-200 Street LANGLEY, BC

DRAWING TITLE

BUILDING 4 ELEVATIONS

DATE 2017.11.07 FILE NO. 1724
DWN. NV
CHK. CH

SEAL

SHEET NO. I.1

DP.B-4.06



BUILDING 1- NORTH ELEVATION

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



BUILDING 1- WEST ELEVATION

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

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
2. PREFINISHED ALUMINUM RIBBED SIDING
3. PREFINISHED METAL PANEL
4. CEMENT BOARD HORIZONTAL SIDING
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26. OUTDOOR LIGHTING FIXTURE

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HAYER BUILDERS GROUP

PROJECT

HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT

7635-200 Street LANGLEY, BC

DRAWING TITLE

BUILDING 4 ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

SEAL

SHEET NO. I.1

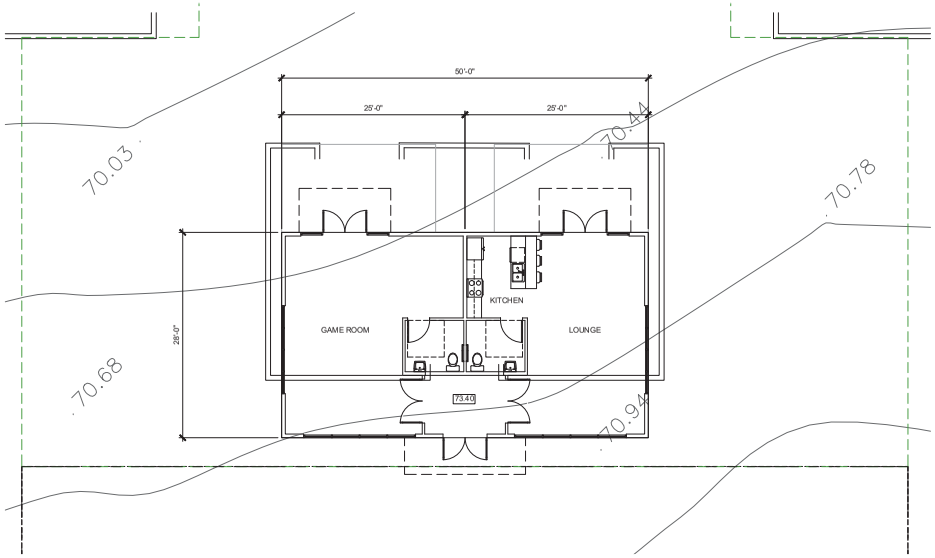
DP.B-4.07



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



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



LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



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



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

OCCUPANT LOAD											
GAME ROOM	48.68	m²	/	1.85	m²		=	26			
LOUNGE	38.83	m²	/	1.85	m²		=	21			
KITCHEN	9.85	m²	/	9.3	m²		=	1			
TOTAL							=	48	PERSONS		

WASHROOM CALCULATIONS	BCBC 2012, DIV. B-PART 3, TABLE 3.7.2.2.A						
TOTAL BUILDING OCCUPANCY	48	PERSONS					
MALE W/C (REQUIRED)	24	PERSONS	@	1 W/C PER 1-25 MALES	=	1	W/C
MALE W/C (PROVIDED)					=	1	UNIVERSAL TOILET ROOM
FEMALE W/C (REQUIRED)	24	PERSONS	@	1 W/C PER 1-25 FEMALES	=	1	W/C
FEMALE W/C (PROVIDED)					=	1	UNIVERSAL TOILET ROOM

MATERIAL LEGEND

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26. OUTDOOR LIGHTING FIXTURE

NORTH

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CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
HAYER TOWN CENTRE
LATIMER MIXED USE DEVELOPMENT
7635-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 5 AMENITY PLANS & ELEVATIONS

DATE 2017.11.07 FILE NO.
DWN. NV
CHK. CH 1724

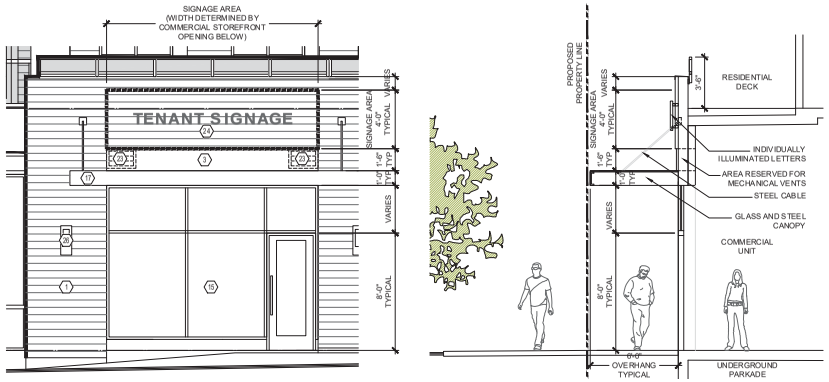
SEAL

SHEET NO. I.1
DP.B-5.00

Plotted: March 13, 2020 at 12:12:25pm by Nicole
Z:\2017 Projects\1724 - Hayer - 7635-200 St, Langley\DP\Lot B - Apt Mixed Use\1724 Building 5 - Amenity Plan Elevation - Lot B.dwg - Layout: DP B-5.00

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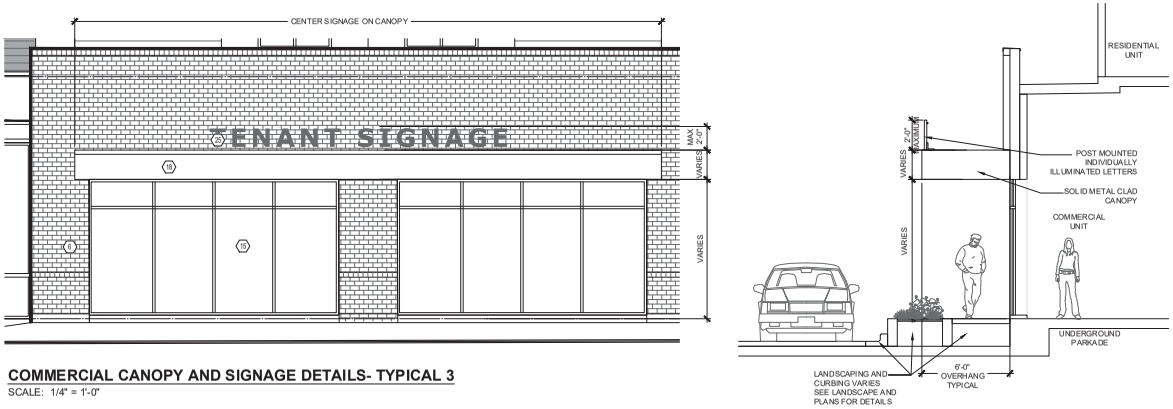
COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 1

SCALE: 1/4" = 1'-0"



COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 2

SCALE: 1/4" = 1'-0"



COMMERCIAL CANOPY AND SIGNAGE DETAILS- TYPICAL 3

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

1. PREFINISHED ALUMINUM SIDING
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3	2020-03-12 DP REVISIONS
2	2019-10-11 DP REVISIONS
1	2019-06-20 DP REVISIONS
	2018-09-18 ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT

HAYER BUILDERS GROUP

PROJECT

HAYER TOWN CENTRE LATIMER MIXED USE DEVELOPMENT

7635-200 Street
LANGLEY, BC

DRAWING TITLE

COMMERCIAL SIGNAGE & CANOPY DETAILS

DATE	2017.11.07	FILE NO.
DWN.	NV	1724
CHK.	CH	

SEAL

SHEET NO. I.1

LOT B - MIXED USE

DP.B-6.00

HAYER TOWN CENTRE

Issued for Development Permit — **TOL File No. 08-22-0073**

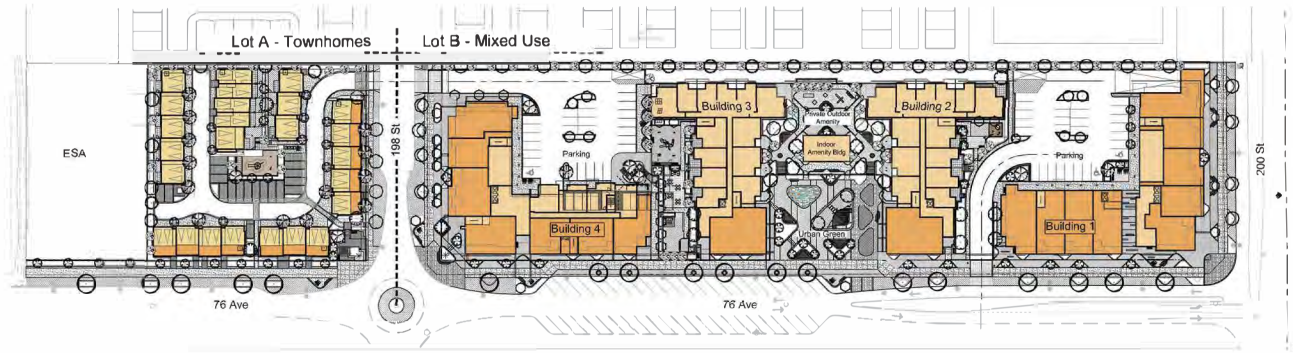


1 LOCATION MAP
Scale: NTS

Contact Information	Other Key Contacts:	
VDZ + A Project Landscape Architecture Mount Pleasant Studio 102 - 355 Kingsway Vancouver, BC V5T 3J7 Fort Langley Studio 100 - 9181 Church Street Fort Langley, BC V1M 2R8 t. 604 882 0024 f. 604 882 0042 Primary project contact Stephen Heller, BCSLA Stephen@vdz.ca o. 604 546 0925 Alternate contacts (incase away): Phoenix Chan phoenix@vdz.ca o. 604 546 0927	Hayer Builders Group Project Owner 101-19180 36th Ave Surrey, British Columbia V3Z 0P6 604.535.8687	Focus Architecture Incorporated Project Building Architecture Suite 310 - 1848 McCallum Road Abbotsford, British Columbia V2S 8J6 604.853.5222
	Legal Address and Description:	
	LT 2, SEC 22, TWP 8, NWD, PL BCP47902	

Sheet List Table

Sheet Number	
L-01	COVER SHEET
L-02	OVERALL SITE PLAN
L-03A	LANDSCAPE PLAN - LOT A
L-03B	LANDSCAPE PLAN - LOT B WEST
L-03C	LANDSCAPE PLAN - LOT B CENTRE
L-03D	LANDSCAPE PLAN - LOT B EAST
L-03E	LANDSCAPE PLAN - LOT B ROOF
L-04A	PLANTING PLAN - LOT A
L-04B	PLANTING PLAN - LOT B WEST
L-04C	PLANTING PLAN - LOT B CENTRE
L-04D	PLANTING PLAN - LOT B EAST
L-05A	OFF-SITE LANDSCAPE PLAN - LOT A
L-05B	OFF-SITE LANDSCAPE PLAN - LOT B WEST
L-05C	OFF-SITE LANDSCAPE PLAN - LOT B CENTRE
L-05D	OFF-SITE LANDSCAPE PLAN - LOT B EAST
L-06	FENCE AND LIGHTING PLAN
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



2 SITE PLAN OVERVIEW
Scale: 1:750

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
102-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604.882.0024

No.	By	Description	Date
7	SH	Re-Issued for DP	May 29, 2020
6	FW	Re-Issued for DP	Apr 15, 2020
5	FW	Re-Issued for DP	March 11, 2020
4	FW	Re-Issued for DP	Dec 12, 2019
3	PC	Re-Issued for DP	July 16, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

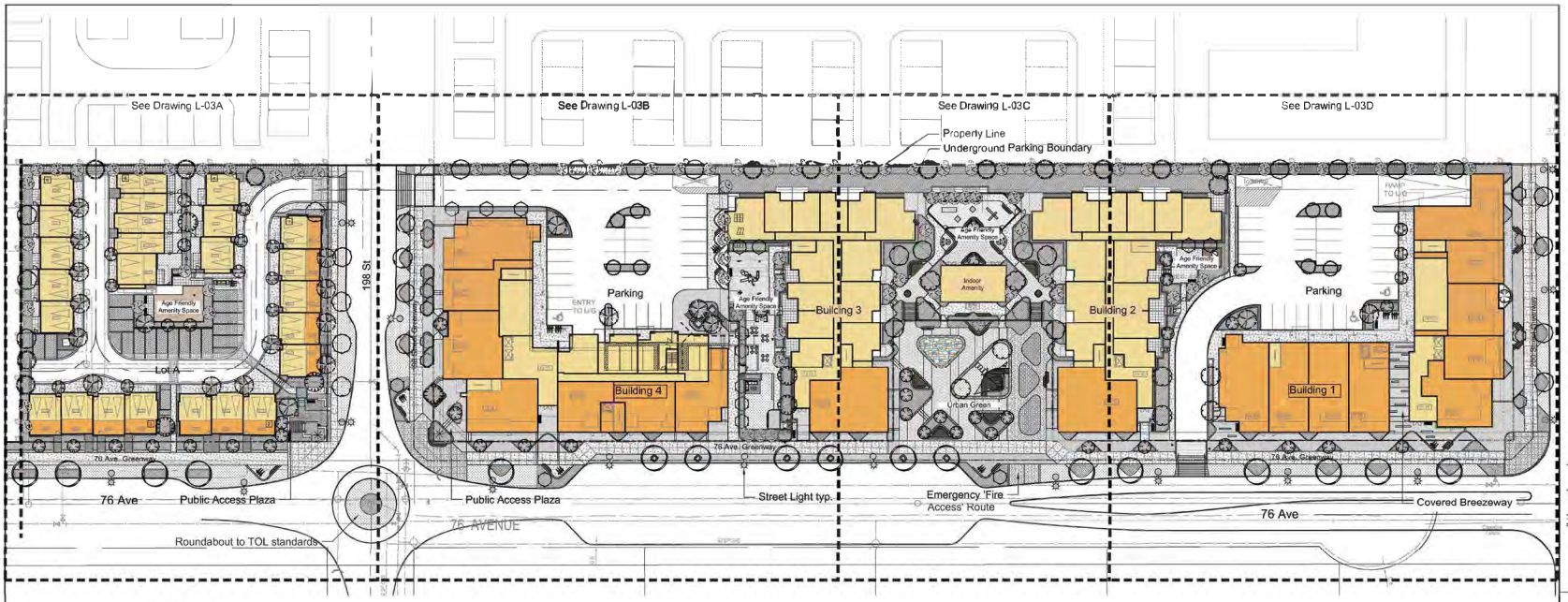
Location:
7635 200th Street
Township of Langley, BC

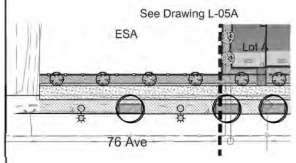
Drawn: PC FW
Checked: SH
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: COVER SHEET
VDZ Project #: DP2018-36
Drawing #: L-01

Schedule B





HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 300 x 300 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural / Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown w/ Sailor Course Size: 225 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED BLANKS Pattern: Running bond Size: 610 x 610 x 50 mm (for Plaza) 457 x 457 x 40mm (for Paver) Colour: Natural TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacture spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-03	BENCH Model #: FGP Backed 70' Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Canopie Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: WQ606 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

TREE SCHEDULE ON-SITE

TREE AMOUNT: 204

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	~~Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam~~	~~B&B~~	~~6cm~~	~~31~~
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	5
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	8cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	9
	Picea glauca / White Spruce	3.5m Ht		14
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m Ht		85
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

VDZ+A

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
www.vdz.ca 604.882.0024

No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Oct 12, 2019
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2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC FW

Checked: SH

Approved: MYDZ

Scale: 1:500

Stamp:

Original Sheet Size: 24"x36"

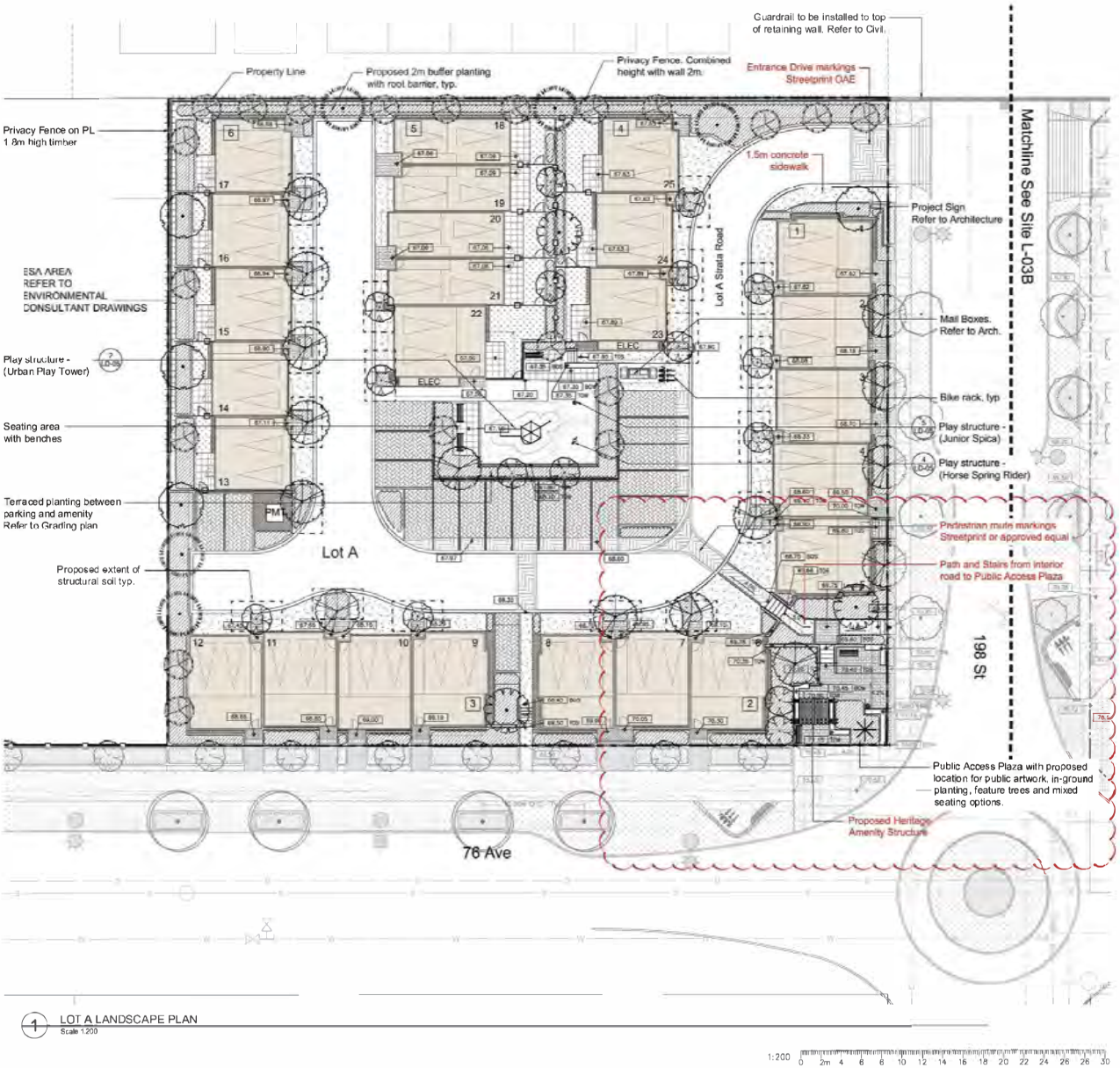
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Drawing Title: OVERALL SITE PLAN

NORTH

VDZ Project #: DP2018-36

Drawing #: L1.1



1 LOT A LANDSCAPE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown, w/ Solitaire Course Size: 229 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural, TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Colour: Le Jolla Manufacturer: Abbotsford Concrete
	0 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUG PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model #: FSP Backed 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	LD-04	BIKE RACK Model #: W36/6 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



No	By	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	FW	Re-issued for DP	Apr 15, 2020
5	FW	Re-issued for DP	March 11, 2020
4	FW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC FW
Checked: SH
Approved: MVDZ
Scale: 1:200
Stamp
Original Sheet Size 24"x36"

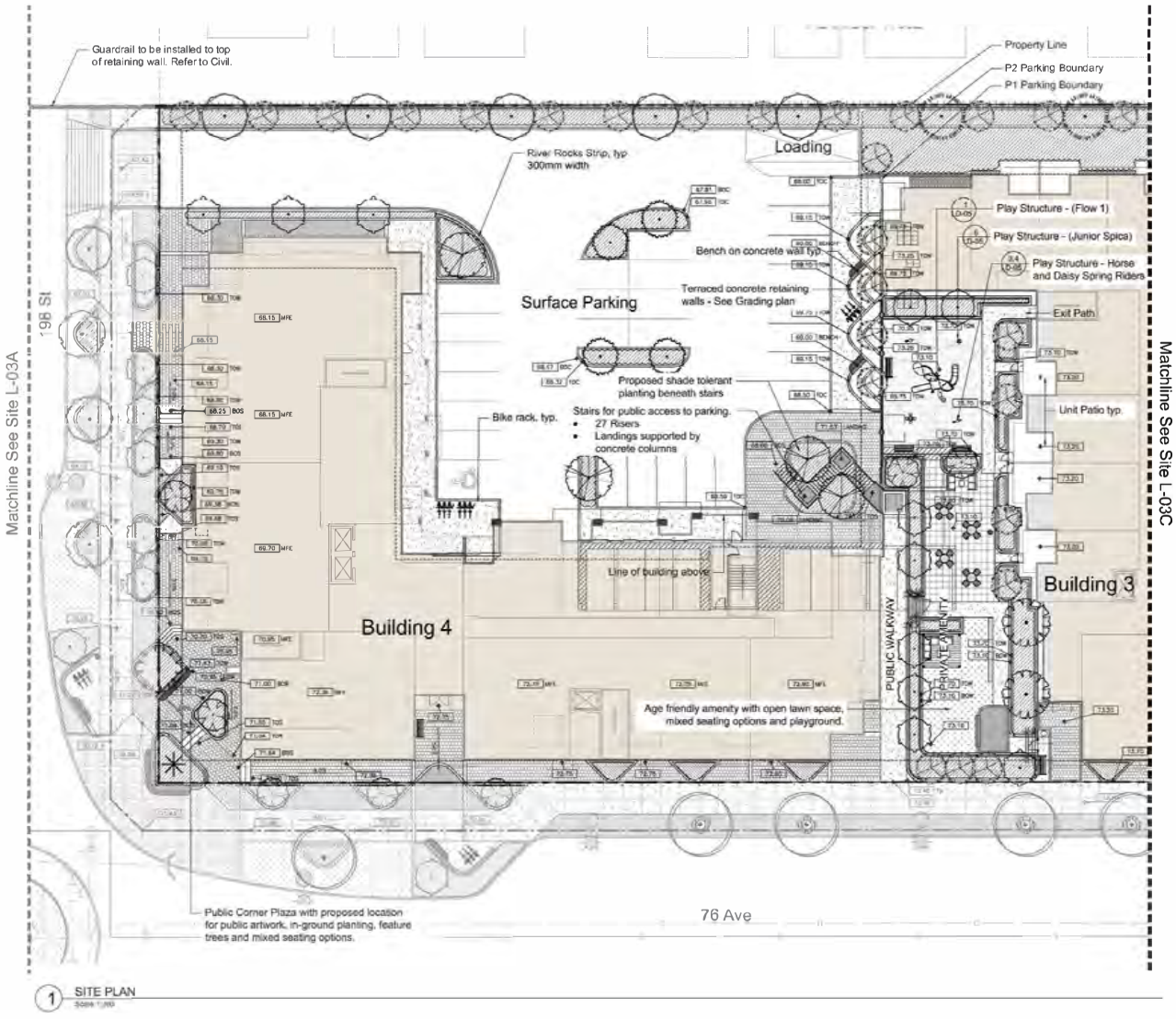
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NORTH

VDZ Project #: DP2018-36

Drawing Title: LANDSCAPE PLAN - LOT A

Drawing #: L1.1A



1 SITE PLAN
Scale 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Color: Natural Brown w/ Soldier Course Size: 226 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 58 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural, TEXADA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacturer spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	5 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model #: FGP Backed 10' Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chase Park Liner Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: LandScape Forms
	6 LD-04	BIKE RACK Model #: W3000 Colour: Revolor Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



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4	FW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	FW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC FW	Stamp:
Checked: SH	
Approved: MYDZ	Original Sheet Size: 24"x36"
Scale: 1:200	

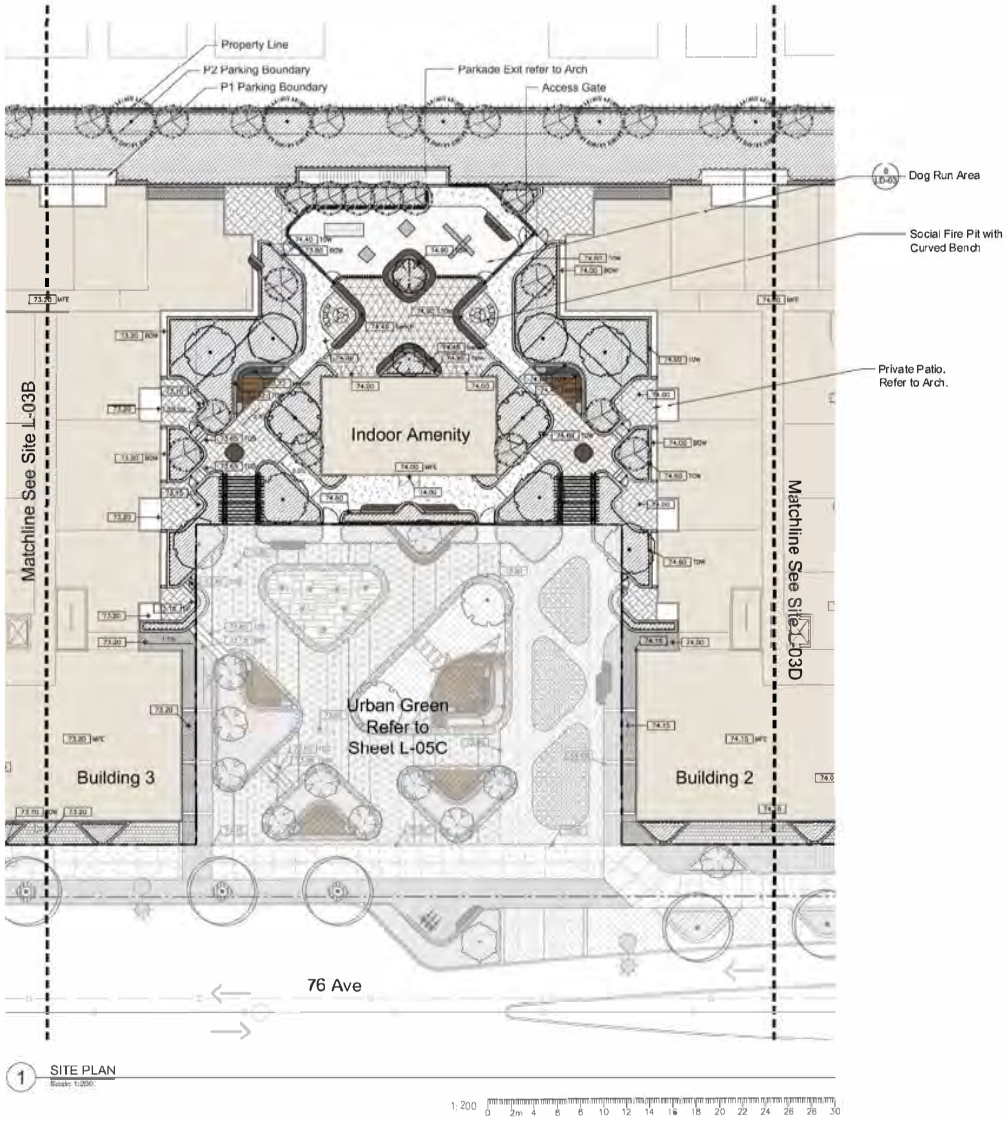
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Drawing Title: LANDSCAPE PLAN - LOT B WEST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-03B



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 301 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
Natural / Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Size: 225 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	6 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (for Public) 457 x 457 x 40mm (for Private) Colour: Natural TERRA Manufacturer: Abbotsford Concrete
	3 LD-02	VENETIAN PAVERS Pattern: As per Manufacture spec Colour: Tan Jetty Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-03	BENCH Model #: FGP Bauhaus 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Concord Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	5 LD-04	WASTE RECEPTACLE Model #: Cruise Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: W3000 Colour: Powder Coat Jet Black Mount: Surface Supplier: Core Bike Racks

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7	SH	Re-issued for DP	May 29, 2020
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5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Oct 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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TOL Project 08-22-0073

HAYER TOWN CENTRE
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Drawn: PC
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Stamp:
Original Sheet Size: 24"x36"

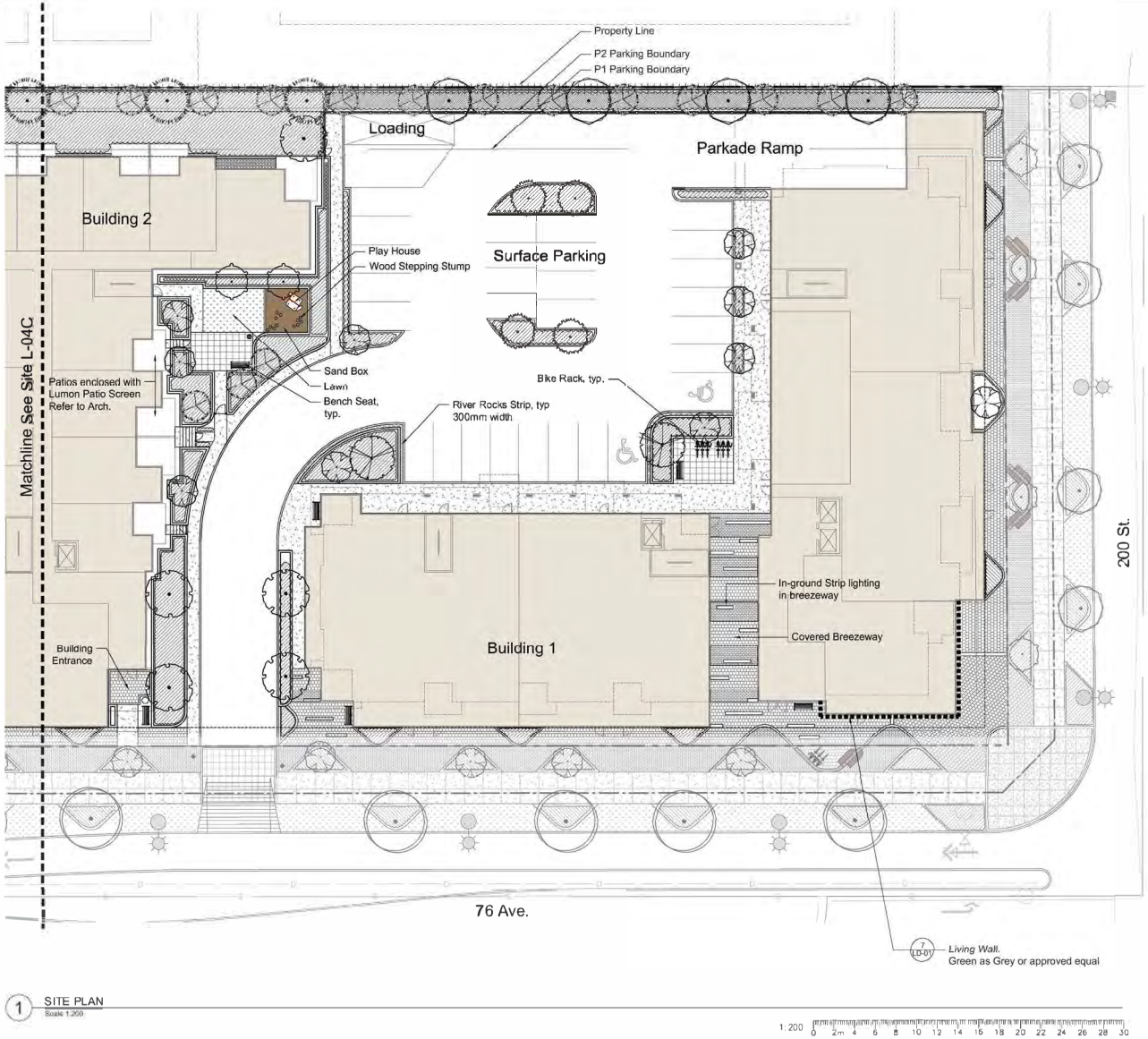
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Drawing Title: LANDSCAPE PLAN - LOT B CENTRE

NORTH

VDZ Project #: DP2018-36

Drawing #: L1.1C



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	CONCRETE PAVING
	6 LD-02	RUBBER SURFACING
	3,4 LD-02	CLASSIC NEVADA PAVER Pattern: Offset Running Bond Size: 301 x 201 x 80 mm Colour: Classical Manufacturer: Abbotsford Concrete
Natural Brown	3,4 LD-02	CLASSIC CALIFORNIA PAVER Pattern: Offset Running Bond Size: 375 x 112.5 x 60 mm Manufacturer: Abbotsford Concrete
	5 LD-02	HYDRAPRESSED SLABS Pattern: Running Bond Size: 610 x 610 x 50 mm (Nr Plinth) 610 x 457 x 40mm (Nr Private) Colour: Nebula, TEKAON Manufacturer: Abbotsford Concrete
	5 LD-02	VENETIAN PAVERS Pattern: As per Manufacturer spec Colour: La Jolla Manufacturer: Abbotsford Concrete
	6 LD-01	DRIP STRIP
		RIVER ROCK

FENCING

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum combined height of wall and fence is 2.0m
	8 LD-04	ESA FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2,3 LD-01	PROPOSED TREE
		SO D See Critical Landscape Notes for Specifications
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	2 LD-04	BENCH Model #: FGP Backed 70" Colour: Wood Mount: Surface Supplier: Landscape Forms
	1 LD-03	TABLE & CHAIRS Model #: Carousel Seating Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
	2 LD-04	WASTE RECEPTACLE Model #: Chelsea Park Litter Receptacle Colour: Powder Coated Silver Mount: Surface Supplier: Landscape Forms
	5 LD-04	BIKE RACK Model #: W9000 Colour: Powder Coat Jet Black Mount: Surface Supplier: Cora Bike Racks

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Key Map (NTS)



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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

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Drawn: PC	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL REFERENCES AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RIGHTS RESERVED. WITHOUT LIMITING THE FOREGOING, THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS ISSUED AND NOTED FOR CONSTRUCTION.

Drawing Title: LANDSCAPE PLAN - LOT B EAST

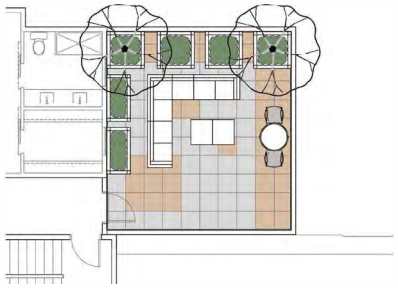
NORTH

VDZ Project #: DP2018-36

Drawing #: L1.1 OF 1 REV D



1 ROOF DECK - BUILDING 1 - LEVEL 6
Scale 1:75



2 ROOF DECK - BUILDING 2 - LEVEL 5
Scale 1:75



3 ROOF DECK - BUILDING 3 - LEVEL 5
Scale 1:75



4 ROOF DECK - BUILDING 4 - LEVEL 5
Scale 1:75

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-02	HYDRAPRESSED SLABS Product: TEXADA Pattern: Running Bond Size: 610 x 610 x 50 mm Colour: Natural, Tan Manufacturer: Abbotsford Concrete

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	LD-01	PROPOSED TREE
	4,5 LD-01	SHRUB PLANTING

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-03	TABLE & CHAIRS Model #: Carousel Stacking Colour: Powder Coated White Mount: Surface Supplier: Landscape Forms
		LOUNGE SEATING Provided by owner
		MOVABLE PLANTER (Square) Model #: Plaza planter Size: 36 x 36 x H30.5" Colour: Jarrah Supplier: Landscape Forms
		MOVABLE PLANTER (rectangle) Model #: LF SW-389 Size: L1686 x W 75 x H533mm Colour: Walnut supplier: invencible

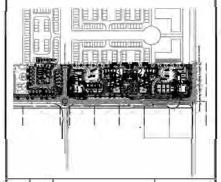
TREE SCHEDULE - ROOF

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	12

1: 75

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Key Map (NTS)



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TOL Project 08-22-0073

HAYER TOWN CENTRE
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Scale: 1:75	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE 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 WORKS. REPRODUCTION OF THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED FOR

Drawing Title: LANDSCAPE PLAN - LOT B ROOF

NORTH

VDZ Project #: DP2018-36

Drawing #: L1.1E



1 SITE PLAN
Scale 1:200

PLANT SCHEDULE LOT A

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	38
CT	~~Ceanothus thyrsiflorus 'Repens'~~ / Creeping RepensCeanothus	#2	1.20m	12
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	104
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	113
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	53
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	76
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	146
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
TM	Taxus x media 'H.M. Eddie' / Eddie Yew	1.2 mht	0.90m	176
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	24
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	15

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	22
W	Echinacea purpurea 'White Swan' / PurpleConeflower	#1	0.45m	157
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	32
I	Iris x 'June Krause' / Tall Bearded Iris	#1	0.45m	27
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	122
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	102

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	59
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	585
	Iberis sempervirens 'Little Gem' / Little Gem EvergreenCandytuft	#1	300mm	521
	Pachysandra terminalis / Japanese spurge	#1	300mm	355

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards.
Design build irrigation plan to be provided to land scape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelsey Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	66
RR	Rhododendron x 'Rama po' / RamapoRhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf S pirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / BlueFescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa 'Bush' s Coneflower'	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splender Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle She pherd Daylily	#1	0.60m	128
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	168
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandulaangustifolia 'Hidcote' / Hidcote La vender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	146

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	179
	Ericacarnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	648
	Iberis sempervirens 'Little Gem' / Little Gem EvergreenCandytuft	#1	300mm	640

Note: All on-site landscape beds and sod areas and offsite greenway landscape areto be irrigated to IIABC standards.
Design build irrigation plan to be providedl to landscape architect prior to installation

TREE SCHEDULE LOT A

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / SeiryuJapaneseMaple	B&B	6cm	18
	Carpinus betulus ' Frans Fontaine' / FransFontaine Hornbeam	B&B	6cm	15
	~~Cornus nuttallii 'Eddie's White Wonder'~~ / Eddie's White Wonder Dogwood	B&B	6cm	9
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	4
	Picea glauca / White Spruce	3.5m Ht.		5
	Picea pungans 'Fastigata' / Fastigiate Colorado Spruce	3.5m Ht.		20

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / RedMaple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / PersianParrotia	B&B	5cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-Issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 27, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

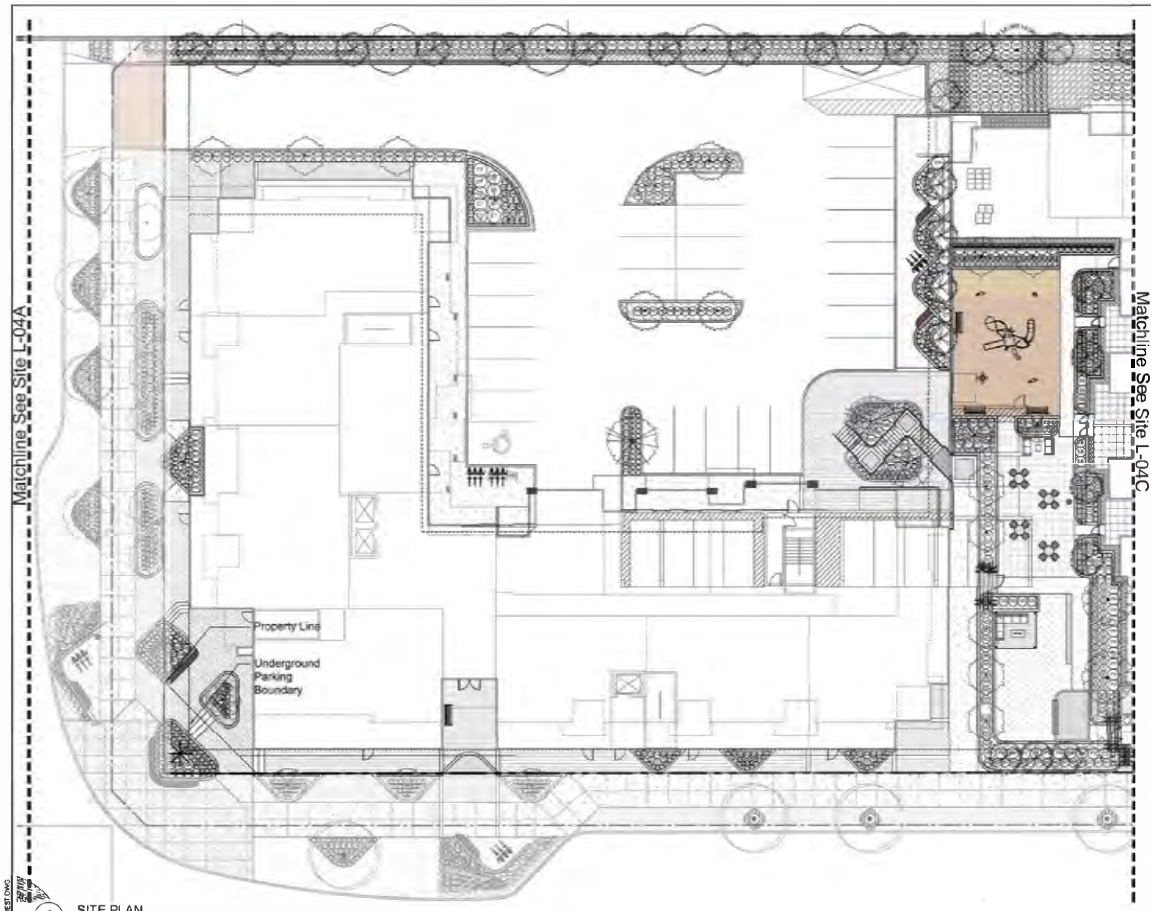
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Drawing Title: PLANTING PLAN - LOT A

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04A



1 SITE PLAN
Scale 1:200

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / European Beach	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m Ht		9
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m Ht		65
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	6
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	12
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'GreenVelvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / Repens Ceanothus	#2	1.20m	73
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	528
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	90
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	176
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	276
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.90m	148

ANNUAL S/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	210
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	360
W	Echinacea pur purea 'White Swan' / PurpleConeflower	#1	0.45m	635
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.90m	308

VINE/E SPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteriafloribund 'Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	301
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1 528

Note: All on-site landscape beds and sod areas and offsite greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.90m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	66
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	212

ANNUAL S/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea pur purea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	146

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi /Kinnikinnick	#1	600mm	179
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	840
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	840

Note: All on-site landscape beds and sod areas and offsite greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



No.	By:	Description:	Date:
7	SH	Re-issued for DP	May 29, 2020
6	KW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

REVISIONS TABLE FOR DRAWING S

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REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC

Checked: SH

Approved: MVDZ

Scale: 1:200

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Original Sheet Size 24"x36"

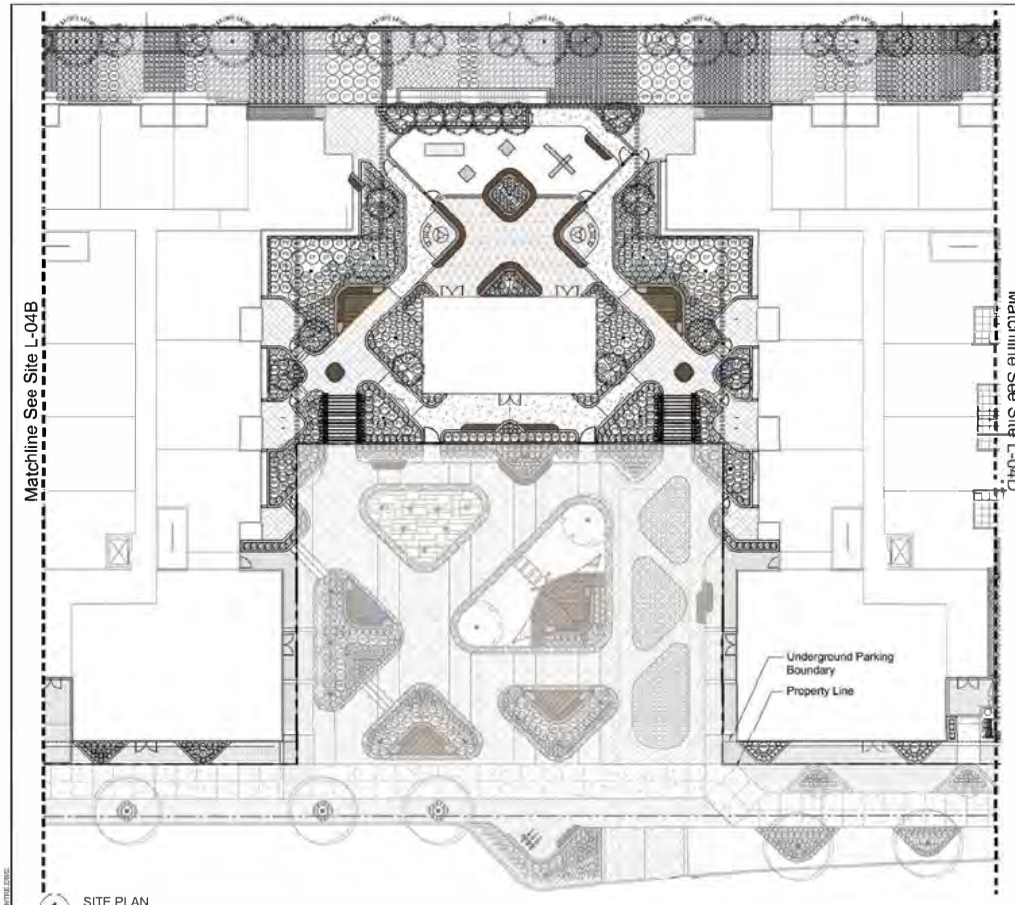
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Drawing Title: PLANTING PLAN - LOT B WEST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04B



1 SITE PLAN
Scale 1:200

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	11
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie 's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m ht		9
	Picea pungens 'Fastigata' / Fastigiate Colorado Spruce	3.5m ht		65
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / Red Maple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	2

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / RepensCeanothus	#2	1.20m	73
CS	Cornus sericea 'Kelseyi' / Kelsey Dogwood	#2	0.60m	508
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	90
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	178
RR	Rhododendron x 'Ramapo' /Ramapo Rhododendron	#2	0.90m	276
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	148

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	218
P	Echinacea purpurea 'Prairie Splendor' /Prairie Splendor Coneflower	#1	0.45m	384
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	636
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	308

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteria floribund Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	361
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1 526

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	45
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	65
RR	Rhododendron x 'Ramapo' /Ramapo Rhododendron	#2	0.90m	41
SB	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#2	0.80m	18
WF	Weigela florida 'DarkHorse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festucaglauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinaceapurpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Iris x 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	146

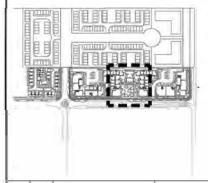
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi /Kinnikinnick	#1	600mm	179
	Erica carnea ' Springwood Pink' / Pink Spring Heath	#1	300mm	848
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	940

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	RW	Re-issued for DP	Apr 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	RW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn:	Stamp:
PC	
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
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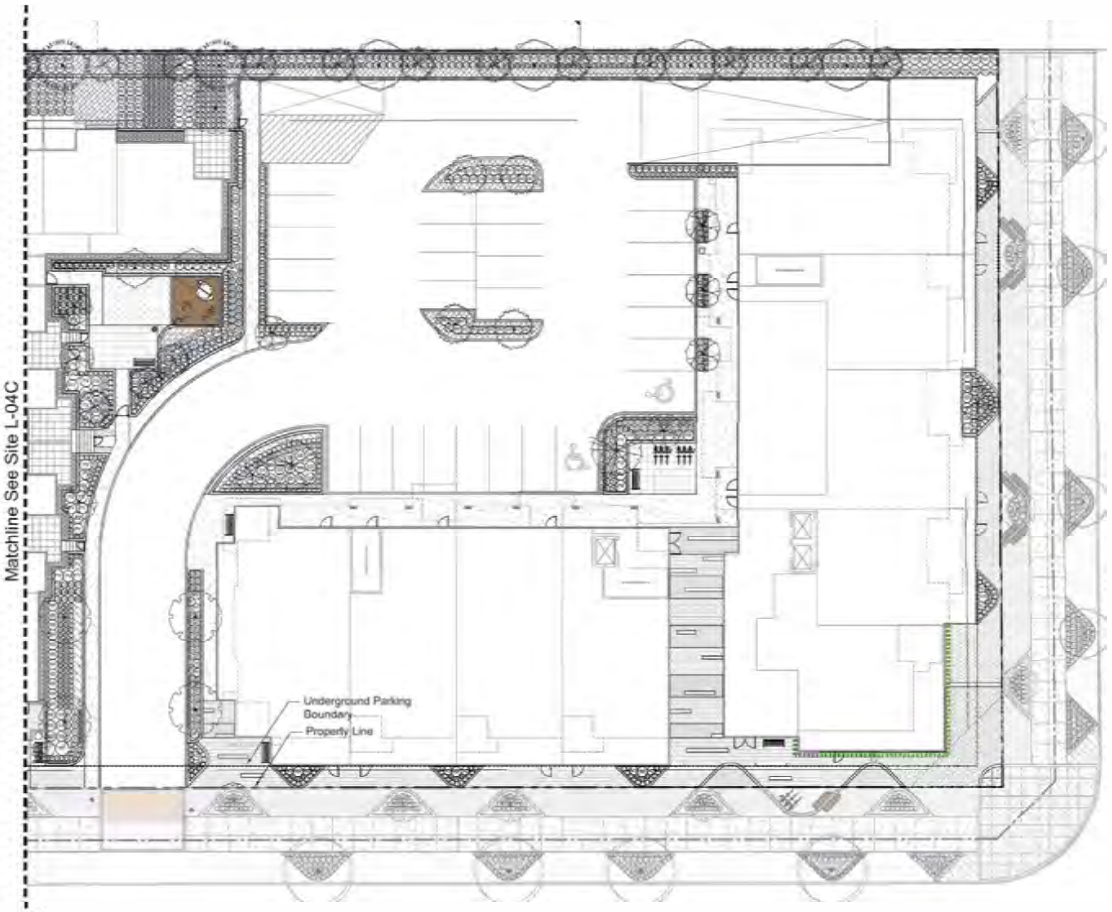
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VDZ Project #: DP2018-36

Drawing Title: PLANTING PLAN - LOT B CENTRE

NORTH

Drawing #: L-04C



1 SITE PLAN
Scale 1:200

TREE SCHEDULE LOT B

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	15
	Acer rubrum 'Bowhall' / RedMaple	B&B	6cm	11
	Carpinusbetulus'Frans Fontaine'/ Frans Fontaine Hornbeam	B&B	6cm	6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm	2
	Fagus sylvatica 'Dawyck Gold' / EuropeanBeech	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	13
	Parrotiapersica 'Vanessa' / PersianParrotia	B&B	6cm	5
	Picea glauca / White Spruce	3.5m Ht		8
	Picea pungens 'Fastigata' / Fastigiata Colorado Spruce	3.5m Ht		85
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	6cm	7

TREE SCHEDULE OFF-SITE

TREE AMOUNT: 74

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	31
	Acer rubrum 'Bowhall' / RedMaple	B&B	6cm	8
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm	11
	Parrotiapersica 'Vanessa' / Persian Parrotia	B&B	6cm	5
	Quercus coccinea / Scarlet Oak	B&B	7cm	17
	Styrax japonicus 'Pink Chimes' / JapanesePink Snowbell Dwarf	B&B	6cm	2

PLANT SCHEDULE LOT B

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus x 'Green Velvet' / Boxwood	#2	0.45m	40
CT	Ceanothus thyrsiflorus 'Repens' / Repens Ceanothus	#2	1.20m	73
CS	Cornussericea 'Kelseyi' / Kelseri Dogwood	#2	0.60m	528
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	348
PV	Philadelphus x virginalis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange	#2	1m	80
PF	Potentillafruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	176
RR	Rhododendron x 'Rampo' / Rampo Rhododendron	#2	0.90m	276
SB	Spiraeabetulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	159
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	36

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	22
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	148

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echina ceaparadoxa / Bush's Coneflower	#1	0.45m	219
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	360
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	635
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	144
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	320
I	Iris x 'June Krausse' /Tall Bearded Iris	#1	0.45m	191
L	Lavandulaangustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	418
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	308

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Q	Wisteria floribund 'Royal Purple' / Japanese Wisteria	#2	0.45m	20

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	417
	Erica carnea 'Springwood Pink' / Pink Spring Heath	#1	300mm	524
	Iberis sempervirens 'Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	301
	Pachysandra terminalis / Japanese Spurge	#1	300mm	1,526

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

PLANT SCHEDULE OFF-SITE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.60m	41
ND	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#2	0.75m	85
PF	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	88
RR	Rhododendron x 'Rampo' / Rampo Rhododendron	#2	0.90m	41
SB	Spiraeabetulifolia 'Tor' / Birchleaf Spirea	#2	0.90m	18
WF	Weigela florida 'Dark Horse' / Weigela	#2	0.75m	68

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Festuca glauca / Blue Fescue	#1	0.30m	217
PA	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	#1	0.60m	212

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
E	Echinacea paradoxa / Bush's Coneflower	#1	0.45m	236
P	Echinacea purpurea 'Prairie Splendor' / Prairie Splendor Coneflower	#1	0.45m	290
W	Echinacea purpurea 'White Swan' / Purple Coneflower	#1	0.45m	405
D	Hemerocallis 'Gentle Shepherd' / Gentle Shepherd Daylily	#1	0.60m	126
H	Heuchera x 'Melting Fire' / Melting Fire Coral Bells	#1	0.45m	158
I	Irisx 'June Krausse' / Tall Bearded Iris	#1	0.45m	167
L	Lavandulaang ustifolia 'Hidcote' / Hidcote Lavender	#1	0.45m	366
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.60m	148

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	179
	Erica carnea 'SpringwoodPink' / Pink SpringHeath	#1	300mm	848
	Iberis sempervirens ' Little Gem' / Little Gem Evergreen Candytuft	#1	300mm	640

Note: All on-site landscape beds and sod areas and off-site greenway landscape are to be irrigated to IIABC standards. Design build irrigation plan to be provided to landscape architect prior to installation

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604 882 0024

Key Map (NTS)



No.	By:	Description	Date
7	SH	Re-issued for DP	May 29, 2020
6	PW	Re-issued for DP	Jan 15, 2020
5	PW	Re-issued for DP	March 11, 2020
4	PW	Re-issued for DP	Dec 12, 2019
3	PC	Re-issued for DP	July 15, 2019
2	PW	Issued for DP	Sept. 7, 2018
1	PC	Issued for DP Review	Aug 17, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

Drawn: PC
Checked: SH
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THIS WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL REMARKS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REMARKS AND PREPARATION OF DRAWINGS ARE NOT TO BE USED BY CONTRACTORS UNLESS OBTAINED ON/OR FOR TENDER/CONSTRUCTION

Drawing Title: PLANTING PLAN - LOT B EAST

NORTH

VDZ Project #: DP2018-36

Drawing #: L-04D

URBAN GREEN DESIGN ELEMENTS

LANDSCAPE FEATURES:

- Seating enclaves for small or large group gatherings.
- Open connection to 76th Ave greenway and adjacent commercial spaces.
- Stage with Shade Sail cover
- Water Feature
- Custom Benches

MATERIALS

- Large format paving within the plaza
- Robust materials for the Fire Access Route including exposed aggregate finish with inset turf stone for touch of 'green'
- IPE or composite decking
- concrete walls and planter edges
- Smaller scale pavers at plaza edges which are adjacent to commercial/retail

- STORM WATER MANAGEMENT
- Plaza storm run-off to be directed to decorative rock trench drains incorporated with paving design.
- Trench drains connect to below grade PermaVoid holding system.
- PermaVoid System functions as storm-water retention as well as passive irrigation for planting beds within the plaza.



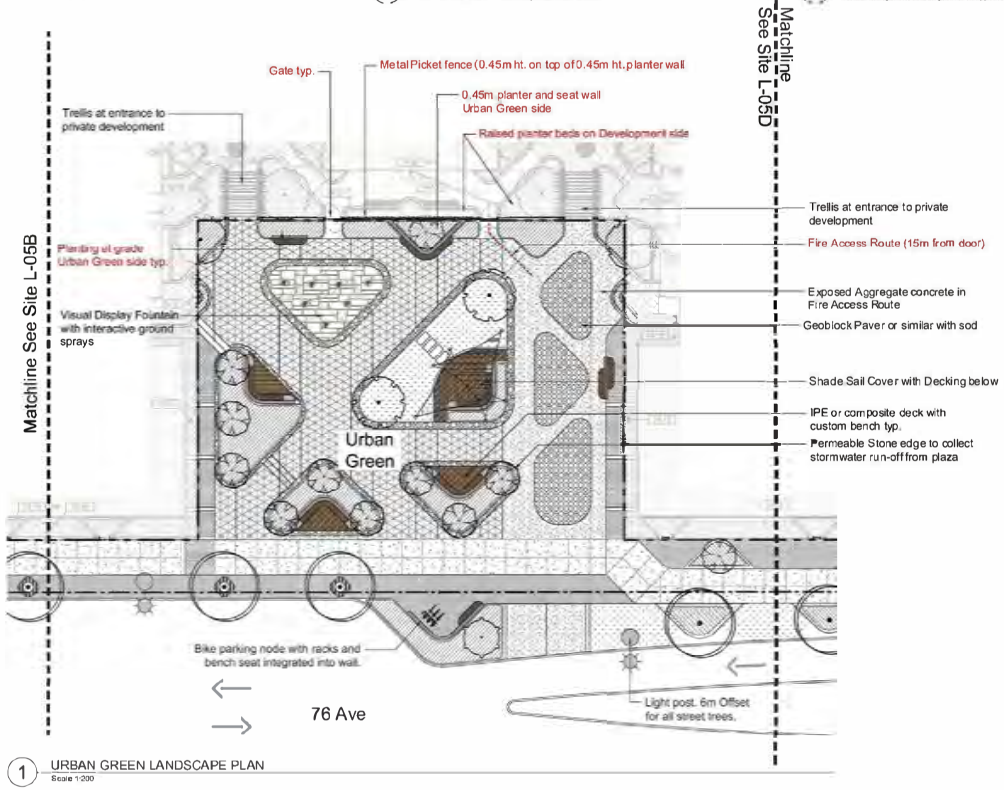
2 SEATING AREAS
Concrete wall with Bench, Composite Deck surface



3 GEOBLOCK GRASS PAVERS FOR FIRE ACCESS
Geoblock by Presto Geosystems or approved equal



4 VISUAL DISPLAY FOUNTAIN
Character and Materials sample



1 URBAN GREEN LANDSCAPE PLAN
Scale 1:200



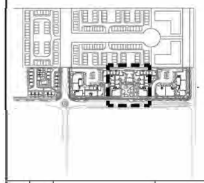
5 SHADE SAILS
Character and Materials sample

LEGEND (URBAN GREEN)

KEY	REF.	DESCRIPTION
		CONCRETE SIDEWALK
		CLASSIC NEVADA PAVER Pattern: Mixed Size: 300 x 300 x 60 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
		COMPOSITE DECKING Manufacturer: TBD
		DIAMOND SMOOTH PAVER Manufacturer: Trans-Stone
		EXPOSED AGGREGATE CONCRETE
		Grass Pavers for Fire Access Product: GeoBlock Grass Pavers Manufacturer: Presto Geosystems Or approved equal
		ROCK TRENCH DRAIN Decorative rock trench drain connecting to Permavoid basin for storm water retention

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Key Map (NTS)



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7	SH	Re-issued for DP	May 29, 2020
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5	PK	Re-issued for DP	March 11, 2020
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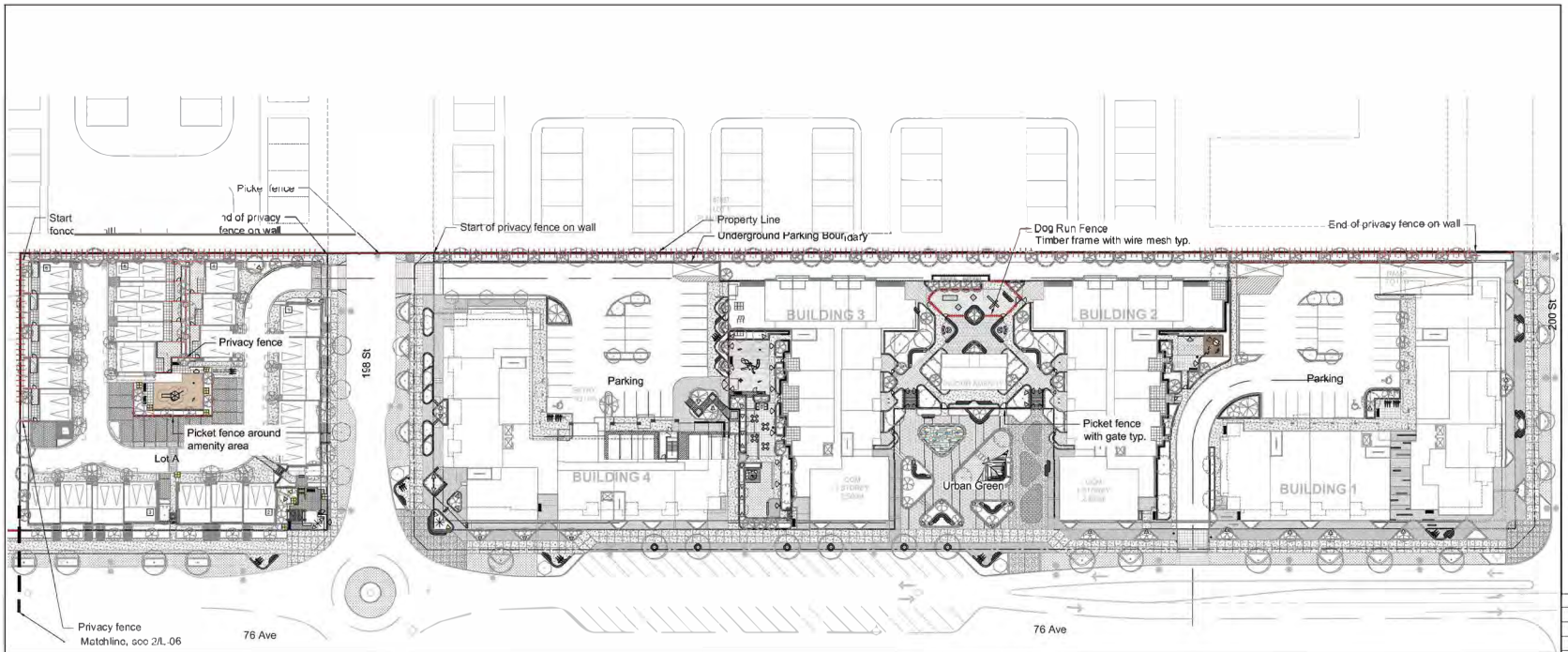
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Drawing Title: OFF-SITE LANDSCAPE PLAN - LOT B CENTRE

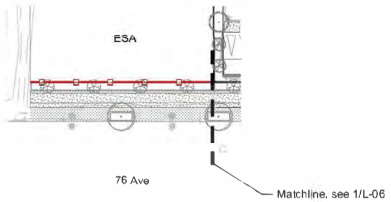
NORTH

VDZ Project #: DP2018-36

Drawing #: L-05C



1 FENCE AND LIGHTING PLAN
Scale 1:200



2 FENCE AND LIGHTING PLAN
Scale 1:200

FENCING LEGEND

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE 1.8m height
	8 LD-03	PICKET FENCE 0.9m (36") height maximum combined height of wall and fence is 0.9m
	6 LD-04	PRIVACY FENCE ON WALL maximum height of wall and fence is 2.0m
		DOG RUN FENCING Timber with wire mesh
	8 LD-04	ESA FENCE

LIGHTING LEGEND

KEY	REF.	DESCRIPTION
	1 LD-06	BOLLARD LIGHT
	3 LD-06	STAIR LIGHTS
	3 LD-06	UPLIGHTS ON TREES
	4 LD-06	OVERHEAD LOUNGE LIGHT
	3 LD-06	LOW WALL LIGHT
	3 LD-06	WALL SOURCE
	7 LD-03	INGROUND LIGHT

Note:
Lighting Fixture selection to be coordinated with Electrical.

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
Township of Langley, BC

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Scale: 1:500
Original Sheet Size: 24"x36"

Stamp:

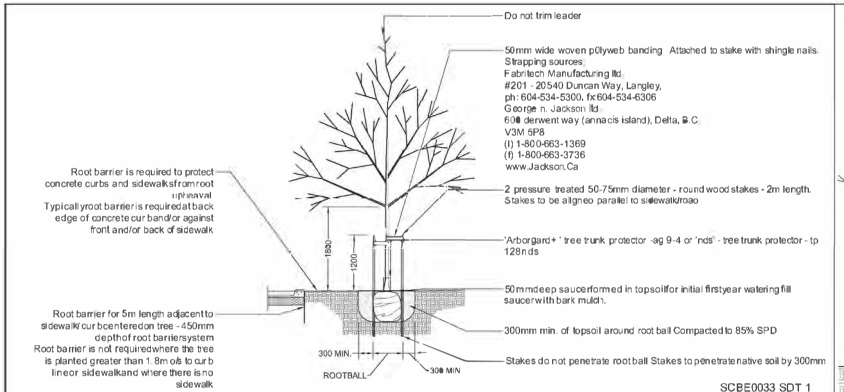
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Drawing Title: FENCE AND LIGHTING PLAN

NORTH

VDZ Project #: DP2018-36

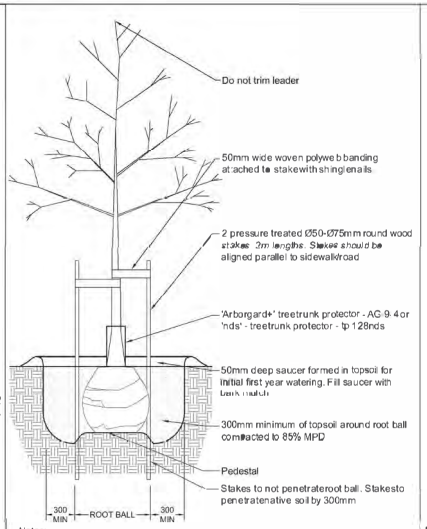
Drawing #: L1.1



SCBE0033 SDT 1
Revised APRIL 2002
Revised APRIL 2004
Revised JULY 2004
Revised May 2005
Revised Dec 2005
Revised Feb 2008

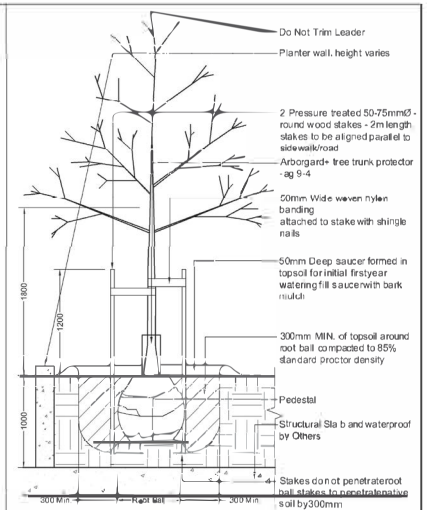
Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications
3. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. To be removed.
4. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
5. All trees shall be single stemmed.
6. Install approved root barrier system - 'deeproot' model ub 18-2; 'vespro' model rs-18; or 'nds' model ep-1850. Install as per manufacturers specifications

1 OFF-SITE TREE PLANTING WITH ROOT BARRIER
Scale 1:50



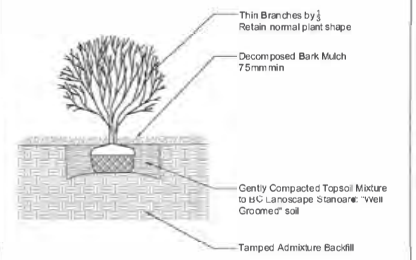
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 TREE PLANTING ON GRADE
Scale 1:25



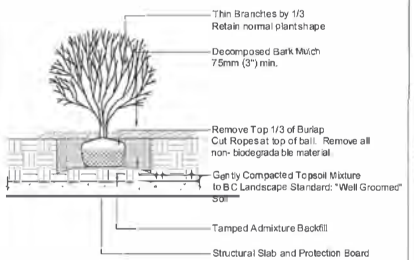
NOTES:
1. Sacking/ burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem.

3 TREE PLANTING ON SLAB
Scale 1:25

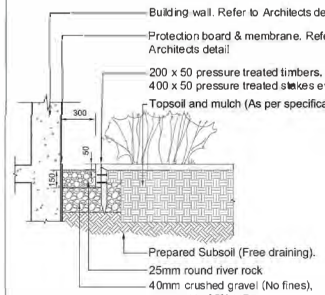


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. O.C. spacing per planting plan.

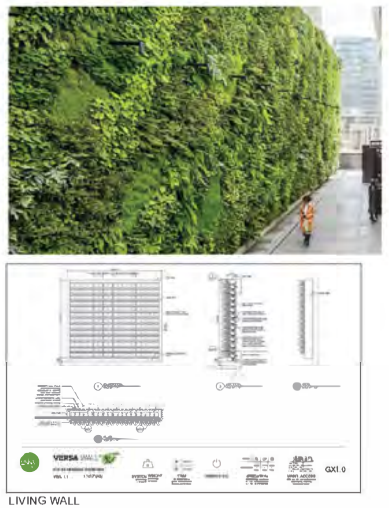
4 SHRUB PLANTING ON GRADE
Scale 1:25



5 SHRUB PLANTING ON SLAB
Scale 1:25



6 DRIP STRIP
Scale 1:20



LIVING WALL
Supplier: GSky
https://gsky.com/
561-894-8688

Or Approved Equal

7 LIVING WALL
Scale NTS

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TOL Project 08-22-0073

HAYER TOWN CENTRE
Latimer Mixed Use Development

Location:

7635 200th Street,
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Approved: MVDZ	Original Sheet Size: 24"x36"
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VDZ Project #: DP2018-36

Drawing Title: DETAILS

Drawing #: LD-01

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684

EXPLANATORY NOTE

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684

A Bylaw to discharge Land Use Contract No. 20

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

1. This Bylaw may be cited for all purposes as “Township of Langley Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under N85636 is hereby discharged with respect to the lands described as:

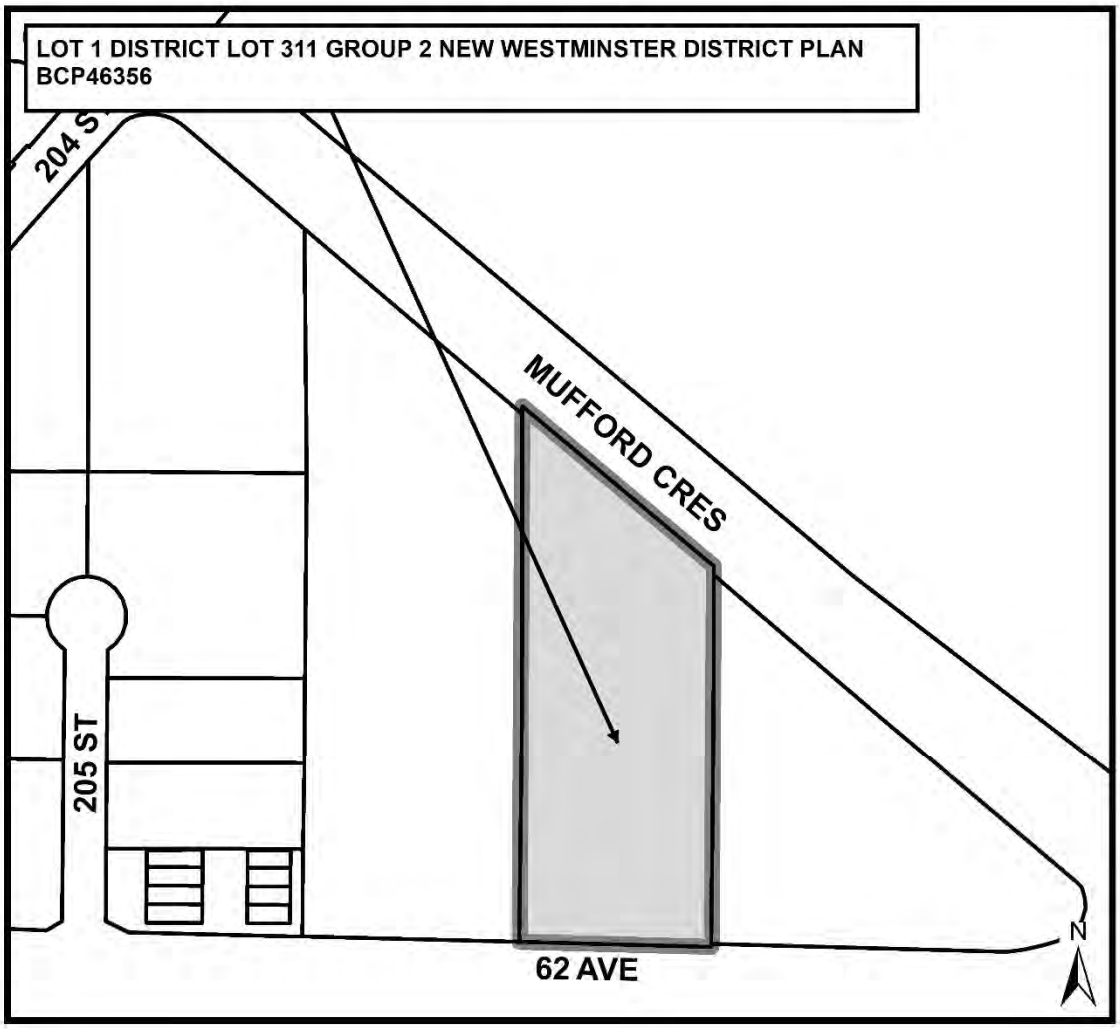
   Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	31	day of	May	, 2021
READ A SECOND TIME the	31	day of	May	, 2021
PUBLIC HEARING HELD the	14	day of	June	, 2021
READ A THIRD TIME the	14	day of	June	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	25	day of	June	, 2021
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5684



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685

EXPLANATORY NOTE

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685

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 (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685”.

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

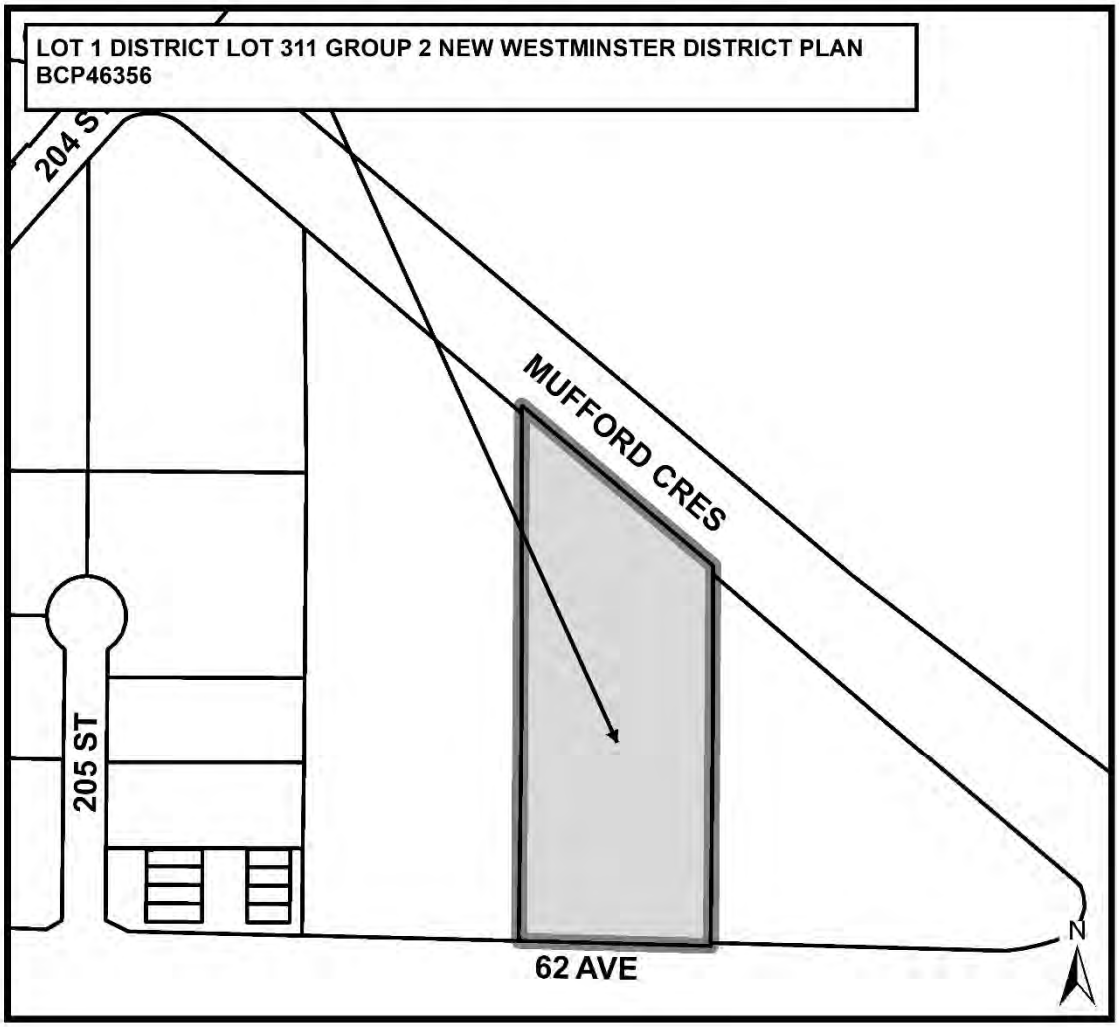
   Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2A.

READ A FIRST TIME the	31	day of	May	, 2021.
READ A SECOND TIME the	31	day of	May	, 2021.
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READ A THIRD TIME the	14	day of	June	, 2021.
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ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5685



GBS/CIDP Foundation of Canada

Guillain-Barré Syndrome/Chronic Inflammatory Demyelinating Polyneuropathy

Support, Education, Research, Advocacy

Honorary Board
Larry Brenneman *(deceased)*
Tom Feasby, MD
Susan Keast
Serge Payer
Kenneth Shonk, MD

Executive Director
Donna Hartlen

Officers
Darryl Bedford
President
Howard Huss
Treasurer

Board of Directors
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Kurt Kimpinski, MD
Rami Massie, MD
Elizabeth Pringle, MD
Zaeem Siddiqi, MD
Jiri Vajsar, MD
Chris White, MD
Douglas Zochodne, MD

March 5, 2022

City of Langley City Council
20338 – 65 Avenue
Langley, B.C.
V2Y 3J1

Dear Mayor Jack Froese:

We are writing to respectfully request that the city of Langley proclaim May 2022 as GBS/CIDP Awareness Month. The Month of May, has been internationally designated as "GBS and CIDP Awareness Month" to educate the public and to focus attention on these rare conditions. The GBS/CIDP Foundation of Canada is a national, not for profit patient organization that supports patients and families afflicted with Guillain-Barré Syndrome, Chronic Inflammatory Demyelinating Polyneuropathy, and variants such as Multifocal Motor Neuropathy. We serve patients through support, education, research and advocacy.

GBS has a sudden onset of symptoms, which can cause complete paralysis within a day. Recovery can be unpredictable, patients and their families face an uncertain future, usually requiring months of hospital care without knowing if or when they will recover, or whether they will face long-term disabilities. Earlier diagnosis, treatment, and access to rehabilitation services can improve the chances of avoiding permanent lifelong residual damage of the nerves. The cause of these conditions is unknown, and can develop in any person, regardless of age, gender or ethnic background

We are working to raise awareness of these rare conditions so that future patients get help sooner and will know that our organization is here to provide hope. We provide support and information through trained volunteers, our website, materials provided to hospitals, and organize local and online peer-to-peer support group meetings. We provide patient educational events and build awareness within the medical community. We advocate for access to diagnosis and appropriate treatment, and also support Canadian research that aims to improve the quality of life of GBS, CIDP, and MMN patients.

While considered rare diseases, in Canada GBS affects 2 in 100,000, and in Zika outbreaks 9-24 in 100,000. CIDP effects 5-7 in 100,000. For more information: www.gbscidp.ca
Please let us know if there is anything further you require for our proclamation request to be approved for this year and for subsequent years.

Please see the attached email or application from Cheryl Dean. Cheryl is a GBS survivor and is our lead BC liaison. She is supporting 3 patients in your community.

Thank you for your consideration.

Kim Brooks
Patient Advocate & Volunteer Coordinator
kbrooks@gbscidp.ca
1-403-510-3170
www.gbscidp.ca

GBS/CIDP Foundation of Canada
Fondation canadienne du SGB/PDIC

Proclamation

WHEREAS, The Month of May, has been internationally designated as "GBS and CIDP Awareness Month" to educate the public and to focus attention on Guillain-Barré Syndrome (GBS) and Chronic Inflammatory Demyelinating Polyneuropathy (CIDP), rare, paralyzing and potentially catastrophic disorders of the peripheral nerves; and

WHEREAS Guillain-Barré Syndrome (GBS), Chronic Inflammatory Demyelinating Polyneuropathy (CIDP), and their variants such as Multifocal Motor Neuropathy (MMN), are rare conditions which are paralyzing and potentially catastrophic inflammatory disorders of the peripheral nerves, which can be characterized by rapid onset of weakness and, often, paralysis of the legs, arms, breathing muscles and face, in some cases leading to complete paralysis and requiring life-sustaining hospital care, and

WHEREAS the cause of GBS, CIDP, and MMN is unknown, and these conditions can develop in any person, regardless of age, gender or ethnic background, and

WHEREAS GBS, CIDP, and MMN have a slow and unpredictable recovery, patients and their families face an uncertain future, usually requiring months of hospital care without knowing if or when they will recover, or whether they will face long-term disabilities. Earlier diagnosis, treatment, and access to rehabilitation services can improve the chances of avoiding permanent lifelong residual damage of the nerves, and

WHEREAS in 2003, GBS/CIDP Foundation of Canada, a patient organization providing support, education, research, and advocacy, was founded so that no patient or family would go through GBS, CIDP, MMN or their variants alone.



Mission :

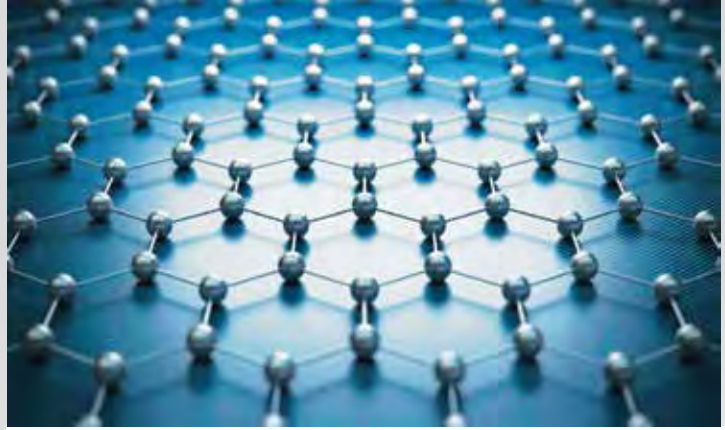
To engage in advocacy, including treatment access, (at the federal, provincial and grassroots levels) to improve the quality of life for individuals and families affected by GBS, CIDP, or variants such as MMN.

Vision :

Every person affected by GBS, CIDP, or variants such as MMN, will have access to early and accurate diagnosis, expert interdisciplinary treatment and support, and through continued research, a cure will be developed.

GBS/CIDP Foundation of Canada is a registered Canadian charity. Our foundation is made up of trained caring volunteers who have had GBS, CIDP, and variants, who are dedicated to the support of our patient community in hopes that no patient goes through these disorders alone.

If you or someone you know would like more information, please contact the foundation. Medical professionals are welcome to contact us for literature and to get more information on how to connect your patients with the foundation.



GBS/CIDP
Foundation of Canada

For more information, please contact:

Support • Education • Research • Advocacy

GBS/CIDP
Foundation of Canada

GBS/CIDP Foundation of Canada
3100 Garden Street
PO Box 80060 RPO Rossland Garden
Whitby, ON L1R 0H1

1(647) 560-6842
info@gbscidp.ca
www.gbscidp.ca

The foundation is extremely fortunate to have the commitment and expertise of dedicated neurologists that are on our Medical Advisory Board. For a list, visit www.gbscidp.ca.

Find us on :

YouTube

Charity Registration: 887327906RR0001

Guillain-Barré Syndrome

Chronic Inflammatory Demyelinating Polyneuropathy

Multifocal Motor Neuropathy

Miller Fisher Syndrome & variants



Guillain-Barré Syndrome (GBS)

is an inflammatory disorder of the peripheral nerves, those outside the brain and spinal cord. Rapid onset of weakness and often paralysis of the legs and arms within a few weeks of onset accompany this disorder. Back pain or pain in the extremities as well as numbness and tingling can also be part of the initial presentation. Patients during early days of onset may require intensive care to monitor breathing and other body functions. Rehabilitation helps during the recovery phase, which can take months or even years. GBS can affect any person, at any age, of either gender, or any ethnic background. **Miller Fisher Syndrome (MFS)** is a variant of GBS which also presents rapidly and affects the peripheral nerves. However, MFS more commonly causes unsteadiness and imbalance and affects the eye muscles causing double vision, visual blurring or droopy eyelids.

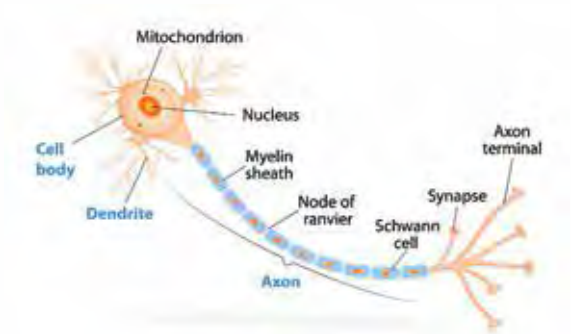


Treatments :

- High dose of intravenous immunoglobulin (IVIG)
- Plasma Exchange

Chronic Inflammatory Demyelinating Polyneuropathy (CIDP)

is an inflammatory disorder of the peripheral nerves. There is increasing weakness as well as numbness and tingling of the legs and arms that can develop over a period of a few months and symptoms continue if untreated. It is caused by damage to the covering of then nerves, called myelin. If treated early and aggressively, therapies can limit the damage to the nerves and contribute to a better quality of life. Like GBS, CIDP can start at any age, and with either gender.



Acquired Motor Sensory Neuropathy (AMSAN),

also known as Lewis Sumner Syndrome is often considered a variant of CIDP. It shares many features with CIDP but typically has a more asymmetric (more side to side differences), and multifocal (specific areas affected) presentation compared to patients with CIDP.

Treatments :

- Immunotherapies, (IVIG, SCIG)
- Plasma Exchange
- Prednisone
- Immunosuppressives

Multifocal Motor Neuropathy (MMN)

is an inflammatory nerve disease affecting the myelin sheath, or the insulation of nerves, similar to CIDP and GBS. It typically has a slow course over many years and affects the arms with weakness in the muscles that bend the fingers, however any nerve and muscle group can be affected. On nerve testing (EMG), "blocking" of the responses to the nerves that go to the muscles is seen. Sometimes, antibodies to a molecule called GM1-ganglioside are present and can be detected with additional testing. This can help with the diagnosis.

Treatments :

- Immunotherapies, such as IVIG
- Plasma Exchange
- In contrast to CIDP, MMN is not usually responsive to medications such as prednisone or other immunosuppressives

Services Available :

- Hospital visitation by knowledgeable volunteers
- Telephone support
- Local support group meetings
- Educational material
- Names of physicians specializing in the disorders
- Educational presentations
- Newsletters
- National & Regional Conferences
- Research funding
- Patient advocacy
- Awareness events
- Patient stories

NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Coleen Jones, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 14, 2022

Mayor Jack Froese, Langley Township
20338 65th Avenue
Langley, BC V2Y 3J1

Dear Mayor Froese and members of Council,

The New Westminster & District Labour Council represents over 60,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members and their families and all workers living and/or working in your community, we have **four requests of your Council**:

- We request you **declare April 28th** as the official *"Day of Mourning for Workers Killed and Injured on the Job"*, and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting **on or before April 28th.**
- We thank-you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.**
- Finally, we request **an opportunity to appear as a delegation** to make a ***5 minute presentation at the April 25th, 2022 regular Council meeting***. A member of the Labour Council residing in the city will be presenting on behalf of the Labour Council. Our presentation will focus on the CLC's 2022 theme ***Work Shouldn't Hurt: Make Health and Safety a Fundamental Principle and Right at Work*** and will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Thursday, April 28th at 11 am at Westminster Pier Park in New Westminster as we mourn for those who have died from workplace accidents or disease but we also recommit ourselves to fight for the living.

Sincerely,

Janet Andrews
Secretary- Treasurer

JA/cb
encl:

Phone: 604-291-9306 NWDLC@SHAWCABLE.COM
105-3920 Norland Avenue, Burnaby, BC V5G 4K7
NWDLC NWDLC.CA

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, March 2, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Long, Council Co-Chair

T. Annandale, M. Gill, F. Pepin, and T. Quiring

Staff:
S. Mikicich, Manager, Heritage Planning
A. Pedersen, Cultural Services Manager
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee March 2, 2022

Moved by T. Quiring,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the March 2, 2022 meeting, as amended.
CARRIED

Clerk's Note: Items F.2 and F.3 were added to the agenda.

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee February 2, 2022

Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee adopt the minutes of the February 2, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairs' Reports

Councillor Kunst reported that a Public Hearing was held on February 28 for the Fort Langley townhouse development on King Street. This development will go for third reading at the next Council meeting on March 7.

2. Heritage Planner's Report

S. Mikicich reported the following:

- The Heritage Building Incentive Program (HBIP) is currently open for submissions until April 4. Will have a further update at the April HAC meeting as to how many applications were received. Review of the HBIP is part of the 2022 HAC Work Plan.
- The School District has inquired about demolishing the Otter Elementary School. This is a 1913 structure which is noted on the Heritage Register as a heritage character site. Possible retention options will be discussed with the School District and a Statement of Significance will be prepared to identify the building's heritage value and character-defining elements.

3. Museum Manager's Report

A. Pedersen reported that the Exhibit Design Advisory Group has been meeting to discuss the future exhibits for the new museum. They are currently working with two sets of consultants to develop an interpretive plan and content matrix. Construction is moving along at the new museum with the hopes of moving in at the end of 2022 or early 2023. They are currently doing interviews for a Fine Arts Curator position.

4. Heritage Review Panel

No report.

5. Douglas Day 2022 Planning Committee Report

R. Genberg reported that there are currently 356 pioneers in the Township. The next planning meeting in April will be in-person and they hope to have the banquet in November in-person as well.

6. Museum Advisory Group Report

A. Pedersen reported that a Work Plan has been established for the MAG.

E. CORRESPONDENCE

F. 2022 WORK PROGRAM

1. Heritage Review Panel Appointments

T. Annandale reported in M. De Little's absence, that she is interested and willing to become a member of the Heritage Review Panel.

MOTION
Moved by T. Annandale,
Seconded by T. Quiring,
That the Heritage Advisory Committee appoint the following individuals to the Heritage Review Panel for the 2022/2023 term:

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)
CARRIED

COUNCIL
Moved by T. Annandale,
Seconded by M. Gill,
That the Heritage Advisory Committee recommends 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)
CARRIED

2. Heritage Review Panel Meeting Schedule

S. Mikicich commented that in the past, HRP meetings were called on an as needed basis. For planning purposes and more efficient time management, HRP will have a regular meeting schedule – i.e., afternoon meeting during the third week of the month. The HRP will function as a single panel, with every member receiving a complete agenda package. Attendance by community representatives will be optional, if the agenda items do not pertain to their respective Heritage Conservation Area. Scheduled meetings will be cancelled if there are no agenda items.

F. 2022 WORK PROGRAM

3. Establishment of Task Forces

S. Mikicich commented that he would like to advance work on some of the projects in the 2022 Work Plan by establishing, for example, Task Forces for:

- Education and Awareness; and
- Rural Heritage.

Staff will prepare Terms of Reference for the proposed Task Forces and present at the next meeting for HAC's approval and subsequent Council approval.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the CN Railway Station will open on the May Day long weekend for tours. The Society is also preparing its entry for the May Day Parade. Access to the site and to the train will be adjusted to meet COVID-19 protocols. Much work has been completed in the gardens with a new gardener and volunteers.

2. Alder Grove Heritage Society Update

T. Quiring reported that the Society was successful in obtaining a grant to digitize the Aldergrove Star microfilms. This project will take 10-11 months to complete and digital information will be available online. The Museum has started entering data regarding the Aldergrove Elks membership dating back to 1923. The Museum has received an unspecified donation related to Aldergrove's history which will be digitized and revealed during Community Heritage Day in August 2022. The Alder Grove Museum would like to have an Interpretive Sign.

MOTION
Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee request that a Heritage Interpretive Sign be developed for the Alder Grove Museum.
CARRIED

I. NEXT MEETING

Date: Wednesday, April 6, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00pm

J. TERMINATE

Moved by T. Annandale,
Seconded by T. Quiring,
That the meeting terminate at 8:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

March 8, 2022 at 7:00pm
via Zoom

MINUTES

Present:
A. Stewart, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
E. Woodward, Councillor

C. Bishop, J. Evanochko, C. Grey, A. Neufeld, H. Sakurai, and J. Turner,

Guest:
A. Needoba, Diamond Head Consulting

Staff:
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – March 8, 2022

Moved by C. Grey,
Seconded by J. Turner,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the March 8, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – November 23, 2021

Moved by A. Neufeld,
Seconded by C. Grey,
That the Tree Protection Advisory Committee adopt the minutes of the November 23, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft Community Forest Management Strategy (CFMS)

Staff reviewed the memo that was included in the agenda package that provided an update on the feedback received from public engagement events for the draft CFMS. 52 participants attended the public open house and 255 people responded to the online survey. The following information was provided:

- Overall, respondents were supportive of the draft CFMS.
- 36% supported the proposed canopy targets.
- 46% supported an increase in canopy targets.
- 8% supported lowering the canopy targets.
- 10% responded “I don’t know”.
- Implementation costs of the Strategy have been estimated at $609,000 annually over the 20-year implementation period.
- Funding opportunities are being explored through the Federal 2 Billion Trees grant program.
- The estimated implementation cost per household is $13.00.
- 78% of the survey respondents supported $10 or more annually per household.

A. Needoba, Diamond Head Consulting, presented the results from the public engagement along with the minor updates to the CFMS. Recommended approaches and the rationale were presented for some of the key issues raised by the public.

Discussion ensued and the following comments were provided by the committee:

- It would be good to indicate the number of staff specific to tree maintenance and not just the supervisory role.
- While some committee members felt that 30% canopy cover was based on “no net loss” instead of trying to increase the canopy cover, others believed 30% canopy cover is a practical target. There was significant community support for the 30%, or higher, target.
- How do we define “significant stands of trees”? This is not defined in the Strategy. How will this be evaluated? How will these fit into the context of the forest that was there. Buffers are not addressed in the Strategy.
- The three bylaws that deal with tree cutting, preservation and maintenance need to be consistent with each other.
- Developers are not held to the same standard as everyone else. Heavily treed sites need more of a preliminary review by an arborist before development plans are approved. We are not going to achieve these goals unless individual site planning happens first.

F. WORK PROGRAM

- Focus needs to be placed on the policies that are developed in the Neighbourhood Plans.
- The number of groupings of trees to be retained needs to be reviewed.
- The public needs to be aware of the cost of maintaining trees.
- The Strategy does not address the cost of losing the tree canopy, i.e. the cost of climate change. Need to show the value of the trees we are losing. The cost value is very important to relay. Helps to apply policy and educate. There are methods for evaluating different species values.
- Should we look at each neighbourhood separately in regards to the 30% target?
- A commitment to a review of the Strategy every 10 years should be included in the TPAC recommendation to Council.

G. COUNCIL REFERRALS

1. The following item was referred to TPAC at the February 28, 2022 Regular Council Meeting:

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:*

   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.*

G. COUNCIL REFERRALS

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

Staff provided an overview of the work that has been completed to date regarding the three neighbourhood plans and a proposed timeline for providing comment to Council, should the committee decide to take on this additional work item. The goal is for TPAC to provide their feedback to Council on the neighbourhood plans before the end of April 2022.

COUNCIL
Moved by C. Grey,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee accept the additional work item to review the Booth, Rinn and Fernridge Neighbourhood Plans and recommend that Council amend the committee's Terms of Reference, as follows:

> Section 2.0 - add a third item:
> 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.

CARRIED

Action: Staff to distribute the three Neighbourhood Plans to TPAC for initial review.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: March 29, 2022
Location: Zoom
Time: 7:00 pm

J. TERMINATE

Moved by H. Sakurai,
Seconded by J. Evanochko,
That the meeting terminate at 8:52pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

March 9, 2022 at 7:00pm
Via Zoom

MINUTES

Present:
D. Kang, (Community Co-Chair)
Councillor E. Woodward (Council Co-Chair)

A. Bayona, S. Cameron, R. Cashato, M. Chang, S. Cook, R. Jhaj, and R. Thandi

School Board Representative:
D. Tod

Staff:
T. Buckner, Manager, Parks Operations
R. Chapman, Grant Management Superintendent
R. Stare, Acting Director, Recreation
K. Stepto, Recording Secretary
P. Tulumello, Director, Arts, Culture, and Community Initiatives

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – March 9, 2022

Moved by S. Cook,
Seconded by R. Thandi,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the March 9, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – February 9, 2022

Moved by M. Chang,
Seconded by R. Thandi,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 9, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairperson's Report

Councillor Woodward reported that the draft budget has gone for public input and Council has directed staff to proceed to 1st, 2nd, and 3rd reading. The Parks capital projects will be presented to the committee at the April meeting.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Public Art

P. Tulumello provided an update on the public art projects in the Township. The following three projects are in are process:

Fort Langley Utility Box Art Wraps:

- A Request for Expressions of Interest was put out in July 2021.
- Seven artists have contributed 11 images, plus four heritage photos from the archives.
- Licensing agreements have been signed by all seven artists.
- Images have been submitted to BC Hydro for approval.
- A BC Hydro endorsed contractor is submitting pricing to wrap boxes.
- Wraps to be installed in late spring.

Labonte Pressure Reducing Valve Building:

- Four schools were approached to participate.
- Two schools responded (Lynn Fripps and Langley Fine Arts).
- The theme for the art is "Sustainability".
- A contractor has been secured to install images on the north and west faces of building by the end of March.

200 Street Sculptures:

- Pre-approved by Council to be part of the 2022 Capital Budget.
- Preparing the Request for Expressions of Interest for submission in April.
- Theme for the two locations – "Diversity and Environment".

2. Langley Awards

No report.

3. BCRPA 2022 Annual Conference

April 27, 2022 – Virtual and
May 4-5, 2022 – in Whistler

Committee members were asked to select one or two members to attend conference and provide a report to the committee.

F. WORK PROGRAM

A. Bayona and S. Cook expressed an interest to attend. Staff will contact these members to register and provide further details.

G. COUNCIL REFERRALS

1. The following item was referred to the RCPAC for comment at the February 28 Regular Council Meeting:

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

R. Chapman provided an overview of the revisions to the policy. The following information was provided:

- The revisions were made to modernize the policies.
- Many of the updates were just housekeeping and administrative items.
- As communities grow, the policy needs to be more robust and provide more guidance.
- Donations are typically for park benches, trees, and picnic tables. These do not preclude donations in any other areas.
- More guidance was needed for how benches will be considered on Township road allowances.

Discussion ensued, and the following comments and questions were provided by the committee:

- Is there a sponsorship policy for businesses who want to donate or sponsor?
    - There is a separate policy for corporate sponsorship.
- Are the QR Codes on benches common practice going forward?
    - The QR Codes are there to let the public know the bench is available to sponsor and information on how to do that.
- Should the donations be tied to capital for the upkeep of the benches etc.?
    - Upkeep on benches is very minimal. Upkeep for trees is absorbed into existing pruning programs. Picnic tables do not have a large amount for maintenance.

G. COUNCIL REFERRALS

- Section 4.2 states that where items may present a maintenance cost outside of budget areas, that staff include a maintenance cost request to Council in those circumstances.
- When a lot is purchased in a cemetery, a percentage goes into a care fund that collects interest to maintain assets.

COUNCIL
Moved by R. Thandi,
Seconded by S. Cook,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council refer the Community Donations Policy Update to staff to include a maintenance clause that ensures that maintenance is considered at no additional cost to the taxpayer.
CARRIED

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. "Table 35" Meeting Update

No report. D. Todd will provide a report at the next meeting if they have a meeting.

N. NEXT MEETING

Date: April 13, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

O. TERMINATE

Moved by A. Bayona,
Seconded by S. Cameron,
That the meeting terminate at 8:01pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, March 16, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:
S. Hedao, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

L. George, M. Kramer, S. Martin, L. Solomon, and G. Wong

Fraser Health Representative:
C. Chandra

Guests:
B. Stack, Program Manager, Langley Meals on Wheels Services Society
S. Woykin, Executive Director, Langley Meals on Wheels Services Society

Staff:
R. Nelson, Senior Planner
A. Penner, Community and Policy Planner
V. Gafka, Senior Manager, Economic Investment and Development
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 16, 2022

Moved by L. George,
Seconded by S. Martin,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 16, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 16, 2022

Moved by M. Kramer,
Seconded by L. George,
That the Seniors Advisory Committee adopt the Minutes of the February 16, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Aldergrove Community Station House

B. Stack, Program Manager and S. Woykin, Executive Director, Langley Meals on Wheels Services Society provided a presentation on the organization and the new Aldergrove Community Station House. They provided the following information:

- The vision is a community where no one is hungry or alone.
- Meals on Wheels has 150 volunteers who provide many different services:
    - Meal delivery;
    - Meal subsidy program;
    - Home from the hospital meal program;
    - Kitchen outreach – fresh food supplied through food security program;
    - Culinary teaching program;
    - Community outreach.
- Meals are produced at little to no cost thanks to sponsorships and donations.
- 4,500 meals have been provided over the past two years.
- The Aldergrove Community Station House will work together to improve the overall health of the community so that people of all ages can live thriving, healthy, and independent lives.
- They will produce 150-300 meals per day.
- A café will be open to the public with an internet café which will allow people to print resumes, job search, learn a new skill, etc.

Discussion:

- Could there be a mobile service that provides access to a medical practitioner, dentist, foot care, pharmacy, etc.?

2. Township of Langley Age-friendly Business Recognition Program

V. Gafka, Senior Manager, Economic Investment and Development, provided a presentation on the Age-friendly Business Recognition Program. The following information was provided:

- The program was developed in 2016 with input from the Seniors Advisory Committee.
- The Township received a UBCM Age-friendly Communities Grant in 2017 to launch the program.
- Dementia awareness seminars were held for businesses and the pilot program launched in 2018.
- Certificates of Recognition for businesses committed to ongoing improvements to better serve people of all ages and abilities were awarded in 2019.
- 2022 Seniors Week will re-activate the program and explore the following opportunities:
    - Age-friendly employment awareness and opportunities;

C. DELEGATIONS AND PRESENTATIONS

- Age-friendly tourism – curated Township-exploring day trips for seniors;
- Accessibility resource awareness for small businesses;
- Reconnect with recognized businesses regarding benefits of the program;
- Cooperate with organized business events(s) to encourage program sign-ups;
- Township eNewsletter program feature.

Discussion ensued and the following comments were provided:

- Is there a way to help seniors navigate online shopping? Can local businesses be highlighted for online shopping?
- Can we ask grocery stores to have a dedicated space that provides different senior necessities? Some stores are very large and confusing for seniors to find the items that they need.
- Can there be a senior's apothecary that provides medical cannabis without the stigma?
- It would be beneficial to have a pin or a ribbon that a person could wear to identify that they have dementia. This would help if a person were lost or acting differently.
- Langley Senior Resources Society could promote age-friendly businesses in their newsletters.
- Could there be an age-friendly employment fair? This could be coordinated with WorkBC.
- Could sporting events such as the Vancouver Giants have seniors' nights?

D. REPORTS

1. Co-Chairs Report

Councillor Arnason commented on an affordable housing project for people living with dementia in the District of Vanderhoof. This is a partnership project with BC Housing and offers a continuum of care.

Councillor Ferguson mentioned the Metro Vancouver recycling and liquid waste disposal campaigns.

S. Hedao raised a question about mental health and substance use and if the Township can provide modular housing for the underprivileged. Staff commented that housing for people who need support is outlined in the Housing Action Plan and that modular housing is often a provincial initiative. A suggestion was raised to place modular units on development lands that are in transition as an interim use.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Social Isolation

The Committee discussed the recent presentations and potential next steps regarding social isolation.

The following actions from the 2021 Age- and Dementia-friendly Action Plan have been included on departmental work plans for 2022:

- Action 2G: Develop processes with community partners to ensure BC211 is regularly updated.
- Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

Discussion ensued and the following comments were provided:

- How are programs and resources being communicated to seniors? Could the Township website link to an interactive map that shows locations and characteristics of community gathering places?
- There is a disconnect between services being offered and awareness of these services.
- Volunteering could be a good option for seniors who are not comfortable attending social events but would feel more comfortable having a job to do.
- The different seniors' centres and societies have brochures but there needs to be one cohesive document that lists all of the services for seniors.
- Is there a better term for "seniors"?
- Many organizations do not have communication staff - they focus on providing the services, but not promoting those services.
- BC211 needs to be improved and updated with current information. This provincial service is here to stay so it is important to focus on making it better.
- Pathways is used by the medical community to provide information on resources, but this should all be in one place such as BC211.
- The Township website needs to be easier for seniors to find information. SAC could consider a recommendation to Council to explore the possibility of having more information on the website.
- Gathering places could include parks, restaurants, community halls, recreation centres, etc. Could SAC help with defining "gathering places"?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: April 20, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by M. Kramer,
Seconded by G. Wong,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 28 – REGULAR MEETING	**REPORT:**	22-14
FROM:	ENGINEERING DIVISION	**FILE:**	1030-01
SUBJECT:	COMMUNITY DONATIONS POLICY UPDATE		

RECOMMENDATION:

That Council adopt revisions to Policy No. 06-303 presented as Attachment A to this report.

EXECUTIVE SUMMARY:

The Recreation, Culture and Parks Donation Program Policy No. 06-303 (the Policy), originally adopted by Council in 1998, provides guidance to staff for the installation of donated amenities in public spaces intended to improve community enjoyment.

There have not been any substantive revisions since the adoption of the Policy over twenty years ago, while the donation program has grown and evolved with an increasing number of requests now being received for installation at broader variety of locations throughout the Township. As a result, staff are recommending the adoption of a revised Policy, presented as Attachment A, which reflects experiences gained while aligning with community demand.

In summary, the language in the Policy has generally been updated to remove references to specific divisions and departments to reflect a more current, holistic, and integrated approach. In this light, staff are also recommending a revision to the name of the Policy to better reflect the variety of items being offered for donation, from “Recreation, Culture and Parks Donation Program” to “Community Donations”. Other key updates include:

1. Inclusion of a Policy Background section to provide a contextual framework;
2. Ensuring amenities are installed at locations consistent with all applicable municipal bylaws, including Township’s Highway and Traffic Bylaw, as well as best management practices and Transportation Association of Canada design guidelines; and
3. Allowing for the donation of non-standard items, in consultation with staff.

Purchase and installation of items are funded through donations sufficient to cover related capital cost. Significant donations may include associated maintenance costs that will be submitted through the budget process for Council’s consideration. For other items, minimal upkeep is required, which is typically absorbed through existing operating budgets.

PURPOSE:

The purpose of this report is to obtain Council’s approval of revisions to the Community Donations Policy No. 06-303.

BACKGROUND/HISTORY:

On October 26, 1998, Council approved Recreation, Culture and Parks Donation Program Policy No. 06-303 (the Policy) which provides direction to staff and community stakeholders for donations made to enhance the Township of Langley's recreation, culture and parks and facilities.

Donations may be made for, but are not restricted to, park benches, park picnic tables, water fountains and recreation playground equipment. A summary of donated items, which were installed in 2021, is included in the table below, which represents an average accounting of donations typically received in recent years.

Donated Item	Installed 2021
Park Benches	17
Park Picnic Tables	2
Trees	8

When a donation request is received, staff work with the donor to select an appropriate site, prepare a plaque recognizing the donor, and ensure a donation sufficient to cover purchase and installation of the item is received.

The Policy received minor (housekeeping) revisions in 2016 as part of an omnibus corporate policy update.

DISCUSSION/ANALYSIS:

Since the inception of the Policy, the primary site of installation of donated amenities has been within Township Parks and adjacent to Trails. Staff are now in receipt of requests from the community to expand the donation program to corporate facilities and within Township of Langley road rights-of-way.

The existing Policy was not intended for application in such broad circumstances and situations and does not reflect the current integrated approach in managing and maintaining donated assets. As a result, the Policy language has been updated to remove references to specific divisions and departments in-lieu of a more corporate, holistic approach. Reflecting the varied items that may be donated, staff are also proposing that the policy name be updated from "Recreation, Culture and parks Donation Program" to "Community Donations" Policy.

Road Rights-of-Ways (S 1.1; 4.10)

The installation of donated items, specifically in road rights-of-way bring additional considerations that are typically not present when a donated item is installed in a park or adjacent to a trail such as:

- roadway sightlines;
- pedestrian clearance and sightlines;
- related design guidelines for the specified location; and
- existing permits in place.

As a result, staff are proposing guidance, contained within section 4.10 of the Policy to ensure donated items installed within road rights-of-way locations are consistent with the Township's Highway and Traffic Bylaw 2010 No. 4758 and Transportation Association of Canada design guidelines. Section 1.1 was also updated to ensure the purpose recognizes road rights-of-way.

Policy Background (S 2.1; 2.2)

Staff are proposing the addition of a Policy background, contained in sections 2.1 and 2.2, to provide additional information to stakeholders on the rationale for the Policy.

Recognition Plaques (S 4.4)

Recognition Plaques are not always placed on an item and may be located in the general vicinity of the donated amenity. Staff are proposing the update in 4.4 to reflect the current practice that different amenities have different sized standard plaques that are utilized for donor recognition.

Non-Standard Items (S 4.5)

It is recognized that there may be instances where donors wish to contribute larger donations for non-standard items. As a result, staff are proposing additional guidance, contained within the new section 4.5, to allow for donor recognition that is in line with the donation received. A maintenance cost component may be required that will be submitted through the annual budget process for Council's consideration.

Consultation (S 4.6)

As previously noted, historically, most donated community amenities have been placed within Township parks or adjacent to parks trails. In recognition of the variety of locations that may be requested in the future, staff are proposing updating section 4.6 to include consultation with staff from various departments and divisions as applicable to the items being donated and in relation with site location.

Donation Types (S 4.7)

Staff are proposing updating 4.7 to reflect the wide range of community amenities which the public may wish to donate to the Township. For example, 4.7(c) has been amended from "water fountain" to "Furniture and/or specialized equipment".

Housekeeping Amendments

A number of other housekeeping and process implementation amendments are proposed as outlined in the table below along with a brief rationale. These amendments reflect experience gained following previous implementation and administration of the Policy.

Current Section	Description of Change	Rationale
4.2	Removal of "also" and "parks" and amendment of "it's" to "its"	Maintenance is not confined to Parks; Grammar
4.8	Moved from end of previous section 4.6 to new 4.8	Improved readability
4.8	Amended "will be required to match the amount expended by the Township for the current parks standard of each item" to "should be sufficient to match current standards of like items owned by the Township"	Updated language to reflect current practices
4.9	Replaced "The Recreation, Culture and Parks Division maintains" with "The Township retains"	Amendment to reflect current practice

Additionally, sections were updated as needed to reflect the revisions throughout the Policy.

Financial Implications:

Purchase and installation of donated community amenities are funded by a donation sufficient to cover capital costs. Significant donations may include a maintenance component that will be submitted through the budget process for Council's consideration. For other items, minimal upkeep is required, and any required maintenance is absorbed through existing budgets.

Respectfully submitted,

Roeland Zwaag
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
ARTS, CULTURE, AND COMMUNITY INITIATIVES	P. Tulumello

ATTACHMENT A Community Donations Policy No. 06-303

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Donations

Policy No:	**06-303**
Previous Policy No:	**06-018**
Approved by Council:	**1998-10-26**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To provide a means for individuals, businesses, or organizations to donate to enhance the Township's recreation, culture, parks, amenities, facilities, and road rights-of-way.

2. Background

2.1. The Donation policy provides guidance to staff for application of donated amenities which serve the purpose of community enjoyment.

2.2. The involvement of community members in the development of public spaces through asset donation is desirable for the following reasons:

a. It promotes participation and engagement in public spaces by memorializing special and remarkable people, places, and moments in the Township.

b. It increases the budgetary allocation of funds to offset the cost of providing community amenities associated with public space locations.

3. Related Policy

3.1. N/A

4. Policy

4.1. The donation amount should cover the cost of purchasing the item, the cost of installing the item, and recognition of the donor in the form of a plaque.

4.2. The Township will maintain the item as a part of its regular maintenance program.

4.3. All donations are accepted on the basis that they will be maintained for a minimum of 10 years in their original location, or in an area near their original location, after which the disposition of the gift is at the sole discretion of the Township.

4.4. A plaque will be utilized for recognition for each donated item as recognition. Limitations to the size, design, and number of words on the plaque will be according to parks, facility, and departmental standards.

4.5. Other forms of donor recognition may be considered where the value of the donated item is inordinate and where a donor agreement is established.

a. Significant donations may include a maintenance component that will be submitted through the budget process for Council's consideration.

4.6. Sites for the donated items are chosen in consultation with staff from various departments and divisions as applicable to the items being donated.

4.7. Donations may be made for, but are not restricted to, the following items:

a. Park Benches

b. Picnic Tables

c. Furniture and/or specialized equipment at community centres and facilities

d. Playground fixtures and features (amount established based on the item and location desired, and the site preparation required)

e. Others as discussed with staff on an item-by-Item basis

4.8. The amount of donation received for an item should be sufficient to match current standards of like items owned by the Township

4.9. Donations to the Township for a specific item in no way constitute ownership of the item, the land upon which it is situated, or the surrounding lands. The Township retains the right to use lands adjacent to these donated items as it deems appropriate, or to relocate the item if redevelopment of the area or operational issues warrant a change.

4.10. Sites related to any road right-of-way will be subject to a technical review including, but not limited to:

a. Avoiding restricting driver's sight lines at intersections.

b. Avoiding encroaching on pedestrian walkways or sidewalks, driveways, or property access.

c. Providing adequate clearance from all public or private utility services, fire hydrants, valves, manholes, traffic signals, streetlights, or other such appurtenances.

d. Minimum of 1.5 m back from the face of a road curb, or 1.0 m from the edge of the gravel shoulder where there is no curb.

e. Existing highway use permits.