Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 13, 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 – June 13, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 13, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 30, 2022

That Council adopt the Minutes of the Regular Council meeting held May 30, 2022.

E. REPORTS TO COUNCIL

1. 2021 Audited Consolidated Financial Statements
Report 22-63
File FIN 1830-02

That Council receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

Clerk's Note: The agenda has been varied to receive the 2021 Audited Consolidated Financial Statements report at the beginning of the meeting due to time constraints for KMPG auditors that are required to be in attendance when the report is received by Council.

C. DELEGATIONS

1. Dapinder Brar
File 0550-07

Request by Dapinder Brar, to appear before Council to discuss concerns relating to zoning for property located at 23898 – 40 Avenue and surrounding properties.

2. Malkeet Singh Saran
File 0550-07

Request by Malkeet Singh Saran, to appear before Council to discuss a 26% land dedication revision for the Brookswood Neighbourhood Community Plan.

3. Kuldeip Sekhon
File 0550-07

Request by Kuldeip Sekhon, to appear before Council to provide input for the Brookswood Neighbourhood Community Plan.

4. Emily Pickett
Vancouver Humane Society
File 0550-07

Request by Emily Pickett, Vancouver Humane Society, to appear before Council to discuss a proposed rodeo in the Township of Langley.

5. Marianne Blanchet
File 0550-07

Request by Marianne Blanchet, to appear before Council to discuss a proposed rodeo in the Township of Langley.

D. PRESENTATIONS

1. Surrey Langley SkyTrain

That Council receive the presentation by Jennifer MacLean, Executive Project Director, and Elena Banfield, Senior Manager, Stakeholders, Transportation Investment Corporation, providing an overview of public engagement for the Surrey Langley SkyTrain.

2. Langley Riders Society

That Council receive the presentation by John Scotton, Langley Riders Society, regarding a proposed rodeo to be held in the Township of Langley.

D. PRESENTATIONS

3. Yorkson Community Park

That Council receive the presentation by staff regarding the current phasing of Yorkson Community Park to consider completion of playing fields N2, S3 and S4, the field house, and other parking areas before the parking lot and skate park on 80 Avenue.

Clerk's Note: Presentation was approved by Council at the May 9, 2022 Regular Council meeting.

E. REPORTS TO COUNCIL

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. 101325
(Janda Group Holdings Inc. / 3100 – 272 Street)
Report 22-59
File CD 13-20-0152

That Council authorize issuance of Development Permit No. 101325 for a property located at 3100 – 272 Street 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" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. Registration of a restrictive covenant requiring seven units to be provided as adaptable housing; and
g. 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:

E. REPORTS TO COUNCIL

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Confirmation that Age-Friendly Amenity requirements and proposed outdoor space design is to the satisfaction of the Manager of Green Infrastructure Services; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

3. Equity, Diversity, and Inclusion Framework
Report 22-61
File CD LSP00018

That Council endorse the Equity, Diversity, and Inclusion Trailmap presented as Attachment B to this report; and further

That Council refer considerations of funding for an additional staff resource to support development and implementation of the equity, diversity, and inclusion framework to the 2023 budget.

4. Willowbrook Community Planning Team
Revision to Terms of Reference
Report 22-60
File CD LRP00020

That Council approve the Terms of Reference for the Willowbrook Community Planning Team in the form presented substantially as Attachment A in this report.

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

Liquor Licence Amendment Application No. 000061
(Roots and Wings Distillery / 7897 – 240 Street)
Report 22-58
File CD 11-21-0018

That Council consider the endorsement request for a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service for Roots and Wings Distillery located at 7897 – 240 Street; and further

E. REPORTS TO COUNCIL

That Council adopt the following resolution, should it decide to endorse Roots and Wings Distillery's request:

"That Council has considered and ENDORSED the request by Roots and Wings Distillery for a structural change (addition of a new licenced area), an increase in person capacity to 50, and an extension of hours of liquor service characterized as having liquor service from 12:00PM to 8:00PM, Monday to Wednesday and 12:00PM to 10:00PM, Thursday to Sunday for Roots and Wings Distillery located at 7897 – 240 Street, Langley.

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

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the June 13, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100585 and Development Permit Applications No. 101263, 101233, and 101335 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street)
Bylaw No. 5788
Report 22-62
File CD 08-22-0097

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788, rezoning 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of four single family lots and four semi-detached lots subject to the following development prerequisites being satisfied to the acceptance of the

F. BYLAWS FOR FIRST AND SECOND READING

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

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 74A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. 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);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
    b. Restricting building on lots 1 – 8 until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw;
6. Dedication of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security including monitoring and maintenance;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Greenway Amenity Policy;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5788 authorize issuance of Development Permit No. 101263 (proposed semi-detached lots), 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;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

F. BYLAWS FOR FIRST AND SECOND READING

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

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

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101335 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of supplemental development fees prior to issuance;

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

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

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize the issuance of Development Permit No. 101233 (streamside protection), to relocate and reconstruct watercourses and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Dedication of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 45 days of SPEA disturbance; 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. 5788 in conjunction with Development Permits No. 101263, 101233, and 101335.

Explanation – Bylaw No. 5788

Bylaw No. 5788 rezones 0.4 ha (1 ac) of land at 7445 – 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate eight lots (four single family lots and four semi-detached lots).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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. 100646
(1287539 BC Ltd. / Coastland Engineering /
6905 and 6947 - 205 Street)
Bylaw No. 5784
Report 22-51
File CD 08-14-0226

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784".

Explanation – Bylaw No. 5784

Bylaw No. 5784 rezones properties located at 6905 and 6947 - 205 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a sixteen (16) lot residential subdivision.

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

Rezoning Application No. 100670
(Hauser / Coastland Engineering / 6982 – 206 Street)
Bylaw No. 5785
Report 22-50
File CD 08-14-0187

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser) Bylaw No. 5785".

Explanation – Bylaw No. 5785

Bylaw No. 5785 rezones a property located at 6982 - 206 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A) to accommodate a thirty (30) lot residential subdivision.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Rezoning Application No. 100553 and
Development Permit Application No. 101048
(Isle of Mann Property Group / 20200 Block of 86 Avenue)
Bylaw No. 5783
Report 22-52
File CD 08-26-0213

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5783".

Explanation – Bylaw No. 5783

Bylaw No. 5783 rezones the property located in the 20200 Block of 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-171 to accommodate development of a mixed use development consisting of 203 apartment and 354 m^2 of commercial space.

Development Permit No. 101048

Running concurrently with this Bylaw is Development Permit No. 101048 (Isle of Mann Property Group / 20200 Block of 86 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;
c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Issuance of an Energy Conservation and Green House Gas Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at building permit stage;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

I. BYLAWS FOR FINAL ADOPTION

1. Drainage and Sanitary Development Works Agreement Bylaws (Qualico Developments (Vancouver) Ltd.)
Bylaw No. 5763
Bylaw No. 5764
Report 22-37/22-57
File CD 07-25-0038

That Council give final reading to "Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763"; and

"Sanitary Development Works Agreement (Qualico Developments (Vancouver Ltd.) Bylaw No. 5764".

Explanation – Bylaw No. 5763

Bylaw No. 5763 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Drainage Works for the area of Rinn in the Brookswood/Fernridge Community Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Explanation – Bylaw No. 5764

Bylaw No. 5764 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Sanitary Works for the area of Rinn in the Brookswood/Fernridge Community Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

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

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

I. BYLAWS FOR FINAL ADOPTION

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

Explanation – Bylaw No. 5558

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

Explanation – Bylaw No. 5597

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

3. 2022 Development Cost Charges Bylaw Amendment
Bylaw No. 5770
Report 22-17
File ENG/CD BA000026

That Council give final reading to "Langley Development Cost Charges Bylaw 2020 No. 5555 Amendment Bylaw No. 5770".

Explanation – Bylaw No. 5770

Bylaw No. 5770 amends Langley Development Cost Charges Bylaw 2020 No. 5555 by revising the Highway DCC Program to include components of the 232 Street Interchange and Glover Road Overpass to the DCC program, and to amend the Highway DCC rates.

J. CORRESPONDENCE

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

1. National Consent Awareness Week
File 0630-01

That Council receive the correspondence from Carolyn Bridgeman, High School Too, requesting that September 19- 23, 2022 be proclaimed as National Consent Awareness Week.

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

K. MINUTES OF COMMITTEES

1. **Tree Protection Advisory Committee – May 24, 2022**
   Agricultural Advisory and Economic Enhancement Committee – May 25, 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 Council direct staff to organize a site visit to Horne Pit for Council and TPAC when mutually convenient.

3. **Tree Protection Advisory Committee Recommended Motion**
   File 0540-20

   That Council fund the development of a Biodiversity Strategy at the earliest opportunity.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the May 30, 2022 Regular Council meeting:

1. **Rezoning Application No. 100589**
   (Infinity / 23700 Block of 56 Avenue)
   Bylaw No. 5782
   Report 22-54
   File CD 11-09-0034

   That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity) Bylaw No. 5782 rezoning 43.6 ha (107.8 ac) of land located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-1 to facilitate a residential development consisting of 42 single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of

N. ITEMS FROM PRIOR MEETINGS

Engineering and Community Development, unless otherwise noted prior to final reading:

1. Secure and transfer to the Township a community stormwater management facility to serve the catchment area;
2. Submit geotechnical and hydro-geotechnical reports to confirm the lands are adequate to support the proposed land use;
3. 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;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
    b. Identifying a 30 m wide Streamside Protection and Enhancement Area;
    c. For the retention and maintenance of an Agricultural Land Reserve buffer located along the western and northern property lines of the subject site;
    d. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    e. Prohibiting access to 56 Avenue for Lots 40 - 42;
8. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
9. Compliance with the Community Amenity Contributions Policy, plus provision of an additional $50,000 contribution for park and trail enhancement in the Tall Timbers area;
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Service Administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5782.

N. ITEMS FROM PRIOR MEETINGS

Explanation – Bylaw No. 5782

Bylaw No. 5782 rezones the southern portion of property located in the 23700 Block of 56 Avenue from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 42 single family lots.

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

P. OTHER BUSINESS

Mayor Froese presented the following Notice of Motion within the deadlines according to Council's policy:

1. Council Remuneration and Indemnities Task Force

Whereas Township of Langley Council initiated a Mayor and Council remuneration task force for the purpose of reviewing remuneration and indemnities of the Mayor and Council early in 2012;

Whereas a community based remuneration task force was established with a terms of reference and Council appointed members of the public to sit on the task force in 2012;

Whereas the task force provided a report to Council late in 2012 with Council adopting the recommendations with one amendment at the December 3, 2012 Regular Afternoon meeting of Council; and

Whereas recommendation number 6 of the report stated, "The process and/or formula for determining Mayor and Councillor remuneration be reviewed by an independent task force in 2023 or thereafter";

Therefore be it resolved that Council strike an independent citizen committee to:

1. Review and evaluate the current process and formula for determining Mayor and Council remuneration and indemnities;

2. Research and gather information from other lower mainland municipal governments as to how Mayor and Council remuneration and indemnities are established;

3. Research and gather information from other comparable municipal governments in the Province of BC, as to how Mayor and Council remuneration and indemnities are established;

P. OTHER BUSINESS

4. Review current process for conference and travel expenses to provide a process for Council to approve travel and expenses for Conferences outside of the Metro Vancouver area, excluding LMLGA, UBCM and FCM and make recommendations to Council on a Council conference policy;

5. Provide recommendations to Mayor and Council in 2023 as to how Mayor and Council remuneration and indemnities shall be established, including but not limited to the:

    a. timing of remuneration and indemnity reviews;

    b. parameters of the remuneration and indemnity review, including identification of comparators;

    c. formula and/or process for determining remuneration and indemnities;

    d. timing of any remuneration and indemnity changes;

    e. process for implementing remuneration and indemnity changes.

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

2. Support for First Responders

Whereas the safety of residents and businesses continues to be of paramount concern to this Council;

Whereas the appropriate staffing and equipment for Township first responders is an integral part of achieving this safety; and

Whereas the Community Plans for the Willoughby and Brookswood-Fernridge areas continues to include community growth which will necessitate additional safety resources in Willoughby and a future full-time staffed fire hall in Brookswood–Fernridge;

Therefore be it resolved that Council direct staff to provide a report, to be received by Council following the 2022 General Local Election, outlining the costs, timing, and other considerations for:

1. An additional first responder staffed fire apparatus for Willoughby Fire Hall 4; and

2. Full-time first responders staffing for Brookswood–Fernridge Fire Hall 5.

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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(2) (c) Ombudsperson;
Item F.2 - Section 90(1) (k) Negotiations; and
Item G.1 - Section 90(1) (e) Property.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 30, 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

D. Anderson, 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 – May 30, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 30, 2022, as amended.

AMENDMENT
Moved by Councillor Arnason,
Seconded by Councillor Richter,
That item F.4 be removed from the May 30, 2022 agenda and be moved to the June 13, 2022 Regular Agenda.
CARRIED

Councillors Kunst, Long, and Woodward opposed

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

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 9, 2022

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held May 9, 2022.
CARRIED

Councillor Davis entered the meeting at 1:10pm.

C. DELEGATIONS

1. Lisa Dreves
Langley Environmental Partners Society (LEPS)
File 0550-07

Lisa Dreves, LEPS, appeared before Council to discuss the Collaborative Transboundary Water Quality Improvement project. LEPS is a non-profit environmental organization that provides education, watershed stewardship, agricultural stewardship, and restoration. Fecal Coliform Bacteria is impacting local water quality. It lives in the intestines of warm-blooded animals and it comes from wildlife, unmanaged manure, discarded pet waste, and poorly maintained septic systems. The Transboundary Project is a 1.5 year program funded through Environment and Climate Change Canada. Currently there is an online survey for rural residents, outreach materials developed, and webinars on YouTube. Upcoming projects include free on-site consultations, free tarps, free plants, community events, and targeted water sampling and outreach to coliform hotspots.

D. PRESENTATIONS

1. Langley Animal Protection Society (LAPS)

Sarah Jones, Executive Director, provided a presentation regarding the work LAPS is doing to support vulnerable animals and their owners in the community. LAPS was established in 2003 and provides community programs, bylaw animal services, and animal sheltering welfare work. Some of the community programs offered include spay/neuter gift certificates for low-income Langley residents and a free medical clinic for low-income pet owners. During the flood in November 2021, LAPS provided pet food and supply distribution, emergency boarding, access to veterinary care, and emergency preparedness and a microchip clinic. LAPS' bylaw officers attend many service calls and investigations for issues such as dog bites/aggression, barking dogs, stray dogs, parks patrol and dogs in hot car reports.

D. PRESENTATIONS

2. Drainage Development Works Agreement

D. Anderson provided a presentation regarding the Drainage Development Works (DWA) Agreements for Qualico Developments (Vancouver) Ltd.). This development application was granted third reading by Council on March 5, 2018 and included the requirement for provision of a stormwater management facility. The Local Government Act provides for cost recovery through future development, when services required as part of the development have the potential to benefit others ("latecomer" principle). The proposed DWA is related to stormwater management facility required to support the subject development and can serve future development within the natural catchment plan, subject to Council approve. The proposed stormwater management facility has been designed based on the most current engineering standards and is in harmony with best practices. The proposed DWA is independent of the Neighbourhood Plan process currently underway in Brookswood-Fernridge.

E. REPORTS TO COUNCIL

1. Langley Museum Collections Policy
Report 22-55
File ACCI 0340-50

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council approve the renaming of the Langley Centennial Museum Collections Policy 06-201 to Langley Museum Collections Policy 06-201; and

That Council adopt the Langley Museum Collections Policy 06-201 as amended and attached to this report.
CARRIED

2. Community Donations Policy Update
Report 22-47
File ENG 1030-01

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council adopt revisions to the Community Donations Policy 06-303 presented as Attachment A to this report.
CARRIED

Councillor Woodward opposed

E. REPORTS TO COUNCIL

3. Greenway Amenity Policy Updates
Report 22-48
File CD 6440-01

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the revised Greenway Amenity Policies affecting neighbourhood plans in Willoughby to reflect current land and construction values.
CARRIED

4. Willowbrook Community Planning Team Terms of Reference
Report 22-48
File CD LRP00020

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council approve the Terms of Reference for the Willowbrook Community Planning Team in the form presented substantially as Attachment A in this report.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the Willowbrook Community Planning Team Terms of Reference be referred to staff to adjust the planning team membership to encourage participation by a wider diversity of the community members including youth, older adults and First Nations individuals.
CARRIED

5. Agricultural Land Commission Application No. 100400 (FortisBC Energy Inc. / 25252 – 48 Avenue)
Report 22-53
File CD 10-35-0028

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by FortisBC Energy Inc. to permit an additional public utility structure for pipe storage on the property located at 25252 – 48 Avenue complies with the Township's Zoning Bylaw (subject to ALC approval).

E. REPORTS TO COUNCIL

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That ALC Application No. 100400 be referred to staff to provide additional details on land use and volume of traffic in and out of the property.
DEFEATED
Mayor Froese and Councillors Ferguson, Kunst, Whitmarsh, and Woodward opposed

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

Councillors Arnason and Richter opposed

6. Soil Removal Application for 26292 – 29 Avenue
Report 22-46
File ENG SO2358

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council direct staff to process a soil removal application for property located at 26292 – 29 Avenue.
CARRIED

Councillors Arnason, Davis, and Richter opposed

7. Metro 2050 Regional Growth Strategy Update
Report 22-56
File CD 6540-04

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council advise the Metro Vancouver Regional District (MVRD) Board that the Township of Langley refuses to accept MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050, and that (a) the provisions to which it objects, (b) the reasons for its objections, and (c) whether it is willing that a provision to which it objects be included in the Regional Growth Strategy on the basis that the provision will not apply to the jurisdiction of the Township, are as follows:

A. The Township objects to policy 1.4.3(e) as this provision does not provide appropriate flexibility to use more detailed local ecological and cultural datasets in protecting, enhancing, restoring, and expanding ecosystems. The Township is willing that this provision be included in Metro 2050 on the basis that it does not apply to its jurisdiction.
B. The Township objects to policies 2.3.13, 3.2.7(c)(iii), and 4.3.8(b) as they are outside of the scope of planning and land use management.

E. REPORTS TO COUNCIL

The Township is willing that these provisions be included in Metro 2050 on the basis that they do not apply to its jurisdiction.

C. The Township objects to policies 4.2.7(d)(iv) and 4.2.8(b) as addressing potential impacts on renter households due to renovation is a matter of provincial jurisdiction. The Township is willing these provisions be included in Metro 2050 on the basis that they do not apply to its jurisdiction.

D. The Township objects to policy 6.9.1 as it introduces conditions to sewer servicing in the Rural within the Sewerage Area, not recognizing the historic and current entitlement to sewer servicing in this area. The Township is not willing that this provision be included in Metro 2050 on the basis that it does not apply to its jurisdiction.

E. The Township objects to maps 2, 3, 4, 5, 6, 8, 9 and 12 as the Agricultural designation of the lands designated University District in the Township's Official Community Plan is inconsistent with that Plan, and the areas identified as Rural within the Sewerage Area and Sewerage Extension Area on map 12 are incorrect. The Township is not willing that these maps be included in Metro 2050 on the basis that they do not apply to its jurisdiction.

F. The Township objects to the intent statement for the Employment land use designation and policy 2.2.9(d)(v) as these provisions do not provide appropriate flexibility for permitting residential uses as part of mixed-use developments. The Township is not willing that these provisions be included in Metro 2050 on the basis that they do not apply to its jurisdiction.

G. The Township objects to strategy 3.2 as it does not adequately address protecting the quality and quantity of ground water. The Township is not willing that this provision be included in Metro 2050 on the basis that it does not apply to its jurisdiction.

H. The Township objects to policy 2.3.12(a) as it requires Regional Context Statements to denote lands within the Agricultural Land Reserve. The Township is willing that this provision be included in Metro 2050 on the basis that it does not apply to its jurisdiction.

I. The Township objects to policy 2.3.4 as it requires Agricultural Land Commission (ALC) exclusion of sites subject to Section 23(1) of the ALC Act prior to Metro Vancouver consideration of amending the Agricultural or Rural land use designation. The Township is willing that this provision be included in Metro 2050 on the basis that it does not apply to its jurisdiction.

CARRIED

MEETING RECESSED
The meeting recessed at 3:17pm.

MEETING RECONVENED
The meeting reconvened at 3:27pm.

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100646 (1287539 BC Ltd. / Coastland Engineering / 6905 and 6947 - 205 Street) Bylaw No. 5784 Report 22-51

File CD 08-14-0226

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784 rezoning 0.92 ha (2.28 ac) of land located at 6905 and 6947 – 205 Street to Residential Zone R-1A, to facilitate the subdivision of 16 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. 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 Central Gordon Estate Neighbourhood Plan;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204A Street, 205 Street, and 69A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
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 restrictive covenants:
    a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
    b. An Exterior Design Control Agreement on all lots;
    c. Establishing a landscape buffer and a side lot line setback on Lot 1 and Lot 16 noted on the Site Plan dated November 30, 2021 from the northern edge of a statutory right of way;
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable), and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of the applicable Central Gordon Estate amenity fee;
7. Registration of a 2 m wide statutory right of way along the southern portion of Lot 1 and Lot 16 noted on the Site Plan dated November 30, 2021 for a pedestrian connection between 205 Street and 204A Street;

F. BYLAWS FOR FIRST AND SECOND READING

8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5784 in the Central Gordon Estate Neighbourhood of Willoughby.
CARRIED

Councillor Arnason opposed

2. Rezoning Application No. 100670
(Hauser / Coastland Engineering / 6982 – 206 Street)
Bylaw No. 5785
Report 22-50
File CD 08-14-0187

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser) Bylaw No. 5785 rezoning 2.0 ha (5 ac) of land located at 6982 – 206 Street, to Residential Compact Lot Zone R-CL(A) to facilitate a residential subdivision consisting of 30 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;
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 an exterior design control agreement ensuring that building design and site development standards are of high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

6. Compliance with the Community Amenity Contributions Policy;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5785.
CARRIED

3. Rezoning Application No. 100553 and
Development Permit Application No. 101048
(Isle of Mann Property Group / 20200 Block of 86 Avenue)
Bylaw No. 5783
Report 22-52
File CD 08-26-0213

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5783, rezoning 0.95 ha (2.35 ac) of land located in the 20200 Block of 86 Avenue to Comprehensive Development Zone CD-171 to facilitate development of 203 condominium units and 354 m^2 commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan including the north half of 85 Avenue, the south half of 86 Avenue, the west half of 202B Street, and full width east-west lane;
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. Approval of Rezoning Bylaw No. 5783 by the Ministry of Transportation and Infrastructure;

F. BYLAWS FOR FIRST AND SECOND READING

6. Registration of restrictive covenants:
   a. Securing a statutory right of way for the east-west lane; and
   b. Identifying the units (minimum 10% for apartments) required to comply with the adaptable housing requirements;
7. Completion of a lot line adjustment with 20224 – 86 Avenue;
8. Compliance with the Community Amenity Contributions Policy; and
9. Payment of applicable Carvolth Neighbourhood Planning Administration fees, Carvolth Greenway Amenity Zoning Policy fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5783 authorize issuance of Development Permit No. 101048 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;
c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

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

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5783 in conjunction with proposed Development Permit No. 101048.
CARRIED

4. Rezoning Application No. 100589
(Infinity / 23700 Block of 56 Avenue)
Bylaw No. 5782
Report 22-54
File CD 11-09-0034

Item deferred to the June 13, 2022 Regular Agenda.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Sanitary Development Works Agreement Bylaw
(Qualico Developments (Vancouver) Ltd.)
Bylaw No. 5764
Report 22-57
File CD 07-25-0038

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first, second, and third reading to Sanitary Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5764 for the provision of off-site sanitary infrastructure for the area of Rinn in the Brookswood-Fernridge Community Plan.
CARRIED

Councillors Arnason, Richter, and Woodward opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Highway Closing and Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558"; and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Councillors Davis, Ferguson, Richter, and Woodward opposed

I. BYLAWS FOR FINAL ADOPTION

1. Official Community Plan Amendment and Rezoning Application No. 100193 and Development Permit Application No. 101154 (Christian Life Assembly / 21277 – 56 Avenue) Bylaw No. 5673 Bylaw No. 5674 Bylaw No. 5675 Report 20-160

File CD 08-12-0034

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council repeal third reading of "Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675", granted on January 11, 2021;

That Council give third reading to the revised "Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675";

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674"; and

"Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675".
CARRIED

Development Permit No. 101154

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101154 (Christian Life Assembly / 21277 – 56 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";

I. BYLAWS FOR FINAL ADOPTION

b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Section 107.5(7) of the Township's Zoning Bylaw No. 2500 being varied to permit a maximum of 23% of the required residential apartment parking spaces to be small car parking;
d. All signage being in compliance with the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
f. All refuse areas to be located in an enclosure and screened;
g. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans; and

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. Payment of supplemental Development Permit application fees.
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
f. Payment of applicable Development Cost Charges, Murrayville Pedestrian Overpass fee, and Building Permit administration fees.

CARRIED

J. CORRESPONDENCE

Moved by Councillor Arnason,
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 and to provide an exemption from the tree replacement requirements.

2. MS Awareness Month

File 060-01

Correspondence from Patricia Wilson, MS Ambassador, requesting the month of May 2022 be proclaimed as
MS Awareness Month.

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – May 4, 2022
Recreation, Culture, and Parks Advisory Committee – May 11, 2022
Seniors Advisory Committee – May 18, 2022

File 0540-20

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

2. Heritage Advisory Committee Recommended Motion

File 0540-20

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council approve the establishment of the following Task Forces for a duration of 180 days:

1. Heritage Strategy Review;
2. Heritage Information, Education, and Awareness; and
3. Rural Heritage.

and further

That Council approve the draft Terms of Reference, presented as Attachment A.
CARRIED

L. ASSOCIATIONS AND OTHER GOVERNMENT AGENCIES

1. Joint School District No. 35 / Municipal Liaison Committee - May 11, 2022

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council receive the minutes of the Joint School District No. 35 / Municipal Liaison Committee meeting held May 11, 2022.
CARRIED

M. MAYOR AND COUNCIL REPORT

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

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

O. ITEMS FROM PRIOR MEETINGS

1. Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763 Report 22-37 File CD 07-25-0038

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first, second, and third reading to Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763 for the provision of off-site drainage infrastructure for the area of Rinn in the Brookswood-Fernridge Community Plan.
CARRIED

Councillors Arnason, Kunst, Richter, and Woodward opposed

O. ITEMS FROM PRIOR MEETINGS

2. Motion to Reconsider

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council reconsider the motion: "Financial Viability of the Brookswood/Fernridge Neighbourhood Plans" from the May 9, 2022 Regular Meeting.
DEFEATED

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

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

Q. OTHER BUSINESS

1. Proposed Single Use Item Reduction Bylaw

Moved by Mayor Froese,
Seconded by Councillor Arnason,
Whereas Metro Vancouver approved a regionally harmonized approach to municipal single-use item reduction bylaw to assist local governments to implement their own single use item reduction bylaws (see attached Zero Waste Committee report of May 13, 2022, "Single Use Item Reduction Regulatory Update");

Whereas the Government of Canada and the Province of BC are in the process of enacting regulations to provide a high level of harmonization;

Whereas the federal and provincial regulations would stand alongside municipal bylaws. Municipal bylaws can be stricter than what is proposed in the regulation and municipalities may further enforce and or educate at the local level; and

Whereas five Metro Vancouver municipalities have already enacted bylaws, and three others are in the process of considering bylaws;

Therefore be it resolved that Council direct staff to prepare a report on a Township of Langley bylaw to restrict single use items in harmony with Metro Vancouver and the Provincial and Federal government regulations and policies, for Council's consideration and further that the report outline the steps, public engagement, financial implications and timelines including bylaw preparation.
CARRIED

Q. OTHER BUSINESS

2. Cancellation of Council Meetings During Nomination and Campaign Periods

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

1. The 2022 Local General Election is scheduled for October 15, 2022, with the Nomination Period from August 30 to September 9, 2022;
2. The last scheduled Regular Meeting of Council is set to occur on September 19, 2022, 10 days following the end of the Nomination Period; and

3. Conducting a Meeting of Council during a Nomination Period and/or Campaign Period could be seen to be contrary to established principles of good governance;

Therefore be it resolved that Council direct staff to cancel all scheduled Council meetings following August 30, 2022; and further

Be it resolved that should the need for a Special Meeting of Council arise, that it be called following the processes outlined and legislated with the Community Charter.
CARRIED

Councillors Arnason, Long, and Whitmarsh opposed

3. Support for Ukraine Event

Moved by Councillor Kunst,
Seconded by Councillor Long,
Whereas Russia's invasion of Ukraine has caused a humanitarian crisis in Ukraine and surrounding countries;

Whereas the many residents of Langley would like to show support and provide aid to the citizens of Ukraine; and

Whereas as an organized community event attended by the residents of the Township of Langley would demonstrate support for those currently living in Ukraine and those that have had to leave and help provide much needed humanitarian aid funding;

Therefore be it resolved that Council direct staff to investigate partnering with external organizations to help facilitate a fundraising event such as a community walk to support humanitarian aid for Ukraine; and

That fees, such as rental and permit fees, be provided for via the Council Contingency Fund.
CARRIED

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:
Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property;
Item F.1 - Section 90(1) (m) Another Enactment;
Item F.2 - Section 90(1) (g) Legal;
Item F.3 - Section 90(1) (a) Personnel; and
Item F.4 - Section 90(1) (m) Another Enactment.
CARRIED

S. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 4:27pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Dapinder Brar
Date: Wednesday, May 18, 2022 11:46:52 AM

Please note the following response to Delegation Requests has been submitted at Wednesday May 18th 2022 11:45 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/13/2022
- **Purpose of presentation**
  Information only
- **Full name**
  Dapinder Brar
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, June 02, 2022 5:01 PM
To: legservicesinfo
Subject: Delegation Requests by Malkeet Singh Saran

Please note the following response to Delegation Requests has been submitted at Thursday June 2nd 2022 4:58 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/13/2022
- **Name of delegate or organization wishing to appear**
  Malkeet Singh Saran
- **Topic**
  Brookswood 26% land dedication revision request
- **Purpose of presentation**
  Other
- **for other, describe here:**
  To reconsider the land dedication
- **Desired resolution**
  To change the NCP which is financially viable for the neighbourhood of booth and other neighborhoods
- **Full name**
  Malkeet Singh Saran
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, June 07, 2022 7:56 PM
To: legservicesinfo
Subject: Delegation Requests by KULDEIP SEKHON

Please note the following response to Delegation Requests has been submitted at Tuesday June 7th 2022 7:54 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/13/2022
- **Name of delegate or organization wishing to appear**
  Kuldip Sekhon
- **Topic**
  Brookswood NCP input
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Financial review of the NCP
- **Full name**
  KULDEIP SEKHON
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Thursday, June 02, 2022 12:26 PM
To: legservicesinfo
Subject: Delegation Requests by Emily Pickett

Please note the following response to Delegation Requests has been submitted at Thursday June 2nd 2022 12:25 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/13/2022
- **Name of delegate or organization wishing to appear**
  Vancouver Humane Society
- **Topic**
  A new rodeo being planned in Langley Township.
- **Purpose of presentation**
  Information only
- **Desired resolution**
  That municipal decision-makers not approve the rodeo event (e.g. if any permits or other requirements are needed) and instead support family-friendly and animal-friendly alternative events.
- **Full name**
  Emily Pickett
- **Email address**
  emily@vancouverhumanesociety.bc.ca
- **Address**
  303-8623 Granville Street, Vancouver
- **Primary Phone**
  604-266-9744

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

From: do_not_reply@notifications.tol.ca
Sent: Friday, June 03, 2022 1:16 PM
To: legservicesinfo
Subject: Delegation Requests by marianne blanchet

Please note the following response to Delegation Requests has been submitted at Friday June 3rd 2022 1:12 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/13/2022
- **Name of delegate or organization wishing to appear**
  marianne blanchet
- **Topic**
  Proposed Langley rodeo.
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Stop proposed Langley Rodeo.
- **Full name**
  marianne blanchet
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 – REGULAR MEETING	**REPORT:**	22-63
FROM:	FINANCE DIVISION	**FILE:**	1830-02
SUBJECT:	2021 AUDITED CONSOLIDATED FINANCIAL STATEMENTS		

RECOMMENDATION:

That Council receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

EXECUTIVE SUMMARY:

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

The 2021 Consolidated Financial Statements include Langley Facilities Society, Ten Feet Sports and Entertainment Ltd operations and TOL Facilities and Development Housing Society. The statements have been prepared in accordance with public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

It is anticipated that KPMG LLP will give the Township an unmodified audit opinion on the consolidated financial statements. It stated that in their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated operational results, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Under Canadian Auditing Standards (CAS – 700 *Forming an Opinion and Reporting on Financial Statements),* an auditors' final report date must be no earlier than the date of Council's acceptance of the Township's financial statements, in final form. The *draft* status will be removed after Council accepts the consolidated financial statements presented at the Regular Meeting on June 13, 2022. The consolidated financial statements, with the final Auditors' Report, will then be included in the Annual Report and made available for the public for 2 weeks starting June 13, 2022, after which they will return to Council for final approval on June 27, 2022, together with the annual Statement of Financial Information.

PURPOSE:

Report No. 22-63 presents the Township consolidated financial statements for receipt and acceptance by Council, which will enable the Auditors to issue their final Auditors' Report in compliance with Canadian Auditing Standards.

DISCUSSION/ANALYSIS:

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

The 2021 Consolidated Financial Statements include Langley Facilities Society, Ten Feet Sports and Entertainment Ltd operations and TOL Facilities and Development Housing Society. The statements have been prepared in accordance with public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

It is anticipated that KPMG LLP will give the Township an unmodified audit opinion on the consolidated financial statements. It stated that in their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated operational results, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Under Canadian Auditing Standards (CAS – 700 *Forming an Opinion and Reporting on Financial Statements),* an auditors' final report date must be no earlier than the date of Council's acceptance of the Township's financial statements, in final form. The *draft* status will be removed after Council accepts the consolidated financial statements presented at the Regular Meeting on June 13, 2022. The consolidated financial statements, with the final Auditors' Report, will then be included in the Annual Report and made available for the public for 2 weeks starting June 13, 2022, after which they will return to Council for final approval on June 27, 2022, together with the annual Statement of Financial Information.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE

ATTACHMENT A – Draft 2021 Audited Financial Statements
ATTACHMENT B – 2021 Audit Findings Report

ATTACHMENT A

Financial Section

For the year 2021

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Report from the Director, Finance Division

To Mayor Jack Froese and Council;

I am pleased to present the 2021 Financial Statements and the audit report of our external auditors, KPMG LLP, Chartered Accountants. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the financial position and results of Township of Langley operations.

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

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

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

KPMG LLP has given the Township an unmodified audit opinion on the Township's financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated results of operations, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Township Net Financial Assets increased by $53.1 million to $56.5 million as at December 31, 2021. Increased Development Cost Charge receipts, property tax revenue, other fees and charges increases and proceeds of disposal of tangible capital assets contributed to the increase in financial assets. This was partially offset by the decrease in grants and grants in lieu of taxes.

Debt and Agreements Payable balance decreased by $8.3 million to $188.9 million. Debt and Agreements Payable is repayable from a combination of Development Cost Charges, future land sales, utility revenue and operating revenue.

Total Tangible Capital Assets for the Township, at historical cost, net of accumulative amortization expense, amount to $2.1 billion.

Capital asset additions for 2021 amount to $257.9 million. Each year developers construct capital infrastructure that are then contributed to the Township. For 2021, this contribution by developers amounts to $206.2 million or 80% of total capital asset additions. As a percentage of total capital additions, 6% or $14.9 million was funded from Development Cost Charge.
Under PSAB requirements, the annual surplus of $266.8 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

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

Accumulated Surplus balance of $2.2 billion (2019 - $1.9 billion) is comprised of four categories as follows:

- Operating Surplus $135.6 million
  (2020 - $107.4 million)
- Capital Surplus $31.8 million
  (2020 - $26.7 million)
- Statutory Reserve $67.3 million
  (2020 - $55.6 million)
- Investment in Tangible Capital Assets $1.95 billion
  (2020 - $1.7 billion)

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. While the pandemic resulted in many changes to the operations of the Township, measures were taken to mitigate the negative financial impact. The final economic impact is yet to be determined

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

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2021

And Independent Auditors' Report thereon

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

INDEPENDENT AUDITORS' REPORT

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

Opinion

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

- the consolidated statement of financial position as at December 31, 2021
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes and schedules to the consolidated financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

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

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

Other Information

Management is responsible for the other information. Other information comprises the information, other than the financial statements and the auditors' report thereon, included in a document entitled "Annual Report 2021".

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditors' report thereon, included in the Annual Report 2021 as at the date of this auditors' report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditors' report.

We have nothing to report in this regard.

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

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

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Township to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada
June 13, 2022

Consolidated Statement of Financial Position

As at December 31, 2021 *(in thousands of dollars)*

		2021		2020
FINANCIAL ASSETS				
Cash and cash equivalents (Note 3)	**$**	**261,463**	$	332,574
Investments (Note 3)		**212,565**		61,572
Accounts receivable (Note 4)		**73,564**		67,290
Assets held for sale		**2,298**		4,231
		549,890		465,667
LIABILITIES				
Accounts payable and accrued liabilities (Note 5)		**75,720**		112,907
Employee future benefits (Note 17)		**5,411**		5,224
Deposits and prepayments (Note 6)		**87,315**		50,146
Deferred revenue (Note 7)		**20,405**		14,792
Development cost charges (Note 8)		**115,611**		81,961
Debt and agreements payable (Note 9)		**188,910**		197,200
		493,372		462,230
NET FINANCIAL ASSETS		**56,518**		3,437
NON-FINANCIAL ASSETS				
Inventories of supplies		**1,404**		1,646
Prepaid expenses		**2,389**		2,268
Tangible capital assets (Note 10)		**2,119,650**		1,905,766
		2,123,443		1,909,680
ACCUMULATED SURPLUS (Note 11)	**$**	**2,179,961**	$	1,913,117

Contingencies and commitments (Note 14)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Jack Froese
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2021 *(in thousands of dollars)*

	Budget 2021 (Note 2(a) and 20)	**2021**	2020
REVENUE			
Property taxes	$ 154,622	**$ 153,920**	$ 145,575
Fees, rates and service charges	75,342	**110,525**	86,721
Grants and grants in lieu of taxes	64,797	**14,251**	20,367
Service cost recoveries	4,875	**6,049**	4,248
Gain on disposal of assets	-	**12,424**	4,308
Investment income	736	**4,694**	5,082
Local area service contributions	5,419	**122**	(148)
Contribution from development cost charges	105,342	**19,010**	13,264
Other developer contributions (Note 10(b))	37,268	**206,151**	115,763
Other income	33,206	**5,289**	4,530
	481,607	**532,435**	399,710
EXPENSES			
General government	28,668	**29,168**	27,219
Police protection	41,419	**37,599**	33,371
Fire protection	19,003	**19,290**	19,344
Facilities maintenance	15,875	**13,975**	13,352
Community planning and development	13,668	**10,920**	10,208
Recreation and culture	28,157	**25,454**	26,115
Parks	14,568	**17,794**	17,591
Transportation	33,020	**45,283**	43,900
Stormwater	6,569	**12,378**	11,104
Water	24,097	**28,589**	26,492
Sewer	16,032	**17,390**	17,283
Solid waste	7,740	**7,751**	7,312
	248,816	**265,591**	253,291
ANNUAL SURPLUS	232,791	**266,844**	146,419
ACCUMULATED SURPLUS, beginning of year	1,913,117	**1,913,117**	1,766,698
ACCUMULATED SURPLUS, end of year	$ 2,145,908	**$ 2,179,961**	$ 1,913,117

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2021 *(in thousands of dollars)*

	Budget 2021 (Note 2(a) and 20)	**2021**	2020
ANNUAL SURPLUS	$ 232,791	**$ 266,844**	$ 146,419
Acquisition of tangible capital assets	(392,154)	**(52,219)**	(109,496)
Developer contributed tangible capital assets	(37,268)	**(205,643)**	(115,357)
Reclassification of land held for resale	-	**457**	14
Amortization of tangible capital assets	-	**41,461**	40,737
Gain on disposal of tangible capital assets	-	**(7,251)**	(3,110)
Proceeds on disposal of tangible capital assets	-	**9,311**	5,896
	(196,631)	**52,960**	(34,897)
Acquisition of inventories of supplies	(1,600)	**(1,404)**	(1,646)
Acquisition of prepaid expenses	(2,337)	**(2,389)**	(2,268)
Consumption of inventories of supplies	1,600	**1,646**	1,108
Use of prepaid expenses	2,310	**2,268**	1,972
	(27)	**121**	(834)
CHANGE IN NET FINANCIAL ASSETS	(196,658)	**53,081**	(35,731)
NET FINANCIAL ASSETS, beginning of year	3,437	**3,437**	39,168
NET FINANCIAL ASSETS, end of year	$ (193,221)	**$ 56,518**	$ 3,437

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2021 *(in thousands of dollars)*

	2021	2020
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 266,844**	$ 146,419
Items not involving cash:		
Amortization of tangible capital assets	**41,461**	40,737
Gain on disposal of tangible capital assets	**(7,251)**	(3,110)
Developer contributed tangible capital assets	**(205,643)**	(115,357)
Change in non-cash operating working capital:		
Accounts receivable	**(6,274)**	(6,729)
Assets held for sale	**2,390**	149
Accounts payable and accrued liabilities	**(37,187)**	37,729
Employee future benefits	**187**	147
Deposits and prepayments	**37,169**	1,141
Deferred revenue	**5,613**	(424)
Development cost charges	**33,650**	14,707
Inventories of supplies	**242**	(538)
Prepaid expenses	**(121)**	(296)
Net change in cash from operating activities	**131,080**	114,575
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(52,219)**	(109,496)
Proceeds on disposal of tangible capital assets	**9,311**	5,896
Net change in cash from capital activities	**(42,908)**	(103,600)
FINANCING ACTIVITIES		
Issuance of debt and agreements payable	**822**	88,626
Repayment of debt and agreements payable	**(9,112)**	(6,395)
Net change in cash from financing activities	**(8,290)**	82,231
INVESTING ACTIVITIES		
Change in investments	**(150,993)**	88,006
CHANGE IN CASH AND CASH EQUIVALENTS	**(71,111)**	181,212
CASH AND CASH EQUIVALENTS, beginning of year	**332,574**	151,362
CASH AND CASH EQUIVALENTS, end of year	**$ 261,463**	$ 332,574

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year 2021

Notes to the Consolidated Financial Statements

For the year ended December 31, 2021 (*in thousands of dollars*)

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

1. OPERATIONS

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

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This resulted in governments worldwide, including the Canadian federal and provincial governments enacting emergency measures to combat the spread of the virus. The economic conditions and the Township's response to the pandemic continued to have a material impact on the Township's operating results and financial position in 2021. The situation is dynamic, and the ultimate duration and magnitude of the impact on the economy and the financial effect on the Township is not known at this time.

2. SIGNIFICANT ACCOUNTING POLICIES

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

a) Basis of Consolidation

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

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

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

The Langley Parks and Recreation Foundation (the "Foundation"), which was controlled by the Township, was incorporated on September 14, 1979. The purpose of the Foundation was to solicit and receive gifts and requests, to raise money to be used for public parks, recreation facilities, promote capital projects, and supplement maintenance programs. The Foundation was inactive for the last five years and had no transactions, fund balances or activities. The Foundation was dissolved on December 3, 2021.

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

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

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

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

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2021 budget component of the Township's 2021 – 2025 Five-Year Financial Plan adopted by Council Bylaw No. 5692 on March 8, 2021. The operating budgets of all consolidated entities are also reflected in the total budget figures for the year.

Operating Funds

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

Capital Funds

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

Reserve Funds

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

Trust Funds

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

b) Basis of Accounting

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

c) Cash and Cash Equivalents

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

d) Investments

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

e) Assets Held for Sale

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

f) Non-Financial Assets

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

i) Tangible Capital Assets

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

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

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

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

ii) Contributions of tangible capital assets

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

iii) Natural resources

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

iv) Works of art and cultural and historic assets

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

v) Interest capitalization

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

vi) Inventories of supplies

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

g) Deferred revenue

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

h) Government Transfers

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

i) Employee Future Benefits

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

j) Debt and Agreements Payable

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

k) Liability for Contaminated Sites

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

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

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

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

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

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

l) Use of Estimates

The preparation of these consolidated financial statements requires management to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and adjustments will be made in the year of final determination.

m) Segmented Information

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

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $261,463 (2020 - $332,574).

Investments with an initial maturity beyond three months are recorded at amortized cost of $212,565 with a market value of $213,554 (2020 – amortized cost of $61,572 with a market value of $63,393).

Investments maturing within one year of December 31, 2021 have interest rates ranging from 1.10% to 2.72% (2020 - 1.30% to 3.40%); within two to four years have interest rates ranging from 1.35% to 3.37% (2020 - 1.66% to 3.37%).

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

		2021		2020
Cash and cash equivalents	**$**	**261,463**	$	332,574
Investments		**212,565**		61,572
	$	**474,028**	$	394,146

4. ACCOUNTS RECEIVABLE

		2021		2020
Taxes	**$**	**7,840**	$	6,792
Federal Government		**887**		1,451
Provincial Government		**1,248**		2,149
Municipal Finance Authority		**2,302**		2,264
Other local governments		**2,681**		3,334
Other accounts		**13,437**		12,544
Accrued interest and others		**5,660**		5,236
Recoverable work in progress		**3,064**		3,995
Receivables secured letters of credit (a)		**29,249**		20,564
Local Area Service levies receivable (b)		**7,196**		8,961
	$	**73,564**	$	67,290

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

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

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2021		2020
Trade and other liabilities	**$**	**58,138**	$	57,871
Payroll liabilities		**13,056**		9,619
Collections for other authorities		**4,526**		45,417
	$	**75,720**	$	112,907

6. DEPOSITS AND PREPAYMENTS

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

		2021		2020
Cash deposits held as security	**$**	**67,668**	$	31,261
Prepaid property tax		**19,647**		18,885
	$	**87,315**	$	50,146

The Township also holds irrevocable letters of credit in the amount of $159,446 (2020 - $137,810) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

		2021		2020
Future works deposit	**$**	**9,983**	$	8,614
South Coast British Columbia Transportation Authority		**1,309**		452
Government grant		**3,505**		271
Langley School Board contribution		**1,100**		1,250
Trinity Western University contribution		**1,283**		1,458
Other		**3,225**		2,747
	$	**20,405**	$	14,792

8. DEVELOPMENT COST CHARGES

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

		2021		2020
Roads	**$**	**47,302**	$	35,895
Drainage		**5,892**		3,234
Park Land/Development		**41,044**		23,639
Water		**17,976**		16,255
Sewer		**3,397**		2,938
	$	**115,611**	$	81,961
Beginning of year	**$**	**81,961**	$	67,254
Expenditures in Operating		**(4,138)**		(4,522)
Expenditures in Capital		**(14,872)**		(8,742)
Receipts		**51,125**		26,924
Interest		**1,535**		1,047
End of year	**$**	**115,611**	$	81,961

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

Investments	**$**	**86,362**	$	61,397
Receivables secured letters of credit (Note 4)		**29,249**		20,564
	$	**115,611**	$	81,961

9. DEBT AND AGREEMENTS PAYABLE

		2021	2020
MFA debt, net of sinking fund deposits	a)	**$ 176,757**	$ 184,580
Agreements payable	b)	**10,120**	10,587
Temporary borrowings	c)	**2,033**	2,033
		$ 188,910	$ 197,200

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

	Principal	Interest	Total
2022	9,125	4,606	13,731
2023	9,148	4,620	13,768
2024	9,408	4,597	14,005
2025	9,675	4,574	14,249
2026	9,848	4,416	14,264
Thereafter	141,706		
	$ 188,910		

a) MFA Debt

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

	Interest Rate	Gross Debt	Repayments and Actuarial Adjustments	Net Debt 2021	Net Debt 2020
Stormwater, Bylaw 4752, due 2030	4.50%	$ 1,800	$ 838	**$ 962**	$ 1,074
Stormwater, Bylaw 4829, due 2031	4.20%	2,292	948	**1,344**	1,478
Water, Bylaw 4919, due 2037	2.80%	33,535	5,336	**28,199**	29,678
Water, Bylaw 4920, due 2037	2.80%	7,015	1,116	**5,899**	6,208
General, Bylaw 4455, due 2027	4.82%	3,250	2,003	**1,247**	1,435
General, Bylaw 4556, due 2027	4.82%	11,000	6,779	**4,221**	4,859
Sewer, Bylaw 4750, due 2030	4.50%	8,500	3,958	**4,542**	5,073
Transportation, Bylaw 4751, due 2035	2.20%	8,700	2,067	**6,633**	7,050
Transportation, Bylaw 5232, due 2037	3.15%	11,716	1,838	**9,878**	10,368
Transportation, Bylaw 5233, due 2037	3.15%	13,744	2,156	**11,588**	12,163
General, Bylaw 5346, due 2039	2.24%	7,000	532	**6,468**	6,739
Transportation, Bylaw 5347, due 2039	2.24%	12,950	985	**11,965**	12,468
General, Bylaw 5507, due 2040	1.28%	1,919	80	**1,839**	1,919
General, Bylaw 5508, due 2050	1.28%	16,398	409	**15,989**	16,398
General, Bylaw 5509, due 2050	1.28%	67,670	1,687	**65,983**	67,670
		$ 207,489	$ 30,732	**$ 176,757**	$ 184,580

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

	2021	2020
Parkland, due 2026	**460**	580
Recreation facility, due 2029	**7,940**	8,940
Recreation facility, due 2022	**120**	230
General, due 2040	**778**	837
General, due 2032	**822**	-
	$ **10,120**	$ 10,587

c) Temporary borrowings

As at December 31, 2021, the Township had secured temporary financing of $2,033 (2020 - $2,033) from the MFA for various capital projects to be paid over 20 years pending the issuance of debt instruments through the MFA pursuant to security issuing bylaws in 2022. The variable annual interest rate as at December 31, 2021 was 0.97% (2020 – 1.21%).

10. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2020	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	**Balance at December 31 2021**
Land and improvements	$ 906,702	$ 186,963	$ 1,591	$ **1,092,074**
Building and building improvements	227,267	8,453	547	**235,173**
Vehicles, machinery and equipment	69,115	6,848	2,437	**73,526**
Parks infrastructure	105,162	3,932	740	**108,354**
Information technology	14,052	775	144	**14,683**
Roads	551,323	31,310	712	**581,921**
Stormwater	284,549	14,435	338	**298,646**
Sewer	149,519	6,829	260	**156,088**
Water	230,215	7,157	488	**236,884**
Assets under construction	40,261	(8,840)	-	**31,421**
Total	$ 2,578,165	$ 257,862	$ 7,257	$ **2,828,770**

Accumulated amortization	Balance at December 31 2020	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2021**
Land and improvements	$ 2,186	$ 180	$ 1	$ **2,365**
Building and building improvements	89,080	7,205	546	**95,739**
Vehicles, machinery and equipment	37,727	3,900	2,208	**39,419**
Parks infrastructure	53,321	3,929	642	**56,608**
Information technology	10,485	915	144	**11,256**
Roads	270,256	14,343	687	**283,912**
Stormwater	85,946	4,607	151	**90,402**
Sewer	41,370	2,385	113	**43,642**
Water	82,028	3,997	248	**85,777**
Total	$ 672,399	$ 41,461	$ 4,740	$ **709,120**

Net book value	Balance at December 31 2020	**Balance at December 31 2021**
Land and improvements	$ 904,516	$ **1,089,709**
Building and building improvements	138,187	**139,434**
Vehicles, machinery and equipment	31,388	**34,107**
Parks infrastructure	51,841	**51,746**
Information technology	3,567	**3,427**
Roads	281,067	**298,009**
Stormwater	198,603	**208,244**
Sewer	108,149	**112,446**
Water	148,187	**151,107**
Assets under construction	40,261	**31,421**
Total	$ 1,905,766	$ **2,119,650**

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2019	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	Balance at December 31 2020
Land and improvements	$ 745,140	$ 162,044	$ 482	$ 906,702
Building and building improvements	224,337	4,942	2,012	227,267
Vehicles, machinery and equipment	66,394	4,151	1,430	69,115
Parks infrastructure	91,738	15,145	1,721	105,162
Information technology	13,411	1,065	424	14,052
Roads	529,292	22,216	185	551,323
Stormwater	270,065	15,043	559	284,549
Sewer	139,886	9,992	359	149,519
Water	228,224	2,175	184	230,215
Assets under construction	52,181	(11,920)	-	40,261
Total	$ 2,360,668	$ 224,853	$ 7,356	$ 2,578,165

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

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

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $31,421 (2020 - $40,261) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

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

		2021		2020
Land and improvements	$	**171,354**	$	84,765
Road infrastructure		**16,238**		16,039
Parks infrastructure		**320**		126
Stormwater infrastructure		**9,483**		9,509
Water infrastructure		**3,745**		1,843
Sewer infrastructure		**5,011**		3,481
Total	$	**206,151**	$	115,763
Developer contributed tangible capital assets	$	**205,643**	$	115,357
Non-refundable deposit contributions to tangible capital assets		**508**		406
Total	$	**206,151**	$	115,763

c) Works of Art and Historical Treasures

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

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2020 - nil).

11. ACCUMULATED SURPLUS

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

	Operating Funds	**Capital Funds**	**Statutory Reserve Funds (Note 12)**	**Investment in Tangible Capital Assets (Note 13)**	**Total**
General Fund	$ 84,694	$ 5,949	$ -	$ 967,466	$ 1,058,109
Parks Utility	35,090	3,906	-	236,535	275,531
Transportation Utility	2,646	10,293	-	296,646	309,585
Stormwater Utility	(2,870)	5,630	-	207,903	210,663
Solid Waste	2,177	47	-	301	2,525
Sewer Utility	6,816	1,342	-	110,360	118,518
Water Utility	6,998	4,668	-	126,072	137,738
Statutory Reserve Funds	-	-	67,292	-	67,292
Total for 2021	**$ 135,551**	**$ 31,835**	**$ 67,292**	**$ 1,945,283**	**$ 2,179,961**
Total for 2020	**$ 107,394**	**$ 26,740**	**$ 55,573**	**$ 1,723,410**	**$ 1,913,117**

12. STATUTORY RESERVE FUNDS

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

		2021		2020
General Capital	$	**156**	$	203
Stormwater Capital		**962**		1,010
Sewer Capital		**19,385**		17,852
Water Capital		**34,397**		34,156
Infrastructure Renewal & Replacement		**945**		1,332
Fire Equipment Capital		**2,616**		2,425
Land Capital Reserve – (deficit)		**(20,536)**		(33,745)
Parkland Reserve		**8,489**		8,363
Tax Sale Land		**267**		263
Local Area Service		**15,219**		15,981
Off-Street Parking		**14**		14
Debt Retirement		**5,378**		7,719
	$	**67,292**	$	55,573
Reserve funds, beginning of year	$	**55,573**	$	33,056
Contribution from operations		**14,007**		27,310
Other revenue and contributions		**14,503**		7,839
Interest allocated		**1,456**		1,363
Used for capital and operating expenses		**(18,247)**		(13,995)
Reserve funds, end of year	$	**67,292**	$	55,573

13. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2021	2020
Balance, beginning of year	$ **1,723,410**	$ 1,624,550
Additions of tangible capital assets	**257,862**	224,853
Reclassification of land held for sale	**(457)**	(14)
Proceeds on disposal of tangible capital assets	**(9,311)**	(5,896)
Gain on disposal of tangible capital assets	**7,251**	3,110
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(41,461)**	(40,737)
Cash from issuance of debt and agreements payable	**(1,314)**	(89,071)
Repayment of debt and agreements payable	**8,978**	6,290
Balance, end of year	$ **1,945,283**	$ 1,723,410

	2021	2020
Net book value of tangible capital assets	$ **2,119,650**	$ 1,905,766
Less:		
Debt and agreements payable	**(188,910)**	(197,200)
Deferred revenue – Trinity Western University	**(1,283)**	(1,458)
Deferred revenue – Langley School Board	**(1,100)**	(1,250)
Add:		
Debt for non-capital expenses	**1,343**	1,477
Debt not spent on tangible capital assets	**15,583**	16,075
Investment in tangible capital assets	$ **1,945,283**	$ 1,723,410

14. CONTINGENCIES AND COMMITMENTS

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

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

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

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

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

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

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-COMM has 26 Class A shareholders holding 36 Class A shares and has 16 Class B shareholders holding 19 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

15. COLLECTIONS FOR OTHER GOVERNMENTS

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

		2021		2020
Province of BC for School Taxes	$	**93,483**	$	67,110
Municipal Finance Authority		**13**		12
B.C. Assessment Authority		**2,765**		2,596
Metro Vancouver Regional District		**3,641**		3,094
South Coast British Columbia Transportation Authority		**18,677**		16,996
	$	**118,579**	$	89,808

16. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2021, the Plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 contributors from local governments of which approximately 916 are contributors from the Township.

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

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

The Township paid $6,440 (2020 - $6,333) for employer contributions to the Plan, while employees contributed $5,460 (2020 - $5,377) to the Plan in fiscal 2021.

17. EMPLOYEE FUTURE BENEFITS

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

		2021		2020
Accrued benefit obligation, beginning of year	$	**4,615**	$	4,545
Current service cost		**324**		340
Interest cost		**95**		121
Long-term disability expense (recovery)		**103**		(7)
Actual benefits paid		**(272)**		(328)
Amortization of actuarial adjustment		**(412)**		(56)
Accrued benefit obligation, end of year		**4,453**		4,615
Unamortized actuarial gain		**806**		433
Accrued sick leave benefit obligation, end of year		**5,259**		5,048
Other post-employment benefit liability		**152**		176
Total Employee Future Benefits	$	**5,411**	$	5,224

The actuarial adjustment will be amortized over a period of 12 years which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability is calculated based on hours worked and accrued interest for 2021 at 1.71% (2020 – 1.90%). The Township's sick leave accrued liability is supported by a report from an independent actuarial consulting firm. Sick leave liabilities were calculated as at December 31, 2021. The Actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2021	2020
Discount rate	**2.50%**	2.10%
Expected future inflation rate	**2.50%**	2.50%
Expected wage and salary inflation	**2.50%**	2.50%
Expected wage and salary increases	**2.58% - 4.63%**	2.58% - 4.63%

18. SIGNIFICANT TAXPAYERS

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

19. TRUST FUNDS

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

Assets		**2021**		2020
Cash and investments	$	**2,671**	$	2,527
Accrued interest receivable		**6**		5
	$	**2,677**	$	2,532
Equity				
Balance, beginning of year	$	**2,532**	$	2,394
Contributions		**113**		85
Interest revenue		**32**		53
Balance, end of year	$	**2,677**	$	2,532

20. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2021 operating and capital budgets approved by Township Council on March 8, 2021. Amortization was not contemplated on development of the budget and, as such, has not been included. Other entities included are the Society and its subsidiaries, excluding inter-entity transactions. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2021 Budget
Revenue		
Operating Budget Bylaw	$	282,625
Capital Budget Bylaw		397,608
Other entities		3,330
Less:		
Transfer from other funds		(134,095)
Proceeds from new debt		(67,861)
Total Revenue		**481,607**
Expenses		
Operating Budget Bylaw		282,625
Capital Budget Bylaw		397,608
Other entities		1,918
Less:		
Transfer from other funds		(32,394)
Capital expenditures		(392,153)
Debt principal payments		(8,788)
Total Expenses		**248,816**
Annual Surplus	$	**232,791**

21. SEGMENTED INFORMATION

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

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

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

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

General Government Services

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

Protective Services

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

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

Facilities Maintenance Services

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

Community Planning and Development Services

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

Recreation, Culture, and Parks Services

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

Engineering Services

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

22. CONTRACTUAL RIGHTS

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

At December 31, 2021, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2022	$	19,408
2023		5,452
2024		1,381
2025		1,121
2026		886
Thereafter		5,786
	$	**34,034**

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

23. COMPARATIVE FIGURES

Certain 2020 figures have been reclassified to conform to the 2021 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2020 from these reclassifications.

AUDITED

Segmented Information Schedule

2021

Consolidated Finanical Activities - Segmented

For the year ended December 31, 2021 *(in thousands of dollars)*
(Refer to Note 21 Segmented Information)

		Protective Service				Recreation, Culture & Parks	
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks
Revenue							
Property taxes	$ 22,871	$ 31,523	$ 17,701	$ 15,845	$ 704	$ 15,749	$ 14,136
Fees, rates and service charges	11,445	305	130	16	16,106	4,900	15,665
Grants and grants in lieu of taxes	4,341	1,636	-	2	78	414	84
Service cost recoveries	762	4,309	251	139	98	7	10
Gain (Loss) on disposal of assets	13,180	-	-	-	-	-	(98)
Investment income	1,498	-	-	1	-	-	366
Local area service contributions	-	-	-	-	-	-	-
Contribution from development cost charges	-	-	-	-	-	-	4,030
Other developer contributions	139,529	-	-	-	-	-	32,240
Other income	(7,879)	4,283	2,353	189	590	3,803	1,102
	185,747	42,056	20,435	16,192	17,576	24,873	67,535
Expenses							
Salaries, wages and benefits	15,156	7,436	15,947	6,053	9,171	5,925	6,351
Service and maintenance contracts	1,253	242	941	3,263	538	6,189	2,902
RCMP contract	-	29,109	-	-	-	-	-
Consulting & professional services	3,072	2	16	674	609	291	358
Insurance	1,215	20	48	-	-	192	4
Material supplies & equipment	352	124	772	1,592	258	226	2,276
Information systems maintenance	2,385	7	33	36	75	9	17
Aviation and vehicle fuel	-	381	164	5	25	-	12
Advertising publications	90	-	2	-	7	6	-
Utilities	34	-	-	2,221	1	-	576
Sundry	1,740	6	130	173	191	416	593
Telephone & communications	268	62	79	65	48	64	38
Regional district charges	-	-	-	-	-	4,597	-
Municipal grants	401	-	-	-	8	536	-
Debt interest payments	811	-	-	34	-	409	779
Fiscal and other debt charges	196	5	1	-	-	64	1
Internal cost recoveries	(60)	21	182	(141)	(11)	54	(95)
Amortization Expense	2,255	184	975	-	-	6,476	3,982
	29,168	37,599	19,290	13,975	10,920	25,454	17,794
ANNUAL SURPLUS (DEFICIT)	$ 156,579	$ 4,457	$ 1,145	$ 2,217	$ 6,656	$ (581)	$ 49,741

Engineering							
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	2021 Consolidated	2020 Consolidated
$ 26,456	$ 8,935	$ -	$ -	$ -	$ -	$ 153,920	$ 145,575
3,132	190	29,387	20,715	8,534	-	110,525	86,721
7,316	255	87	38	-	-	14,251	20,367
467	(5)	-	-	11	-	6,049	4,248
(84)	(186)	(240)	(148)	-	-	12,424	4,308
203	65	(32)	347	36	2,210	4,694	5,082
120	-	-	2	-	-	122	(148)
11,219	(504)	3,364	901	-	-	19,010	13,264
16,141	9,483	3,745	5,013	-	-	206,151	115,763
369	(543)	11	-	2	1,009	5,289	4,530
65,339	17,690	36,322	26,868	8,583	3,219	532,435	399,710
11,387	3,247	5,344	2,881	724	-	89,622	86,891
11,257	1,570	1,200	742	6,983	-	37,080	33,617
-	-	-	-	-	-	29,109	24,972
987	836	3,574	88	10	-	10,517	13,284
277	-	15	15	-	-	1,786	1,617
7,454	1,679	2,382	747	15	-	17,877	17,355
137	4	35	9	10	-	2,757	2,224
2,057	12	13	7	-	-	2,676	2,198
10	1	5	-	4	-	125	141
1,087	88	454	157	-	-	4,618	4,027
304	131	177	24	3	-	3,888	4,735
134	22	40	19	2	-	841	876
-	-	10,146	10,122	-	-	24,865	22,654
-	-	-	-	-	-	945	923
1,302	73	1,135	109	-	-	4,652	4,549
48	-	-	-	-	-	315	239
(7,758)	108	72	85	-	-	(7,543)	(7,748)
16,600	4,607	3,997	2,385	-	-	41,461	40,737
45,283	12,378	28,589	17,390	7,751	-	265,591	253,291
$ 20,056	$ 5,312	$ 7,733	$ 9,478	$ 832	$ 3,219	$ 266,844	$ 146,419

AUDITED

Schedules

2021

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2021 *(in thousands of dollars)*

MFA DEBT

By-law	Date of Issue	Issued by	Purpose	Issue	Rate	Maturity
DEBENTURE DEBT						
GENERAL:						
5346	October 9, 2019	M.F.A.	Facility Capital Works	149	2.24%	October 9, 2039
5508	June 1, 2020	M.F.A.	Land Acquisition	151	1.28%	June 1, 2050
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
STORMWATER:						
4752	April 8, 2010	M.F.A.	Drainage	110	4.50%	April 8, 2030
4829	April 4, 2011	M.F.A.	Drainage	116	4.20%	April 4, 2031
WATER:						
4919	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
4920	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
TRANSPORTATION:						
4751	April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035
5232	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5233	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5347	October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039
***4953		M.F.A.	Transportation			Temporary Borrowing
SEWER:						
4750	April 8, 2010	M.F.A.	Sewer	110	4.50%	April 8, 2030
PARKS:						
4455	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027
4556	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027
5346	October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039
5507	June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	June 1, 2040
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
						Total debenture debt
PROPERTY ACQUISITION AGREEMENTS						
GENERAL CAPITAL FUND:						
*	Langley Facilities Society		Recreation Centre			August 7, 2029
	Langley Facilities Society		Recreation Centre			November 1, 2022
GENERAL FUND:						
	March 1, 2020		Facility			February 1, 2040
	December 31, 2021		Facility			February 1, 2032
PARKS UTILITY FUND:						
**	January 3, 2006		Land Acquisition			January 3, 2026

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

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

*The Society has a Canadian commercial bank loan pertaining to the construction of the Langley Events Centre. The bank loan was refinanced with a fixed rate structure in 2021. The rate will expire in 2022. For estimation purposes, future principal and interest payments assume constant 2021 rates in effect for the duration of the loan.

**Under this agreement, the vendors retained the right to operate the Redwoods Golf Course for 20 years (4 years remain). The vendors must contribute $100 annually to maintain and improve the property. The Township must contribute $50 annually. The Township is also required to make annual repayments at an amount that is variable based on annual property taxes. Interest rates on related debt are approximately 4% to 6%.

***As at December 31,2021, the Township has also secured temporary financing of $2,033 from the MFA for various capital projects to be repaid over 20 years pending the issuance of long term debenture securities in 2022. The balance remained the same in 2021 as in 2020. The variable annual interest rate as at December 31, 2021 was 0.97%.

Gross Debt	Repayments and Actuarial Adjustments	**Net Debt 2021**	**Net Sinking Fund Earnings 2021**	**Principal Repayments 2021**	**Interest Expense 2021**	Net Debt 2020
1,500	114	**1,386**	**2**	**56**	**34**	1,444
16,398	409	**15,989**	**5**	**404**	**210**	16,398
43,430	1,083	**42,347**	**12**	**1,071**	**556**	43,430
61,328	1,606	**59,722**	**19**	**1,531**	**800**	61,272
1,800	838	**962**	**46**	**66**	**23**	1,074
2,292	948	**1,344**	**57**	**77**	**50**	1,478
4,092	1,786	**2,306**	**103**	**143**	**73**	2,552
33,535	5,336	**28,199**	**231**	**1,248**	**939**	29,678
7,015	1,116	**5,899**	**48**	**261**	**196**	6,208
40,550	6,452	**34,098**	**279**	**1,509**	**1,135**	35,886
8,700	2,067	**6,633**	**109**	**308**	**191**	7,050
11,716	1,838	**9,878**	**54**	**436**	**369**	10,368
13,744	2,156	**11,588**	**63**	**512**	**433**	12,163
12,950	985	**11,965**	**21**	**482**	**290**	12,468
2,033	-	**2,033**	**-**	**-**	**19**	2,033
49,143	7,046	**42,097**	**247**	**1,738**	**1,302**	44,082
8,500	3,958	**4,542**	**219**	**312**	**109**	5,073
8,500	3,958	**4,542**	**219**	**312**	**109**	5,073
3,250	2,003	**1,247**	**79**	**109**	**73**	1,435
11,000	6,779	**4,221**	**268**	**370**	**248**	4,859
5,500	418	**5,082**	**9**	**204**	**123**	5,295
1,919	80	**1,839**	**1**	**79**	**25**	1,919
24,240	604	**23,636**	**7**	**597**	**310**	24,240
45,909	9,884	**36,025**	**364**	**1,359**	**779**	37,748
209,522	30,732	**178,790**	**1,231**	**6,592**	**4,198**	186,613
		7,940	**-**	**1,000**	**377**	8,940
		120	**-**	**110**	**32**	230
		8,060	**-**	**1,110**	**409**	9,170
		778	**-**	**59**	**44**	837
		822	**-**	**-**	**-**	-
		1,600	**-**	**59**	**44**	837
		460	**-**	**120**	**1**	580
		460	**-**	**120**	**1**	580
Total agreements payable		**10,120**	**-**	**1,289**	**454**	10,587
Total debt and agreements payable		**$ 188,910**	**$ 1,231**	**$ 7,881**	**$ 4,652**	$ 197,200

Schedule 2

Langley Centennial Museum

Statement of Financial Activities

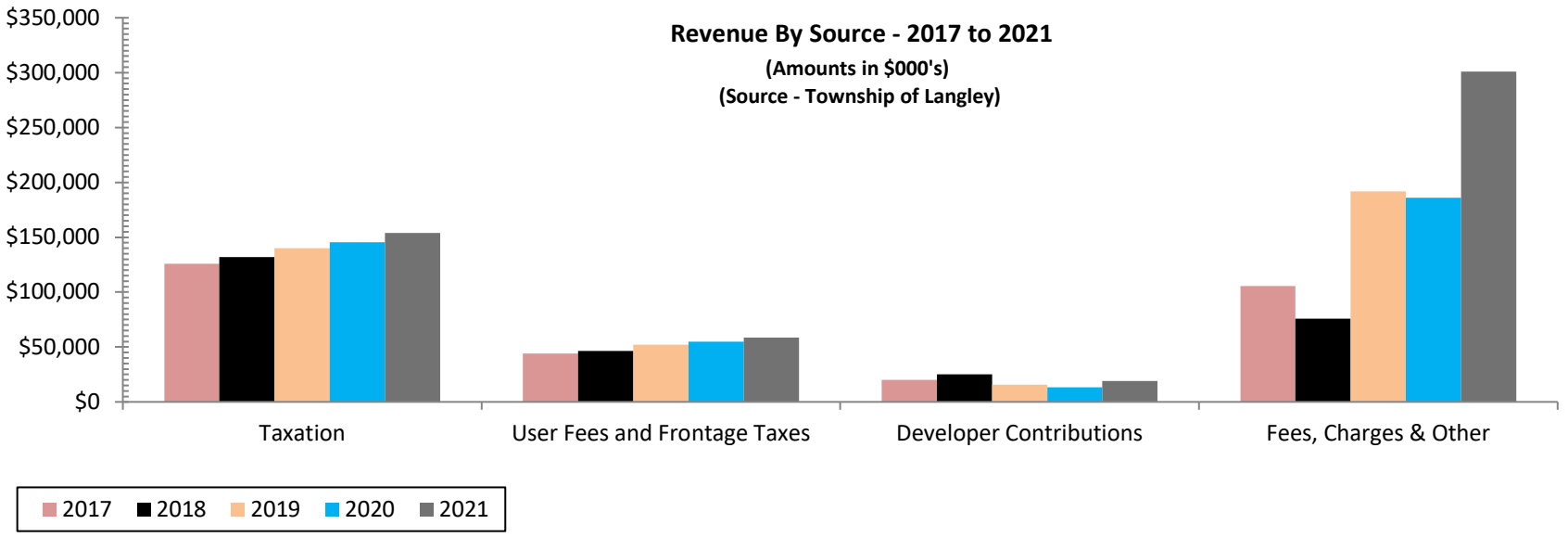
For the year ended December 31, 2021 *(in thousands of dollars)*

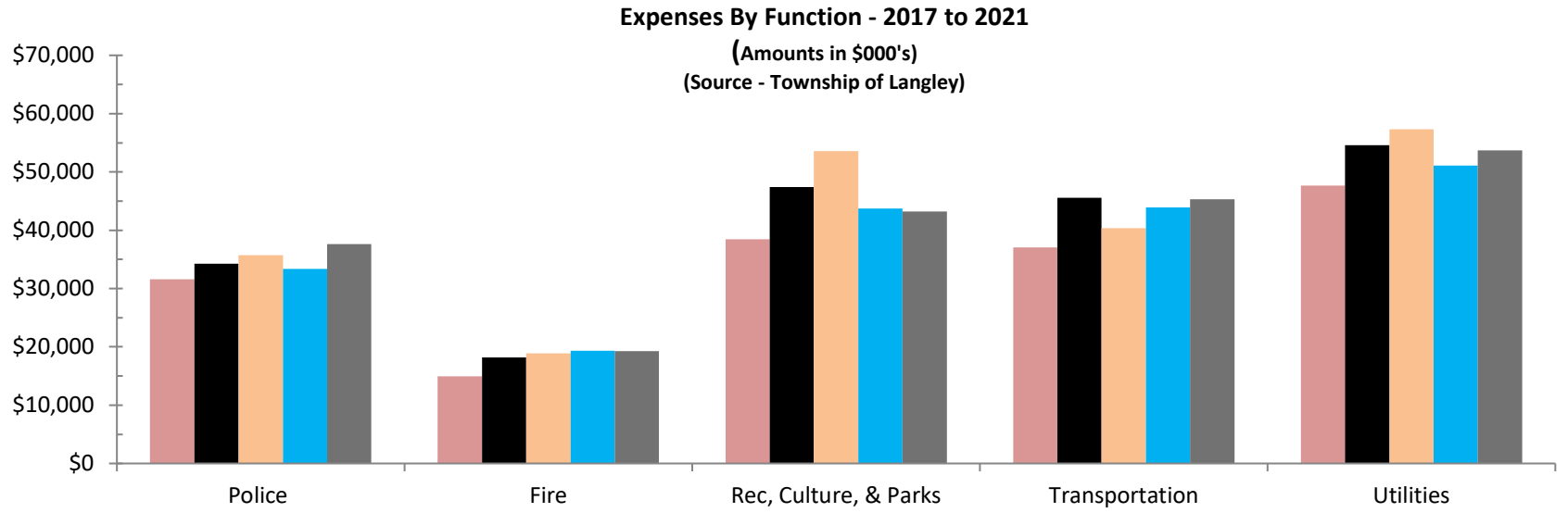
		2021		2020
REVENUE				
Donations, sales and programs	$	**182**	$	33
BC Arts Council grant		**154**		56
Federal grants - other		**94**		42
Provincial grants - other		**-**		1
Other grants		**3**		-
Township of Langley funding		**473**		624
	$	**906**	$	757
EXPENSE				
Salaries and benefits		**458**		554
Program and events		**68**		48
Exhibit maintenance		**3**		16
Insurance		**15**		15
Purchases for resale		**2**		6
Office supplies and sundry		**10**		16
Utilities		**15**		15
Telephone and internet		**2**		3
Amortization expense		**10**		14
Grounds maintenance		**7**		8
Advertising		**3**		3
Travel		**2**		1
Building maintenance		**82**		55
Artifact additions		**1**		1
Total operating expense		**678**		754
Transfer to Museum Reserve		**228**		2
	$	**906**	$	756
MUSEUM RESERVE				
Balance, beginning of year	$	**592**	$	581
Contribution from Museum operations		**241**		13
Operating expense funded by the Reserve Fund		**(2)**		(2)
Balance, end of year	$	**831**	$	592

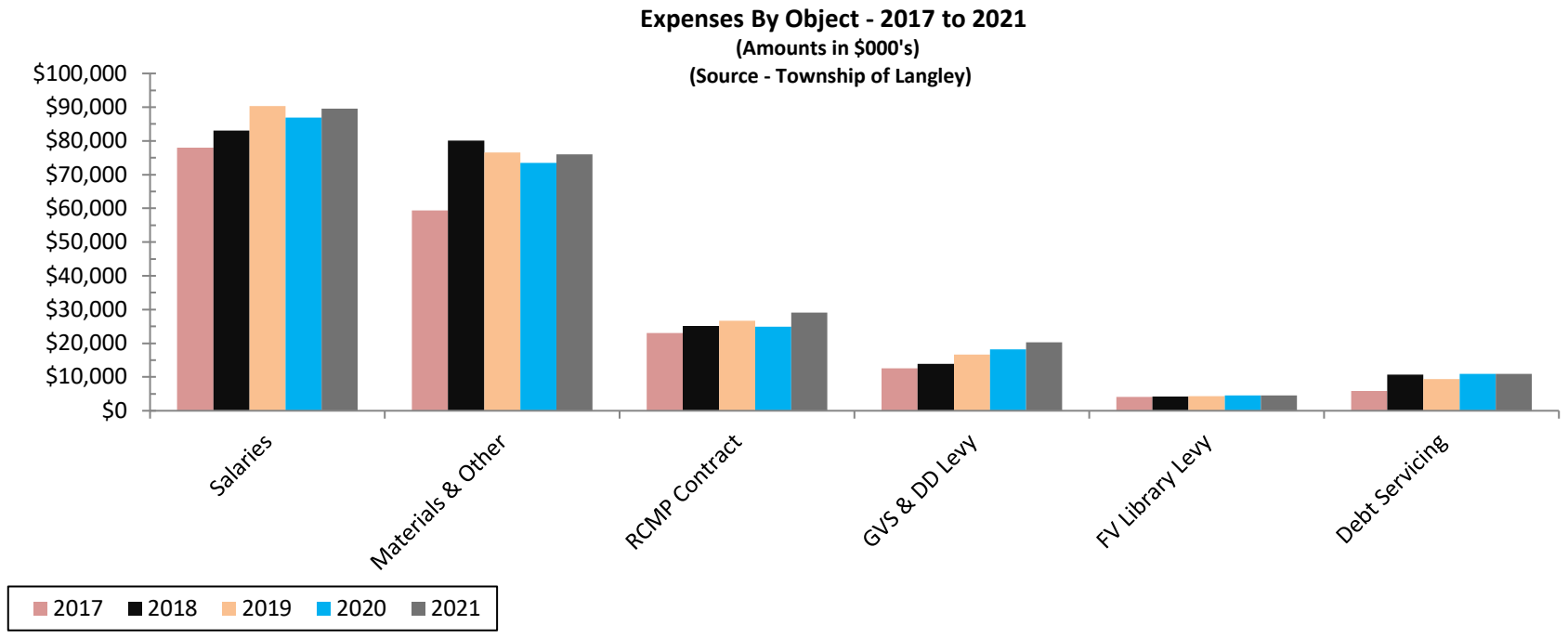
UNAUDITED

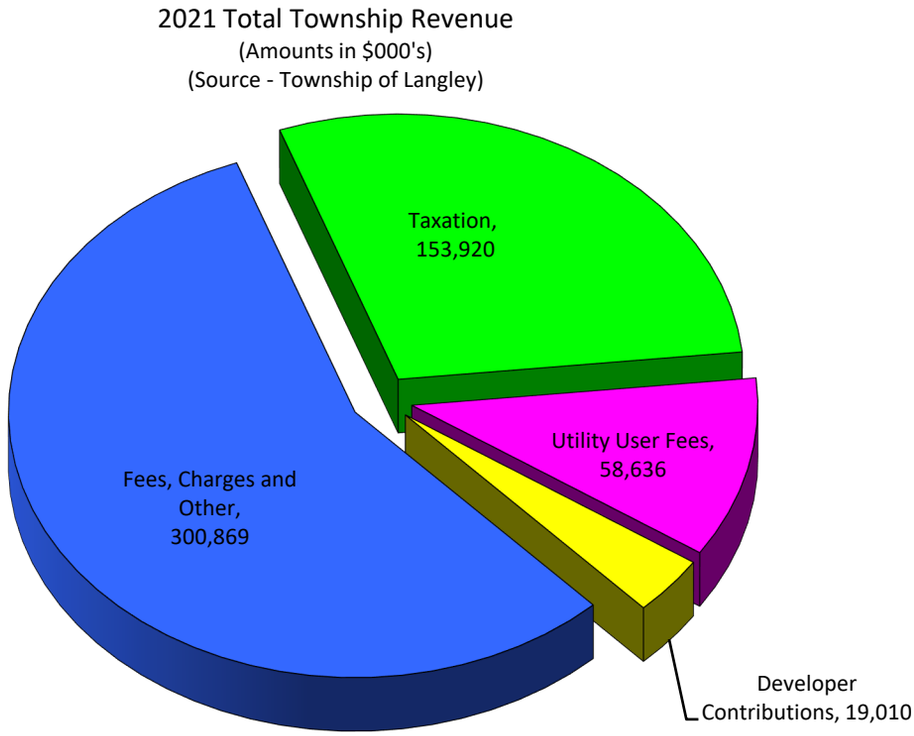
Statistical and Other Information

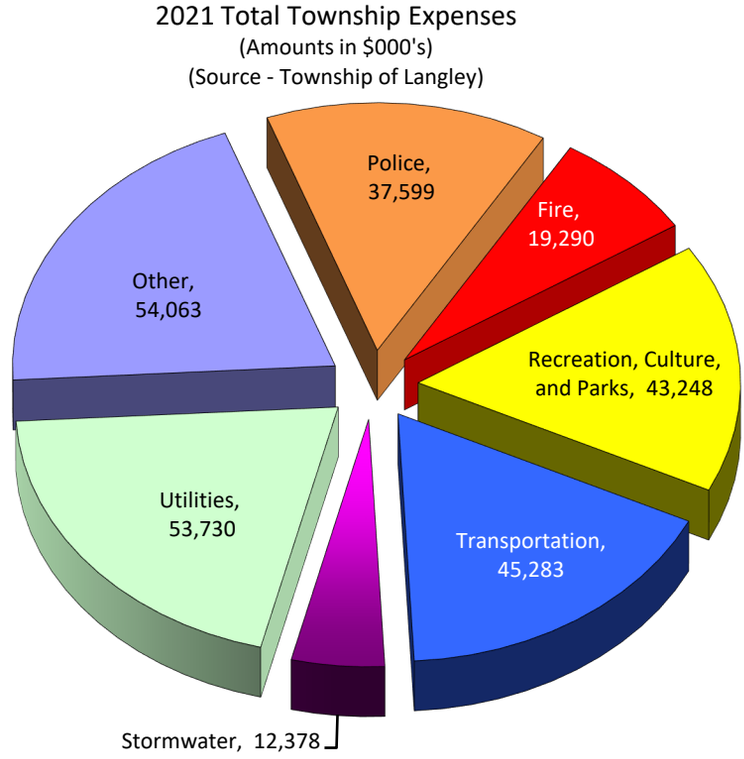
2021


Revenue By Source - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees and Frontage Taxes
Developer Contributions
Fees, Charges & Other
2017
2018
2019
2020
2021

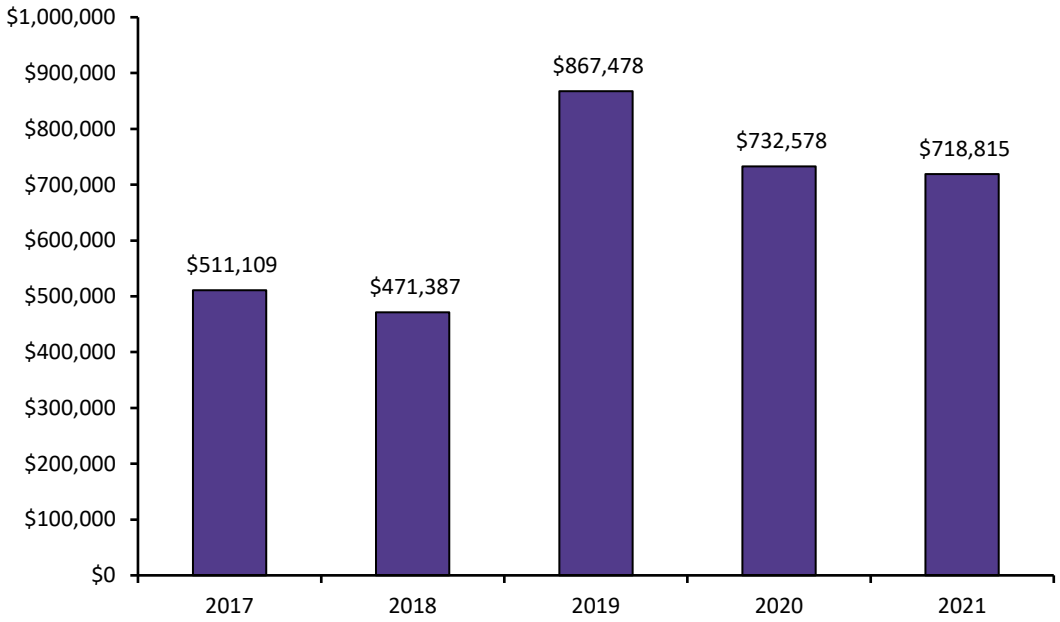

Expenses By Function - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2017
2018
2019
2020
2021


Expenses By Object - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Salaries
Materials & Other
RCMP Contract
GVS & DD Levy
FV Library Levy
Debt Servicing
2017
2018
2019
2020
2021

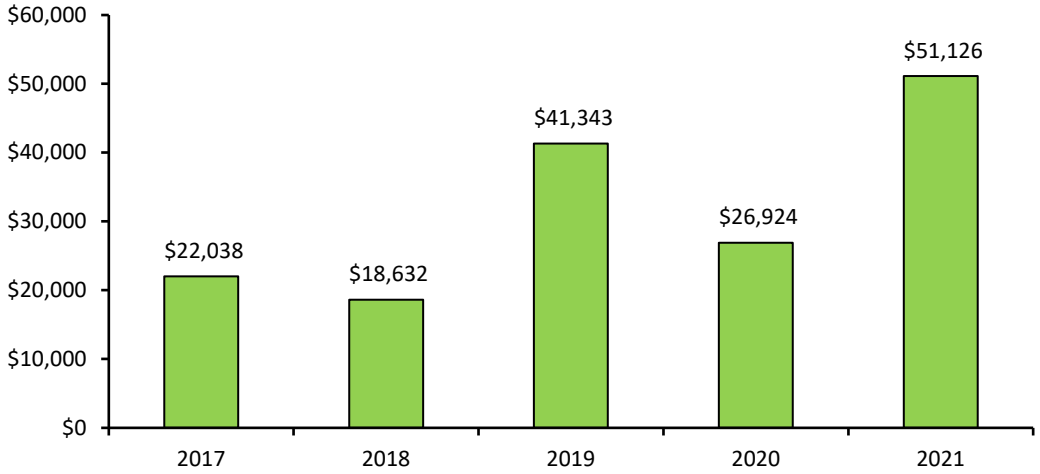

2021 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)
Taxation, 153,920
Utility User Fees, 58,636
Fees, Charges and Other, 300,869
Developer Contributions, 19,010

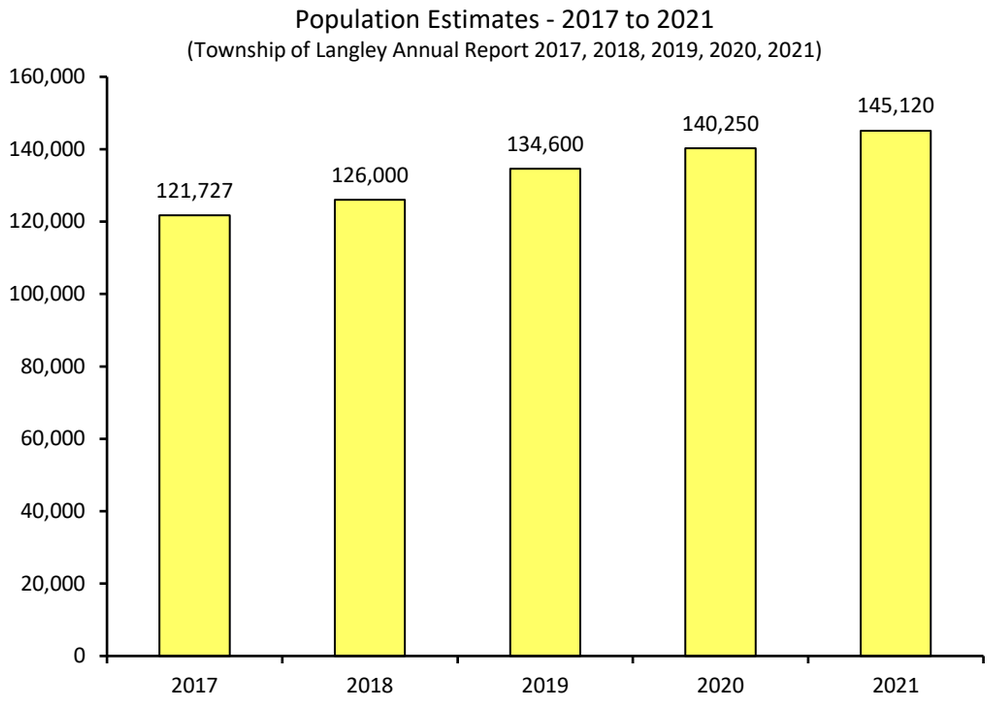

2021 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)
Police, 37,599
Fire, 19,290
Recreation, Culture, and Parks, 43,248
Transportation, 45,283
Stormwater, 12,378
Utilities, 53,730
Other, 54,063

Building Permit Values - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)

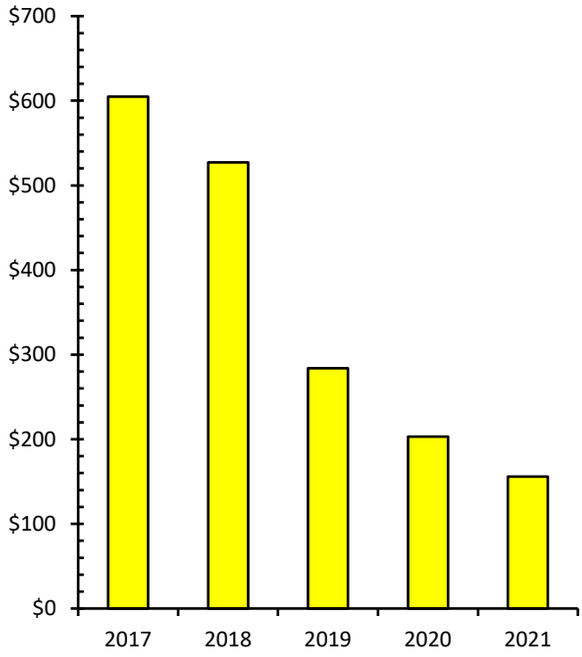


Net Development Cost Charge Receipts - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)

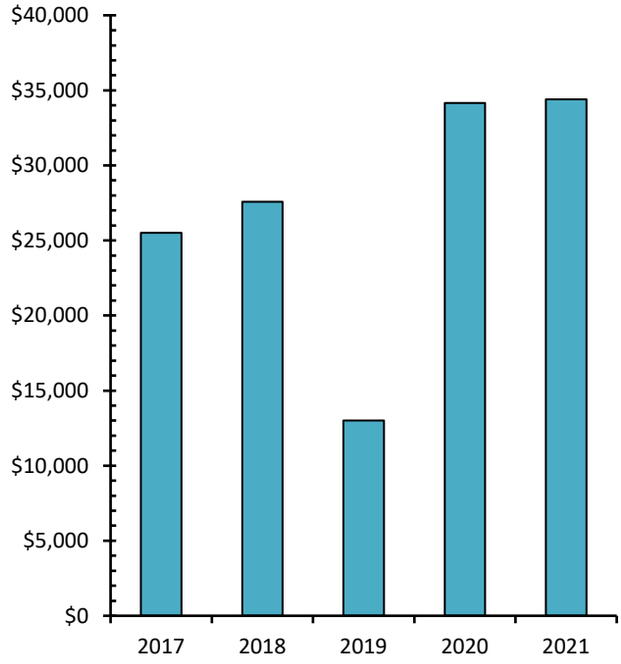



Population Estimates - 2017 to 2021
(Township of Langley Annual Report 2017, 2018, 2019, 2020, 2021)
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
121,727
126,000
134,600
140,250
145,120
2017
2018
2019
2020
2021

General Capital Reserve
2017 to 2021
(Amounts in $000's)



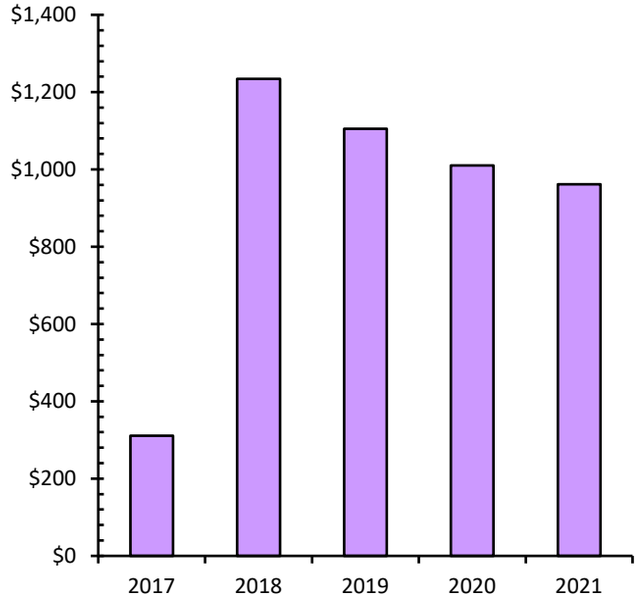
Water Capital Reserve
2017 to 2021
(Amounts in $000's)

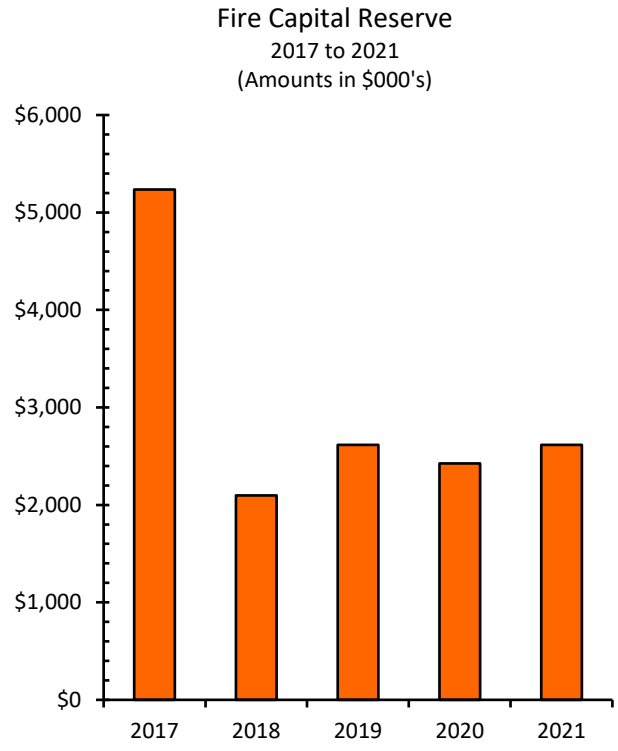


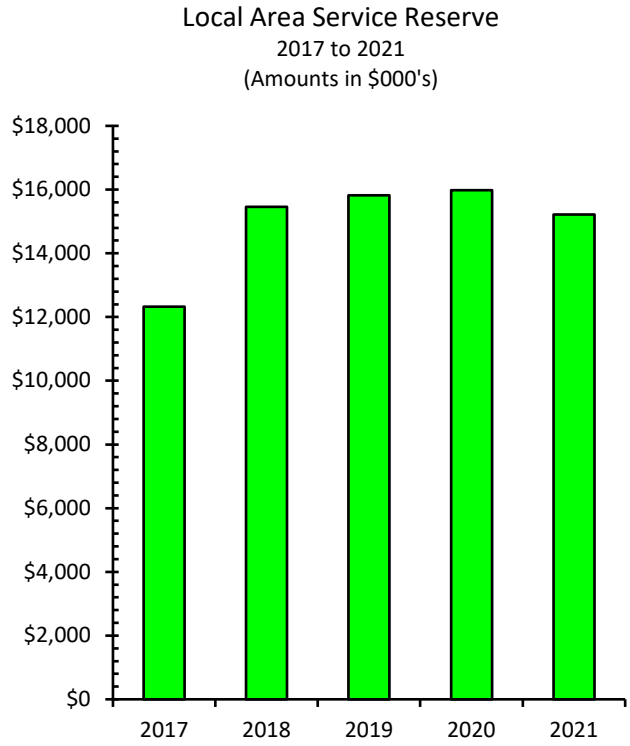
Sewer Capital Reserve
2017 to 2021
(Amounts in $000's)

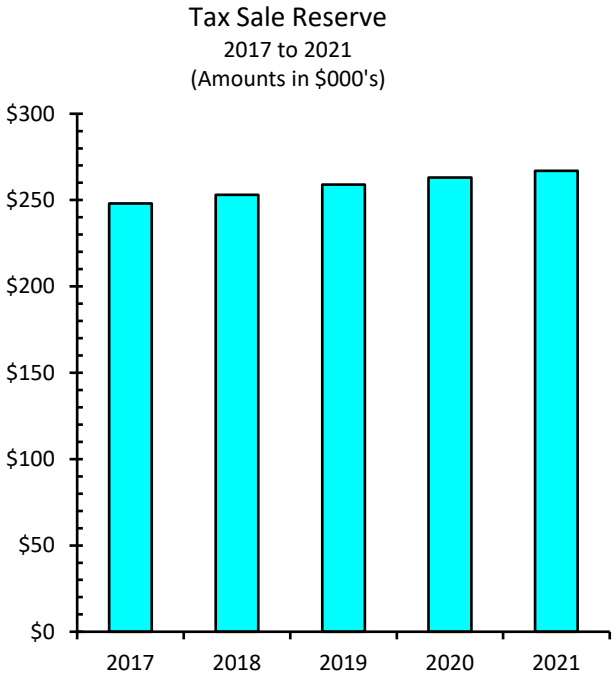


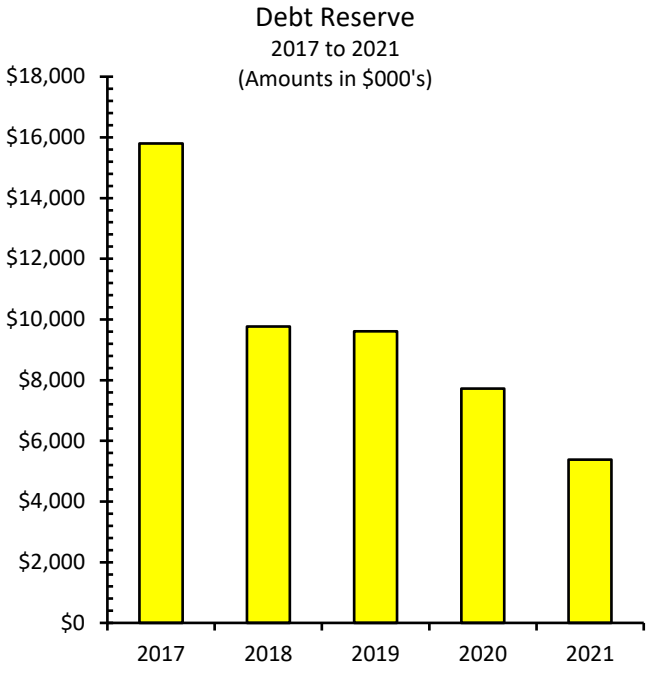
Stormwater Capital Reserve
2017 to 202
(Amounts in $000's)




Fire Capital Reserve
2017 to 2021
(Amounts in $000's)
$6,000
$5,000
$4,000
$3,000
$2,000
$1,000
$0
2017
2018
2019
2020
2021


Local Area Service Reserve
2017 to 2021
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2017
2018
2019
2020
2021


Tax Sale Reserve
2017 to 2021
(Amounts in $000's)
$300
$250
$200
$150
$100
$50
$0
2017
2018
2019
2020
2021


Debt Reserve
2017 to 2021
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2017
2018
2019
2020
2021

COVID-19 Safe Restart Grant

For the year ended December 31, 2021 (in thousands of dollars)

The Township received a grant of $7,608 under the COVID-19 Safe Restart Grant for Local Governments in November, 2020. The grant was partially drawn in 2021 as shown in the schedule below:

		2021
COVID-19 Safe Restart Grant received	$	7,608
Eligible costs incurred		(163)
Balance, end of year	$	7,445



KPMG

Corporation of the Township of Langley

Audit Findings Report for the year ended December 31, 2021

KPMG LLP

Prepared as of June 7, 2022, for Council meeting on June 13, 2022

kpmg.ca/audit

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KPMG contacts

The contacts at KPMG in connection with this report are:

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Audit highlights

Purpose of this report

The purpose of this report is to assist you, as a member of Council, in your review of the results of our audit of the consolidated financial statements (hereinafter referred to as the "financial statements") of the Corporation of the Township of Langley (the "Township") as at and for the year ended December 31, 2021. This Audit Findings Report builds on the Audit Plan we provided to the Council dated January 18, 2022.

Status of the audit

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

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

We will update Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

Our auditors' report, a draft of which is attached to the financial statements, will be dated upon the completion of any remaining procedures.

Significant changes from the audit plan

There were no significant changes to our audit plan which was originally communicated to you in the audit planning report.

Areas of audit focus

As part of our audit, we identified areas of audit focus which include:

- Financial reporting implications of COVID-19
- Tangible capital assets
- Development cost charges
- Expenses, including salaries, wages and benefits

See pages 4 to 5 for the audit findings related to these areas of audit focus.

Our audit is risk-focused. We have not identified any significant risks, except for the presumed risk of management override of controls, which is required by professional auditing standards. See page 6 for the audit findings.

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

Audit highlights (continued)

Audit misstatements

Audit misstatements include presentation and disclosure misstatements, including omissions. Professional standards require that we request of management and Council that all identified audit misstatements be corrected. We have already made this request of management.

Uncorrected audit misstatements

We identified one uncorrected audit misstatement related to the financial statement debt note disclosure.

The management representation letter includes the Summary of Uncorrected Audit Misstatements, which discloses the impact of all uncorrected misstatements considered to be other than clearly trivial.

Based on both qualitative and quantitative considerations, management have decided not to correct the misstatement and represented to us that the misstatement– is, in their judgment, not material to the financial statements. This management representation is included in the management representation letter.

We concur with management's representation that the uncorrected misstatement is not material to the financial statements. Accordingly, the uncorrected misstatement has no effect on our auditors' report.

Corrected audit misstatements

There were no corrected misstatements noted in our audit.

See Appendix 2 for further details.

Control deficiencies and other observation

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

There is one other observation that would be of interest to management and Council.

See page 7 for further details.

Significant accounting policies and practices

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

See page 8 for further details.

Independence

We confirm that we are independent with respect to the Township within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation from January 1, 2021 up to the date of this report.

Current developments

In our audit planning report, we provided details on the upcoming accounting standards. There have been no changes to the standards since we provided that information.

Please refer to Appendix 3 for additional information related to the implementation of the PS 3280 Asset Retirement Obligations accounting standard.

Areas of audit focus

Area of audit focus	Our audit approach	Significant findings
Financial reporting implications of COVID-19	- We updated our understanding of process activities and controls over each significant financial process to identify changes resulting from the pandemic. - We reviewed variances in revenue and expenses from the prior year balances to assess whether the variances are reasonable, and the revenue and expenses reported in the financial statements are complete and accurate. - We reviewed the COVID-19 financial statement note disclosure to ensure it appropriately describes the impact of the pandemic on the Township's operations. - We obtained an understanding of the nature of the expenditures reported in the 2021 unaudited COVID-19 Safe Restart grant schedule attached to the financial statements..	There were no issues noted in our testing.
Tangible capital assets ("TCA")	- We updated our understanding of the process activities and controls over TCA. - We selected a sample of TCA additions and agreed the balance recorded to supporting documentation. We ensured each item tested is recorded in the appropriate TCA category and is appropriate to capitalize. - We selected a sample of developer contributed assets and reviewed the agreement between the Township and the developer to ensure that the appropriate accounting treatment has been applied. We agreed the amount recorded to supporting documentation evidencing the fair value of the assets. - We performed analytical procedures on amortization expense to assess whether the change in the balance from the prior year is reasonable.	There were no issues noted in our testing.

Areas of audit focus (continued)

Area of audit focus	Our audit approach	Significant findings
Development cost charges (“DCC”)	- We updated our understanding of the process activities and controls over DCC. - We selected a sample of DCC contributions, recalculated the total amount, agreed each factor in the calculation to supporting documentation (e.g. approved rates) and agreed the amount recorded to cash receipts or letters of credit. - We selected a sample of DCC expenditures and agreed the amount recorded to supporting documentation. - We reviewed the year-end DCC fund balances and identified any funds with a negative balance. For funds with negative balances, we inquired with management about the plan for future collection of DCC. - We selected a sample of letters of credits held for unpaid DCC contributions and confirmed the existence and validity of the letter of credit with the financial institution.	There were no issues noted in our testing.
Expenses, including salaries, wages and benefits	- We updated our understanding of the process activities and controls for expenses, including payroll. - We performed analytical procedures to understand the change in expenses relative to the prior year. We corroborated all significant variances noted by reviewing supporting documentation. - We analyzed the change in salaries, wages and benefits expense relative to the prior year based on changes in head count and pay rates. - We selected a sample of invoices received, payments made and payables recorded subsequent to year-end to ensure they are recorded in the appropriate fiscal year.	There were no issues noted in our testing.

Audit risks

Professional requirements	Why is this significant?
Presumption of the risk of fraud resulting from management override of controls.	Management is in a unique position to perpetrate fraud because of its ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk nevertheless is present in all entities.

Our response

As the risk is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

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

Significant findings

There were no issues noted in our testing.

Control deficiencies and other observation

Consideration of internal control over financial reporting ("ICFR")

A significant deficiency in internal control over financial reporting is a deficiency, or combination of deficiencies, in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.

In planning and performing our audit, we considered ICFR relevant to the Township's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

Significant deficiencies in ICFR

There were no significant deficiencies in ICFR noted.

Other observation

We note that, as disclosed in the notes to the consolidated financial statements, the land capital statutory reserve fund has been in a deficit position for a number of years. As at each period-end, this deficit position would have a resultant impact on the available funds for other statutory reserve fund balances. We recommend that the Township consider strategies towards approaching the land capital reserve deficit in its future financial planning.

Significant accounting policies and practices

Significant accounting policies

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

Significant accounting estimates

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

Financial statement presentation and disclosure

- There were no issues noted with the judgments made, in formulating particularly sensitive financial statement disclosures.
- There were no issues noted with the overall neutrality, consistency, and clarity of the disclosures in the financial statements.
- There were no significant potential effects on the financial statements of significant risks, exposures and uncertainties.

Appendices

Appendix 1: Required communications

Appendix 2: Management representation letter

Appendix 3: Implications of PS 3280 Asset Retirement Obligations



Appendix 1: Required communications

Draft auditors' report

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

Independence

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

Management representation letter

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

Appendix 2: Management representation letter

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

[Date of Auditors' Report]

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of the Corporation of the Township of Langley ("the Township") as at and for the year ended December 31, 2021.

General:

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

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

Responsibilities:

1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated January 3, 2020, including for:

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

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

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

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

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

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

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

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

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

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

Internal control over financial reporting:

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

Fraud & non-compliance with laws and regulations:

3) We have disclosed to you:

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

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

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

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

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

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

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

Subsequent events:

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

Related parties:

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

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

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

Estimates:

8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

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

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

Misstatements:

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

Non-SEC registrants or non-reporting issuers:

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

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

Yours very truly,

_____ _____

Mark Bakken, Chief Administrative Officer Sandra Ruff, Director of Finance

cc: Council

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and, the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Attachment II – Summary of Audit Misstatements Schedule

Uncorrected Audit Misstatements

Financial statement disclosure

It is the Township's practice not to include interest rates for agreements payable in the financial statement notes and schedules. This is contrary to required note disclosures under the relevant financial reporting framework.

Appendix 3: Implications of PS 3280 Asset Retirement Obligations

PS 3280 Asset Retirement Obligations ("PS 3280") is a new accounting standard effective for the Township's December 31, 2023 financial statements. This standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets by public sector entities. This significant new accounting standard has implications that have the potential to go beyond financial reporting.

Financial reporting implications

A liability for asset retirement costs will be recorded with a corresponding increase in the cost of tangible capital assets in productive use, resulting in a decrease (increase) to the net financial assets (net debt) reported in the Statement of Financial Position.

Asset retirement obligations associated with tangible capital assets that are not recognized or no longer in productive use are expensed.

Additional non-cash expenses for the amortization of tangible capital assets and accretion will be recognized annually.

The total cost of legally required retirement activities will be recognized earlier in a tangible capital asset's life. There is no change to the total cost recorded over an asset's life.

A rigorous process needs to be established to support updates to the ARO measurement on an annual basis post-initial implementation.

Asset management implications

The asset retirement date used to determine the asset retirement liability needs to be consistent with the useful life of the related tangible capital asset. As a result, public sector entities need to assess whether the useful lives of tangible capital assets continue to be accurate and consistent with asset management plans.

Many public sector entities are using the implementation of PS 3280 as an opportunity to develop or refine their asset management plans.

Funding implications

PS 3280 does not provide guidance on how the asset retirement liability should be funded. Many public sector entities currently fund retirement costs as they are incurred at the end of the asset's life. Public sector entities will need to assess whether this practice remains appropriate or if funding will be obtained over the life of the asset.

Budget implications

In addition to budgeting for costs associated with the initial implementation of PS 3280, public sector entities will need to consider if the non-cash accretion expense and additional amortization expense will be included in the annual budget.

Public sector entities operating under balanced budget legislation or similar guidelines will need to obtain guidance from the provincial government to determine the impact of PS 3280 on current requirements.

Capital planning implications

PS 3280 requires legal obligations associated with the retirement of tangible capital assets to be recorded when the assets are acquired, constructed or developed. As a result, the cost of legally required retirement activities will need to be considered at the inception of a capital project to determine the financial viability and impact of the project.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 13, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101325 (JANDA GROUP HOLDINGS INC. / 3100 – 272 STREET)

REPORT: 22-59
FILE: 13-20-0152

PROPOSAL:

Development Permit application for one 6-storey mixed-use retail and residential building containing 66 condominium units on 2.6 ha (6.4 ac) of land located at 3100 – 272 Street.



RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101325 subject to seven (7) conditions plus four (4) conditions to be met prior to building permit.

RATIONALE:

The proposed development is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Comprehensive Development CD-31 Zoning.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101325 for a property located at 3100 – 272 Street 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" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. Registration of a restrictive covenant requiring seven units to be provided as adaptable housing; and
g. 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:

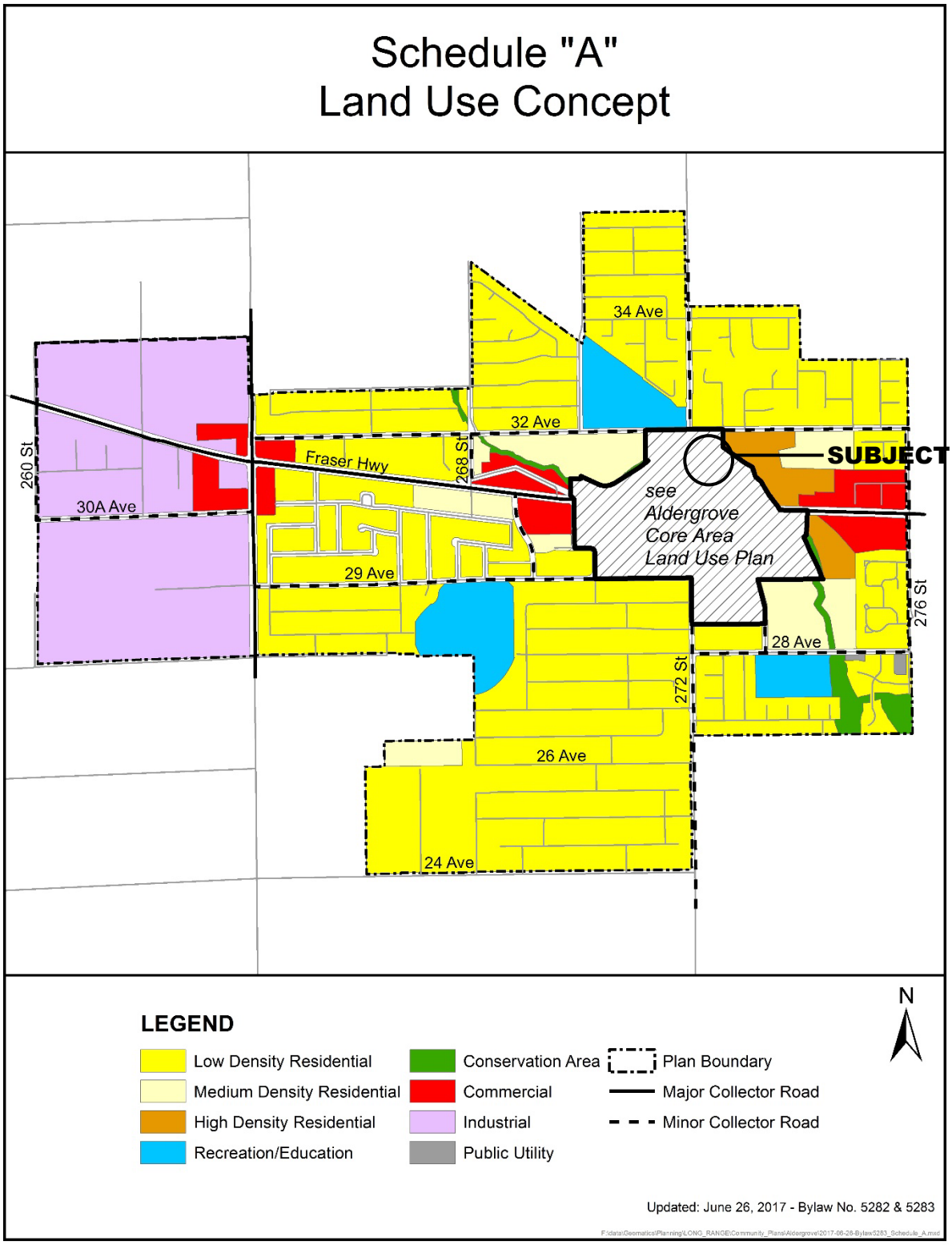
a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Confirmation that Age-Friendly Amenity requirements and proposed outdoor space design is to the satisfaction of the Manager of Green Infrastructure Services; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

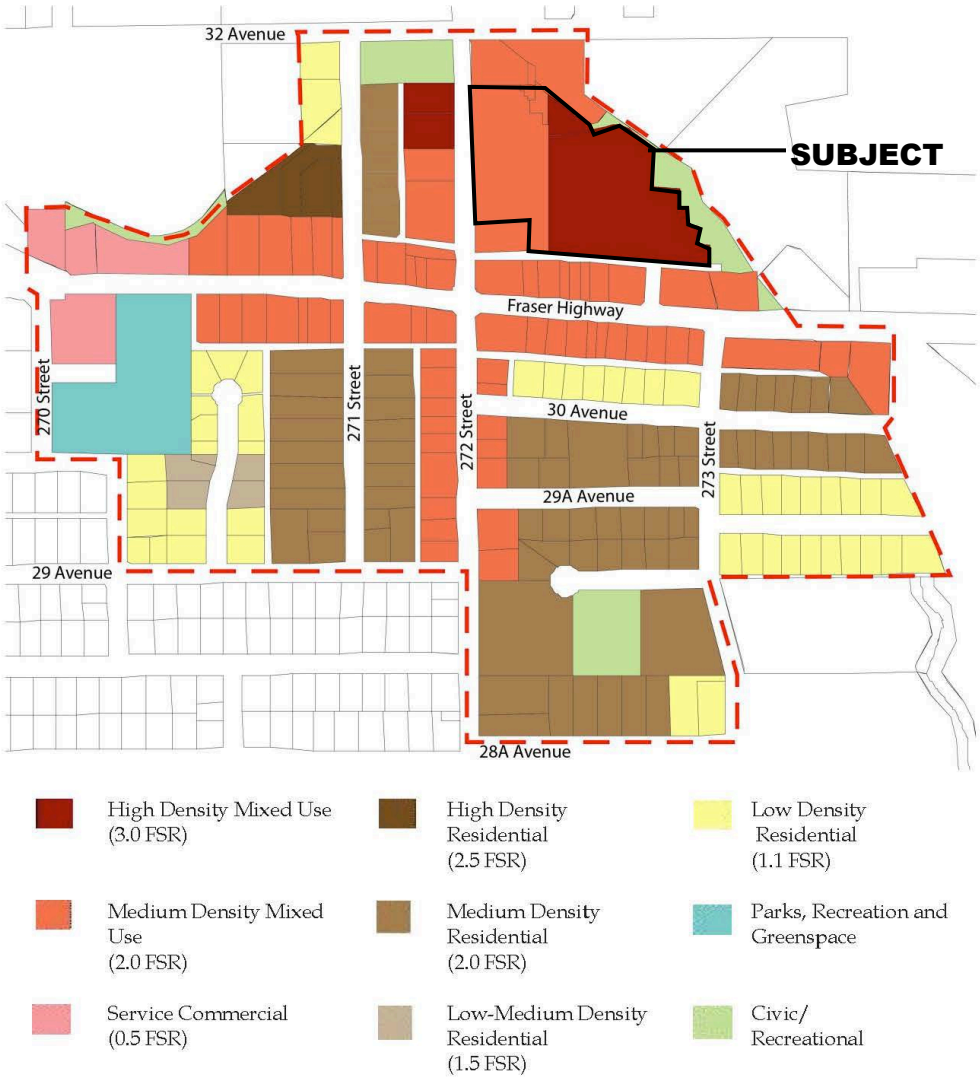
EXECUTIVE SUMMARY:

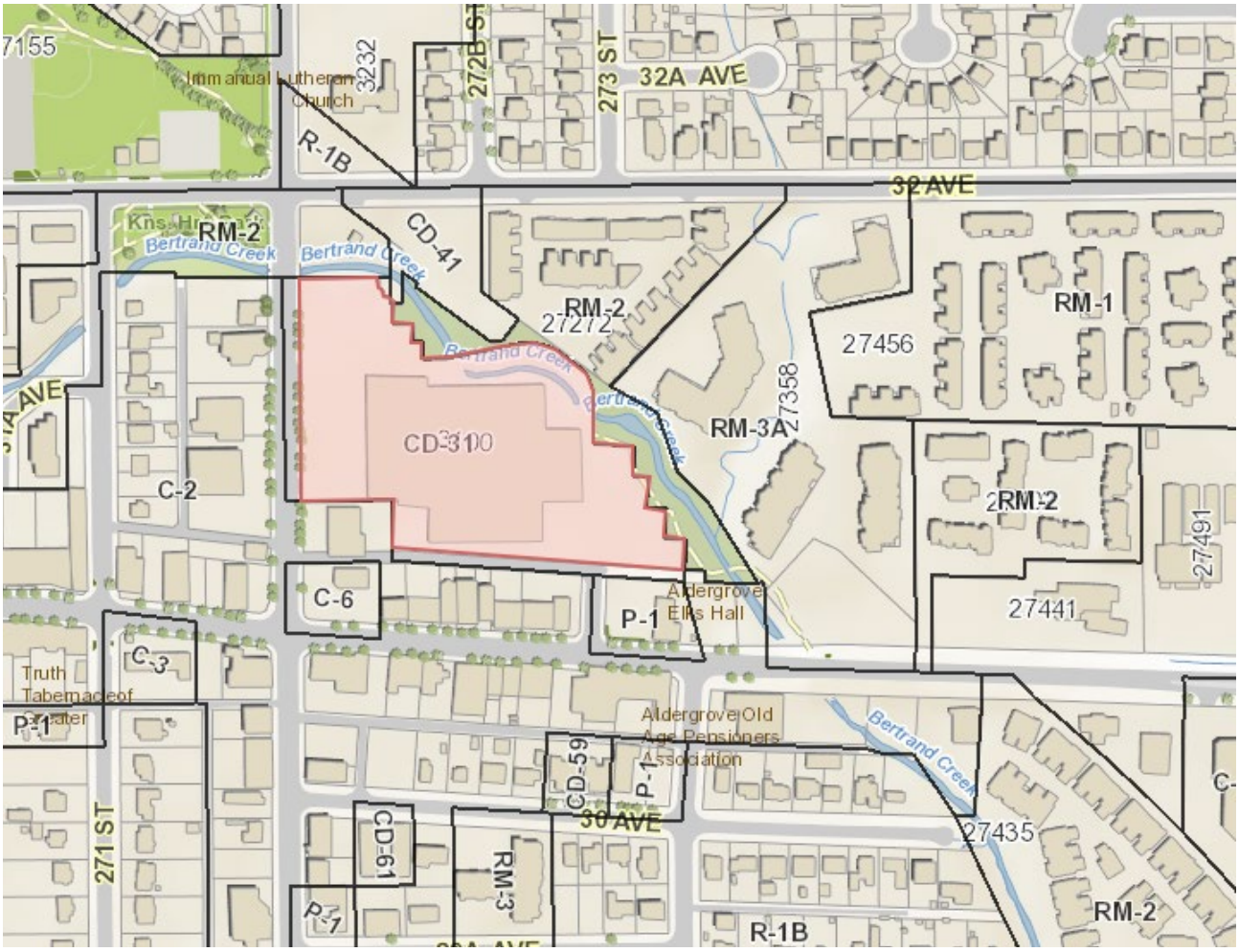
Focus Architecture Inc. has applied on behalf of Janda Group Holdings Inc. for a Development Permit for one 6-storey mixed-use building containing two commercial retail units and 66 condominium units. The proposed development is part of the second phase of the larger overall redevelopment of the 2.6 ha (6.4 ac) Aldergrove Mall property located at 3100 – 272 Street. The development complies with the applicable Development Permit Guidelines of the Aldergrove Community Plan (Attachment B).

PURPOSE:

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101325 for a property located at 3100 – 272 Street.


Schedule "A"
Land Use Concept
34 Ave
32 Ave
SUBJECT
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


32 Avenue
SUBJECT
Fraser Highway
270 Street
271 Street
272 Street
30 Avenue
273 Street
29A Avenue
29 Avenue
28A Avenue
High Density Mixed Use (3.0 FSR)
High Density Residential (2.5 FSR)
Low Density Residential (1.1 FSR)
Medium Density Mixed Use (2.0 FSR)
Medium Density Residential (2.0 FSR)
Parks, Recreation and Greenspace
Service Commercial (0.5 FSR)
Low-Medium Density Residential (1.5 FSR)
Civic/ Recreational



ZONING BYLAW NO. 2500



SOUTHWEST BIRD-EYE VIEW



SOUTHEAST BIRD-EYE VIEW

RENDERINGS – SUBMITTED BY APPLICANT

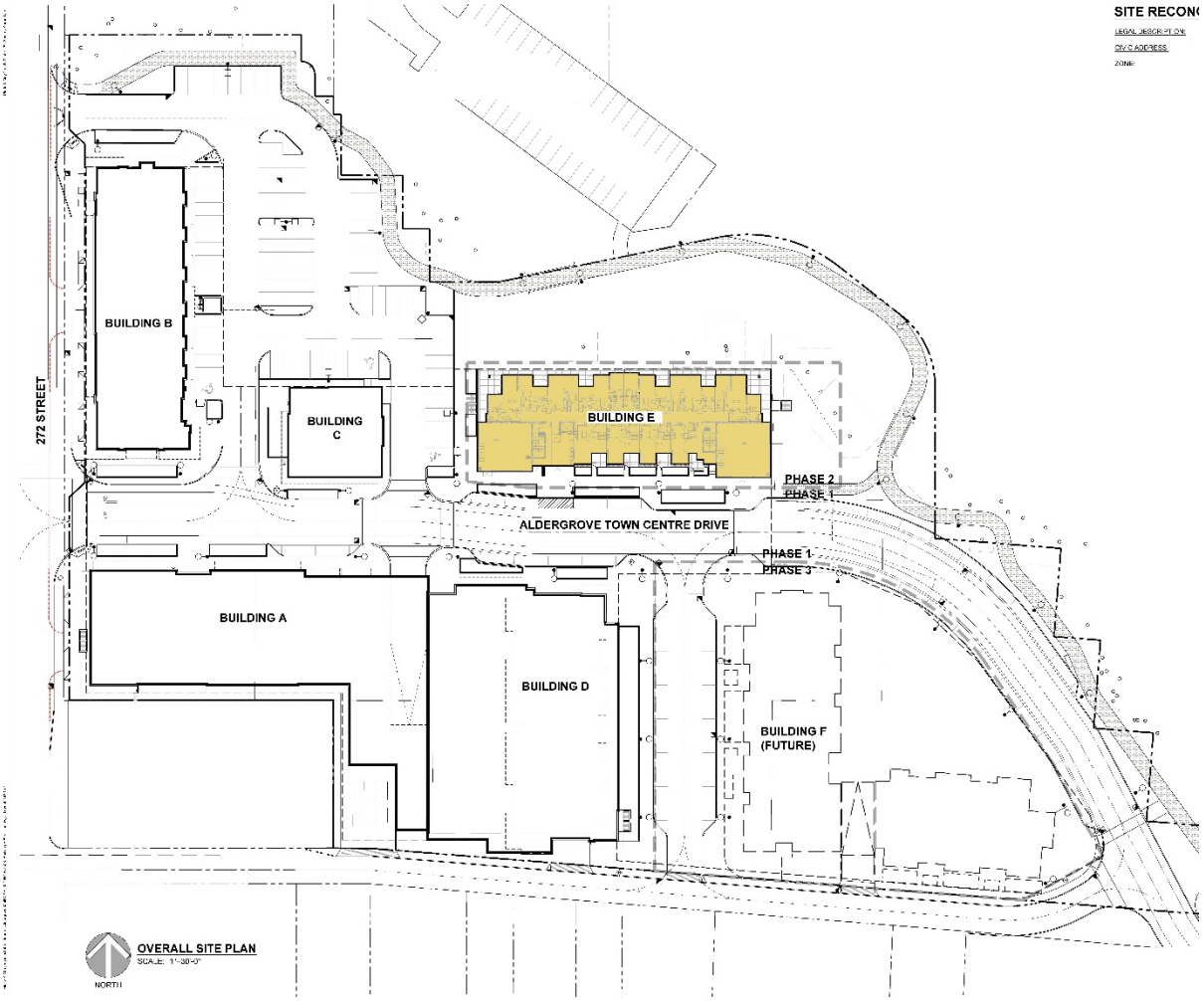


NORTHEAST VIEW



NORTHWEST VIEW

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
Agent:	Focus Architecture Inc. 310, 1848 McCallum Road Abbotsford, BC V2S 0H9
Legal Description:	Lot 1 Section 20 Township 13 NWD Plan EPP97382
Location:	3100 – 272 Street (Aldergrove Mall)
Area:	2.6 ha (6.5 ac)
Existing Zoning:	Comprehensive Development Zone CD-31
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core :	Medium Density Mixed Use (2.0 FSR) High Density Mixed Use (3.0 FSR)

BACKGROUND/HISTORY:

The subject 2.6 ha (6.4 ac) site is zoned Comprehensive Development Zone CD-31 and located in the Aldergrove Core area of the Aldergrove Community Plan. The western portion of the property is designated Medium Density Mixed Use (2.0 Floor Space Ratio (FSR)) and the eastern portion is designated High Density Mixed Use (3.0 FSR). The subject site is bordered on the north and east by Bertrand Creek, which is protected by a restrictive covenant, secured as part of a previous application.

The proposed location for the subject building was part of a larger rezoning application for the overall redevelopment of the 10,442 m^2 (112,400 ft^2) Aldergrove Mall (constructed in the 1970s) which received final reading in 2021. The application amended the property's existing CD-31 Zone to increase the height of two buildings from a maximum of 6-storeys to 10-storeys (in Phase 1) and 12-storeys (future Phase 3). An accompanying Development Permit for the construction of three mixed-use buildings and one commercial building was also approved with final reading of that application.

The subject Development Permit application proposes construction of one 6-storey mixed use building as part of Phase 2 of the overall three phase redevelopment of the subject site.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has submitted a development application on behalf of Janda Group Holdings Inc. proposing one 6-storey mixed use building comprised of 66 condominium units and 341 m^2 (3,678 ft^2) of commercial space.

The site's overall density (which includes both Phase 1 and 2) of 100 units per hectare (UPH) (40.5 units per acre (UPA)) is consistent with the site's Medium Density Mixed Use and High Density Mixed Use designations and CD-31 zoning.

The overall development proposal for the site includes three phases of development detailed as follows:

Phase 1	Buildings A & B: (6-storey mixed-use buildings comprised of residential and commercial); Building C: (2-storey commercial); Building D: (10-storey mixed-use building comprised of a parkade and residential) Construction of 'Aldergrove Town Centre Drive'
Phase 2	Building E (6-storey mixed use building comprised of residential and commercial) **(CURRENT PROPOSED DEVELOPMENT PERMIT)**
Phase 3	Building F (12-storey residential building) Construction of N/S lane connection between 'Aldergrove Town Centre Drive' and the existing E/W lane

As part of the overall rezoning of the site, the proponent will be constructing an east to west vehicular connection, 'Aldergrove Town Centre Drive,' that will connect the development from 272 Street to the existing east-west lane which runs parallel to Fraser Highway. Statutory rights of way allowing for public access for the new vehicular connections as well as enhancements to the existing Bertrand Creek trail connection (including pedestrian connections leading from the site to the trail system) were secured through the previous rezoning application.

Adjacent Uses:

North: Bertrand Creek, beyond which are two vacant properties, one zoned Multiple Family Zone RM-2 and one zoned Comprehensive Development Zone CD-41, both designated as Medium Density Mixed Use (2.0 FSR) in the Aldergrove Core Land Use Plan;

South: A lane, beyond which are several properties (fronting Fraser Highway) zoned Community Commercial Zone C-2, designated Medium Density Mixed Use in the Aldergrove Core Land Use Plan. A commercial multi-tenant building is located to the southeast of the subject property zoned Community Commercial Zone C-2, designated Medium Density Mixed Use (2.0 FSR) in the Aldergrove Core Land Use Plan;

East: Bertrand Creek, beyond which is a townhouse development (fronting 32 Avenue) zoned Multiple Family Residential Zone RM-2 designated as High Density Residential in the Aldergrove Community Plan and an condominium development zoned Multiple Family Residential Zone RM-3A designated as High Density Residential in the Aldergrove Community Plan;

West: 272 Street, beyond which are four properties zoned Community Commercial Zone C-2, with the two northern properties designated as High Density Mixed Use (3.0 FSR) and two southern properties designated as Medium Density Mixed Use (2.0 FSR) in the Aldergrove Core Land Use Plan.

Development Permit

As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The subject site is located in "Development Permit Area 'D' – Downtown Core Area" in the Aldergrove Community Plan (Attachment B) which establishes objectives and guidelines for the form and character of commercial and residential

development. Proposed Development Permit No. 101325 is attached to this report (see Attachment A). The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style, and massing of the proposed mixed-use site for Council's consideration.

The proposed building faces the future Aldergrove Town Centre Drive road alignment and is a contemporary style mixed-use building comprised of 341 m^2 (3,678 ft^2) of commercial area located in two commercial retail units on the east and west portions of the building. 66 residential units are dispersed throughout all 6-storeys of the building and are comprised of one, two, and three bedroom units ranging in size from 46 m^2 (492 ft^2) to 995 ft^2. The building features five shades of hardie cement board panel in white, light and dark beige, brown, and gold. The building also utilizes two shades of hardie cement board siding in dark and light grey along with metal wood siding. Additionally, the building features corrugated metal siding to delineate the commercial spaces from the residential space along the first storey.

The Aldergrove Mall redevelopment site aligns with the Medium Density Mixed Use and High Density Mixed Use designation in the Aldergrove Plan and the site's Comprehensive Development CD-31 zoning. To date, Phase 1 and 2 of the proposed redevelopment have been advanced to Council, with the Phase 1 Development Permit (at the time of final reading for ToL Project No. 13-20-0152 / RZ100573) issued in November 2021. Staff note that the proposed overall density of the development site (100 UPH/ 40.5 UPA) site coverage (36%), parking, and building siting comply with the CD-31 zoning provisions.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 10% of condominium units shall be provided as adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 – Adaptable Housing Requirements of the Official Community Plan. In compliance with the Official Community Plan, seven adaptable units are required and seven adaptable one bedroom units are proposed. A condition of the Development Permit is registration of a restrictive covenant identifying/securing the units required to comply with Schedule 2 – Adaptable Housing Requirements.

Tree Protection/Replacement:

Street and replacement trees were secured as part of the overall rezoning and development permit application for all three phases of the project including Phase 2, which is subject to this particular application.

Bertrand Creek Trail:

Bertrand Creek borders the subject site along the north and east property lines. As part of the previous application, the applicant widened the entire length of the trail to 3.0 m (9.8 ft) which runs from Fraser Highway to 272 Street (east to west).

Servicing:

Full municipal services were secured as part of the previous rezoning application. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These

environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

A red-coded watercourse (Bertrand Creek) exists along the northern property line. Streamside Protection Development Permit No.101095 was issued with the overall rezoning application which established and protected the required watercourse protection areas.

Landscaping:

The landscape plans (provided in Attachment A) propose an urban landscape standard along Aldergrove Town Centre Drive. The landscape plans also provide extensive planting around the perimeter of the building and adjacent to the protected SPEA areas.

Landscape plans for the overall Aldergrove Mall redevelopment site have been submitted and accepted as part of the prior overall rezoning application.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit) for condominium developments, resulting in a requirement of 256 m^2 (2755 ft^2) for this building. As part of this development permit for Building E, the proponent is proposing 89 m^2 (957 ft^2) of outdoor space east of Building E.

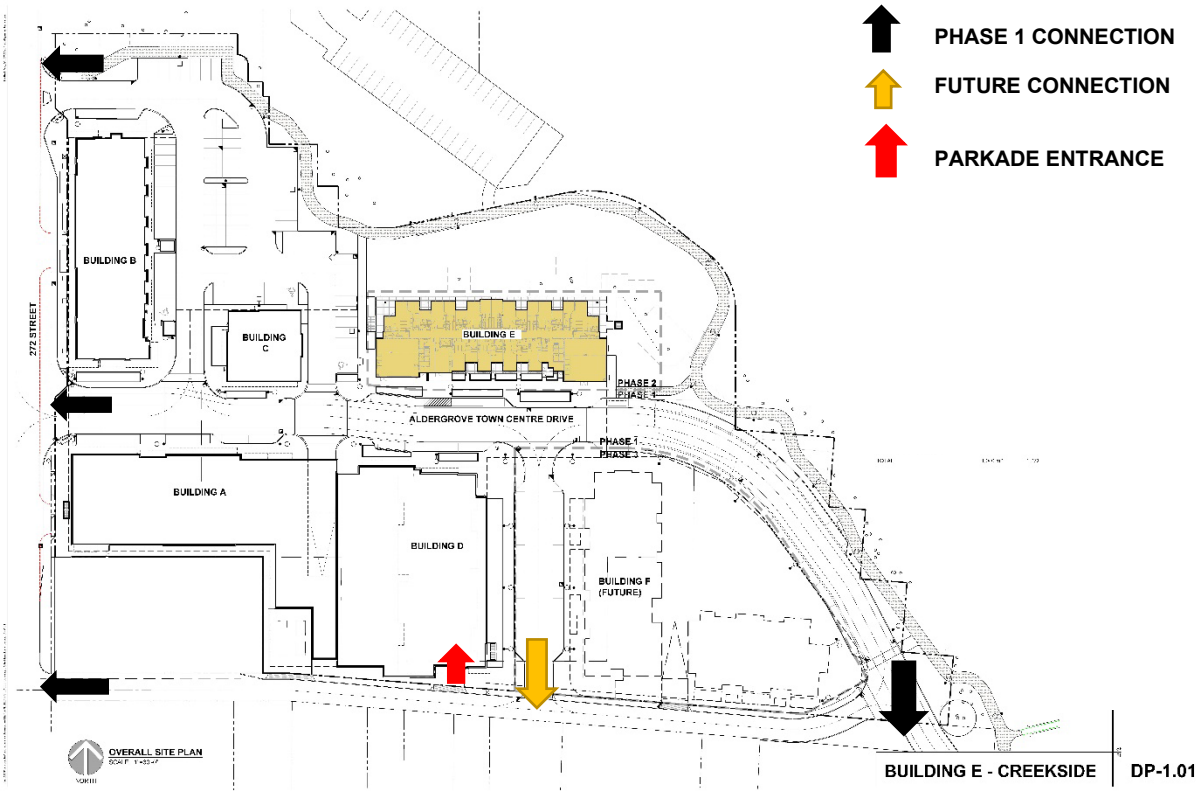
As a component of the comprehensive redevelopment of the overall Aldergrove Mall site, the proponent will provide surplus amenity space on the fifth level of Building D (parkade building). The intention was that amenity space for Building E would be provided largely in Building D. This approach was also used in the previous development permit with Building B having a portion of its amenity space provided in Building D. The applicant included a total of 1,272 m^2 (13,691 ft^2) of age friendly amenity areas as part of Phase 1, proposed in Buildings A, B, and mostly D, on the roof top level of each building. The previously approved amenity area is sufficient in area to satisfy the Zoning Bylaw requirements for Buildings A, B, D, and E and includes garden beds, play equipment, seating areas, and barbeque facilities for the use of residents.

Access and Parking

Access will be provided to the site by the future Aldergrove Town Centre Drive which will provide a connection through the site from the existing east-west lane located south of the subject site and the 272 Street alignment.

Access will be provided to the site through:

- Aldergrove Town Centre Drive and 272 Street intersection
- Northern driveway location at 272 Street (right in/right out location)
- Aldergrove Town Centre Drive (eastern most connection) and existing east/west lane
- North/South lane connection adjacent to Building D and existing lane (future connection to be provided at Phase 3)



A total of 110 parking spaces are allocated as part of Building E, which exceeds the minimum requirements of the Zoning Bylaw.

TYPE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
Retail/Restaurant (1 space per 35 m^2)	10	10
Residential - Condominium (1.5 spaces/ unit)	99 (10 of which allocated for visitor parking)	100 (10 of which are allocated for visitor parking)
TOTAL	**109**	**110**

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will ultimately generate approximately two new students for Parkside Elementary (located 750 m northwest of the site), one new student for Betty Gilbert Middle School (located approximately 1.5 km southeast of the site), and two students for Aldergrove Community Secondary School (located approximately 1.4 km southwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

Policy Considerations:

The proposed development complies with the site's Comprehensive Development CD-31 zoning. The proposal, in staff's opinion is in compliance with the Development Permit Guidelines of the Aldergrove Community Plan. Staff recommend that Development Permit No. 101325 be issued as attached, subject to seven (7) conditions as outlined in the Development Permit and four (4) 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,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101325
ATTACHMENT B	Development Permit Area "D" Guidelines
ATTACHMENT C	Letter from School District 35

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101325

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

1. Name: Janda Group Holdings Inc.

   Address: 4770 – 72 Street
   Delta, BC V4K 3N3

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 1 Section 20 Township 13 NWD Plan EPP97382

   CIVIC ADDRESS: 3100 – 272 Street

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

   a. Building plans 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;
   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. Registration of a restrictive covenant requiring seven units to be provided as adaptable housing; and
   g. 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   c. Confirmation that Age Friendly Amenity requirements and proposed outdoor space design is to the satisfaction of the Manager of Green Infrastructure Services; and
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

ALDERGROVE TOWN CENTRE
PHASE 2
MIXED USE DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



PROJECT CONTACT LIST

OWNER

JANDA GROUP
CONTACT: SONNY JANDA
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ARCHITECTURAL

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LANDSCAPE

PMG LANDSCAPE ARCHITECTS
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EMAIL: MARY@PMGLANDSCAPE.COM

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MCELHANNEY CONSULTING
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F. (855) 407 3895
EMAIL: RSULL@MCELHANNEY.COM

ARCHITECTURAL DRAWING INDEX

SHEET	DRAWING TITLE
DP-0.00	1503_Building E Cover page
DP-0.01	1503_Building E 3D Views
DP-0.02	1503_Building E 3D Views
DP-0.03	1503_Building E 3D Views
DP-1.01	1503_Building E Site Plan
DP-1.02	1503_Building E Site Plan
DP-2.01	1503_Building E UG Plans
DP-2.02	1503_Building E UG Plans
DP-2.03	1503_Building E Plans
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DP-4.02	1503_Building E Sections
DP-5.01	1503_Building E Unit Plans
DP-5.02	1503_Building E Unit Plans
DP-5.03	1503_Building E Unit Plans

BUILDING E - CREEKSIDE

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2022-05-25	PLANNING REVISIONS
2022-05-06	PLANNING REVISIONS
2022-03-18	DP APPLICATION

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3100 - 272 STREET, ALDERGROVE

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COVER PAGE

DATE 2015.02.02 | FILE NO.
DR AL
CH 1503

SCHEDULE A
E.2
DRAWING NO. DP-0.00



SOUTHWEST VIEW



SOUTHEAST VIEW

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DRAWING TITLE
3D VIEWS

DATE 2015.02.02 FILE NO. 1503
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CHK. CH

SEAL

SHEET NO. E.2 DP-0.01



NORTHEAST VIEW



NORTHWEST VIEW

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3D VIEWS

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BUILDING E - CREEKSIDE



SOUTHWEST BIRD-EYE VIEW



SOUTHEAST BIRD-EYE VIEW

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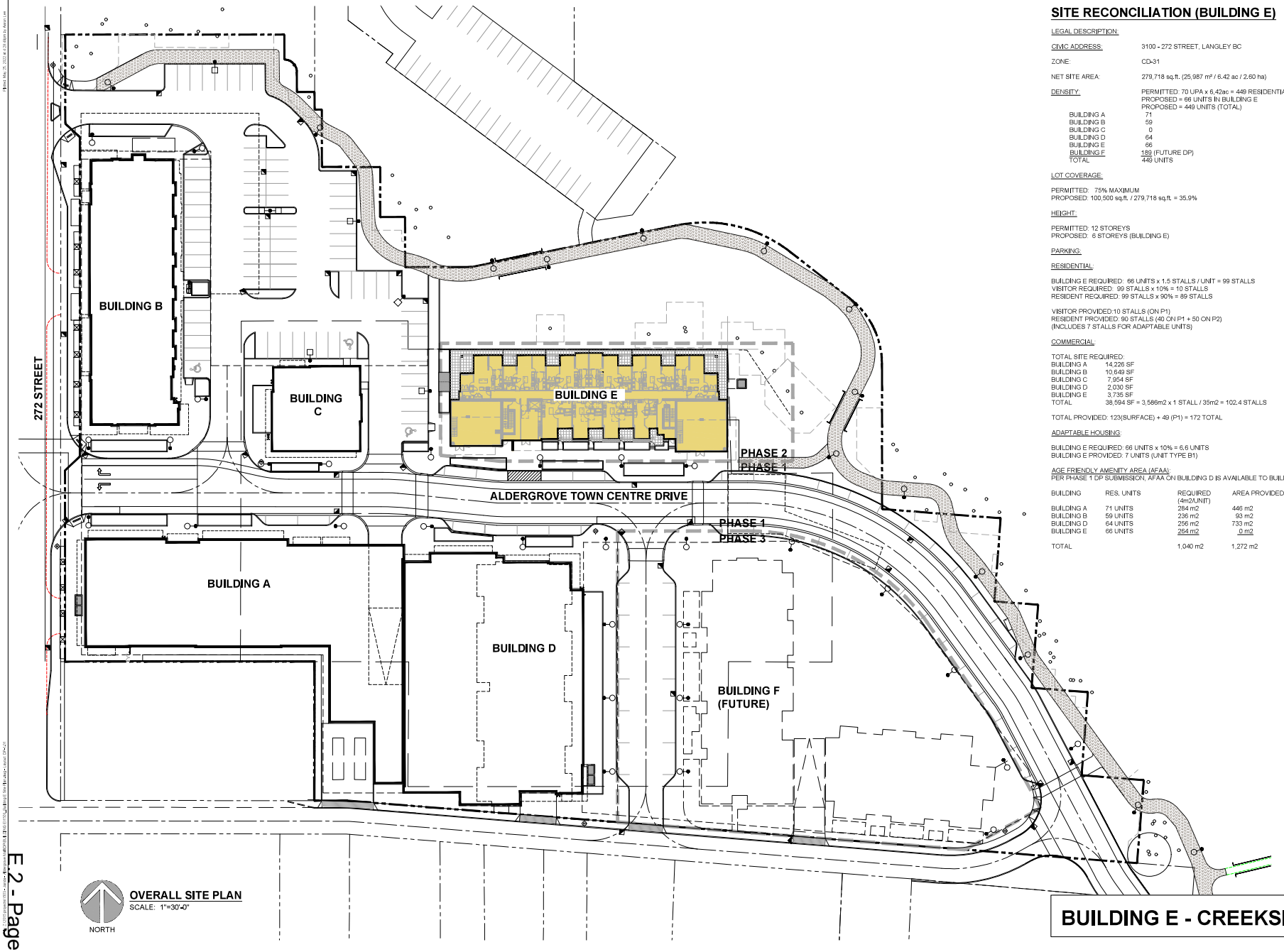
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SHEET NO. E.2 DP-0.03

BUILDING E - CREEKSIDE



SITE RECONCILIATION (BUILDING E)

LEGAL DESCRIPTION:

CIVIC ADDRESS: 3100 - 272 STREET, LANGLEY BC

ZONE: CD-31

NET SITE AREA: 279,718 sq.ft. (25,987 m² / 6.42 ac / 2.60 ha)

DENSITY: PERMITTED: 70 UPA x 6.42ac = 449 RESIDENTIAL UNITS
PROPOSED = 66 UNITS IN BUILDING E
PROPOSED = 449 UNITS (TOTAL)

BUILDING A	71
BUILDING B	59
BUILDING C	0
BUILDING D	64
BUILDING E	66
BUILDING F	189 (FUTURE DP)
TOTAL	449 UNITS

LOT COVERAGE:

PERMITTED: 75% MAXIMUM
PROPOSED: 100,500 sq.ft. / 279,718 sq.ft. = 35.9%

HEIGHT:

PERMITTED: 12 STOREYS
PROPOSED: 6 STOREYS (BUILDING E)

PARKING:

RESIDENTIAL:

BUILDING E REQUIRED: 66 UNITS x 1.5 STALLS / UNIT = 99 STALLS
VISITOR REQUIRED: 99 STALLS x 10% = 10 STALLS
RESIDENT REQUIRED: 99 STALLS x 90% = 89 STALLS

VISITOR PROVIDED:10 STALLS (ON P1)
RESIDENT PROVIDED: 90 STALLS (40 ON P1 + 50 ON P2)
(INCLUDES 7 STALLS FOR ADAPTABLE UNITS)

COMMERCIAL:

TOTAL SITE REQUIRED:

BUILDING A	14,226 SF
BUILDING B	10,649 SF
BUILDING C	7,954 SF
BUILDING D	2,030 SF
BUILDING E	3,735 SF
TOTAL	38,594 SF = 3,586m2 x 1 STALL / 35m2 = 102.4 STALLS

TOTAL PROVIDED: 123(SURFACE) + 49 (P1) = 172 TOTAL

ADAPTABLE HOUSING:

BUILDING E REQUIRED: 66 UNITS x 10% = 6.6 UNITS
BUILDING E PROVIDED: 7 UNITS (UNIT TYPE B1)

AGE FRIENDLY AMENITY AREA (AFAA):
PER PHASE 1 DP SUBMISSION, AFAA ON BUILDING D IS AVAILABLE TO BUILDINGS A,B,D,E.

BUILDING	RES. UNITS	REQUIRED (4m2/UNIT)	AREA PROVIDED
BUILDING A	71 UNITS	284 m2	446 m2
BUILDING B	59 UNITS	236 m2	93 m2
BUILDING D	64 UNITS	256 m2	733 m2
BUILDING E	66 UNITS	264 m2	0 m2
TOTAL		1,040 m2	1,272 m2

OVERALL SITE PLAN
SCALE: 1"=30'-0"

NORTH

BUILDING E - CREEKSIDE

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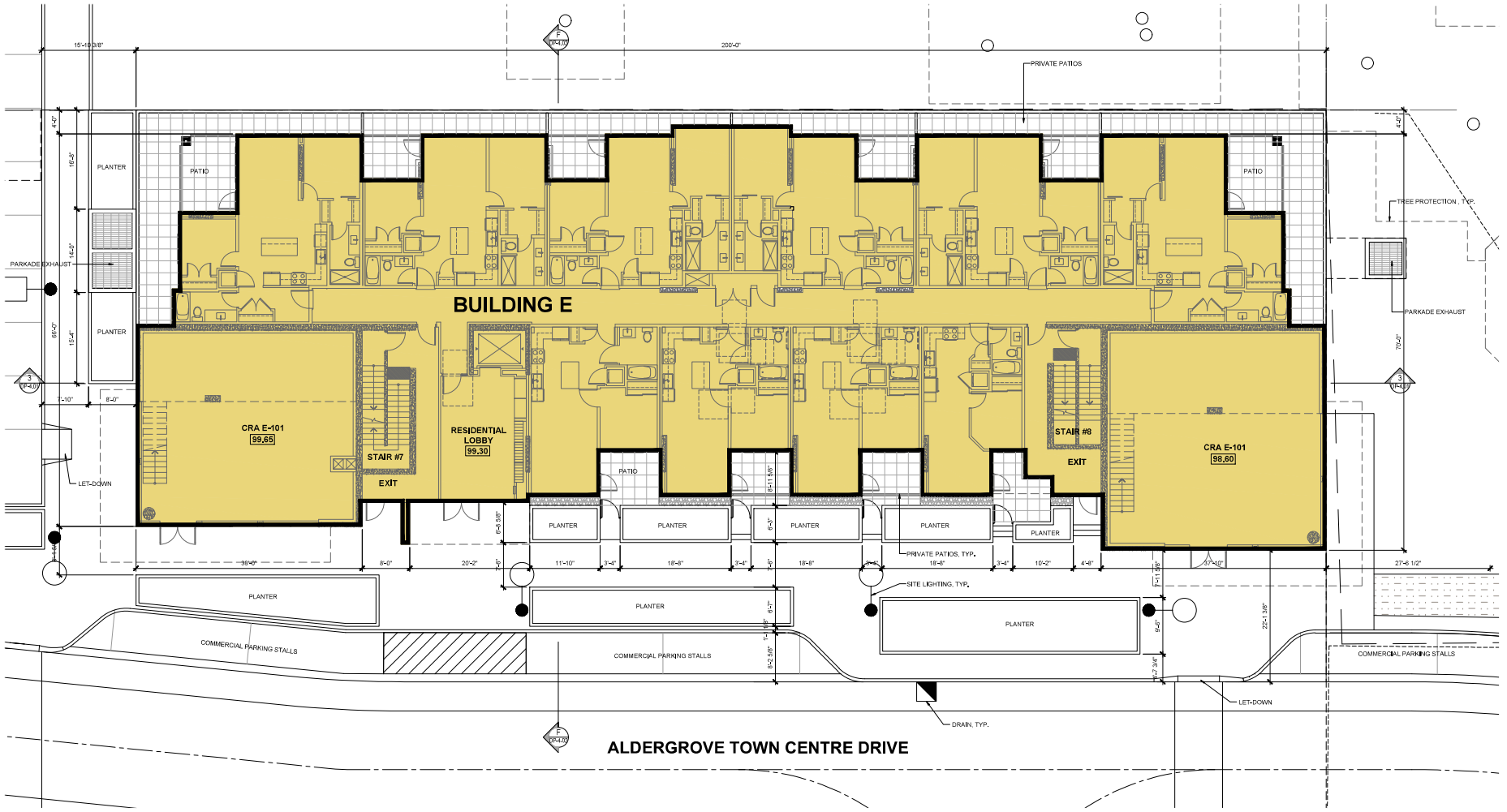
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3100 - 272 STREET, ALDERGROVE

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OVERALL SITE PLAN

DATE 2015.02.02 FILE NO.
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BUILDING E: UNIT SUMMARY

UNIT TYPE		UNIT AREA	# OF UNITS	TOTAL	%
A	1 BED 1 BATH	482 sq.ft.	4	1,928 sq.ft.	6
A1	1 BED 1 BATH	470 sq.ft.	1	470 sq.ft.	2
B	1 BED 1 BATH	563 sq.ft.	12	6,756 sq.ft.	18
B1	1 BED 1 BATH	563 sq.ft.	7	3,941 sq.ft.	11
C	2 BED 2 BATH	733 sq.ft.	10	7,330 sq.ft.	15
C1	2 BED 2 BATH	729 sq.ft.	10	7,290 sq.ft.	15
D	2 BED 2 BATH	767 sq.ft.	6	4,602 sq.ft.	9
E	2 BED 2 BATH	769 sq.ft.	8	6,152 sq.ft.	12
E1	2 BED 2 BATH	815 sq.ft.	2	1,630 sq.ft.	3
P1	2 BED+DEN 2 BATH	946 sq.ft.	2	1,892 sq.ft.	3
P2	2 BED+DEN 2 BATH	954 sq.ft.	2	1,908 sq.ft.	3
P3	3 BED 2 BATH	995 sq.ft.	2	1,990 sq.ft.	3
TOTAL			66	45,889 sq.ft.	100

BUILDING E: FLOOR AREAS SUMMARY

1st FLOOR	RESIDENTIAL	8,883 sq.ft.	10 UNITS
	COMMERCIAL	2,673 sq.ft.	
2nd FLOOR	RESIDENTIAL	8,206 sq.ft.	10 UNITS
	COMMERCIAL	1,062 sq.ft.	
3rd FLOOR		10,107 sq.ft.	13 UNITS
4th FLOOR		10,107 sq.ft.	13 UNITS
5th FLOOR		10,107 sq.ft.	13 UNITS
6th FLOOR		7,426 sq.ft.	7 UNITS
GROSS FLOOR AREA		58,571 sq.ft.	66 UNITS

NORTH

ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"

BUILDING E - CREEKSIDE

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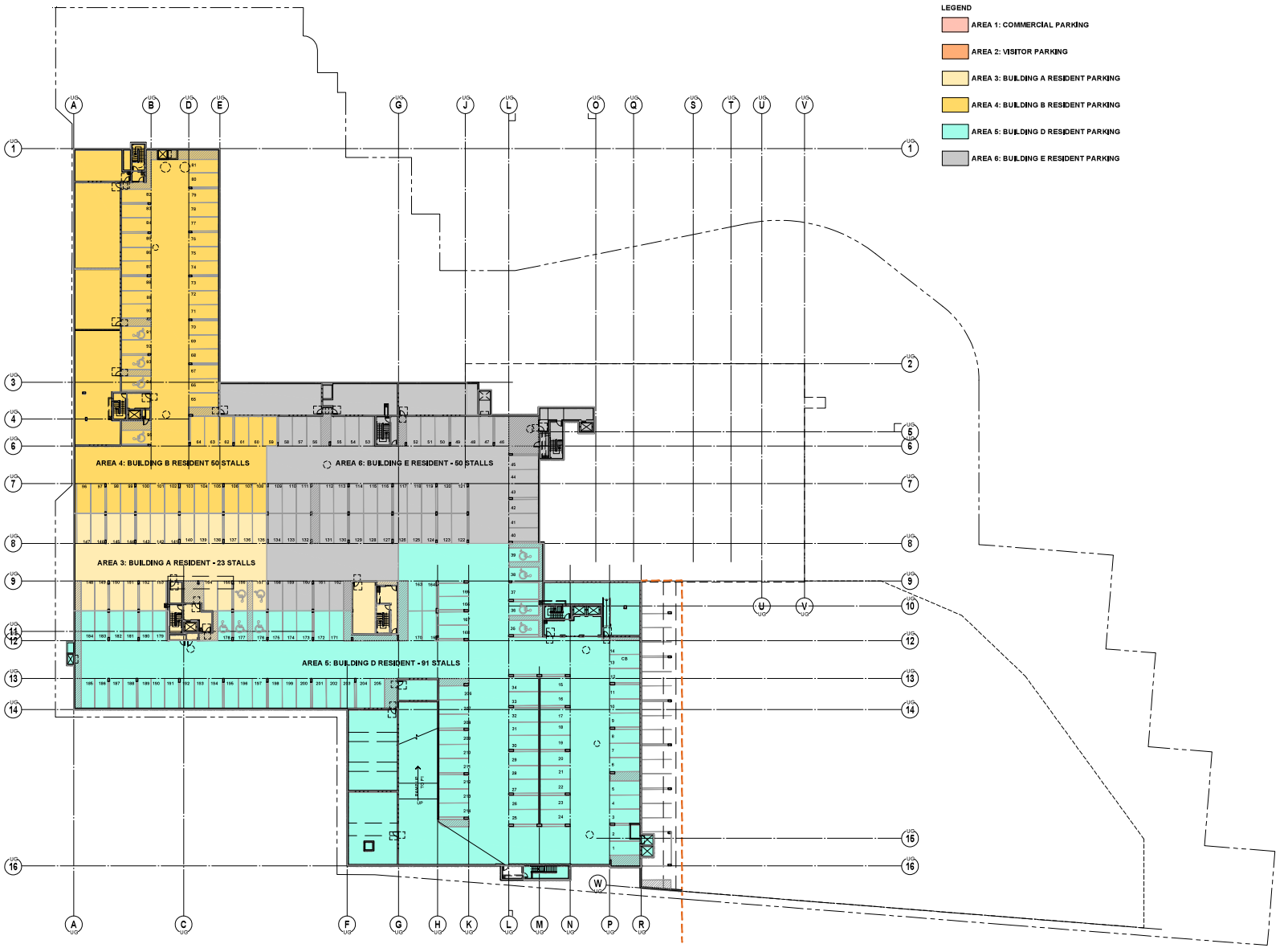
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ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
ENLARGED SITE PLAN

DATE 2015.02.02 FILE NO. 1503
DWN. AL
CHK. CH

SEAL
SHEET NO. E.2
DP-1.02



OVERALL UNDERGROUND PARKADE LEVEL P2
SCALE: 1"=30'-0" FLOOR AREA: **100,447 SQ. FT.** (9,332 m²)

NORTH

BUILDING E - CREEKSIDE

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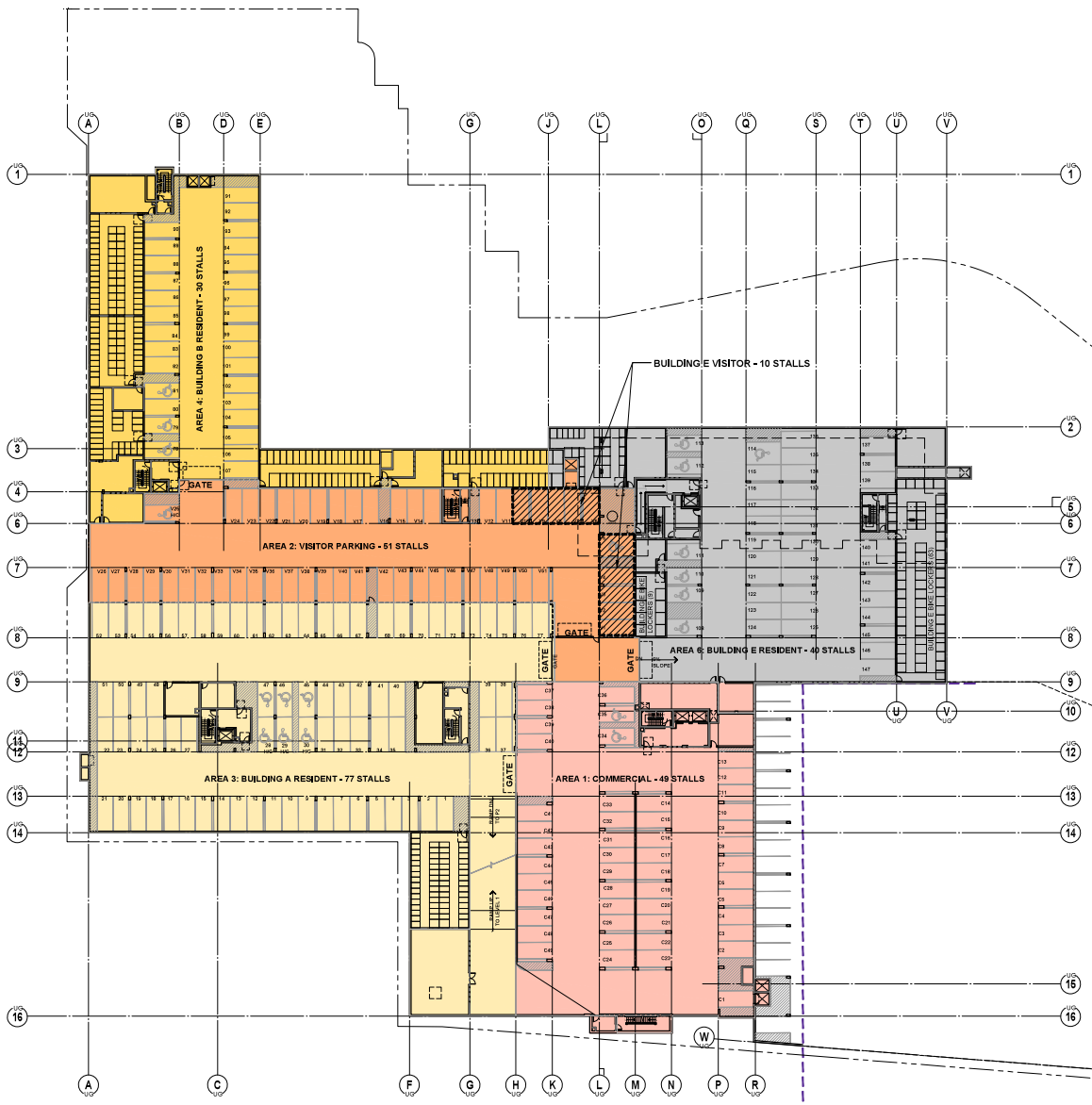
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DRAWING TITLE
OVERALL U/G PARKADE LEVEL P2 PLAN

DATE 2015.02.02 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. **DP-2.01**



OVERALL UNDERGROUND PARKADE LEVEL P1
SCALE: 1"=30'-0" FLOOR AREA: **124,361 SQ. FT.** (11,554 m²)

BUILDING E - CREEKSIDE

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2022-05-25 PLANNING REVISIONS
2022-05-06 PLANNING REVISIONS
2022-03-18 DP APPLICATION
REVISIONS
CONSULTANT

CLIENT
jandagroup

PROJECT
ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
OVERALL U/G PARKADE LEVEL P1 PLAN

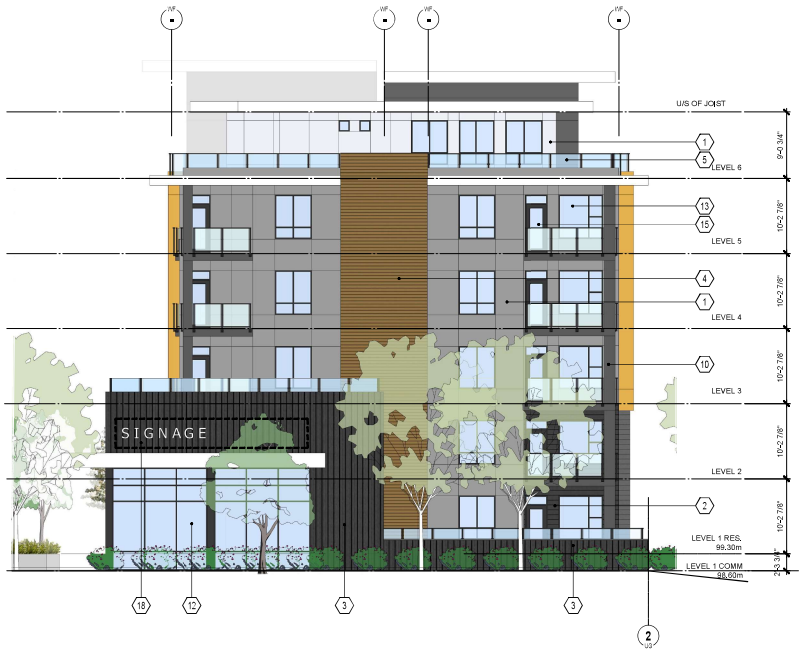
DATE 2015.02.02 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. E.2 DP-2.02



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



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

MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS,
2. CEMENT BOARD HORIZONTAL SIDING
3. CORRUGATED METAL CLADDING
4. WOOD ACCENT ALUMINUM SIDING
5. GLASS / ALUMINUM RAILING
6. GLASS / ALUMINUM RAILING W/ HORIZONTAL SLATS
7. 1x4 CEMENT BOARD TRIM
8. 1x12 CEMENT BOARD TRIM w/ METAL FLASHING
9. THROUGH WALL FLASHING
10. COLUMN w/ CEMENT BOARD PANEL CLADDING
11. 6' HIGH ALUMINUM FRAME PRIVACY SCREEN w/ TEMPERED FROSTED GLASS
12. ALUMINUM STOREFRONT SYSTEM
13. SEALED DOUBLE GLAZED P.V.C. WINDOW
14. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
15. SEALED DOUBLE GLAZED SWING DOOR
16. PAINTED CONCRETE w/ REVEALS
17. EXTERIOR STEEL DOOR
18. SIGNAGE ZONE

COMMERCIAL SIGN ON FASCIA (BY TENANT)
- SILHOUETTE LETTER SIGNS - STOREFRONTS (AS PER Aldergrove Community Plan-ACP)
- AREA DEFINED IN DASH FOR SIGNAGE (CENTERED - WITHIN SHOPFRONT)
- INDIVIDUAL LETTERS NOT EXCEEDING 45cm (18") IN HEIGHT OR WIDTH
- EXTERNALLY LIT OR BACKLIT (TO BE APPROVED)
- SIGNAGE AREA TO BE LESS THAN 0.8 SQM PER LINEAL METRE OF BUILDING FACE (AS PER TOL - BYLAW 4927)

BUILDING E - CREEKSIDE

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3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
ELEVATIONS

DATE 2015.02.02 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. E.2 DP-3.01



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



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

MATERIAL LEGEND

1. CEMENT BOARD PANEL SYSTEM w/ 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS,
2. CEMENT BOARD HORIZONTAL SIDING
3. CORRUGATED METAL CLADDING
4. WOOD ACCENT ALUMINUM SIDING
5. GLASS / ALUMINUM RAILING
6. GLASS / ALUMINUM RAILING W/ HORIZONTAL SLATS
7. 1x4 CEMENT BOARD TRIM
8. 1x12 CEMENT BOARD TRIM w/ METAL FLASHING
9. THROUGH WALL FLASHING
10. COLUMN w/ CEMENT BOARD PANEL CLADDING
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BUILDING E - CREEKSIDE

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3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
ELEVATIONS

DATE 2018.02.02 FILE NO. 1503
DWN. AL
CHK. CH

SEAL

SHEET NO. E.2 DP-3.02





COLOUR SCHEME



A **CORRUGATED METAL SIDING:**
Charcoal

B **Cement Board Panel Siding 1:**
James Hardie Panel smooth
BM OC-70 'Whitewater Bay' c/w easy trim to match panel

C **Cement Board Panel Siding 2:**
James Hardie Panel smooth
BM 1521 'Nature's Essentials' c/w easy trim to match panel

D **Cement Board Panel Siding 3:**
James Hardie Panel smooth
BM 1545 'Iron Gate' c/w easy trim to match panel

E **Cement Board Panel Siding 4:**
James Hardie Panel smooth
BM 1582 'Deep River' c/w easy trim to match panel

F **Cement Board Panel Siding 5:**
James Hardie Panel smooth
BM HC-7 'Bryant Gold' c/w easy trim to match panel

G **Metal Panel w/ integrated trim & flashing:**
Makin
'Cambridge White'

H **Hardie Plank Siding 1:**
James Hardie Plank, Cedar Mill texture
BM 1545 'Iron Gate'

I **Hardie Plank Siding 2:**
James Hardie Plank, Cedar Mill texture
BM 1582 'Deep River'

J **Metal Siding:**
Klassen Building Supplies
Wood Grain finishes
'Acorn'

K **Window Trims, Deck Fascias, & Posts:**
Window - BM 1582 'Deep River'

L **Roof Fascia Board:**
BM OC-70 'Whitewater Bay'

M **Aluminum Soffit:**
Klassen Building Supplies
Wood Grain finishes
'Acorn'

N **Aluminum Storefront Window Frame:**
Black
(Residential Lobby & Commercial)

O **Railing:**
Black

P **Vinyl Window Frame:**
Black

Q **Painted Concrete Wall w/ Reveals:**
BM 1582 'Deep River'

BUILDING E - CREEKSIDE

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PROJECT
ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

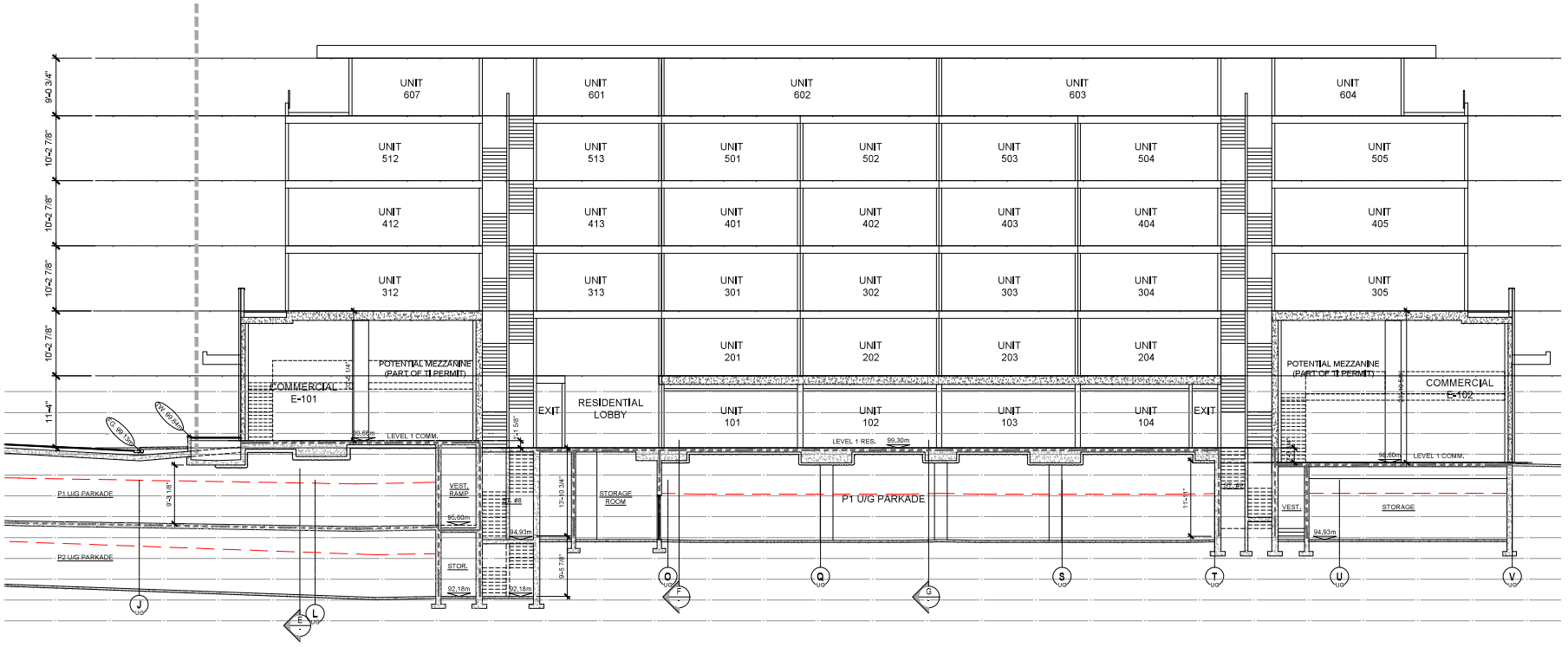
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COLOUR SCHEME

DATE 2019.02.02 FILE NO.
DWN. AL
CHK. CH 1503

SEAL
SHEET NO. E.2
DP-3.03

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SECTION 3
SCALE: 1/8"=1'-0"

2022-05-25	PLANNING REVISIONS
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2022-03-18	DP APPLICATION

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PROJECT
ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

DRAWING TITLE
BUILDING E SECTION 3

DATE 2015.02.02 | FILE NO. 1503
DWN. AL
CHK. CH

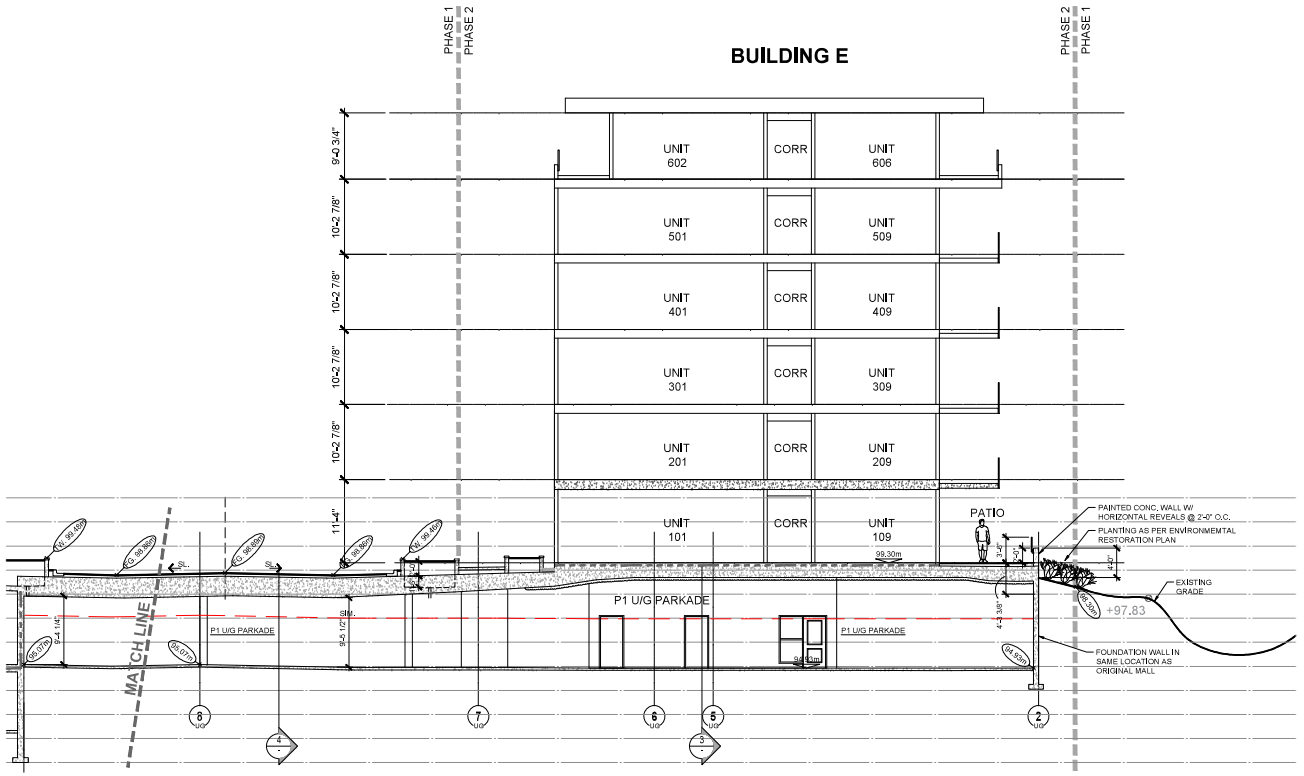
SEAL

SHEET NO. E.2 DP-4.01

BUILDING E - CREEKSIDE

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

2022-05-25	PLANNING REVISIONS
2022-05-06	PLANNING REVISIONS
2022-03-18	DP APPLICATION

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PROJECT
ALDERGROVE TOWN CENTRE
3100 - 272 STREET, ALDERGROVE

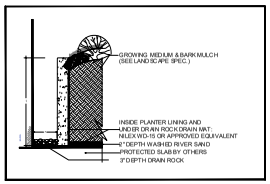
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BUILDING E SECTION F

DATE 2015.02.02 FILE NO.
DWN. AL
CHK. CH 1503

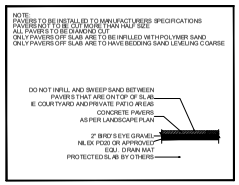
SEAL

SHEET NO. E.2

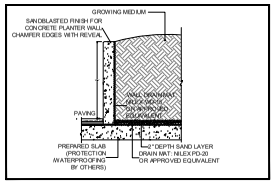
BUILDING E - CREEKSIDE **DP-4.02**



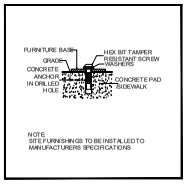
1 L-E **DRAIN STRIP ON SLAB**



2 L-E **PAVERS ON SLAB**



3 L-E **PLANTER WALL ON SLAB**



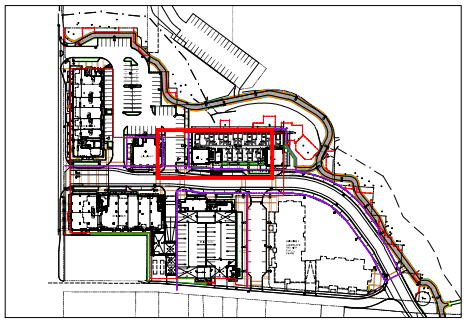
4 L-E **SITE FURNITURE MOUNTING**

MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		BARKMAN: BROADWAY PAVERS SIZE: 600X600X65MM PATTERN: RUNNING BOND,COLOUR: CHARCOAL
B		BARKMAN: BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND,COLOUR: NATURAL
C		STAMPED ASPHALT HERRINGBONE PAVING STREETPRINT HERRINGBONE PATTERN
D		CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR:NATURAL
E		STRUCTURAL SOIL BENEATH CONCRETE SEE DETAIL 6
F		STAMPED CONCRETE ALONG 272nd STREET TO MATCH ON SITE PAVER PATTERN AND COLOUR

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
1		MAGLIN MLB97/2AM METAL INSTALLED ON CONCRETE COLOUR: SILVER 14 FINE TEXTURED
2		MAGLIN BIKE RACK 35C-4-S COLOUR: GLOSSY BLACK FINE TEXTURED
3		NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR:CAVIAR BLACK
4		MAGLIN TRASH CONTAINER WR60-S2-14-LBK METAL LASER2, BLACK LINER
5		DOBNEY FOUNDRY TREE GRATE MODEL SP8
6		TOL OFF SITE SPECIFIED BENCH FOR 272 FRONTAGE FRANCES ANDREW PIPELINE PW15-76 ARMS COLOUR: GLOSSY BLACK
7		CORA BIKE RACK COLOUR: GLOSSY BLACK
8		TOL OFF SITE 3-TIER WASTE RECEPTACLE TO BE PROVIDED BY TOL



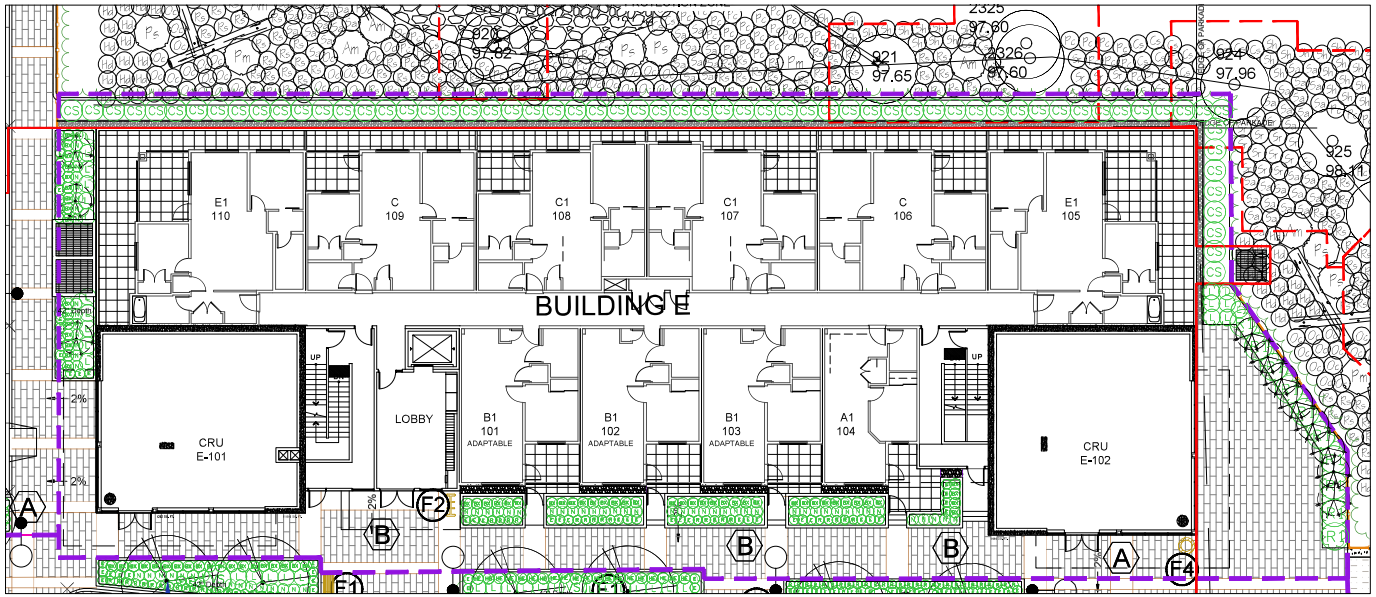
KEY PLAN

BUILDING E PLANT SCHEDULE

PMG PROJECT NUMBER: 19-006

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	11	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
SHRUB				
BM	65	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	64	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
NN	54	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
RI	10	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
GRASS				
E	47	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
GC				
L	18	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
R	19	RUBUS CALYCINOIDES	CREEPING RASPBERRY	#1 POT; 15CM

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.



SOME OF THE AMENITY AREA FOR BUILDING E IS LOCATED ON THE ROOF DECK OF BUILDING D. BUILDING E RESIDENTS WILL HAVE FULL ACCESS TO THE AMENITY AREA OF BUILDING D.

THE RESOLUTION OF THE AGE FRIENDLY AMENITY AREA IS REQUIRED UNDER THE ZONING BYLAW TO THE SATISFACTION OF GREEN INFRASTRUCTURE SERVICES.

19006-19-E.ZIP

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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.
3	22.JUL.02	ADD PLAY EQUIPMENT	RK
2	22.05.18	ADD PLANTING PER TRAIL REMOVAL	RK
1	22.03.16	DP LANDSCAPE SUBMISSION	RK

CLIENT:

PROJECT:

ALDERGROVE TOWN CENTRE

3100 - 272ND STREET
LANGLEY, B.C.

TOL #13-20-01

DRAWING TITLE:

BUILDING E SCHEDULE B SHRUB PLAN

DATE: 19.FEB.04
SCALE: 3/32"=1'-0"
DRAWN: MK
DESIGN: MK
CHK'D: MCY

DRAWING NUMBER: E.2

PMG PROJECT NUMBER: **19-006**

Aldergrove Core Area Concept Plan and Development Permit Area Design Guidelines

(for Development Permit Area "D" – Downtown Core Area)











Figure 1: Aldergrove Core Development Permit Area

Figure 2: Aldergrove Core Area Concept Plan



1.0 INTRODUCTION



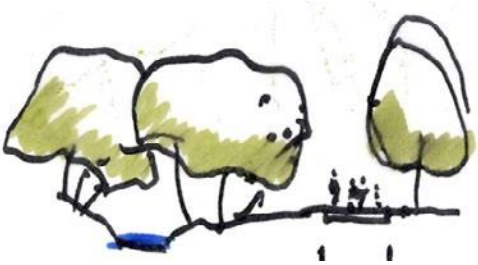
1.1 Designation and Justification

The Local Government Act Section 919.1 (1) states that an official community plan may designate development permit areas for the establishment of objectives for the form and character of commercial, industrial and multi-family residential development (Section 919.1 (1) (f)). Section 919.1 (2) states that with respect to areas designated under subsection (1), the official community plan must:

(a) describe special conditions or objectives that justify the designation, and

(b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

The Aldergrove Core Area as identified in Figure 1 is designated as a development permit area under section 919.1 (1) of the Local Government Act to guide the form and character of multi-family, and commercial development.



1.2 Purpose and Intent



The Aldergrove Core Area Plan (ACAP) provides a comprehensive planning framework to accommodate an anticipated future downtown population of 5000 residents through the creation of a highly sustainable and livable town centre. The Concept Plan described in Section 2.0, and the Development Permit Design Guidelines in Section 3.0, establish the community's aspirations regarding the form and character of public and private realm development and overall implementation of the plan. The specific urban design objectives for downtown Aldergrove are established in Section 3.1: Intent and Objectives.

It is important to note that the concept plan is not a master or official development plan. Rather, it is a conceptual drawing whose purpose is to illustrate the urban design concepts, strategies and guidelines that form the basis for implementation of the urban design and planning vision for the downtown as described in the ACAP.



The Aldergrove core area charrette team

Concept Plan Overview



Aldergrove Transit Plaza



Bertrand Mews



Active retail frontage along Fraser Highway and 272 Street

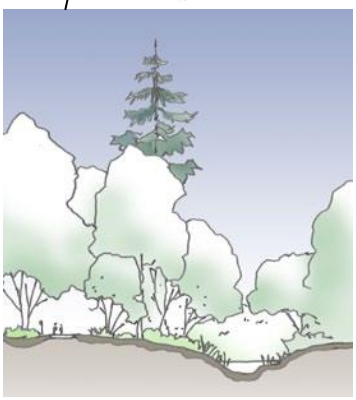




Downtown Residential Street



Downtown Greenway



Enhanced setbacks and ecological restoration along Bertrand Creek

2.0 THE CONCEPT PLAN

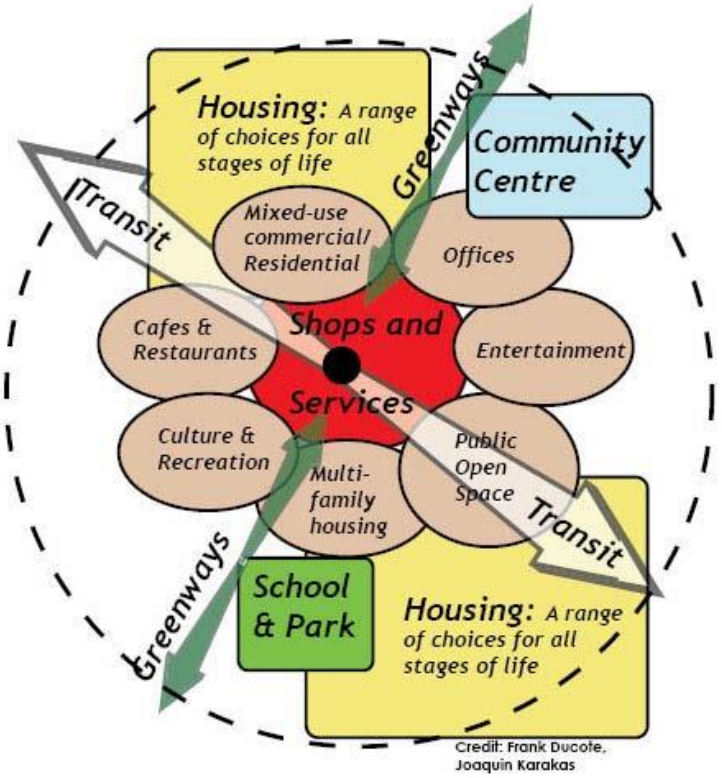
The concept represents a vision to transform downtown Aldergrove into a compact, mixed-use, highly walkable and transit oriented town centre. The land use framework creates significant additional residential capacity and a mix of housing types through the introduction of medium and higher-density residential development in both ground-oriented housing and apartments. The concept is also premised on maintaining and enhancing the Fraser Highway and 272 Street as vibrant commercial streets, with a mix of shops, services, cafes and restaurants to serve and provide jobs for local and regional residents. While the concept includes tall buildings, a human scale design is emphasized through pedestrian uses, comfort and safety.

2.1 Overview

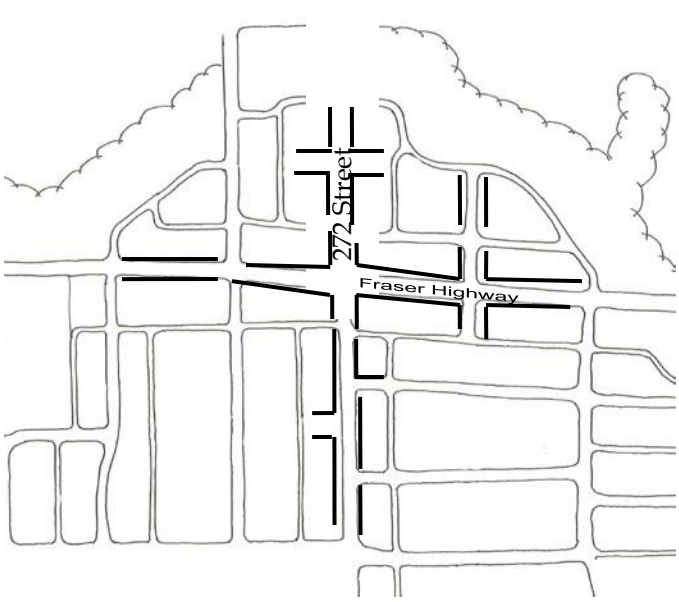
The plan emphasizes the creation of great streets and public open spaces through a high quality of design and a positive interface between the public and private realm at the street level. Pedestrian oriented and humanly scaled streets and plazas, and a highly connected pedestrian network, are other essential elements of the plan which, together, are intended to foster a functional, aesthetic and vibrant downtown Aldergrove. A reference to downtown Aldergrove's past is achieved through a modern interpretation of historic form and character elements illustrated in a set of urban design guidelines intended to foster creative and innovative design responses to sustainability, livability, and sense of place, and through public art referencing Aldergrove's agricultural roots. Other important plan elements are:

- **on and off-street greenways** that emphasize comfortable, safe and convenient pedestrian travel and activities within the downtown, and connect to a wealth of parks and other amenities located immediately adjacent to the downtown;
- **new street network connections** to create more route options for pedestrians;
- **Bertrand Mews**, a new small scale, one-way local street running parallel to Bertrand Creek with primarily residential frontage and extensive traffic calming measures;
- **mid-block paseos or pass throughs** to create pedestrian connections to main commercial streets and through the downtown;
- **a new civic/recreational precinct** located on the Aldergrove Elementary School site that includes a pool and ice rink;
- **a transit plaza** located adjacent to the main bus exchange, lined with shops, cafes and other active uses, containing pedestrian amenities, public art, and able to accommodate outdoor community events including a regular farmers market;
- **pedestrian crossings** at key locations throughout the downtown; and
- **urban parks and plazas** located throughout the downtown.

Downtown Aldergrove – Conceptual Planning Framework



2.2 Commercial Continuity: Active Retail Frontage



Extent of continuous commercial frontage desired







Active uses front onto, and can even spill out onto, public streets and open spaces





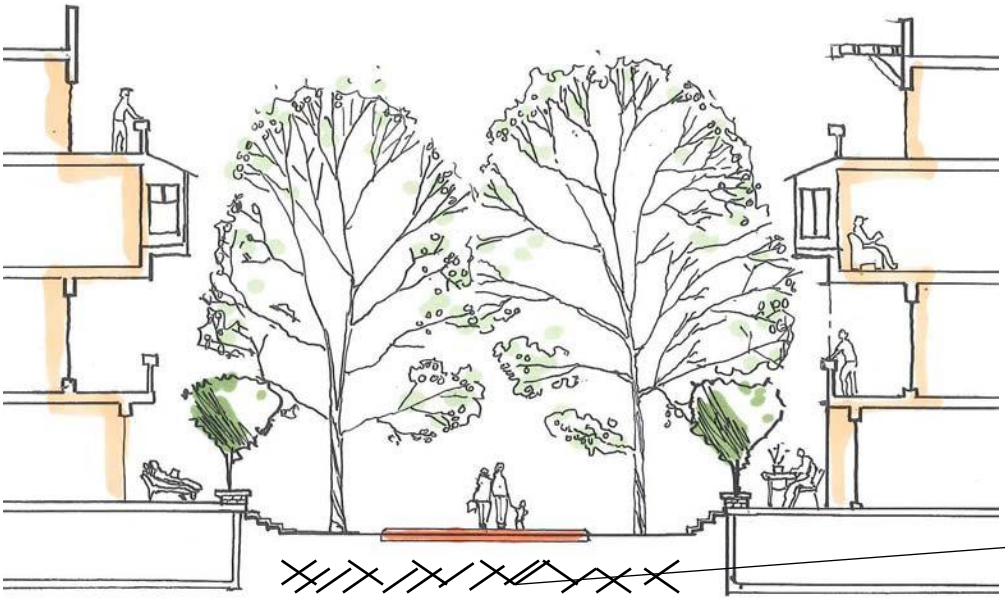
2.3 Residential Streets



Residential buildings present a friendly, welcoming face to the street by minimizing the distance they are set back from the sidewalk and by incorporating ground floor entrances, patios and upper storey balconies that overlook the street, enhancing pedestrian activity and safety



2.4 Off-street Greenways





Greenways incorporate integrated stormwater source controls



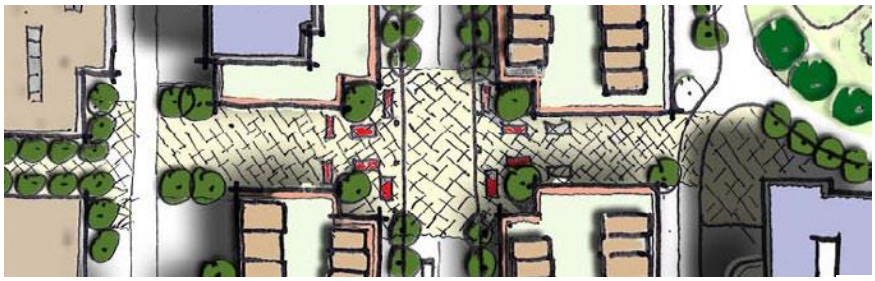
Greenways are a significant and functional component of the downtown's overall mobility network





Residential buildings oriented positively towards greenways, with entrances, patios and upper storey balconies overlooking the greenway to enhance pedestrian activity and safety

2.5 Downtown Parks and Plazas





Active uses spill out onto plaza



Aldergrove transit plaza is a key activity node located in the heart of the downtown, framed and defined by adjacent buildings and active uses



Public art incorporating water feature



Adjacent buildings and uses front onto, activate and define plaza





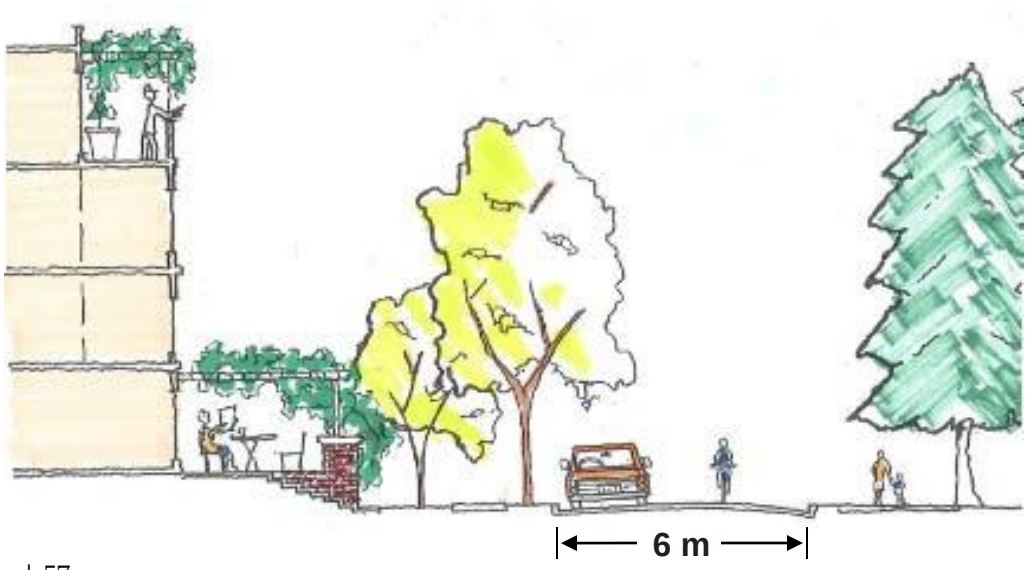
Small urban parks with formal features and passive programming

2.6 Bertrand Mews



Bertrand Mews is a proposed one way local street that runs along and is significantly set back from Bertrand Creek with residential frontage and adjacent pedestrian trails



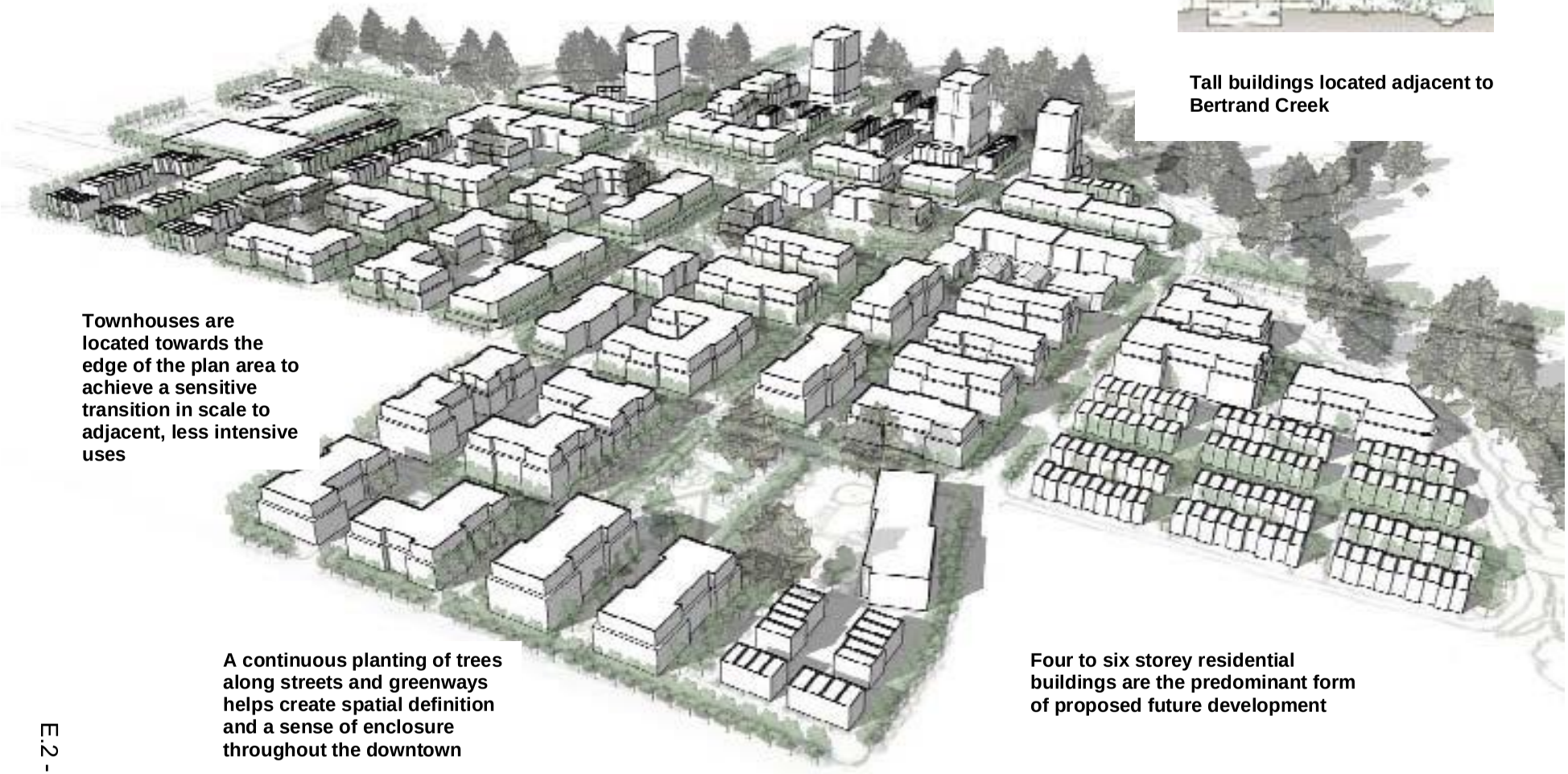


2.7 Massing Model: Build Out Capacity – to 2041 and Beyond

The massing model illustrates a full build out scenario of the proposed land use policies and urban design strategies for the downtown. It is not a development plan or a master plan. Rather, it is an illustration of both the development capacity provided by the plan and the overall form and structure as guided by the concept plan and design guidelines.



Tall buildings located adjacent to Bertrand Creek



Townhouses are located towards the edge of the plan area to achieve a sensitive transition in scale to adjacent, less intensive uses

A continuous planting of trees along streets and greenways helps create spatial definition and a sense of enclosure throughout the downtown

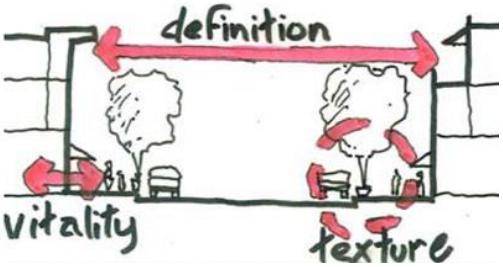
Four to six storey residential buildings are the predominant form of proposed future development

The Aldergrove Core Area Illustrative Concept Plan



3.0 DESIGN GUIDELINES

3.1 Intent and Objectives



Urban design is the comprehensive and cohesive combination of buildings, streets, and open space which has, as its objective, the creation of memorable public space. The essence of good urbanism is determined by the relationship between the public and private realm at the street level. Pedestrian oriented and humanly scaled streets, squares, and plazas are essential elements to the making of a functional, aesthetic and vibrant place.

In order to support vibrant active streets and a sense of community, the following three fundamental approaches shall guide private development in the downtown:

1) Build to the sidewalk.
2) Make the street front visually and physically permeable (transparent).
3) Locate off-street parking behind or under the building.

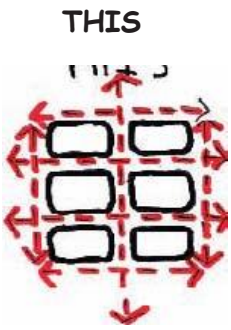
Great Streets

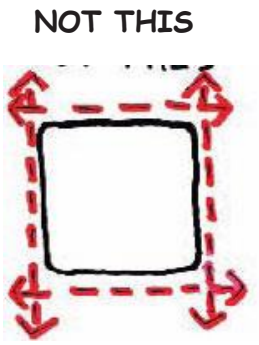


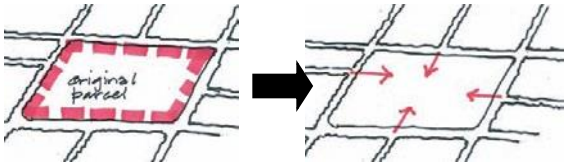
The design guidelines are premised on the creation of great streets as described by the general objectives and approaches below. As such, these provide an overview of the following guidelines (sections 3.2 – 3.13)

- Streets are places for people to walk leisurely or with a purpose. Streets should have a pleasing experiential and social dimension;
- Building frontages along urban streets and public open spaces are the strongest determinants of character and quality. Continuous frontages create interesting and attractive walking environments while providing friendly and animated streetscapes;
- Streets should provide physical comfort. A sense of physical comfort derives from both a perceived sense of security and the design elements of the street;
- Streets require definition. Streets should have clear boundaries, or 'walls', that define an outdoor room. Both buildings and trees can provide a sense of definition or enclosure;

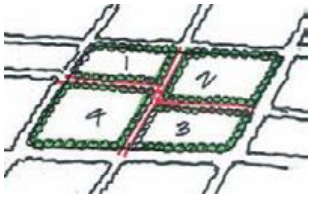
- Streets require qualities that engage the eye. Visual interest at the human scale adds to the experiential dimension of the street;
- Streets require transparency. Windows at eye level are inviting, engaging, sociable, and provide for natural surveillance;
- Streets must serve adjacent land uses in an appropriate manner; and
- Streets must accommodate emergency, transit, and service vehicles.











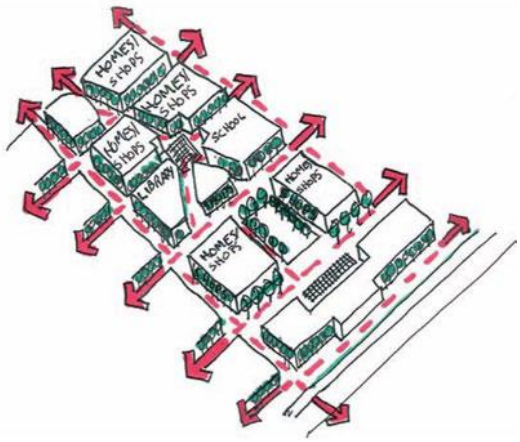
Large blocks should be broken up to create smaller ones as re-development opportunities arise

3.2 Connectivity: Enhancing the Pedestrian Network

Intent: To encourage new development or re-development on large sites to incorporate new streets, greenways and pathways that extend the existing surrounding network and increase direct connections for pedestrians and cyclists.

Guidelines

a) Permeate large blocks with new streets and greenways that connect with the existing network of streets and pedestrian pathways.
b) Avoid cul-de-sacs and other physical barriers which deter or prevent people from walking or cycling through the downtown and remove these as opportunities arise.
c) Where large blocks are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways that connect with the existing, surrounding network.
d) Increase pedestrian connections across Bertrand Creek to create more options for pedestrians and cyclists traveling to and from the downtown.





Greenway increases connectivity of pedestrian network

3.3 Street Definition

Intent: To site and design buildings to positively frame and define streets and other public open spaces.

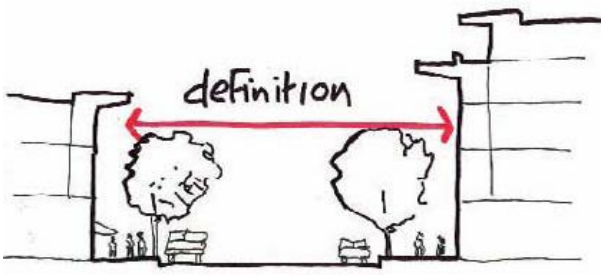
Guidelines

a) Minimize the distance between the building and the sidewalk to create good street definition and a sense of enclosure.

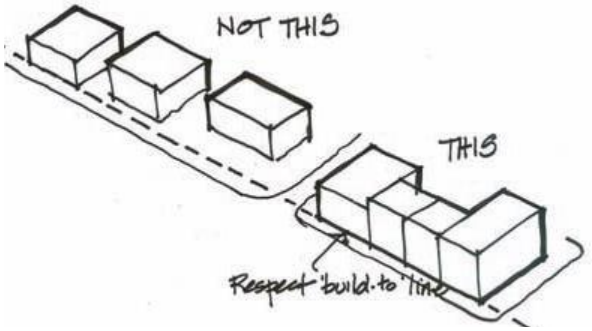
b) Generally, ground floor commercial uses should be built to the front property line so that a continuous street frontage and street definition is maintained.
A small setback is encouraged where a pedestrian courtyard or other similar features benefiting pedestrian character are provided, to respond to the building setback from an adjacent property and to allow for projecting balconies and bay windows while not encroaching on public property.

c) Site and design buildings to respond to specific site conditions and opportunities such as oddly shaped lots, location on prominent intersections, sites framing important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.

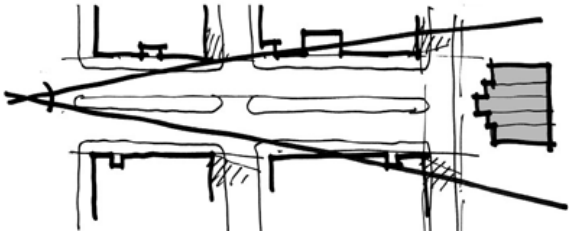
d) A minimum 3 storey street-wall and a maximum 4 storey street-wall should be maintained throughout the downtown except along the Fraser Highway and 272 Street (See scale and massing guidelines in section 3.6)



Buildings frame and define streets, creating a human scale public realm



Site buildings continuously using a common 'build to' line

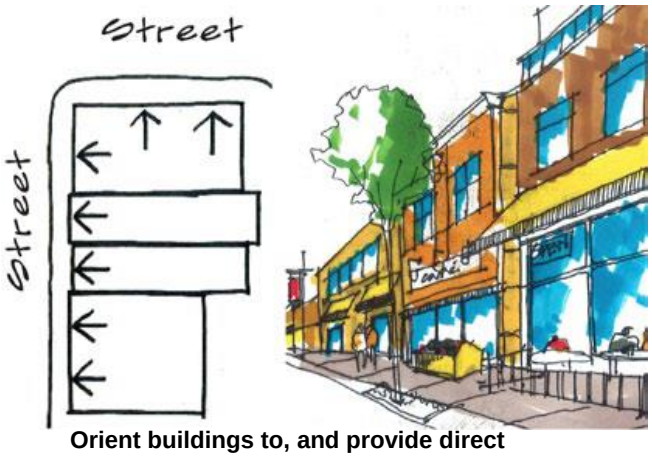




Siting and design responds to location on intersection

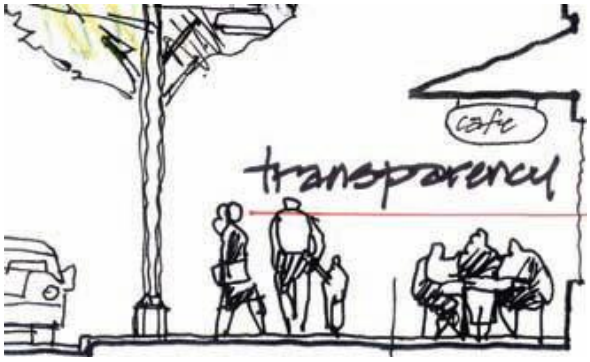


Provide distinctive architectural features for buildings that terminate a street end view



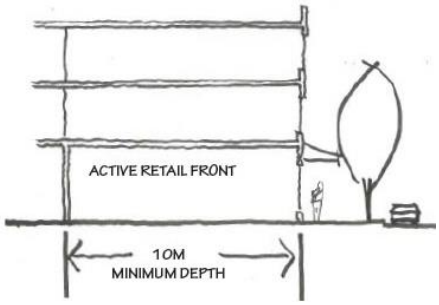
Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk





Transparency creates visual interest, activity and safety





3.4 Active Frontages: Transparency

Intent: To ensure buildings are sited and designed to create welcoming frontages and encourage street vitality, visual interest and safety.

Guidelines

Commercial and Mixed Use Buildings

a) the established orthogonal alignment of building face to the street is an ordering principle in the downtown. Therefore, provide pedestrian access to storefronts and businesses from the adjacent public street. Orient upper storey windows and balconies to overlook adjoining public streets, squares, greenways and other public open spaces.

b) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.

c) Shops should have a minimum depth of 10 metres.

d) Ensure shop fronts are transparent. Transparency occurs where public and private realms meet. Good transparency is when interior (private) uses are visible from, and can even spill out onto, the (public) sidewalk or plaza, and further, when the use of public space is visible from inside buildings to allow for casual surveillance. Use of figured or frosted glass is strongly discouraged and is to be avoided.

e) Recess entrances to buildings from the sidewalk or property line a minimum of 1.2 m in order to provide for door swings and for weather protection.

f) Incorporate frequent entrances into commercial frontages along the street. A maximum spacing dimension of 8 m along Fraser Highway and 12 m along other commercial streets in the downtown is preferred.

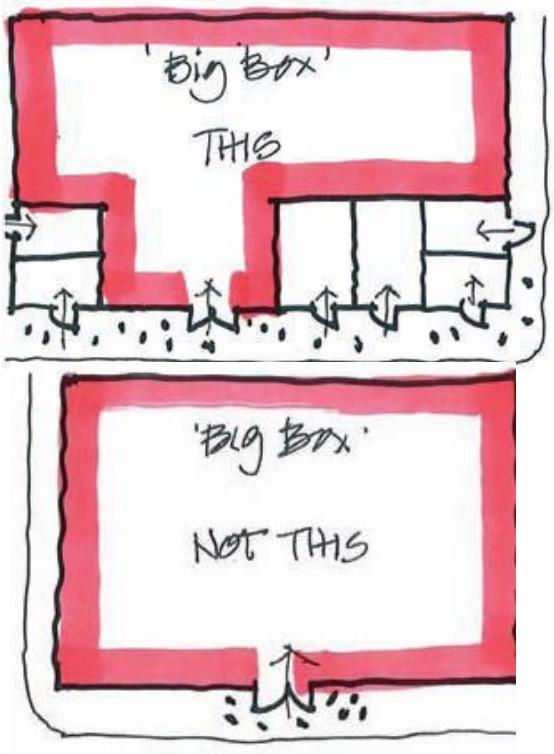


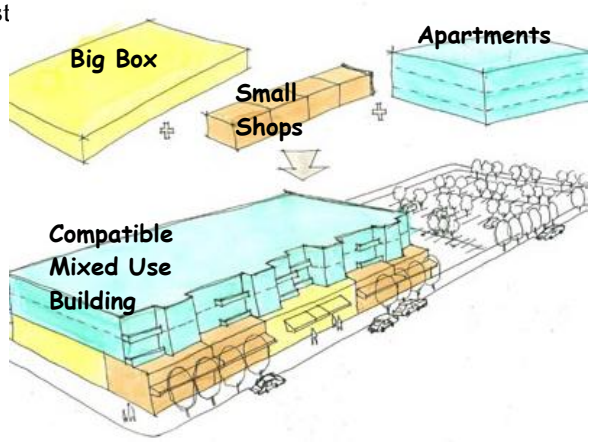
A maximum 8 metre frontage module is preferred along the Fraser Highway to create human scale and to reinforce its function as Aldergrove's main street

g) Large floor plate commercial developments will respond to the prevailing street character in the downtown by incorporating frequent entrances and transparent shop front windows consistent with these guidelines. Large format commercial buildings with compatible uses should incorporate smaller shops wrapped around its edges and residential uses above to better integrate these buildings and uses and make them more compatible with the existing character of downtown streets.

h) Avoid expansive blank walls (i.e., over 5 m in length) and retaining walls adjacent to public streets. When blank walls are unavoidable, they shall be mitigated using appropriate design treatments which can include, but are not limited to, the following:

- Installing a vertical trellis in front of the wall with climbing vines or plant materials;
- Setting the wall back to provide room for evergreen and conifers to provide year round screening;
- Providing art (such as a mosaic, mural, relief, etc.) over a substantial portion of the wall surface;
- Employing quality materials and/or different texture and colours to make it visually interesting;
- Providing special lighting, a canopy, awning, horizontal trellis or other pedestrian oriented features that break up the size of the blank wall's surface and add visual interest and
- Incorporating them into a patio or sidewalk café.





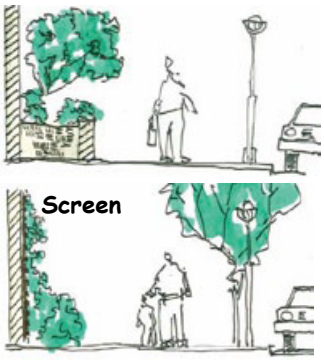
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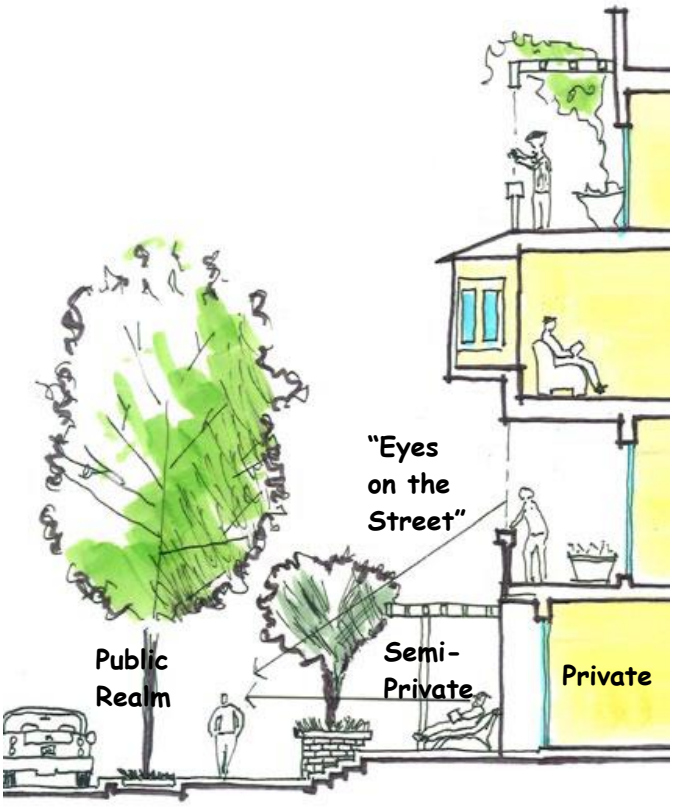




When unavoidable, blank walls should be screened with landscaping or incorporate a patio café or special materials to make it visually more interesting



Large format commercial uses incorporated into a mixed use building with small shops fronting onto the street





Residential buildings with ground floor units addressing the street with balconies, entries and stoops directly accessible from the fronting street or open space

Residential Buildings/Frontage

i) Site and orient multi-family residential buildings to overlook public streets, parks, and walkways and private communal spaces while ensuring the security and privacy of its residents.

j) Incorporate individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street use and walking, and overall enhances social activity and safety.

k) Set back residential buildings on the ground floor a minimum of 2 m and a maximum of 5 m to create a semi-private entry or transition zone to individual units and to allow for an elevated entryway or 'stoop'.

l) Apartment lobbies and main building entries shall be clearly visible from the fronting street, and have direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.

3.5 Parking, Servicing and Access

Intent: To ensure the provision of adequate servicing, vehicle access and parking in the downtown while minimizing negative impacts on the safety and attractiveness of the public/pedestrian realm.

Guidelines

a) A welcoming pedestrian environment with continuous street edge definition is critical to the character of the downtown. Therefore, it is important that vehicular and service functions and other 'back of house' activities remain primarily on the lane where possible, so as not to conflict with pedestrian oriented street activity, particularly on downtown commercial streets.

b) Structured underground or 'tuck-under' parking is preferred over off-street surface parking.

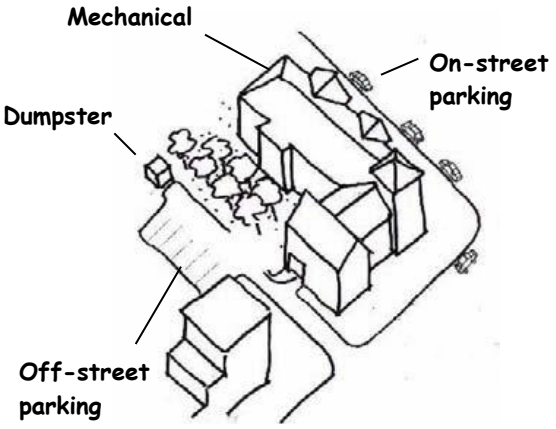
c) Where off-street surface parking is unavoidable, it should be located to the rear of the building with parking access from the lane or side-street.

d) Locate public on-street parking at the curb to provide convenient and direct access to commercial and residential entrances along the street.

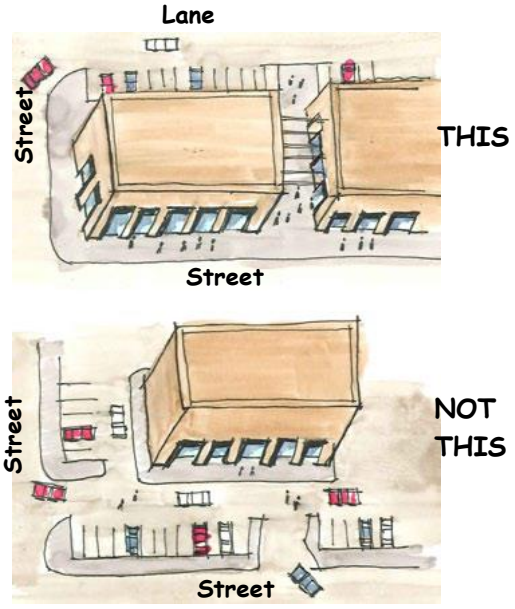
e) Off-street parking shall not be located between the front face of a building and the public sidewalk.

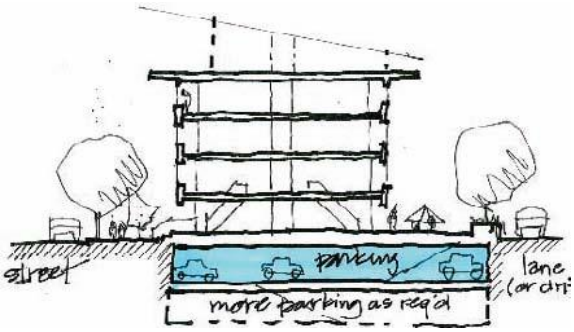
f) If located beside the building and adjacent to the public sidewalk, screen surface parking areas from sidewalks and other active open spaces using materials that provide a visual buffer while still allowing clear visibility into the parking areas to promote personal safety and security. Screening could include landscaping, a trellis, or grillwork with climbing vines.

g) In general, vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided:
   - Access is from the long face of the block;
   - There is minimal interruption of the pedestrian realm and streetscape treatment;
   - Waiting, or pick-up drop-off areas are located internal to the site, not in the public right-of-way; and
   - There is no more than one interruption per block face and only one curb cut on the street.



Off-street parking and other 'back-of-house' uses shall be located behind, underneath (preferred) or beside (not desired, but acceptable), but never between the front of a building and the public sidewalk





Off-street parking and servicing located to minimize impacts on pedestrian realm

h) Any vehicular entrance and its associated components (doorways, ramps, etc.), whether from the street or lane, should be architecturally integrated into the building so as to minimize its exposure. In particular, avoid ramps located directly off the street or lane. Minimize negative impacts of parking ramps and entrances through treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

i) Vehicular entrances and curb cuts are not permitted along the Fraser Highway within the downtown plan area.

j) Clear lines of site should be provided at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.

k) Share parking and access is encouraged where possible.



Access to underground parking is architecturally integrated to minimize impacts on the pedestrian realm



On street parking at the curb should be provided throughout the downtown to provide direct access from the street to businesses and homes

3.6 Scale and Massing

Intent: To reduce the visual mass of large buildings and ensure a sensitive transition to adjacent, less-intensive areas.

Guidelines

a) Break up the visual mass of large buildings by incorporating minor visual breaks in their facades using vertical setbacks and upper storey step-backs (façade modulation and articulation). Commercial/mixed use building facades should be articulated into modules that are a maximum of 15 m in length, and residential buildings a maximum 30 m.

b) Buildings over three storeys in height shall be a maximum of 60 m in length. Buildings three storeys in height and less shall be a maximum of 40 m in length. This can be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.

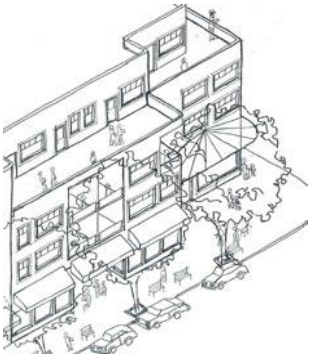
c) Buildings up to four storeys in height should step the fourth storey back a minimum of 1.5 m.

d) Buildings between four and six storeys in height should step back the top two storeys a minimum of 1.5 m.

e) A minimum three storey street wall should be maintained for buildings in the downtown, except along the Fraser Highway and 272 Street, where a maximum one and/or two storey street-wall is desired to reflect the traditional façade pattern. An active skyline incorporating contemporary interpretations of traditional features such as false fronts may be incorporated into the roof line at the building setback as a reference to the traditional architectural form and character of these streets. However, a faux pioneer look or theme is strongly discouraged and should be avoided (see also architectural concept guidelines in section 3.9).

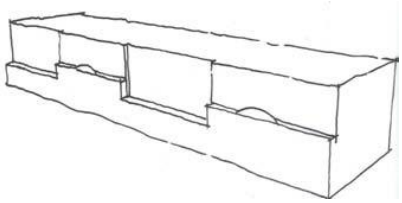






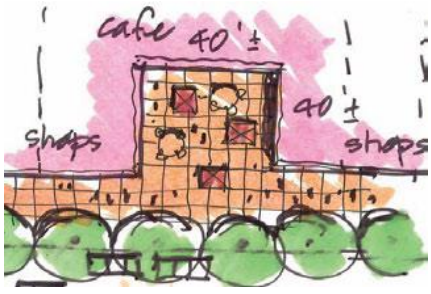


Vertical setbacks and upper storey step-backs break up the visual mass of these buildings



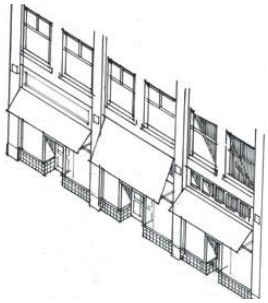
Buildings along the Fraser Highway should step back after the first or second storey to reflect the traditional commercial building heights in the downtown





A courtyard can be used to break up the visual mass of large buildings





The placement of awnings and canopies should reflect the building façade's articulation and fenestration pattern



Weather protection in the form of awnings or canopies contributes to the character and pedestrian comfort of streets



3.7 Weather Protection

Intent: To provide comfort for pedestrians and emphasize the pedestrian orientation and function of public streets through the provision of weather protection while enhancing the overall appearance and character of commercial areas in the downtown.

Overview

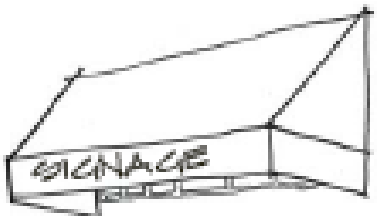
Awnings and canopies are the preferred measures for providing necessary weather protection as part of private development along public streets, or on privately-owned property. Awnings are a light, detachable structure of fabric or other flexible material supported from the building by a fixed or, preferably, a retractable frame to provide shelter from sun, rain and snow. Canopies are rigid structures extending out from the building face and entirely supported from the building. Awnings are preferred along the Fraser highway, while awnings and/or canopies are acceptable for other commercial areas in the downtown.

Guidelines

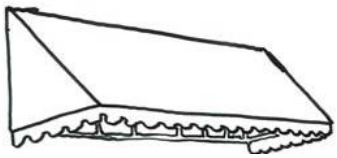
a) Provide weather protection along all commercial streets and plazas. Enhanced weather protection is encouraged at the entrances of major buildings, adjacent to bus zones and street corners where people wait for traffic lights, over store fronts and display windows, and any other areas where significant waiting or browsing by people occurs.
b) Awnings, canopies and overhangs should be architecturally integrated and incorporate architectural design features of buildings from which they are supported.
c) Place awnings and canopies to reflect the building's architecture and fenestration pattern (placement of windows and doors).
d) Placement of awnings and canopies should balance weather protection with daylight penetration. Avoid continuous opaque (solid) canopies that run the full length of facades.
e) Along the Fraser Highway, weather protection should be in the form of awnings.
f) Awnings and/or canopies can be used along other commercial streets in the downtown.

Awnings

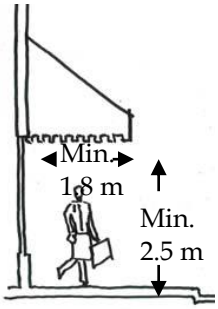
g) Awnings should have a minimum vertical clearance of 2.5 m measured from the sidewalk and shall extend out over the sidewalk a minimum of 1.8 m, with greater coverage desirable in areas of high pedestrian traffic and where sidewalk widths are adequate. Awnings should not occupy more than 2/3 of the total sidewalk width.
h) Awnings shall have a minimum slope of 30 degrees to allow for proper drainage and self cleaning action of rain and wind.
i) Along the Fraser Highway, awning design should reflect a traditional style. 3 or 4-point awnings are preferred. The use of quarter barrel awnings are strongly discouraged and should be avoided.
j) Construct awnings of durable, colour-fast material. This may include reinforced plastic coated fabric provided the look and feel of canvas is maintained.
k) Signage on the front face of a 4 point awning shall not exceed 0.3 m in height.



4-point awning with compatible signage



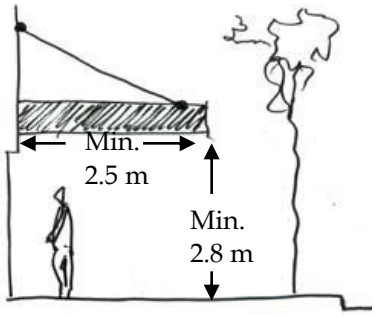
3-point awning with valance





Canopies

l) Canopies shall have a minimum vertical clearance of 2.8 m measured from the sidewalk and should extend out over the sidewalk at least 2.5 m while maintaining a minimum 0.6 m setback from the outer face of the curb.
m) Use transparent and translucent canopies to allow natural light to penetrate to storefronts and the sidewalk.
n) Steel and glass are the preferred materials for canopies.
o) Design canopies extending over building frontages greater than 30 m to reduce their apparent scale and length, so as to relate better to the pedestrian scale of the street. The preferred approach is to break up the canopy to reflect the building façade's architecture and fenestration pattern.
p) Construct canopies of non-combustible material and support them entirely from the building. Post supports for canopies within Township property are not permitted.
q) Incorporate architectural glare-free lighting into the canopy soffit that has either a low level light source or one not directly visible to pedestrians. Fluorescent tube lights are not permitted for this use.

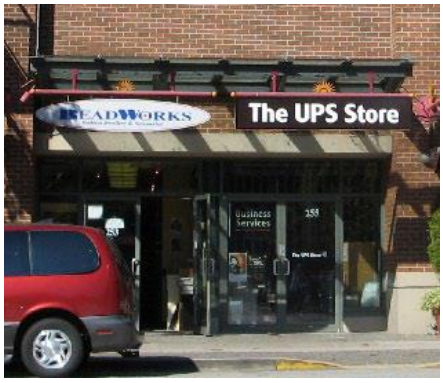




Transparent canopies made of glass and steel are preferred over solid wood, opaque canopies



THIS



Flush mounted signs, and blade signs hanging from weather protection, are preferred in downtown pedestrian areas



NOT THIS



Internally lit and plastic box signs, and large signage on awnings are discouraged and should be avoided.

3.8 Signage and Lighting

Intent and Overview: Signage and lighting play a significant role in the overall quality and character of shopping areas in the downtown. Integrated building lighting can make a positive contribution to the sense of safety and security pedestrians experience in the downtown through a combination of street, pedestrian and architectural lighting. A signage and lighting program for any commercial development should be designed as a totality, with signs, lighting and weather protection architecturally integrated from the outset.

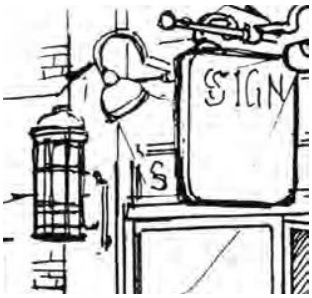
Guidelines

Signage

a) Limit signage in number, location and size to reduce visual clutter and make individual signs easier to see.
b) Provide visible signage identifying building address at all entrances.
c) Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist.
d) Visual or representational and iconic signs are encouraged to supplement conventional textual signs to help establish a special character to the downtown.
e) A single external sign band may be applied to each façade at the first storey, and may not exceed 0.9 m in height along any length.
f) Signage shall be externally lit. Signage within shop front glazing may be back lit, but shall not exceed 0.5 m in height and 2 metres in length.
g) Signage within residential frontages shall not exceed 0.1 square m.
h) The following are preferred or acceptable types of commercial signage in the downtown:
    - Projecting two-dimensional or 'blade' type signs suspended from canopies and awnings (fitting within a 92 cm x 153 cm (36" x 60") horizontal rectangle):
    - Flush mounted fascia signs;
    - Externally lighted signs;
    - Vertical banners; and
    - Individual cut-out or silhouette letter signs mounted on storefronts. Individual letters should not exceed 45 cm (18") in any dimension.
i) The following types of signage are strongly discouraged and should be avoided:
    - Signs as awnings/awnings as signs;
    - Internally lighted plastic box signs;
    - Pylon (stand alone) signs;
    - Rooftop signs; and
    - Vertical projecting signs

Lighting

j) Illuminate building facades and features by providing architectural lighting on the face of commercial buildings and at main entries to multi-family residential buildings to help create a sense of safe and intimate space around a building.
k) Paths and entry areas shall be sufficiently lighted to ensure pedestrian comfort and security.
l) Provide pedestrian scaled lighting with a high quality of design detail above sidewalks for night time visibility.
m) Full-spectrum 'white' light or incandescent sources are preferred in public areas.
n) Ensure lighting is sensitive to nearby residential uses. Avoid visible glaring light sources by using down-and/or up-lights with cutoff shields.
o) Gooseneck lights and sconces applied to fascias are the preferred type of storefront lighting.
p) Incorporate valence lighting into canopies and up lighting to illuminate pathways.
q) LED lighting of storefronts and street trees is encouraged.
r) Avoid the use of exterior fluorescent light sources.







Sconce and gooseneck lighting are preferred for commercial buildings



A combination of wall mounted lights, valance and up lighting animate this building façade and adjacent pedestrian areas



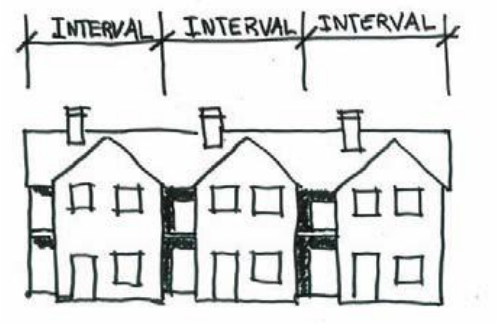


L.E.D. lighting along roof lines animates buildings at night





These buildings express a unified architectural concept that incorporates both variation and consistency in a pleasing composition





Breaking up a building's façade into a series of intervals creates a more pleasing and human scale expression

3.9 Architectural Concept: Achieving a Human Scale

Intent and Overview: The following architectural guidelines are not intended to be prescriptive but rather, to encourage flexibility and innovation in building design. They are focused on form over character, and in achieving a timeless architecture that emphasizes a human scale through the use of articulation, architectural details and features. A contemporary interpretation of traditional building forms and architectural features and details is encouraged to reference Aldergrove's small town, pioneer heritage. However, careful consideration must be taken to avoid a faux pioneer look or theme, which is strongly discouraged for Downtown Aldergrove.

Human Scale refers to the use of architectural features, details and site design elements that are human proportioned and clearly oriented towards pedestrian activity. A building has good human scale if its details, elements and materials allow people to feel comfortable using and approaching it.

Building articulation refers to the many street frontage design elements, both horizontal and vertical, that help create an interesting and welcoming streetscape. These include building materials, special ground-floor design treatments, façade modulation, corner treatments, building setbacks for upper stories, and façade elements such as window treatments, building entries, and other architectural details which help define the public realm as a welcoming place.

Guidelines

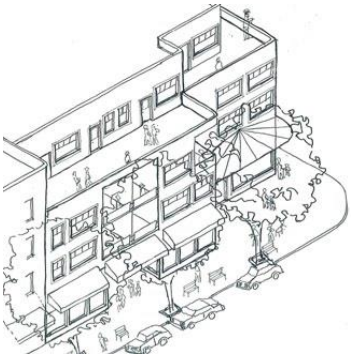
a) The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments by, for example, articulating buildings facades into a series of intervals. This can be achieved by:
   - Façade modulation – stepping back or extending forward a portion of the façade to create a series of intervals or breaks in the façade;
   - Repeating window patterns at intervals that correspond to extensions and step backs;
   - Providing a porch, patio, deck, or covered entry for each interval;
   - Providing a balcony or bay window for each interval; and
   - Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

b) Incorporate a range of architectural features and design details into building facades that are rich and varied in detail to create visual interest when approached by pedestrians.



Examples of architectural features include:

- Building height, massing, articulation and modulation;
- Bay windows and balconies;
- Corner feature accents, such as turrets or cupolas;
- Decorative roof lines and cornices;
- Building entries; and
- Canopies and overhangs.



Examples of architectural details include:

- Treatment of masonry (such as ceramic tile, paving stones, brick patterns, etc.);
- Treatment of siding – for example the use of score lines, textures and different materials or patterning to distinguish between different floors;
- Articulation of columns and pilasters;
- Ornament or integrated art work;
- Integrated architectural lighting;
- Detailed grills and railings;
- Substantial trim details and moldings; and
- Trellises and arbors.



c) When considering ornamental details, emphasis should be placed upon exterior wall materials, surface planes and textures, skyline articulation, and decorative motifs.

d) Locate and design entrances to create building identity and to distinguish between individual ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment, to emphasize primary entrances, and to provide 'punctuation' in the overall streetscape treatment.

e) Clearly distinguish the roof line of the building's façade from its walls, for example, through the use of a cornice, projecting over hang, or decorative motif.

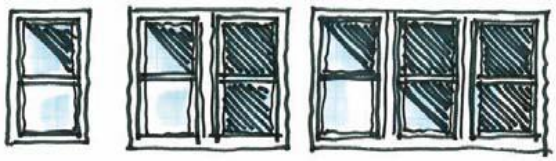
f) Design balconies as integral parts of buildings. Use glazed or narrow metal spindle guardrails to maximize daylight penetration into dwellings.



Architectural details and features help to create visual interest when approached by pedestrians

g) Windows should be designed to reinforce human scale. This can be accomplished by incorporating individual windows in upper stories that:

- are vertically proportioned and approximately the size and proportion of a traditional window;
- include substantial trim or molding;
- are separated from adjacent windows by a vertical element;
- are made up of small panes of glass; and
- are separated and grouped together to form larger areas of glazing with moldings or jambs.



Bands of windows broken up into vertical proportions help achieve a human scale

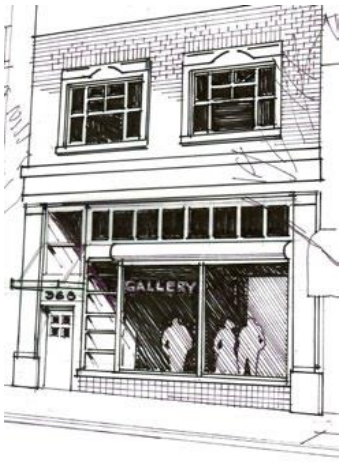


Commercial Frontage

h) Provide a continuous, transparent and welcoming retail frontage which will be a benefit to both the pedestrian and merchant.

i) Establish a dominant frontage rhythm along the street through the use of vertical elements and a fenestration pattern (shop entrances and windows) arranged into modules. Frontage widths should be limited to 8 m along the Fraser Highway and fronting onto plazas and paseos. A maximum 12 m frontage should be maintained along other commercial frontage in the downtown.

A contemporary interpretation (right) of a traditional shop front elements (above right)



j) Shop fronts should incorporate the following design elements and details:

- A high percentage of glazing, in the display window area, transom windows and in the entry door(s);
- A recessed entry, with a rectangular or trapezoidal plan;
- Transom window above the entry, often stretching the full width of the shop front above the recessed entry;
- Paneled display windows;
- Weather protection, lighting and signage;
- A shop front cornice which is generally a reduced version of the main cornice atop the building; and
- A modern interpretation of a false front at the first step back for buildings along the Fraser Highway is acceptable although a faux pioneer look or theme is strongly discouraged and should be avoided;



k) The lower façade of new buildings should be distinguished at its uppermost edge by a continuous intermediate cornice or similar decorative banding element.



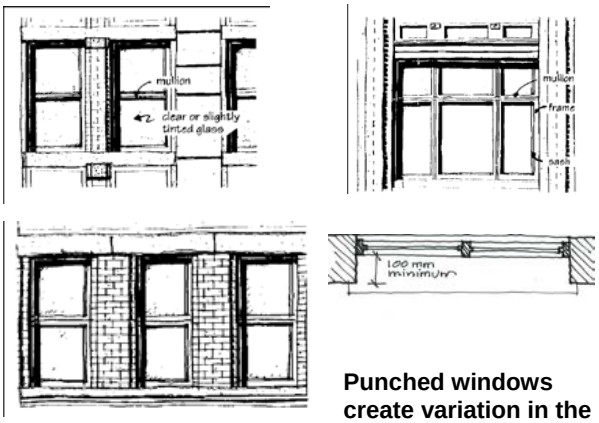
Contemporary interpretations reference traditional architectural styles without being faux, tacky or kitschy

l) The upper facades of buildings should:

- Be ordered by the use of vertical elements such as pilasters, columns, projecting bays and recessed balconies, and;
- Incorporate decorative roof lines and cornices to define the upper edge of the façade where the building steps back and at the top elevation of the building.

m) Windows incorporated into upper facades should:

- Be punched (recessed) a minimum 10 cm and incorporate lintels and sills;
- Be oriented vertically and organized into repetitive groups in relationship to the vertical elements which frame and divide the façade such as shop front modules, pilasters, columns and vertical step backs;
- Be built of wood, and be painted, stained, or clad; and
- Incorporate substantial trim and moldings.



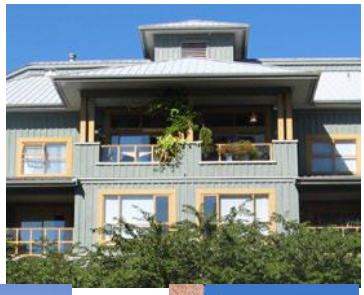
Punched windows create variation in the façade and help create human scale

Materials

n) An integrated, consistent range of materials and colours should be used, and variety between buildings and building frontages should be provided.
o) In general, new buildings should incorporate substantial, natural building materials into their façade to avoid a 'thin veneer' look and feel. A robust and rugged, as opposed to skin like treatment, is preferred.
p) Materials which are considered for use as an exterior finish should respect the nature and style of the original materials used on the facades of the prevailing historic buildings in downtown Aldergrove, such as brick, horizontal wood siding, and cut stone. Original, historic, building materials should be retained whenever possible during restorative renovations. Historic material should never be covered with modern materials. If historic materials have been covered over due to a previous renovation, they should be uncovered and refurbished to as near original condition as possible.
q) Synthetic materials are generally discouraged in favour of natural materials such as masonry, stone and wood.
r) The following materials are preferred for the downtown:

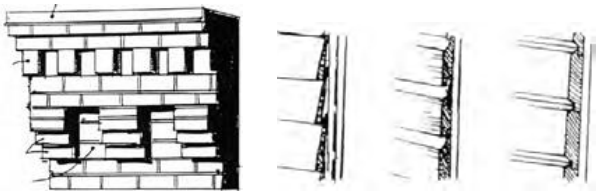
- Granite, marble, sandstone, facing stone laid in regular, coursed, patterns to imitate structural stone, and stone tiles such as granite and marble;
- Traditional brick;
- Glazed tile;
- Horizontal wood board siding utilizing traditional wood siding sizes, patterns, and methods of application such as wood plank, beveled wood, and clap board siding.











Substantive natural materials including brick, wood and cut stone are preferred for residential and commercial buildings





Wood and brick combined with metal, glass, and limited stucco to create a pleasing palette of materials and colour.





Vinyl siding and large expanses of stucco are strongly discouraged and should be avoided

- Wooden corner boards;
- Substantial wooden trims and moldings for windows and doors;
- Sawn wood shingles – both plain and fancy shapes (e.g. fish scale, diamond);
- Common brick in traditional sizes and colours and traditional textural techniques such as corbelling, and inset panels with half and full brick;
- Metal, formed into traditional decorative elements such as flashings, cornice, brackets, finials;
- Non-ferrous metals such as copper, brass, bronze, and zinc, used for decorative purposes; and
- Wood-like hardboard products (acceptable not preferable).

s) The following materials are strongly discouraged for the downtown:

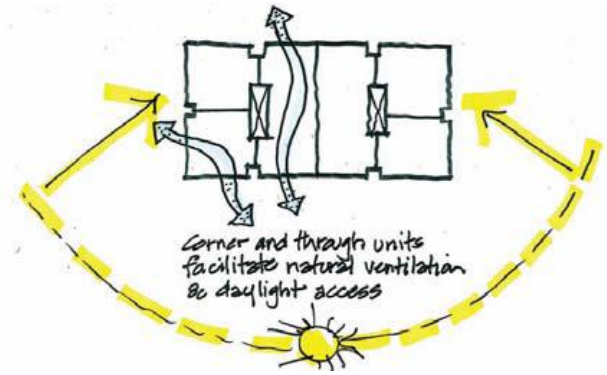
- Vinyl;
- Heavy swirl type stucco such as Bavarian style, and excessively bright coloured stucco;
- Random coursed 'ashlar' stone veneers and cobble stone;
- Modern oversized or undersized brick forms, modern pastel coloured bricks and artificial brick facing;
- Artificial brick or artificial stone;
- Asbestos or asphalt shingles or panels as a wall covering;
- Fiberglass panels;
- Corrugated coloured metal used as a siding material;
- Unfinished form cast concrete;
- Unfinished plywood, or chip board, used as a finish siding; and
- Vinyl for window frames.

3.10 Green and Healthy Buildings and Landscapes

Intent: To encourage building design and site planning that maximize livability, daylight access and energy efficiency and reduce the overall 'ecological footprint' (energy use, waste, and pollution) of development.

Guidelines

a) Site and design new development to maximize the privacy of adjacent outdoor private open spaces.
b) Site and orient new development so that a majority of primary living spaces receive direct sunlight for the daylight hours at Equinox.
c) Residential buildings should be designed to receive daylight and natural ventilation from at least two sides of a building, or from one side and a roof. Where possible, dwellings should have a choice of aspect, either front and back, or on two sides for corner units.
d) New buildings should be designed with greater floor to ceiling heights (i.e., 9' – 10') to increase the amount of interior space that can be day-lit from windows.
e) Dwelling units with exterior access on only one side should always face a good view, the direction of the sun, or ideally both, and are more suitable as wide frontages with shallow floor plans to allow adequate penetration of daylight. Dwelling units with exterior access on two sides are usually suitable with narrow frontages and deep floor plates.
f) New developments should ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and useable open spaces are minimized.
g) Residential and mixed-use projects should incorporate courtyards and greenways as defining elements of the project while providing a common garden area, play space, gathering place, walkway, or other use located to maximize the amount of direct sunlight received.
h) Incorporate safe and sunny play areas for children that have surveillance from ground oriented and upper storey dwellings in residential developments.



Corner and through units facilitate natural ventilation and daylight access

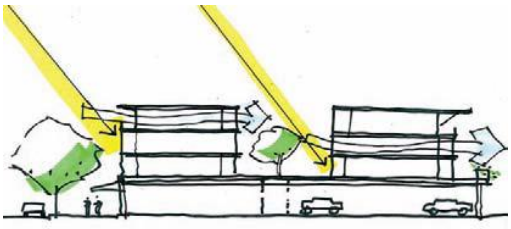


Green roofs and upper storey step-backs provide amenity space for residents

Fixed fins shade the interior from afternoon sun, reducing summer cooling loads







Court yard designs create dual aspect units and amenity spaces for residents





A landscaped pathway located adjacent to this residential building partially screens the lower floor units from the park (foreground) while also softening the building's appearance, helping to integrate it into the landscape.





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

i) Roof top common open spaces are encouraged, particularly where at-grade space is limited. Where possible, upper storey terraces are encouraged to open onto roof top gardens to increase access to semi-private outdoor amenity space.
j) Incorporate green roofs where appropriate to help absorb storm water and provide outdoor amenity space for residents/workers.
k) Best management practices for retention and infiltration of rain water shall be used as appropriate.
l) Light pollution should be minimized through the use of full cut-off lighting, avoiding light reflectance. Exceptions may be made for signage and architectural lighting.
m) Make use of existing buildings where possible or carefully deconstruct building and re-use materials.
n) Use of materials with recycled content is strongly encouraged.
o) Each dwelling unit in a residential or mixed-use project should incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper level terrace. These should be of adequate size and be covered to ensure comfort and usability.
p) New development should minimize the removal of existing significant trees. Where tree removal is necessary, trees that were removed should be replaced with new trees. All new developments are subject to the provisions of the Township of Langley Tree Protection Bylaw 2006 No. 4470.
q) Landscaping should incorporate and emphasize native landscape materials and the use of drought resistant plants (xeriscaping) to reduce water usage from irrigation needs.
r) New developments should incorporate a combination of landscaping materials to enhance and integrate new projects into the surrounding landscape and to improve the experience and overall livability of residents and users of new developments.
s) The form of buildings should be softened using plants shrubs and trees, and where necessary, hard landscaping treatments such as terraced retaining walls and planters.

3.11 Public Realm Design

Intent: To ensure the design of streets and open spaces create visual interest, comfort and safety for pedestrians and contribute to a unique local identity and sense of place.



Guidelines

a) Maintain a minimum distance of 3.5 m from curb to building face along all commercial streets in the downtown.
b) Provide a continuous planting of street trees along both sides of streets and along greenways. Street trees should be directly planted into the ground using cutouts and ornamental grills in the sidewalk.
c) Provide zebra or ladder painted crosswalks or crosswalks made of special paving materials at all key pedestrian crossings to increase driver awareness.
d) Incorporate corner bulbs to enhance pedestrian crossings and provide space for landscaping, seating and public art, and raised crosswalks of special paving materials to calm traffic and emphasize key pedestrian crossings, with a priority for the pedestrian crossing at the Aldergrove Transit Plaza on 272 Street. Corner bulbs and raised crosswalks shall not be located along the Fraser Highway and 272 Street where curbside travel lanes shall remain open for peak period traffic flow and for bus travel in the curb lane.
e) Provide adequate public streetscape amenities including benches, planters, trash cans, bike racks, water fountains, wayfinding signage, public telephones, and newspaper boxes, with a priority for the downtown Aldergrove transit plaza and other areas with high pedestrian activity. Furniture and fixtures should generally be located within a 1.5 m street furnishing zone located adjacent to the curb and should not impede pedestrian travel.
f) Café tables are permitted and encouraged on public sidewalks provided safe passage for pedestrians and emergency services is maintained.
g) Pedestrian-oriented lighting should be provided throughout downtown streets with priority for high pedestrian areas. These luminaries should be attached to existing light standards and incorporate cut-off shields to minimize light pollution.
h) Distinctive bus shelters or deep canopies at building facades adjacent to the transit plaza should be provided for the comfort of transit users.



Pedestrian scale lighting, special pavers along sidewalks and across intersections, curb extensions, lighted bollards, rolled curbs, street tree with pavers in the tree well, all combine to make a pleasing and welcoming streetscape for pedestrians

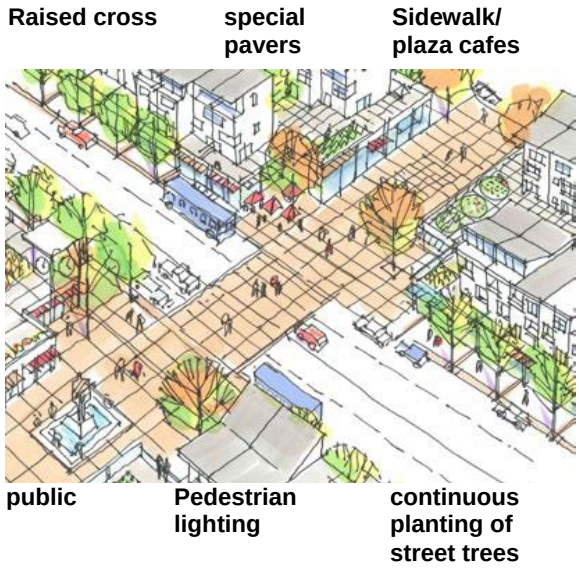


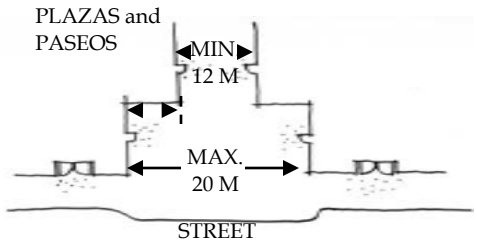






Street furniture can enhance the functionality and visual interest of downtown streets and plazas, and help create a unique identity and character for the downtown







Shared streets or woonerfs in appropriate locations can create a special character for certain streets in the downtown



i) Plazas and paseos (pass throughs) should be incorporated throughout the downtown at key locations as proposed by the concept plan to provide public 'outdoor' rooms and mid-block pedestrian connections.
j) Plazas and greenways should be framed by buildings with a minimum building face separation of 12 m and a maximum building face separation of 20 m
k) Paseos or mid-block pedestrian pass throughs should have a minimum building face separation of 8 m.
l) Shared streets or woonerf's (streets that integrate vehicular, pedestrian and bicycle traffic together) are encouraged in active retail areas where appropriate, as indicated by the concept plan.

Public Art

Public art can play an important role in reflecting Aldergrove's history and sense of place. It can be inspiring or playful, serious or whimsical, can be functional or make a statement – or all of these. It can be located to reflect a significant historic event, building, activity or natural feature. It can be in the form of sculptures, statues, murals, or a range of other forms, and should engage viewers of all ages to enhance the family-friendly tone of the downtown. Public art with touchable elements can draw active engagement transforming a street into a 'magical place'.

m) Public art should be incorporated into parks, plazas and other key activity areas in the downtown, especially at gateways and entry points, as a key means of creating a unique identity and sense of place in the downtown and enhancing the sense of entry into the downtown.
n) Public art in the downtown should reflect Aldergrove's unique natural and human history, for example, its agricultural roots and its local First Nations history.





Public art can play an important role in reflecting Aldergrove's history and sense of place



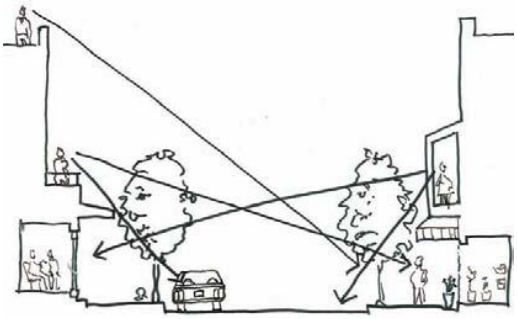
3.12 Personal Safety, Security and Accessibility

Intent: To ensure that building siting, orientation, and design enhance personal safety and security. To ensure buildings and open spaces accommodate and provide access for all users and abilities.

Guidelines

a) Ensure the design of new development, through the placement of windows, balconies, and street-level uses, contributes to increased 'eyes on the street' and allows for casual surveillance of parks, open spaces, and children's play areas.
b) Avoid blank, windowless walls that do not permit residents or workers to observe the street.
c) Incorporate creative use of ornamental grills over ground floor windows or as fencing as necessary and where appropriate.
d) Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
e) Design parking areas to allow natural surveillance by retaining clear lines of sight to and between public sidewalks and building entrances both for those who park there and for users of nearby buildings.
f) Eliminate structures and/or landscaping and plant materials that provide hiding places for undesirable activity. Generally, landscaping that is above the head or below the knee is appropriate.
g) Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of persons with disabilities. Generally, such routes should be direct, level, obstacle free, easily identifiable and clearly separated from vehicular routes.



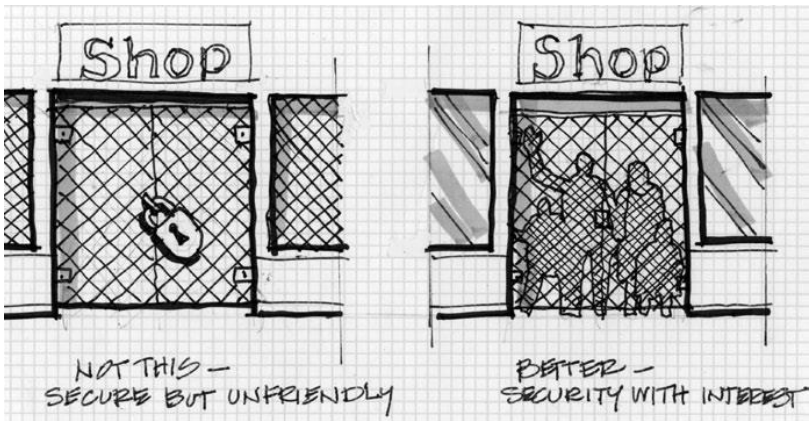


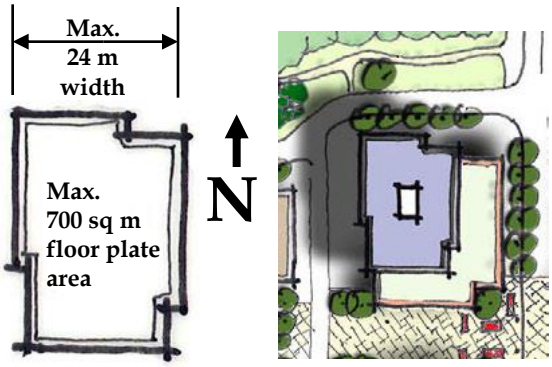
Buildings should be designed and oriented to encourage casual surveillance and 'eyes on the street'



Ornamental grills provide security and visual interest

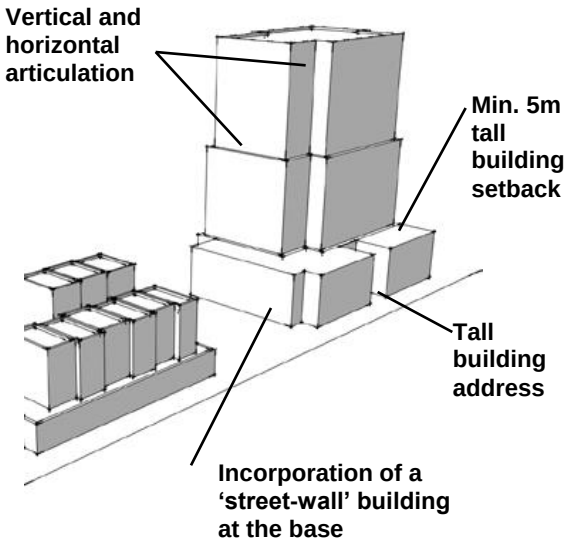






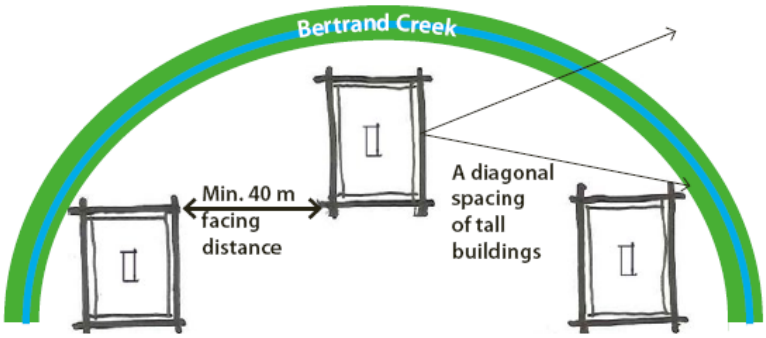
3.13 Tall Buildings

Overview: The overall intent of the tall building guidelines is to encourage siting, massing and design that minimize negative impacts on views, privacy, and solar access for individual units, to reduce the perceived bulk of tall buildings, and to minimize impacts of tall buildings on adjacent public streets and open spaces. Tall Buildings are defined as buildings over 6 storeys or 18 m in height. In addition to the preceding general guidelines (sections 3.1 – 3.12), the following tall building guidelines are applicable to development proposals that include buildings over 6 storeys in height.

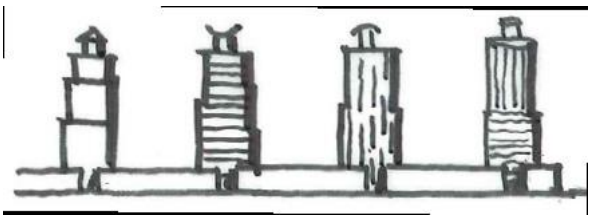


Guidelines

a) An open spacing of tall buildings should be maintained to ensure adequate light, air, access and views for residents.
b) The minimum facing distance between tall buildings should be 40 m.
c) The placement of tall buildings should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
d) Tall buildings should have a maximum floor plate size of 700 sq m.
e) Tall buildings should have a maximum floor plate width of 24 m.
f) The bulk of towers should be minimized using vertical and horizontal articulation, for example, by incorporating changes of plane, stepped terraces or modulated plan and façade forms.
g) Tall buildings should have a maximum height of 50 m, excluding appurtenances and mechanical equipment.
h) Tall buildings should generally be aligned parallel to the street in a north-south direction.
i) New developments with tall buildings should incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street edge definition. (See section Street Definition Guidelines, section 3.3).



j) Tall buildings should incorporate ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.
k) Tall buildings should be setback a minimum of 5 m from the fronting public street or open space, while still achieving good address on the fronting public street or open space.
l) Tall building address should be achieved by stepping back the base building (podium) at the primary entrance of tall buildings to allow the tall building to meet the street and by locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza or other open space.
m) An interesting and varied roof form should be achieved, for example, by incorporating a top penthouse or amenity space to conceal appurtenances and mechanical equipment.



Variation in tower form and design should be achieved

An open spacing of tall buildings and their siting adjacent to Bertrand Creek minimize view, shadowing and other impacts on residents and pedestrians. Tall buildings front onto and have direct access from adjacent public streets and open spaces. Tall buildings incorporate a base building to define streets and open spaces







3.14 Master Planning for Tall Buildings and Large Sites

In order to meet the objectives of downtown revitalization as indicated in the Aldergrove Core Area Plan and illustrated in the Aldergrove Core Area Concept Plan, proposals for Large Sites and sites with Tall Buildings should include a master plan. The integration of larger sites and sites with tall buildings with adjacent areas is important, especially in light of Area Plan policies calling for the provision of new roads, parks, pedestrian paths, plazas and open spaces that extend into and complement the existing surrounding area. Further, master planning will enable tall buildings to be sited and organized in a way that provides desirable transition to adjacent areas and ensures appropriate tall building separation. More broadly, a master planning process for these sites will help knit the public realm into a single, cohesive whole as demonstrated by the illustrative concept plan and encouraged by the design guidelines.

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

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

- the location and dimensions of public streets, parks and accessible open spaces
- general location and dimensions of pedestrian circulation and relationship to pedestrian sidewalks and paths, transit stops and shelters
- general location of building footprints – base buildings and taller buildings
- general layout and dimensions of setbacks from streets, parks and open spaces, as well as dimensions between base and tall buildings on the same site
- general location of building entrances for each building
- general location and dimensions of site access, service areas, ramps, drop-off and parking for each building
- the location of watercourses including non-disturbance areas
- phasing plan and schedule
- perspective(s) showing important views
- shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
    - Equinox: 8am, 12 noon, 4pm
    - Winter Solstice: 9am, 12 noon, 3pm

18 May 2022

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 13-20-0152 / JANDA GROUP HOLDINGS

Civic: 3100 272 Street

Legal: Lot 67 Except Part Subdivided by Plan BCP12803 Section 20 Township 13 NWD Plan 51537

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	**66**	**2**	**1**	**2**

Given the current school catchments this development would impact Parkside Centennial Elementary School, Betty Gilbert Middle School and Aldergrove Community Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 - REGULAR MEETING	**REPORT:**	22-61
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00018
SUBJECT:	EQUITY, DIVERSITY, AND INCLUSION FRAMEWORK		

RECOMMENDATIONS:

That Council endorse the Equity, Diversity, and Inclusion Trailmap presented as Attachment B to this report; and further

That Council refer considerations of funding for an additional staff resource to support development and implementation of the equity, diversity, and inclusion framework to the 2023 budget.

EXECUTIVE SUMMARY:

At its January 17, 2022 Meeting, the Council Process Committee (CPC) received a consultant's presentation and report (Attachment A) on equity frameworks and recommended that Council refer the item to staff for a report on potential next steps. Council adopted the CPC's recommendation at its January 24, 2022 Meeting.

Equity, diversity, and inclusion (EDI) has been considered as part of several recent Township strategic plans including the Social Sustainability Strategy (SSS) in 2022, the Climate Action Strategy (CAS) in 2021, and the Age- and Dementia-friendly Action Plan in 2021. The SSS recommends development of a "social equity policy and handbook that would serve as a lens to help ensure Township policies, services, programs, facilities, and infrastructure are inclusive of the full diversity of residents."

An overarching equity, diversity, and inclusion (EDI) framework would provide an opportunity to embed social equity and inclusion concepts across all areas and functions of the organization. An EDI framework can be viewed as a high-level policy along with complementary tools that help a municipality advance inclusion by identifying and addressing policies and practices that produce inequitable outcomes. An EDI framework can include internally-focused workplace elements, as well as externally-focused elements, for applying an equity lens to services and programs that affect the community more broadly.

For Council's consideration, staff have prepared an "Equity, Diversity, and Inclusion Trailmap" (Attachment B) that, as requested by Council, identifies recommended next steps for the potential development and implementation of a framework in the Township. The recommended initial next steps involve endorsing the EDI trailmap as a guide to the development of the framework; the delivery of preliminary training to an interdepartmental staff team that would be involved in the work; and the allocation of an additional staff resource to support the work. Should Council refer consideration of this staff resource to the 2023 budget, staff will explore external sources of funding to support this potential resource leading up to the 2023 budget process.

PURPOSE:

This report responds to Council's direction for staff to prepare a report on potential next steps for an Equity, Diversity, and Inclusion Framework.

BACKGROUND/HISTORY:

At its January 18, 2021 Special Meeting for Priority Planning for Budget Purposes, Council passed the following motion:

That an Equity, Dignity, and Inclusion Framework be placed on the Council Priority List; and

That staff prepare a report on other community frameworks, and what would be required to implement a framework in the Township.

At its January 17, 2022 meeting, the Council Process Committee (CPC) received a consultant's presentation and report (Attachment A) on equity frameworks, and passed the following motion:

That Council refer the Equity, Dignity, and Inclusion Framework to staff for a report on potential next steps.

Council adopted the CPC's recommendation at its January 24, 2022 Meeting.

DISCUSSION/ANALYSIS:

Recent national and international events such as the #MeToo movement, the COVID-19 pandemic, the resurgence of Black Lives Matter following the murder of George Floyd, and the discovery of unmarked graves at former residential school sites, have led to increased calls for actions that address the inequities that persist in society today. In response to these calls for action and the opportunity to build more inclusive communities, an increasing number of municipalities have developed or started to explore an equity, diversity, and inclusion (EDI) framework.[1]

An EDI framework can be viewed as a high-level policy along with complementary tools that help a municipality advance inclusion by identifying and addressing policies and practices that produce inequitable outcomes. The framework may be comprised of elements such as internal training and education programs, companion documents like inclusive engagement guidelines or demographic profiles, staff resources, and advisory committees or other community-led partnerships. An EDI framework supports the transition from an equality approach, where everyone gets treated the same, to an equity approach that addresseses specific needs and reduces barriers to fair outcomes.



[1] This report uses the term "equity, diversity, and inclusion framework" as it tends to be more commonplace than "equity, dignity, and inclusion framework." Dignity, which is the human quality of being worthy of esteem or respect, is an important part of inclusion.

In the case of the Township, EDI has been considered as part of several recent strategic plans including the Climate Action Strategy, Age- and Dementia-friendly Action Plan, and Social Sustainability Strategy. An overarching framework, as contemplated by Council, would provide an opportunity to embed social equity and inclusion concepts across all areas of the organization providing guidance for various plans, programs, and operations. An EDI framework can include internally-focused elements such as workplace EDI initiatives and externally-focused elements for applying an equity lens to services and programs that affect the community more broadly.

Key terms:[2]

- *Equity* recognizes that not everyone is starting from the same place or history and that deliberate measures may be needed to ensure fairness.
- *Diversity* is the range of human differences, such as race, ethnicity, colour, ancestry, place of origin, political belief, religion, marital status, family status, physical disability, mental disability, sex, gender identity or expression, sexual orientation, age, class, and/or socio-economic situations.
- *Inclusion* is the process of building a diverse and welcoming community for all.

Recommendations on Potential Next Steps:

For Council's consideration, staff have prepared an "Equity, Diversity, and Inclusion Trailmap" (Attachment B) that identifies recommended next steps for the potential development and implementation of a framework in the Township. The term "trailmap" (as opposed to "roadmap") is intentional, recognizing that walking is more age, ability, and income inclusive than driving. In addition, the trail purposely becomes less clear in the later steps, recognizing the emergent nature of this work and the need for flexibility.

The EDI trailmap consists of five main steps, which are in keeping with the recommendations in the consultant's presentation and report received by the CPC on January 17, 2022 (Attachment A). Step one involves endorsing the EDI trailmap as a guide for the development of the framework; the delivery of preliminary training to an interdepartmental staff team that would be involved in the work; and the allocation of an additional staff resource to lead the work. Staff note that the development and implementation of a comprehensive EDI framework would be a significant work program item requiring the focus of a dedicated staff resource.

Step two involves assessing the current state of EDI in the organization and identifying strengths to build on and opportunities moving forward. It is noted that there are external assessment tools that can be used to assist organizations in understanding the current state of EDI. Using the learnings of the assessment in step two, step three involves clarifying the goals for the EDI framework including engagement with equity-denied communities to identify potential priorities for the framework.[3] Step four involves developing and implementing the tools and programs that will advance EDI. These tools and programs could include internal training and education programs; demographic profiles, project assessment tools, and inclusive community engagement guidelines; and advisory committees or other community-led partnerships comprised of equity-denied populations. Step five involves developing an accountable evaluation and reporting program for the framework and continuous improvement through implementation. Council would receive an update on the development of the EDI framework following each step on the trailmap.

[2] Adapted from the University of British Columbia Equity & Inclusion Glossary of Terms. These terms should be reviewed and, as needed, refined to suit the local context as part of a process to develop an equity, diversity, and inclusion framework.
[3] Equity-denied communities or populations are groups that experience significant barriers in participating in community. This could include attitudinal, historic, social, and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation, and transgender status.

It is anticipated that the trailmap steps could be undertaken within an approximate three-year timeframe depending on resourcing and prioritization. Implementation, monitoring, reporting, and continuous improvement of the framework would follow.

Policy Considerations:

The development of an EDI framework would advance policies and actions in existing Township strategic plans. The Social Sustainability Strategy, endorsed by Council on January 10, 2022, includes the following recommended action: "Develop a social equity policy and handbook that would serve as a lens to help ensure Township policies, services, programs, facilities, and infrastructure are inclusive of the full diversity of residents, and develop a work plan to review existing policies with this lens." The Climate Action Strategy, endorsed by Council on January 25, 2021, indicates that implementation "will prioritize actions that advance equity," and further states that the Township will "explore a social equity policy that recognizes the diversity of our community and acknowledges that different measures may be needed to ensure fair outcomes."

Financial Implications:

It is estimated that the development and ongoing implementation of an EDI framework would require a full-time equivalent staff resource in the short term, with other resource implications that be best evaluated and quantified over time as part of subsequent phases of implementation. It is recommended that Council refer to the 2023 budget deliberations consideration of funding for a staff resource to support the equity, diversity, and inclusion framework work. Should Council make this referral, staff will explore external sources of funding to support this potential staff resource leading up to the 2023 budget process.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Council Report 22-02

ATTACHMENT B Draft Equity, Diversity, and Inclusion Trailmap

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 17, 2022 - COUNCIL PROCESS COMMITTEE	**REPORT:**	22-02
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00018
SUBJECT:	EQUITY, DIGNITY, AND INCLUSION FRAMEWORK		

RECOMMENDATION:

That Council receive the "Equity, Dignity, and Inclusion Framework" presentation and report for information.

EXECUTIVE SUMMARY:

At its January 18, 2021 Special Meeting for Priority Planning for Budget Purposes, Council passed a motion to place an equity, dignity, and inclusion framework on the Council priority list. Council directed staff to prepare a report on other community frameworks along with what would be required to implement a framework in the Township.

Recent national and international events have led to increased calls for actions that address observed inequities in society today. In response to these calls for action, and the opportunity to build more inclusive communities, an increasing number of municipalities have developed, or started to explore the creation of, an equity framework. In the case of the Township, equity has been considered as part of several recent strategic plans including the Climate Action Strategy, the Age- and Dementia-friendly Action Plan, and the Social Sustainability Strategy. An overarching framework, as contemplated by Council, would provide an opportunity to embed social equity and inclusion concepts across the various levels of the organization providing guidance for various programs, policies, systems, and operations.

To support a response to Council's January 18, 2021 motion, consultants with expertise in equity and inclusion were engaged to review and prepare a report on other community frameworks and provide initial recommendations for the potential implementation of a framework in the Township. As described in the consultant's report, presented as Attachment A, an equity and inclusion framework generally consists of a high-level policy document and supporting components such as staff training and assessment tools that collectively help enhance equity and inclusion.

An equity and inclusion framework can include internally focused elements such as workplace equity, diversity, and inclusion initiatives, and externally focused elements such as tools for applying an equity lens to systems, operations, and programs that affect the community more broadly. Recommendations for the potential implementation of a framework in the Township require further Council direction as well as additional staff resources, internal training, and engagement with affected stakeholders particularly equity-denied groups. Subject to Council direction, some of the next key steps include allocation of additional staff resources to frame the plan in the context of existing plans and programs; and generally, support the implementation of the framework in a focused and sustained manner as outlined in this report.

PURPOSE:

This report responds to Council's direction for staff to prepare an equity, dignity, and inclusion framework in the Township of Langley for Council's consideration.

BACKGROUND/HISTORY:

At its January 18, 2021 Special Meeting for Priority Planning for Budget Purposes, Council passed the following motion:

> *That an Equity, Dignity, and Inclusion Framework be placed on the Council Priority List; and*
>
> *That staff prepare a report on other community frameworks, and what would be required to implement a framework in the Township.*

The Climate Action Strategy, endorsed by Council on January 25, 2021, indicates that implementation "will prioritize actions that advance equity," and further states that the Township will "explore a social equity policy that recognizes the diversity of our community and acknowledges that different measures may be needed to ensure fair outcomes."

The Social Sustainability Strategy, endorsed by Council on January 10, 2022, includes the following recommended action: "Develop a social equity policy and handbook that would serve as a lens to help ensure Township policies, services, programs, facilities, and infrastructure are inclusive of the full diversity of residents, and develop a work plan to review existing policies with this lens."

DISCUSSION/ANALYSIS:

An equity, dignity, and inclusion framework ("equity framework") can be viewed as a high-level policy document that can help a municipality advance social equity and inclusion. The framework may be comprised of other supporting elements such as internal training and education programs, companion documents like inclusive engagement guides or demographic profiles, staff resources, and advisory committees or other community-led partnerships. An equity framework supports the transition from an equality approach where everyone gets treated the same, to an equity approach in a way that addresses their specific needs to be able to reach a common outcome.

Recent national and international events, such as the #MeToo movement, the COVID-19 pandemic, the resurgence of Black Lives Matter following the murder of George Floyd, and the discovery of unmarked graves at former residential school sites have all led to increased calls for actions that address the inequities that persist in society today. In response to these calls for action, and the opportunity to build more inclusive communities, an increasing number of municipalities have developed or started to explore an equity framework. In the case of the Township, equity has been considered as part of several recent strategic plans, including the Climate Action Strategy, Age- and Dementia-friendly Action Plan, and Social Sustainability Strategy. An overarching framework is an opportunity to embed social equity and inclusion across the organization providing guidance for various programs, policies, and operations.

To support a response to Council's January 18, 2021 motion, consultants with expertise in equity and inclusion were engaged to review and prepare a report on other community frameworks and provide initial recommendations for the potential implementation of a framework in the Township. The consultant's report is included as Attachment A to this report.

Other Community Frameworks:

The consultants reviewed thirteen equity frameworks from other municipalities across Canada and the United States. Although some larger jurisdictions were included in the review, most of the municipalities reviewed have a population smaller than or comparable to the Township including Abbotsford, Delta, Guelph, and Oshawa.

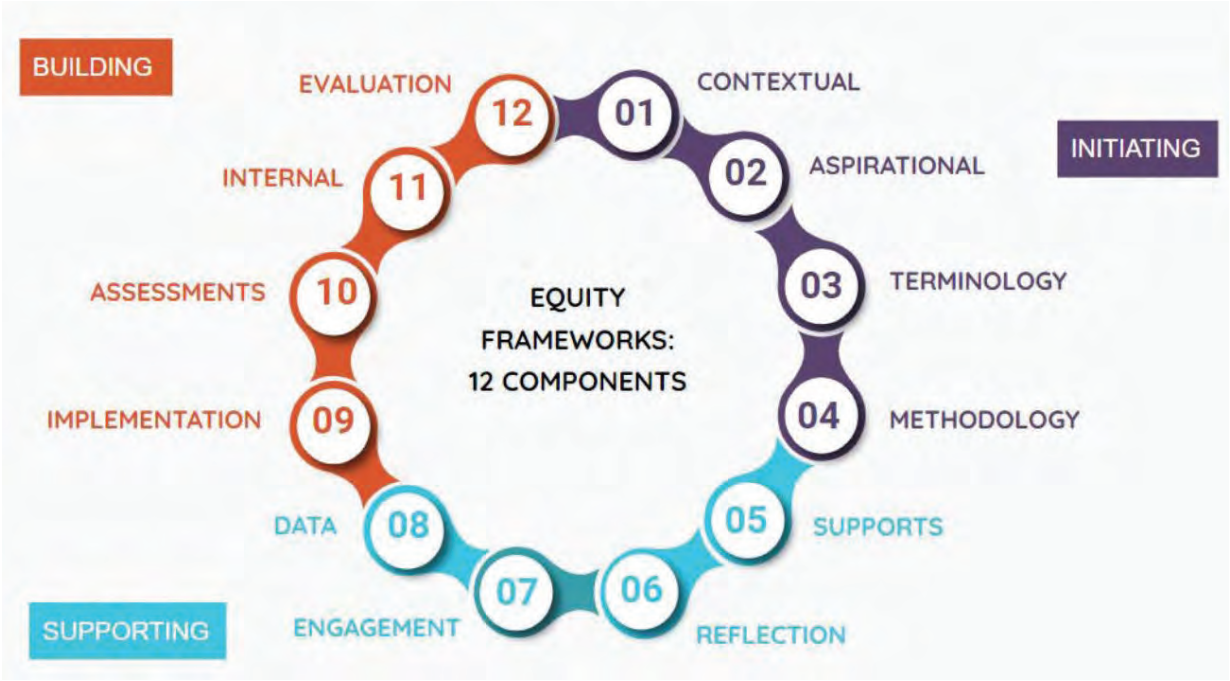
The review found three general types of equity frameworks:

1. Internal/Workforce Frameworks – primarily focused on applying equity, diversity, and inclusion principles to the organization's internal human resource practices and support for the workforce
2. External/Community Frameworks – provide tools and processes to apply equity considerations into policies, programs, and operations that impact communities
3. Combined Frameworks – include elements of both internal/workforce and external/community frameworks

The review further found twelve components that may comprise an equity framework (see figure below). It is noted that few of the frameworks reviewed include all twelve components. These twelve components are grouped into three categories:

1. Initiating – foundational components that create a platform to build from
2. Supporting – complementary information, programs, and processes
3. Building – implementation and evaluation components

Further details about these twelve common components are included in the consultant's report (Attachment A).



Recommendations for Potential Implementation:

Based on the review of other community frameworks, learnings from equity practitioners gained through interviews, and an inter-departmental staff workshop, the consultant's report recommends the following next steps should the Township wish to develop and implement an equity framework:

1. Obtain Council direction and resources to support the work;
2. Frame relevant context and existing work (e.g., further consider existing plans and programs to build on);
3. Undertake baseline staff education and training on terms and concepts;

4. Clarify the goal in consultation with equity-denied populations (e.g., describe the equity vision and objectives)[1];
5. Map out a rough methodology to create a framework;
6. Create simple but meaningful metrics for evaluation; and
7. Embed accountability across the organization.

These steps could be undertaken within a three-year timeframe, depending on resourcing and prioritization. Further details about these recommendations for potential implementation are included in the consultant's report (Attachment A).

Financial Implications:

There are no financial implications associated with this informational report. However, should Council deem it desirable to provide further direction to staff to develop and implement an equity framework, it is estimated that the recommended next steps (as summarized above) and ongoing implementation of a framework would require at least one full-time equivalent staff resource in the short term with other resource implications best evaluated and quantified over time as part of subsequent phases of implementation.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Consultant's Report: Municipal Equity Framework Best Practices and Considerations

[1] Equity-denied populations are groups that experience significant barriers in participating in community. This could include attitudinal, historic, social, and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation, and transgender status.

Municipal Equity Framework
Best Practices & Considerations
Final Report

Prepared for Township of Langley
Dec. 21, 2021

Author: Keltie Craig Consulting
& Luna Aixin (GaGiNang Productions)

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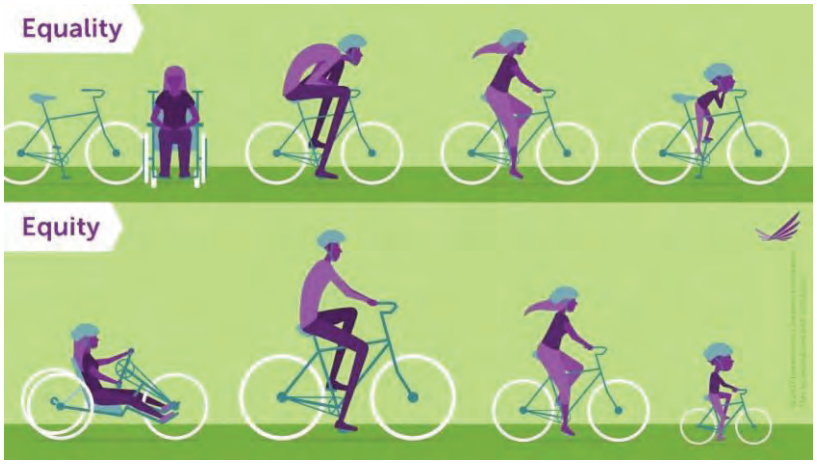
Introduction

The Township of Langley (TOL) has been exploring the topic of social equity and inclusion within various plans and strategies, including the Climate Action Strategy; Child Care Action Plan; Age- and Dementia-friendly Action Plan; and Housing Action Plan. TOL has also taken a more comprehensive look at social issues and priorities through the Social Sustainability Strategy. However, an overarching framework is an opportunity to embed social equity and inclusion across the organization, providing guidance for various programs, policies, and operations.

On January 18, 2021 at a Special Meeting for Priority Planning for Budget Purposes, TOL Council directed:

- *That an Equity, Dignity, and Inclusion Framework be placed on the Council Priority List; and*
- *That staff prepare a report on other community frameworks, and what would be required to implement a framework in the Township.*

A Social Equity, Dignity, and Inclusion framework (or "equity framework" for short) can be viewed as a policy document that provides direction to the municipality on why, and how, social equity and inclusion can be improved. The framework may be comprised of other supporting elements, such as training and education programs, companion documents (such as engagement guides or demographic profiles), staff leads, and advisory or other community-led partnerships, among other things. It is a way to support transitioning from an **equality** approach, where everyone gets treated the same, to an **equity** approach, where everyone gets treated in a way that addresses their specific needs to be able to reach a common outcome.



(Image: Robert Wood Johnson Foundation)

In the diagram, two different scenarios are depicted: equality and equity. **Under equality, everyone gets the same bicycle** regardless of their size, ability or age. The bike only truly fits one person; it is difficult or impossible for everyone else to ride. **Under equity, each figure gets a bicycle that addresses their specific need**, thus creating a fair way of providing added mobility to each individual to get where they need to go.

Moving from an equality approach to a fair and equitable approach can help by providing proper support to each individual to excel in society. But it doesn't highlight the reality that dominant populations are prioritized and promoted via the **systemic exclusion** of others, preventing them from

gaining power and decision-making authority. Conversations of power and privilege are necessary to truly get to equitable outcomes, and it is considerations like these that can be part of building a robust equity framework.

Why Create an Equity Framework

The creation of an overarching equity framework can help TOL in multiple ways:

1) **Improve TOL effectiveness and efficiency** - an equity framework can provide clarity and aid in consistent decision-making, giving clear guidance related to equity in proactive workstreams such as creation of new policy, programs and plans, as well as reactive workstreams such as responding to community and stakeholder requests. It can also contribute to a culture of support and inclusion in the workforce, which influences TOL's ability to attract and retain talent from a more diverse pool of candidates.
2) **Assist in TOL compliance with existing requirements and legislation** - an equity framework can help ensure TOL is responding to laws and regulations which prohibit discrimination in employment and requires the creation of a culture of safety, such as the British Columbia Human Rights Code and WorkSafeBC legislation, and the Canadian Human Rights Act.
3) **Respond to issues of national and international significance** – an equity framework can help to create and track commitments around Indigenous reconciliation and respond to movements such as Black Lives Matter and #MeToo.
4) **Build a more inclusive and just community** - Data and statistics, as well as personal stories, consistently reveal that there is a disproportionate burden carried by some communities: in lack of access to and quality of treatment in health care, in economic opportunities, in interactions with policing and law, in access to housing and mobility options, and many other facets of life. Demonstrating a priority for equity considerations is a way to show a commitment to fairness, justice, dignity and respect. It aligns personal and organizational motivations to act ethically, be accountable and to live and work with integrity.

Equity frameworks are relatively recent in the municipal planning landscape, but some cities and districts have been early adopters. A 2020 CBC News analysis of the 21 municipalities in Metro Vancouver found that Vancouver and New Westminster were the only two municipalities that apply an equity lens or anti-racism policies in a detailed way to their operations. Since that time, several other Metro Vancouver municipalities have initiated RFPS for equity frameworks, including City of North Vancouver and Coquitlam.

A Scan of Equity Framework Best Practices

To assist in responding to the Council motion, we have conducted a scan of 13 equity frameworks from across North America, and four more general equity guides and toolkits, and provided an analysis of the content, structure and creation process of these documents. A table with precedents included in the research is in Appendix 1. Follow-up interviews with key staff practitioners were then conducted with three municipalities, to uncover more details around the process, challenges and learnings of creating

and implementing equity frameworks. The results of the analysis were shared with a group of TOL staff, to share learnings and get feedback on possible components of an equity framework.

Types of Equity Frameworks

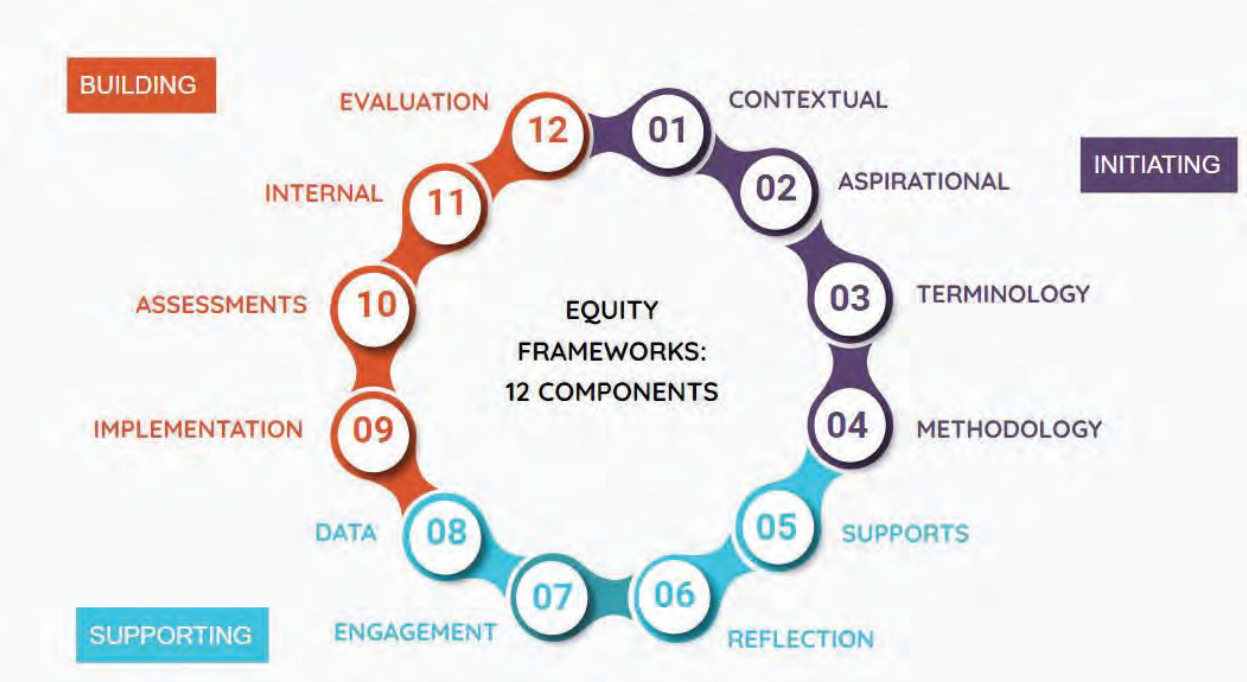
In our analysis, we found three broad categories of equity frameworks. These are related to the scope covered by the documents, and are as follows:

1. **Internal/Workforce** - primarily focused on applying equity, diversity and inclusion principles to the organization's own internal human resources (HR) practices and support for the workforce.
2. **External/Community** - provide tools, processes or a "lens" to apply equity considerations into municipal policies and practices that affect communities.
3. **Combined** - look at all the areas an organization touches: both internal policies related to hiring, workforce retention and support, etc. and also policies, operations and programs that face community, such as planning, engagement, procurement, and service provision.

Components

During the content analysis, we reviewed the type of content and structure equity frameworks have, looking for commonalities (see Appendix 2 for a matrix of the presence of components in the frameworks reviewed). We found 12 categories of common components, though it should be noted that very few of the frameworks included all 12 of these. For ease of reference, these 12 components have been divided into three sub-categories:

i. Initiating – foundational components that create a platform to build from
ii. Supporting – complementary information, programs and processes
iii. Building - implementation and evaluation components



Initiating

1. ***Contextual*** - *What led to the establishment of the equity framework?*
   This tells the background story of the equity framework. It may provide the policy context, link to other related plans, reference Council motions, or respond to community requests and/or national imperatives such as reconciliation. It can act to provide organizational legitimacy to the equity framework by situating it in reference to a broader suite of municipal plans, strategies and guiding documents.

2. ***Aspirational*** **-** *What does the equity framework seek to do?*
   Aspirational content generally presents the vision, goals and objectives of the equity framework. It describes the end state that is being sought after, and paints a picture of success.

3. ***Terminology*** **-** *What terms and concepts are explained in the equity framework?*
   Social equity language and terminology is new to many, and may not be widely or commonly understood. This component provides relevant definitions for many of the key terms and concepts that are referenced in the equity framework.

4. ***Methodology*** **-** *What process was used to develop the equity framework?*
   This outlines the creation process for how the equity framework was developed. It may list authors or contributors, or describe how decisions were made. It may provide a timeline of events or key milestones that occurred as part of the development process.

Supporting

5. ***Supports*** **-** *What supports the life and stability of the equity framework, and its integration?*
   Supporting an equity framework requires resources. This component may include funding mechanisms, staff resources, and partnerships. It may also include a suite of other plans, tools or resources such as staff support programs, aligned community non-profits, and websites.

6. ***Reflection*** **-** *How do reflections on topics such as representation, internal bias & inclusion inform the equity framework?*
   Honest personal reflection is required for social equity work. This component provides guidance in looking critically at ourselves. This may include tools, checklists, assessments or training to encourage reflection on representation, internal bias, inclusion, and related topics.

7. ***Engagement*** **-** *How does the equity framework guide engagement?*
   This component relates to how the equity framework connects to people, such as providing guidance on engaging with external stakeholders, partners, the public, or advisory bodies. It may link to supporting resources, such as an engagement guide.

8. ***Data*** **-** *How does the equity framework relate to quantitative and qualitative data?*
   This component consists of background information, both qualitative and quantitative. This

could include important context such as population data and history, or past engagement with affected populations. It could also provide direction on how data should be gathered (e.g. disaggregated data), and shared (e.g. open source), in a more equitable way.

Building

9. ***Implementation -*** *How is the equity framework used?*
   In some cases, the equity framework may act as a high-level document without specific actions, and implementation occurs within departmental workplans. In others, there may be processes embedded in the framework to guide implementation, such as action plans. This component may also include implementation mechanisms to integrate social equity within administrative processes, such as requirements to include a section on equity impacts in all Council reports.

10. ***Assessments -*** *How does the equity framework consider the impact of operations, policies, and practices on equity-denied populations?*
    This component looks at how to assess the impacts of operations, policies, and practices on equity-denied populations. It may include a set of questions, a checklist, matrices, or other tools that attempt to bring explicit attention to how decisions affect equity. Some frameworks may introduce mechanisms to mitigate impacts - either reducing negative impacts, or enhancing positive impacts.

11. ***Internal*** *- How does the equity framework reflect principles in corporate policy and practice?*
    This component is directed specifically at internal Corporate practices. This can include diversity & inclusion in the workforce, procurement policies, marketing and communications, and staff and leadership onboarding and training programs.

12. ***Evaluation & Accountability -*** *Who is responsible for the equity framework, and how is it evaluated?*
    This component addresses the evaluation of, and accountability to, an equity framework. It may include monitoring and reporting mechanisms, including renewal and revision timelines. There may be a set of metrics, benchmarks or targets. It may also include who is responsible for the management of the equity framework, and who the framework is accountable to - such as an advisory body or leadership team.

Recommendations for Potential Implementation

This section responds to the second part of Council's January 18, 2021 motion: "*what would be required to implement a framework in the Township.*" Consider the analogy of renovating a house: undertaking a renovation requires choosing some priorities, as you never have unlimited time and budget. You have to consider phasing - will you re-do the kitchen first, or add a new addition? Who does the work - is this a communal DIY barn-raising, or will you hire a general contractor, or use a combination? An equity framework can act as the plan for renovating TOL into a more equitable, just and supportive community for all its residents.

Based on the best practice review, learnings from equity practitioners gained through interviews (see Appendix 3), and a workshop with Township staff, the following next steps are recommended should the Township wish to implement an equity framework. These recommendations could be undertaken within a 3 year timeframe, depending on resourcing and priorities.

Best Practice: Acknowledge the distinct context of Indigenous Peoples

Woven throughout the recommendations is an overarching consideration: recognize that social equity for Indigenous Peoples arises from a distinctly different history and cultural and legal relationship to land than other equity-denied groups. It is important to acknowledge this distinction, rather than categorizing the experiences and rights of Indigenous Peoples with those of settlers and immigrants. Many believe that Indigenous Peoples do not seek equity but rather reconciliation and a restoration of the health, wellness, self-determination and sovereignty which were eroded through historical and ongoing colonization. This distinction needs to be incorporated into TOL planning and engagement practices, to ensure that relevant protocols and the priorities and capacity of local Indigenous Nations - qʼʷaːnx̱ʼən̓ (Kwantlen), Q'éyts'i (Katzie), Màthexwi (Matsqui) and Semiahmoo First Nations - and urban Indigenous living off-reserve are considered. Relevant reports such as those connected to the Truth and Reconciliation Committee, the UN Declaration on the Rights of Indigenous People and the National Inquiry into Missing and Murdered Indigenous Women and Girls have produced clear, action-oriented recommendations that can be referred to and incorporated into the equity framework process.

1. Clear Council direction and resources to support the work

Should the Township of Langley want to move forward with the development of a more explicit equity framework, the first step would be for Council to provide clear direction to undertake the work. This initial step could also provide an opportunity for Council to identify this work as a priority, acknowledge that various structures, including systemic discrimination, have resulted in inequities, and reaffirm its commitment to building an inclusive community.

It is important to keep in mind that this is not quick or straightforward work. It will require additional resources in terms of staff time (new or re-allocated staff) and/or consultant support to undertake this; it cannot be done as a “side of desk” project on top of existing workloads. Council will need to make decisions around priorities, and provide clear direction to establish necessary resources.

It will also be necessary to determine where these resources are situated. Many municipalities emerging as equity leaders are establishing equity work within an organizational structure that allows them to touch all departments, rather than existing in a silo.

2. Frame relevant context and existing work

The TOL is not starting from scratch with equity. Between existing policy, staff training, and past consultations, there is a lot of good work already in place or underway. Compiling these relevant initiatives can help provide important context, awareness, and data that will act as a scaffold to build from. This can also help determine how existing values and goals can relate to a broader equity vision. This step can form part of a self-assessment of TOL, giving a sense of a baseline in terms of organizational readiness and gap analysis.

3. Undertake baseline TOL education and training on terms and concepts

Equity as a concept may be generally understood, but it is important to explicitly define the term as it relates and applies to the Township of Langley. Learning about equity and related terms such as unconscious bias, privilege, systemic barriers is a critical part of foundation-building for TOL staff and Council to move forward with subsequent steps. Just as important are reflection tools that can help us "unlearn" many of the patterns, assumptions and ways of working that further entrench inequities. Consider how to embed education and training throughout the organization to build a shared understanding – one that is not just theoretical, but personal.

4. Clarify the goal in consultation with equity-denied populations – describe the equity vision and objectives

What does the Township, and those it serves, see as the goal of an equity framework? What are the aspirational elements that will act as a touchstone throughout the creation process, and inform the evaluation of its success? It will be important to determine the vision and objectives of this work, informed by Council priorities as well as broader engagement with those most impacted by systemic inequities. Whether internal (with TOL employees) or external (with community), collaborating with those that are impacted by historical and current discrimination and barriers will ensure that any solutions or initiatives are informed by lived experience.

Limited staff resources, consultation fatigue, and health and safety concerns related to the COVID-19 pandemic can all impact the ability of TOL to undertake engagement. An initial step could be to scan through recent past engagement feedback and compile what has already been heard by equity-denied communities related to equity. In addition, consider what staff programs, advisory groups, existing networks, or other established partnerships might be built on to start to bring lived experience to the development of an equity framework. Use these linkages to help create more robust, longer-term and/or ongoing engagement, such as the creation of a Lived Experience Equity Advisory Committee. This consistent and shared picture of what TOL is trying to achieve, and why, will help ensure that throughout the organization and the community, there is a clear understanding of the importance of this work.

5. Map out a rough methodology to create a framework

Develop a simple, flexible roadmap to guide the methodology to develop an equity framework. Use a process that can accommodate pivots and revisions, as the roadmap will most likely need to change as new knowledge, contexts, partners and priorities emerge.

5.1 Confirm approach – start with internal, and work towards combined

Work towards a combined approach for an equity framework, with the intention of creating a structure to help guide the integration of equity both within internal corporate practice and external community-facing practice. But to begin with, focus on developing some of the more internal-facing elements. This can help build momentum for the organization, and embed important education and reflection within the workforce. Over time, TOL can use what it is learning through its internal processes to scale this out into the community.

5.2 Prioritize phasing of framework components

Consider which of the 12 equity framework components feels the most critical to begin with, and/or if there are other elements that don't fit within these categories that should be incorporated. Determine the phasing of these priorities, and match these to realities of budgets, staff resources and timelines. Consider the balance between "initiating," "supporting," and "building" components.

5.3 Complement steady progress with quick starts

Aim for slow & steady progress, with smaller bite-sized 'quick start' pilot initiatives providing momentum to the longer foundational process. This can help balance out attention and commitments to the increasing diversity of residents of Langley, as one of the fastest-growing municipalities in the Lower Mainland, and the need to build organizational awareness and capacity within the Township staff and leadership.

> *"If you want to make a big ship move, you can't be on the very edge pushing really hard when the middle is going in a different direction. My purpose is to nudge the ship in the right direction, not act as a hot-shot piloting our course in tight turns at speed. But people [community] usually don't see the ship - they see their small part of it and wonder why it's not moving."*
> - Municipal Equity Practitioner

5.4 Test as you go, in collaboration with those you are serving

View the development process as an opportunity to experiment, evaluate, learn and change. Building equity knowledge and practices is an ongoing process, and inevitably mistakes or missteps will occur. By involving equity-denied populations, including staff who are part of equity-denied communities, in pre-testing design and consultation, it will help to create an environment of shared learning, where mistakes are acknowledged and corrected new solutions to try out are co-created.

"We drafted questions about identity with these ERGs [Employee Resource Groups – employee-led groups that come together around shared identities and experiences]*. Then we did the employee survey. We shared the resulting high-level data with the ERGs, and asked what intersectional[1] data they would want to see, and what they wanted to be shared. This was a bit of a blueprint for how to do this in community - it will have to be a lighter touch, but we will use the same principles about "how to ask" and "how to treat the data."*
- Municipal Equity Practitioner

6. Create simple but meaningful metrics for evaluation

To begin with, consider a simple yet meaningful set of outcomes that can be used to measure success in reaching equity goals. These do not have to be quantitative – they could be based on surveys (employee and/or community-facing) that focus on more experiential concepts such as "are you thriving in your work?" or "do you have a sense of belonging?" Ensure that surveys are supported with the collection of disaggregated data, to enable an analysis by race, gender, and/or other demographic information. Over time, additional metrics with more detail can be added but at the beginning the priority should be on how the realities of employees and the community are changed by this work.

7. Embed accountability across the organization

While leadership for the equity framework may come from a designated Equity staff lead or team, a degree of accountability needs to be shared throughout TOL. This could involve department-specific work plans with associated metrics that feed into the overarching equity framework. To begin with, it could be simply making visible what the organization is doing.

Conclusion

The best practice scan provided insight not just on the form an equity framework could take, but on processes that other municipalities have taken in order to get here. These learnings can help the TOL to be strategic with building a foundation, drawing on the previous experiences of others to hurdle forward in its equity practice in a resource-efficient manner. Addressing hundreds of years of discrimination, oppression and harm cannot be done in one lifetime, but aligning the efforts of the TOL to create an updated "home" that better meets the needs and aspirations of all Langley Township residents is a powerful step in this journey.

[1] Intersectional/Intersecting identities: The term "intersectionality" was coined in 1989 by Dr. Kimberlé Crenshaw, a civil rights activist and legal scholar in critical race theory, to better depict how discrimination can occur on the basis of both race and gender, and often, a combination of both. The term is now used to describe how discrimination based on race, gender, class and other individual characteristics "intersect" and overlap with one another. The experience of a lesbian Black woman will be different from that of other women who may not be Black, may not be lesbian, or may not be both.

Appendix 1 - Precedents Included in the Review

Municipality/ Institution	Name of Document	Year	Size of Community	Description
New Westminster	2021-2022 Equity Key Performance Indicator Framework	2021	58,500	Interim framework to measure performance in three equity areas, while the broader Diversity, Equity, Inclusion and Anti-Racism (DEIAR) framework is being created: Community Representation; Policies and Procedures; Service Delivery and Programs.
Victoria	Equity Framework (in progress)	2022 (target date)	90,000	Framework is not yet public.
Beaverton, Oregon	Diversity, Equity, and Inclusion Plan Diversity, Equity, and Inclusion Plan Update (2019)	2014 original 2019 update	98,000	Uses race as primary lens for Diversity, Equity, Inclusion (D, E, I) work. Community-created plan with six priority areas, and accompanying goals and indicators. Priorities are: public engagement; city practices; housing & livability; public safety; economic empowerment; community building and inclusion.
Delta	Council Report: Promoting Diversity and Inclusion in Delta	2021	100,000	Analysis based on four pillars of an inclusive organization: inclusive culture & diverse teams; inclusive marketing; supplier diversity; inclusive services & product delivery.
Guelph	Employee Diversity and Inclusion Plan	2019	132,000	Starts with internal practices, and then suggests other mechanisms to bring equity to an external focus E.g. incorporate into Strategic Plan to embed anti-racism and inclusion.
Oshawa	Diversity and Equity Plan	2017	160,000	A comprehensive strategic plan that consists of both internal and external focus, outlined in 90 strategies and actions for six strategic directions. The plan also includes other publications such as an 'Equity and Inclusion Lens Handbook' and 'Inclusive Language Manual."

Abbotsford	Diversity and Inclusion Strategy 2020	2020	161,000	Employee-focused, provides background of the strategy and outlines four themes of actions and opportunities that the city is taking to ensure diversity and inclusion in the workplace: Recognizing and Celebrating Diversity in the Workplace; Improved Internal Communications; Ongoing Training and Collaboration; Leadership Commitment and Engagement.
Halifax Regional Municipality	Diversity and Inclusion Framework	2020	432,000	Provides list of options around five goals, which business units can use to develop Diversity & Inclusion (D & I) action plans. Four main elements: Diversity & Inclusion (within the org); Policies and Procedures; Leadership and Accountability; Resources and Professional Development (education, materials, tools).
Vancouver	Equity Framework	2021	631,000	High-level foundational document to support departmental action planning and culture change. Focus Areas are defined as Foundational, Internal, External and Bridging, following the Global Diversity, Equity and Inclusion Benchmarks (GDEIB) tool.
Seattle	Racial Equity Toolkit	2012	725,000	The Race and Social Justice Initiative (RSJI) division of the City of Seattle has a toolkit to assist with assessment of policies, initiatives, programs and budget issues. However, RSJI also provides other resources, and conducts periodic employee surveys related to equity that are contained in a separate document.
Edmonton	Art of Inclusion: Our Diversity and Inclusion Framework	2019	981, 000	Primarily employee focused, but includes some focus on engagement, accessibility of city operations, etc. Draws on gender-based analysis (GBA+), which focuses on gender as the main factor contributing to systemic barriers people face.

Ottawa	Equity + Inclusion Lens Handbook	2010 (original) 2018 update	995,000	Comprehensive coverage of how equity can be embedded in: Communications; Engagement; Research; Supervision; Monitoring and Evaluation; Planning; Policy Development; Hiring; Strategic Planning; Training; Working with people. Includes worksheets created for using an equity lens in many different work areas, plus some best practice examples.
King County, Washington	Equity Impact Review + Impact Awareness Tool Equity and Social Justice Strategic Plan	2015 (original) 2016 update	2.25 million	Includes equity goals and objectives in relation to four strategies: Invest upstream and where needs are greatest; Invest in community partnerships; Invest in employees; Do our work with accountable and transparent leadership.
Toronto	Equity Lens + Equity Impact Assessment Workforce Equity & Inclusion Plan	2017	2.93 million	The focus is on supporting equity in decisions made by Council and analysis of program and policy reports. A separate Workforce Equity and Inclusion Plan is also in place in the City of Toronto.
Racial Equity Alliance (USA)	Government Alliance on Race & Equity (GARE) Racial Equity Toolkit	2015	n/a	Includes a "racial equity tool" and suggestions on when to use it. The toolkit focuses on six areas of racial equity work: Proposal, Data, Community and Engagement, Analysis and Strategies, Implementation, and Accountability and Communication.
Racial Equity Alliance (USA)	Advancing Racial Equity and Transforming Government	2015	n/a	A resource guide developed by practitioners, for practitioners. Highlights six steps to advancing racial equity and transforming governments: Using equity frameworks, building organizational capacity, implementation of racial equity tools, using data as the driver, partnering with others, and communicating with urgency and care.

City for All Women Initiative (Ottawa)	Advancing Equity and Inclusion: A Guide for Municipalities	2015	n/a	A guide to help elected officials, management, and staff in their equity work. Outlines 10 key factors for success to help create and sustain impact.
Centre for Global Inclusion	Global Diversity, Equity & Inclusion Benchmarks: Standards for Organizations Around the World	2017 Updated 2021	n/a	Supports organizations globally in the development and implementation of Diversity and Inclusion best practices. Attempts to create a standard to establish criteria to measure and monitor progress. 275 benchmark indicators that relate to four groups: foundation; internal; bridging; external. 15 categories and concrete actions spread throughout these groups.

Appendix 2 - Presence of Equity Framework Components

Category	Contextual	Aspirational	Terminology	Methodology	Supports	Reflection	Engagement	Data	Implementation	Assessments	Internal	Evaluation
Municipality												
Canada												
City of New Westminster	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	☑
City of Delta	☑	☑	☑	☑	☑	☑	☐	☐	☑	☑	☑	☑
City of Guelph	☑	☑	☐	☑	☑	☐	☐	☐	☑	☐	☑	☑
City of Oshawa	☑	☑	☑	☑	☑	☑	☑	☐	☑	☑	☑	☑
City of Abbotsford	☑	☑	☑	☑	☑	☑	☑	☑	☑	☐	☐	☐
City of Halifax	☑	☑	☑	☐	☑	☐	☑	☐	☑	☑	☑	☑
City of Vancouver	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
City of Edmonton	☑	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☑
City of Ottawa	☑	☑	☑	☑	☑	☑	☐	☑	☑	☑	☑	☐
City of Toronto	☑	☑	☐	☐	☑	☐	☑	☑	☑	☑	☐	☐
USA												
City of Beaverton	☑	☑	☑	☑	☑	☐	☐	☑	☑	☐	☑	☑
City of Seattle	☑	☑	☑	☐	☑	☑	☑	☑	☑	☑	☐	☑
King County	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Other Review Documents												
Racial Equity Alliance: Advancing Racial Equity and Transforming Governments	NA	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Racial Equity Alliance - Racial Equity Toolkit (GARE)	NA	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☑
City for All Women Initiative (Ottawa) - Advancing Equity and Inclusion: A Guide for Municipalities	NA	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Centre for Global Inclusion - Global Diversity, Equity & Inclusion Benchmarks (GDIB): Standards for Organizations Around the World	NA	☑	☑	☑	☑	☐	☑	☑	☑	☐	☑	☑

Appendix 3 – Learning from Practitioners

Interviews were conducted over Zoom with practitioners working at the City of Victoria (Canada), City of Vancouver (Canada) and City of Beaverton (USA) to help consider "*what would be required to implement a framework in the Township.*" The interviews presented opportunities to learn more about what happened "behind the scenes," and to hear more about the origins of their frameworks, responses to date from staff and community, what is working well and what the challenges are.

1. **Slow and steady** - Equity work is complex, emotional and hugely personal. This is not a quick process. It can be challenging to balance the urgency and (understandable) impatience of community groups who have been investing time and attention to this topic for many years, with the need to build readiness within the organization.

2. **Provide training on terminology** - Practitioners stressed the importance of developing shared equity-related terminologies and definitions with staff and leadership in order to cultivate a stronger institutional and societal understanding of equity. These terms can feel loaded and uncomfortable, and it is important to build a common platform of what these actually mean.

3. **No "right way" to develop a framework** - The origins of the need to create an equity framework was different for each of the practitioners. In some cases, it was rooted in calls from, and leadership by, the community. Many municipalities seem to start with either an internal or external-facing plan, and then proceed from there. There is no single "thing" creating success.

4. **Equity work is not just HR** - Practitioners acknowledged the need to have equity work situated outside of the Human Resources umbrella, and provide it with its own responsibilities and accountability channels. They shared that equity is not simply a HR focus but more of a systemic and institutional focus that touches on many parts of the municipality's operational structure. The practice of separating internal (HR and workforce) from external (operations, planning and programs) is arbitrary, and doesn't really work in practice.

5. **Resource the process and roll-out –** While the exact scope and breadth of an equity framework will be unique to each municipality, what they all have in common is going beyond "side of desk" solutions. Creating a framework, and then implementing and maintaining it, will take staff time and budget. Many municipalities are creating new positions for an Equity Officer, and staff.

6. **Build on existing values** - One practitioner recommended framing equity relevant to each department's functions and values. For instance, with the Engineering Department, equity is framed around the concept of safety (in the form of personal and psychological safety), as safety is something Engineering takes a lot of pride in providing. With the Fire Department, the concept of "care" as it relates to equity has really resonated. Framing equity integration as creative, transformative and innovative work has been a way to get some staff more involved.

7. **There is strength in working at the strategic level** - The equity framework was positioned by some practitioners as a strategic high-level policy to guide directions, not as an action plan. The framework could then be interpreted within departmental workplans at a more action-oriented level, and accompanied by training, assessment tools, or other supports. It was seen to be an umbrella document, bringing together existing standalone plans such as those targeting specific demographic communities (e.g. youth, seniors, LGBTQ2+, accessibility, newcomers, etc).

8. **Equity-denied communities need to be at the centre of this work** - Several practitioners noted the strong role of equity-denied communities in initiating and informing this work. One pointed to the fact that there has been a long history of community leadership within Black, LatinX, and other communities of colour. "Communities that are traditionally very white may not have as many advocacy groups present, or they may not be as strong, so it would be slower and harder to get a start in this work," one practitioner commented.

9. **Test as you go** - With the emergent nature of this work, there is a strong role for piloting pieces of the framework as they are developed. One practitioner reported testing the four dimensions of equity being considered (structural, procedural, intergenerational, distributional) in the creation of a new budget package. While it didn't work well, a lot was learned through collaborating with departments one on one during this process. Another practitioner shared their experience in testing a disaggregated data strategy through the development of an employee benchmark survey. They started with focus groups with Employee Resource Groups (ERG) to receive guidance on how to ask questions in relation to identity: for instance, how to ask about Indigeneity.

10. **Quality, not quantity in metrics** - A common challenge shared by practitioners was how to create an effective measurement and monitoring system for something as complex as equity. Metrics were seen more broadly by one participant as being about accountability - making visible what the organization is doing. Several practitioners indicated that outcomes are what need to be prioritized, and that these can't necessarily be measured through quantitative data. Employee or community-facing surveys were suggested as a key part of an evaluation framework. These will focus on more experiential and qualitative concepts connected to health and well-being, such as "do you feel safe? Do you have a sense of belonging?" Surveys will need collect disaggregated data, to enable an analysis by gender, race, or other demographic information. This form of survey can also be used to assess organizational readiness.

Equity Framework Council Update

Township of Langley

January 17, 2022

Prepared by:
Keltie Craig Consulting
& GaGiNang Productions

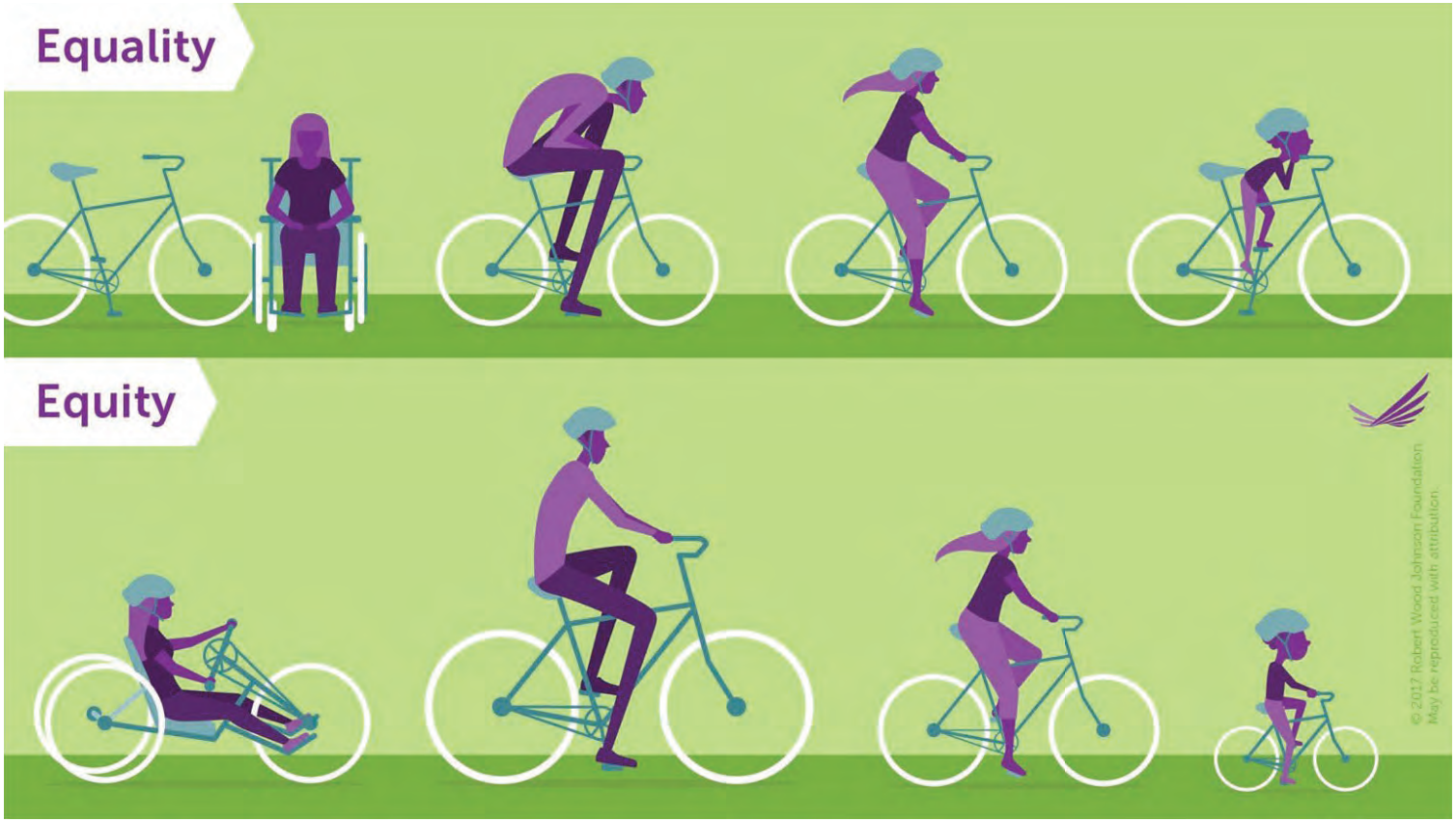
Council Motion

That an Equity, Dignity, and Inclusion Framework be placed on the Council Priority List; and

That staff prepare a report on other community frameworks, and what would be required to implement a framework in the Township.

(January 18, 2021 - Special Meeting for Priority Planning for Budget Purposes)

Being Equal Vs Being Equitable



(Image: Robert Wood Johnson Foundation)

Equity in practice

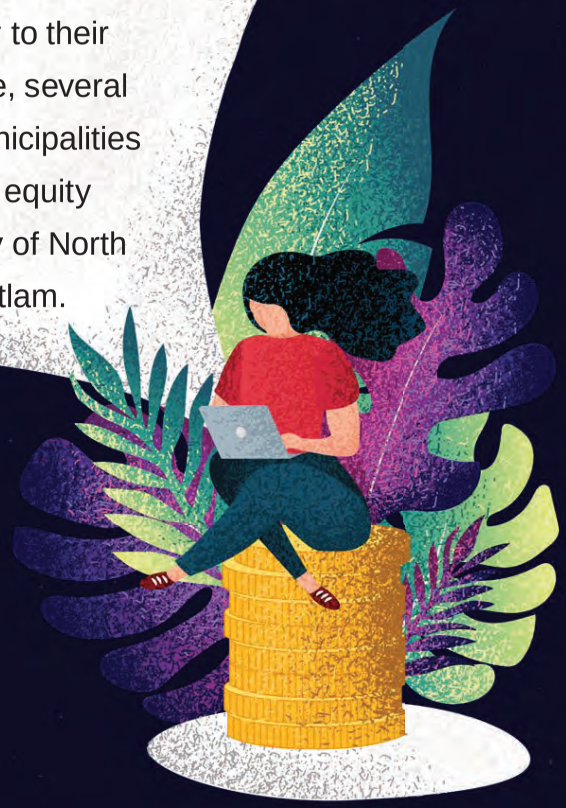


Photo: Teresa McQuillin, in Kitchener CityNews

What is an Equity Framework?

- Overarching framework to embed social equity and inclusion across the organization, providing guidance for programs, policies and operations.
- Policy document providing direction on why, and how, social equity and inclusion can be improved.
- Includes supporting elements such as training and education, companion documents, key terms and definitions, staff leads, advisory groups, etc.

A 2020 CBC News analysis found Vancouver and New Westminster were the only two municipalities in MVRD that apply an equity lens or anti-racism policies in a detailed way to their operations. Since that time, several other Metro Vancouver municipalities have initiated RFPS for equity frameworks, including City of North Vancouver and Coquitlam.



Why create an Equity Framework?



Ensure Compliance

Respond to laws and regulations which prohibit discrimination and require the creation of a culture of safety. E.g. BC Human Rights Code, WorkSafeBC.

Improve Efficiency & Effectiveness

Aid in consistent decision-making, equity guidance for workstreams, and talent attraction & retention.

Build an Inclusive Community

Show a commitment to fairness, justice, dignity and respect.

Take Action

Create and track commitments around issues of local, national and international significance E.g. Indigenous reconciliation, Black Lives Matter, #MeToo, etc.

Research & Findings



Researched Municipalities By Population Size

Estimated Population in Township of Langley

~145,000

Municipality/ Institution	Size of Community
New Westminster	58,500
Victoria	90,000
Beaverton, Oregon	98,000
Delta	100,000
Guelph	132,000
Oshawa	160,000
Abbotsford	161,000
Halifax Regional Municipality	432,000
Vancouver	631,000
Seattle, Washington	725,000
Edmonton	981, 000
Ottawa	995,000
King County, Washington	2.25 million
Toronto	2.93 million

EQUITY FRAMEWORK APPROACHES



Internal

Focused on applying equity, diversity and inclusion principles to the organization's own internal HR practices and support for the workforce.

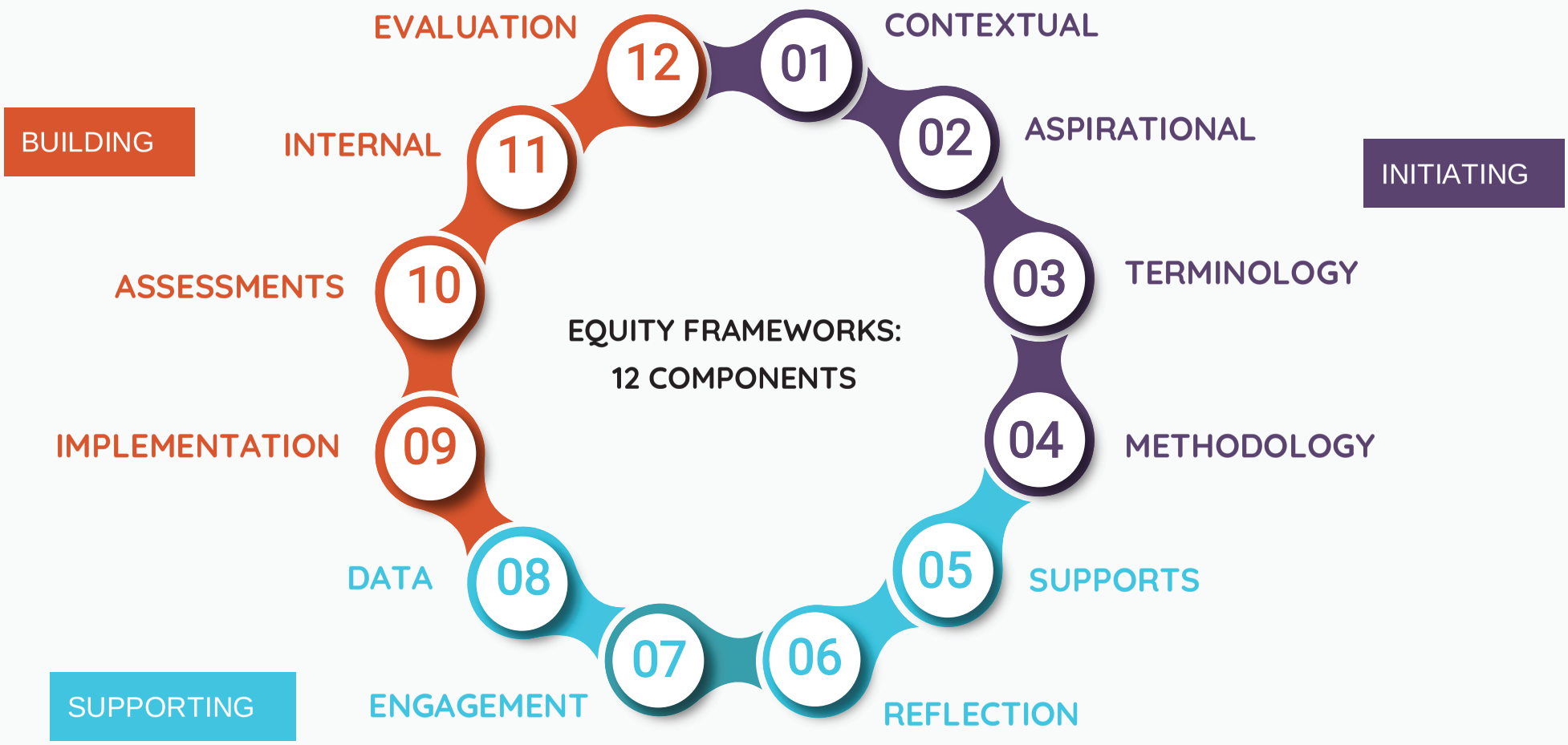
External

Provide tools, processes or a "lens" to apply equity considerations into external-facing municipal policies and practices that affect communities.

Combined

Combined equity frameworks look holistically at all the areas an organization touches: both internal policies related to hiring, workforce retention and support, procurement, etc. and also policies, operations and programs that face community, such as planning, operations, and service provision

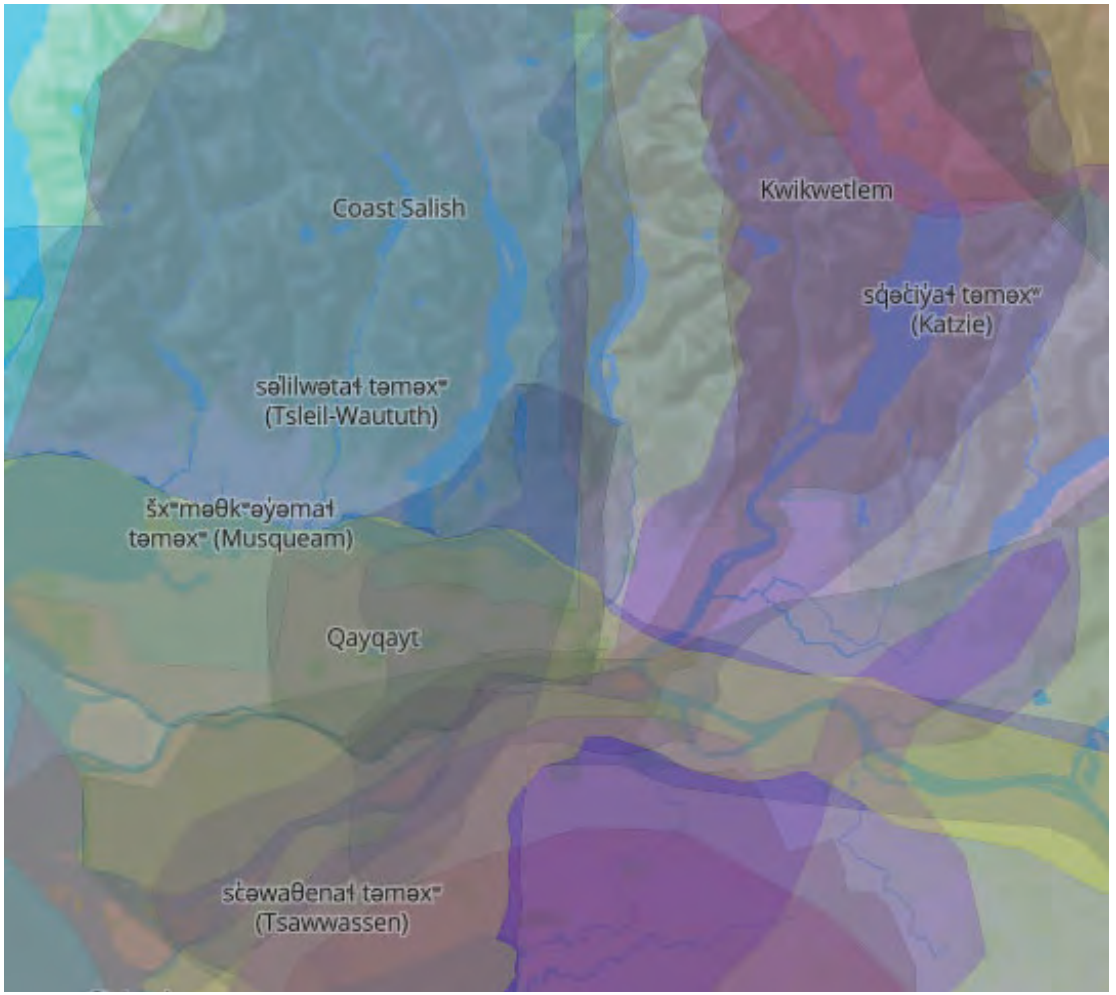
Common Components



Equity Framework: Renovation

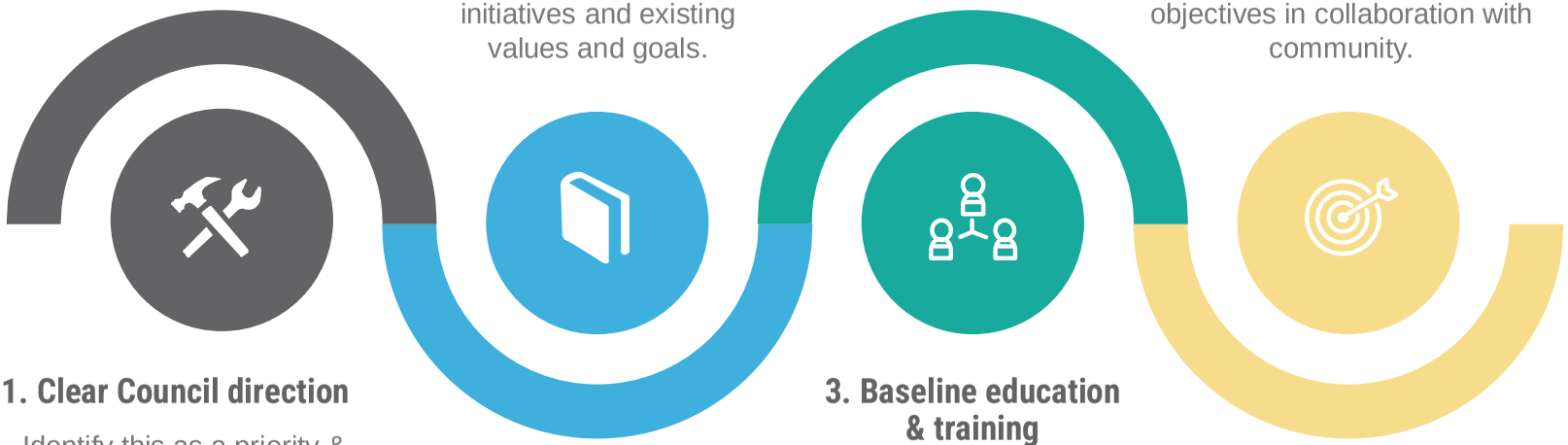


Best Practice:
Acknowledge distinct context of Indigenous Peoples



(Image: Native-Land.ca)

Possible Next Steps: Implementation



1. Clear Council direction

Identify this as a priority & assign resources.

2. Frame relevant context

Compile relevant initiatives and existing values and goals.

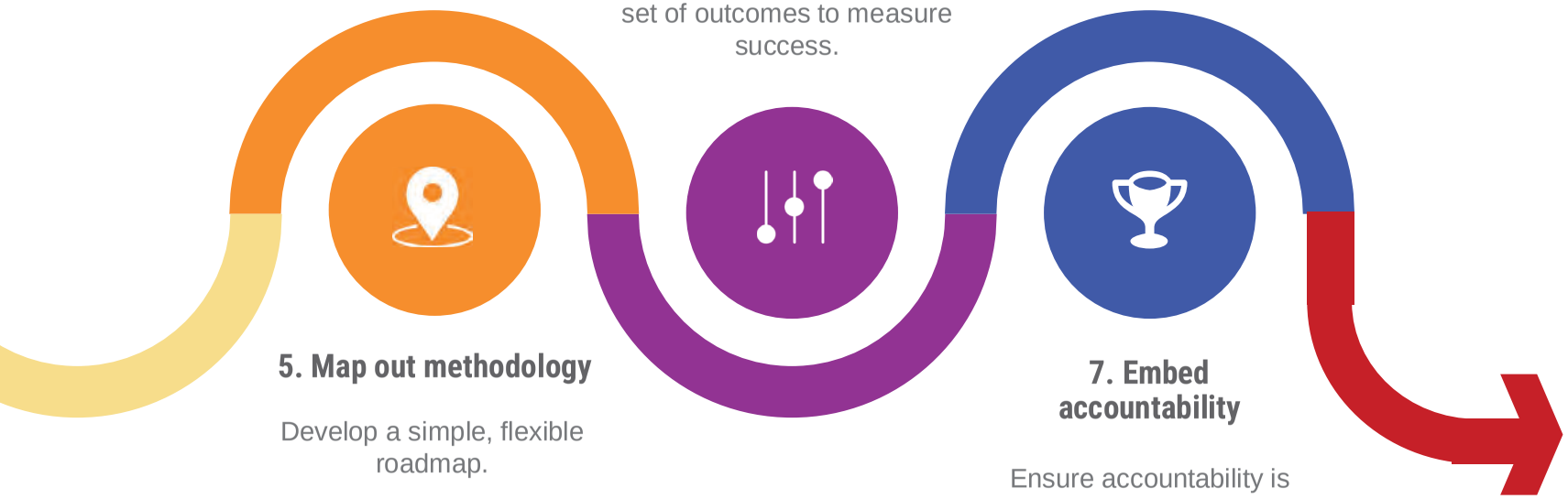
3. Baseline education & training

Explore key terms and definitions, to ensure a shared understanding.

4. Co-create vision

Determine vision and objectives in collaboration with community.

Next Steps continued



6. Create simple metrics

Consider simple yet meaningful set of outcomes to measure success.

5. Map out methodology

Develop a simple, flexible roadmap.

- Confirm approach: internal-facing, expanding to combined
- Prioritize phasing of components
- Complement steady progress with “quick starts”
- Test as you go, in collaboration with community

7. Embed accountability

Ensure accountability is integrated throughout TOL.

Continue to develop and revise Equity Framework

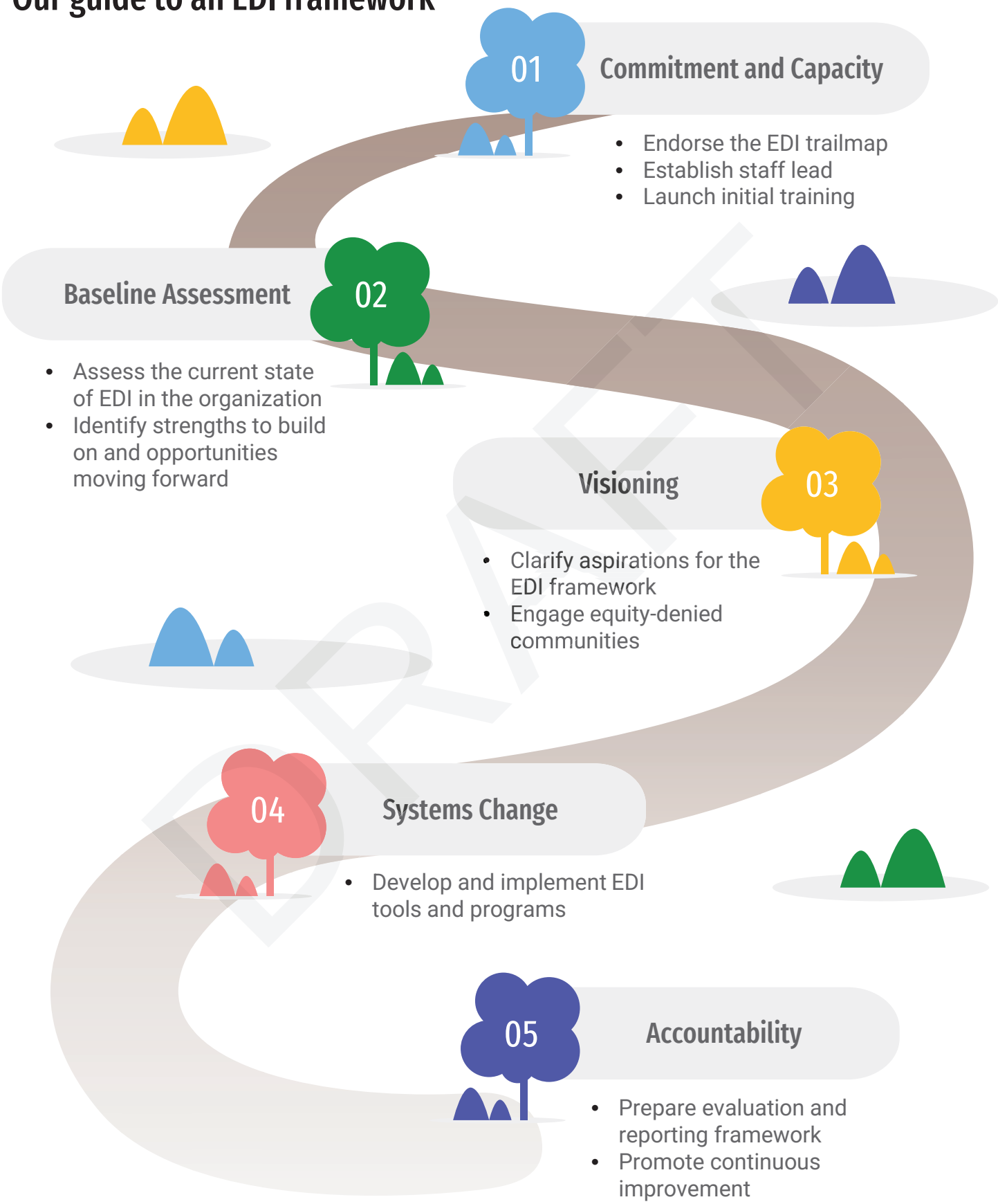
Questions & Feedback



Equity, diversity, and inclusion trailmap

Our guide to an EDI framework

ATTACHMENT B



Township of Langley Est. 1873

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 - REGULAR MEETING	**REPORT:**	22-60
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LRP00020
SUBJECT:	WILLOWBROOK COMMUNITY PLANNING TEAM REVISION TO TERMS OF REFERENCE		

RECOMMENDATION:

That Council approve the Terms of Reference for the Willowbrook Community Planning Team in the form presented substantially as Attachment A in this report.

EXECUTIVE SUMMARY:

On November 21, 2021, Council endorsed the Terms of Reference for the Willowbrook Community Plan (WCP) update. The WCP Terms of Reference include the establishment of a Community Planning Team (CPT) representing area residents, key property owners, other community groups, and organizations.

The CPT Terms of Reference were presented to Council at its May 30, 2022 Regular Meeting (see Attachment B). Council referred the matter to staff to clarify the intent of the Terms of Reference for membership on the team around property ownership and to strengthen the requirement around diversity and inclusion.

The Terms of Reference have been revised, as directed by Council, to encourage membership by as diverse a group of participants as possible including members from First Nations communities, youth, and seniors.

The CPT is one component of the public engagement program. In addition to the CPT, additional youth engagement opportunities are being explored with all high schools in Langley. The Langley Seniors Community Action Table (LSCAT) and the Council-appointed Seniors Adviosry Committee will also be consulted thoughout the planning process. Professional staff from local First Nations will be invited to participate in Technical Team meetings and will be consulted on an “early and ongoing” basis, consistent with the Council Consultation – Official Community Plan Policy No. 07-160 (Attachment C).

PURPOSE:

This report seeks Council endorsement of the Terms of Reference for the Willowbrook Community Planning Team.

BACKGROUND/HISTORY:

On November 21, 2021, Council endorsed the Terms of Reference for the Willowbrook Community Plan (WCP) update. The Terms of Reference define the planning area, goals, scope, work plan, and public engagement approach. The Terms of Reference include the establishment of a Community Planning Team (CPT) representing area residents, key property owners, and other community groups and organizations.

On May 30, 2022, Council referred a report on the Willowbrook CPT Terms of Reference to staff to adjust the membership regarding property ownership and inclusion (Attachment B).

DISCUSSION/ANALYSIS:

The CPT Terms of Reference have been revised to encourage members from the youth, senior, and First Nations communities.

Unlike a Council-appointed advisory committee, the Willowbrook CPT is a “sounding board” to assist staff in exploring policy options. It is one of the many aspects of the public engagement program. In addition to the CPT, the following components are planned for the Willowbrook Community Plan update:

- Youth Engagement: Additional youth engagement opportunities are being explored with all high schools in the Langley area, as the Willowbrook area is a popular youth “hangout” for the Langley area.

- Senior Engagement: The Langley Seniors Community Action Table (LSCAT) and the Council-appointed Seniors Adviosry Committee will be consulted thoughout the planning process.

- First Nations Engagement: Together with those from other government agencies, professional staff from local First Nations will be invited to participate in Technical Team meetings and will be consulted on an early and ongoing basis.

These groups would directly benefit from improved transit services as a result of the proposed SkyTrain extension to Langley and a new transit-oriented community around the 196 Street (Willowbrook) SkyTrain Station. The planned engagement opportunities are consistent with the Public Engagement Strategy for Planning and Development adopted by Council in 2016 and the Council Consultation – Official Community Plan Policy No. 07-160 (Attachment C).

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Willowbrook Community Planning Team Terms of Reference
ATTACHMENT B	Council Report 22-48
ATTACHMENT C	Council Consultation – Official Community Plan Policy No. 07-160

Approved by Township Council on (date)

ATTACHMENT A

WILLOWBROOK COMMUNITY PLANNING TEAM

Terms of Reference

1.0 INTRODUCTION

In November 2021, Council endorsed the Terms of Reference for the Willowbrook Community Plan update. The Terms of Reference include the establishment of and consultation with a Community Planning Team (CPT) representing area residents, key property owners and other community groups and organizations.

1.1 Purpose of the Community Planning Team (CPT)

The purpose of the Community Planning Team (CPT) is to provide input to the Township through project staff on the update of the Willowbrook Community Plan, as defined by the project's Terms of Reference; specifically, by:

A. Reviewing and providing input on the following:
   i. Material prepared by project staff;
   ii. Vision, guiding principles and draft plan policies;
   iii. Land use and servicing ideas and options;
B. Sharing their perspectives on the future of the Plan area; and
C. Reporting back to their respective communities and organizations on plan progress and key discussions.

The primary role of the CPT is to assist and work alongside project staff, through "roundtable" discussions. The CPT is only one of many participants in the community engagement process for the Willowbrook Community Plan update. The CPT is not a Committee, Commission or other body under the *Community Charter* or the *Local Government Act*.

1.2 Purpose of this Document

The purpose of these Terms of Reference is to provide a clear understanding of:

- The composition of the CPT, including the recruitment and selection process;
- The mandate of the CPT; and
- The roles and responsibilities of the CPT, Township staff and external consultants.

2.0 COMPOSITION OF THE CPT

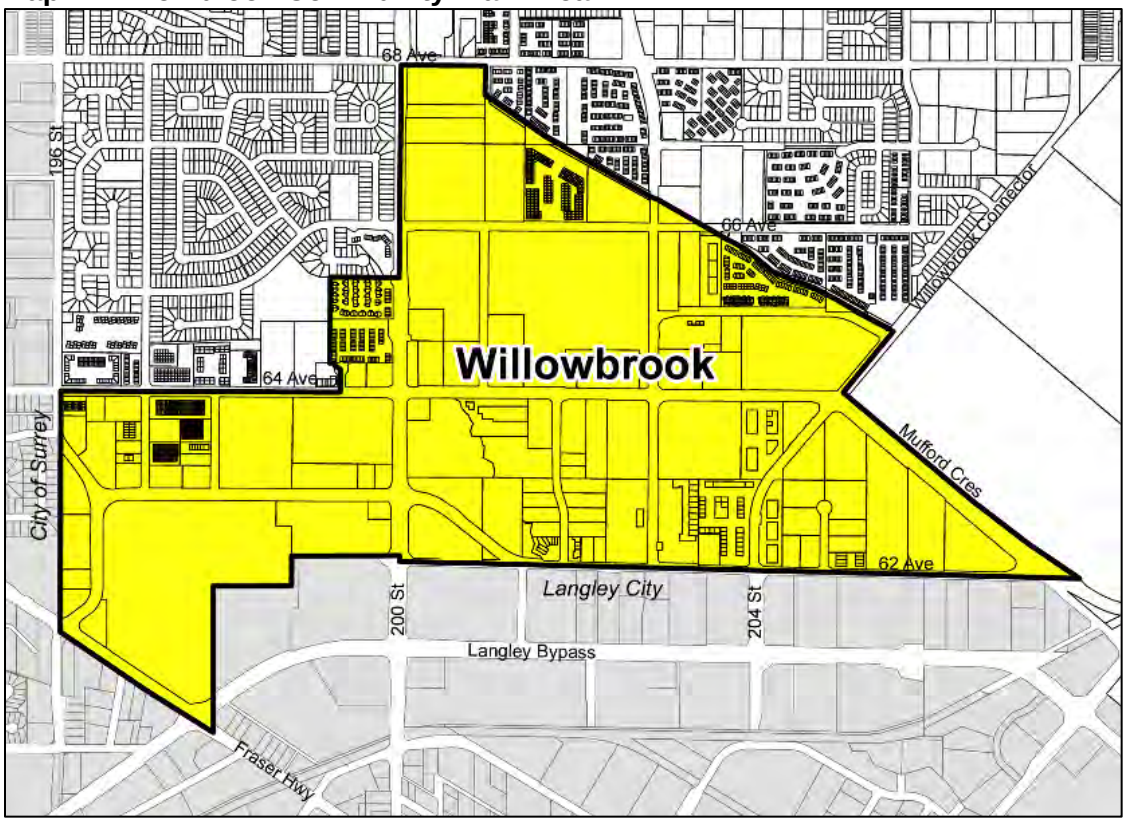
To represent a broad range of interests, this volunteer CPT will comprise a maximum of eleven (11) members, with preference given to Coast Salish Peoples, individuals who are members of the youth (ages between 13 and 19), senior (ages 65+), visible minority. The CPT will include representation from stakeholders and community organizations and will be composed of:

- 3 persons owning property and/or residing within the Community Plan Area, as delineated on Map 1;
- 3 persons owning a business within the Community Plan Area;

- 3 persons owning property and/or residing in the Township but not within the Community Plan Area; and
- 2 persons representing the development (Urban Development Institute) and/or building (Homebuilders Association Vancouver) industry.

Spaces for these member categories are non-transferable. If some of the spaces are not filled through the recruitment and selection process, they will remain vacant.

Map 1: Willowbrook Community Plan Area



2.1 Recruitment Process

The CPT recruitment process will be advertised as follows:

- Newsletter/flyer/postcard to each household and business (including not-for-profit and institutional providers in the area) and property owners (both commercial and residential) within the Community Plan boundary;
- Newspaper advertisements; and
- The Township's project webpage for the Willowbrook Community Plan.

Interested persons will be required to complete and submit an application form (refer to Schedule A) before a specified date, approximately 2 to 3 weeks following Council endorsement of the draft Terms of Reference. The application form will be made available electronically on the Township's webpage and in paper copy at the Civic Facility, and completed application forms may be submitted in either format.

2.2 Selection Process

Applications from interested persons shall be sorted into appropriate categories (as per the membership composition above) and forwarded to Council for review. CPT members shall be selected by Council resolution.

Any vacancies in the CPT membership, which may occur throughout the term, may be filled by Council using the applications received as part of the original recruitment process.

3.0 MANDATE OF THE CPT

The CPT will serve as a valuable contributor to and active participant in the Willowbrook Community Plan Update by providing critical input, and important contributions to the planning process and by commenting and advising on project deliverables. As detailed more specifically in the Terms of Reference for the Willowbrook Community Plan Update, the CPT will provide feedback and input to the following:

- Community values, opportunities and challenges, ideas and aspirations and “key issues”;
- Vision and Guiding Principles for the Community Plan Area;
- Initial ideas, opportunities and options for implementing the Vision and Guiding Principles;
- Preliminary options for the land use structure and framework of the Community Plan Area;
- Preferred land use plan and corresponding strategic policy directions for the Community Plan Area; and
- Other ideas and suggestions for the draft Community Plan.

The input, involvement and contributions provided by the CPT are subject to the goals for the planning process and project scope, as detailed in the Terms of Reference for the Willowbrook Community Plan Update.

4.0 ROLES AND RESPONSIBILITIES

4.1 Roles and Responsibilities of the CPT

The CPT shall fulfill its mandate by attending 6 to 8 weekday evening meetings or workshops throughout the Community Plan update process (approximately June 2022 – late 2024). The CPT is also encouraged to attend other public engagement events throughout the Plan update process.

4.2 Roles and Responsibilities of Township staff and external consultants

Township staff and external consultants shall support the work of the CPT by:

- Scheduling the CPT meetings and preparing the agendas;
- Attending the CPT meetings to facilitate the discussion, provide technical advice and obtain input;
- Ensuring that the work of the CPT is integrated with concurrent public engagement activities;
- Recording summary notes of meetings and workshops; and
- Providing regular updates about the work of the CPT to Council and the general public.

4.3 Procedures

- Meetings or workshops will be organized and facilitated by the Township of Langley
- Invitations to workshop events will be communicated through Canada Post, phone and e-mail and determined appropriate by the CPT members
- Input from the CPT will be reported to Council and will be used along with other input and feedback received through other public engagement events in preparing the update to the Willowbrook Community Plan.

5.0 ADMINISTRATIVE ITEMS

5.1 Remuneration

Members of the CPT shall not be remunerated by the Township of Langley.

SCHEDULE A
WILLOWBROOK COMMUNITY PLANNING TEAM
APPLICATION FORM

Full Name: _____

Email Address: _____ **Phone Number**: _____

Home Address: _____

Please check all the applicable boxes and complete the information below each checked box:

☐ I live or own property in Willowbrook

Property Address: _____

☐ I own a business in Willowbrook

Business Address: _____

Business Name: _____

☐ I live or own property in the Township of Langley but not in Willowbrook

Property Address: _____

☐ I represent the development and/or building industry

Name of Organization or Company: _____

Please check if you are from the youth, senior or Coast Salish communities.

☐ Youth ☐ Senior ☐ Coast Salish

In 100 words or less, tell us why you're interested in being a member of the Willowbrook Community Planning Team?

ATTACHMENT B

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 30, 2022 - REGULAR MEETING	**REPORT:**	22-48
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LRP00020
SUBJECT:	WILLOWBROOK COMMUNITY PLANNING TEAM TERMS OF REFERENCE		

RECOMMENDATION:

That Council approve the Terms of Reference for the Willowbrook Community Planning Team in the form presented substantially as Attachment A in this report.

EXECUTIVE SUMMARY:

On November 21, 2021, Council endorsed the Terms of Reference for the Willowbrook Community Plan (WCP) update. Work is proceeding in accordance with the Terms of Reference. Phase 1 of the planning process (from Q1 2022 to Q3 2022) involves undertaking background research to understand the key features and issues in the plan area. An open house is being planned for June 2022 to obtain initial input on the ideas from the community which will be used for the development of preliminary concepts.

The WCP Terms of Reference include the establishment of a Community Planning Team (CPT) representing area residents, key property owners, and other community groups and organizations. The Willowbrook CPT is recommended to be formed in Phase 1. Terms of Reference for the CPT have been prepared to define the composition, mandate, and roles and responsibilities of the CPT, Township staff, and external consultants.

The CPT would have a maximum of 11 volunteer members including three property owners or residents, three business owners, three residents at-large, and one representative from the development and/or building industry. It would provide critical input into the planning process by commenting and advising on project deliverables. The CPT would meet six to eight times throughout the planning process (approximately July 2022 to late 2024).

The recruitment process would start as soon as Council endorses the CPT Terms of Reference. The Phase 1 open house would provide an opportunity for encouraging community members to be part of the CPT. It is anticipated that Council would consider appointments to the CPT in July 2022.

PURPOSE:

This report seeks Council endorsement of the Terms of Reference for the Willowbrook Community Planning Team.

BACKGROUND/HISTORY:

On November 21, 2021, Council endorsed the Terms of Reference for the Willowbrook Community Plan (WCP) update. The Terms of Reference define the planning area, goals, scope, work plan, and public engagement approach. The Terms of Reference include the establishment of a Community Planning Team (CPT) representing area residents, key property owners, and other community groups and organizations.

DISCUSSION/ANALYSIS:

Terms of Reference for the Willowbrook CPT have been prepared to define its composition, mandate, and roles and responsibilities, as follows:

- Composition: The CPT would have a maximum of 11 volunteer members including three property owners or residents, three business owners, three residents at-large, and two representatives from the development and/or building industries.

- Mandate: The CPT would be a "sounding board" with active participants providing critical input and important contributions to the planning process and by commenting and advising on project deliverables.

- Roles and Responsibilities: The CPT would attend six to eight meetings or workshops throughout the process (approximately June 2022 – late 2024). CPT members are also encouraged to attend other public engagement events such as open houses and public workshops.

Next Steps

The recruitment process would start as soon as the CPT Terms of Reference are endorsed by Council. Advertising for the recruitment process would include a postcard to each household, business, and property owners, newspaper advertisements, and the Township's project webpage. In addition, the Phase 1 open house tentatively scheduled for June 2022 would provide an opportunity for encouraging community members to be part of the CPT.

It is anticipated that Council would consider appointments to the Willowbrook CPT in July 2022, consistent with the outline of the WCP Terms of Reference, as endorsed by Council, to provide for input from the CPT as part of the initial phases of the process.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Willowbrook Community Planning Team Terms of Reference

ATTACHMENT C

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Council Consultation – Official Community Plan	Policy No:	07-160
	Previous Policy No:	07-621
	Approved by Council:	2012-10-01
	Revised by Council:	2016-05-30

1. Purpose

1.1 To provide, as required under the Local Government Act, one or more opportunities for consultation with persons, organizations and authorities that the local government considers will be affected by the development, repeal or amendment of an official community plan. This document sets out Council's consultation policies for implementing these requirements of the Local Government Act

2. Background

2.1 Section 879(1) of the Local Government Act requires that during the development of an official community plan, or the repeal or amendment of an official community plan, a local government, in addition to a public hearing, must provide one or more opportunities it considers appropriate for consultation. Section 879(2) of the Local Government Act requires local governments to consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

2.2 The Township of Langley's Official Community Plan (OCP) is a document with a number of schedules that include a community plan for reach community and neighbourhood plans for some areas. All these plans, adopted by bylaw, collectively form the Township's OCP.

2.3 Nothing in this policy fetters Council's absolute discretion in relation to any particular development of an official community plan, or repeal or amendment of an official community plan.

3. Related Policy

3.1 Policy 07-221, Neighbourhood Plan: Initiation and Process

4. Policy

4.1 During the development of an official community plan, or the repeal or amendment of an official community plan, Council will provide the following opportunities it considers appropriate for consultation with the following persons, organizations and authorities, being the persons, organizations and authorities Council considers will be affected, and the following consultation policy applies to the development of an official community plan and any repeal or amendment of an official community plan:

4.1.1 if a new plan under development, or a plan amendment or repeal, is in the opinion of the General Manager, Community Development, inconsistent with the regional context statement, Metro Vancouver will be invited to participate in the early stages of the planning process, as soon as such inconsistency has been identified and will be consulted throughout the planning process;

4.1.2 if a new plan under development, or a plan amendment or repeal, requires new servicing from the Greater Vancouver Water District or Greater Vancouver Sewage and Drainage District, as applicable, they will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;

4.1.3 if a new plan under development, or a plan amendment or repeal, is in an area immediately adjacent to another municipality, regional district or First Nation Reserve, the applicable municipality, regional district of First Nation will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;

4.1.4 if a new plan under development, or a plan amendment or repeal, is in an area that includes the whole or any part of the Langley School District, or proposes residential development, the Langley School District will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process and in any event will be consulted at least once in each calendar year;

4.1.5 if a new plan under development, or a plan amendment or repeal, includes land that is within an improvement district, that improvement district will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;

4.1.6 if a new plan under development, or a plan amendment or repeal, affects areas of federal or provincial jurisdiction the appropriate department will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process; and

4.1.7 if a new plan under development is in the service area of a transit system (such as TransLink), the appropriate department will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process.

4.2 Consultation in the early stages of the planning process includes initial contact to discuss issues at the Staff level.

4.3 Consultation throughout the planning process will include:

4.3.1 referral of draft options, concepts or plans for comments; and

4.3.2 contact among staff members to review, discuss and clarify issues that might arise.

4.4 Consultation with the Langley School District will include seeking input as to:

4.4.1 the actual and anticipated needs for school facilities and support services in the Langley School District;
4.4.2 the size, number and location of the sites anticipated to be required for the school facilities referred to in Section 4.4.1;
4.4.3 the type of school anticipated to be required on the sites referred to in Section 4.4.1;
4.4.4 when the school facilities and support services referred to in Section 4.4.1 are anticipated to be required; and
4.4.5 how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

4.5 During the planning process for a new or updated Official Community Plan, community plan or neighbourhood plan, or repeal of a plan, consultation with the public may include the following, subject to Council's discretion in each case:

4.5.1 consultation at an early stage to determine a vision and potential design for the community or neighbourhood (through a workshop or design charrette);
4.5.2 Neighbourhood Team meetings in the case of Neighbourhood Plans (as provided for in Policy 07-202);
4.5.3 open houses;
4.5.4 questionnaires and surveys of opinions; and
4.5.5 meetings with individual landowners.

4.6 Where an application has been submitted for an amendment to the zoning bylaw, which triggers an amendment to an existing community or neighbourhood plan, the zoning bylaw and community plan amendments may be processed concurrently with consultation conducted as described in Section 4.1 above.

4.7 After first reading of an official community plan bylaw, Council will, in sequence:

4.7.1 consider the plan in conjunction with the financial plan and any applicable waste management plan;
4.7.2 if the plan applies to land in the agricultural land reserve, refer the plan to the Provincial Agricultural Land Commission for comment; and
4.7.3 hold a public hearing on the proposed official community plan in accordance with the requirements of the Local Government Act, as amended

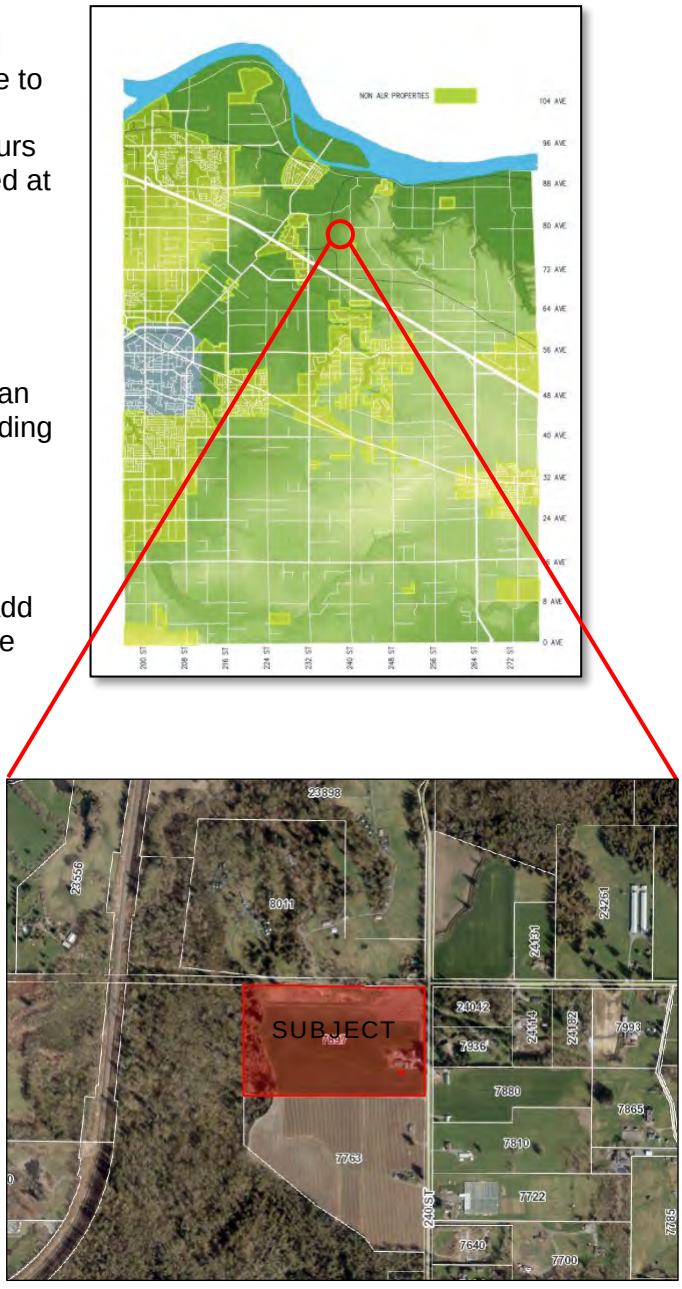
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 - REGULAR MEETING	**REPORT:**	22-58
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-21-0018
SUBJECT:	LIQUOR LICENCE AMENDMENT APPLICATION NO. 000061 (ROOTS AND WINGS DISTILLERY / 7897 – 240 STREET)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service at Roots and Wings Distillery located at 7897 – 240 Street.



RECOMMENDATION SUMMARY:

That Council consider the request to endorse the structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the structural change to add a patio (addition of a new licenced area), an increase in person capacity request, and an extension of hours of liquor service is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.

RECOMMENDATIONS:

That Council consider the endorsement request for a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service for Roots and Wings Distillery located at 7897 – 240 Street; and further

That Council adopt the following resolution, should it decide to endorse Roots and Wings Distillery's request:

> *"That Council has considered and ENDORSED the request by Roots and Wings Distillery for a structural change (addition of a new licenced area), an increase in person capacity to 50, and an extension of hours of liquor service characterized as having liquor service from 12:00PM to 8:00PM, Monday to Wednesday and 12:00PM to 10:00PM, Thursday to Sunday for Roots and Wings Distillery located at 7897 – 240 Street, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the June 13, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

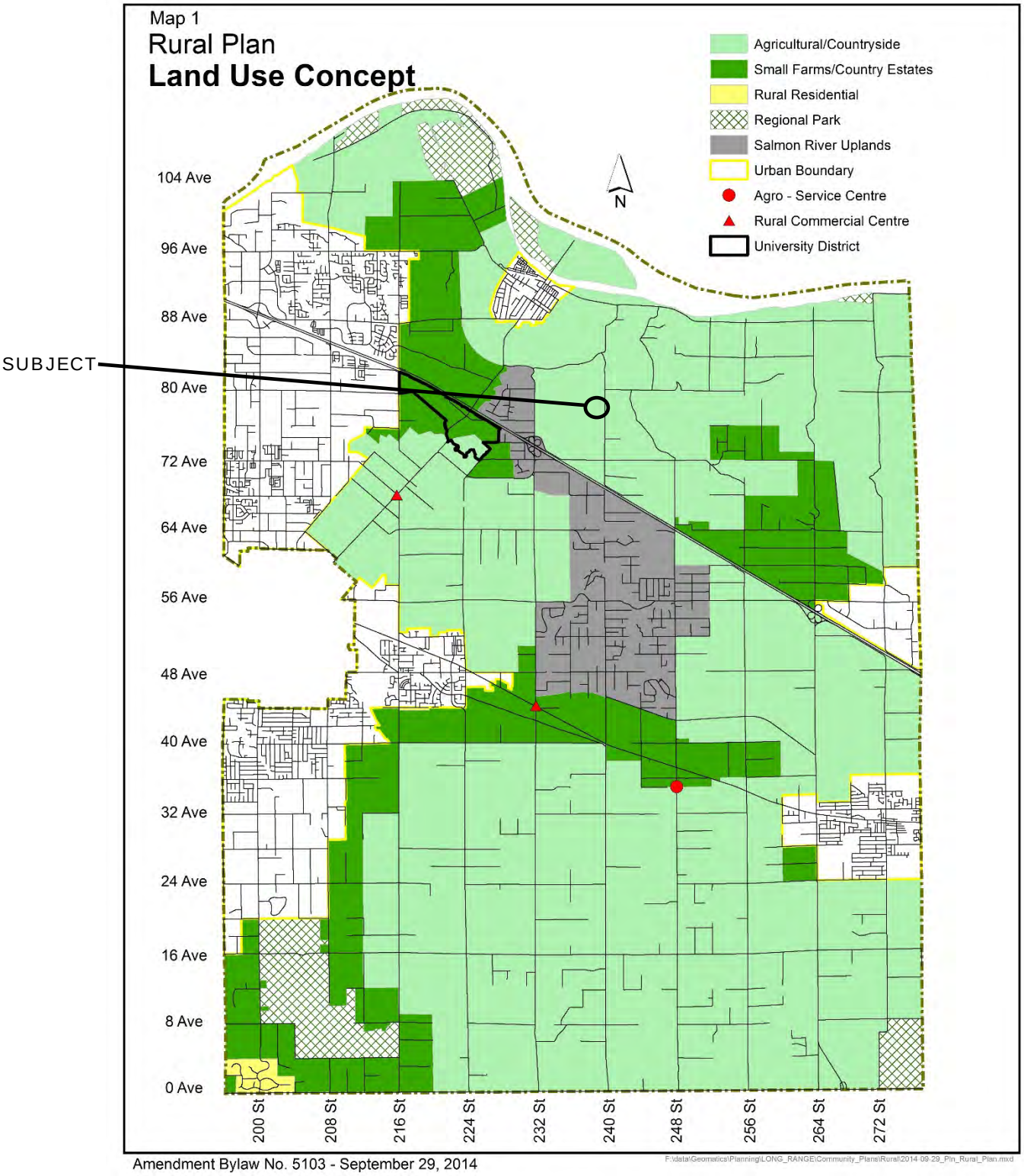
EXECUTIVE SUMMARY:

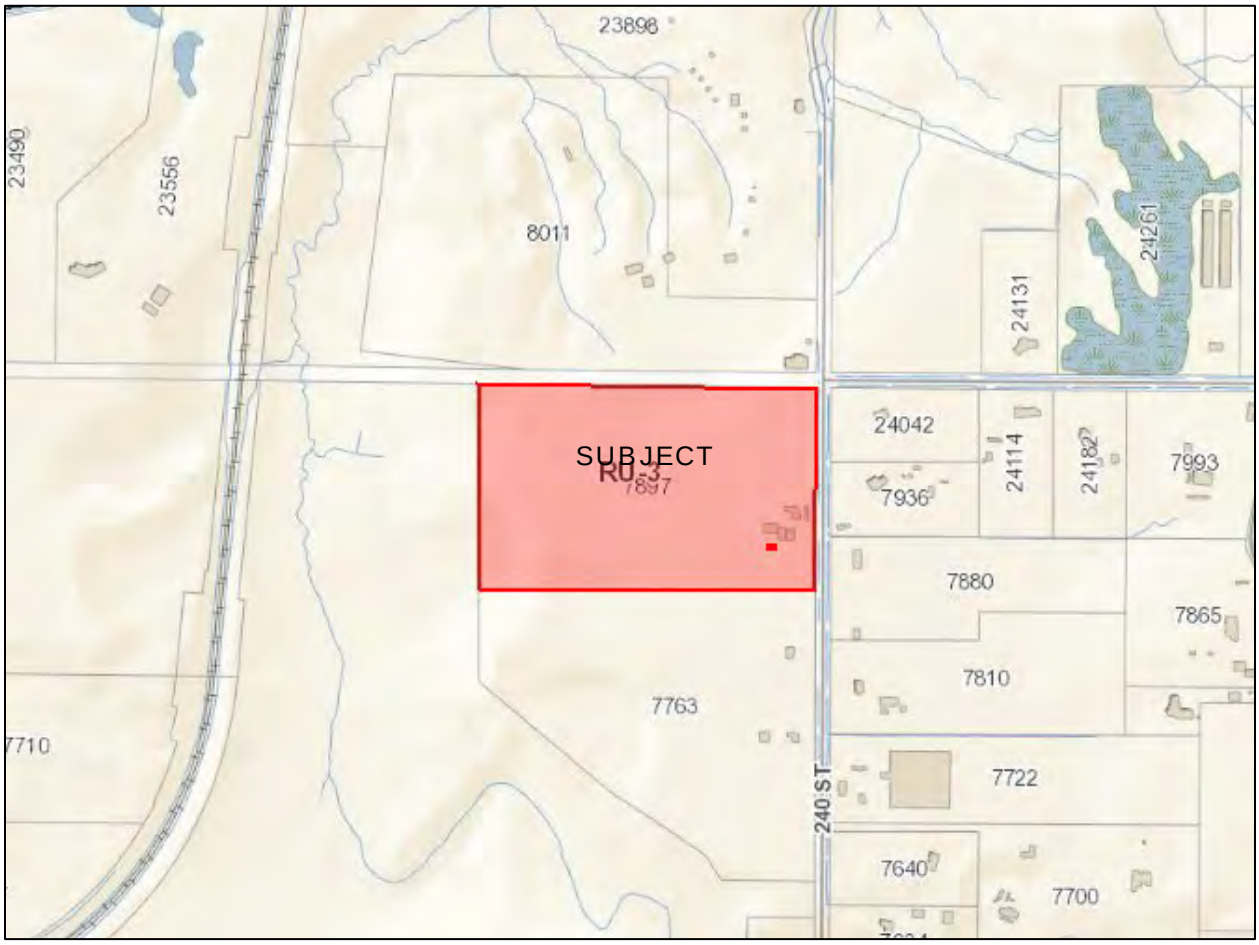
Roots and Wings Distillery, located at 7897 - 240 Street, currently has valid licences for a Distillery Lounge and a Distillery Special Event Area and has been operational since 2018, has made an application to Council to endorse a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service. The subject application proposes an increase in the Distillery Lounge (indoor and outdoor) occupant load from 14 to 50 people through the addition of a new 119.84 m^2 (1,290 ft^2) licenced area, as well as the addition of two washrooms. A change to the permitted hours of operation is also being proposed from 12:00pm to 8:00pm 7 days a week to 12:00pm to 8:00pm Monday to Wednesday and 12:00pm to 10:00pm Thursday to Sunday.

Although the issuance of liquor licence amendments is provincial jurisdiction, the Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to "endorse" or "not endorse" applications that involve permanent changes to existing manufacturing licences. Council, through its Liquor Licencing Policy, has chosen to participate in the endorsement process involving the permanent addition of a patio, increase in the person capacity, and extension of hours of liquor service to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service for Roots and Wings Distillery located at 7897 – 240 Street.

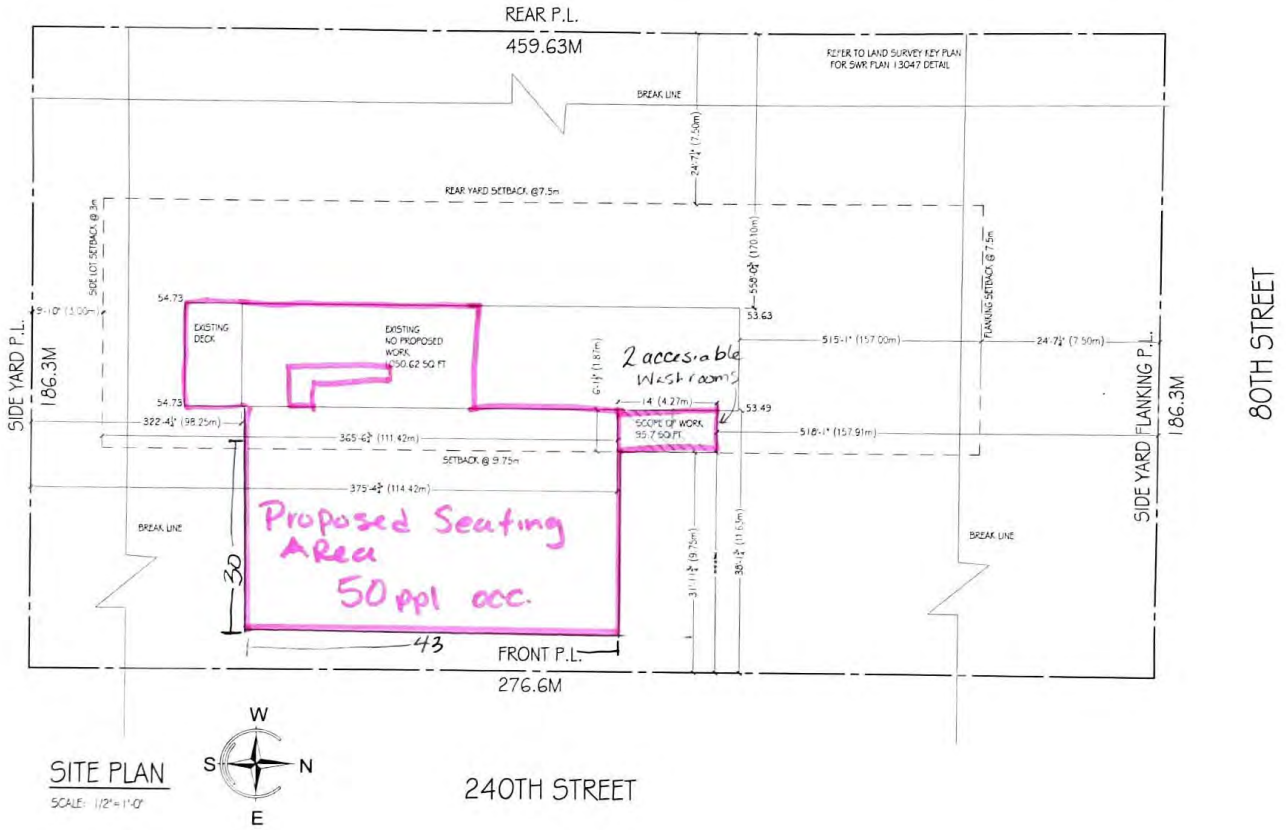

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



FLOOR PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Erwin and Heidi Rindt 7897 – 240 Street Langley BC V1M 3P9 Ecotech Natural Turf Systems Ltd. 7897 – 240 Street Langley BC V1M 3P9
Agent/Applicant:	Ecotech Natural Turf Systems Ltd. 7897 – 240 Street Langley BC V1M 3P9
Legal Description:	North 907.5 Feet Lot 1 Section 21 Township 11 New Westminster District Plan 3241
Civic Address:	7897 – 240 Street
Area:	12.72 ha (31.45 ac)
Rural Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-3

BACKGROUND / HISTORY:

The subject property is located in the Agricultural Land Reserve, designated Agricultural / Countryside in the Rural Plan and zoned Rural Zone RU-3. At the Regular Meeting on July 23, 2018, Council endorsed the request from Roots and Wings Distillery for a 20-person Distillery Lounge (indoor and outdoor) and for a 150-person Distillery Special Event Area at 7897- 240 Street. However, due to building code items, the Distillery Lounge currently only has a 14-person occupancy (indoor and outdoor). Roots and Wings Distillery has since added two additional washrooms.

As a result of the impacts of the COVID-19 pandemic, provincial health requirements shifted to allow for new temporary outdoor expanded service areas (TESA). Consistent with the revised permissions, the applicant added a new outdoor seating area. Formalizing that area is the subject of this application.

On April 7, 2022, the LCRB approved Policy Directive 22 – 05 *Temporary Expanded Service Area Authorization*, *extension of provisions* that indicates all TESA provisions will expire on March 31, 2023. Roots and Wings Distillery has been operating a TESA since 2020 and is now seeking Council's endorsement to convert the TESA into a permanent licenced area (36-person patio).

The structural change endorsement to add a licenced patio, increase the person capacity, and extend hours of operation request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a "Liquor Licencing Hearing" prior to considering endorsement (to the LCRB) of the request for a structural change. Staff note that consistent with the Professional Health Order, the process has been amended to include written submissions opportunities in place of "Liquor Licencing Hearings."

DISCUSSION / ANALYSIS:

Roots and Wings Distillery has applied to the LCRB for a structural change (addition of a new licenced area) to permanently add a 119.84 m^2 (1290 ft^2) patio, increase the occupancy load by 36 people, and change the hours of operation.

If approved, the small addition to accommodate two new washrooms and the additional permanent patio would be located on the east side of the existing Distillery Lounge (indoor and outdoor) area (Attachment B). The establishment would have a total occupant load of 50 people (7-person existing indoor lounge, 7-person existing patio, 36-person additional secondary patio).

The current licence for the Distillery Lounge and Distillery Special Events Area specifies permitted hours of operation from 12:00pm to 8:00pm, seven days a week. If approved, the proposed hours of operation would change to 12:00pm to 8:00pm Monday to Wednesday and 12:00pm to 10:00pm Thursday to Sunday.

As stated in the Letter of Intent (Attachment C), Roots and Wings Distillery has experienced growth over the last two years and feels the need to expand capacity to accommodate the customers they are currently serving.

Although the approval of structural change applications is Provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications that involve permanent changes to existing manufacturing licence. Council, through its Liquor Licencing Policy, has chosen to participate in the endorsement process involving the permanent addition of a patio, increase in the person capacity, and extension of hours of liquor service to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

Adjacent Uses:

North:	An unopened road dedication (80 Avenue), beyond is a rural property designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3, located in the ALR;
South:	Rural property designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR;
East:	240 Street, beyond which are rural properties designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR; and
West:	Rural property designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3 and located in the ALR.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the Policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications for the permanent addition of a patio, a permanent increase in the person capacity, and a permanent extension of hours of liquor service of a service area to an existing manufacturer licence. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request. Staff note that consistent with the Public Health Official's orders and in accordance with Council direction, the current process has been amended to include written submissions opportunities in place of "Liquor Licencing Hearings" due to the COVID-19 Pandemic.

Liquor Control and Licensing Branch Application Summary:

The proponent has submitted a structural change application for the permanent addition of a patio, an increase in the person capacity, and an extension of hours of liquor service of a service area to the LCRB (Attachment B). According to LCRB regulations, the resolution is to comment on the following criteria:

a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;
b) the general impact on the community;
c) the view of residents; and
d) the Local Government recommendations and the reasons on which they are based.

The proponent's application form to the LCRB, including a letter of intent (Attachment C), provides more detailed information with respect to the proposal.

Locational Criteria for Distillery Lounge and Special Event Area Endorsements:

Council's Liquor Licencing Policy contains locational criteria intended to guide consideration of "Liquor Primary" endorsement requests. However, the Policy does not contain any locational criteria for distillery-related endorsement requests.

RCMP Comments:

RCMP comments (Attachment D) do not identify any concerns that would impact the granting of the licence.

Parking

Approximately 68 parking spaces are available adjacent to and around the Distillery Lounge and Distillery Special Event Area.

Policy Considerations:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications that involve permanent changes to existing manufacturing licences. Council, through the Liquor Licencing Policy, has chosen to participate in the endorsement process as it pertains to applications for the permanent addition of a patio, increase in the person capacity, and extension of hours of liquor service of a service area of manufacturer licences.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed notices to nearby residents for a written submission opportunity providing an opportunity for public comment consistent with LCRB requirements.

Following the written submission opportunity, Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with LCRB requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

In accordance with Liquor Control and Licensing Branch requirements subsequent to the Liquor Endorsement Hearing, it is recommended that Council adopt the following resolution:

"That Council has considered and ENDORSED the request by Roots and Wings Distillery for a structural change (addition of new licenced area), increase in person capacity to 50, and an extension of hours of liquor service characterized as having liquor service from 12:00PM to 8:00PM, Monday to Wednesday and 12:00PM to 10:00PM, Thursday to Sunday for Roots and Wings Distillery located at 7897 – 240 Street, Langley.

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

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the June 13, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.

Council may add to or expand upon the items referenced in the resolution however, according to the LCRB, all items in the resolution must be referenced.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 Liquor Licencing
ATTACHMENT B	Floor Plan and Site Plan
ATTACHMENT C	Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT D	RCMP Comments

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-10**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

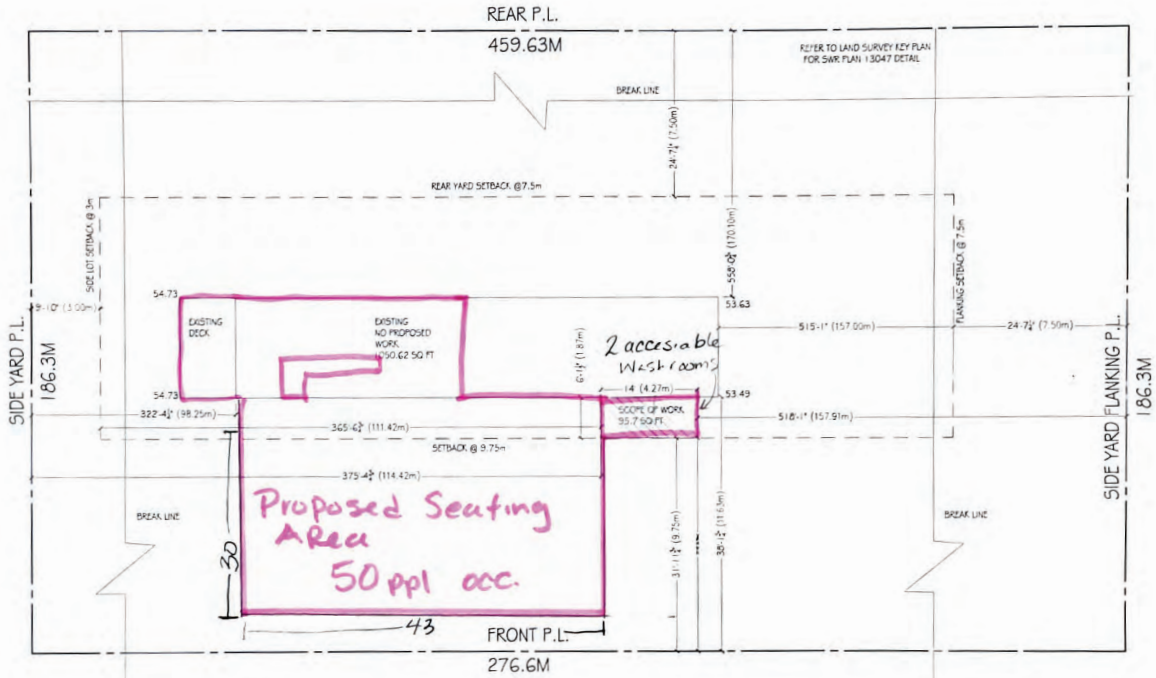
6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.

GENERAL NOTES

1. ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018.
2. ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
3. BUILDER MUST ENSURE THAT ALL WORK PERFORMED ON SITE COMPLIES WITH WORKER'S COMPENSATION BOARD'S REQUIREMENTS AND STANDARDS. BUILDER MUST NOTIFY HIS ENGINEER BEFORE AND AFTER EXCAVATION AND OBTAIN CERTIFICATION FROM THE ENGINEER BEFORE ANY WORKERS ARE ALLOWED TO WORK IN THE EXCAVATED AREA. SUCH CERTIFICATION MUST BE POSTED ON SITE AT A PROMINENT LOCATION AND UPDATED BY THE ENGINEER AT REGULAR INTERVALS.
4. SUB-CONTRACTORS AND/OR SUB-TRADES RESPONSIBLE FOR ON-SITE EXECUTION OF WORK AS PER DRAWINGS DETAILS, AND TO CHECK AND VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY CHANGES OR DISCREPANCIES.
5. TRUSS DESIGN MUST BE COMPLETED BEFORE FORM CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED BY STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT LOADS MAY BE REQUIRED.
6. ALL POINT LOAD MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMN SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER (9.17.4.). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMN OF ENGINEERED STUDWALL AND DOUBLE JOISTS IF SIZES AS DESIGNED BY STRUCTURAL ENGINEER.
7. CONTRACTORS, SUB-CONTRACTORS AND/OR SUB-TRADES SHALL ENSURE THAT ANY CONCENTRATED LOAD WHICH MAY ARISE DURING CONSTRUCTION, BUT WHICH MAY NOT HAVE BEEN SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS, SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER, AND SHALL CONFORM TO THE B.C.B.C. BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR.
8. ALL POST AND BEAM SIZES TO BE DESIGNED IN ACCORDANCE WITH B.C.B.C. PART 9 SPAN TABLES. IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM ALL POST AND BEAM SIZES PRIOR TO CONSTRUCTION.
9. BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE DESIGNED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
10. FRAMING MATERIAL TO BE SPF/S, STANDARD, NO. 2 OR BETTER GRADE (9.3.2.4.) UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
11. SPANS AND SIZES OF WOOD JOISTS SHALL CONFORM TO THE SPANS SHOWN IN SPAN TABLE (9.23.4.2.)
12. THE COMPRESSIVE STRENGTH OF UN-REINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN 20 MPa FOR WALLS, COLUMNS, PEDESTALS AND DYNAMICALLY LOADED FOOTINGS; 15 MPa FOR WALLS, GRADE 15 MPa AND PTHRU 35 MPa FOR SLABS OTHER THAN THOSE IN GARAGES AND CARPORTS; AND 17.5 MPa FOR GARAGES AND CARPORT FLOORS AND THE EXTERIOR TOPPING (9.3.1.1.) MPa, OR 25 MPa WHERE INDICATED. AGGREGATES SHALL NOT EXCEED 20 MPa WITH 0.45 MAXIMUM WATER TO CEMENTING MATERIAL RATIO (9.3.1.4.) UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER.
13. FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 7'-6" FROM SLAB TO GRADE MUST BE REINFORCED.
14. ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARING CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.
15. GUARDRAILS SHALL CONFORM TO 9.8.8.
16. ALL INTERIOR GUARDRAILS TO BE 42" HIGH ONLY IF DIFFERENCE IN ELEVATION IS LESS THAN 5'-11".
17. ALL EXTERIOR GUARDRAILS TO BE 36" HIGH.
18. REQUIRED HANDRAILS SHALL BE 34" TO 42" HIGH (9.8.7.4.)
19. ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
20. INSTALL APPROVED HARD-WIRED SMOKE ALARMS IN ALL DWELLING UNITS ON ALL STOREYS INCLUDING BASEMENTS. SMOKE ALARMS SHALL BE INSTALLED NEAR ALL SLEEPING ROOMS (9.10.19.)
21. INSTALL APPROVED HARD-WIRED CARBON MONOXIDE DETECTORS ON ALL STOREYS, INCLUDING BASEMENTS. CO DETECTORS SHALL BE INSTALLED NEAR ALL SLEEPING ROOMS OR OUTSIDE EACH BEDROOM, WITHIN 5m OF EACH BEDROOM DOOR, MEASURED FOLLOWING CORRIDORS AND DOORWAYS. (9.32.4.1.)
22. PROVIDE VENTILATION FOR ALL DWELLING UNITS IN ACCORDANCE WITH 9.32.
23. ROOF ACCESS MIN. 22" x 30" (9.19.2.1.), VENTING MIN. 1:300 (9.19.2.)
24. WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHTUBS AND SHOWER ENCLOSURES.
25. INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 9. PROVIDE INSULATION (VAPOUR BARRIER AND CONTROL FOR FOOTAGE AND R-VALUE SHEETS)
26. STAIR RISE AND RUN TO CONFORM TO 9.8.4.2. MINIMUM RUN 9.5" (1.25MM) (9.8.2.2.)
RISE 4.50" - 7.87" (115MM - 200MM)
RUN 10" - 13.97" (255MM - 355MM)
27. BUILDINGS WITH ATTACHED GARAGE - DOUBLE SEPARATION. GARAGE AND DWELLING MUST BE SOLID CORE WEATHER STRIPPED AND WITH 20 MIN. FIRE RATING.
28. MANUFACTURED WINDOWS DOORS AND SKYLIGHTS - ALL WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO STANDARDS AS CSA 2.2.7.4. WINDOWS LOCATED WITHIN 1.5M OF EXTERIOR DOOR LEVEL SHALL HAVE SAFETY GLASS. WIRED GLASS OR TEMPERED GLASS.
29. DECK OVER HABITABLE AREA - PROVIDE 2X4 CROSS TURN AT 6'-0" O.C. ON DECK JOISTS AND CROSS VENTILATION. FILLETT FOR BASE OF ROOFING TYP AND GRAVEL ALL OTHER WATER PROOFING MEMBRANE MUST BE AN APPROVED PRODUCT AND BE CERTIFIED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.
30. STAINING WORK SHALL NOT / ACCEPTABLE OF THESE ITEMS AND SHALL MEAN ACCEPTANCE OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE SAID WORK.
31. ALL WOOD IN CONTACT WITH CONCRETE LESS THAN 6" ABOVE GRADE TO BE PRESSURE TREATED.
32. ALL DIMENSIONS ON FLOOR PLANS ARE TO EXTERIOR FACE OF WALL SHEATHING AND FACES OF INTERIOR DRYWALL.
33. DO NOT SCALE DRAWINGS.

ATTENTION

IN THE CASE OF RENOVATIONS OR ADDITIONS: THESE DRAWINGS WERE DERIVED FROM AS-BUILT SKETCHES MADE ON SITE DIMENSION AND/OR. DUE TO THE FACT THAT SOME SURFACES ARE MEANS AFFECTED, ARE HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS SHALL NOTIFY DESIGNER AND ALL OF THE AFFECTED MEANS ON SITE AS NECESSARY.



SITE PLAN

SCALE: 1/2" = 1'-0"

MINIMUM EFFECTIVE THERMAL REQUIREMENTS	
OPAQUE ASSEMBLIES	
ATTIC SPACES	R-40 (7.0) RSI 6.5
CATHEDRAL & FLAT ROOF SPACES	R-24 (4.2) RSI 4.2
WALL FRAMING	R-21 (3.7) RSI 3.85
HEATED CRAWL SPACE WITH FLOOR ABOVE CRAWL SPACE	R-28 (4.9) RSI 4.2
RIM JOIST SPACES	R-21 (3.7) RSI 3.85
FOUNDATION WALLS	R-21 (3.7) RSI 3.85
SLAB ON GRADE HEATED	R-10 (1.8) RSI 1.5
TRANSPARENT ASSEMBLIES	
WINDOWS	U3 / 1.4 OR LOWER
GLAZED DOORS	U3 / 1.4 OR LOWER
GLAZED DOORS - SIDE PANELS	U3 / 1.4 OR LOWER
SKYLIGHTS	U3 / 1.4 OR LOWER
ROOF ACCESS HATCH	U3 / 1.4 OR LOWER

PROJECT DATA - YARDS & SETBACKS							
SETBACKS - BATHROOM ADDITION							
	REQUIRED			PROPOSED			
FRONT	3.99		3.75	+	32.15	9.80	+
FLANKING SIDE	24'-6"		7.50	+	515.08	157.00	+
RIGHT SIDE	9.84		3.00	+	363.35	111.42	+
REAR	24'-6"		7.50	+	1.53 AS	162.60	+

PROJECT DATA					
CIVIC ADDRESS					
7897 240TH STREET					
LANGLEY, BC					
LEGAL DESCRIPTION					
LOT 1 SECTION 21 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 3241					
P.I.D. 006-814-657					
ZONING					
RA-3					
LOT SIZE			136,143.13 SQFT	12,645.11 SQ M	
AREA TABLE					
BATHROOM ADDITION			84.00 SQFT	7.80 SQ M	
SITE COVERAGE					
PERMITTED	0.33 x LOT AREA		44927.23 SQFT	4,173.58 SQ M	
PROPOSED	0.070 x LOT AREA		9525.37 SQFT	884.94 SQ M	
EXISTING BUILDING			1090.62 SQFT	101.4 SQ M	
BATHROOM ADDITION			84.00 SQFT	7.80 SQ M	
OTHER EXISTING BUILDINGS			8390.75 SQFT	779.53 SQ M	
HEIGHT - BATHROOM ADDITION					
PERMITTED - ROOF TOP			49'-10"	15.00	+
PROPOSED - ROOF TOP			11'-9"	3.41	+

MISC. NOTES

VENTILATION

ROOF TOP VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.

ROOF / ATTIC ACCESS

EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH THAT MEASURES NOT LESS THAN 3.45 SQFT IN AREA, WITH NO DIMENSION LESS THAN 22".

FOUNDATION DRAINAGE

PERFORATED PLASTIC DRAINAGE PIPE HOLES DOWN MIN. 4"Ø LAYED FLAT TOP AND SIDES COVERED WITH MIN. 6" CRUSHED STONE OR COURSE GRANULAR MATERIAL

BEARING

ALL FOOTINGS TO EXTEND TO SOLID BEARING BELOW FROST PENETRATION

COMPLIANCE PATH	X	PRESCRIPTIVE	-	PRESCRIPTIVE WITH TRADE-OFFS	-	PERFORMANCE	
HEATING TYPE	-	FORCED AIR	-	HYDRONIC	X	ELECTRIC	

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THE SITE DRAWINGS AND REPORT ANY DISCREPANCIES TO THIS OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. MICHAEL BERGEN DESIGN IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF MICHAEL BERGEN DESIGN. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

REVISIONS

1 -

MBD

ARCHITECTURAL DESIGN SERVICES

OFFICE LOCATIONS

186 W 12TH
VANCOUVER, B C

PHONE

604 879 5072

EMAIL

MICHAEL@BERGENDESIGN.COM

PROJECT

ROOTS & WINGS
7897 240 ST, LANGLEY

DRAWN BY

MB

DATE

JULY 14TH 2

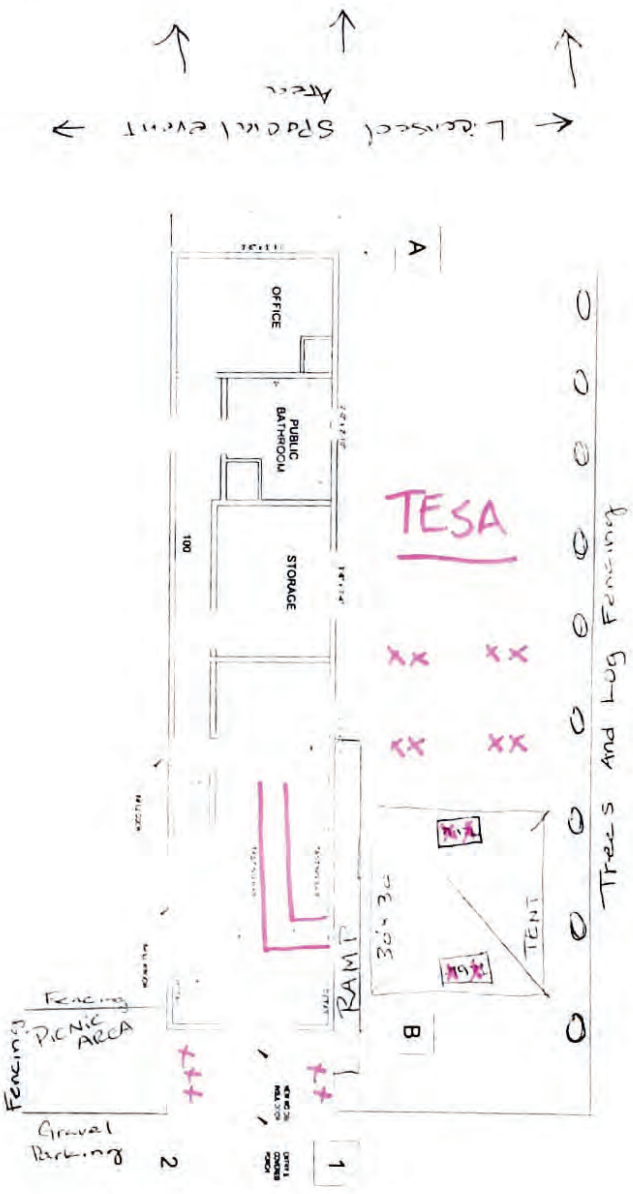
REVISION

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SHEET

A1 of 3

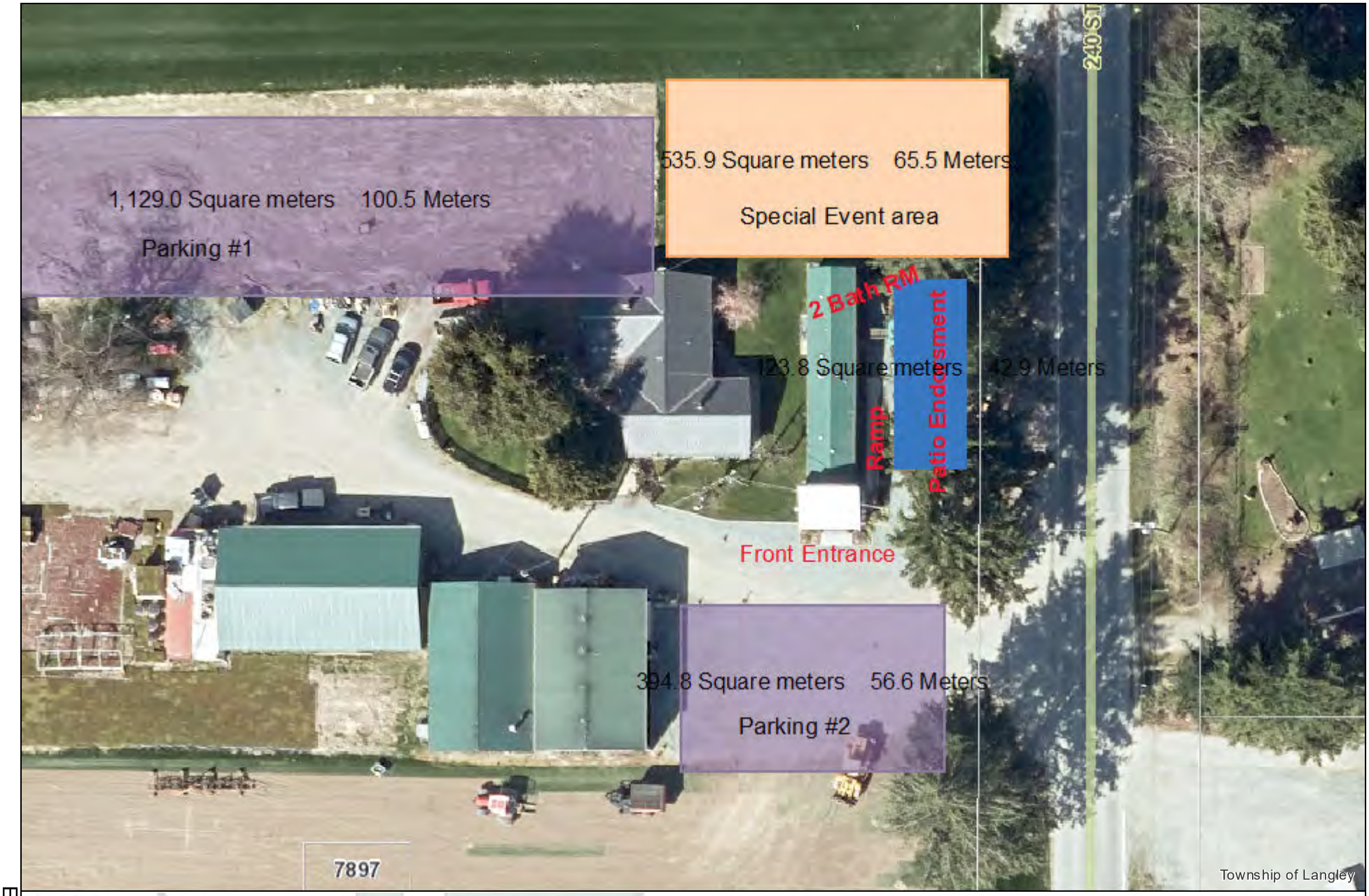
ATTACHMENT B



EXISTING 14 PPL OCC.

PROJECT TITLE	ROOTS & WINGS DISTILLERY
DRAWING TITLE	RETAIL PLAN
PROJECT NO	16002

A-103 1:50 05.30.2016



Township of Langley BC
Est. 1873

Geosource Map

Map printed on: Friday, March 4, 2022

Township of Langley

0 10 20 40 Meters

1:500

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Liquor and Cannabis Licensing

Provide Comment on MFR New Outdoor Patio Application

The patio structural change application has recently been updated. As at May 13, 2021, the updated form is now available in the Liquor and Cannabis Licensing Portal. Applicants that have already applied using the previous application form are not required to resubmit. An LCRB representative will be in contact with you directly to collect any additional information if required.

If you have any questions about this change or need help accessing, or using the new portal at any time, please email our client support team at LCRBLiquor@gov.bc.ca (mailto:LCRBLiquor@gov.bc.ca), or call 1-866-209-2111 (toll-free in Canada) or 250-952-5787 (in Victoria).

Use this form to apply for a new outdoor patio area for your Lounge Area. If you do not already have a Lounge Area Endorsement on your Manufacturer Licence, you must apply for that separately.

The application fee is $440.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The term "local government" is a defined term in our Act and may also include: municipal government, city hall, regional district, local trust, etc. governing the geographic area where your proposed establishment is located. In certain areas, the approving authority may be First Nation. For the purpose of this guide we will use the short form "LG/IN".

A new outdoor patio application only applies to Approved Lounge or Special Event Area Endorsements. You must submit those applications first if you wish to add a patio for the first time.

The layout and features of your patio area directly impact your ability to meet your responsibilities as a licensee. These include:

- Controlling patron entry and exit;
- Ensuring intoxicated persons do not enter or remain in your establishment;
- Preventing liquor from being removed from the service areas, or allowing unlawful liquor to enter the service area;
- Ensuring that minors are not allowed to purchase or consume liquor; and

Expand Guide

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209 2111.

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you have met the requirements of this application with your local government.

ESTABLISHMENT DETAILS

Establishment Name

Roots and Wings Distillery (307150)

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

7897 240 Street

City

LANGLEY

Province

British Columbia

Postal Code

V1M3P9

Country

Canada

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Langley - Township

Selected Local Government/Indigenous Nation

Name: Langley - Township

Website: https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)

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Police Jurisdiction

Langley RCMP

Selected Police Jurisdiction

Name: Langley RCMP

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

rawdistillery@gmail.com

Establishment Phone

(778) 246-5247

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- [ ] * **For you to monitor and control patron entry and exit, and**
- [ ] * **To visually and physically define the service area.**

In opening this patio area you confirm that:

- [ ] * **You will take appropriate measures to maintain care and control over the service area and conduct.**

Describe the location of the patio in relationship to the interior service area. *

The patio area is on the east side of the lounge next to 240th st.

What is the status of the patio area construction? *

Ready to Operate | In Progress | Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

yyyy-mm-dd

- [ ] **The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization**

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

- [ ] **January**
- [ ] **February**
- [ ] **March**
- [ ] **April**
- [ ] **May**
- [ ] **June**
- [ ] **July**
- [ ] **August**
- [ ] **September**
- [ ] **October**

☐ November

☐ December

Describe how patrons will access the patio (ie. from interior). *

Patrons will access the patio via the ramp from the deck at the front of the building (lounge)

Will servers have to carry liquor through any unlicensed areas to get to the patio?

☐ Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio	Portable service bar(s) on patio	The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed patio floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed service area. The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

The applicant is responsible for complying with any local bylaws related to licensed establishment patios. **Note**: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/IN.

Floor plans must show all proposed patio service area(s) and have sufficient detail including:

- liquor service bars
- stairs, entrances and exits
- relation to the existing endorsement service areas, other liquor licences, unlicensed areas and other businesses

Floor Plan_1.pdf (api/file/1712cf74-6e7c-eb11-b825-005056838fcd/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F014739_1712CF746E7CEB11B825005056838FCD%2FFloor%20Plan_1.pdf&documentType=FloorPlan) 2138kb

SERVICE AREAS

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	1300sq ft patio	☐	☐	50
			Total Requested Capacity:	50

Site Plan

A scaled site plan must show the following:

- location of the front entrance door of the proposed establishment
- any other buildings/businesses around the proposed establishment and the entrances to those buildings
- any relevant street names

Site Plan_1.pdf (api/file/1712cf74-6e7c-eb11-b825-005056838fcd/download-file/application/Site Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F014739_1712CF746E7CEB11B825005056838FCD%2FSite%20Plan__1.pdf&documentType=SitePlan) 2138kb

For Distillers Only: The Office of the Fire Commissioner (OFC) requires that a distillery be constructed and maintained in conformance with the BC Fire Code. The OFC will be provided a copy of the Approval in Principal for your application, if issued.

HOURS OF SALE

Indicate the proposed hours of sales below.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	12	12	12	12:0	12:0	12:0	12:0
Close	19	19	19	19:0	19:0	20:0	20:0

MANUFACTURER OWNERSHIP DETAILS

Please provide the following details about your application:

☐ The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued.

☐ At the time of this submission, the applicant is:

- The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
- The lessee or has a binding offer to lease the place or premises that will form the proposed establishment

☐ At the time the licence is issued, the applicant will be:

- The owner of the place or premises that forms the establishment, or
- The lessee of the place or premises that forms the establishment (term no less than 12 months).

Note: Valid interest must be maintained at the current and proposed site until the relocation is finalized. LCRB may request a copy of valid interest at the current site during the relocation application process.

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Rebekah

Last Name *

Crowley

Title/Position

owner

Phone Number (main) *

7782465247

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

red@rawstillhouse.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director
Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☐ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☐ * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Langley - Township

Name of Official

Title/Position

Phone

(000) 000-0000

Email

This serves as notice that an application for a new outdoor patio for a manufacturer licence is being made within your community. The Branch requests that you consider this application (application form and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/IN can delegate staff with the authority to provide comment.

- If there are any major issues LG/IN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/IN is comfortable with the application proceeding, LG/IN staff will Accept the application using the button below. LG/IN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the application to the Branch.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
    - The location of the establishment.

    - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
    - The impact of noise on nearby residents.
    - The impact on the community if the application is approved.
    - The view of residents and a description of the method used to gather views.
    - The LG/INrecommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/IN opts out, or is the applicant, the Branch will gather public input and contact LG/IN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Opt Out of Comment Reject Application Accept Application

Roots and Wings Distillery – Patio Application

4.2.6 Proposed Entertainment

Special events with live music twice a month

4.2.7 Hours of Operation

Change Hours from Monday to Sunday 12 to 8pm

To Monday to Wednesday 12 to 8 and Thursday to Sunday 12pm to 10pm

4.2.8 We have experienced growth over the past two years that we feel the need to expand capacity to accommodate the customers we are currently serving. We would like to expand service hours on the weekends to allow us to stay open later if we need to.

From: Sidhu, Bal
To: Alexandra Heinen
Subject: [EXTERNAL] Project 11-21-0018
Date: Friday, May 13, 2022 2:54:34 PM

Hi Alexandra,

I see no issues from a police perspective.

Regards,
Bal

Sgt. Bal SIDHU
Langley RCMP Detachment
Acting NCO i/c Community Policing

Address: 22180 48a Avenue, Langley, BC V3A 8B7
Telephone: 604-532-3200
Direct: 604-532-3389
Email: bal.sidhu@rcmp-grc.gc.ca

Township of Langley

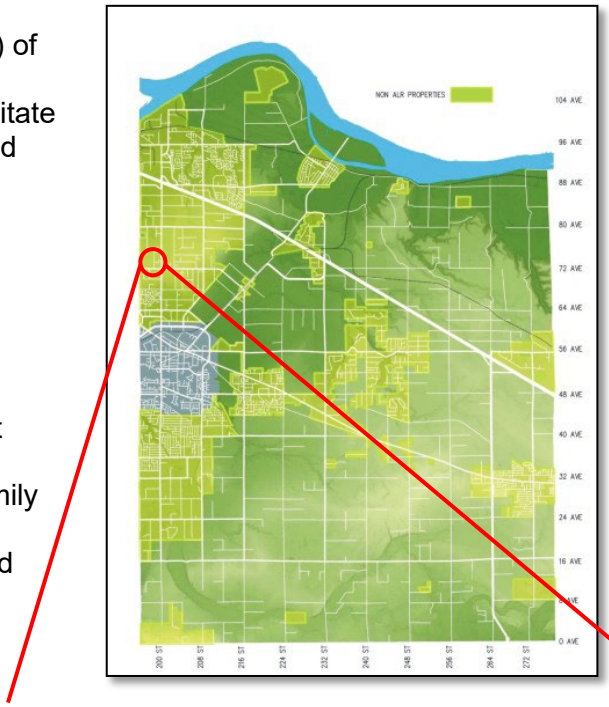
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 - REGULAR MEETING	**REPORT:**	22-62
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0097
SUBJECT:	REZONING APPLICATION NO. 100585 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101263, 101233, AND 101335 (1273694 BC LTD. / COASTLAND ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)		

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of eight lots (four single family lots and four semi-detached lots).

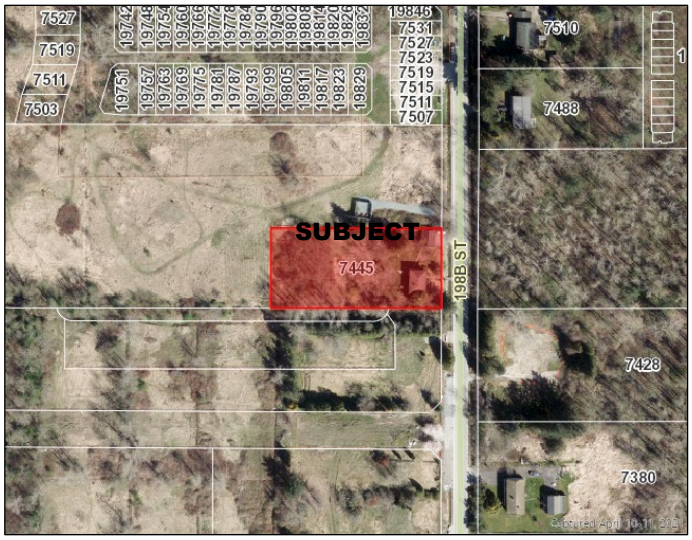


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5788 subject to eight (8) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5788) of Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788, rezoning 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of four single family lots and four semi-detached lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 74A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. 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);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
    b. Restricting building on lots 1 – 8 until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw;
6. Dedication of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security including monitoring and maintenance;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Greenway Amenity Policy;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5788 authorize issuance of Development Permit No. 101263 (proposed semi-detached lots), 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;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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

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

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101335 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of supplemental development fees prior to issuance;

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

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

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize the issuance of Development Permit No. 101233 (streamside protection), to relocate and reconstruct watercourses and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Dedication of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 45 days of SPEA disturbance; 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. 5788 in conjunction with Development Permits No. 101263, 101233, and 101335.

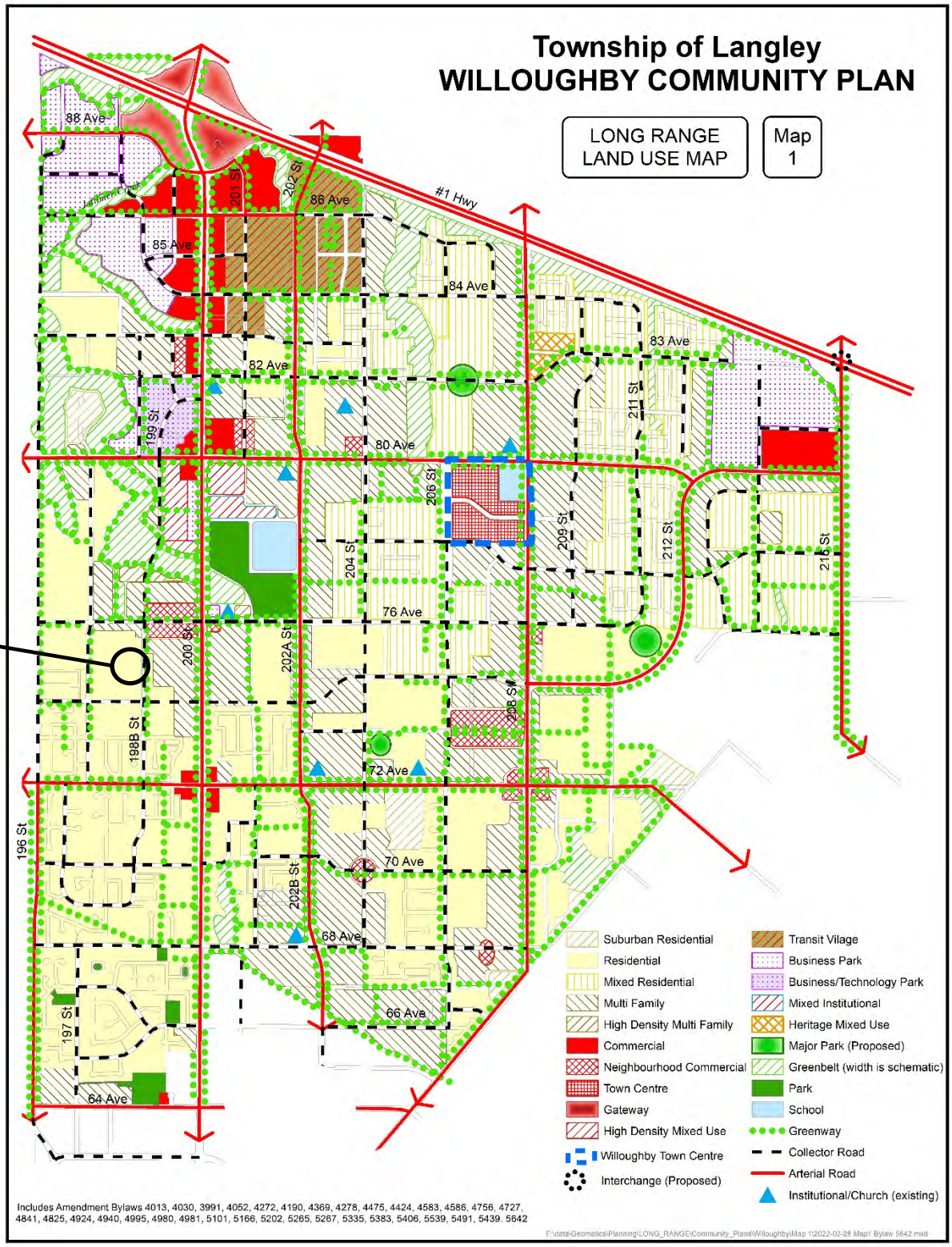
EXECUTIVE SUMMARY:

Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) with accompanying development permits to facilitate development of eight lots (four single family lots and four semi-detached lots). The proponent's application also includes development permits for the single family lots to secure an exterior design control agreement, form, and character for the semi-detached units, as well as a development permit (streamside protection) to relocate and reconstruct a watercourse on site.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan (NP) as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of eight (8) development prerequisites. Staff also recommend that Council authorize issuance of Development Permits No. 101263, 101233, and 101335 at time of final reading of Rezoning Bylaw No. 5788.

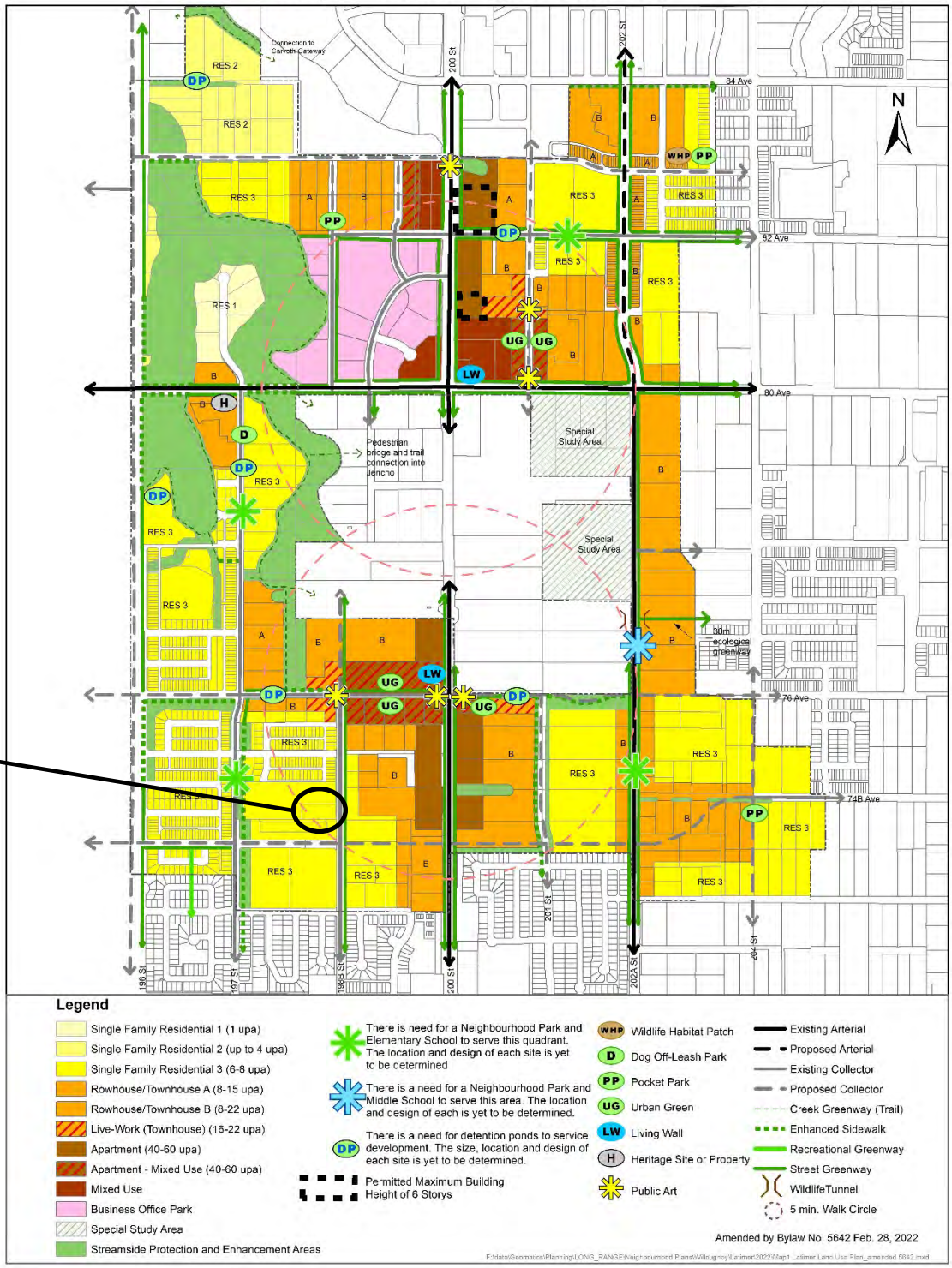
PURPOSE:

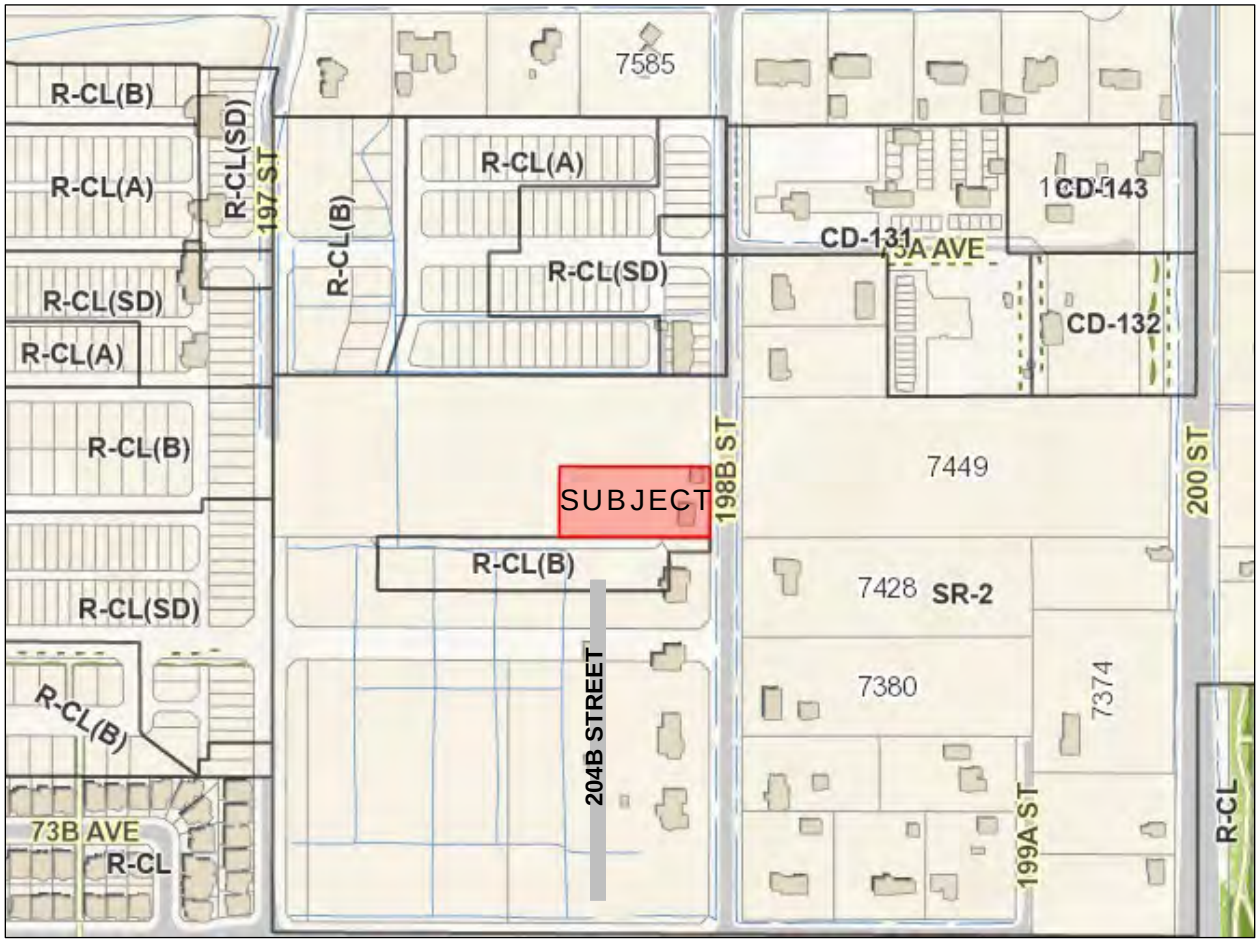
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5788 and Development Permits No. 101263, 101233, and 101335.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

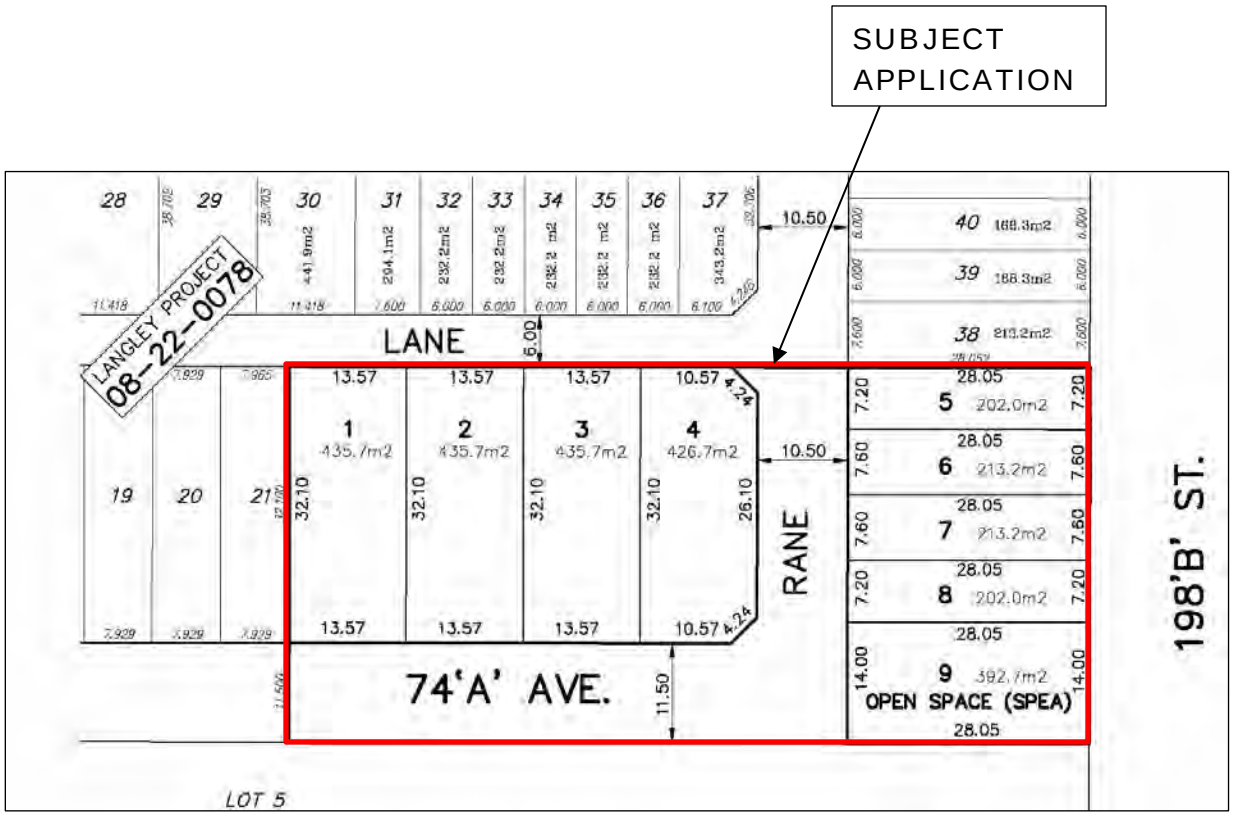
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING (SEMI-DETACHED UNITS) – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1273694 BC Ltd. 19766 – 83 Avenue Langley BC V2Y 1Z2
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey BC V3S 3M2
Legal Description:	Lot 39 Section 22 Township 8 New Westminster District Plan 60187
Civic Address:	7445 – 198B Street
Area:	0.4 ha (1.0 ac)
Willoughby Community Plan:	Residential
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A) and R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family Residential 3 (6 – 8 units per acre (upa)) in the Latimer NP.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). 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 semi-detached units. Development permits for the single family detached lots and streamside protection (to accommodate relocation and reconstruction of a Class B (yellow-coded) watercourse on the site) are being processed in conjunction with the application.

Adjacent Uses:

North: Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);

South: 74A Avenue beyond which is property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned R-CL(B) currently under application (ToL Project No. 08-22-0096);

East: 198B Street, beyond which are properties designated Single Family Residential 3 (6 – 8 upa) and Rowhouse/Townhouse B (8 – 22 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2; and

West: Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5788 proposes to rezone the site to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). The project complies with the provisions of the site's Single Family 3 (6 – 8 upa) land use designation in the Latimer NP, and with the provisions of the proposed to Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density (20 units per hectare (uph) / 8 upa proposed).

Development Permit (Semi-Detached Units):

The semi-detached portion of the development consists of four semi-detached residential units in two buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors as well as basements. Secondary suites are not permitted within semi-detached units. As a condition of the rezoning application the applicant is required to register restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches, and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, and wood trim. The variations in colours and materials as well as the building massing proposed is used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (2.5-storeys), site coverage (ranging from 44% to 47%), and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The on-site landscape plans propose planting shrubs, trees, and grass in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Development Permit (Single Family Lots):

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

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment D). For the single family

residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Development Permit (Streamside Protection):

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. Map 2 (Watercourse Setbacks) of the Latimer NP depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Land Use Plan.

A Class B (yellow-coded) roadside watercourse is located adjacent to the project site within 198B Street. The NP designates a 12 m (39 ft) wide SPEA for the 198B Street roadside watercourse. As shown in Schedule A of Attachment C, the SPEA on and adjacent to the project site encompasses 523 m^2 (5,629 ft^2).

To accommodate the site plan and 198B Street improvements, the applicant has submitted a proposal to relocate and reconstruct the SPEA on the project site. Staff note the applicant's submission proposes an alternative SPEA location and size to that envisioned by the NP. As shown in Schedule B of Attachment C, the proposed SPEA encompasses 393 m^2 (4,230 ft^2) in the southeast portion of the site. The proposed SPEA will connect to the adjacent SPEA being dedicated as part of ToL Project No. 08-22-0071. The proposal provides approximately 130 m^2 (1,399 ft^2) less SPEA than envisioned the by the NP but the area deficit is offset through an enhancement effort that exceeds minimum OCP Schedule 3 requirements.

Dedication of the SPEAs, acceptance of streamside restoration, enhancement plans, and details including longer term monitoring and maintenance of the area, and security have also been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believe the proposal is consistent with the objectives of OCP Schedule 3 and Latimer NP. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101233 is attached to this report (see Attachment C) for Council’s consideration.

Greenhouse Gas Development Permit:

The subject property is located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager of Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed

concurrently and its issuance is required prior to building permit as indicated in Development Permits No. 101263 and 101335.

Subdivision:

The applicant is proposing to subdivide the subject parcel to create four single family lots and four semi-detached lots. The lot reconfiguration is arranged to match the proposed zoning. The four proposed single family lots front on to 74A Avenue and the four proposed semi-detached lots front 198B Street. As a condition of development, a no-build restrictive covenant is required to be registered on the lots until such time as the required road and associated services, which are to be provided through adjacent developments, can be provided to the future lots. Staff note that a rezoning / subdivision application (ToL Project No. 08-22-0078) is currently being processed on the adjacent site to the north and west. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access will be provided for each lot via rear lanes. The application complies with the Latimer NP and Zoning Bylaw by providing nine parking spaces for the semi-detached units (outdoors and within garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces four semi-detached units @ 2 spaces / unit	8	8
Visitor Parking Spaces @ 0.2 spaces / unit	1	1
Total	9	9

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $6,808 per single family lot and $5,776 per semi-detached unit for a total of $50,336.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that no significant trees exist on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 30 replacement trees are required and 30 replacement trees are proposed. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings

Policy). Post development approximately 38 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 Latimer NP. A community stormwater detention facility exists in the 7700 block of 197 Street to support the proposed development and overall catchment area. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside 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.

School Sites:

School District 35 has provided comments (see Attachment E) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located approximately 1.5 km northeast of the subject site), one student for Peter Ewart Middle School (located approximately 750 m northeast of the site) and two students for RE Mountain Secondary School (located approximately 650 m northeast of the site).

Parks:

Willoughby Community Park is located approximately 450 m northeast of the development site.

Transit:

Transit service is provided along 200 Street (approximately 400 m northeast of the site) via the 501 bus route.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on November 2, 2021. In accordance with the Policy, the applicant mailed 20 notices to the surrounding area and posted

notification in the local newspaper. The results indicating that no members of the public attended are compiled and provided as Attachment F.

Policy Considerations:

The proposed rezoning and development permits will facilitate the development of eight lots (four single family lots and four semi-detached lots) and complies with the land use and density provisions of the Willoughby Community Plan and the Latimer NP. 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 Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5788 (subject to eight (8) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5788) of accompanying Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101263 (Semi-Detached)
ATTACHMENT B	Development Permit No. 101335 (Single Family)
ATTACHMENT C	Development Permit No. 101233 (Streamside)
ATTACHMENT D	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT E	School District 35 Comments
ATTACHMENT F	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101263

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

1. Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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: Portion of Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: Portion of 7445 – 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit 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;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   c. Registration of an easement securing the required visitor parking stalls;
   d. Registration of party wall and common elements maintenance agreements on title of all lots;
   e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
   g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
   i. Payment of supplemental Development Permit 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 Plans
SCHEDULE B	Landscape Plans

Rezoning & Subdivision
7445 198B Street
Lots 5 6 7 & 8

Lot 5 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 5

Zoning	Zoning R-CL(SD)	
Site width	7.20 m.	23.6 ft.
Site length	28.05 m.	92.0 ft.
Site Area	202.0 m²	2,174 s.f.
ALLOWABLES		
Areas		
Lot coverage 55%	111.1 m²	1196 s.f.
Building Heights		
MBE	79.40 m.	260.5 ft.
Principle building sloped roof	9.80 m.	32.2 ft.
Height of accessory building	3.75 m.	12.3 ft.
Required Yards		
Front yard	2.5 m.	8.2 ft.
Rear yard	13.0 m.	42.7 ft.
Side yard	1.2 m.	3.94 ft.
PROPOSED		
Lot coverage 55%	94.8 m²	1021 s.f.
Building Heights		
Average proposed grade	(81.31 + 81.50 + 81.09 + 80.95) / 4 = 81.21	
Basement elevation	79.50 m.	260.83 ft.
Main house roof peak	8.64 m.	28.35 ft.
Accessory building	3.45 m.	11.32 ft.
Proposed Yards		
Front yard	2.8 m.	9.19 ft.
Rear yard	13.0 m.	42.65 ft.
Side yard	1.2 m.	3.94 ft.

Lot 6 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 6

Zoning	Zoning R-CL(SD)	
Site width	7.60 m.	24.9 ft.
Site length	28.05 m.	92.0 ft.
Site Area	213.2 m²	2,295 s.f.
ALLOWABLES		
Areas		
Lot coverage 55%	117.2 m²	1262 s.f.
Building Heights		
MBE	79.50 m.	260.8 ft.
Principle building sloped roof	9.80 m.	32.2 ft.
Height of accessory building	3.75 m.	12.3 ft.
Required Yards		
Front yard	2.5 m.	8.2 ft.
Rear yard	13.0 m.	42.7 ft.
Side yard	1.2 m.	3.94 ft.
PROPOSED		
Lot coverage 55%	108.6 m²	1168 s.f.
Building Heights		
Average proposed grade	(81.31 + 81.50 + 81.09 + 80.95) / 4 = 81.21	
Basement elevation	79.50 m.	260.83 ft.
Main house roof peak	8.64 m.	28.35 ft.
Accessory building	3.45 m.	11.32 ft.
Proposed Yards		
Front yard	2.8 m.	9.19 ft.
Rear yard	13.0 m.	42.65 ft.
Side yard	1.2 m.	3.94 ft.

Lot 7 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 7

Zoning	Zoning R-CL(SD)	
Site width	7.60 m.	24.9 ft.
Site length	28.05 m.	92.0 ft.
Site Area	213.2 m²	2,295 s.f.
ALLOWABLES		
Areas		
Lot coverage 55%	117.2 m²	1262 s.f.
Building Heights		
MBE	79.60 m.	261.2 ft.
Principle building sloped roof	9.80 m.	32.2 ft.
Height of accessory building	3.75 m.	12.3 ft.
Required Yards		
Front yard	2.5 m.	8.2 ft.
Rear yard	13.0 m.	42.7 ft.
Side yard	1.2 m.	3.94 ft.
PROPOSED		
Lot coverage 55%	94.8 m²	1021 s.f.
Building Heights		
Average proposed grade	(81.55 + 81.85 + 81.25 + 81.00) / 4 = 81.41	
Basement elevation	79.80 m.	261.81 ft.
Main house roof peak	8.64 m.	28.35 ft.
Accessory building	3.45 m.	11.32 ft.
Proposed Yards		
Front yard	2.8 m.	9.19 ft.
Rear yard	13.0 m.	42.65 ft.
Side yard	1.2 m.	3.94 ft.

Lot 8 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 8

Zoning	Zoning R-CL(SD)	
Site width	7.20 m.	23.6 ft.
Site length	28.05 m.	92.0 ft.
Site Area	202.0 m²	2,174 s.f.
ALLOWABLES		
Areas		
Lot coverage 55%	111.1 m²	1196 s.f.
Building Heights		
MBE	79.80 m.	261.8 ft.
Principle building sloped roof	9.80 m.	32.2 ft.
Height of accessory building	3.75 m.	12.3 ft.
Required Yards		
Front yard	2.5 m.	8.2 ft.
Rear yard	13.0 m.	42.7 ft.
Side yard	1.2 m.	3.94 ft.
PROPOSED		
Lot coverage 55%	94.8 m²	1021 s.f.
Building Heights		
Average proposed grade	(81.55 + 81.85 + 81.25 + 81.00) / 4 = 81.41	
Basement elevation	79.80 m.	261.81 ft.
Main house roof peak	8.64 m.	28.35 ft.
Accessory building	3.45 m.	11.32 ft.
Proposed Yards		
Front yard	2.8 m.	9.19 ft.
Rear yard	13.0 m.	42.65 ft.
Side yard	1.2 m.	3.94 ft.



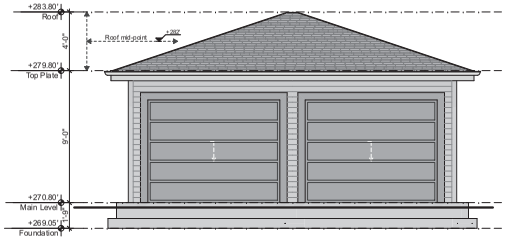
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White Heron OC-57 — Board & Batten

Stormy Sky 9/0 — Post & Deck Railings

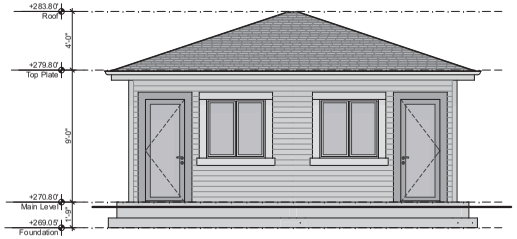
Graytint 1801 — Window Trim

CertainTeed Colonial Slate — Asphalt Shingles



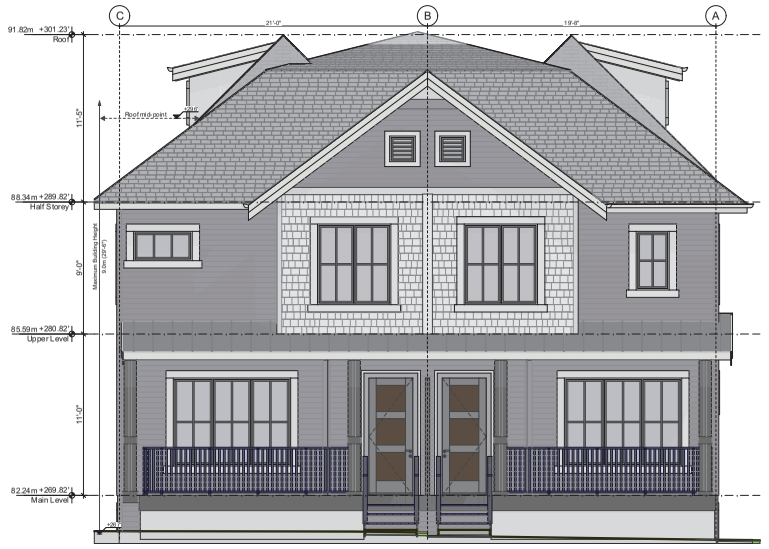
West

1/4" = 1'-0"



East

1/4" = 1'-0"



Lots 5 & 6 East

1/4" = 1'-0"



Lots 7 & 8 East

1/4" = 1'-0"

Legal Address

LOT 39 SECTION 22 TWP 8
NEW WESTMINSTER DISTRICT
PLAN WP60187
PID 002-380-765

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan
A03	Lots 5 & 6 Elevations
A04	Lots 7 & 8 Elevations
A05	Typical Main Level Plans
A06	Typical Upper Level Plan
A07	Typical Half Storey Plans
A08	Typical Basement Plans
A09	Typical Roof Plans
A 10	Sections
A 11	Sections

Rezoning & Subdivision
7445 198B Street
Langley, BC

The design and specifications of all drawings conform to BCBC 2018

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Cover Sheet

Status	Date
Issued for Development Permit	2021-12-06

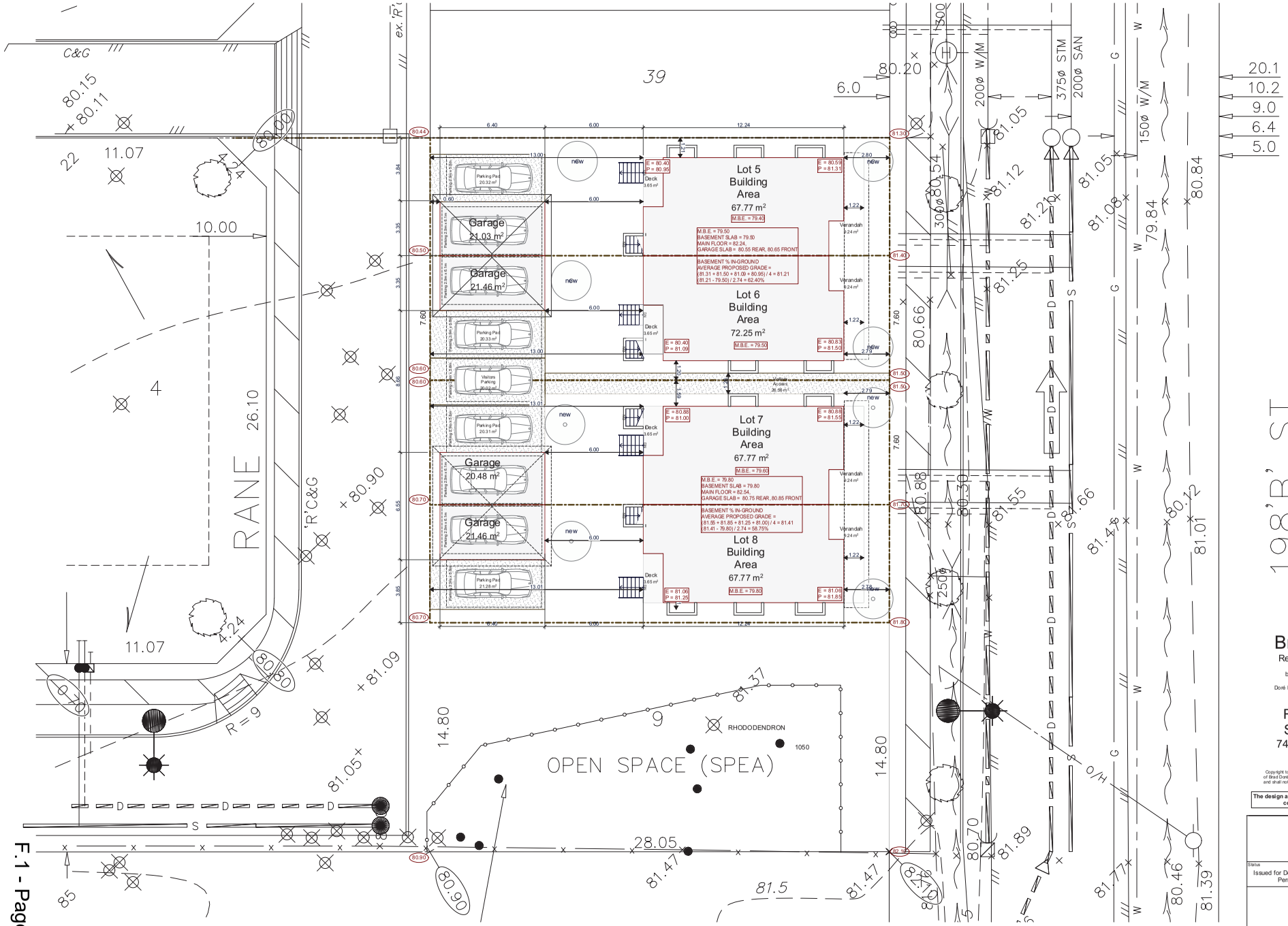
SCHEDULE A

F.1

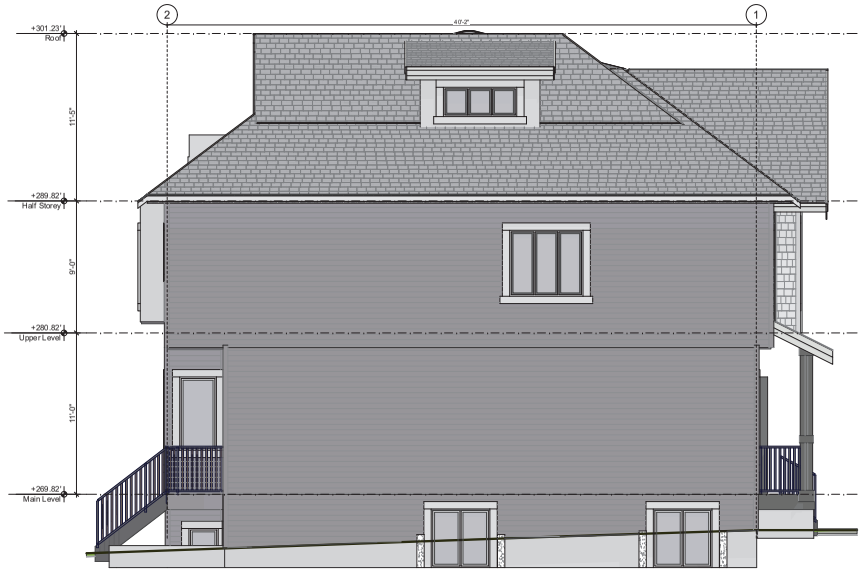
A01

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7445 198B Street Lots 5 & 6.pln Monday, December 6, 2021 6:28 AM



Site Plan
7445 198B Street Lot 14 Split Monday, December 6, 2021 8:29 AM



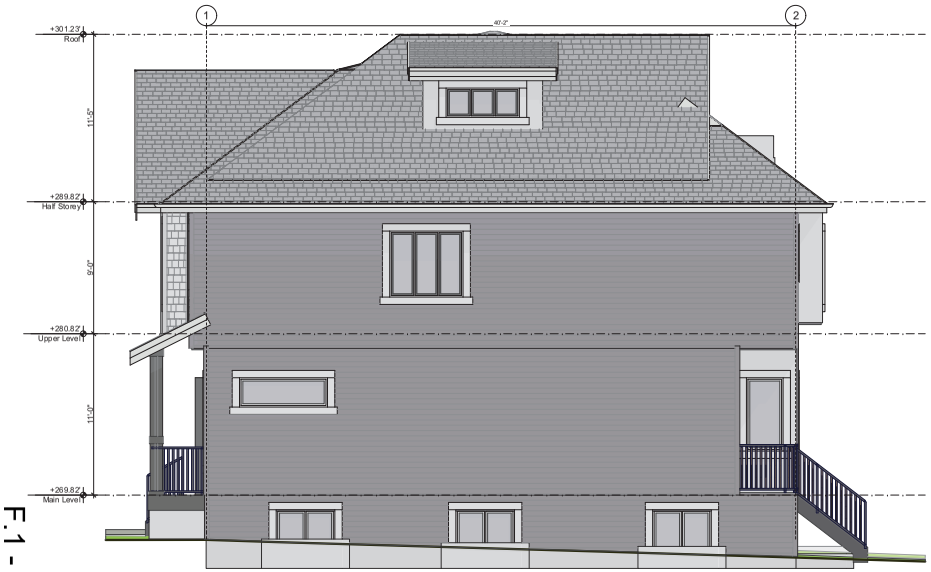
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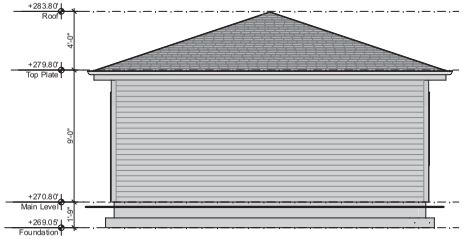
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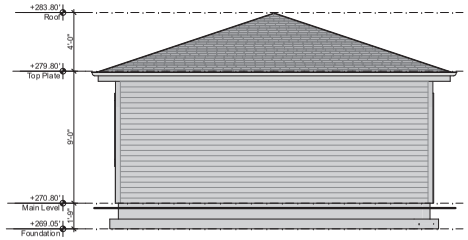
North

1/4" = 1'-0"



North

1/4" = 1'-0"



South

1/4" = 1'-0"

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Rezoning & Subdivision
7445 198B Street
Langley, BC

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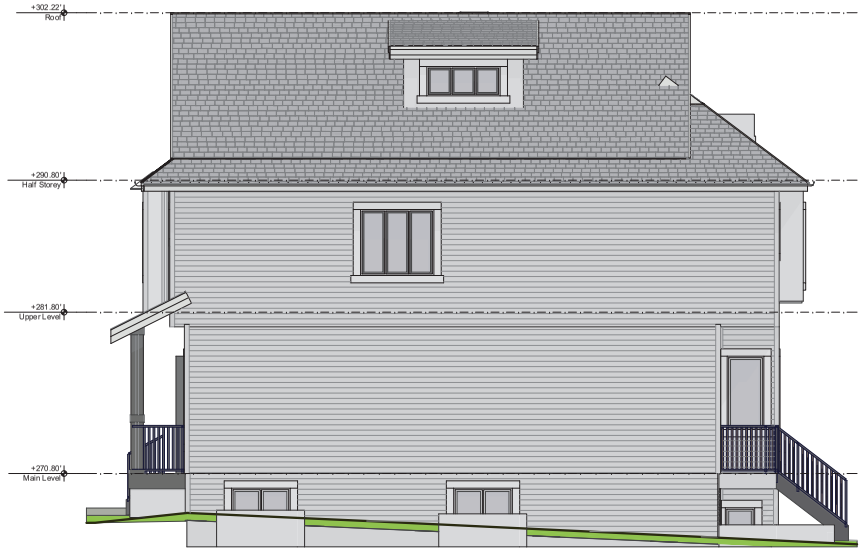
Lots 5 & 6 Elevations

Status	Date
Issued for Development Permit	2021-12-06

F.1

A03

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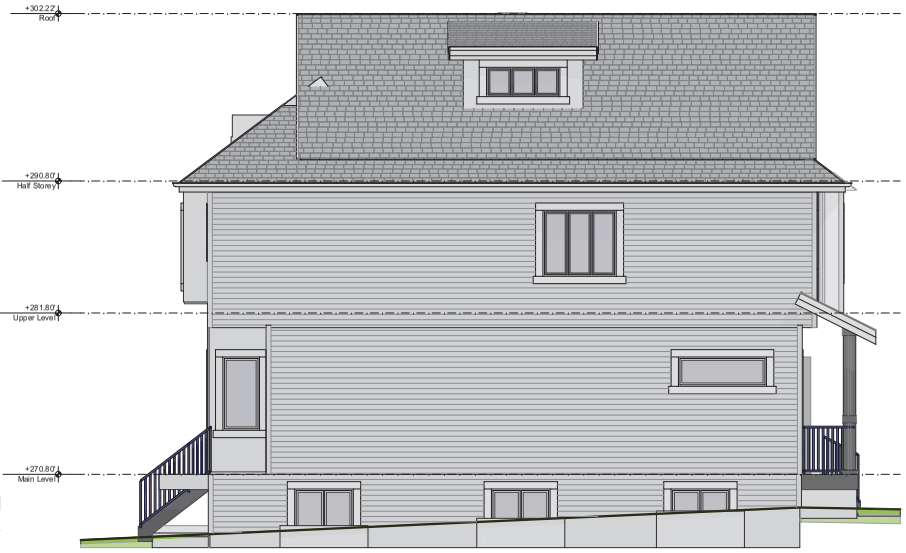
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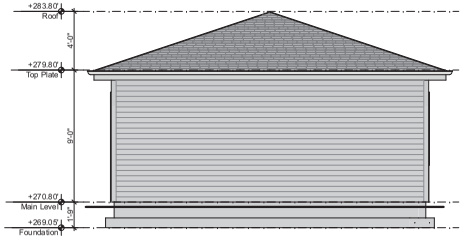
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1/4" = 1'-0"



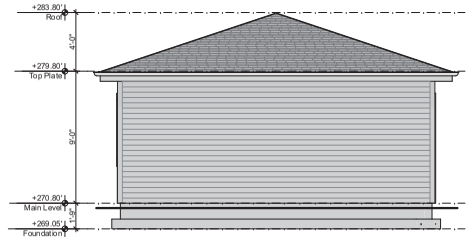
North

1/4" = 1'-0"



North

1/4" = 1'-0"



South

1/4" = 1'-0"

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Rezoning & Subdivision
7445 198B Street
Langley, BC

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Lots 7 & 8 Elevations

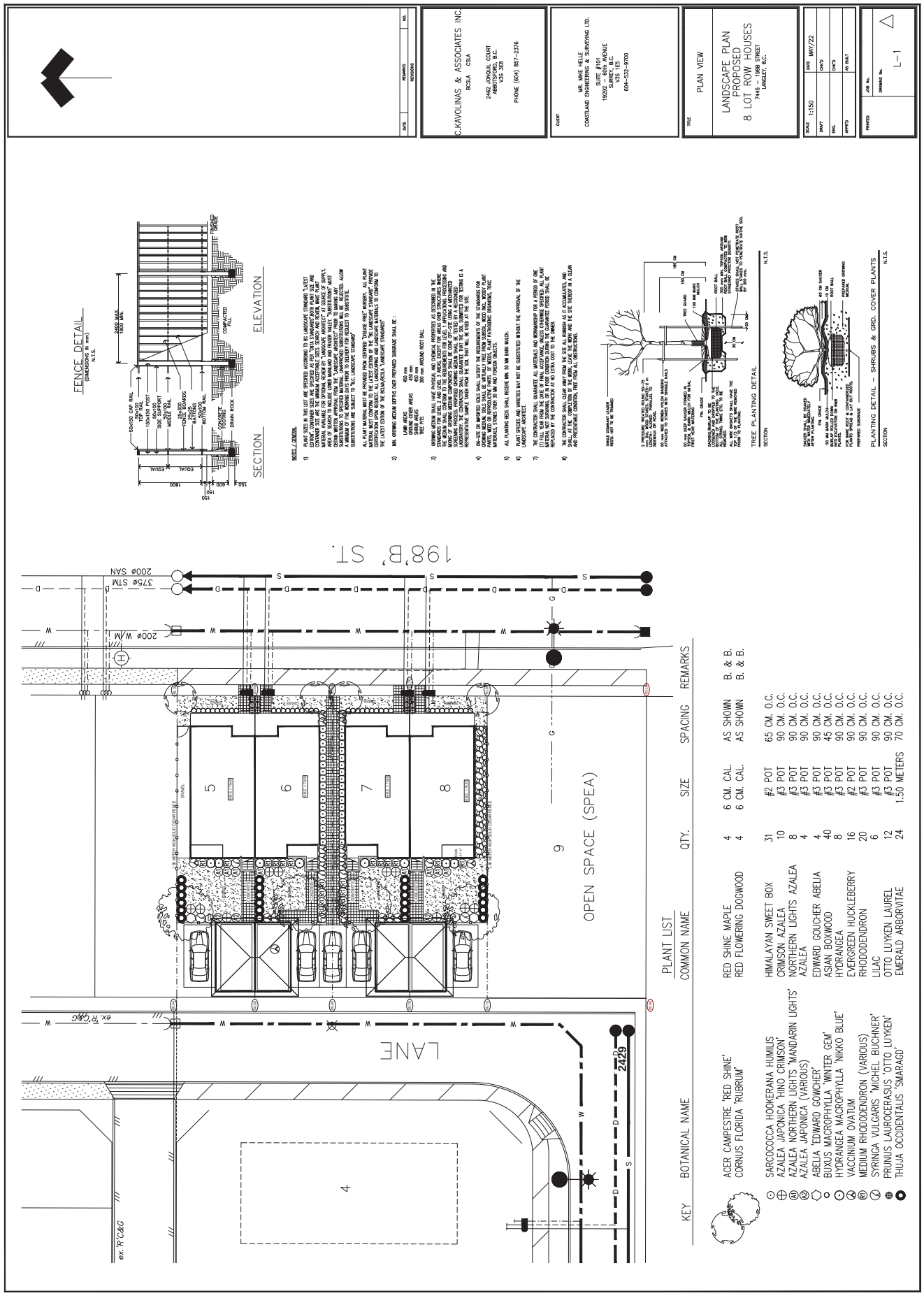
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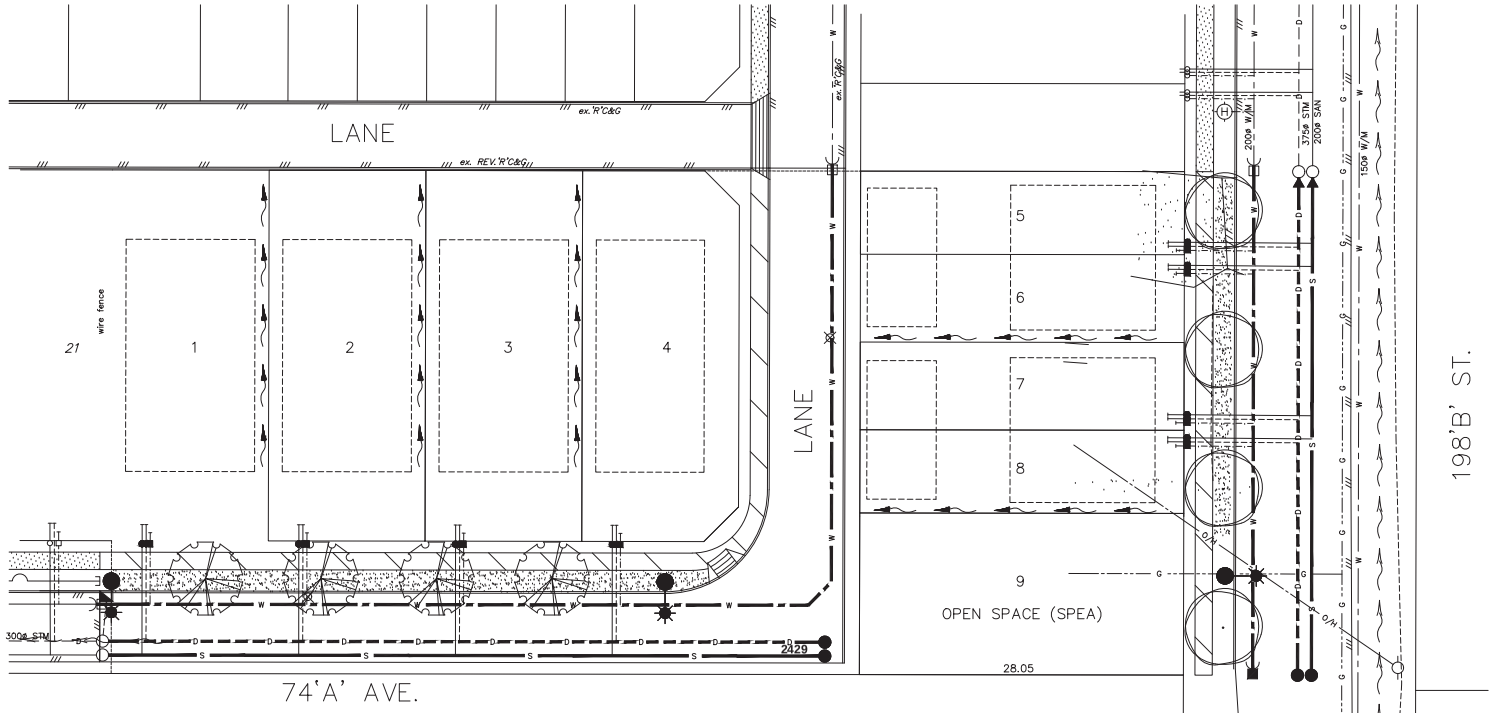
Date 2021-12-06

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A04

7445 198B Street Lots 5 & 6.pln Monday, December 6, 2021 6:29 AM

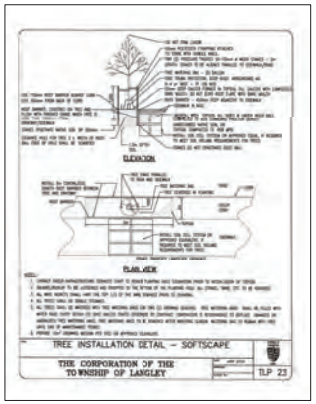

FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.
SECTION
ELEVATION
NOTES / GENERAL
1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD. LATEST EDITION. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM SIZES AS SPECIFIED IN THE BCLNA STANDARD. CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. GROW AND REVIEW MAKE PLANT SELECTIONS AS EARLY AS POSSIBLE TO ENSURE AVAILABILITY OF SPECIFIED MATERIAL. SUPPLY AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS. ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO FULL LANDSCAPE STANDARD
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL SHALL BE INSPECTED AT NURSERY BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE. CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA LANDSCAPE STANDARD
2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 450 mm
GROUND COVER AREAS 450 mm
SHRUB AREAS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE LATEST EDITION OF THE BCLNA/BCSLA LANDSCAPE STANDARD. PRIOR TO PLACEMENT OF THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LIGHT APPLICATIONS. PROCESSING AND SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE PARAMETERS SPECIFIED IN THE LATEST EDITION OF THE BCLNA STANDARD. A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD PLANT MATERIALS, STONES OVER 30 MM AND PERENNIAL WEED ROOTS.
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING THIS PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, CLEAN THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, TO THE SATISFACTION OF THE OWNER.
SINGLE DRIVEWAY LAYOUT
REZN. ASST TO BE REMAND
2 PRECAST INTLKD. PLANS 20-75 CONCRETE PAVERS OR APPROVED EQUAL SURFACE PARALLEL TO
50 mm DEEP SAUCER STYPES IN TOPSOIL & BARK MULCH FOR METAL
SAUCERING PLACED TO THE ALL TREES TO BE PLANTED AS PER PLAN
ALL TREE BASKETS SHALL HAVE THE PRIOR TO PLANTING REMOVED
FIN. GRADE
TREE GUARD
100 mm MIN. TOPSOIL AROUND ROOTBALL AS PER LATEST BCLNA STANDARD PROCEDURE DETAILS
STAKES SHALL NOT PENETRATE ROOT BALL BY 300 mm.
TREE PLANTING DETAIL
SECTION
N.T.S.
SHRUBS SHALL BE PLANTED AFTER FINAL GRADING
50 MM BARK MULCH
FIN. GRADE
FOR SLOPE ROOT & CONTAINERIZED PLANTS SHALL BE PLANTED PREPARED SUBGRADE
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS
SECTION
N.T.S.
PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
ACER CAMPESTRE 'RED SHINE' RED SHINE MAPLE 4 6 CM. CAL. AS SHOWN B. & B.
CORNUS FLORIDA 'RUBRUM' RED FLOWERING DOGWOOD 4 6 CM. CAL. AS SHOWN B. & B.
SARCOCOCCA HOOKERANA HUMILIS HIMALAYAN SWEET BOX 31 #2 POT 65 CM. O.C.
AZALEA JAPONICA 'HINO CRIMSON' CRIMSON AZALEA 10 #3 POT 90 CM. O.C.
AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS' NORTHERN LIGHTS AZALEA 8 #3 POT 90 CM. O.C.
AZALEA JAPONICA (VARIOUS) AZALEA 4 #3 POT 90 CM. O.C.
ABELIA 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA 4 #3 POT 90 CM. O.C.
BUXUS MACROPHYLLA 'WINTER GEM' ASIAN BOXWOOD 40 #3 POT 45 CM. O.C.
HYDRANGEA MACROPHYLLA 'NIKKO BLUE' HYDRANGEA 8 #3 POT 90 CM. O.C.
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY 16 #2 POT 90 CM. O.C.
MEDIUM RHODODENDRON (VARIOUS) RHODODENDRON 20 #3 POT 90 CM. O.C.
SYRINGA VULGARIS 'MICHEL BUCHNER' LILAC 6 #3 POT 90 CM. O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL 12 #3 POT 90 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE 24 1.50 METERS 70 CM. O.C.
OPEN SPACE (SPEA)
LANE
198'B' ST.
375ø STM
200ø SAN
200ø W/M
ex. R.C&G
2429
4
5
6
7
8
9
REMARKS
ISSUED FOR REZONING
DATE
NO.
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
MR. MIKE HELLE
CONSTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 – 60th AVENUE
SURREY, B.C.
V3S 1J5
604-532-9700
TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
8 LOT ROW HOUSES
7445 – 198B STREET
LANGLEY, B.C.
SCALE 1:150
DATE MAY/22
DRAFT CHK'D
ENG. CHK'D
APP'D AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1

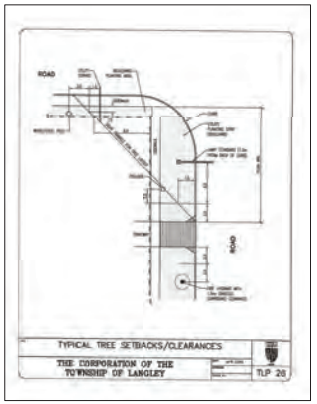


STREET TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	4	6 CM. CAL.	10 METERS O.C.	B. & B.
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	4	6 CM. CAL.	12 METERS O.C.	B. & B.


TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 22


TREE INSTALLATION DETAIL – SOFTSCAPE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 23


TYPICAL TREE SETBACKS/CLEARANCES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 26

MAY/22	T.O.L. COMMENTS	2
NOV/21	REVISED LOT LINES	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 – 60th AVENUE
SURREY, B.C.
V3S 1E5
604-532-9700

TITLE

PLAN VIEW

TREE LOCATION PLAN
STREET TREE PLAN
8 LOT SUBDIVISION
7445 – 198B STREET
LANGLEY, B.C.

T.O.L. # 08-22-0097

SCALE 1:200	DATE MAY/19
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. ST-1 (2)

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101335

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

1. Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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: Portion of Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: Portion of 7445 – 198B Street

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

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   c. Payment of supplemental development fees prior to issuance.

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

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

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.

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101233

1. This Permit is issued this _____ day of _____, 2022 to:

   Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7445 – 198B Street

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

   a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   b. Dedication of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs;
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
   e. Commencement of accepted streamside enhancement and restoration works within 45 days of SPEA disturbance.

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 Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   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.

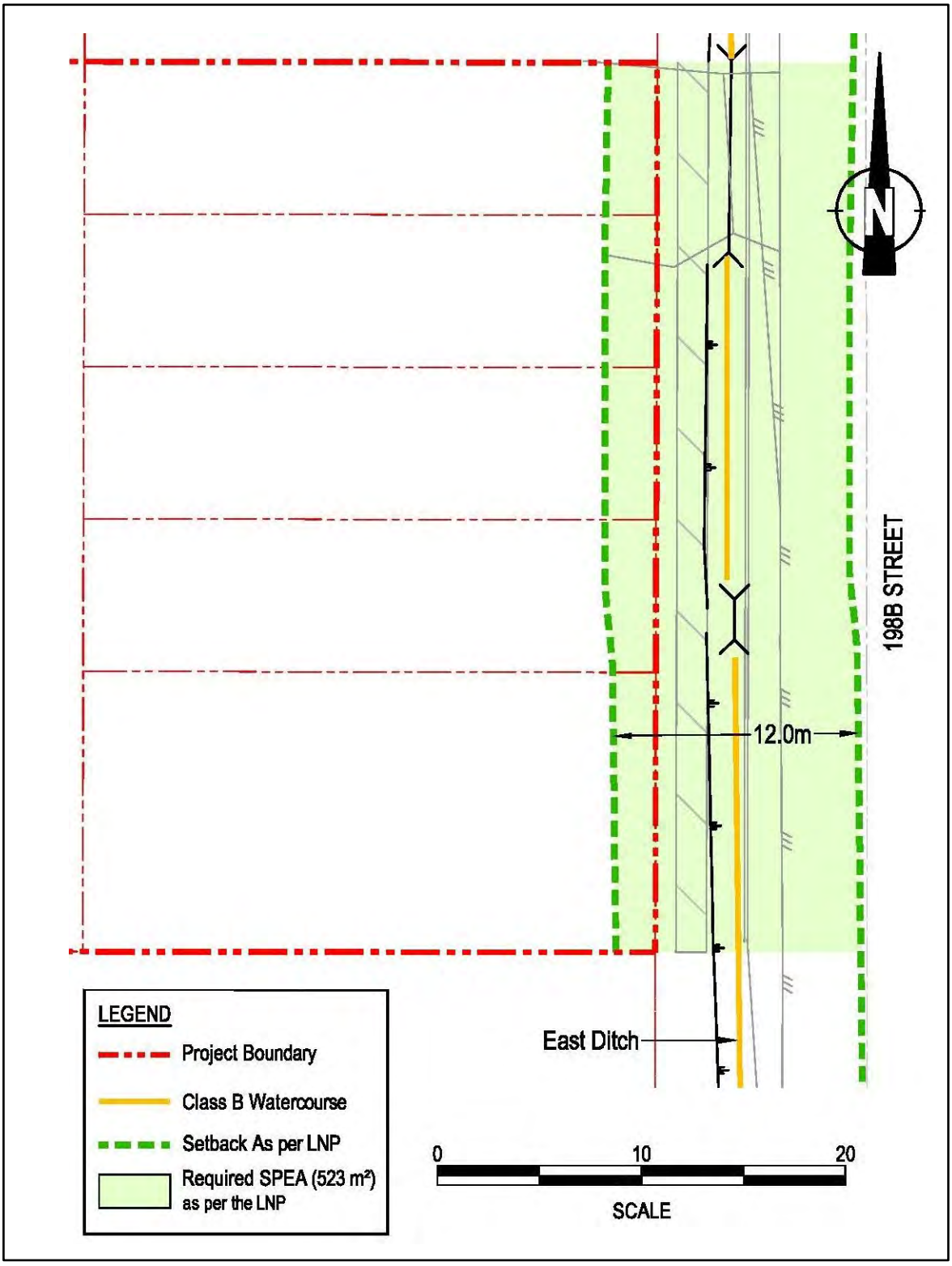
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2022.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Streamside Enhancement Plan

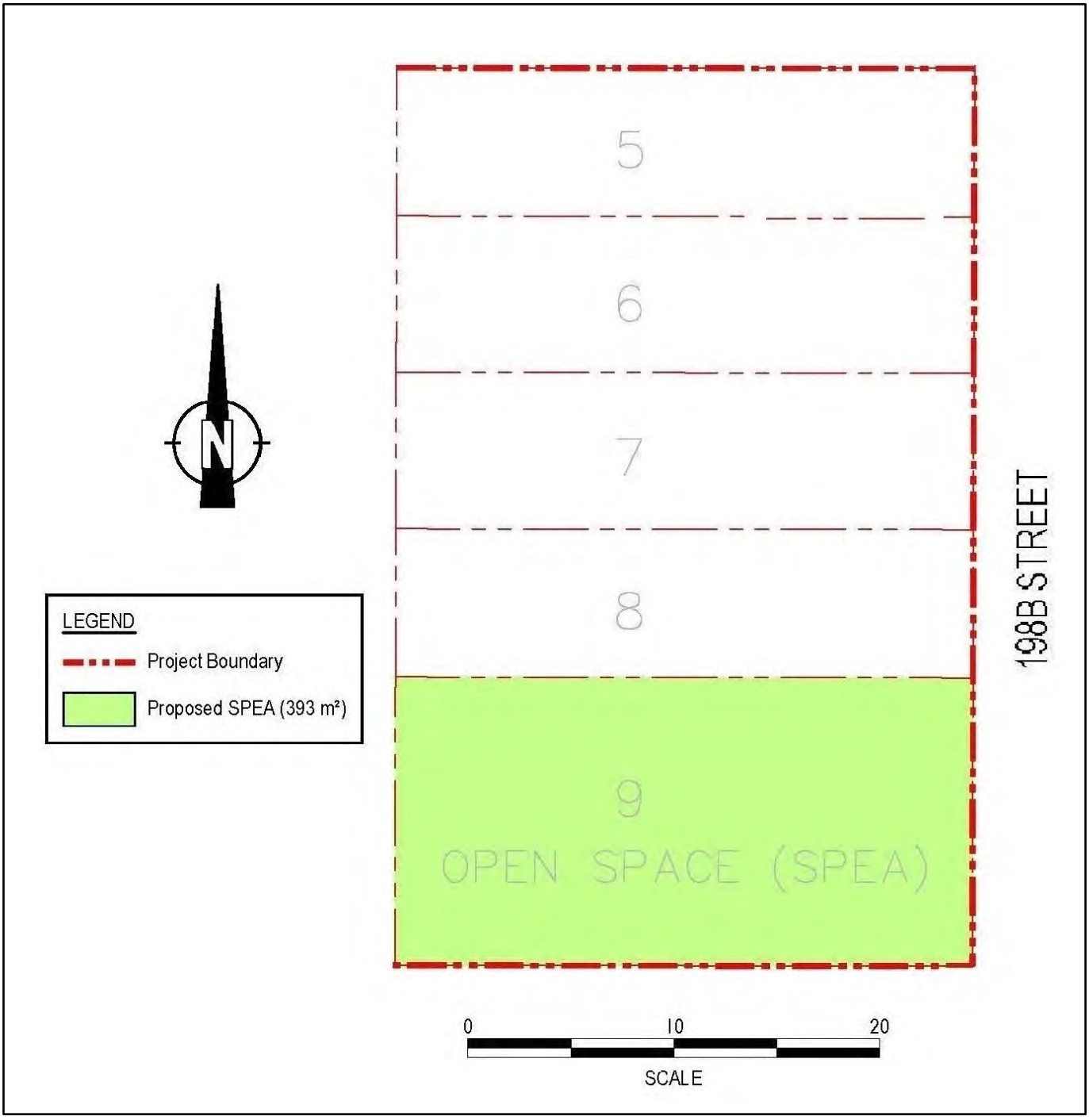
SCHEDULE A



Township of Langley
Est. 1873

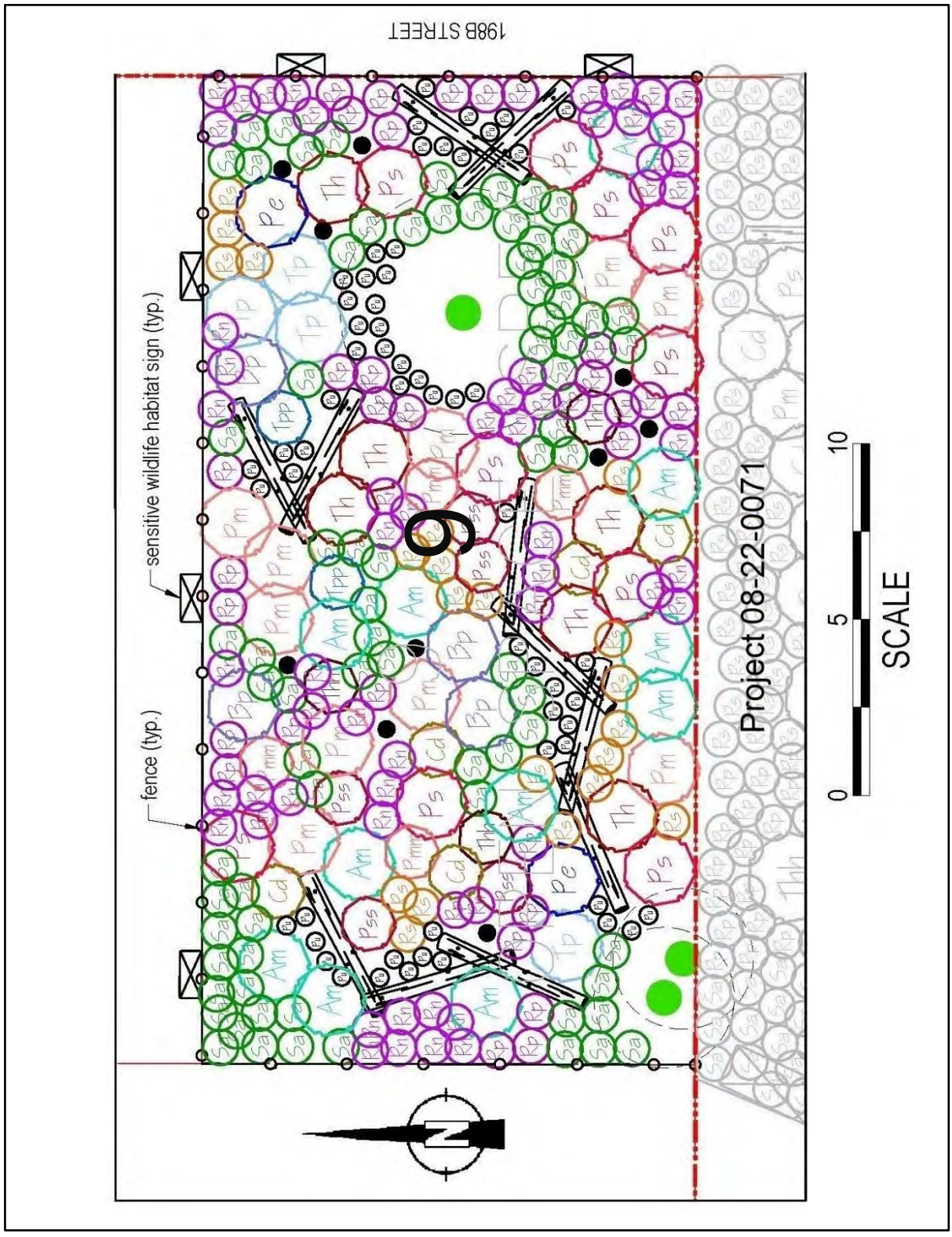
REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA



Township of Langley

Est. 1873

PROPOSED STREAMSIDE ENHANCEMENT PLAN

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

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

Development permit guidelines for this area are as follows:

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

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

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

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

5101
28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

5101
28/09/15

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

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

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

Landscaping

5101
28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

5101
28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

5101
28/09/15

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

4825
30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

4825
30/05/11

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

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

4475
06/02/06

4825
30/05/11

9 September, 2021

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0097 / MINHAS/SIDHU

Civic: 7445 - 198B Street

LEGAL: Lot 39 Section 22 Township 8 NWD Plan 60187

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**8**	**4**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Coastland
engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101, 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604-532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 · Civil Engineering Consultants · Land Development · Municipal Engineering

November 3, 2021

Our File: 2774
Langley File: 08-22-0097

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal

Further to the Public Information Meeting (P.I.M.) held on November 2nd, 2021, for the above referred file number, the following is a summary of the meeting:

- Not one person, aside from the developers and 2 consultants, attended this meeting.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held November 2nd, 2021.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3

MEH/cme

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

EXPLANATORY NOTE

Bylaw No. 5788 rezones 0.4 ha (1 ac) of land at 7445 – 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate eight lots (four single family lots and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

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 (1273694 BC Ltd.) Bylaw No. 5750”.

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

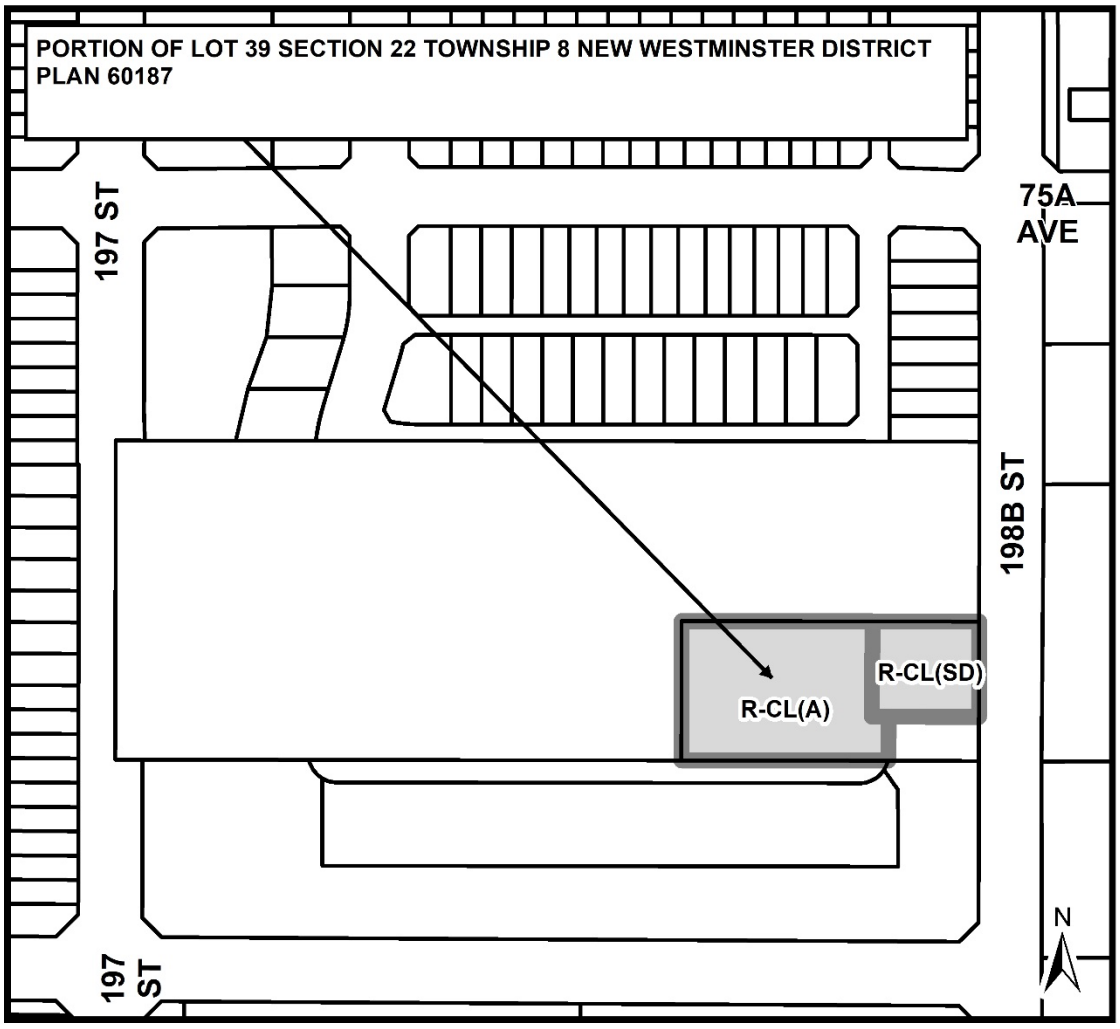
   Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A) and R-CL(SD).

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5788



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1287539 BC LTD.) BYLAW NO. 5784

EXPLANATORY NOTE

Bylaw No. 5784 rezones properties located at 6905 and 6947 - 205 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a sixteen (16) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1287539 BC LTD.) BYLAW NO. 5784

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 (1287539 BC Ltd.) Bylaw No. 5784”.

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

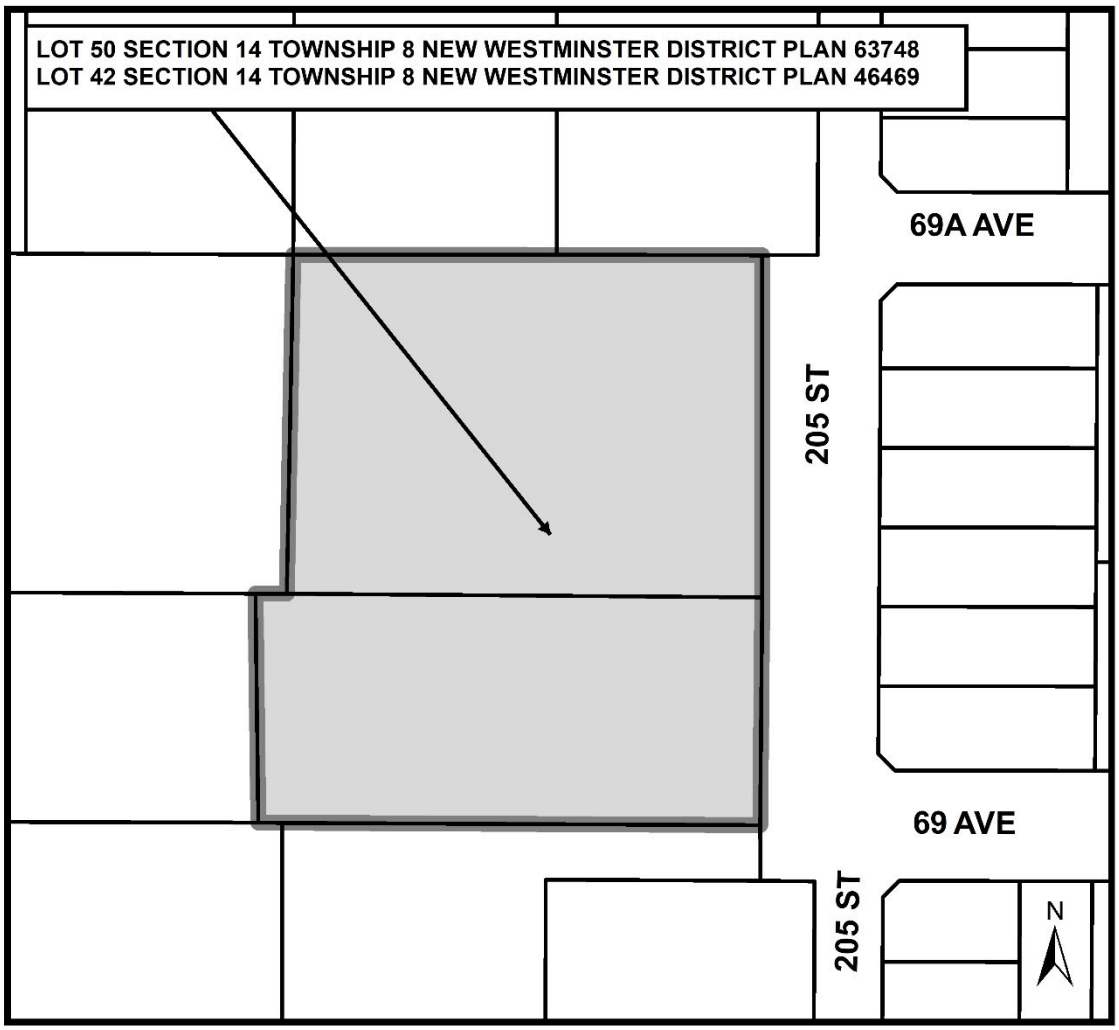
   Lot 50 Section 14 Township 8 New Westminster District Plan 63748
   Lot 42 Section 14 Township 8 New Westminster District Plan 46469

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A.

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
NOTICE WAS ADVERTISED on the	02, 09	day of	June	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5784



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED: MAY 30, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100646 (1287539 BC LTD. / COASTLAND ENGINEERING / 6905 AND 6947 - 205 STREET)

REPORT: 22-51
FILE: 08-14-0226

PROPOSAL:

Application to rezone approximately 0.92 ha (2.28 ac) of land located at 6905 and 6947 – 205 Street to Residential Zone R-1A to facilitate a residential subdivision consisting of 16 single family lots.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5784 subject to eight (8) development prerequisites and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the provisions of the both the Willoughby Community Plan and the Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784 rezoning 0.92 ha (2.28 ac) of land located at 6905 and 6947 – 205 Street to Residential Zone R-1A, to facilitate the subdivision of 16 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. 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 Central Gordon Estate Neighbourhood Plan;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204A Street, 205 Street, and 69A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
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 restrictive covenants:
    a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
    b. An Exterior Design Control Agreement on all lots;
    c. Establishing a landscape buffer and a side lot line setback on Lot 1 and Lot 16 noted on the Site Plan dated November 30, 2021 from the northern edge of a statutory right of way;
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable), and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of the applicable Central Gordon Estate amenity fee;
7. Registration of a 2 m wide statutory right of way along the southern portion of Lot 1 and Lot 16 noted on the Site Plan dated November 30, 2021 for a pedestrian connection between 205 Street and 204A Street;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

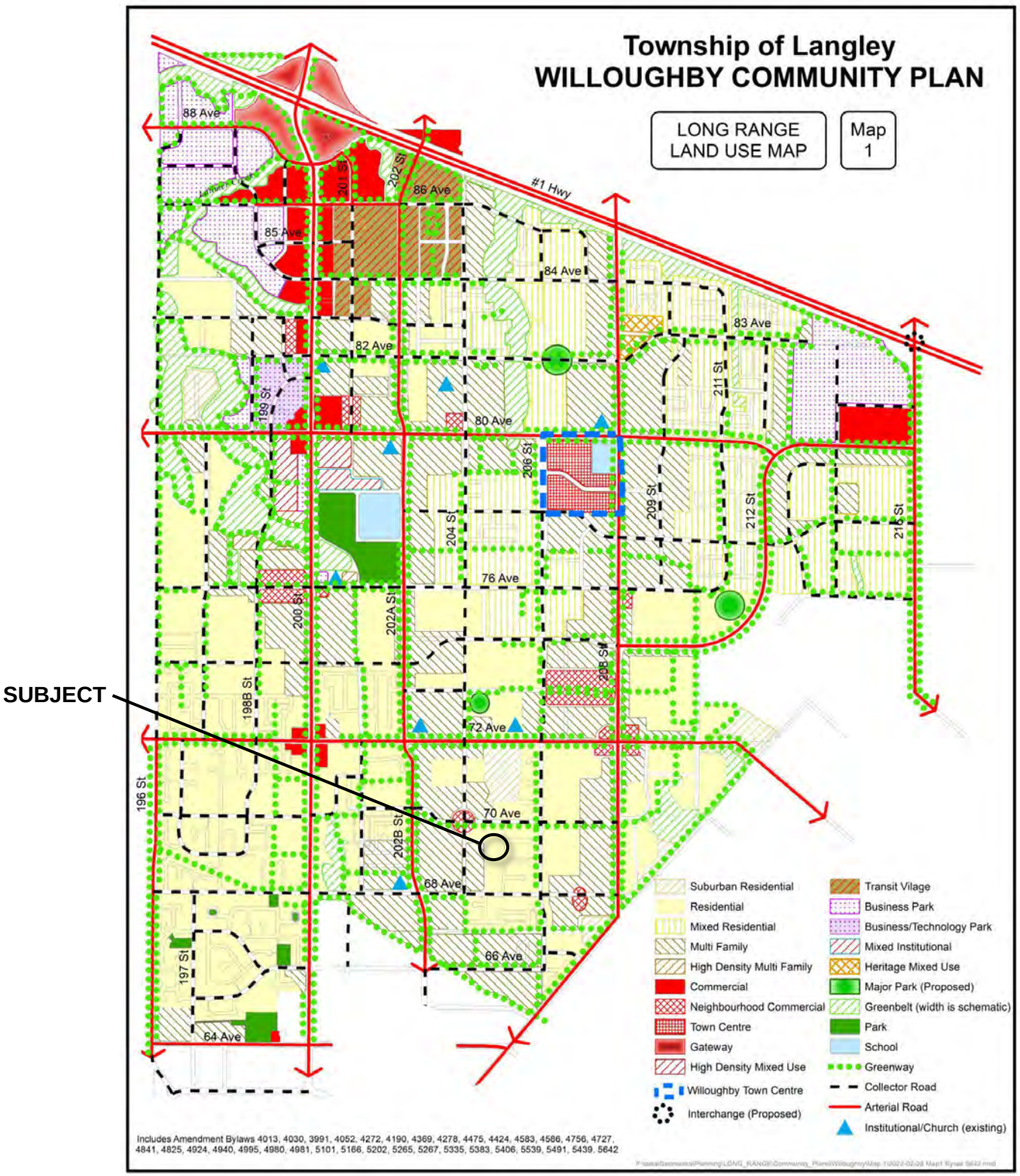
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5784 in the Central Gordon Estate Neighbourhood of Willoughby.

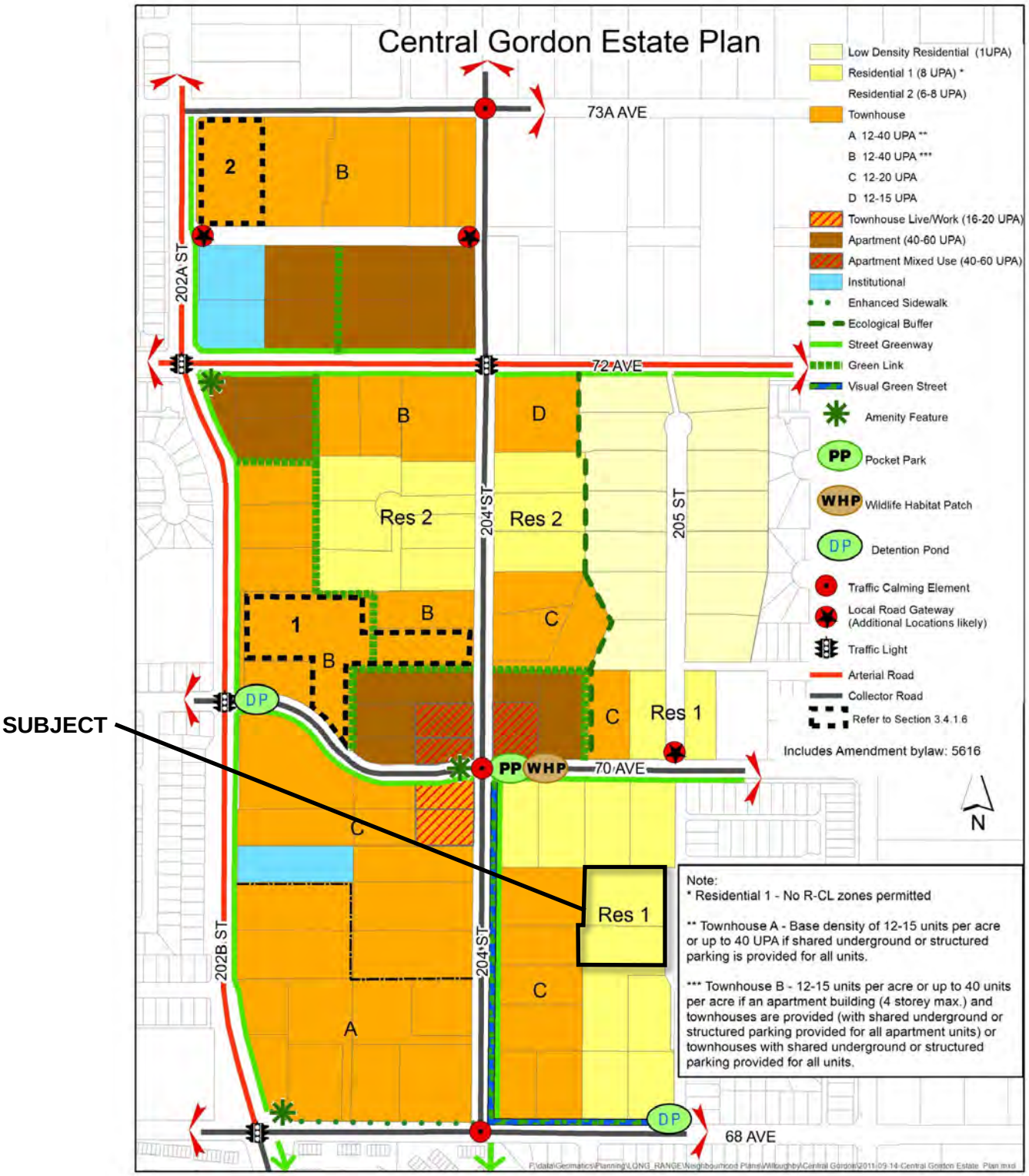
EXECUTIVE SUMMARY:

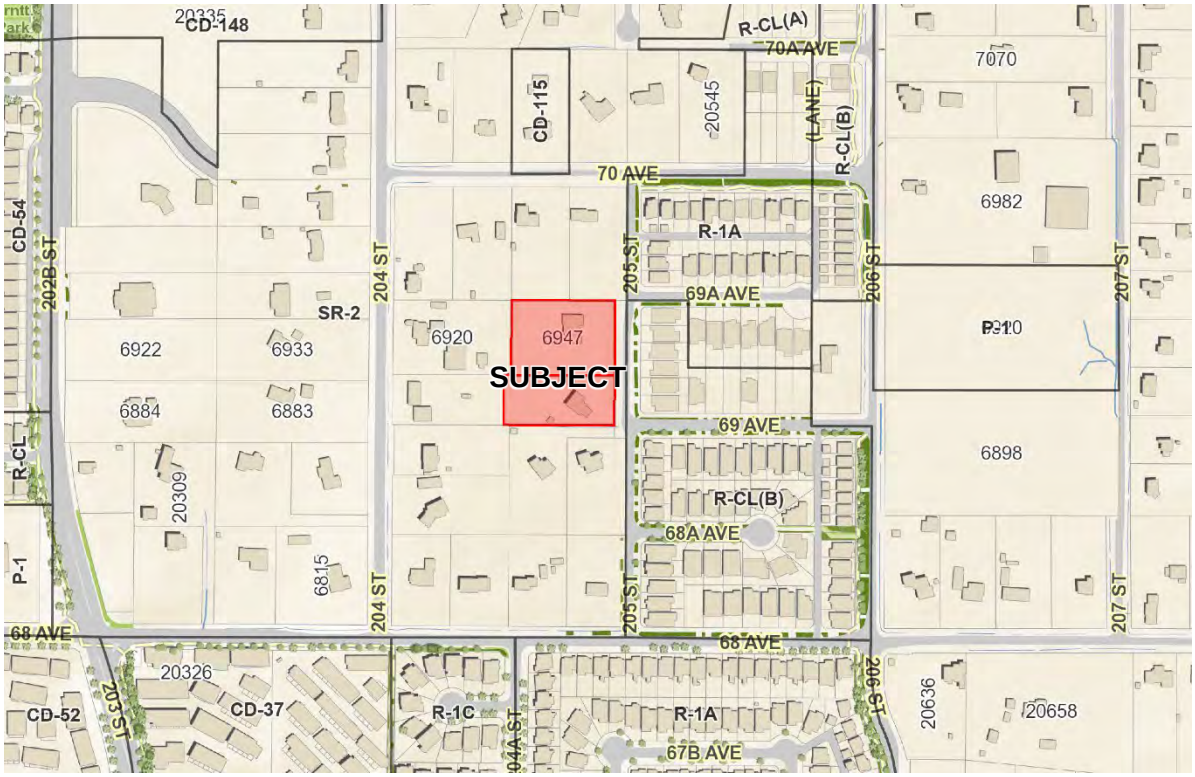
Coastland Engineering & Surveying Ltd. on behalf of 1287539 BC Ltd. has proposed to rezone 0.92 ha (2.28 ac) of land located at 6905 and 6947 – 205 Street in the Central Gordon Estate Neighourhood Plan Area to Residential Zone R-1A to facilitate a residential subdivision consisting of 16 single family lots. The development application complies with the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5784 is contingent upon completion of the eight (8) development prerequisites outlined in this report.

PURPOSE:

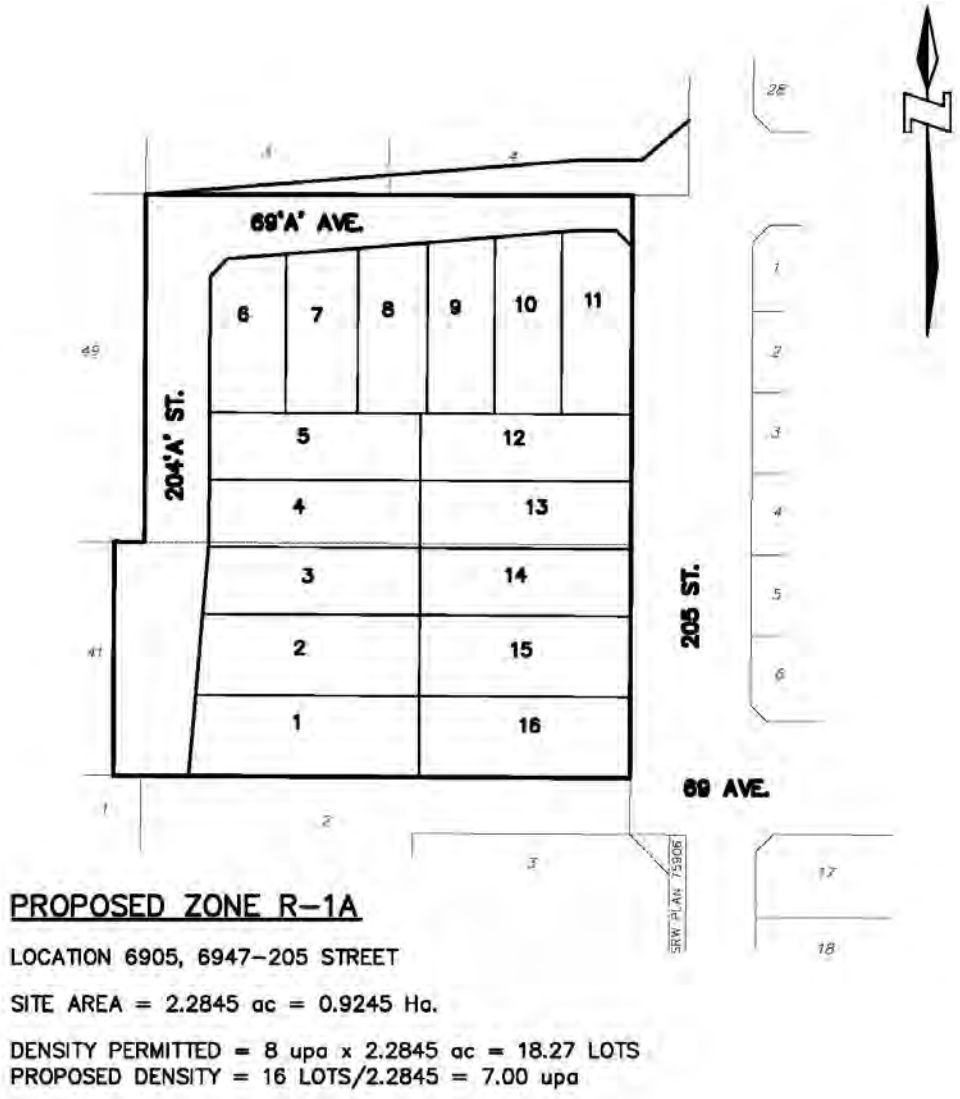
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5784.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642


Central Gordon Estate Plan
SUBJECT
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
Res 1
Res 2
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway (Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5616
N
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1287539 BC Ltd. 313, 4111 Hastings Street Burnaby, BC V5C 2J3
Applicant / Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 50 Section 14 Township 8 New Westminster District Plan 63748 Lot 42 Section 14 Township 8 New Westminster District Plan 46469
Location:	6905 and 6947 – 205 Street
Area:	0.92 ha (2.28 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 1 (8 upa / 19 uph)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Residential 1 (8 units per acre (upa) / 19 units per hectare (uph)) in the Central Gordon Estate Neighbourhood Plan. The proposed rezoning and single family subdivision complies with the Central Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of 1287539 BC Ltd.
to rezone 0.92 ha (2.28 ac) of land in the Central Gordon Estate Neighbourhood Plan to Residential Zone R-1A to facilitate a residential development consisting of 16 single family lots.

Adjacent Uses:

North: A property zoned Suburban Residential SR-2 designated Residential 1 (8 upa) in the Central Gordon Estate Neighborhood Plan;

South: A property zoned Suburban Residential SR-2 designated Residential 1 (8 upa) in the Central Gordon Estate Neighborhood Plan;

East: 205 Street, beyond which are properties zoned Residential Compact Zone R-CL(B) and designated Residential in the Northeast Gordon Estate Neighbourhood Plan;

West: Two properties zoned Suburban Residential SR-2 designated Townhouse C (12-20 upa) in the Central Gordon Estate Neighbourhood Plan, under development application (ToL Project 08-14-0223).

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate Neighbourhood Plan designates the properties Residential 1, which permits a maximum density of 19 uph (8 upa). The proposal satisfies the density requirements of the Central Gordon Plan and results in an overall density of 17.4 uph (7 upa).

Zoning Bylaw:

Rezoning Bylaw No. 5784 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Zone R-1A.

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application that proposes the creation of 16 lots, with five lots fronting 205 Street, five lots fronting 204A Street, and six lots fronting 69A Avenue.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5784. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $6,808 per new single family lot for a total of $108,928.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate 25 significant trees exist on the subject site with two being proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 62 replacement trees are required, with 62 proposed. In addition, approximately 14 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 78 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, tree replacement, and utility upgrades and / or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic

improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township. A community stormwater detention facility for the proposed development and an overall catchment area has been secured as part of a previous development application and is currently under construction at 206 Street and 67 Avenue.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment A) estimating that the proposed development will generate approximately seven new students for Donna Gabriel Robins (located 2.2 km northeast of the site), three students for Peter Ewart Middle School (located approximately 2.4 km northwest of the site) and four students for RE Mountain Secondary School (located approximately 2.2 km northwest of the site).

Parks:

RC Garnett Park, with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 1.3 km to the northwest of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 220 m northwest of the subject site).

Transit:

Transit is currently available on 68 Avenue.

Public Information Meeting:

Per Policy No. 07-164, the applicant held a Public Information Meeting on March 1, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notifications in the local newspaper. The results are compiled and provided as Attachment B.

Policy Considerations:

The proposed rezoning, will facilitate the subdivision of 16 single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate Neighbourhood Plan. The proposal also complies with the proposed Residential Zone R-1A zoning.

Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5784 subject to eight (8) development prerequisites and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District 35 Comments

ATTACHMENT B Public Information Meeting Comments

27 April 2022

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

Re: Development Application Project 08-14-0226 / Sandhu

CIVIC: 6947 - 205 Street

LEGAL: Lot 50 Section 14 Township 8 NWD Plan 63748

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**16**	**7**	**3**	**4**

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

Coastland
engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101, 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604- 532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 · Civil Engineering Consultants · Land Development · Municipal Engineering

March 2, 2022

Our File: 2752
Langley File: 08-14-0226

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Zorica Andjelic

Further to the Public Information Meeting (P.I.M.) held on March 1, 2022, for the above referred file number, the following is a summary of the meeting:

- 6 people attended the meeting. 3 were from the development group, 1 Consultant from Coastland Engineering & Surveying Ltd., 1 Township of Langley Planner and 1 invited attendee.
- 4 attendees signed in.
- No comment sheets were completed.

A brief discussion was held with the one attendee. I informed this one attendee on the purpose of the meeting, display boards and invited this one person to feel free to ask any questions or provide comment on the proposal. No questions or comments were made.

The one attendee was informed that a comment sheet was available to provide their input on the project.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held March 1, 2022.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3
MEH/cme

Attachments

G:\2752\PLANNING\2752.1 Comments to Zorica Andjelic PIM Ltr.docx

SIGN - IN SHEET

Please register your attendance at tonight's Public Information Meeting by printing your first and last names, address and telephone number below:

NAME (PRINT)	ADDRESS	TELEPHONE NUMBER
FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)
Chris Paul (DEV GROUP)		
Sachan Jacobsen (DEV GROUP)		
Uri Yan (DEV GROUP)		

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HAUSER) BYLAW NO. 5785

EXPLANATORY NOTE

Bylaw No. 5785 rezones a property located at 6982 - 206 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A) to accommodate a thirty (30) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HAUSER) BYLAW NO. 5785

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 (Hauser) Bylaw No. 5785”.

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

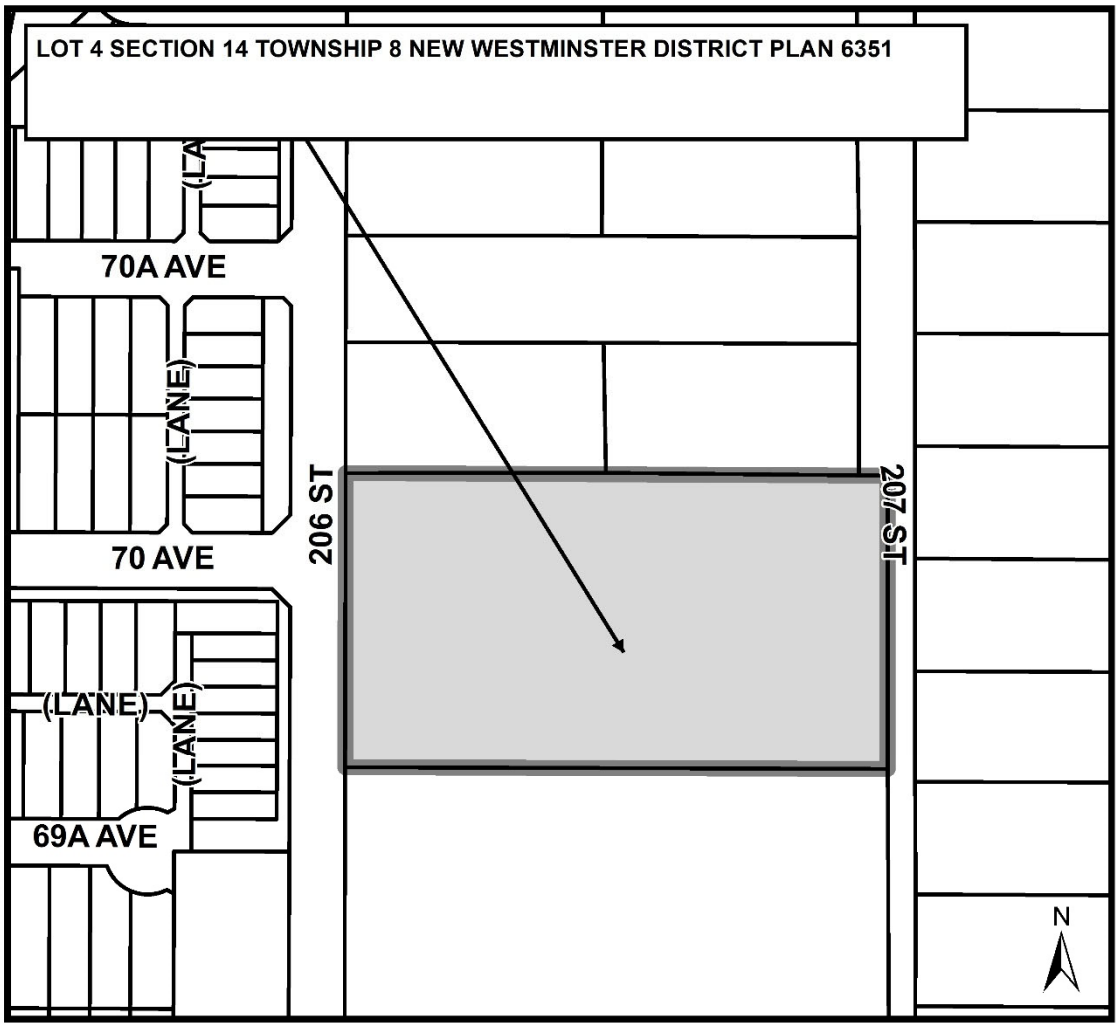
   Lot 4 Section 14 Township 8 New Westminster District Plan 6351

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(A).

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
NOTICE WAS ADVERTISED the	02, 09	day of	June	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5785



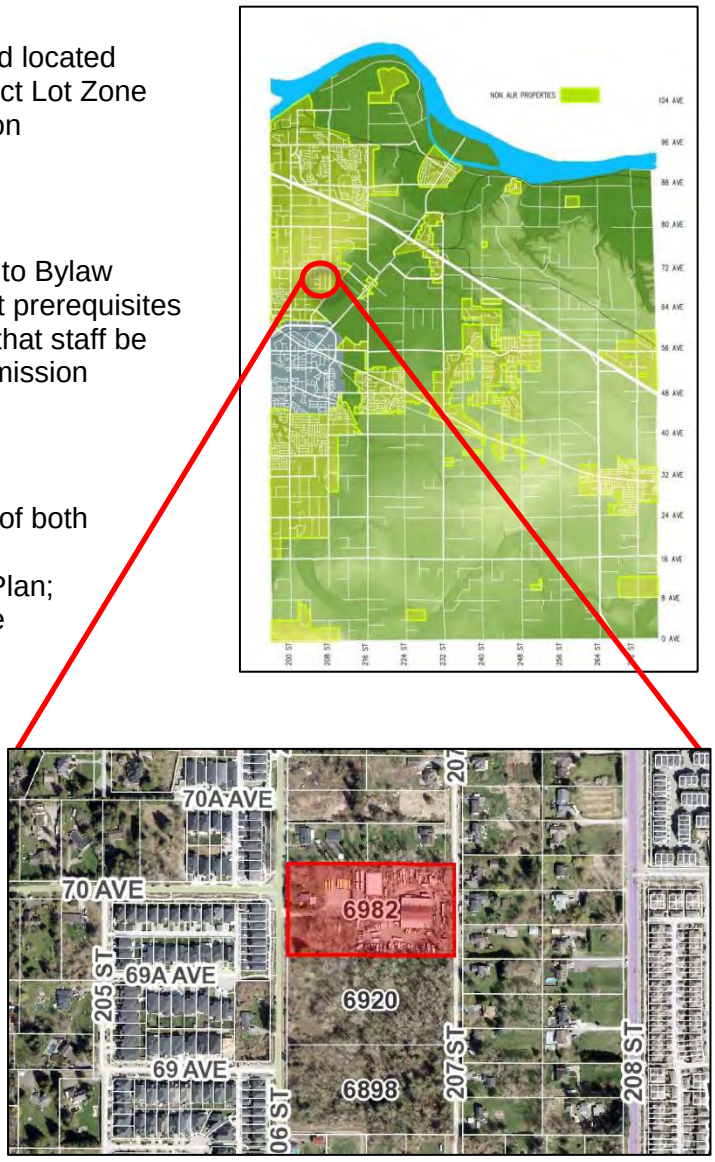
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 30, 2022 - REGULAR MEETING	**REPORT:**	22-50
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0187
SUBJECT:	REZONING APPLICATION NO. 100670 (HAUSER / COASTLAND ENGINEERING / 6982 – 206 STREET)		

PROPOSAL:

Application to rezone 2.0 ha (5.0 ac) of land located at 6982 – 206 Street to Residential Compact Lot Zone R-CL(A) to facilitate a residential subdivision consisting of 30 single family lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5785 subject to seven (7) development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the provisions of both the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan; and provide for the extension of 70 Avenue between 206 and 207 Streets.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser) Bylaw No. 5785 rezoning 2.0 ha (5 ac) of land located at 6982 – 206 Street, to Residential Compact Lot Zone R-CL(A) to facilitate a residential subdivision consisting of 30 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;
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 an exterior design control agreement ensuring that building design and site development standards are of high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

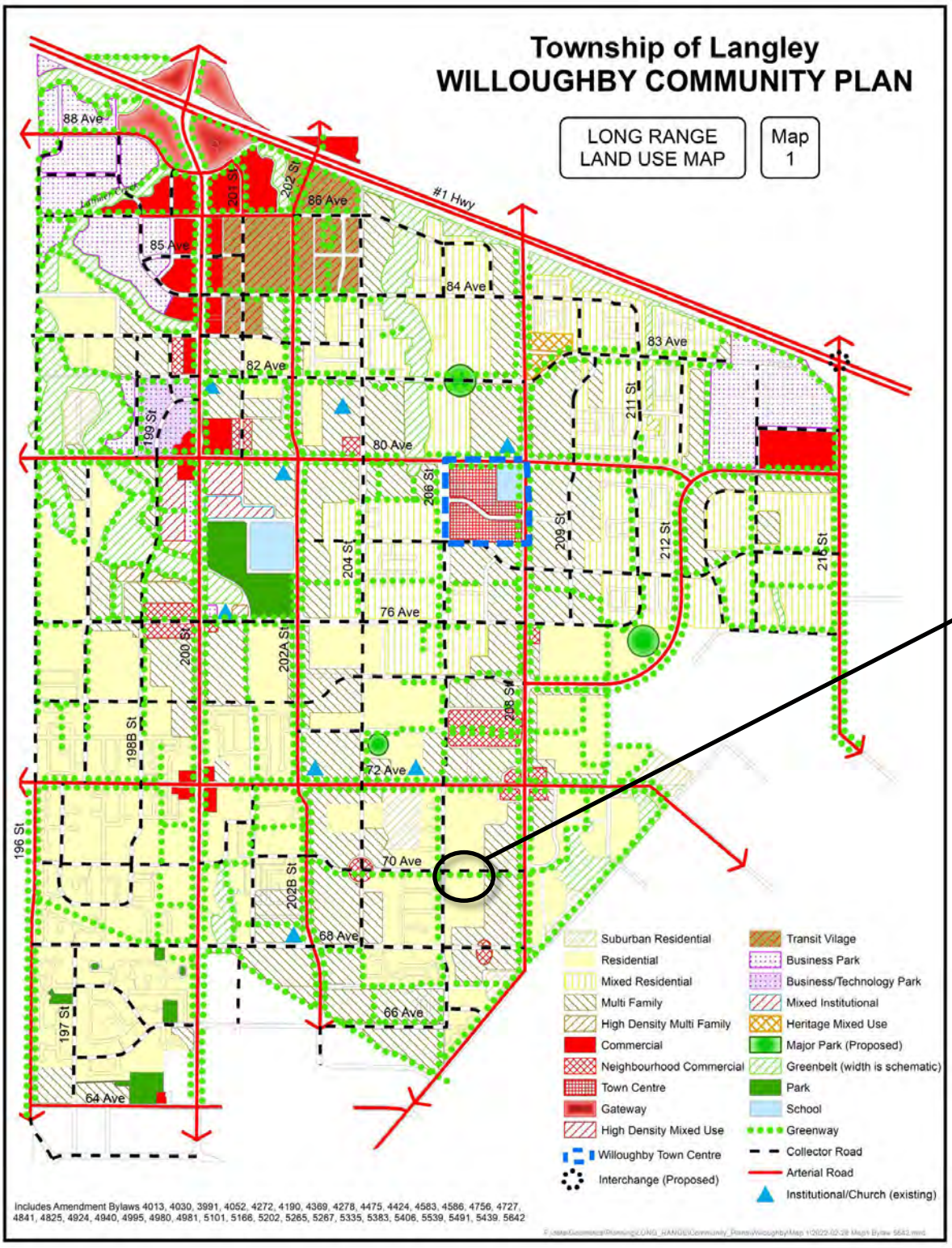
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5785.

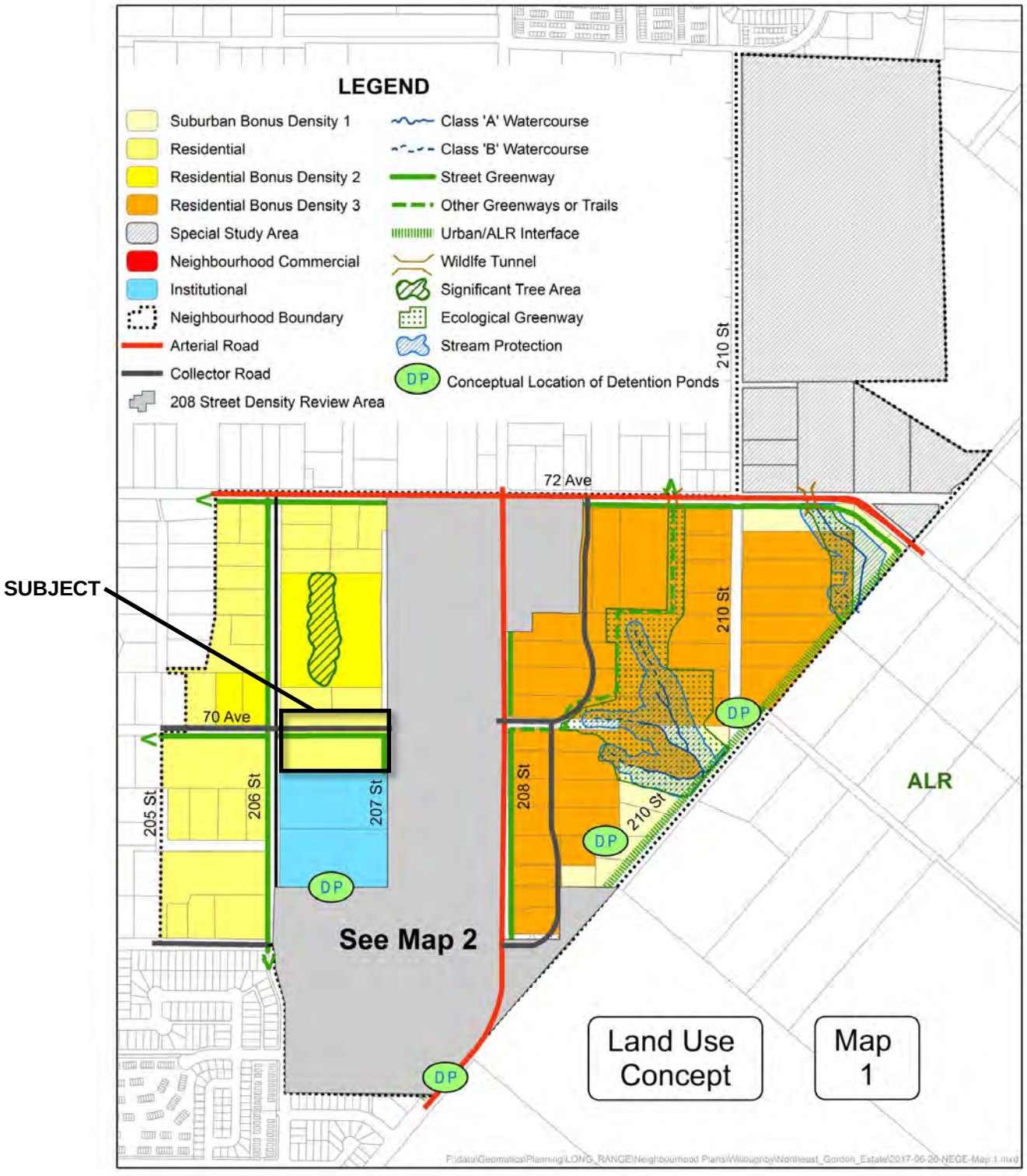
EXECUTIVE SUMMARY:

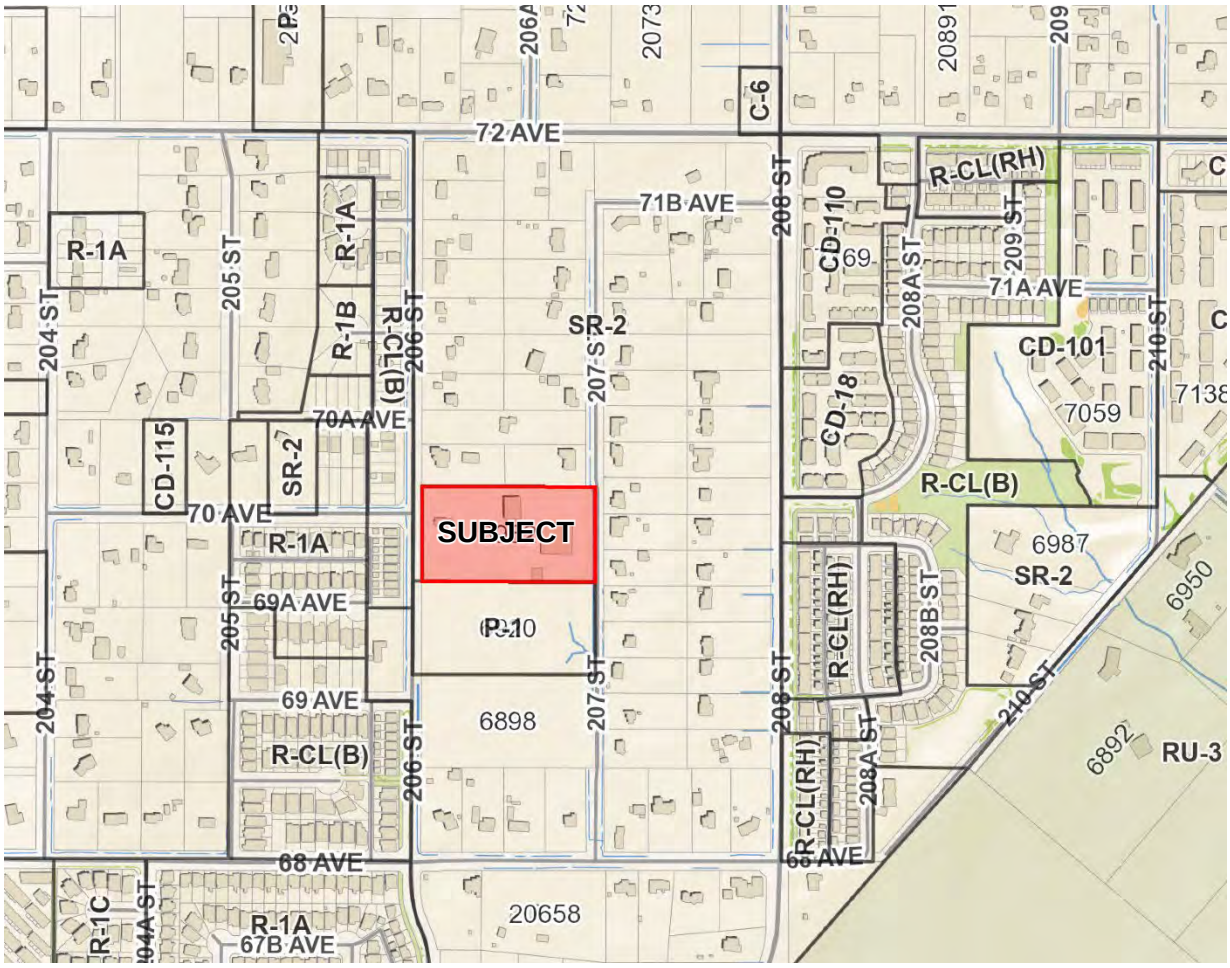
Coastland Engineering & Surveying Ltd. has applied to rezone 2.0 ha (5.0 ac) of land located at 6982 – 206 Street in the Northeast Gordon Estate Neighbourhood Plan to Residential Compact Lot Zone R-CL(A) to facilitate a residential subdivision consisting of 30 single family lots. The development application complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5785 is contingent upon completion of seven (7) development prerequisites outlined in this report.

PURPOSE:

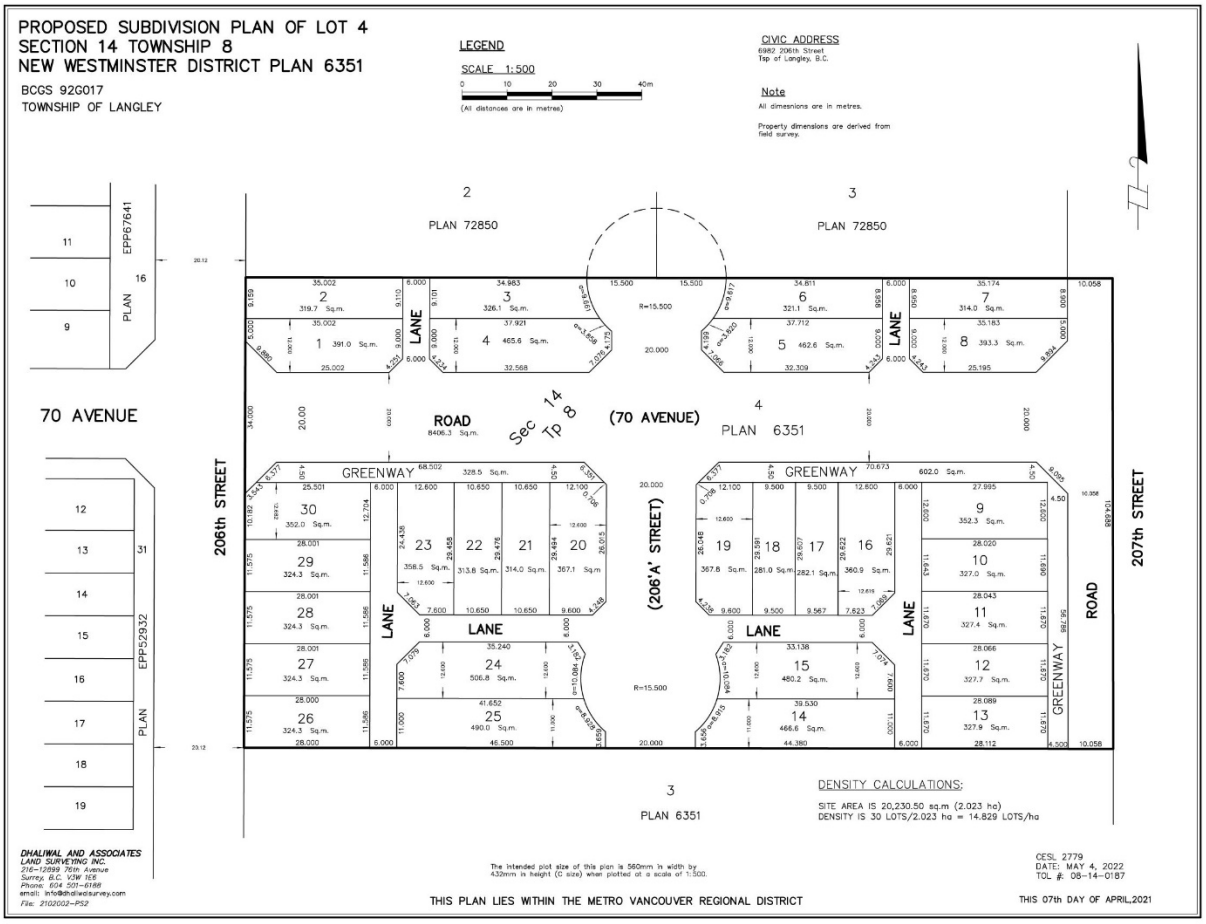
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5785.


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
199 St
200 St
202A St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
198B St
196 St
202B St
197 St
SUBJECT
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, 5642


LEGEND
Suburban Bonus Density 1
Residential
Residential Bonus Density 2
Residential Bonus Density 3
Special Study Area
Neighbourhood Commercial
Institutional
Neighbourhood Boundary
Arterial Road
Collector Road
208 Street Density Review Area
Class 'A' Watercourse
Class 'B' Watercourse
Street Greenway
Other Greenways or Trails
Urban/ALR Interface
Wildlfe Tunnel
Significant Tree Area
Ecological Greenway
Stream Protection
DP
Conceptual Location of Detention Ponds
SUBJECT
72 Ave
70 Ave
205 St
206 St
207 St
208 St
210 St
210 St
DP
DP
DP
DP
See Map 2
ALR
Land Use Concept
Map 1



ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Robert Hauser 349, 6014 Vedder Road Chilliwack, BC V2R 5P5 Shannon Hawes 5825 Somerset Avenue Peachland, BC V0H 1X4 Laura Hibbs 4118 – 240 Street Langley, BC V2Z 2L4
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 4 Section 14 Township 8 New Westminster District Plan 6351
Location:	6982 - 206 Street
Area:	2.0 ha (5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(A)
Willoughby Community Plan:	Residential
Northeast Gordon Estate Neighbourhood Plan:	Residential (15 units per hectare / 6 units per acre)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2 and is designated Residential (15 units per hectare (uph) / 6 units per acre (upa)) in the Northeast Gordon Estate Neighbourhood Plan.

The West Coast Amusement Park was located on the site in the past and the site had to be cleaned and remediated. Site remediation has been completed and a Certificate of Compliance has been issued by the Ministry of Environment and Climate Change Strategy.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd has applied to rezone 2.0 ha (5.0 ac) ha of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(A) to facilitate a residential subdivision consisting of 30 single family lots.

Adjacent Uses:

North:	Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential and Residential Bonus Density 2 in the Northeast Gordon Estate Neighbourhood Plan, currently under development application (ToL Project No. 08-14-0201);
South:	Lands zoned Institutional Zone P-1 and designated Institutional in the Northeast Gordon Estate Neighbourhood Plan, reserved for a future school and neighbourhood park site;
East:	207 Street, beyond are residential lots zoned Suburban Residential Zone SR-2 and designated Townhouse C (10-12 upa) in the Northeast Gordon Estate Neighbourhood Plan; and
West:	206 Street, beyond which are residential lots zoned Residential Compact Lot Zone R-CL(B).

Northeast Gordon Estate Neighbourhood Plan:

The Northeast Gordon Estate Neighbourhood Plan designates the site Residential, which permits a maximum density of 15 uph (6 upa). The proposal satisfies the density requirements of the Northeast Gordon Estate Neighbourhood Plan and results in an overall density of 15 uph (6 upa).

Zoning Amendment:

Rezoning Bylaw No. 5785 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A).

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 30 single family lots. 70 Avenue will be extended through the site with 22 lots on the south side of 70 Avenue and eight lots on the north side of 70 Avenue. Proposed lots will front 206 Street, 206A Street, 207 Street and 70 Avenue. All proposed lots will have lane access.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5785. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $6,808 per new single family lot for a total of $204,240.

Public Information Meeting:

Per Policy No. 07-164, the applicant held a Public Information Meeting on March 8, 2022. In accordance with the Policy, the applicant mailed 79 notices to the surrounding area and posted notification in the local newspaper. Two members of the public attended the meeting. The results are compiled and provided as Attachment B.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicate three significant trees exist on the subject site with none proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 143 replacement trees are required, with 143 proposed. In addition, approximately 43 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 186 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 to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township. A community stormwater detention facility for the proposed development and the overall catchment area has been secured previously at 20643 - 68 Avenue.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates the overall development will generate approximately 14 new students for Donna Gabriel Robins Elementary School (located approximately 2.2 km north of the site), five new students for Peter Ewart Middle School (located approximately 1.7 km northwest the site) and eight new students for RE Mountain Secondary School (located approximately 1.5 km northwest of the site).

Parks:

R.C. Garnett Park is located in the 7100 block of 202B Street (approximately 1.4 km northwest of the subject site). The Northeast Gordon Neighbourhood Estate Plan identifies a future school and neighbourhood park site (which has been secured by the Township) located on the adjacent property to the south.

A 0.8 ha (1.9 ac) passive park site is in the process of being secured through development of a site approximately 300 m (984 ft) north of the subject site (TOL Project: 08-14-0201).

Transit:

Transit is currently available on 208 Street (route 595), and on 202B Street (route 372).

Policy Considerations:

The proposed subdivision is located in an area designated for residential purposes in both the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. The proposed development complies with the land use and density provisions of these plans, which allow residential uses at a density of 15 uph / 6 upa, as well as with the Township's Zoning Bylaw and the Subdivision and Development Servicing Bylaw. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5785 (subject to the seven (7) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District Comments

ATTACHMENT B Public Information Meeting Summary

10 September, 2021

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

Re: Development Application Project 08-14-0187 / HAUSER

Civic: 6982 206 Street

LEGAL: Lot 4 Section 14 Township 8 NWD Plan 6351

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**30**	**14**	**5**	**8**

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

GLOBAL CONSTRUCTION SOLUTIONS
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BMG REAL ESTATE
BUILDING COMMUNITIES
A BMGROUP COMPANY

March 11, 2022

HEATH
LANGLEY

Attention: Zorica Andjelic

RE: Public Information Meeting Summary
Project Number: 08-14-0187
6982 206 Street

Date: March 8, 2022
Time: 5-7pm PST
Location: Online via Zoom

A summary of the Public Information Meeting (PIM) held on Tuesday, March 8, 2022 is as follows:

How did we advertise?
- Newspaper Ads in the Langley Times .
- Mail out letters to area residents as determined by the Township.

Breakdown of PIM Participants:
- 5 Participants (Summary provided on page 2):
  - 1 Host/representative from BMG Real Estate
  - 1 Consultant from Coastland Engineering
  - 1 Development Planner from Township of Langley
  - 2 Public

How many comments?
- Contact/Comment Sheets completed: 0
  - Attendees were invited to complete online comment form upon entry into Zoom and throughout PIM.

Comments, Question and/or concerns shared by the public:
- While one attendee was unresponsive, the other asked the following questions which were addressed:

1. Inquired about what was being proposed and the estimated start of construction. Was informed that proposal was for 30 single family lots. In addition, should this project proceed further and with support of TOL staff, we estimate servicing of the lots to begin in December of 2022 or January of 2023 with house construction in to commence in the Spring of 2023.
2. Expressed concern about access off 207 Street and was informed that another development would widen 207 Street, from approximately 7100 block of 207 to 68 Avenue. Followed up with asking when this work would commence and although we could not give certainty on this other development, we estimated a June/July 2022 start date for road works.

We hope the information provided is to the Township of Langley's satisfaction.

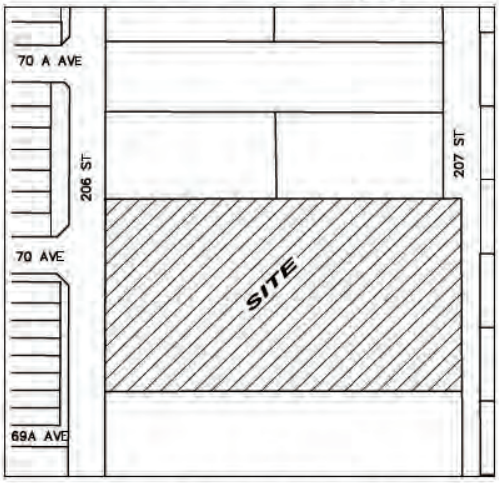
Thank you,

Milan S. Mann
President, Real Estate Development & Construction
BMG Projects Inc. d.b.a. BMG Real Estate
C: 778 997 9711 **O:** 604 521 4300 **E:** milan@BMGRealEstate.com

Copy of Newspaper Ad

#201 – 204 Cayer Street **E:** info@BMGRealEstate.com
Coquitlam, BC, V3K 5B1 **www.BMGRealEstate.com**

Developer Held Public Information Meeting
Proposed Development (Project **08–14–0187**)
6982–206 Street, Langley



An application has been submitted to the Township of Langley to rezone the subject properties, from Suburban Residential Zone SR–2 to Residential Compact Lot Zone R–CL(A) for the development of 30 single family lots.

You are invited to attend a Public Information Meeting on

Tuesday March 8, 2022
between 5:00 – 7:00pm

Via ZOOM

https://us02web.zoom.us/j/88254719097?pwd=Z1dzaWpoODh0am1Mc1FrZXJmWUhtdz09

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 Helle at 604–532–9700

Zoom Registration Report

First Name	Last Name	Email
michael helle		hell@coastland.bc.ca
FO PPA s. 22(1)		
FO PPA s. 22(1)		
Zorica	Andjelic	zandjelic@tol.ca
Milan	Mann	milan@bmgrealestate.com (host)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ISLE OF MANN PROPERTY GROUP)
BYLAW NO. 5783

EXPLANATORY NOTE

Bylaw No. 5783 rezones the property located in the 20200 Block of 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-171 to accommodate development of a mixed use development consisting of 203 apartment and 354 m^2 of commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN PROPERTY GROUP)

BYLAW NO. 5783

A 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 (Isle of Mann Property Group) Bylaw No. 5783".

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

    a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-171" after the words "Comprehensive Development Zone CD-170"
    b. Adding to Section 110.1 after the words "CD-170" the words "CD-171 – 5,000 m^2"
    c. Adding after Section 1070 "Comprehensive Development Zone CD-170" the following as Section 1071 "Comprehensive Development Zone CD-171"

1071 **COMPREHENSIVE DEVELOPMENT ZONE CD-171**

Uses Permitted

1071.1 In the CD-171 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) a*ccessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *group children's day care* subject to Section 1071.3
4) *apartments* subject to Section 1071.2
5) *commercial uses* subject to Section 1071.3

Residential Uses

1071.2 *Apartments* are only permitted in Buildings A and B and above the ground floor of Building C as shown in Section 1071.12.

Commercial Uses

1071.3 *Commercial uses* and *group children's day care uses* are only permitted on the ground floor of Building C as shown in Section 1071.12.

Gross Floor Area of Buildings and Structures

1071.4 The maximum *gross floor area* of all *buildings* and *structures* shall not exceed 17,300 m^2. The maximum number of residential units shall not exceed 203 units.

Lot Coverage

1071.5 The maximum permitted l*ot coverage* of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1071.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1071.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed Section 1071.12. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1071.8 Parking and loading shall be provided in accordance with Section 107 and in accordance with the provisions of the Development Permit.

Subdivision Requirements

1071.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

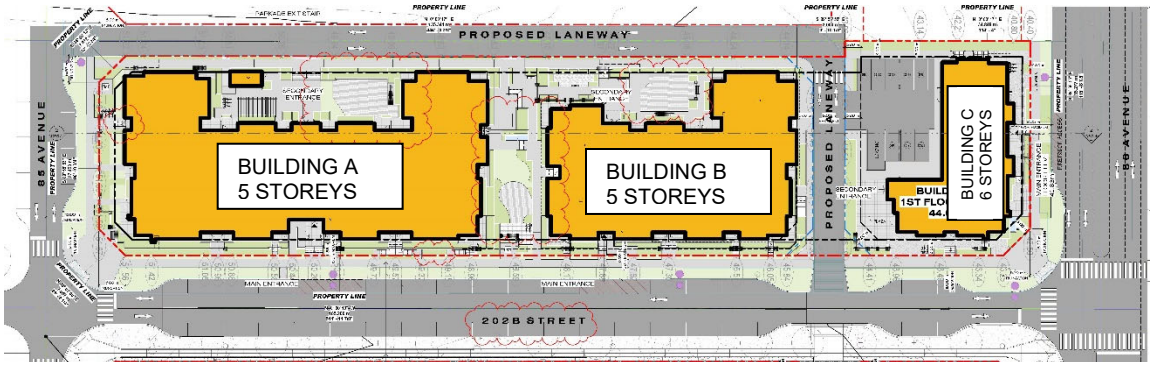
1071.10 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the provisions of the Development Permit.

Age Friendly Amenity

1071.11 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Overall Development Plan

1071.12 Development in this zone should 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:

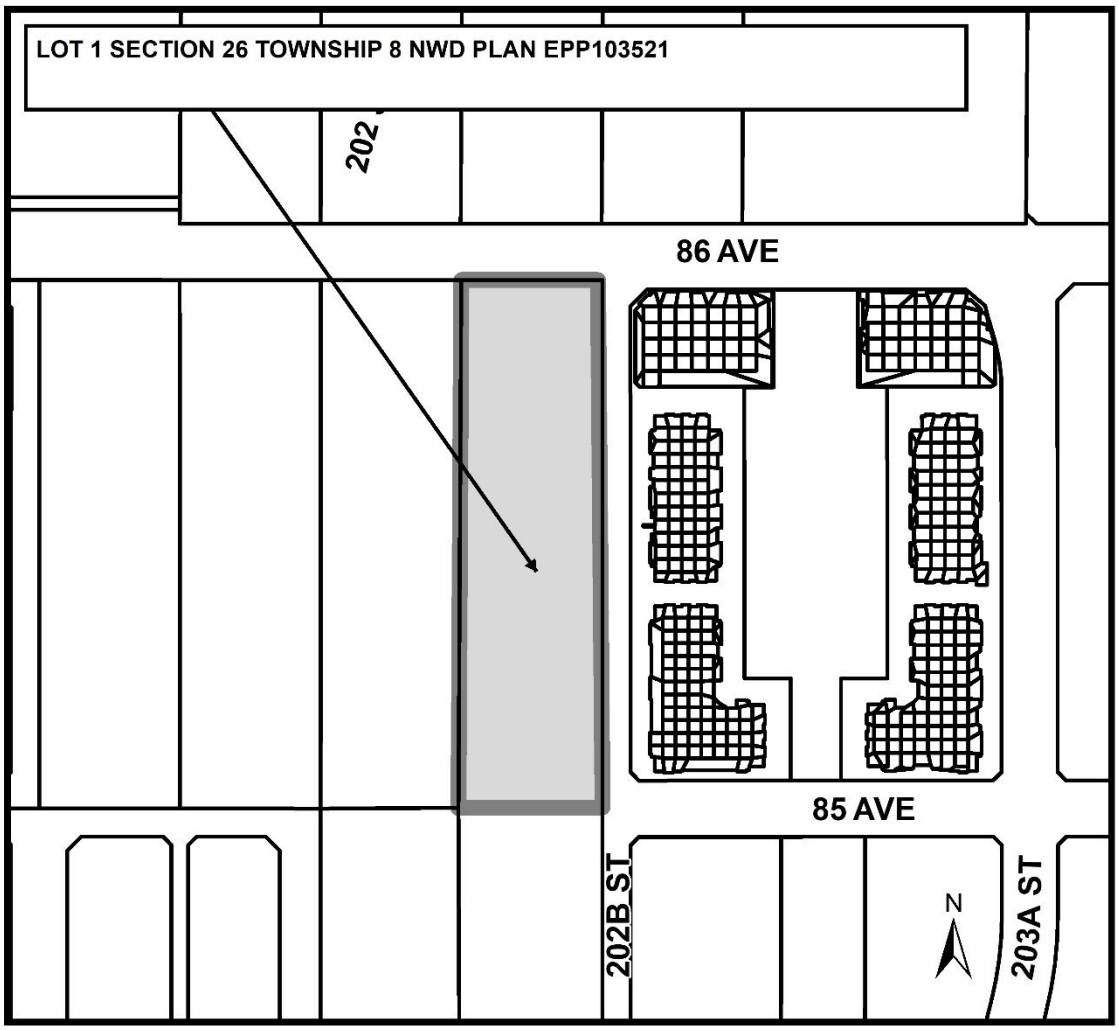
Lot 1 Section 26 Township 8 New Westminster District Plan EPP103521;

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-171

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
NOTICE WAS ADVERTISED the	02, 09	day of	June	, 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. 5783



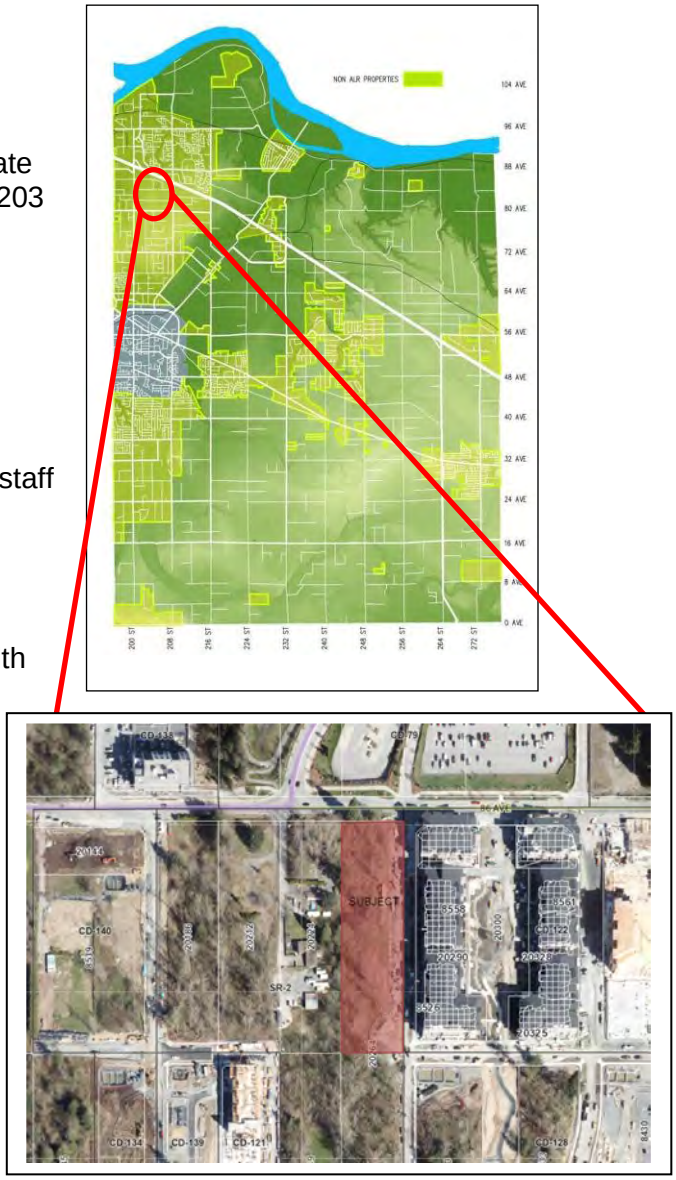
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 30, 2022 - REGULAR MEETING	**REPORT:**	22-52
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0213
SUBJECT:	REZONING APPLICATION NO. 100553 AND DEVELOPMENT PERMIT APPLICATION NO. 101048 (ISLE OF MANN PROPERTY GROUP / 20200 BLOCK OF 86 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.95 ha (2.35 ac) of land located in the 20200 Block of 86 Avenue to Comprehensive Development Zone CD-171, with an accompanying Development Permit application to facilitate development of a mixed use development consisting of 203 condominium units and 354 m^2 commercial space.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5783 subject to nine (9) development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5783) of Development Permit No. 101048; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Carvolth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5783, rezoning 0.95 ha (2.35 ac) of land located in the 20200 Block of 86 Avenue to Comprehensive Development Zone CD-171 to facilitate development of 203 condominium units and 354 m^2 commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan including the north half of 85 Avenue, the south half of 86 Avenue, the west half of 202B Street, and full width east-west lane;
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. Approval of Rezoning Bylaw No. 5783 by the Ministry of Transportation and Infrastructure;
6. Registration of restrictive covenants:
    a. Securing a statutory right of way for the east-west lane; and
    b. Identifying the units (minimum 10% for apartments) required to comply with the adaptable housing requirements;
7. Completion of a lot line adjustment with 20224 – 86 Avenue;
8. Compliance with the Community Amenity Contributions Policy; and
9. Payment of applicable Carvolth Neighbourhood Planning Administration fees, Carvolth Greenway Amenity Zoning Policy fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5783 authorize issuance of Development Permit No. 101048 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;
c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Issuance of an Energy Conservation and Green House Gas Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at building permit stage;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
f. 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. 5783 in conjunction with proposed Development Permit No. 101048.

EXECUTIVE SUMMARY:

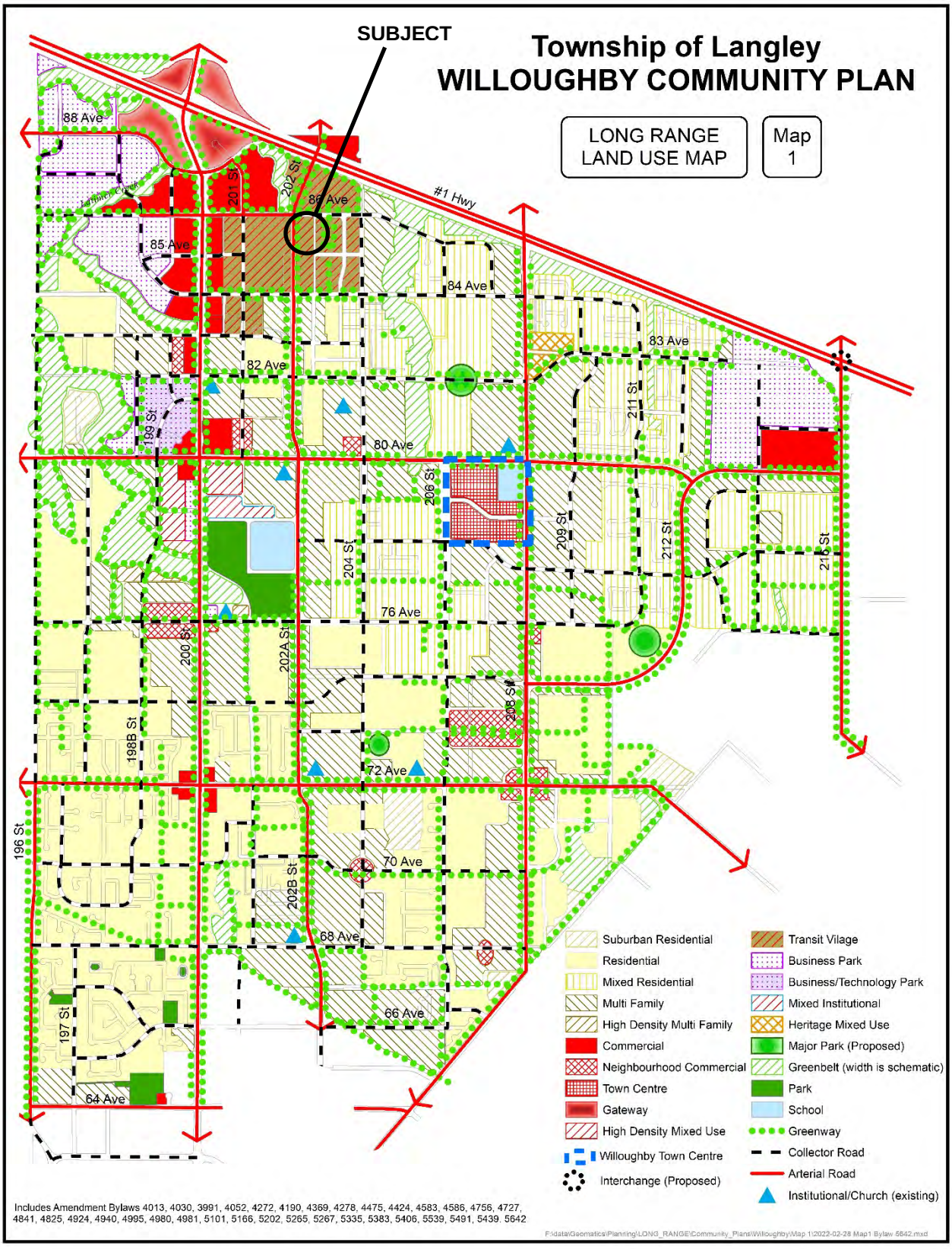
Isle of Mann Property Group has applied to rezone 0.95 ha (2.35 ac) of land located in the 20200 Block of 86 Avenue to Comprehensive Development Zone CD-171 to facilitate a mixed use development consisting of three buildings (two 5-storey residential and one 6-storey mixed use building) with 203 condominium units and 354 m^2 commercial space.

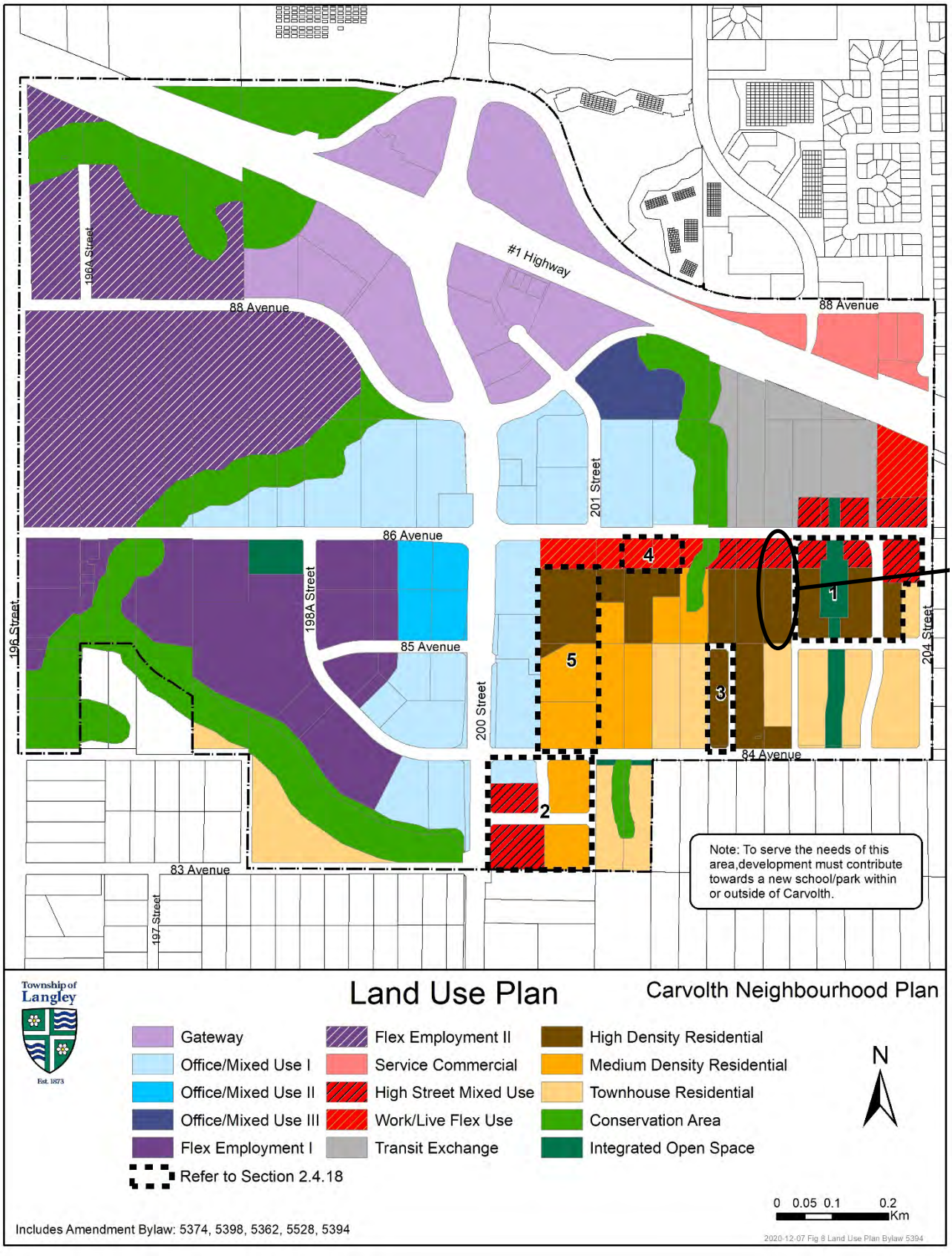
The proponent's application also includes a development permit to provide Council the opportunity to review the form, character, and siting of the development. A separate delegated development permit is being processed concurrently with this application to address the energy conservation and greenhouse gas emissions reduction objectives of the Carvolth Neighbourhood Plan.

The proposal is consistent with the overall objectives of the Carvolth Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5783) of Development Permit No. 101048.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5783 and Development Permit No. 101048.


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
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
196 St
197 St
202B 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, 5642
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd


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



ZONING BYLAW NO. 2500



PERSPECTIVE FROM 85 AVE & 202B STREET

RENDERINGS - BUILDING A

DP0

LANGLEY CONDOS

20264 - 86TH AVENUE, LANGLEY BC



PERSPECTIVE FROM 202B STREET



PERSPECTIVE FROM 202B STREET & PROPOSED LANEWAY



PERSPECTIVE FROM PROPOSED LANEWAY



PERSPECTIVE OF PARKADE ENTRANCE

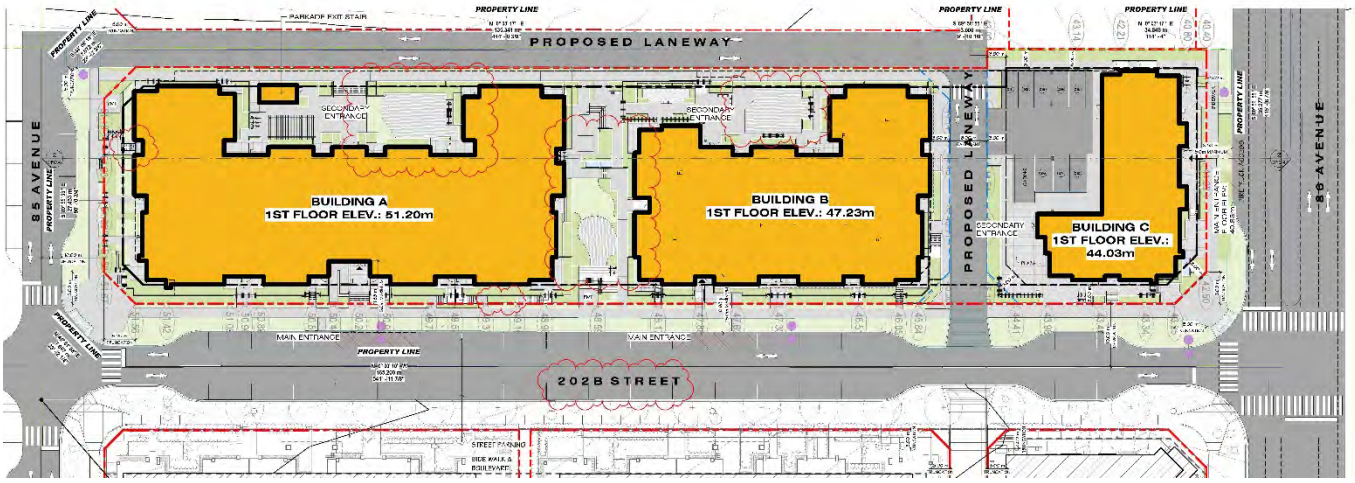
RENDERINGS - BUILDING B

DP0.

LANGLEY CONDOS

20264 - 86TH AVENUE, LANGLEY BC

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1100027 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot 1 Section 26 Township 8 NWD Plan EPP103521
Location:	20200 Block of 86 Avenue
Area:	0.95 ha (2.35 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-171
Carvolth Neighbourhood Plan:	High Density Residential (1.5 – 2.8 FSR) and High Street Mixed Use (max 2.5 FSR)

BACKGROUND / HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated High Density Residential (1.5 – 2.8 Floor Space Ratio (FSR)) and High Street Mixed Use (2.5 FSR maximum) in the Carvolth Neighbourhood Plan. The property was recently subdivided off from a larger parcel that was part of a development to the south (ToL Project No. 08-26-0173 given third reading by Council on February 28, 2022). As a condition of development, ToL Project No. 08-26-0173 was required to subdivide off the subject parcel and has subsequently done so. The existing property is currently used for suburban residential purposes and the overall site slopes down towards the north.

DISCUSSION/ANALYSIS:

Isle of Mann Property Group has applied to rezone 0.95 ha (2.35 ac) of land located in the 20200 Block of 86 Avenue to facilitate development of 203 condominium units and 354 m^2 of commercial space in three buildings (two 5-storey residential buildings and one 6-storey mixed use building). The 5-storey residential buildings are designated High Density Residential (1.5 – 2.8 FSR) and have a proposed density of 2.7 FSR consistent with the Carvolth Neighbourhood Plan. The 6-storey mixed use building is designated High Street Mixed Use (max 2.5 FSR) and has a proposed density of 2.1 FSR consistent with the Carvolth Neighbourhood Plan. A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the development.

A lot line adjustment with the property to the west (20224 – 86 Avenue, ToL Project No. 08-26-0165) is included as a condition of development. The shared lot line is proposed to be adjusted so that a future north-south lane is part of 20224 – 86 Avenue. The adjustment will ensure vehicle access is available to 20224 – 86 Avenue. The future lane will be secured by public access right-of-way as part of ToL Project No. 08-26-0165.

Adjacent Uses:

North: 86 Avenue, beyond which is Carvolth Transit Exchange;

South: A development composed of 220 condominium units and 20 townhouses (ToL Project No. 08-26-0173) currently at third reading;

East: A development composed of 622 condominium units, 13 townhouses and 1,900 m^2 of commercial space, currently under construction by Quadra Developments (ToL Project No. 08-26-0168); and

West: A development composed of 170 condominium units and 3,632 m^2 of commercial / office space, currently under staff review (ToL Project No. 08-26-0165).

Zoning Amendment:

The subject land is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5783 proposes to rezone the site to Comprehensive Development Zone CD-171 to accommodate the proposed development. The project complies with the provisions of the site's proposed CD-171 zoning in terms of siting, site coverage, parking, height, use, and density (2.7 and 2.1 FSR proposed).

Public Consultation:

The developer hosted a Public Information Meeting (PIM) April 12, 2022. In total, 808 notices were sent out and no members of the public attended. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment D.

Development Permit:

The subject site is located in Development Permit Area M of the Carvolth Neighbourhood Plan as designated under Section 488 of the Local Government Act to establish objectives for:

- the form and character of development;
- to promote energy conservation;
- to promote water conservation; and
- to promote the reduction of greenhouse gas emissions.

The Carvolth Neighbourhood Plan specifies development permit area guidelines for the subject site (Attachment B). In accordance with Council policy, supporting materials have been submitted detailing the proposed development's form, character, and siting. The supporting materials also address the measures implemented to promote water conservation. Proposed Development Permit No. 101048 is attached to this report (Attachment A).

Development Permit Area M guidelines establish objectives to promote energy conservation and reduction of greenhouse gas (GHG) emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the bylaw as the General Manager of Engineering and Community Development or Approving Officer, or designates).

Staff note that the required Energy Conservation and GHG Emissions Development Permits are being processed concurrently with the overall application and that issuance of these development permits is required prior to issuance of a building permit as indicated in Development Permit No. 101048.

The development is comprised of three buildings. The northern-most building, designated High Street Mixed Use, is proposed to be 6-storeys and include ground floor commercial uses facing 86 Avenue and 202B Street with 35 condominium units located above the ground floor. The building also features at grade parking behind the building for the commercial units, accessed from the rear lane. The southern two condominium buildings are both proposed to be 5-storeys in height and contain a total of 168 condominium units.

The site borders 202B Street, future 85 Avenue, 86 Avenue and a future lane, and includes street fronting units along the street frontages, stepping with the grade of 202B Street and includes varied roof forms and a variety of colours and materials to break up the massing of the buildings and individual units.

The proposed density (2.7 and 2.1 FSR) building heights (5- and 6-storeys), lot coverage, parking, and building siting, comply with the CD-171 zoning provisions.

Access and Parking

As a development prerequisite consistent with the Carvolth Neighbourhood Plan, the applicant is required to construct the west half of 202B Street, the north half of 85 Avenue, the south half of 86 Avenue, and a lane. Access to the site is proposed from the new east/west lane. Pedestrian access will be provided from the sidewalks surrounding the site. Parking in compliance with the Zoning Bylaw requirements is proposed as follows:

	Parking Spaces Required	**Parking Spaces Provided**
Apartment: 1 studio unit @ 1.0 spaces / unit 202 units @ 1.5 spaces / unit 10% of total = dedicated visitor	304 (of which 30 are dedicated visitor)	308 (of which 31 are dedicated visitor)
Commercial: 354 m^2 1 space / 35 m^2	10	10
Total	314	318

Landscaping, Tree Protection and Replacement:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site. The streetscape landscaping includes low picket fencing for the front yards of the condominium units to define the private and public realm.

The tree management plans submitted by the applicant indicate that one significant tree exists within 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 70 replacement trees are required. The applicant is proposing to plant 92 replacement trees. In addition, approximately 21 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development, approximately 113 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.

Staff note that approximately 45 trees were removed as part of the development of an adjacent site. While the trees were located within the road alignment and would ultimately have been removed, removal should have occurred as part of the subject application rather than prematurely as part of

development on the neighbouring site. Accordingly, and pursuant to Tree Protection provisions of Township bylaws, the applicant is making a voluntary contribution of $41,400 towards replacement tree planting.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit for apartment developments), resulting in a requirement of 812 m^2 (8,740 ft^2) with 1,019 m^2 (10,968 ft^2) proposed. Three amenity areas are proposed to be located on the site and include play equipment, open space, and outdoor exercise equipment for the use of residents. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan (OCP), a minimum of 10% of apartment units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Schedule 2 - Adaptable Housing Requirements of the OCP. In total, 21 adaptable units are required and 22 units are proposed in compliance with the OCP.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $4,539 per apartment unit for a total of $921,417.

Ministry of Transportation and Infrastructure:

As the site is located within 800 m of Highway 1 (a controlled access highway), Ministry of Transportation and Infrastructure (MOTI) approval of the rezoning bylaw is required prior to final reading and is included as a condition of rezoning.

Transit:

Transit service is currently provided at the Carvolth Transit Exchange, located on the north side of 86 Avenue.

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.

The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the site.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and / or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township. A community stormwater detention facility exists at 20225 and 20241 – 86 Avenue to support the proposed development and overall catchment area.

Schools:

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately three new students for Willoughby Elementary (located approximately 1.6 km southeast of the site), two new students for Yorkson Creek Middle School (located approximately 0.7 km southeast of the site) and four new students for R.E. Mountain Secondary School (located approximately 1.3 km south of the site).

Policy Considerations:

The proposed development is located in an area designated High Density Residential and High Street Mixed Use in the Carvolth Neighbourhood Plan. The proposed development complies with the provisions of the Carvolth Neighbourhood Plan and with the proposed Comprehensive Development CD-171 Zone. The overall form and character of the development is consistent with the objectives of the Carvolth Neighbourhood Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5783 and authorize issuance (at time of final reading of Bylaw No. 5783) of accompanying Development Permit No. 101048 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101048
ATTACHMENT B	Carvolth Neighbourhood Plan DP Guidelines
ATTACHMENT C	School District Comments
ATTACHMENT D	Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101048

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

1. NAME: Isle of Mann Property Group

   ADDRESS: 401, 15336 – 31 Avenue
   Langley, BC, V3Z 0X2

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 1 Section 26 Township 8 NWD Plan EPP103521

   CIVIC ADDRESS: 20200 Block of 86 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
   a. Building plans in substantial compliance with Schedule “A”;
   b. 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;
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   d. All rooftop mechanical equipment to be screened from view; and
   e. All refuse areas to be located in an enclosure and screened.

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

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

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

   This permit is not a building permit.

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

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

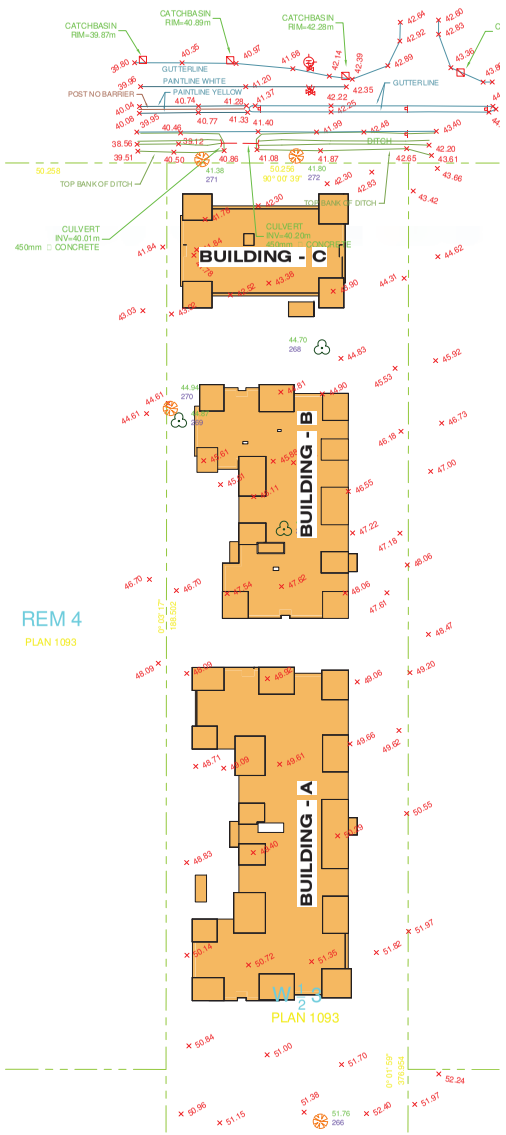
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



SURVEY (TRUE NORTH)
1 : 480

BICYCLE PARKING

RESIDENTIAL & COMMERCIAL:
* NOT REQUIRED BUT PROVIDED IN EACH PARKADE & SURFACE
REFER TO PARKADE PLANS AND LANDSCAPE SITE PLAN

BICYCLE SPACE SIZE:

REQUIRED WIDTH:	0.60m [0.6m IF VERTICAL]
REQUIRED LENGTH:	1.80m [1.10m IF VERTICAL]
AISLE WIDTH:	1.20m

LANDSCAPE SCREEN

LANDSCAPE BUFFER:

RM Multiple Family Residential:	DEPTH	= 2.0m
	HEIGHT	= 1.5m

LOADING

COMMERCIAL OR INDUSTRIAL USE:

GROSS FLOOR AREA:	SPACES REQUIRED:
UP TO 465m² [5,005 SF]:	1
465m² - 2,323m² [25,005 SF]:	2

LOADING SPACE SIZE:

REQUIRED WIDTH:	3.00m [9.84 FT]
REQUIRED LENGTH:	9.00m [29.53 FT]
REQUIRED HEIGHT:	3.60m [11.81 FT]

**WHEN ABUTTING A STRUCTURE GREATER THAN 0.3m [1.0FT] IN HEIGHT, INCREASE STALL WIDTH BY 0.6m [2.0FT].*

40% OF TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS **SMALL CAR PARKING SPACES.*

**FRACTIONAL FIGURES MUST BE ROUNDED UP TO THE NEAREST WHOLE NUMBER*



CONTEXT PLAN
N.T.S.

PROJECT RECONCILIATION

CIVIC ADDRESS:	20264 - 86TH AVENUE, LANGLEY BC, CANADA - V2Y 2C2
PROPERTY NUMBER:	115674
LEGAL DESCRIPTION:	SEC 26, TWP 8, NWD, PL NWP1093 PID 006-879-128
ZONING:	SR-2 MIN 8094M - SUBURBAN RESIDENTIAL
SITE AREA NET:	**1.634 ACRES - [71,184 SF] or [6,613 SM]** (INCLUDES **261.43 SM** EASEMENT)
ALR:	NO - NOT IN ALR
DEVELOPMENT PERMIT AREA:	YES - DP
GARBAGE PICKUP:	YES
GARBAGE/RECYCLING AREA:	AREA 1

ZONING BYLAW REVIEW

BUILDING SUITE BREAKDOWN:

	STUDIO	1 BEDROOM	1 BEDROOM+DEN	2 BEDROOM	2 BEDROOM+DEN	TOTAL
BUILDING-A:	0	15	60	25	4	104
BUILDING-B:	0	05	25	30	4	64
BUILDING-C:	1	09	10	15	0	35
TOTAL:	1	29	95	70	8	203

DENSITY: *[CALCULATIONS INCLUDE 2,814SF (261.43SM) EASEMENT AREA]*

ALLOWABLE:	BLDG - A & B	2.8 FSR (1.5 MINIMUM)
	BLDG - C	2.5 FSR
PROVIDED:	BLDG - A & B	[89,570 SF + 60,650 SF] / [55,004 SF] = **2.731**
	BLDG - C	[34,266 SF] / [16,180 SF] = **2.118**

BUILDING FOOTPRINT: BLDG-A: **17,479 SF** - BLDG-B: **11,954 SF** - BLDG-C: **5,305 SF**

LOT COVERAGE:

BLDG - A & B	[17,479 SF + 11,954 SF] / [55,004 SF] = **53.51%**
BLDG - C	[5,305 SF] / [16,180 SF] = **32.78%**

BUILDING GROSS FLOOR AREA:
BLDG-A [**88,250 SF**] + U/G PARKING
BLDG-B [**59,770 SF**] + U/G PARKING
BLDG-C [**37,054 SF**] + U/G PARKING

SITING OF BUILDINGS:
FRONT YARD REQUIRED: 6.0m
PROPOSED: **3.0m** **(VARIANCE)**
SIDE YARD SETBACK REQUIRED: 6.0m
PROPOSED: **3.0m** **(VARIANCE)**
REAR YARD SETBACK REQUIRED: 6.0m
PROPOSED: **3.0m** **(VARIANCE)**

HEIGHT OF BUILDINGS:

ALLOWABLE	BLDG - A & B	18 STOREYS MAXIMUM (4 STOREYS MINIMUM)
PROPOSED:	BLDG - A & B	5 STOREYS
ALLOWABLE	BLDG - C	3 STOREYS MINIMUM
PROPOSED:	BLDG - C	6 STOREYS

AFA (AGE FRIENDLY AMENITY) SPACE: *(REFER TO LANDSCAPE CALCULATION FOR FURTHER CLARITY)*
REQUIRED: MINIMUM OF 4m² PER *APARTMENT DWELLING UNIT MINIMUM SIZE OF 70m².*
PROPOSED: Refer to Landscape for calculation

ADAPTABLE HOUSING REQUIREMENTS:
(REFER TO SCHEDULE 2 ADAPTALBE HOUSING REQUIREMENTS GUIDELINES FOR ADDITIONAL INFORMATION)

MINIMUM SUITES TO BE ADAPTABLE: 10% OF TOTAL UNITS IN BUILDING ARE REQUIRED TO BE ADAPTABLE
REQUIRED: BLDG-A: 104 x 10% = **11** UNITS - BLDG-B 64 x 10% = **7** - BLDG-C 35 x 10% = **4**
PROVIDED: BLDG-A: **11** BLDG-B: **7** BLDG-C: **4**

PARKING BYLAW REVIEW

TOTAL NUMBER OF PARKING SPACES CALCULATION: -*"Based on 107 Parking & Loading Requirements Township of Langley"*
TOTAL REQUIRED: *[1.5 / 1 OR MORE BEDROOM] & [1.0 / STUDIO]*

BLDG-A	[104 x 1.5 = **156**]	= **156 STALLS REQUIRED**
BLDG-B	[64 x 1.5 = **96**]	= **96 STALLS REQUIRED**
BLDG-C	[1 x 1.0 = **1**] + [34 x 1.5 = **51**]	= **52 STALLS REQUIRED**
COMMERCIAL	[354m² / 20m²] = **18**	= **18 STALLS REQUIRED**
GRAND TOTAL:	**(304 RESIDENTIAL + 18 COMMERCIAL)**	= **322 STALLS REQUIRED**

VISITOR PARKING:
TOTAL REQUIRED: 10% VISITOR - 304 x 10% = **30** = **30 VISITOR STALLS REQUIRED**

DISABLED PERSON'S PARKING SPACES:
TOTAL REQUIRED: 5% OF TOTAL PARKING SPACES -
BLDG-A [156x5% = **8**] + BLDG-B [96x5% = **5**] + BLDG-C [70x5% = **4**]
17 HC STALLS REQUIRED

ADAPTABLE HOUSING PARKING REQUIREMENTS:
TOTAL REQUIRED: 1 PER REQUIRED ADAPTABLE HOUSING UNIT
BLDG-A [**11**] - BLDG-B [**7**] - BLDG-C [**4**]
22 HC STALLS REQUIRED

PARKING SPACE SIZE:
REQUIRED WIDTH: 2.90m [2.5m SC]
REQUIRED LENGTH: 5.80m [4.9m SC]
90 DEGREE DRIVE AISLE: 6.00m [TWO WAY]

H/C PARKING SPACE SIZE:
REQUIRED WIDTH: 3.70m
REQUIRED LENGTH: 5.80m

BLDG-A	
TOTAL PARKING REQUIRED:	156
TOTAL PROVIDED U/G:	158
BLDG-B	
TOTAL PARKING REQUIRED:	96
TOTAL PROVIDED U/G:	96
BLDG-C	
TOTAL PARKING REQUIRED:	70
TOTAL PROVIDED U/G:	56
TOTAL PROVIDED SURFACE:	8
TOTAL STALLS REQUIRED:	322
TOTAL PROVIDED:	318

SCHEDULE H3

PROJECT DATA

LANGLEY CONDOS

20264 - 86TH AVENUE, LANGLEY BC

SCALE As indicated
JOB NO. 17105

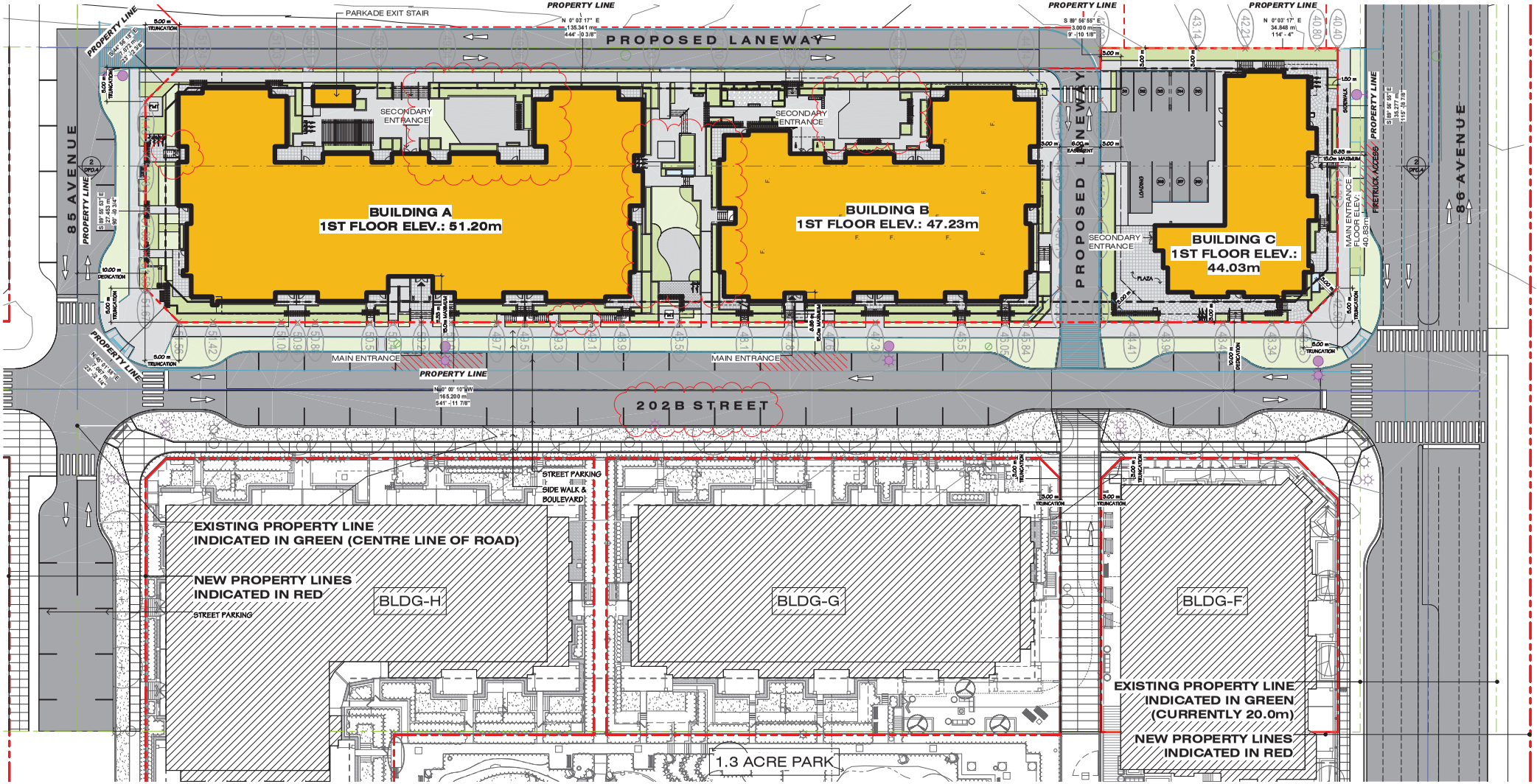
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SITE PLAN (PROJECT NORTH)
1 : 250

OVERALL SITE PLAN

NORTH

LANGLEY CONDOS

22264 - 86TH AVENUE, LANGLEY BC

SCALE 1 : 250
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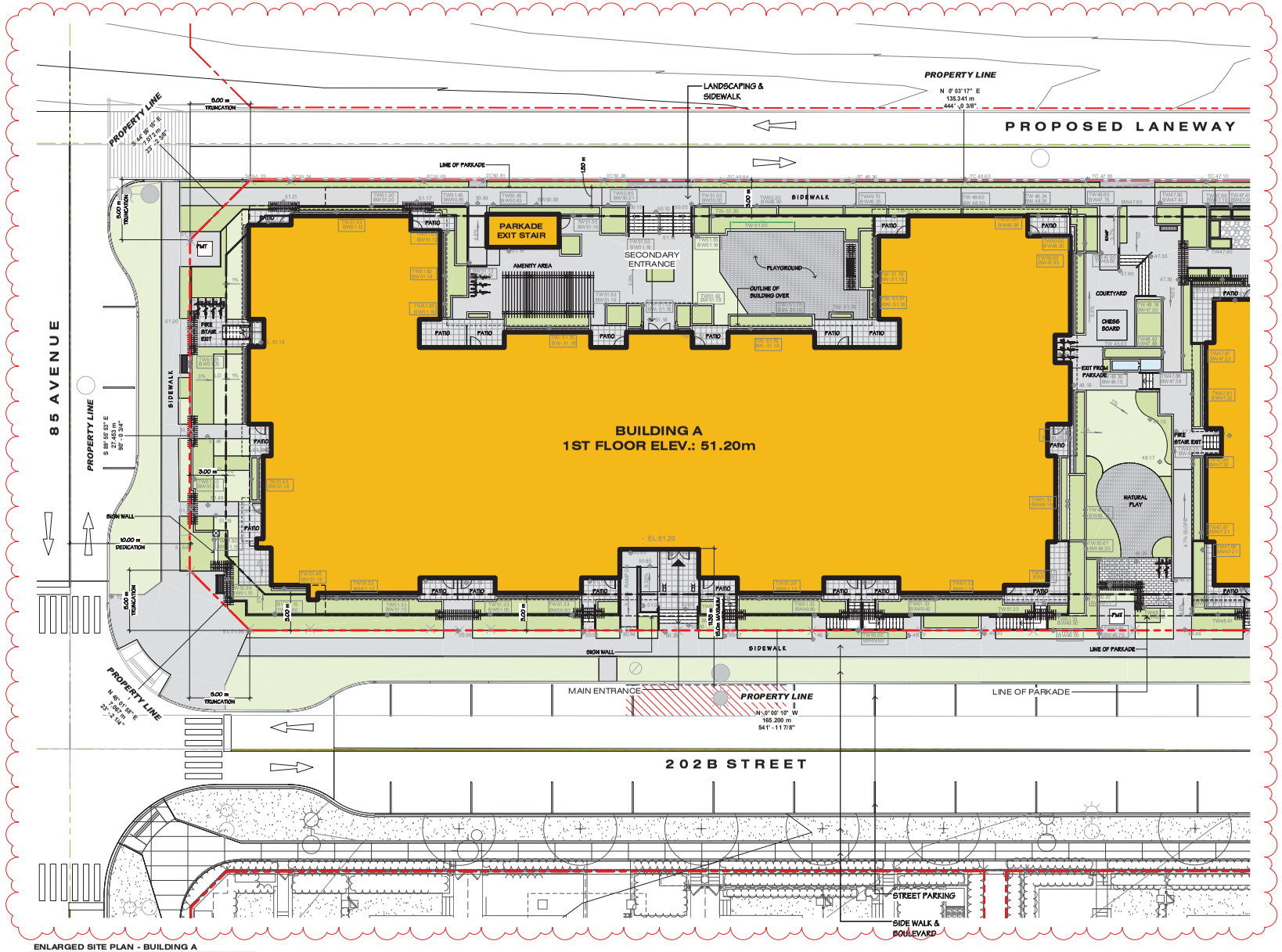
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H.3 Page 22



ENLARGED SITE PLAN - BUILDING A
1 : 150

ENLARGED SITE PLAN - BUILDING A

LANGLEY CONDOS

22364 - 86TH AVENUE, LANGLEY BC

NORTH

SCALE 1:150
JOB NO. 17105

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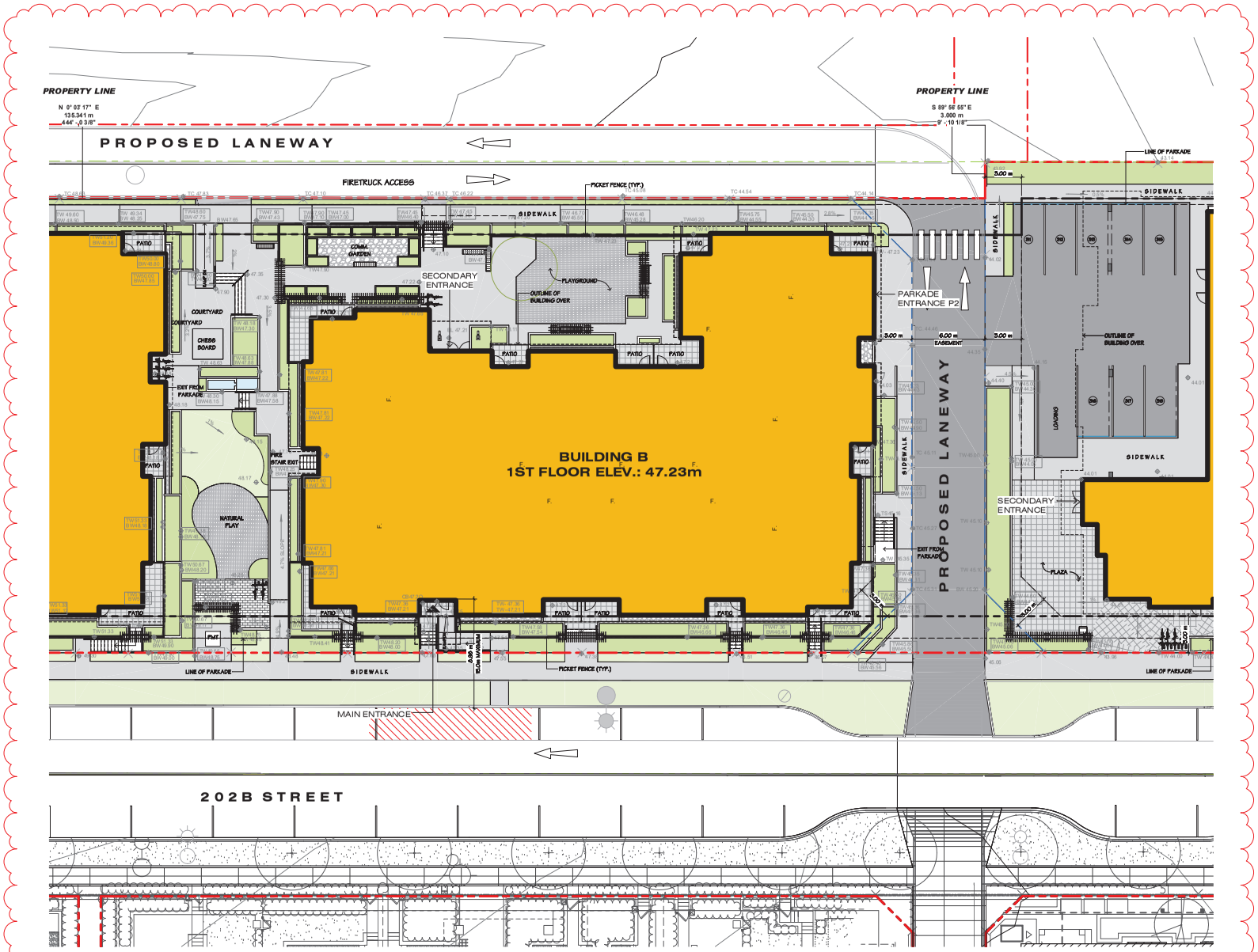
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ENLARGED SITE PLAN - BUILDING B
1 : 150

ENLARGED SITE PLAN - BUILDING B

LANGLEY CONDOS

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NORTH

SCALE 1:150
JOB NO. 17105

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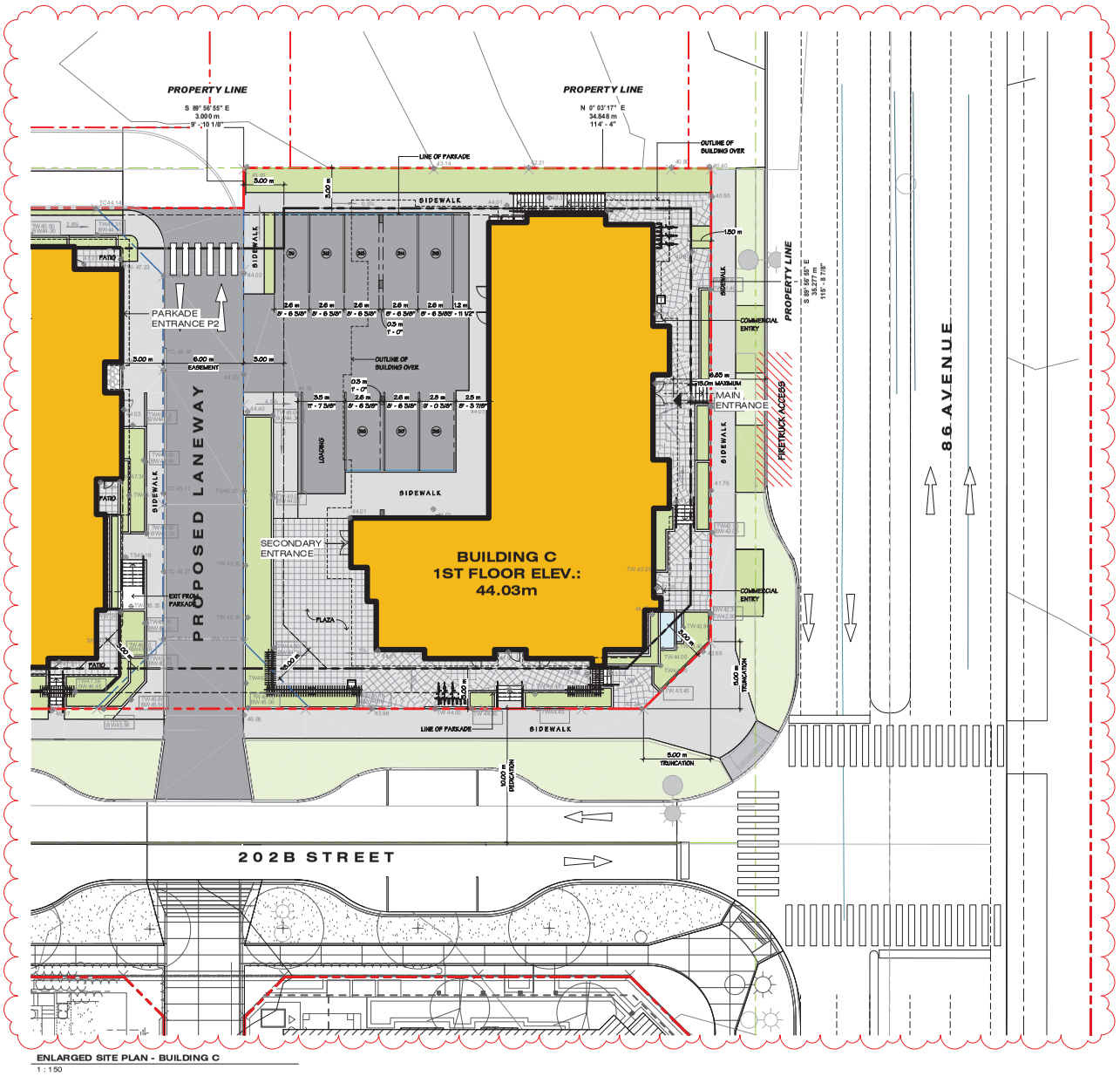
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H.3 Page 24



ENLARGED SITE PLAN - BUILDING C
1 : 150

ENLARGED SITE PLAN - BUILDING C

NORTH

LANGLEY CONDOS

20864 - 86TH AVENUE, LANGLEY BC

SCALE 1:150
JOB NO. 17105

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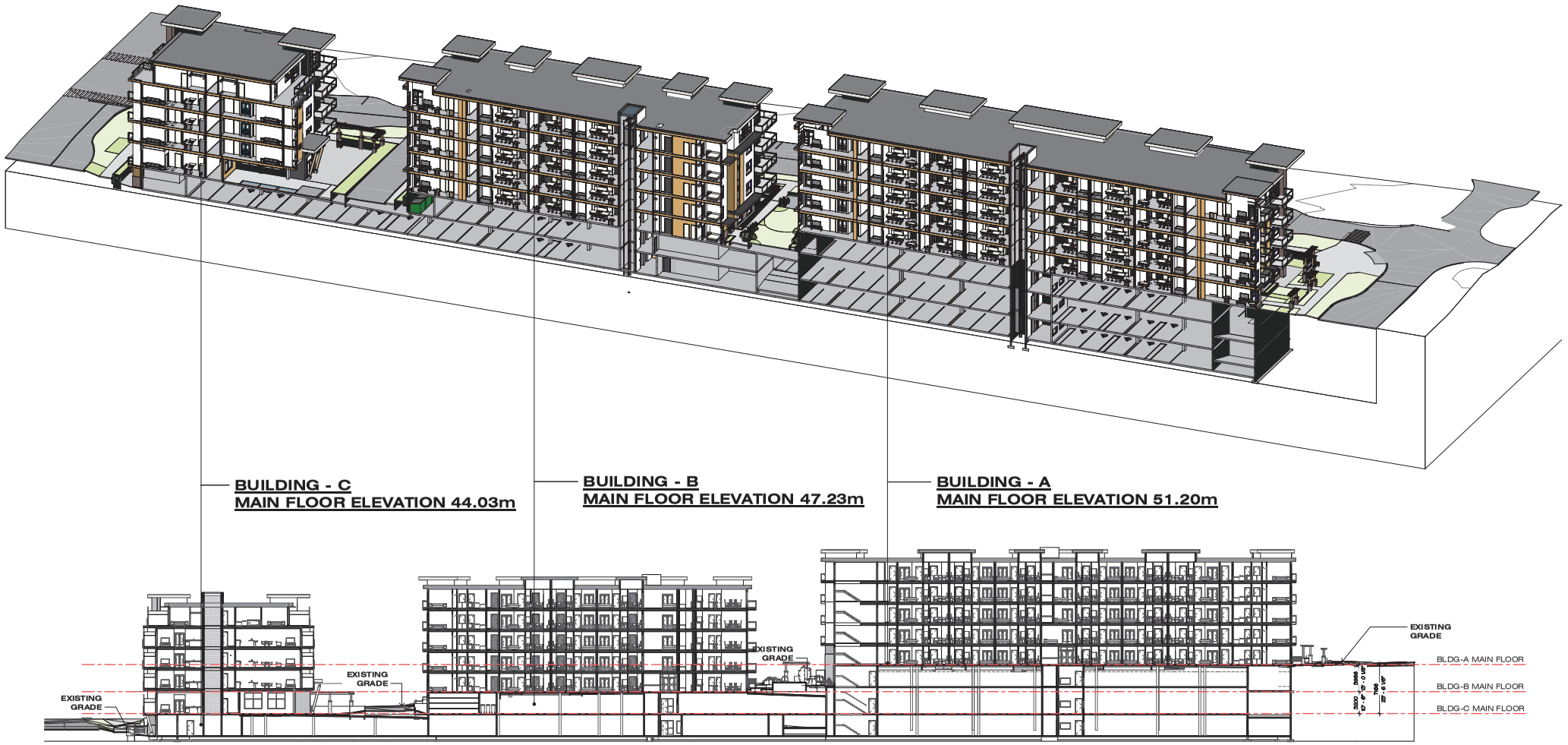
DP 3c

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SITE SECTION
1 : 256

SITE SECTION

LANGLEY CONDOS

20264 - 86TH AVENUE, LANGLEY BC

SCALE 1:256
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PERSPECTIVE FROM 85 AVE & 202B STREET

RENDERINGS - BUILDING A

LANGLEY CONDOS

20264 - 86TH AVENUE, LANGLEY BC

SCALE
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PERSPECTIVE OF BUILDING A MAIN ENTRANCE



PERSPECTIVE FROM 202B STREET / INNER COURTYARD



PERSPECTIVE FROM PROPOSED LANEWAY



PERSPECTIVE FROM PROPOSED LANEWAY

RENDERINGS - BUILDING A

LANGLEY CONDOS

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SCALE

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H3

H.3 Page 28



PERSPECTIVE FROM 202B STREET

RENDERINGS - BUILDING B

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PERSPECTIVE FROM 202B STREET



PERSPECTIVE FROM 202B STREET & PROPOSED LANEWAY



PERSPECTIVE FROM PROPOSED LANEWAY



PERSPECTIVE OF PARKADE ENTRANCE

RENDERINGS - BUILDING B

LANGLEY CONDOS

22264 - 86TH AVENUE, LANGLEY BC

SCALE
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PERSPECTIVE FROM 86 AVE

RENDERINGS - BUILDING C

LANGLEY CONDOS

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SCALE
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PERSPECTIVE FROM PROPOSED LANEWAY



PERSPECTIVE FROM 86 AVE



PERSPECTIVE FROM 202B STREET & 86 AVE



PERSPECTIVE FROM PROPOSED LANEWAY

RENDERINGS - BUILDING C

LANGLEY CONDOS

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SCALE

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



SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

1a	EXPOSED ARCHITECTURAL CONCRETE (LANDSCAPE) PAINTED SIMILAR COLOR AS 2a
2a	FIBER CEMENT PANEL, "CHARCOAL"
2b	FIBER CEMENT PANEL, "WHITE"
2c	FIBER CEMENT SIDING, "CEDARTONE 2.0"
3a	ALUMINUM CLADDING SYSTEM, "BLACK"
3b	ALUMINUM CLADDING SYSTEM, "WHITE"
3c	ANODIZED ALUMINUM CLADDING, "SILVER"
4a	VINYL FRAMED WINDOW: CHARCOAL
4b	VINYL FRAMED WINDOW: WHITE
5a	CURTAINWALL, ANODIZED ALUMINUM, "CHARCOAL"
5b	STOREFRONT, ANODIZED ALUMINUM, "WHITE"
5c	CURTAINWALL SPANDREL PANELS, ALUMINUM, "CHARCOAL"
6a	PREFINISHED STANDING SEAM METAL ROOF
7a	PARAPET FLASHING, "MATCH ADJACENT CLADDING"
7b	FASCIA FLASHING, "MATCH ADJACENT CLADDING"
7c	DECK FLASHING, "MATCH ADJACENT CLADDING"
8a	MAIN/HIGH ROOF FASCIA, "ALUMINUM SILVER"
8b	DECK/MID ROOF FASCIA, "ALUMINUM CHARCOAL"
8a	STEEL BEAMS, "CHARCOAL"
8b	GLULAM COLUMNS
8c	CEDAR WOOD
10a	GLASS EXTERIOR GUARD RAILING, FRAME BLACK
10b	ALUMINUM BLACK POWDER COATED RAILING
10c	ALUMINUM PANEL W/ FROSTED GLASS, FRAME BLACK (PRIVACY SCREEN)
11a	BRICK VENEER, RUNNING BOND, "TEAL BROWN"
11b	BRICK VENEER, RUNNING BOND, "COAL CREEK"

EAST & SOUTH ELEVATION

LANGLEY CONDOS - BUILDING A

20264 - 86TH AVENUE, LANGLEY BC

SCALE 1/8" = 1'-0"
JOB NO. 17105

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WEST ELEVATION
1/8" = 1'-0"



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

EXTERIOR FINISHES

1a	EXPOSED ARCHITECTURAL CONCRETE (LANDSCAPE) PAINTED SIMILAR COLOR AS 2a
2a	FIBER CEMENT PANEL, "CHARCOAL"
2b	FIBER CEMENT PANEL, "WHITE"
2c	FIBER CEMENT SIDING, "CEDARTONE 2.0"
3a	ALUMINUM CLADDING SYSTEM, "BLACK"
3b	ALUMINUM CLADDING SYSTEM, "WHITE"
3c	ANODIZED ALUMINUM CLADDING, "SILVER"
4a	VINYL FRAMED WINDOW, CHARCOAL
4b	VINYL FRAMED WINDOW, WHITE
5a	CURTAINWALL, ANODIZED ALUMINUM, "CHARCOAL"
5b	STOREFRONT, ANODIZED ALUMINUM, "WHITE"
5c	CURTAINWALL SPANDREL PANELS, ALUMINUM, "CHARCOAL"
6a	PREFINISHED STANDING SEAM METAL ROOF
7a	PARAPET FLASHING, "MATCH ADJACENT CLADDING"
7b	FASCIA FLASHING, "MATCH ADJACENT CLADDING"
7c	DECK FLASHING, "MATCH ADJACENT CLADDING"
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8b	DECK/MID ROOF FASCIA, "ALUMINUM CHARCOAL"
9a	STEEL BEAMS, "CHARCOAL"
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9c	CEDAR WOOD
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10c	ALUMINUM PANEL W/ FROSTED GLASS, FRAME BLACK (PRIVACY SCREEN)
11a	BRICK VENEER, RUNNING BOND, "TEAL BROWN"
11b	BRICK VENEER, RUNNING BOND, "COAL CREEK"

WEST & NORTH ELEVATION

LANGLEY CONDOS - BUILDING A

20264 - 86TH AVENUE, LANGLEY BC

SCALE 1/8" = 1'-0"
JOB NO. 17105

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



SOUTH ELEVATION - B
1/8" = 1'-0"

SOUTH ELEVATION - A
1/8" = 1'-0"

EXTERIOR FINISHES

1a	EXPOSED ARCHITECTURAL CONCRETE (LANDSCAPE) PAINTED SIMILAR COLOR AS 2a
2a	FIBER CEMENT PANEL, "CHARCOAL"
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9b	GLULAM COLUMNS
9c	CEDAR WOOD
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10b	ALUMINUM BLACK POWDER COATED RAILING
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11a	BRICK VENEER, RUNNING BOND, "TEAL BROWN"
11b	BRICK VENEER, RUNNING BOND, "COAL CREEK"

EAST & SOUTH ELEVATION

LANGLEY CONDOS - BUILDING B

22364 - 86TH AVENUE, LANGLEY BC

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



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

EXTERIOR FINISHES

1a	EXPOSED ARCHITECTURAL CONCRETE (LANDSCAPE) PAINTED SIMILAR COLOR AS 2a
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11a	BRICK VENEER, RUNNING BOND, "TEAL BROWN"
11b	BRICK VENEER, RUNNING BOND, "COAL CREEK"

WEST & NORTH ELEVATION

LANGLEY CONDOS - BUILDING B

22264 - 86TH AVENUE, LANGLEY BC

SCALE 1/8" = 1'-0"
JOB NO. 17105

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



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

EXTERIOR FINISHES

1a	EXPOSED ARCHITECTURAL CONCRETE (LANDSCAPE) PAINTED SIMILAR COLOR AS 2a
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GENERAL NOTE:
NO MORE THAN 20% OF COMMERCIAL SPACE WINDOWS MAY BE COVERED WITH FIGURED OR FROSTED GLASS, TINTED GLAZING, OR SIGNAGE.

NORTH & EAST ELEVATION

LANGLEY CONDOS - BUILDING C

22264 - 86TH AVENUE, LANGLEY BC

SCALE 1/8" = 1'-0"
JOB NO. 17105

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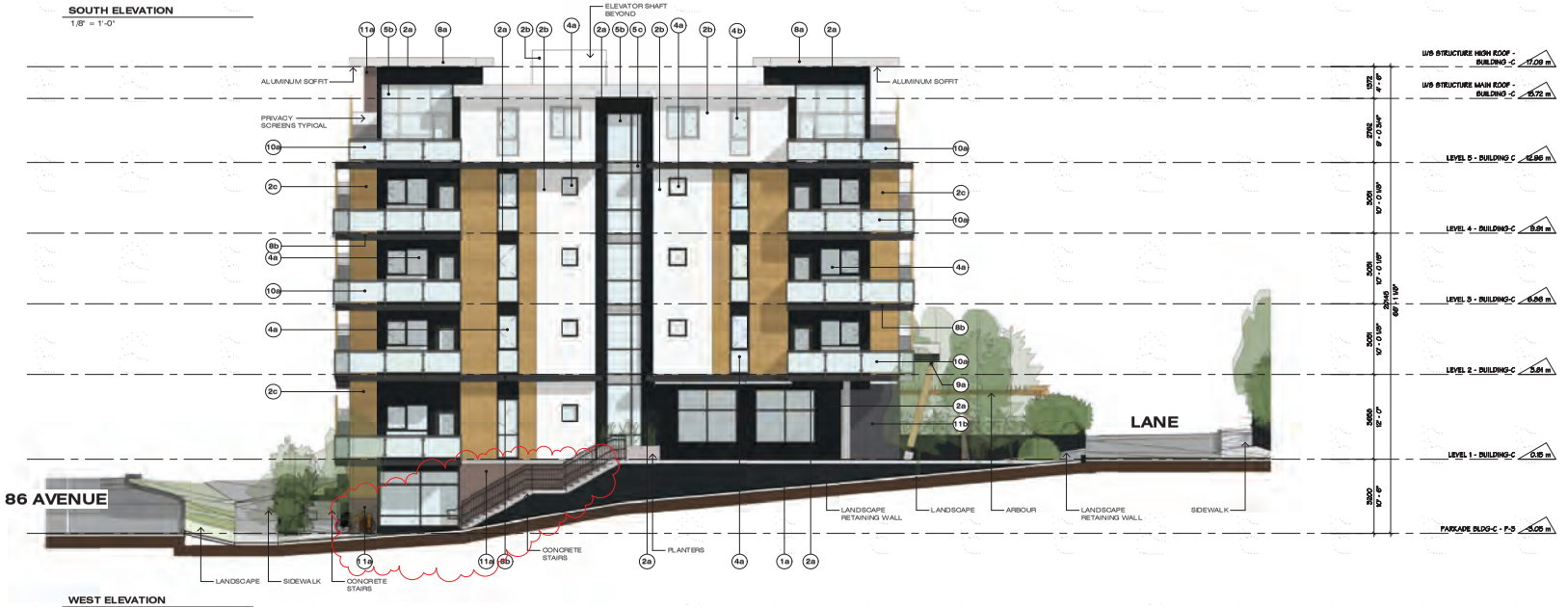
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SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

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2b	FIBER CEMENT PANEL, "WHITE"
2c	FIBER CEMENT SIDING, "CEDARTONE 2.0"
3a	ALUMINUM CLADDING SYSTEM, "BLACK"
3b	ALUMINUM CLADDING SYSTEM, "WHITE"
4a	VINYL FRAMED WINDOW: CHARCOAL
4b	VINYL FRAMED WINDOW: WHITE
5a	CURTAINWALL, ANODIZED ALUMINUM, "CHARCOAL"
5b	STOREFRONT, ANODIZED ALUMINUM, "WHITE"
5c	CURTAINWALL SPANDREL PANELS, ALUMINUM, "CHARCOAL"
6a	PREFINISHED STANDING SEAM METAL ROOF
7a	PARAPET FLASHING, "MATCH ADJACENT CLADDING"
7b	FASCIA FLASHING, "MATCH ADJACENT CLADDING"
7c	DECK FLASHING, "MATCH ADJACENT CLADDING"
8a	MAIN/HIGH ROOF FASCIA, "ALUMINUM SILVER"
8b	DECK/MID ROOF FASCIA, "ALUMINUM CHARCOAL"
9a	STEEL BEAMS, "CHARCOAL"
9b	GLULAM COLUMNS
9c	CEDAR WOOD
10a	GLASS EXTERIOR GUARD RAILING, FRAME BLACK
10b	ALUMINUM BLACK POWDER COATED RAILING
10c	ALUMINUM PANEL W/ FROSTED GLASS, FRAME BLACK (PRIVACY SCREEN)
11a	BRICK VENEER, RUNNING BOND, "TEAL BROWN"
11b	BRICK VENEER, RUNNING BOND, "COAL CREEK"

GENERAL NOTE:
NO MORE THAN 20% OF COMMERCIAL SPACE WINDOWS MAY BE COVERED WITH FIGURED OR FROSTED GLASS, TINTED GLAZING, OR SIGNAGE.

SOUTH & WEST ELEVATION

LANGLEY CONDOS - BUILDING C

22364 - 86TH AVENUE, LANGLEY BC

SCALE 1/8" = 1'-0"
JOB NO. 17105

Sept 28, 2021

604 793 9445
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Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

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DRAWING NAME: OVERALL LANDSCAPE PLAN

JOB NO.	1705
SCALE	1:300
	2021.01.14

NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR - DP REVIEW
2	2021.01.14	ISSUED FOR DP
3	2021.10.04	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.28	REVISED DP - TOL COMMENTS

DRAWING NAME: 86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

GENERAL NOTES:

1. PROVIDE TEMPORARY DRAINAGE AND PUMPING AS REQUIRED TO KEEP THE EXCAVATION FREE OF WATER. DO NOT DRAIN WATER CONTAINING SUSPENDED MATERIALS INTO EXISTING DRAINAGE SYSTEMS.
2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES, AND UNDERGROUND UTILITIES ADJACENT TO THE WORK AREA. REPAIR ANY DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AT WORK PROPERTIES AND NOT ADJACENT LOTS.
5. PROVIDE AND MAINTAIN CONSTRUCTION SIGNAGE AS REQUIRED DURING OPERATIONS.
6. PROVIDE HOARDING IF NECESSARY AND PROTECT ADJACENT PRIVATE PROPERTY FROM DUST OR DAMAGE.
7. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
8. PROVIDE TEMPORARY FENCING AS REQUIRED TO CONFINE TO CONSTRUCTION AREA.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. PROVIDE TEMPORARY TRAFFIC CONTROL AS REQUIRED TO MAINTAIN TRAFFIC FLOW.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE RESTORED TO SATISFACTION TO THE OWNER AND CITY.

OVERALL LANDSCAPE PLAN

L1.1

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DRAWING NAME: SITE GRADING PLAN

JOB NO.	17105
SCALE:	1:200
DATE	2021.01.14

NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR -DP REVIEW
2	2021.01.14	ISSUED FOR -DP
3	2021.10.04	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

REVISIONS

DRAWING NAME: 86 AVE EAST CONDOMINIUMS

2026A 86TH AVE, LANGLEY, BC

TOL NO. 08-26-0213

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER SCOTT WATSON 2022-04-26

ADJACENT LOT

LANE

ACCESS EASEMENT FOR NEIGHBOURING PROPERTY

ADJACENT LOT

BUILDING A
EL 5120

BUILDING B
EL 4123

BUILDING C
EL 4403

202B STREET

202B STREET

202B STREET

86 AVENUE

ACCESS EASEMENT

85 AVENUE

GRADING LEGEND:

SITE GRADING PLAN

SCALE: 1 : 200

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DRAWING NAME: ACCESSIBLE RAMPS BUILDING A&B

JOB NO.	17105
SCALE	1:50
DATE	2021.01.14

NO.	DATE	DESCRIPTION
REVISIONS		
1	2020.12.15	ISSUED FOR -DP REVIEW
2	2021.01.14	ISSUED FOR -DP
3	2021.04.01	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME: 86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

ACCESSIBLE RAMP - BUILDING A

SCALE: 1 : 50

ACCESSIBLE RAMP - FRONT ENTRANCE, BUILDING A

SCALE: 1 : 50

ACCESSIBLE RAMP- FRONT ENTRANCE - BUILDING B

SCALE: 1 : 50

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DRAWING NAME
86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

REVISIONS		
NO.	DATE	DESCRIPTION
3	2021.10.04	RE-ISSUED FOR DP REVIEW
4	2021.10.20	RE-ISSUED FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME
ELEVATIONS

JOB NO.	17105
SCALE	1/150, 1:150
DATE	2021.01.14

H.3
L1.3

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PLANTER WALL ELEVATIONS @ BACK LANE
SCALE: 1 : 50

ENLARGED ELEVATION -CABLE GREEN WALLS
SCALE: 1 : 50

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86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR -DP REVIEW
2	2021.01.14	ISSUED FOR DP
3	2021.10.04	RE-ISSUE FOR DP REVIEW
4	2021.10 20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

REVISIONS

DRAWING NAME

LANDSCAPE PLAN
BUILDING A

JOB NO.	17105
SCALE	1:150
DATE	2021.01.14

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L2.0
H.3

LANDSCAPE PLAN - BUILDING A

SCALE 1 : 150

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DRAWING NAME
86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL. NO. 08-26-0213

REVISIONS		
NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR DP REVIEW
2	2021.01.14	ISSUED FOR DP
3	2021.04.20	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME
LANDSCAPE PLAN BUILDING B

JOB NO.	17105
SCALE	1:150
DATE	2021.01.14

L3.0
H.3

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BUILDING B
SCALE: 1 : 150

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DRAWING NAME	86 AVE EAST CONDOMINIUMS
	20264 86TH AVE, LANGLEY, BC
	TOL NO. 08-26-0213

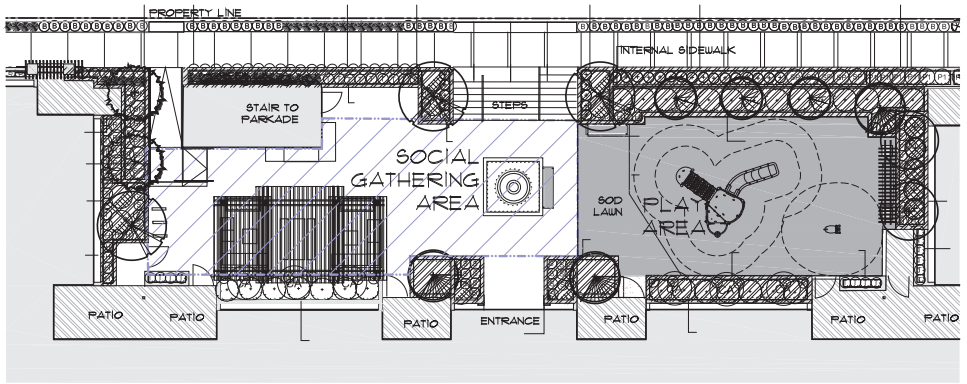
NO.	DATE	DESCRIPTION
REVISIONS		
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3	2021.10.04	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP REVIEW
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME	LANDSCAPE PLAN BUILDING C
JOB NO.	17105
SCALE	1:150
DATE	2021.01.14

L4.0

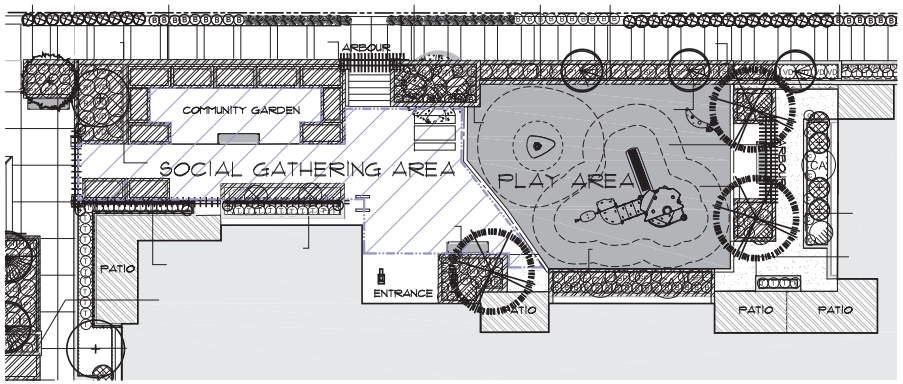
H.3

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AMENITY AREA BLDG A = 212 sqm

SCALE: 1 : 100 AREA =186SQM

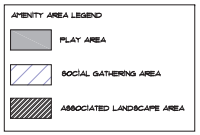


AMENITY AREA BLDG B = 210sqm

SCALE: 1 : 100

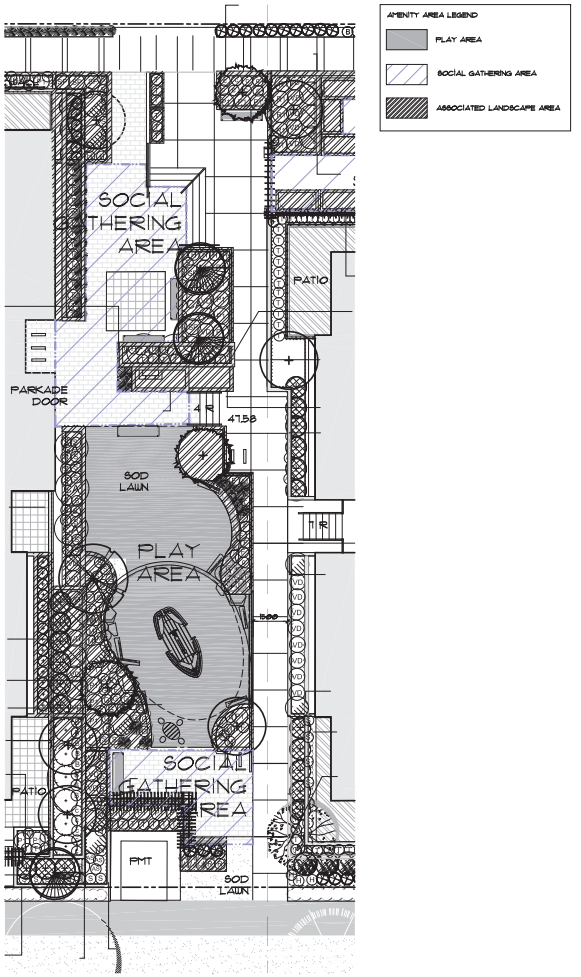
NOTE: SHOP DRAWINGS REQUIRED FOR ALL PLAYGROUND EQUIPMENT AND POURED IN PLACE RUBBER ON SLAB

PROVIDE 150mm CONCRETE HOUSING FOR MOUNTING EQUIPMENT SEE DETAIL 5a/L8.0



AMENITY AREA

SCALE: 1 : 100



NOTE: SHOP DRAWINGS REQUIRED FOR ALL PLAYGROUND EQUIPMENT AND POURED IN PLACE RUBBER ON SLAB

PROVIDE 150mm CONCRETE HOUSING FOR MOUNTING EQUIPMENT SEE DETAIL 5a/L8.0

AMENITY AREA - SHARED =250 sqm

SCALE: 1 : 100

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER SCOTT WATSON 1391 2022-04-26

DRAWING NAME: 86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

REVISIONS		
NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR - DP REVIEW
2	2021.01.14	ISSUED FOR - DP
3	2021.02.04	RE-ISSUED FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME: AMENITY AREAS

JOB NO. 17105
SCALE: 1:100
DATE: 2021.01.14

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L5.0

H.3

PLANT LIST:
BUILDING A

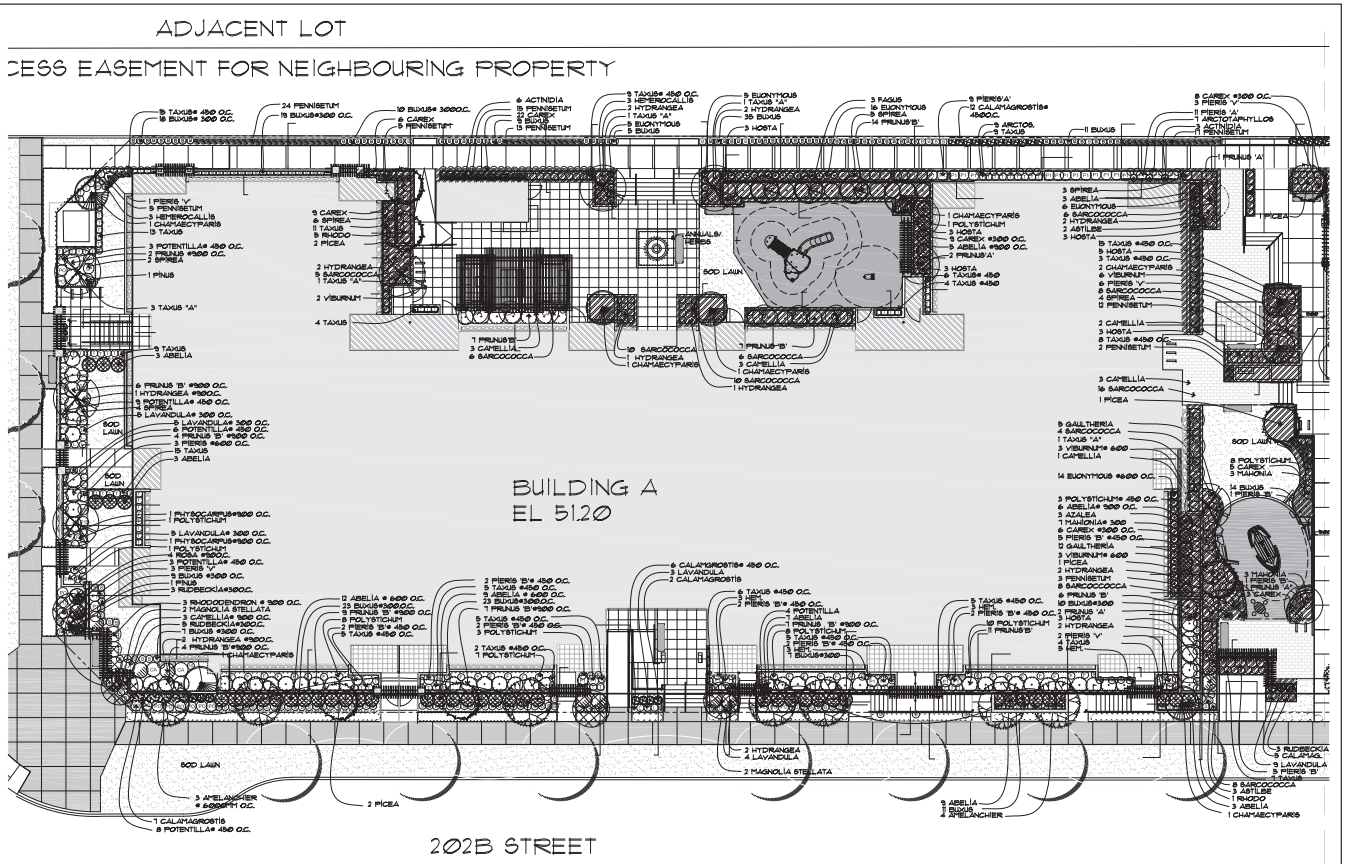
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NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

TYPE	QTY	LATIN / COMMON NAME	SIZE	REMARK
DECIDUOUS		TREE		
	7	AMELANCHIER /SASKATOONBERRY	6cm CAL.	WB
	4	MAGNOLIA STELLATA/ STAR MAGNOLIA	6cm CAL.	WB
A	4	PRUNUS AMANOGAWA/ CHERRY	6cm CAL.	WB
	3	STYRAX/ SNOWBELL	6cm CAL.	WB
	3	FAGUS SYLVATICA 'DARLYN'S PURPLE'/ DARLYN'S PURPLE BEECH	6cm CAL.	WB
CONIFEROUS				
	7	CHAMAECYPARIS NOOTKATENSIS PENDULA / NOOTKA CYPRESS	3.0m.	WB
	7	PICEA 'OMORIKA' / SERBIAN SPRUCE	3.0m.	WB
A	7	TAXUS BREVIFOLIA / PACIFIC YEW	3.0m.	WB
SHRUBS				
	3	AZALEA NORTHERN LIGHTS	NO. 3 POT	
	60	ABELIA GRANDIFLORA / ABELIA	NO. 5 POT	
B	211	BUXUS 'WINTER GEM' / BOXWOOD	NO. 2 POT	
CA	11	CAMELLIA JAPONICA 'BASANQUA' / CAMELLIA	NO.5 POT	
	21	HYDRANGEA / HYDRANGEA	NO. 5 POT	
	2	PINUS MUGHO MOPS / MUGO PINE	NO. 2 POT	
PHY	2	PHYSOCARPUS CAPITALUS / NINEBARK	NO. 5 POT	
PJ A'	20	PIERIS JAPONICA "FOREST FLAME" /LILY OF THE VALLEY SHRUB	NO. 3 POT	
PJ 'B'	24	PIERIS JAPONICA "CUPIDO" /LILY OF THE VALLEY SHRUB	NO. 2 POT	
PJ 'V'	18	PIERIS JAPONICA "LITTLE HEATH"/LILY OF THE VALLEY SHRUB	NO. 3 POT	
B	88	PRUNUS LAUROCERASIS / PORTUGUESE LAUREL	NO. 3 POT	
	33	POTENTILLA / CINQUEFOILS	NO. 2 POT	
	9	RHODODENDRON PJM VAR. / PJM RHODODENDRON	NO. 3 POT	
	4	ROSA 'MEIDILLAND' / MEIDILAND ROSE - PINK	NO. 3 POT	
SD	87	SARCOCOCCA HUMILIS /SWEETBOX	NO. 2 POT	
SP	18	SPIREA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	NO. 2 POT	
T	186	TAXUS 'X' MEDIA / YEW	1.5M HT MIN	
VD	14	VIBURNUM 'DAVIDII' / DAVID'S VIBURNUM	NO. 5 POT	
PERENNIALS / GROUNDCOVERS / VINES				
	9	ACTINIDIA / FLOWERING KIWI VINE	NO. 2 POT	
O	16	ARCTOSTAPHYLLOS UVA URSI/ KINNIKINIK	NO. 1 POT	
AS	5	ASTILBE /ASTILBE	NO. 1 POT	
	33	CALAMAGROSTIS 'OVERDAM' / FEATHER REED GRASS	NO. 2 POT	
C	60	CAREX VARIEGATA / CAREX GRASS	NO. 1 POT	
	46	EUONYMOUS FORTUNEI 'EMERALD GAIETY' / WINTERCREEPER	NO. 1 POT	
G	17	GAULTHERIA SHALLON / SALAL	NO. 1 POT	
HE	21	HEMEROCALLIS / DAY LILY	NO. 1 POT	
H	20	HOSTA /	NO. 1 POT	
L	38	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'/ ENGLISH LAVENDER	NO. 2 POT	
M	13	MAHONIA / CREEPING OREGON GRAPE	NO. 2 POT	
PE	96	PENNISETUM 'HAMLN' / FOUNTAIN GRASS	NO. 2 POT	
P	43	POLYSTICHUM MUNITUM / SWORD FERN	NO. 2 POT	
R	11	RUDBECKIA 'GOLDSTRUM' / GOLDSTRUM BLACKEYED SUSAN	NO. 2 POT	

NOTE: 76 REPLACEMENT TREES REQUIRED BY ARBORIST FOR PROJECT.

ON L6.0 - 21 DECIDUOUS TREES AND 21 CONIFEROUS TREES



LANDSCAPE PLANTING PLAN - BUILDING A

SCALE: 1 : 150

station one architects
604 793 9445 Chilliwack 9355 Young Rd V2P 4S3 Abbotsford 203-2190 W. Railway St V2S 2E2

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER SCOTT WATSON 1391
2022-04-26

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DRAWING NAME
86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

REVISIONS		
NO.	DATE	DESCRIPTION
1	2020.12.15	ISSUED FOR <P REVIEW
2	2021.01.14	ISSUED FOR <P
3	2021.10.04	RE-ISSUE FOR DP REVIEW
4	2021.10.20	RE-ISSUE FOR DP
5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME
PLANTING PLAN
BUILDING A

JOB NO. 17105
SCALE: 1:150
DATE: 2021.01.14

L6.0

H.3

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PLANT LIST: BUILDING B

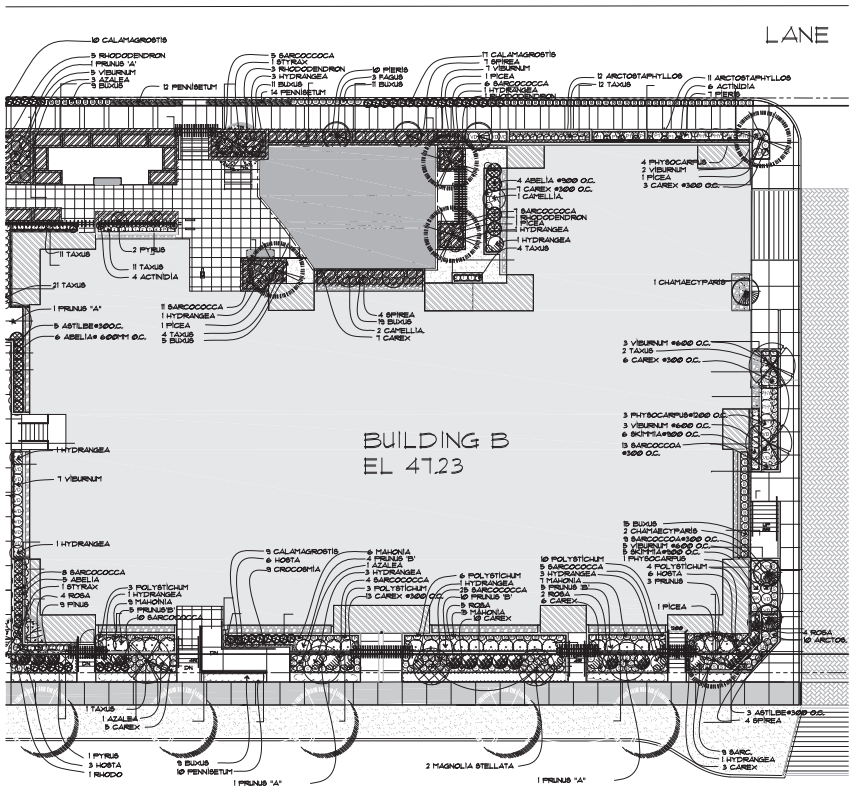
NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

TYPE	QTY	LATIN / COMMON NAME	SIZE	REMARK
DECIDUOUS TREE				
	3	FAGUS SYLVATICA PURPUREA PENDULA/WEEPING PURPLE BEECH	6cm CAL.	WB
	2	MAGNOLIA STELLATA/ STAR MAGNOLIA	6cm CAL.	WB
	2	STYRAX/ SNOWBELL	6cm CAL.	WB
A	4	PRUNUS AMANOGAWA/ CHERRY	6cm CAL.	WB
CONIFEROUS				
	3	CHAMAECYPARIS NOOTKATENSIS PENDULA / NOOTKA CYPRESS	3.0m.	
	5	PICEA GLAUCA / BLUE SPRUCE	3.0m.	
	3	TAXUS BREVIFOLIA / PACIFIC YEW	3.0m.	
SHRUBS				
	5	AZALEA NORTHERN LIGHTS	NO. 5 POT	
	15	ABELIA GRANDIFLORA/ ABELIA	NO. 5 POT	
	10	BUXUS SEMPERVIRENS 'WINTER GEM'/ BOXWOOD	NO. 2 POT	
EA	3	CAMELLIA SASANQUA 'TULETIDE' / TULETIDE CAMELLIA	NO. 5 POT	
	21	HYDRANGEA QUERCIFOLIA 'PEE WEE' /OAKLEAF HYDRANGEA	NO. 5 POT	
	11	PIERIS JAPONICA MOUNTAIN FIRE /LILY OF THE VALLEY SHRUB	NO. 2 POT	
	9	PINUS MUGHO MOPS / MUGO PINE	NO. 2 POT	
PHY	10	PHYSOCARPUS CAPITALIS / NINEBARK	NO. 5 POT	
B	32	PRUNUS LAUROCERASIS 'OTTO LUYKEN' / PORTUGUESE LAUREL	NO. 3 POT	
	11	RHODODENDRON 'FANTASTICA' / RHODODENDRON - PINK/WHITE	NO. 5 POT	
	11	ROSA MEIDILAND / MEIDILAND ROSE - PINK	NO. 3 POT	
SB	108	SARCOCOCCA HUMILIS /SWEETBOX	NO. 2 POT	
SK	11	SKIMMIA JAPONICA REEVESIANA /REEVES SKIMMIA	NO. 5 POT	
	11	SPIREA 'PINK PRINCESS' /PINK PRINCESS SPIREA	NO. 2 POT	
T	63	TAXUS 'X' MEDIA / YEW	1.5M HT MIN	
VO	32	VIBURNUM 'DAVIDII' / DAVID'S VIBURNUM	NO. 3 POT	
PERENNIALS / GROUNDCOVERS / VINES				
AK	16	ACTINIDIA/ FLOWERING KIWI VINE	NO. 2 POT	
	8	ASTILBE /ASTILBE	NO. 1 POT	
	10	ARCTOSTAPHYLLOS UVA URSI /KINNIKNIK	NO. 1 POT	
C	36	CALAMAGROSTIS /FEATHER REED GRASS	NO. 2 POT	
	66	CAREX VARIEGATA / CAREX GRASS	NO. 1 POT	
	9	CROCOSMIA 'LUCIFER' / CROCOSMIA	NO. 1 POT	
H	15	HOSTA 'MIDWEST MAGIC' / MIDWEST MAGIC HOSTA	NO. 1 POT	
M	44	MAHONIA REPENS/ CREEPING OREGON GRAPE	NO. 2 POT	
P	26	PENNISETUM 'HAMLN' / FOUNTAIN GRASS	NO. 2 POT	
P	33	POLYSTICHUM MUNITUM / SWORD FERN	NO. 2 POT	

NOTE: 10 REPLACEMENT TREES REQUIRED BY ARBORIST FOR PROJECT.

ON L6.1 - 11 DECIDUOUS TREES AND 11 CONIFEROUS TREES.



LANDSCAPE PLANTING PLAN - BUILDING B

SCALE: 1 : 150

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER SCOTT WATSON 1391
2022.04.26

DRAWING NAME: 86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-0213

REVISIONS NO.	DATE	DESCRIPTION
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5	2022.04.26	REVISED DP - TOL COMMENTS

DRAWING NAME: PLANTING PLAN BUILDING B

JOB NO. 17105 | SCALE: 1:150 | DATE: 2021.01.14

L6.1

H.3

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DRAWING NAME	REVISIONS		
	NO.	DATE	DESCRIPTION
	1	2020.12.15	ISSUED FOR DP REVIEW
	2	2021.01.14	ISSUED FOR DP
	3	2022.04.26	RE-ISSUED FOR DP - TOL COMMENTS

DRAWING NAME	JOB NO.	17105
PLANTING PLAN BUILDING C	SCALE	1:150
	DATE	2021.01.14

86 AVE EAST CONDOMINIUMS
20264 86TH AVE, LANGLEY, BC
TOL NO. 08-26-013

station one architects
604 793 9445 Chilliwack 9355 Young Rd V2P 4S3 Abbotsford 203-2190 W. Railway St V2S 2E2

H.3
L6.2

TYPE	QTY	LATIN / COMMON NAME	SIZE	REMARK
DECIDUOUS TREE	4	ACER GRISEUM / PAPER BARK MAPLE	6cm CAL.	MB, SPT, STD
	1	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	6cm CAL.	MB
	4	CRATAEGUS DOUGLASII / BLACK HAWTHORN	6cm CAL.	MB
	5	MAGNOLIA KOBUS 'GALAXY' / GALAXY MAGNOLIA	8cm CAL.	(NC)
CONIFEROUS TREE	1	TAXUS BREVIFOLIA / PACIFIC YEW	3.0m.	
	4	PICEA GLAUCA 'CONICA' / DWARF ALBERTA SPRUCE	3.0m.	
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA CYPRESS	3.0m.	
SHRUBS	3	AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' / SASKATOON BERRY	NO. 5 POT	
	24	BUXUS MICROPHYLLA 'WINTER GEM' / BOXWOOD	NO. 2 POT	
	9	CORNUS SERICEA / RED TWIG DOGWOOD	NO. 2 POT	
	49	NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	NO. 2 POT	
	3	HYDRANGEA 'HYDRANGEA'	NO. 3 POT	
	5	PIERIS 'PRELUDE' / LILY OF THE VALLEY SHRUB	NO. 3 POT	
(P)	10	PIERIS JAPONICA 'V' - 'FLAMING SILVER' / FLAMING SILVER PIERIS	NO. 3 POT	
	4	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / NINEBARK	NO. 5 POT	
(S)	5	SARCOCOCCA HOOKERIANA 'DIGYNA' / SWEET BOX	NO. 2 POT	
(S)	15	SARCOCOCCA HUMILIS / INVERTBOX	NO. 2 POT	
	5	SKIMMIA JAPONA 'REEVESIANA' / INVERTBOX	NO. 2 POT	
(V)	10	VIBURNUM DAVIDII / DAVID'S VIBURNUM	NO. 2 POT	
PERENNIALS / GROUNDCOVERS		VINES		
	8	ARCTOSTAPHYLOS UVA-URSI 'KINNIKINNICK'	NO. 1 POT	
	51	CALAMAGROSTIS 'OVERDAM' / FEATHER REED GRASS	NO. 1 POT	
(C)	68	CAREX VARIEGATA / CAREX GRASS	NO. 1 POT	
(C)	24	CROCOSMIA 'LUCIFER'/CROCOSMIA	NO. 1 POT	
(G)	59	GAULTHERIA SHALLON / SALAL	NO. 1 POT	
(L)	21	HEMEROCALLIS STELLA D'ORO / DAY LILY	NO. 1 POT	
(L)	21	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVENDER	NO. 2 POT	
(P)	49	PENNISETUM 'HAMLIN' / FOUNTAIN GRASS	NO. 2 POT	
(P)	39	POLYSTICHUM MUNITUM / SWORD FERN	NO. 2 POT	
(R)	19	RUDBECKIA 'GOLDSTRUM' / GOLDSTRUM BLACKEYED SUSAN	NO. 2 POT	

NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AT LEAST 48 HRS PRIOR TO INSTALLATION. ALL PLANT MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

NOTE: 10 REPLACEMENT TREES REQUIRED BY ARBORIST FOR PROJECT.

ON L6.2 - 14 DECIDUOUS TREES AND 14 CONIFEROUS TREES

PLANT LIST: BLDG C - COMMERCIAL

LANDSCAPE PLANTING PLAN - BUILDING C

SCALE: 1 : 150

3. DESIGN GUIDELINES

3.1 OVERVIEW

Urban design is the comprehensive and cohesive combination of buildings, streets, and open spaces to create memorable public spaces. The essence of good urbanism is determined by the relationship between the public and private realm. Buildings, streets, and other public open spaces scaled and designed for human comfort and use are essential to the creation of a functional, aesthetically rich and vibrant neighbourhood.

3.2 JUSTIFICATION AND INTENT

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

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

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

3.3 DESIGNATION

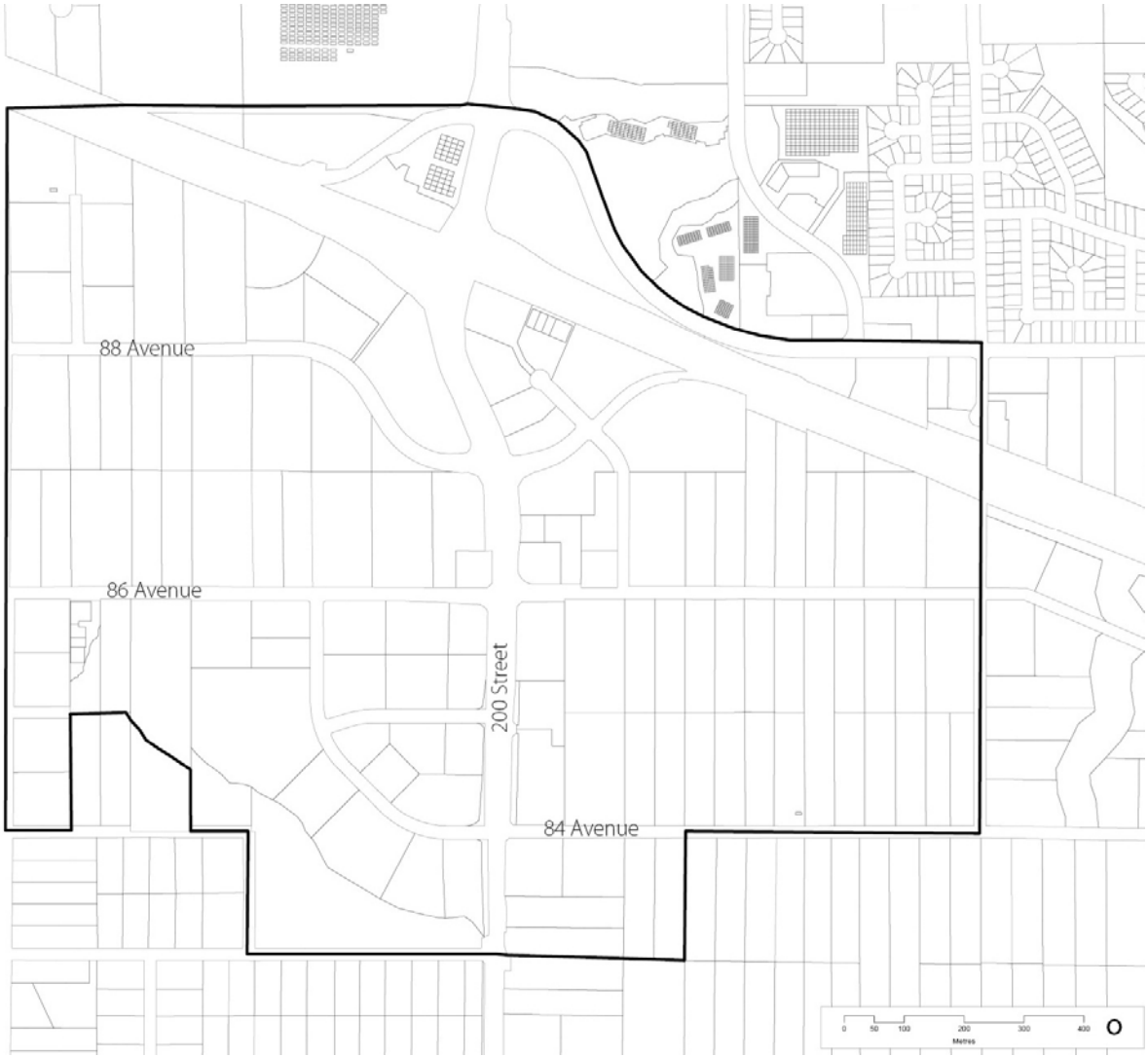
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

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

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

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

Figure 1. Carvolth Development Permit Area.



3.4 GENERAL GUIDELINES

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

3.4.1 Connectivity

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

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



Figure 2. Mid-block pedestrian pathways increase connectivity.

3.4.2 Street Definition

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

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

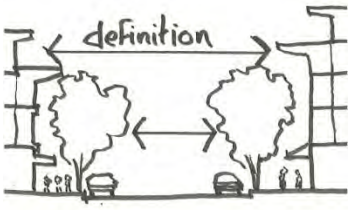


Figure 3. Buildings and street trees can be used to create "street definition".

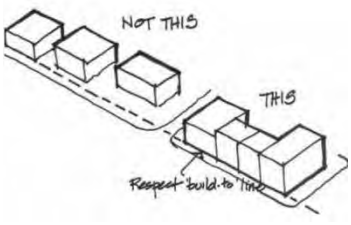


Figure 4. Use a common "build to line" to create a street definition and a sense of enclosure.

3.4.3 Height and Massing

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

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

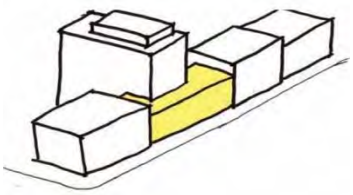


Figure 5. The base massing of this taller building should complement setbacks and heights of adjacent buildings.



Figure 6. Step buildings down to respond to the natural topography of the site.

3.4.4 Active Frontages

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

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

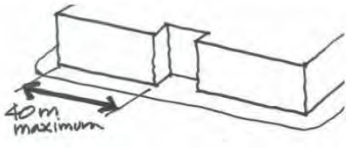


Figure 7. Limit the visual mass of building façades to lengths of 40 m or less.

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



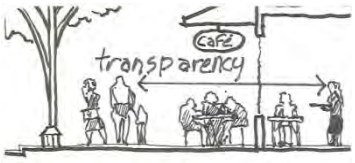
Figure 8. Vertical setbacks break up the visual mass of buildings.



Figure 9. When unavoidable, blank walls should be screened to make it more visually interesting.

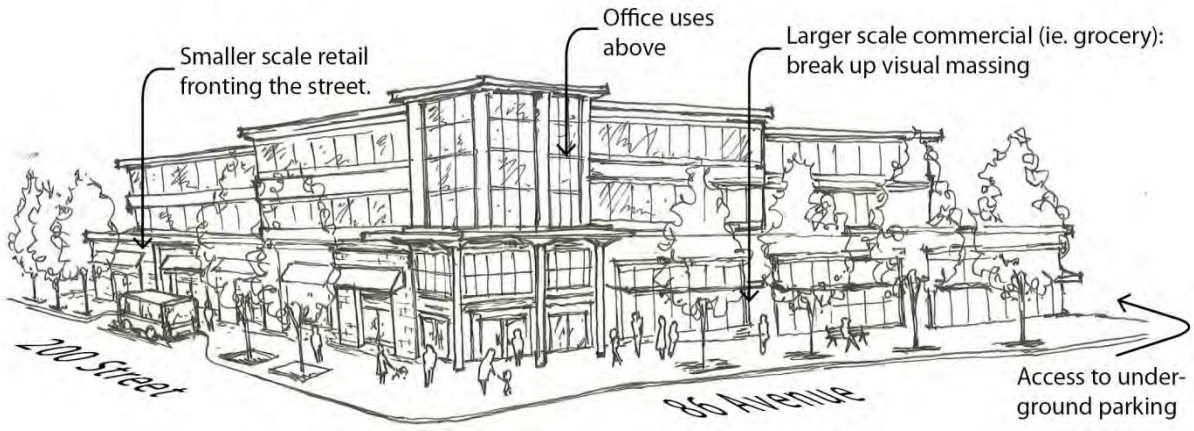


Figure 10. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.



3.4.5 Weather Protection

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



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



Figure 11. Weather protection to enhance pedestrian comfort.



Figure 12. Canopies provide weather protection over a large area in front of buildings.

3.4.6 Green Development

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

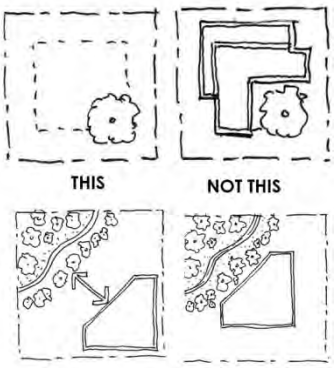


Figure 13. Retain existing trees and buffer ecologically sensitive areas.

Site Design

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

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

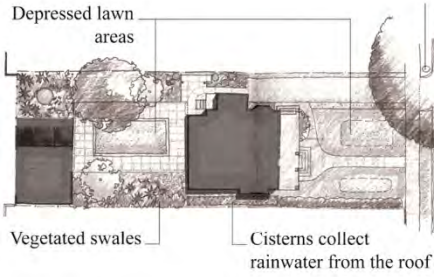


Figure 14. Landscape design can contribute to local ecosystem health.

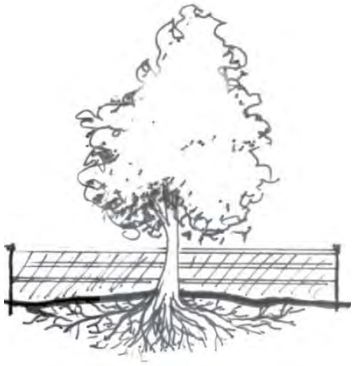


Figure 15. Protective barriers around existing trees.

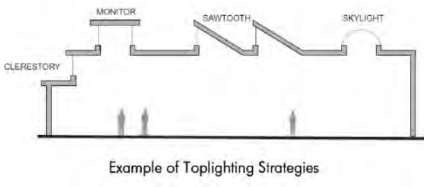


Figure 16. Roof openings can provide lighting where typical side lighting is restricted.

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

Energy Performance

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

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

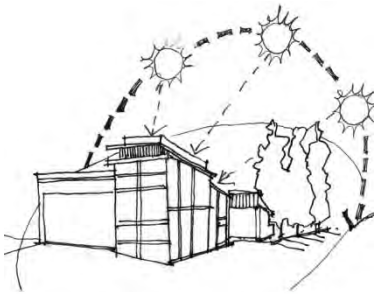


Figure 17. Buildings oriented to maximize use of solar energy.



Figure 18. Corner and through units facilitate natural ventilation and daylight access.

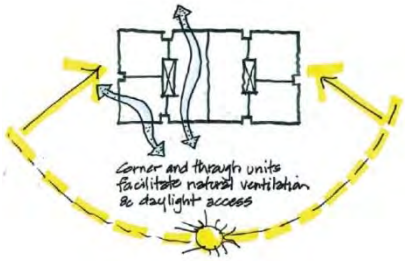


Figure 19. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open spaces and buildings.

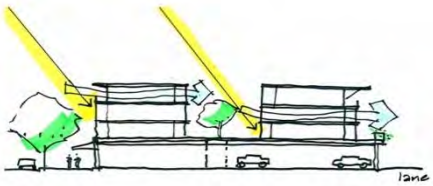


Figure 20. Through units allow for natural ventilation and increased daylight access.

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

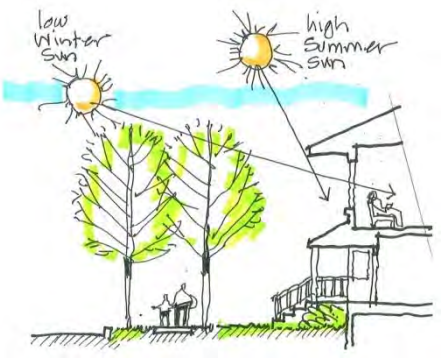


Figure 21. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

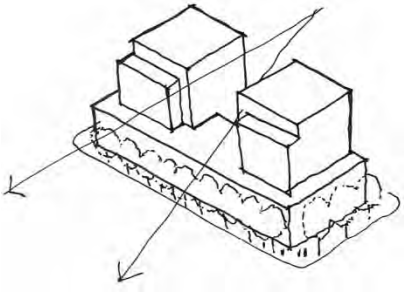


Figure 22. Slender building forms enhance daylight penetration and cooling through cross ventilation.



Figure 23. Sun shading devices reduce lighting and cooling demands and protect the building envelope from pre-mature aging.

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



Figure 24. Shared composting facilities.

Water

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

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

3.4.7 Public Realm

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

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



Figure 25. Buildings should be designed and oriented to encourage casual surveillance and "eyes on the street."

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

3.4.8 Safety, Security and Accessibility

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



Figure 26. Buildings oriented to the street with clear definition of the transition from public to private realm help to promote neighbourhood safety and security.

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

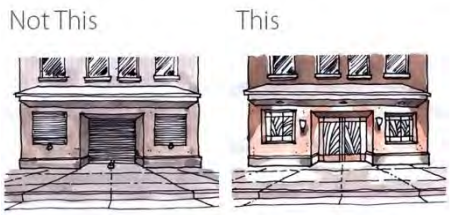


Figure 27. Security grilles can be incorporated in an attractive way.

3.4.9 Tall Buildings

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

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

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

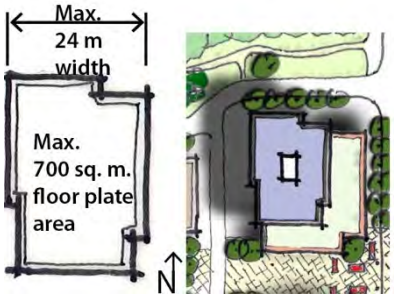


Figure 28. Tall buildings.

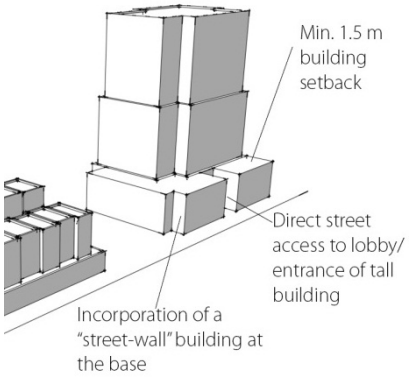


Figure 29. Ensure vertical and horizontal articulation.

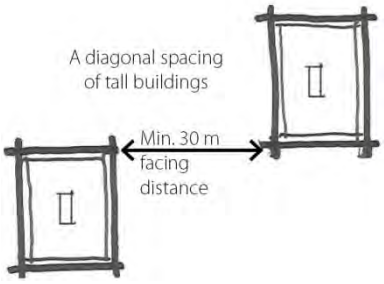


Figure 30. Spacing of tall buildings.

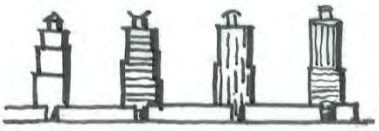


Figure 31. Variation in tower form and design should be achieved.

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

3.4.10 Master Planning Tall Buildings and Large Sites

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

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

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

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



Figure 32. Master planning should reflect the pattern of streets, open spaces and built form described in this plan.

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

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

3.4.11 Parking, Servicing and Access

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

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

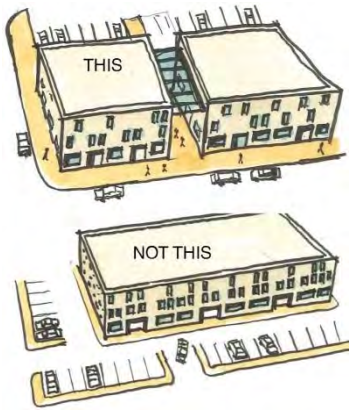


Figure 33. Off-street parking uses should not be located between the front of a building and the public sidewalk.



Figure 34. Access to underground parking should be architecturally integrated to minimize the visual impact.



Figure 35. Screen surface parking using a trellis, landscaping, or climbing vines that maintain site lines.

- Incorporate pedestrian pathways and landscaping into surface parking areas. Pedestrian sidewalks should be incorporated into islands to minimize conflict with vehicles.
- Bicycle parking should be located in a visible, active and well lighted area convenient to primary building access and bike route access.

3.4.12 Lighting

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

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



Figure 36. A combination of wall-mounted lights and up lighting animate the building façade and adjacent pedestrian areas.

3.4.13 Landscaping

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

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

3.4.14 Stormwater Source Control

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



Figure 37. Stormwater infiltration as an amenity for residents.

Absorbent Landscape:

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



Figure 38. Weirs and check-dams help to slow the flow of water and facilitate infiltration.

Infiltration Swale:

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



Figure 39. Storm water source controls like these rain gardens reduce pollutant run-off.

Infiltration Rain Garden:

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

Pervious Paving:



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

Extensive Green Roof



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

Infiltration Trench

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

3.5 CHARACTER AREA GUIDELINES

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

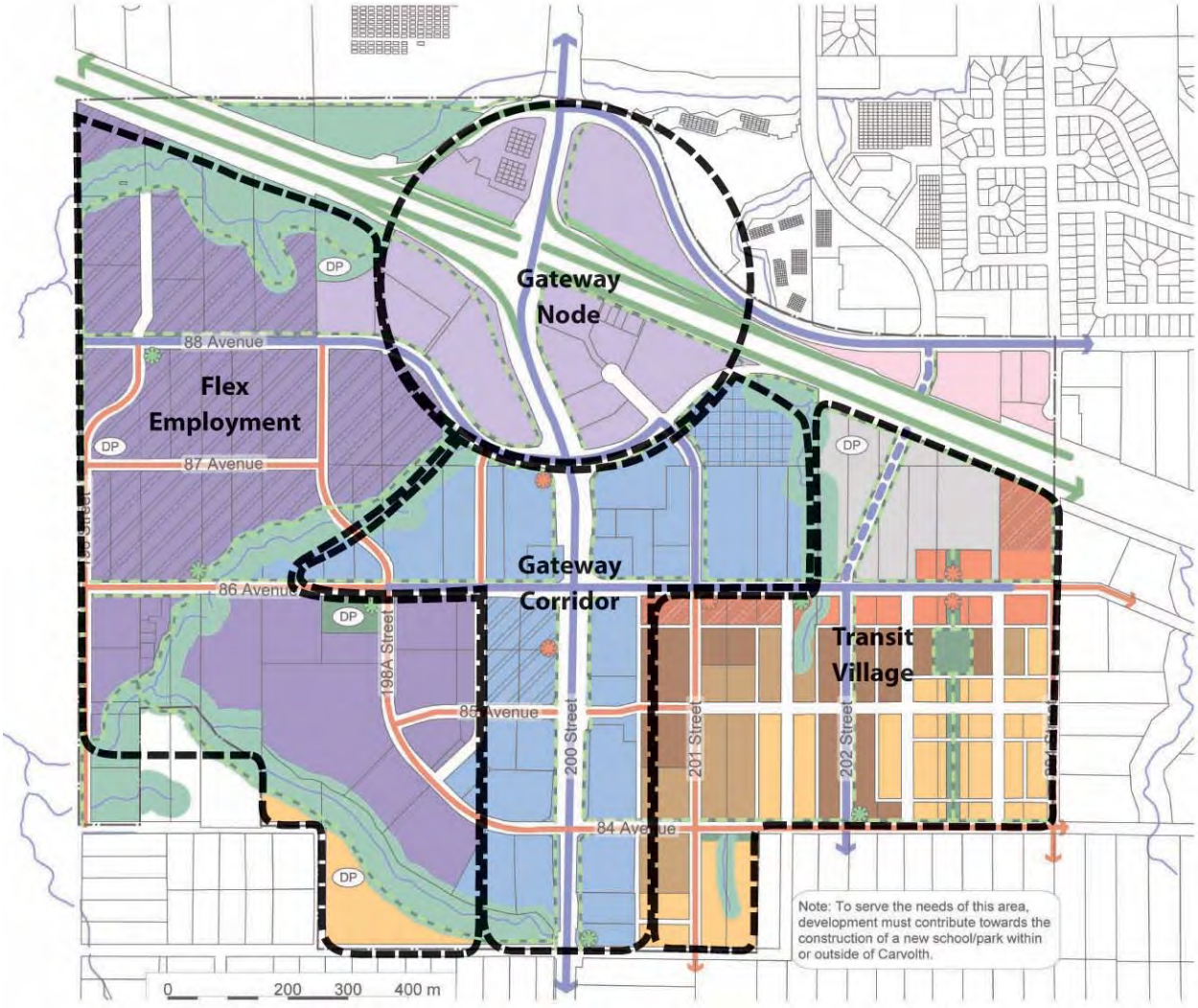


Figure 40. Map of Character Areas.

Figure 41. Illustrative Concept Plan: Gateway Node.





Figure 42. View of Carvolth Gateway Looking West From Highway 1.

3.5.1 Gateway Node

The subject planning area, or 'node', is comprised of properties adjacent to the 200 Street Interchange at Carvolth. The location presents a significant opportunity to evoke a strong sense of arrival to this emerging community within the Township of Langley BC. The vehicle interchange is a strategic access point to the Township from the regional transportation network. Approximately 80,000 vehicles travel through this interchange every day and for many visitors it is their first impression of the community.

It is intended that the area adjacent to the roadway interchange be developed as an urban Gateway. It will serve as a landmark that builds anticipation and celebrates arrival at Carvolth. Thoughtful urban design can improve the quality of experience and convenience of a street and a district. It can establish the physical character of Carvolth as a unique and definable place. Its image and identity can be partially formed by the placement, scale and architectural design of the buildings, open spaces and streetscapes.

The composition and aesthetics of these elements can visually communicate the transition from highway to urban community. Along with individual expressive components overlaid on the buildings and spaces, the initiatives and activities of the people living and working Carvolth will animate the place and provide visual cues to motorists of a vital commercial, cultural and pedestrian- friendly precinct.

To achieve the visual qualities and experience of an urban gateway, start with the following:

- Site prominent buildings with signature architecture in areas of key visibility. Design gateway buildings to emphasize the focal nature of these locations.
- Maintain a minimum facing distance between tall buildings of 35 m to ensure adequate light, air and views.

- Orient buildings so that they present an attractive facade toward the highway.
- Utilize buildings and landscaping to effectively screen large parking areas, service and loading areas.
- Where possible buildings should be aligned parallel to the street. At intersections, buildings should be placed at or near the sidewalk of both streets to “hold the corner.”
- Provide visual design cues to motorists that they are entering an area with higher pedestrian activity (i.e., change in paving patterns, narrower lane widths, street trees etc.).

Figure 43. Illustrative Concept Plan: Gateway Corridor.





Figure 44. View of Carvolth Gateway Corridor along 200 Street.

3.5.2 Gateway Corridor

The 200 Street corridor between 88 Avenue and 83 Avenue is intended to be a high quality employment node and urban gateway into the Township of Langley. It is intended as part of a major transit oriented, high density, mixed use corridor along 200 Street, building on the existing office mixed use developments already located here and the status of 200 Street as part of TransLink's Frequent Transit Network.

The gateway corridor will allow corporate headquarters and business and professional offices to locate in a contemporary business park with complimentary commercial facilities and other amenities that support the employment area. It will be a high quality, well designed business park at this major gateway that will stimulate and promote economic growth in the Township.

Office-Mixed Use Design Guidelines

- Provide a high standard of building and site design appropriate for a prestigious business park.
- Promote a development form which is sensitive to the natural environment and creates new natural features which can become part of the parks and open space network.
- Create visually attractive streetscapes and views along 200 Street.

Figure 45. Illustrative Concept Plan: Transit Village.







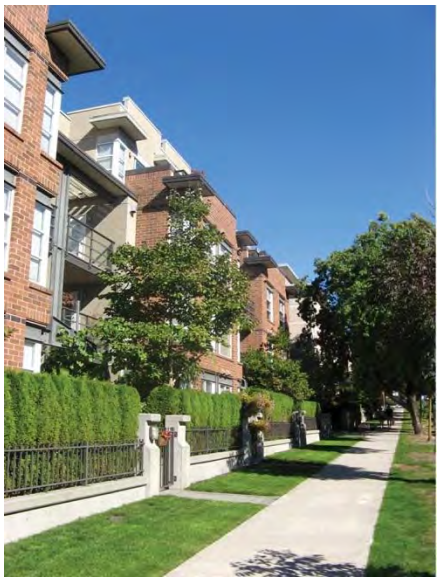
3.5.3 Transit Village

The Carvolth Transit Village is comprised of a compact mix of housing, local shops and services, parks and plazas. An interconnected network of pathways, pedestrian streets and greenways creates safe, attractive and accessible pedestrian and cycling connections to the Carvolth Transit Exchange, local shops and services, and the employment node/Frequent Transit Corridor along 200 Street.



Residential Buildings:

- Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
- Ground floor residential uses should emphasize ‘doors on the street’ by incorporating individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.
- Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.
- Set back residential buildings on the ground floor by a minimum of 2 m and a maximum of 4 m, and elevate by a minimum of 0.6 m to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair (as required by the B.C. Building Code).



- A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.
- Apartment lobbies and main building entries shall be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.
- Lobbies and main building entries should be clearly visible from the street, and have direct sight lines into them. Seating in the lobby should be provided to ensure people with mobility issues have a comfortable secure place to sit while waiting for rides.
- Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.





Figure 46. Architectural details and features help to create visual interest when approached by pedestrians.

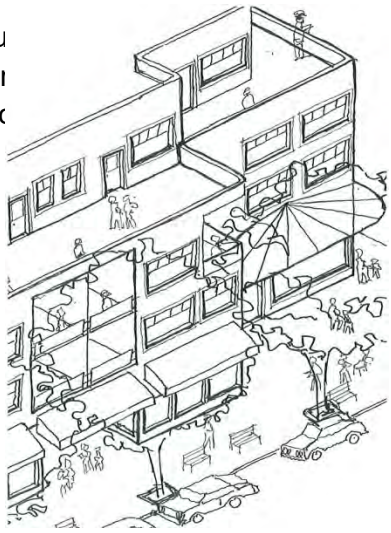
Human Scale:

- The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).
- Design buildings to express their internal function and use.
- Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians.
- Examples of architectural features include:
  - » Building height, massing, articulation and modulation.
  - » Bay windows and balconies.
  - » Corner features accent, such as turrets or cupolas.
  - » Decorative rooflines and cornices.
  - » Building entries.
  - » Canopies and overhangs.
- Examples of architectural details include:
  - » Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.).
  - » Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors).
  - » Articulation of columns and pilasters.
  - » Ornament or integrated artwork.
  - » Integrated architectural lighting.
  - » Detailed grilles and railings.
  - » Substantial trim details and moldings.
  - » Trellises and arbors.



Figure 47. Architectural features and details combined in a simple and pleasing composition.

Locate and design entrances to create building identity and to distingu
commercial and/or residential ground floor units. Use a high level of a
where appropriate, landscape treatment to emphasize primary entranc
“punctuation” in the overall streetscape treatment.



- Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.
- Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).

Windows and Doors

- Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:
  - » Are vertically proportioned and approximately the size and proportion of a traditional window.
  - » Include substantial trim or molding.
  - » Are separated from adjacent windows by a vertical element.
  - » Are made up of small panes of glass.
  - » Are separated with moldings or jambs but grouped together to form larger areas of glazing.
- The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

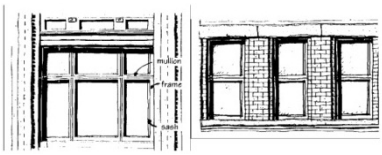


Figure 48. Punched windows with vertical proportions create variation and texture in the façade and help achieve a human scale.



Exterior Materials

- A key objective is to encourage the use and expression of wood as a renewable resource. This can be achieved through the use of wood in façade design and the architectural expression of buildings.
- In general, new buildings should incorporate natural building materials into façades to avoid a “thin veneer” look and feel, incorporated with more modern treatments, including glass curtain walls for office buildings.

The following materials are recommended, acceptable, or discouraged for use:

- Recommended:
  - » Natural wood materials, including:
    - Milled and un-milled timbers.
    - Window and door trim.
    - Canopy structures and signage.
  - » Brick masonry, glazed tile, stone, concrete (painted).
  - » Flat profile “slate” concrete tiles.
  - » Glass and wood for window assemblies.
  - » Standing seam metal roofing.
- Acceptable:
  - » Pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both.
  - » Limited amounts of stucco.
- Discouraged:
  - » Vinyl siding or window frames.
  - » Swirl Type Stucco.

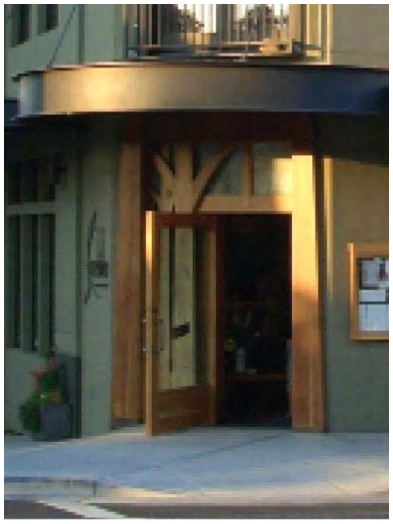


Figure 49. Tasteful use of timbers integrated with a range of complimentary colours and materials.



Landscaping

- Landscaping should be used to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.
- Hard landscape treatments such as terraced retaining walls and planters should be used to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:
  - » Incorporate a planter guard or low planter wall as part of the building design.
  - » Use distinctive landscaping in open areas created by building articulation.
  - » Include a special feature such as a courtyard, fountain, or pool.
  - » Emphasize entries with special planting in conjunction with trellises, decorative paving and/or lighting.

Langley Schools

7 May 2019

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-26-0213 1 1100027 BC LTD/ISLE OF MANN

CIVIC: 20200 Block of 86 Avenue

LEGAL: Future Lot 1 Plan EPP ____ Section 26 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
Condos	**203**	**3**	**2**	**4**

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek 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

ATTACHMENT D

station one architects
alvin bartel, architect aibc
justin dyck, architect aibc

Summary of the 20264 – 86th Avenue Condominiums Public Information Meeting

A Public Information Meeting (PIM) was held on Tuesday, April 12, 2022 between 6:00 pm and 7:30 pm via Zoom for the rezoning and development permit application for the northern portion of a property located at 20264 – 86th Avenue.

This public information meeting was to provide information about the project, including the architectural and landscape drawings, and to provide feedback and comments.

A notice for the PIM was mailed out on March 31, 2022 to 808 households in the surrounding neighborhood. In addition, a notice was placed in the local newspaper and appeared in the March 30, 2022 and April 6, 2022 editions of the Langley Advance Times.

In response to the neighborhood mail out and newspaper notice, no comments were received, either via email or physical mail.

During the PIM via Zoom, there were a total of four attendees:

- Brent Tedford (developer from Isle of Mann)
- Alvin Bartel, Architect AIBC (architect from Station One Architects)
- Leon Schroeder (senior associate from Station One Architects)
- Colin Moore, RPP MCIP (senior planner from the Township of Langley)

No members of the public joined the PIM during the 1.5 hour timeframe.

Based on not receiving any written feedback and having no one from the public attend the PIM, it would appear that the surrounding neighborhood does not oppose this proposed development.

Regards,



Leon Schroeder Senior Associate
Architectural Technologist AIBC, LEED Green Associate, CPTED Practitioner

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENT (VANCOUVER) LTD.)
BYLAW NO. 5763

EXPLANATORY NOTE

Bylaw No. 5763 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Drainage Works for the area of Rinn in the Brookswood/Fernridge Community Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENT (VANCOUVER) LTD)
BYLAW NO. 5763

A Bylaw to enter into a development works agreement;

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

1. This Bylaw may be cited for all purposes as "Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763".

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

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

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

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

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
READ A THIRD TIME the	30	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

APPENDIX "A" TO
BYLAW NO. 5763

DEVELOPMENT WORKS AGREEMENT

FOR DRAINAGE WORKS

Project # 07-25-0038

THIS AGREEMENT dated for reference the _____ day of _____, 2022

BETWEEN:

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

(the "Township")

OF THE FIRST PART

AND:

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

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Brookswood-Fernridge Community Plan is identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a storm water detention facility and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

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

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

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

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

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

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

1. DEFINITIONS

In this Agreement and in the recital above:

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

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

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

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

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

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

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

"**Developer**" means Qualico Developments (Vancouver) Ltd;

"**Development Works Agreement Bylaw**" means Bylaw No. 5763 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the Works. The Estimated Cost of the Works for Bylaw No. 5763 is $6,686,414.18;

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

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

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

"**Specified Charge**" means $154,615.42 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

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

"**Works**" means the Drainage Works including related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

3. CONSTRUCTION OF DRAINAGE

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

4. DRAINAGE COSTS

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

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

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

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

the Works.

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

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

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

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

5. INTEREST

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

6. TERM

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

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

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

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

7. LATECOMER CHARGES

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

8. INDEMNITY

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

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

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

9. MUNICIPAL COSTS

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

10. NOTICES

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

Qualico Developments (Vancouver) Ltd.
201 – 6525 177B Street
Surrey, BC V3S 5N4

and to the Township as follows:

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

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

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

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

11. BINDING ON SUCCESSORS

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

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

12. ENTIRE AGREEMENT

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

13. LAWS OF BRITISH COLUMBIA

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

14. SCHEDULES

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

(s) Schedule "A" – List of Benefiting Parcels;
(t) Schedule "B" – Map of Benefiting Area;
(u) Schedule “C” – Description of the Works;

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

FOR CORPORATE BODY	SIGNED BY:	)
		)
	_____	)
		)
	In the presence of:	)
	(witness):	)
	Signature _____	)
	Name _____	)
	Address _____	)
	Occupation _____	)
FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY	SIGNED BY GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	)
	For and on behalf of	)
	THE CORPORATION OF THE	)
	TOWNSHIP OF LANGLEY	)
		)
	_____	)
	GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	)
		)
	SIGNED BY TOWNSHIP CLERK	)
	For and on behalf of	)
	THE CORPORATION OF THE	)
	TOWNSHIP OF LANGLEY	)
		)
	_____	)
	TOWNSHIP CLERK	)
		)
	In the presence of:	)
	(as to both Township signatures)	)
		)
	_____	)
	Name:	)
	Address:	)
	Occupation:	)

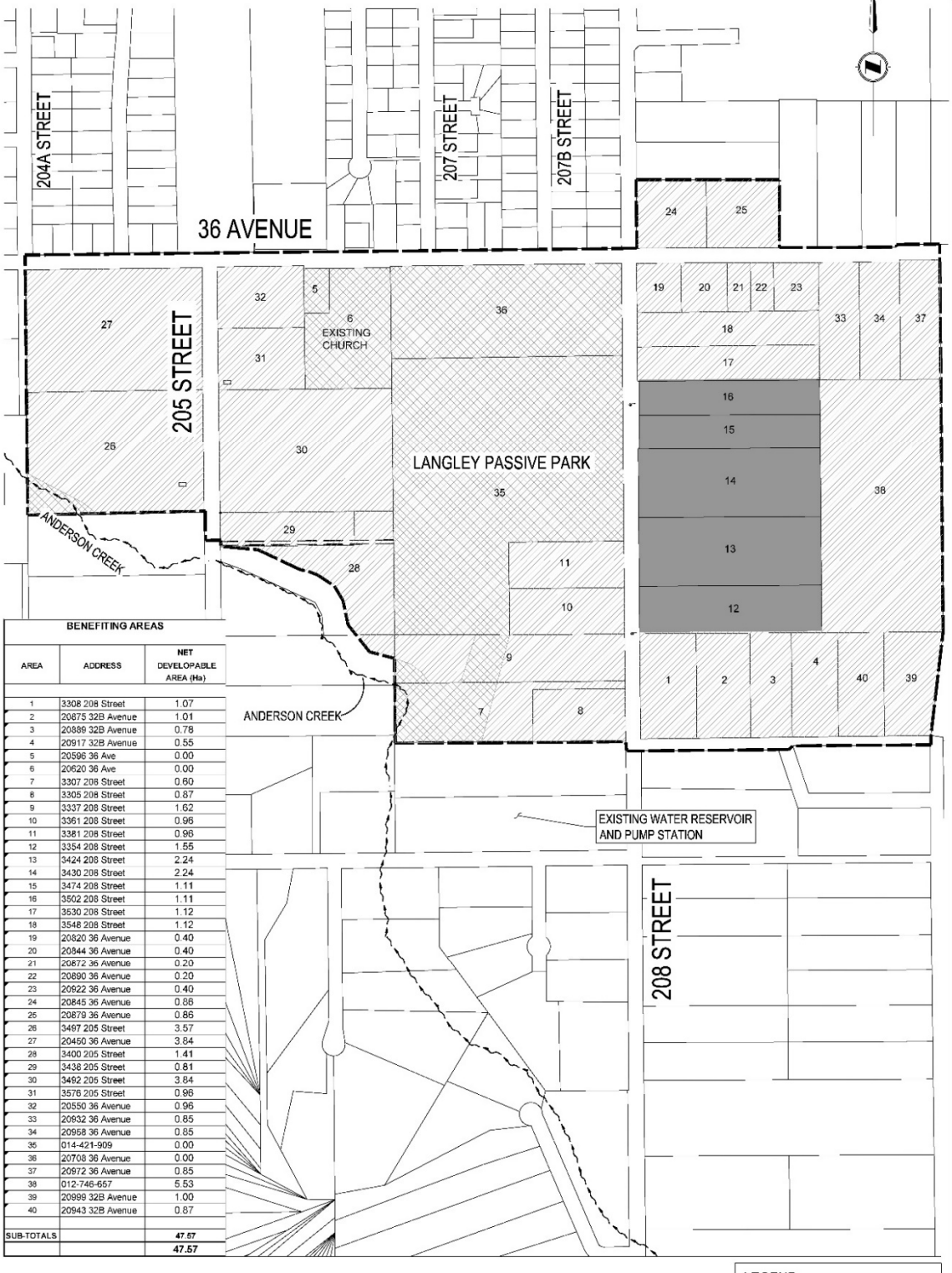
SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	006-712-584	3308 208 ST	LT 13, SEC 25, TWP 7, NWD, PL NWP32009	1.07
2	006-707-203	20875 32B AVE	LT 14, SEC 25, TWP 7, NWD, PL NWP32009	1.01
3	010-606-327	20889 32B AVE	LT C, SEC 25, TWP 7, NWD, PL NWP21965	0.78
4	003-252-647	20917 32B AVE	LT 18, SEC 25, TWP 7, NWD, PL NWP34557	0.55
5	028-347-617	20596 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL BCP46288	0
6	028-347-625	20620 36 AVE	LT 2, SEC 26, TWP 7, NWD, PL BCP46288	0
7	005-670-764	3307 208 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP58752	0.6
8	005-670-730	3305 208 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP58752	0.87
9	009-309-357	3337 208 ST	LT 13, SEC 26, TWP 7, NWD, PL NWP23144	1.62
10	004-389-298	3361 208 ST	LT 12, SEC 26, TWP 7, NWD, PL NWP21872	0.96
11	010-589-171	3381 208 ST	LT 11, SEC 26, TWP 7, NWD, PL NWP21872	0.96
12	009-522-263	3354 208 ST	LT 6, SEC 25, TWP 7, NWD, PL NWP11397	1.55
13	009-261-923	3424 208 ST	LT 10, SEC 25, TWP 7, NWD, PL NWP22596	2.24

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
14	003-142-612	3430 208 ST	LT 9, SEC 25, TWP 7, NWD, PL NWP22596	2.24
15	013-299-034	3474 208 ST	LT B, SEC 25, TWP 7, NWD, PL NWP80733	1.11
16	013-299-026	3502 208 ST	LT A, SEC 25, TWP 7, NWD, PL NWP80733	1.11
17	005-828-198	3530 208 ST	LT 2, SEC 25, TWP 7, NWD, PL NWP59888	1.12
18	005-828-163	3548 208 ST	LT 1, SEC 25, TWP 7, NWD, PL NWP59888	1.12
19	002-058-502	20820 36 AVE	LT 1, SEC 25, TWP 7, NWD, PL NWP11397	0.4
20	009-522-212	20844 36 AVE	LT 2, SEC 25, TWP 7, NWD, PL NWP11397	0.4
21	009-522-221	20872 63 AVE	SEC 25, TWP 7, NWD, PL NWP11397	0.2
22	009-522-247	20890 36 AVE	LT 3, SEC 25, TWP 7, NWD, PL NWP11397	0.2
23	009-522-255	20922 36 AVE	LT 4, SEC 25, TWP 7, NWD, PL NWP11397	0.4
24	006-225-489	20845 36 AVE	LT 19, SEC 25, TWP 7, NWD, PL NWP48107	0.86
25	003-734-285	20879 36 AVE	LT 20, SEC 25, TWP 7, NWD, PL NWP48107	0.86
26	001-511-807	3497 205 ST	LT 9, SEC 26, TWP 7, NWD, PL NWP1967	3.57
27	012-431-893	20450 36 AVE	LT 8, SEC 26, TWP 7, NWD, PL NWP1967	3.84

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
28	002-377-748	3400 205 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP70250	1.41
29	002-377-730	3438 205 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP70250	0.81
30	012-431-869	3492 205 ST	LT 6, SEC 26, TWP 7, NWD, PL NWP1967	3.84
31	007-413-963	3576 205 ST	LT 18, SEC 26, TWP 7, NWD, PL NWP36877	0.96
32	007-413-955	20550 36 AVE	LT 17, SEC 26, TWP 7, NWD, PL NWP36877	0.96
33	006-747-396	20932 36 AVE	LT 15, SEC 25, TWP 7, NWD, PL NWP32541	0.85
34	006-747-400	20958 36 AVE	LT 16, SEC 25, TWP 7, NWD, PL NWP32541	0.85
35	014-421-909		LT 2, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 3, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 4, SEC 26, TWP 7, NWD, PL NWP1967, PRTN W 1/2	0
36	014-421-895	20708 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468	0
37	006-747-418	20972 36 AVE	LT 17, SEC 25, TWP 7, NWD, PL NWP32541	0.85
38	012-746-657		LT 2, SEC 25, TWP 7, NWD, PL NWP2542	5.53
39	007-071-795	20999 32B AVE	LT 20, SEC 25, TWP 7, NWD, PL NWP34557	1
40	003-252-337	20943 32B AVE	LT 19, SEC 25, TWP 7, NWD, PL NWP34557	0.87

SCHEDULE "B"
MAP OF BENEFITING AREA



BENEFITING AREAS

AREA	ADDRESS	NET DEVELOPABLE AREA (Ha)
1	3308 208 Street	1.07
2	20875 32B Avenue	1.01
3	20889 32B Avenue	0.78
4	20917 32B Avenue	0.55
5	20598 36 Ave	0.00
6	20620 36 Ave	0.00
7	3307 208 Street	0.60
8	3305 208 Street	0.87
9	3337 208 Street	1.62
10	3361 208 Street	0.96
11	3381 208 Street	0.96
12	3354 208 Street	1.55
13	3424 208 Street	2.24
14	3430 208 Street	2.24
15	3474 208 Street	1.11
16	3502 208 Street	1.11
17	3530 208 Street	1.12
18	3548 208 Street	1.12
19	20820 36 Avenue	0.40
20	20844 36 Avenue	0.40
21	20872 36 Avenue	0.20
22	20890 36 Avenue	0.20
23	20922 36 Avenue	0.40
24	20845 36 Avenue	0.86
25	20879 36 Avenue	0.86
26	3497 205 Street	3.57
27	20450 36 Avenue	3.84
28	3400 205 Street	1.41
29	3438 205 Street	0.81
30	3492 205 Street	3.84
31	3576 205 Street	0.96
32	20550 36 Avenue	0.96
33	20932 36 Avenue	0.85
34	20958 36 Avenue	0.85
35	014-421-909	0.00
36	20708 36 Avenue	0.00
37	20972 36 Avenue	0.85
38	012-746-657	5.53
39	20999 32B Avenue	1.00
40	20943 32B Avenue	0.87
SUB-TOTALS		47.57
		47.57

DWA STORM CATCHMENT AREAS

LEGEND
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

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

Scale: 1:5000
Date: 2022.01.10
Job No.: 2111-05161-00
Mun. Proj.: 07-25-0038

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Drainage works consisting of a detention pond of approximately 82,000 m^2 in area complete with approximately 145 linear metres of 525 mm diameter storm sewer, 278 linear metres of 675 mm diameter storm sewer, 178 linear metres of 1350 mm diameter storm sewer, 112 linear metres of 1500 mm diameter storm sewer, 2.4m X 2.4m flow control chamber, headwalls, erosion protection, landscaping and fencing, having an Estimated Capital Cost of the Works of $6,686,414.18 all in accordance with the Qualico Developments (Vancouver) Ltd. Bylaw No. 5763, as per design drawings numbered and named as follows:

- 2111-03141-04 Sheets 1 to 50 inclusive
  Prepared by McElhanney Consultants Ltd.

- 2111-05161-00 Sheets L1 to L10 inclusive
  Prepared by McElhanney Consultants Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SANITARY DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) LTD)
BYLAW NO. 5764

EXPLANATORY NOTE

Bylaw No. 5764 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Sanitary Works for the area of Rinn in the Brookswood/Fernridge Community Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SANITARY DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) LTD.)
BYLAW NO. 5764

A Bylaw to enter into a development works agreement;

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

1. This Bylaw may be cited for all purposes as "Sanitary Development Works Agreement (Qualico Developments (Vancouver Ltd.) Bylaw No. 5764".

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

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

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

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

READ A FIRST TIME the	30	day of	May	, 2022
READ A SECOND TIME the	30	day of	May	, 2022
READ A THIRD TIME the	30	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

APPENDIX "A" TO
BYLAW NO. 5764

APPENDIX A TO BYLAW NO. 5764

DEVELOPMENT WORKS AGREEMENT
FOR SANITARY WORKS

Project # 07-25-0038

THIS AGREEMENT dated for reference the _____ day of _____, 2022

BETWEEN:

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

(the "Township")

OF THE FIRST PART

AND:

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

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a sanitary catchment area of the Brookswood-Fernridge Community Plan is identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a sanitary sewer and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

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

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

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

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

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

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

1. DEFINITIONS

In this Agreement and in the recital above:

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

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

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

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

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

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

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

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

"**Development Works Agreement Bylaw**" means Bylaw No. 5764 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the estimated Capital Cost entire Works. The Estimated Cost of the Works for Bylaw No. 5764 is $2,914,959.30;

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

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

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

"**Specified Charge**" means $70,417.84 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

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

"**Works**" means the Sanitary Works and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

3. CONSTRUCTION OF SANITARY WORKS

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

4. SANITARY COSTS

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

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

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

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

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

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

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

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

5. INTEREST

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

6. TERM

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

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

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

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

7. LATECOMER CHARGES

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

8. INDEMNITY

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

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

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

9. MUNICIPAL COSTS

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

10. NOTICES

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

Qualico Developments (Vancouver) Ltd.
201 – 6525 177B Street
Surrey, BC. V3S 5N4

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC. V2Y 3J1
Attention: Manager of Development Engineering

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

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

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

11. BINDING ON SUCCESSORS

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

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

12. ENTIRE AGREEMENT

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

13. LAWS OF BRITISH COLUMBIA

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

14. SCHEDULES

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

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

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

FOR CORPORATE BODY	SIGNED BY:	)
		)
	_____	)
		)
	In the presence of:	)
	(witness):	)
	Signature _____	)
	Name _____	)
	Address _____	)
	Occupation _____	)
FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY	SIGNED BY GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	)
	For and on behalf of	)
	THE CORPORATION OF THE	)
	TOWNSHIP OF LANGLEY	)
		)
	_____	)
	GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	)
		)
	SIGNED BY TOWNSHIP CLERK	)
	For and on behalf of	)
	THE CORPORATION OF THE	)
	TOWNSHIP OF LANGLEY	)
		)
	_____	)
	TOWNSHIP CLERK	)
		)
	In the presence of:	)
	(as to both Township signatures)	)
		)
	_____	)
	Name:	)
	Address:	)
	Occupation:	)

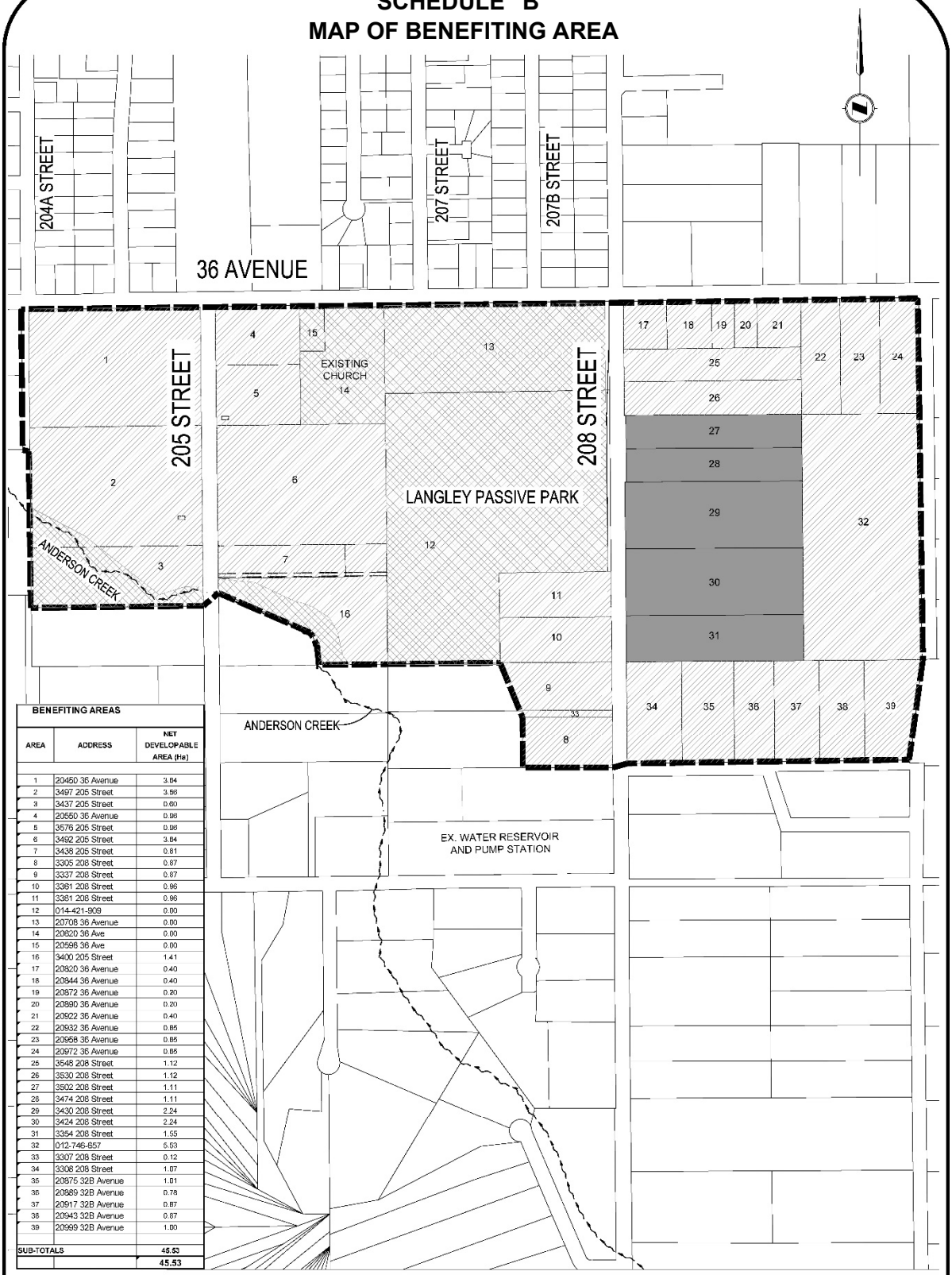
SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	012-431-893	20450 36 AVE	LT 8, SEC 26, TWP 7, NWD, PL NWP1967	3.84
2	001-511-807	3497 205 ST	LT 9, SEC 26, TWP 7, NWD, PL NWP1967	3.56
3	012-431-915	3437 205 ST	SEC 26, TWP 7, NWD, PL NWP1967	0.60
4	007-413-955	20550 36 AVE	LT 17, SEC 26, TWP 7, NWD, PL NWP36877	0.96
5	007-413-963	3576 205 ST	LT 18, SEC 26, TWP 7, NWD, PL NWP36877	0.96
6	012-431-869	3492 205 ST	LT 6, SEC 26, TWP 7, NWD, PL NWP1967	3.84
7	002-377-730	3438 205 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP70250	0.81
8	005-670-730	3305 208 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP58752	0.87
9	009-309-357	3337 208 ST	LT 13, SEC 26, TWP 7, NWD, PL NWP23144	0.87
10	004-389-298	3361 208 ST	LT 12, SEC 26, TWP 7, NWD, PL NWP21872	0.96
11	010-589-171	3381 208 ST	LT 11, SEC 26, TWP 7, NWD, PL NWP21872	0.96
12	014-421-909		LT 2, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 3, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 4, SEC 26, TWP 7, NWD, PL NWP1967, PRTN W 1/2	0.00

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
13	014-421-895	20708 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468	0.00
14	028-347-625	20620 36 AVE	LT 2, SEC 26, TWP 7, NWD, PL BCP46288	0.00
15	028-347-617	20596 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL BCP46288	0.00
16	002-377-748	3400 205 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP70250	1.41
17	002-058-502	20820 36 AVE	LT 1, SEC 25, TWP 7, NWD, PL NWP11397	0.40
18	009-522-212	20844 36 AVE	LT 2, SEC 25, TWP 7, NWD, PL NWP11397	0.40
19	009-522-221	20872 36 AVE	SEC 25, TWP 7, NWD, PL NWP11397	0.20
20	009-522-247	20890 36 AVE	LT 3, SEC 25, TWP 7, NWD, PL NWP11397	0.20
21	009-522-255	20922 36 AVE	LT 4, SEC 25, TWP 7, NWD, PL NWP11397	0.40
22	006-747-396	20932 36 AVE	LT 15, SEC 25, TWP 7, NWD, PL NWP32541	0.85
23	006-747-400	20958 36 AVE	LT 16, SEC 25, TWP 7, NWD, PL NWP32541	0.85
24	006-747-418	20972 36 AVE	LT 17, SEC 25, TWP 7, NWD, PL NWP32541	0.85
25	005-828-163	3548 208 ST	LT 1, SEC 25, TWP 7, NWD, PL NWP59888	1.12
26	005-828-198	3530 208 ST	LT 2, SEC 25, TWP 7, NWD, PL NWP59888	1.12
27	013-299-026	3502 208 ST	LT A, SEC 25, TWP 7, NWD, PL NWP80733	1.11

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
28	013-299-034	3474 208 ST	LT B, SEC 25, TWP 7, NWD, PL NWP80733	1.11
29	003-142-612	3430 208 ST	LT 9, SEC 25, TWP 7, NWD, PL NWP22596	2.24
30	009-261-923	3424 208 ST	LT 10, SEC 25, TWP 7, NWD, PL NWP22596	2.24
31	009-522-263	3354 208 ST	LT 6, SEC 25, TWP 7, NWD, PL NWP11397	1.55
32	012-746-657	210 ST	LT 2, SEC 25, TWP 7, NWD, PL NWP2542	5.53
33	005-670-764	3307 208 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP58752	0.12
34	006-712-584	3308 208 ST	LT 13, SEC 25, TWP 7, NWD, PL NWP32009	1.07
35	006-707-203	20875 32B AVE	LT 14, SEC 25, TWP 7, NWD, PL NWP32009	1.01
36	010-606-327	20889 32B AVE	LT C, SEC 25, TWP 7, NWD, PL NWP21965	0.78
37	003-252-647	20917 32B AVE	LT 18, SEC 25, TWP 7, NWD, PL NWP34557	0.87
38	003-252-337	20943 32B AVE	LT 19, SEC 25, TWP 7, NWD, PL NWP34557	0.87
39	007-071-795	20999 32B AVE	LT 20, SEC 25, TWP 7, NWD, PL NWP34557	1.00

SCHEDULE "B"
MAP OF BENEFITING AREA



BENEFITING AREAS

AREA	ADDRESS	NET DEVELOPABLE AREA (Ha)
1	20450 36 Avenue	3.64
2	3497 205 Street	3.56
3	3437 205 Street	0.60
4	20550 36 Avenue	0.98
5	3576 205 Street	0.98
6	3492 205 Street	3.64
7	3438 205 Street	0.81
8	3305 208 Street	0.87
9	3337 208 Street	0.87
10	3361 208 Street	0.96
11	3381 208 Street	0.96
12	014-421-909	0.00
13	20708 36 Avenue	0.00
14	20620 36 Ave	0.00
15	20596 36 Ave	0.00
16	3400 205 Street	1.41
17	20820 36 Avenue	0.40
18	20844 36 Avenue	0.40
19	20872 36 Avenue	0.20
20	20890 36 Avenue	0.20
21	20922 36 Avenue	0.40
22	20932 36 Avenue	0.85
23	20958 36 Avenue	0.85
24	20972 36 Avenue	0.85
25	3548 208 Street	1.12
26	3530 208 Street	1.12
27	3502 208 Street	1.11
28	3474 208 Street	1.11
29	3430 208 Street	2.24
30	3424 208 Street	2.24
31	3354 208 Street	1.55
32	012-746-857	6.53
33	3307 208 Street	0.12
34	3308 208 Street	1.07
35	20875 32B Avenue	1.01
36	20889 32B Avenue	0.78
37	20917 32B Avenue	0.87
38	20943 32B Avenue	0.87
39	20999 32B Avenue	1.00
SUB-TOTALS		45.53
		45.53

DWA SANITARY CATCHMENT AREAS

LEGEND
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

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

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. S. SULL
31145
PERMIT TO PRACTICE # 1003299
2022-04-27

Scale: 1:5000
Date: 2022.04.26
Job No.: 2111-05161-00
Mun. Proj.: 07-25-0038

SCHEDULE "C"
DESCRIPTION OF THE WORKS

- Approximately 438 linear metres of 250 mm diameter sanitary sewer trunk main;
- Approximately 411 linear metres of 300 mm diameter sanitary sewer trunk main;
- Approximately 1374 linear metres of 375 mm diameter sanitary sewer trunk main; and
- Approximately 400 linear metres of 450 mm diameter sanitary sewer trunk main and related appurtenances.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP – FORT BLOCK LANE)

BYLAW 2020 NO. 5558

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK LANE)
BYLAW 2020 NO. 5558

WHEREAS pursuant to subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

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

1. This Bylaw may be cited for all purposes as "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558."

2. That portion of road lying in District Lot 19 Group 2 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule "A", prepared by Adam Fulkerson, BCLS, completed on the 2nd day of November, 2020, and February 4, 2022, and more particularly described as:

   all that portion of Parcel A containing 483.5 square meters and dedicated on Plan 8856

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

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

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

READ A FIRST TIME the	20	day of	April	, 2021
READ A SECOND TIME the	20	day of	April	, 2021
PUBLIC INPUT OPPORTUNITY	28	day of	February	, 2022
READ A THIRD TIME the	30	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW No. 5558 STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN 8856 DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT

PLAN EPP107616

B.C.G.S. 92G.018
PURSUANT TO SECTION 120, LAND TITLE ACT
AND SECTION 40, COMMUNITY CHARTER

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES NON-STANDARD ROUND IRON POST
- DENOTES STANDARD IRON POST FOUND
- Wt DENOTES WITNESS
- Sq.m. DENOTES SQUARE METRES
- EX. DENOTES EXPLANATORY
- \+ DENOTES UNMONUMENTED POINT

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

Coordinates are shown for mapping purposes only.

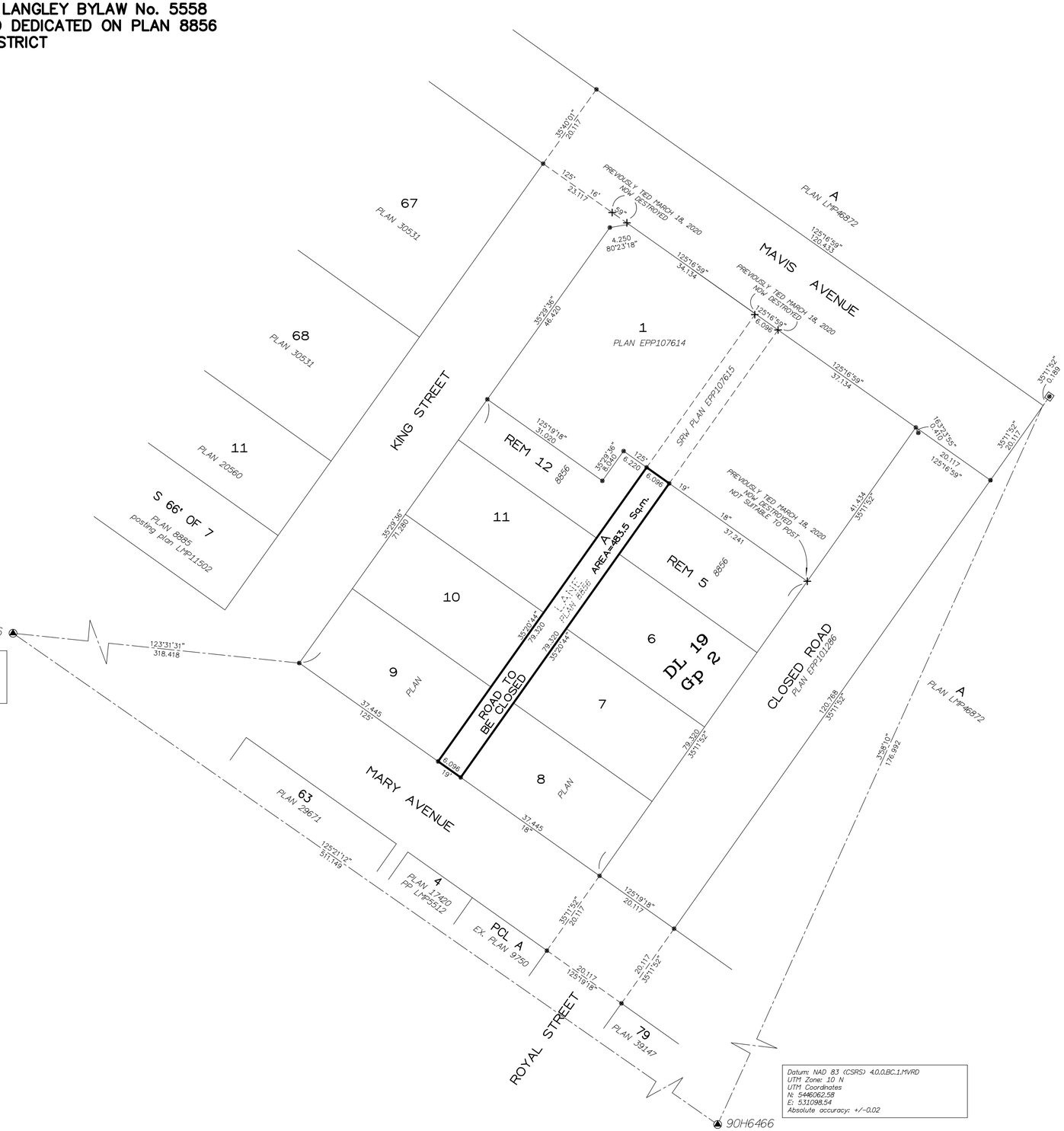


SCALE 1 : 500

5 0 10 20 30

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width and 560mm in height (D size) when plotted at a scale of 1:500.



INTEGRATED SURVEY AREA No. 41, TOWNSHIP OF LANGLEY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 91H9916 and 90H6466 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996122, which has been derived from control monument 90H6466.

This plan lies within the jurisdiction of the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on the 2nd day of November, 2020.
M. Adam Fulkerson, BCLS 906

Inspected under the Land Title Act, the 4th day of February, 2022.
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET
LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

FILE: 8794-ROAD-R4

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK ROYAL) BYLAW 2020 NO. 5597

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK ROYAL) BYLAW 2020 NO. 5597

WHEREAS pursuant to subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

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

1. This Bylaw may be cited for all purposes as "Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597."

2. That portion of road lying in District Lot 19 Group 2 NWD shown outlined in heavy black line on the reference plan EPP101286 attached hereto as Schedule "A", prepared by Adam Fulkerson, BCLS, completed on the 18th day of March, 2020, and the 4th day of February, 2022, and more particularly described as:

   all that portion of Road to be Closed containing 0.243 hectares and dedicated on Plan 1344

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

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

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

READ A FIRST TIME the	20	day of	April	, 2020
READ A SECOND TIME the	20	day of	April	, 2020
PUBLIC INPUT OPPORTUNITY	28	day of	February	, 2022
READ A THIRD TIME the	30	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW No. 5597
STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN 1344
DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT

PLAN EPP101286

B.C.G.S. 92G.018
PURSUANT TO SECTION 120, LAND TITLE ACT
AND SECTION 40, COMMUNITY CHARTER

LEGEND

- ▲ *DENOTES CONTROL MONUMENT FOUND*
- ◙ *DENOTES NON-STANDARD ROUND IRON POST*
- ● *DENOTES STANDARD IRON POST FOUND*
- *wt DENOTES WITNESS*
- *ha DENOTES HECTARES*
- *Sq.m. DENOTES SQUARE METRES*
- *EX. DENOTES EXPLANATORY*
- \+ *DENOTES UNMONUMENTED POINT*

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

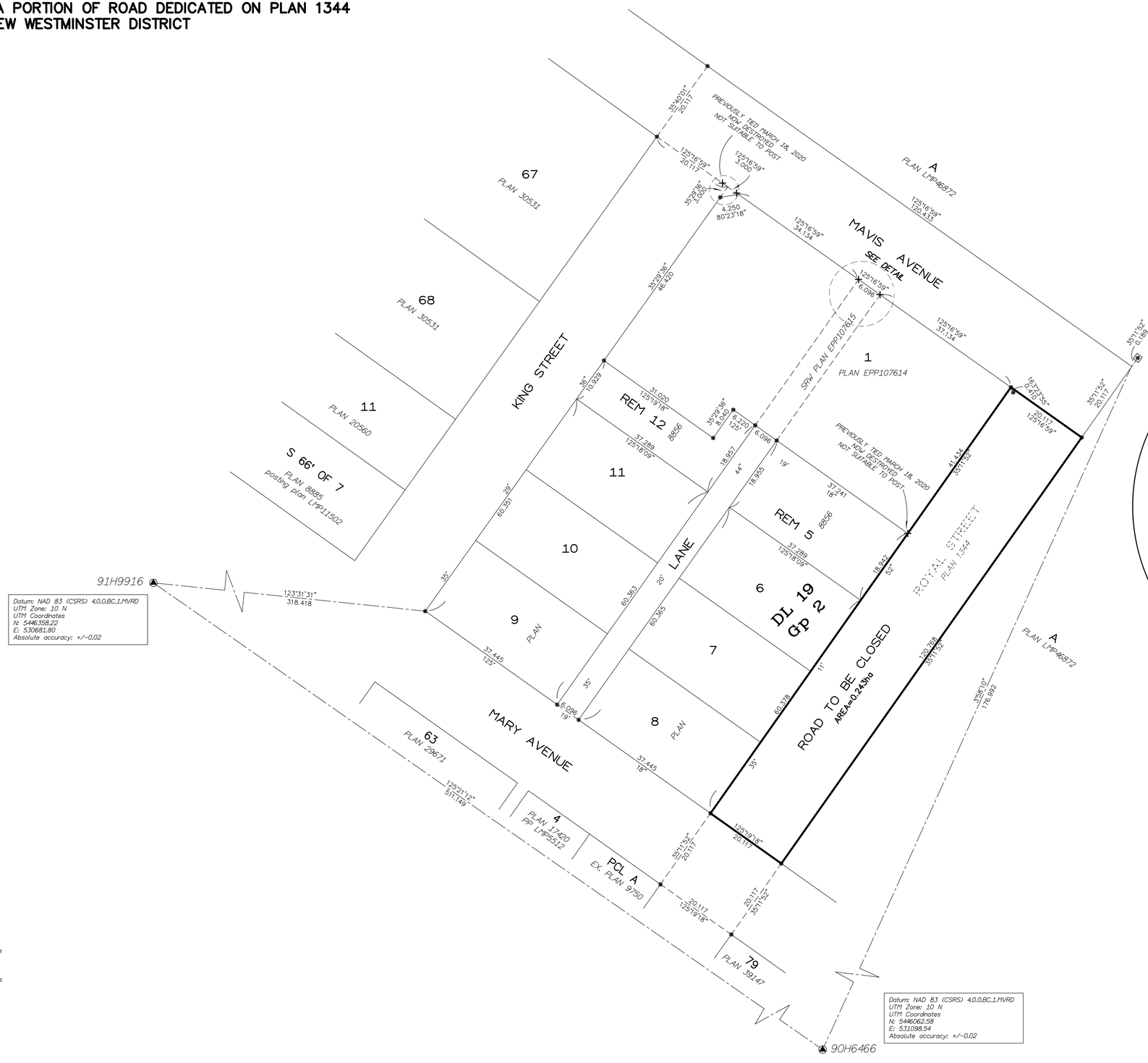
Coordinates are shown for mapping purposes only.

SCALE 1 : 500

5 0 10 20 30

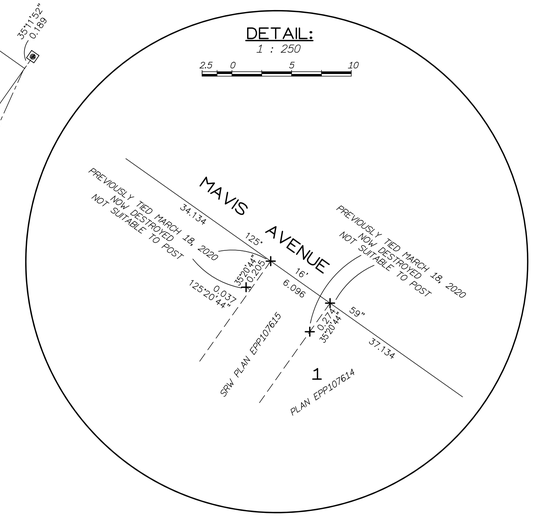
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width and 560mm in height (D size) when plotted at a scale of 1:500.



DETAIL:
1 : 250

2.5 0 5 10



INTEGRATED SURVEY AREA No. 41,
TOWNSHIP OF LANGLEY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 91H9916 and 90H6466 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996122, which has been derived from control monument 90H6466.

This plan lies within the jurisdiction of the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on the 18th day of March, 2020.
M. Adam Fulkerson, BCLS 906

Inspected under the Land Title Act, the 4th day of February, 2022.
M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET LAND SURVEYING
C120-20178 96TH AVE
LANGLEY B.C.
604-583-6161

FILE: 8794-ROAD-ROYAL-R2

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555
AMENDMENT BYLAW NO. 5770

EXPLANATORY NOTE

Bylaw No. 5770 amends Langley Development Cost Charges Bylaw 2020 No. 5555 by revising the Highway DCC Program to include components of the 232 Street Interchange and Glover Road Overpass to the DCC program, and to amend the Highway DCC rates.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

AMENDMENT BYLAW NO. 5770

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 Development Cost Charges Bylaw 2020 No. 5555 Amendment Bylaw No. 5770”.

2. The “Langley Development Cost Charges Bylaw 2020 No. 5555” is amended by:

   a. Replacing the Roads column in Schedule A Residential Development Cost Charges as follows:

Type of Development	Unit	Road
Residential 1	du	$17,617.58
Residential 2	du	$17,177.14
Residential 3	du	$14,974.94
Residential 4	du	$13,213.18

   b. Replacing the Roads column in Schedule B Commercial and Institutional Development Cost Charges as follows:

Type of Development	Unit	Road
Commercial 1	m2	$88.09
Commercial 2	m2	$68.71
Commercial 3	m2	$31.71
Institutional	m2	$42.28

   c. Replacing the Roads column in Schedule C Industrial Development Cost Charges as follows:

Type of Development	Unit	Road
Industrial	m^2	$13.66

READ A FIRST TIME the	28	day of	February	, 2022
READ A SECOND TIME the	28	day of	February	, 2022
READ A THIRD TIME the	28	day of	February	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING the	30	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

From: communications@highschooltoo.ca <communications@highschooltoo.ca>
Sent: Wednesday, June 08, 2022 7:05 AM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: [EXTERNAL] STUDENTS ARE CALLING FOR A CONSENT AWARENESS WEEK

Dear Mayor Froese,

My name is Carolyn Bridgeman, and I am a member of High School Too, a network of high school and university students from across Canada working to address sexual violence in our schools. High School Too advocates for policy, protocol, and education change so all high schools can be places where consent comes first. Our work has been highlighted and celebrated in the Toronto Star, CBC, and CTV.

In April, we launched our 10-part platform to prevent and address sexual violence in high school. Today, we are writing to you to ask for your support in declaring National Consent Awareness Week during the third week of September 19 - 23rd.

Sexual violence against high school students is not just rumours or school drama. It is a massive problem in Canada, with 1 in 7 girls saying another student has sexually assaulted them. While we applaud the attention and resources that have been placed on sexual violence in colleges and universities in recent years, the same attention is vitally needed for high schools. The research shows that 15% of girls and 9% of boys between the ages of 14 to 21 identified that they have had a sexual act forced upon them by a peer, including oral sex or being forced to touch someone sexually (Taylor et al., 2019). Moreover, in a school climate survey, many 2SLGBTQIA+ students (58%) identified being sexually harassed in the past year and 13% reported that this harassment occurred often or frequently (Kosciw et al., 2020).
Most importantly, only 28% of Canadians fully understand giving consent (Canadian Women's Foundation). It is evident from these statistics that there is not enough prevention, support and response regarding sexual violence and harassment for high school students across Canada. Given the current circumstances, leaders like yourselves must address the concerns of high school students and their supporters across Canada regarding sexual violence support and education in high schools.

One of the key ways to address this substantial public health issue is to promote understanding of consent in all interactions. The inaugural Consent Awareness Week would allow students, employees, and families to engage in education initiatives to understand and navigate conversations around boundaries and empathize in all relationships with our friends, family, and community members. We call for a week of learning that fosters a culture of consent in schools through programming, events, and discussions involving faculty, staff, consent education experts, and students. This will be a time to apply, engage, and educate students on consent, student rights, and the school's sexual violence policies. As Mayor of Township of Langley, we are asking you to declare Consent Awareness Week and support High School Too in our efforts to advocate for Consent education

We chose the third week of September in recognition that those first six weeks of school are called the Red Zone, a time when there is an increase in sexual assault in schools. Implementing the National Consent Awareness Week includes grade assemblies, in-class workshops, embedded class activities, and after-school presentations on sexual violence and consent for non-student participants (e.g., parents, guardians).

Students deserve a safe, inclusive, and accepting school environment to flourish their learning, well-being, and growth. We need adult allies like you to affirm our right to be safe, and declaring the third week of September Consent Awareness Week is one fundamental way to do this. We want to work with you so that all schools, including high schools too can be places where consent comes first.

Most Sincerely,
Carolyn Bridgeman
High School Too
https://www.highschooltoo.ca/
communications@highschooltoo.ca

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

May 24, 2022 at 7:00pm
via Zoom

MINUTES

Present:
A. Stewart, Community Co-Chair
P. Arnason, Council Co-Chair
B. Whitmarsh, Council Co-Chair
K. Richter, Councillor

C. Bishop, J. Evanochko, C. Grey, A. Neufeld, H. Sakurai, and J. Turner

Staff:
T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – May 24, 2022

Moved by H. Sakurai,
Seconded by J. Turner,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the May 24, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – April 26, 2022

Moved by C. Grey,
Seconded by H. Sakurai,
That the Tree Protection Advisory Committee adopt the minutes of the April 26, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

G. COUNCIL REFERRALS

1. Review of Booth, Fernridge and Rinn Neighbourhood Plans

TPAC reviewed the draft summary statements and motions that staff presented based on initial feedback received from committee members. Each motion was discussed, and members were given the opportunity to suggest amendments as well as provide additional motions. The summary statements and motions are presented below.

Motion A: Overall Natural Environment Planning Approach
Most TPAC members affirmed that they were "pleased" and "very impressed" with the overall framework of the Neighbourhood Plans in terms of tree preservation.

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC support the overall natural environment planning approach for the Booth, Fernridge and Rinn Neighbourhood Plans, specifically Neighbourhood Character Goal #1 – Plan For and With Nature – and the key strategy to establish a Neighbourhood Green Infrastructure Network, including the creation of Nature Conservation Areas (NCAs – 26% preservation space for the environment), as recommended by the Environmental Assessment.
CARRIED

Motion B: Neighbourhood Green Infrastructure Network
Most TPAC members suggested increased clarity in the Plans regarding the Neighbourhood Green Infrastructure Network strategy and its purpose.

Moved by C. Grey,
Seconded by C. Bishop,
That TPAC recommend strengthening the context, purpose description, and policy language for the Neighbourhood Green Infrastructure Network strategy, including:

- Relate policy language directly to the Climate Action strategy and the Community Forest Management Strategy (overall and throughout);
- Provide scientific (and defensible) rationale for 26%;
- Provide measurable indicators that plan checkers can review for; and
- Provide scientific oversight by Registered Biologist.

CARRIED

G. COUNCIL REFERRALS

Motion C: Connectivity between Nature Conservation Areas
Most TPAC Members indicated that policy measures regarding connectivity between nature conservation areas was limited and required improvement.

Moved by C. Grey,
Seconded by J. Evanochko,
That TPAC recommend strengthening the policy language in relation to Nature Conservation Areas (NCAs) and their connectivity to other NCAs and green features of the Neighbourhood Green Infrastructure Network, as well as avoidance of dividing or separating mature intact forested areas, including:

- Define connectivity in terms of biological function for known resident native species; and
- Provide Environmental Assessment maps (Assessed Habitat Type, Aquatic Habitat, Watercourse Classification, Assessed Habitat Quality, Valued Habitat, Environmentally Sensitive Areas), and Canopy mapping from the CFMS, in each document as a preliminary framework for developer information and developer/staff project consultation.

CARRIED

Motion D: Protected Trees Beyond NCAs
Most TPAC members recommended that further guidance on the retention of existing mature trees in building portions of development sites is needed.

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC recommend strengthening the policy language in relation to the preservation of protected trees outside of the Nature Conservation Areas and within land development areas (built environment areas), including:

- Review and update Schedule I of the Subdivision and Development Servicing Bylaw (to standards within the Tree Protection Bylaw); and
- Define and set goals for diverse age tree stands with appropriate species composition for retention, given likely built form impacts on tree health (e.g. heat island effects and other negative aspects of climate change) and/or need for native habitat succession.

CARRIED

Motion E: Maintenance and Stewardship
Most TPAC Members recommended that further guidance is necessary regarding maintenance and stewardship responsibilities for natural environment spaces – e.g., NCAs – established through implementation of these Plans.

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC recommend strengthening the policy language regarding the Township's active role in the ongoing maintenance and stewardship of Nature Conservation Areas that are established through development. This would include the establishment of a Township active management program that includes regular, minimum bi-annual assessment (and funding options to support) on both NCAs that are dedicated to the Township, which is preferred, AND those protected through Restricted Nature Areas Covenants, that include Township

G. COUNCIL REFERRALS

approved maintenance and stewardship plans, that are registered on Land Title AND that a definition of NCA to be included in the Tree Protection Bylaw and Subdivision and Servicing Bylaw.
CARRIED

Motion F: Restorations Measures for Aquatic Environments
Most TPAC members recommended that further guidance is needed on restoration measures associated with aquatic environments to improve tree canopy cover.

Moved by C. Grey,
Seconded by C. Bishop,
To further protect riparian areas, TPAC supports strengthening the policy language to require minimum 30% tree canopy adjacent to aquatic environments and incorporate diverse, multi-layered landscaping between public trails (e.g., creek greenways) and said riparian spaces. The required tree canopy should have diverse age and species tree composition with diverse, healthy species (non-invasive alien) understory layers.
CARRIED

MEETING EXTENDED
Moved by C. Grey,
Seconded by A. Neufeld,
That the meeting be extended to 9:30pm.
CARRIED

The agenda order was varied.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Horne Pit Discussion

COUNCIL
Moved by C. Grey,
Seconded by C. Bishop,
That TPAC recommends that Council direct staff to organize a site visit to Horne Pit for Council and TPAC when mutually convenient.
CARRIED

2. Tree Protection Bylaw – Operational Update

E. Fong provided an update on Tree Permit activity since the amended bylaw was approved in July 2021.

The agenda order then resumed.

G. COUNCIL REFERRALS

1. Review of Booth, Fernridge and Rinn Neighbourhood Plans

Motion G: 3-30-300 Rule
Some TPAC members recommended the inclusion of the Community Forest Management Strategy's 3-30-300 Rule into the neighbourhood plans.

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC recommend the addition of the 3-30-300 Rule which states, at a minimum, that every resident should be able to see at least 3 trees from their home; every neighbourhood should have a 30 percent tree canopy cover; and every resident in a neighbourhood should be within 300 metres of a public park or green space.
CARRIED

MEETING EXTENDED
Moved by C. Grey,
Seconded by C, Bishop,
That the meeting be extended to 10:00pm.
CARRIED

Motion H: Little Campbell Wetland and Little Campbell River
In the Fernridge Neighbourhood, the lands surrounding the biologically significant Little Campbell Wetland and Little Campbell River (also known as the Tata'lu) habitats are proposed for single family development. These habitats would receive far larger community benefits if they were restored, with an emphasis on increasing tree canopy and connectivity to surrounding green spaces.

Moved by C. Grey,
Seconded by C. Bishop,
That TPAC recommend that the Township-owned lands immediately surrounding the Little Campbell Wetlands and Little Campbell River (formerly known as Horne Pit) be removed from housing and established as a forested habitat with public trail access on the upper reaches while maintaining the integrity of these areas as sensitive habitats at the lower elevation.
CARRIED

A. Neufeld and A. Stewart opposed.
J. Turner abstained.

Motion I: Conceptual Names for Tree Planting Areas
At numerous places in the Plans, proposed tree planting area designations are termed: "tiny forests" or "forested courtyards", etc. The conceptual names present considerable technical challenges to achieving such treed landscapes. A varied approach to tree planting and establishing new canopy cover, viable for the long term, will require specific site analysis and multiple consultant cooperation.

G. COUNCIL REFERRALS

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC recommend that terms describing future treed areas be more accurate.
CARRIED

Motion J: Soil Permeability
Permeability of ground surfaces directly affects long term tree health and viability, through the development and unimpeded growth of Critical Root Zones, for both retained and new trees, and tree access to oxygen, water and nutrients.

Moved by C. Grey,
Seconded by C. Bishop,
That TPAC recommend that permeability be given more emphasis in the Plans.
CARRIED

Motion K: Climate Change and Species Migration
Landscaping sections of the Plans detail layered plantings with emphasis on native conifers. While native trees meet habitat needs, they would not likely meet the demands of climate extremes. Species migration research may suggest a different approach. Different site demands may mean that drought tolerant non-native trees, in some situations, pose the best possibility for long term tree canopy.

Moved by C. Grey,
Seconded by J. Evanochko,
That TPAC recommend that more flexibility be provided for site specific species selection.
CARRIED

Motion L: Parks and Recreation Master Plan Update
Some TPAC members pointed out that the Parks and Recreation Master Plan (2002) might be updated in consideration of the Climate Action Strategy, the Community Forest Management Strategy, and with regard to population increases and growth pressures in the Township. The existing document states that it is a ten-year plan, therefore ten years overdue for updating.

Moved by C. Grey,
Seconded by A. Neufeld,
That TPAC recommend that the Township Parks and Recreation Master Plan of 2002, be updated as soon as feasible.
CARRIED

Motion M: Biodiversity Strategy
Much of the discussion of trees in natural areas relates to overall biodiversity concepts and goals. Although identified in the Climate Action Strategy as important, Council has not yet funded the development of a new biodiversity strategy.

G. COUNCIL REFERRALS

COUNCIL
Moved by C. Grey,
Seconded by C. Bishop,
That TPAC recommend that Council fund the development of a Biodiversity Strategy at the earliest opportunity.
CARRIED

Motion N: GeoSource Layer for Nature Conservation Areas
Moved by H. Sakurai,
Seconded by C. Bishop,
That TPAC recommend the creation of a layer in the GeoSource map for areas identified as high priority areas which are designated as NCAs for public information and inform developers for planning and development.
CARRIED

Co-Chair Councillor Whitmarsh commended the TPAC members for their advice and guidance on three significant projects: preparation (and update) of the Tree Protection Bylaw, preparation of the Community Forest Management Strategy (CFMS), evaluation of tree protection policies in the Booth, Fernridge and Rinn Neighbourhood Plans. Councillor Arnason congratulated the committee on its achievement in the seminal CFMS which would benefit the Township for decades to come. Councillor Richter echoed the comments and encouraged the committee members to attend the meeting when the minutes of this meeting go Council, as she anticipated there would be questions regarding some of these motions.

I. NEXT MEETING

J. TERMINATE

Moved by C. Grey,
That the meeting terminate at 10:03pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, May 25, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor D. Davis, Council Co-Chair

C. Allison, M. Mann, T. Meyers, A. Smith, and T. Townsley

Guests:
C. Stewart, Senior Planner, Agriculture and Food Security, Metro Vancouver
J. Stiver, Division Manager, Regional Land Use Policy, Metro Vancouver
C. Keyes, Regional Agrologist, B.C. Ministry of Agriculture and Food

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - May 25, 2022

Moved by T. Townsley,
Seconded by A. Smith,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the May 25, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - April 27, 2022

Moved by T. Townsley,
Seconded by T. Meyers,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the April 27, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Metro Vancouver Climate 2050 Agriculture Roadmap

C. Stewart provided a presentation on the draft Climate 2050 Agriculture Roadmap, a 30-year strategy to a carbon neutral, resilient to the impacts of climate change agriculture sector.

Changes and impacts affecting agriculture:
Climate Change:

- Extreme weather;
- Water shortages;
- Fewer pollinators;
- Drought damage;
- Soil degradation; and
- GHG Emissions.

Urban Uses:

- High land values;
- Invasive species;
- Movement restrictions;
- Illegal dumping;
- Stormwater runoff; and
- Non-farm uses.

What is the Agriculture Roadmap?

- Carries on from Discussion paper
- Identifies issues and solutions
- Reflects current knowledge
- Not a Food System Strategy
- Guides future work plans
- Identifies key players.

Vision and Goals:
Net-zero, resilient agriculture by 2050

- Contribute to low-carbon future;
- Clean renewable energy
- Sustainable, adaptive and resilient; and
- Long-term food production.

Strategies for Action:

1. Protect Agricultural Land
    a. Collective effort
2. Support Farmers as Climate Action leaders
    a. Greenhouses
    b. Soil health
    c. Environmental farm plans
    d. Incentives and pilot studies
3. Support long-term farm health and resilience
    a. Ecosystems services
    b. Regenerative agriculture

C. DELEGATIONS AND PRESENTATIONS

c. Innovations and technology

4. Enable long-term investment in agriculture
    a. Financial
    b. Leadership
    c. Support Services
    d. All Government and Industry

Metro Vancouver is requesting feedback on the following questions to help shape the final roadmap content:

Questions:

- What is the most effective means of protecting Agriculture land?
- How do Ecosystem Services get supported? Expanded? Paid for?
- How can government contribute to a healthy, sustainable Agriculture sector?
- Is anything missing?

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Policy and Regulatory Review

The Farm Policy and Regulatory Review working group reported that they further discussed getting the relevant information out to farmers regarding zoning bylaws, farm uses, the tree bylaw etc.

MOTION
Moved by T. Townsley,
Seconded by C. Allison
That the Farm Policy and Regulatory Review working group~~s~~ of the AAEEC recommends that the 2023 Agricultural Advisory and Economic Enhancement Committee consider adding to the workplan community engagement for the farming community to address issues identified as per the ongoing work of the AAEEC and the Future of Farming Task Force.
CARRIED

2. Communications

The Communications working group reported that they spent time discussing the most important content to have on the farming/agriculture landing page on the website. Some of the suggestions include:

F. WORK PROGRAM

- Bylaws/regulations
- Business License
- Circle farm tour
- Farm gate
- Water restrictions
- Community gardens
- Farmers markets
- Horses
- Tree Bylaw
- Wells
- New to Farming
- Helpful links
- Agricultural Viability Strategy

3. Farm Tour

M. Gunn reported that 50 people have registered for the Farm Tour on Wednesday, June 8 at the Derek Doubleday Arboretum from 12:30 – 3:30pm.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

No report.

2. Farmer's Institute Update

No report.

3. BC Government partnership with the Netherlands

V. Gafka reported that the Province of BC and the Netherlands have signed an agreement to help further secure British Columbia's food supply by developing agricultural technology opportunities in both jurisdictions.

4. Canada's Agricultural Hub – An Economic Impact Analysis of Agriculture in Abbotsford

V. Gafka reported that the Abbotsford Chamber of Commerce has released its 2022 report regarding the economic impact of agriculture in Abbotsford.

I. NEXT MEETING

Date: Wednesday, June 22, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by M. Mann,
That the meeting terminate at 8:56pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

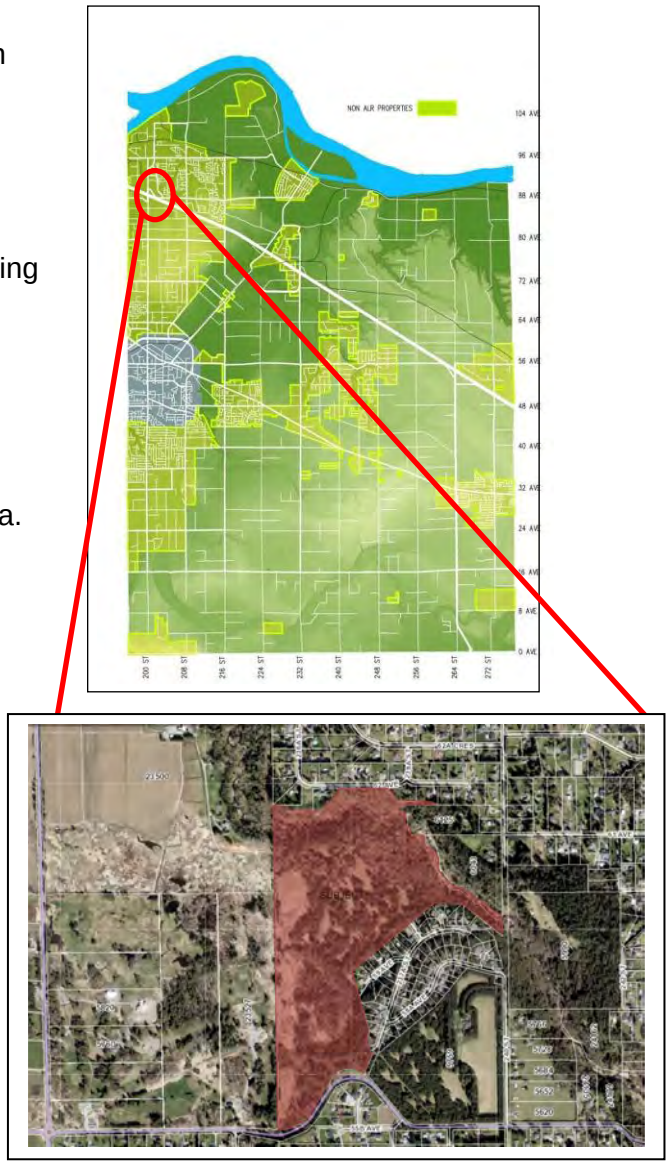
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 30, 2022 - REGULAR MEETING	**REPORT:**	22-54
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0034
SUBJECT:	REZONING APPLICATION NO. 100589 (INFINITY / 23700 BLOCK OF 56 AVENUE)		

PROPOSAL:

Application to rezone a 43.6 ha (107.8 ac) property located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-1 to accommodate a residential subdivision consisting of 42 single family lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5782 subject to 10 development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is compatible with the objectives of the Rural Plan, and the surrounding area.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity) Bylaw No. 5782 rezoning 43.6 ha (107.8 ac) of land located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-1 to facilitate a residential development consisting of 42 single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Secure and transfer to the Township a community stormwater management facility to serve the catchment area;
2. Submit geotechnical and hydro-geotechnical reports to confirm the lands are adequate to support the proposed land use;
3. 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;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
    b. Identifying a 30 m wide Streamside Protection and Enhancement Area;
    c. For the retention and maintenance of an Agricultural Land Reserve buffer located along the western and northern property lines of the subject site;
    d. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    e. Prohibiting access to 56 Avenue for Lots 40 - 42;
8. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
9. Compliance with the Community Amenity Contributions Policy, plus provision of an additional $50,000 contribution for park and trail enhancement in the Tall Timbers area;
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Service Administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5782.

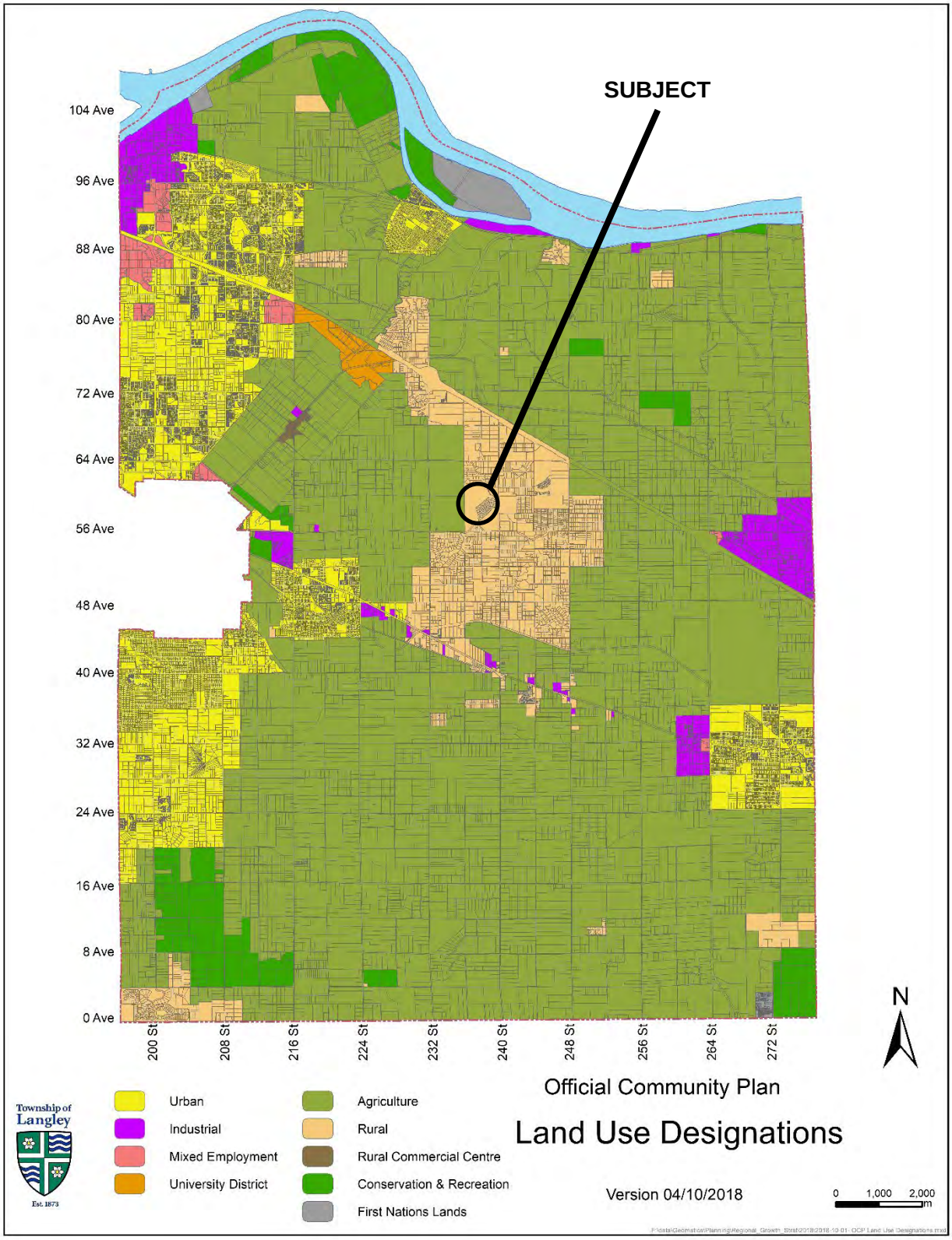
EXECUTIVE SUMMARY:

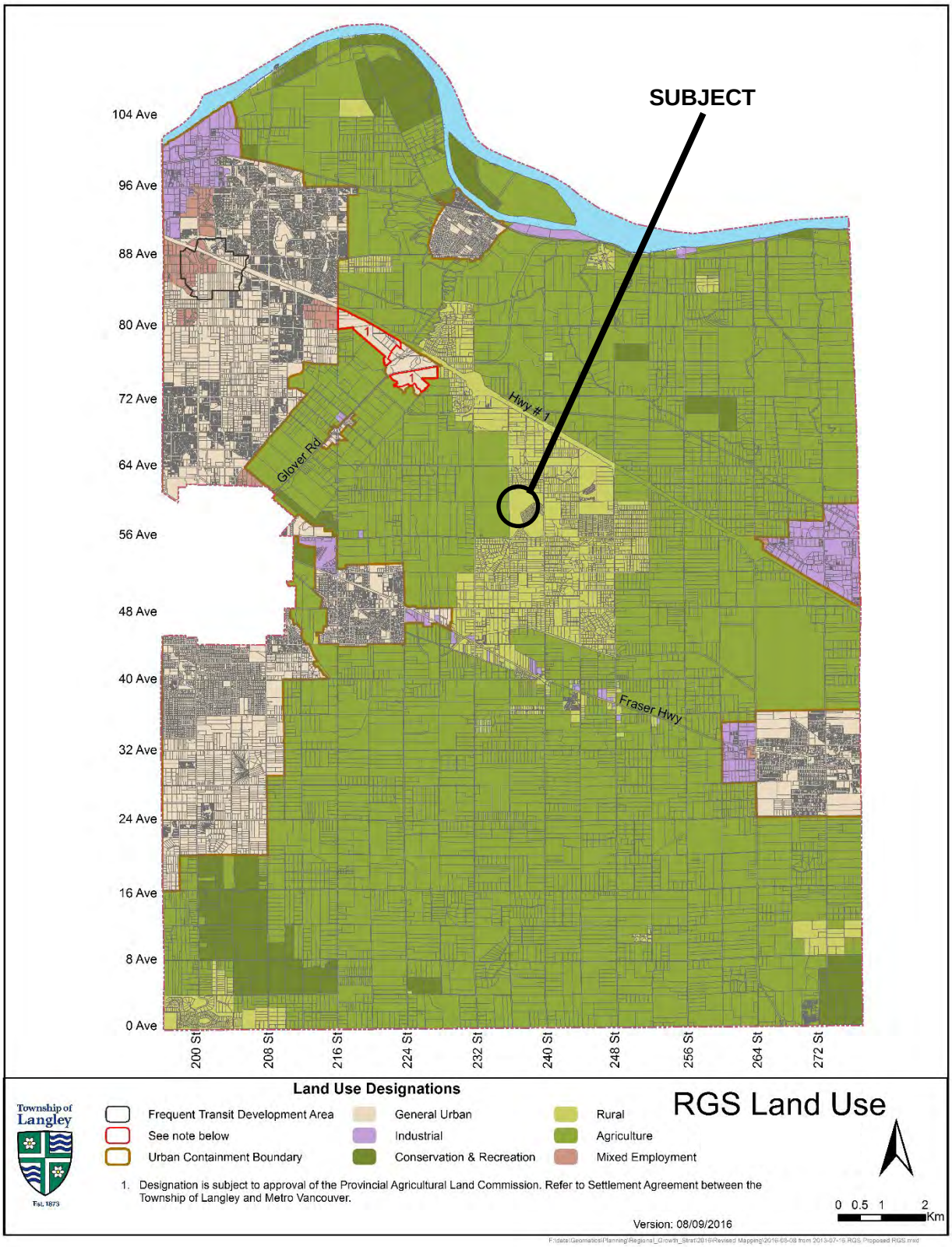
Infinity Properties Ltd. has applied to rezone a 43.6 ha (107.8 ac) property located in the 23700 Block of 56 Avenue located in the Salmon River Uplands area of the Rural Community Plan from Rural Zone RU-1 to Suburban Residential Zone SR-1 to facilitate subdivision of 42 single family lots.

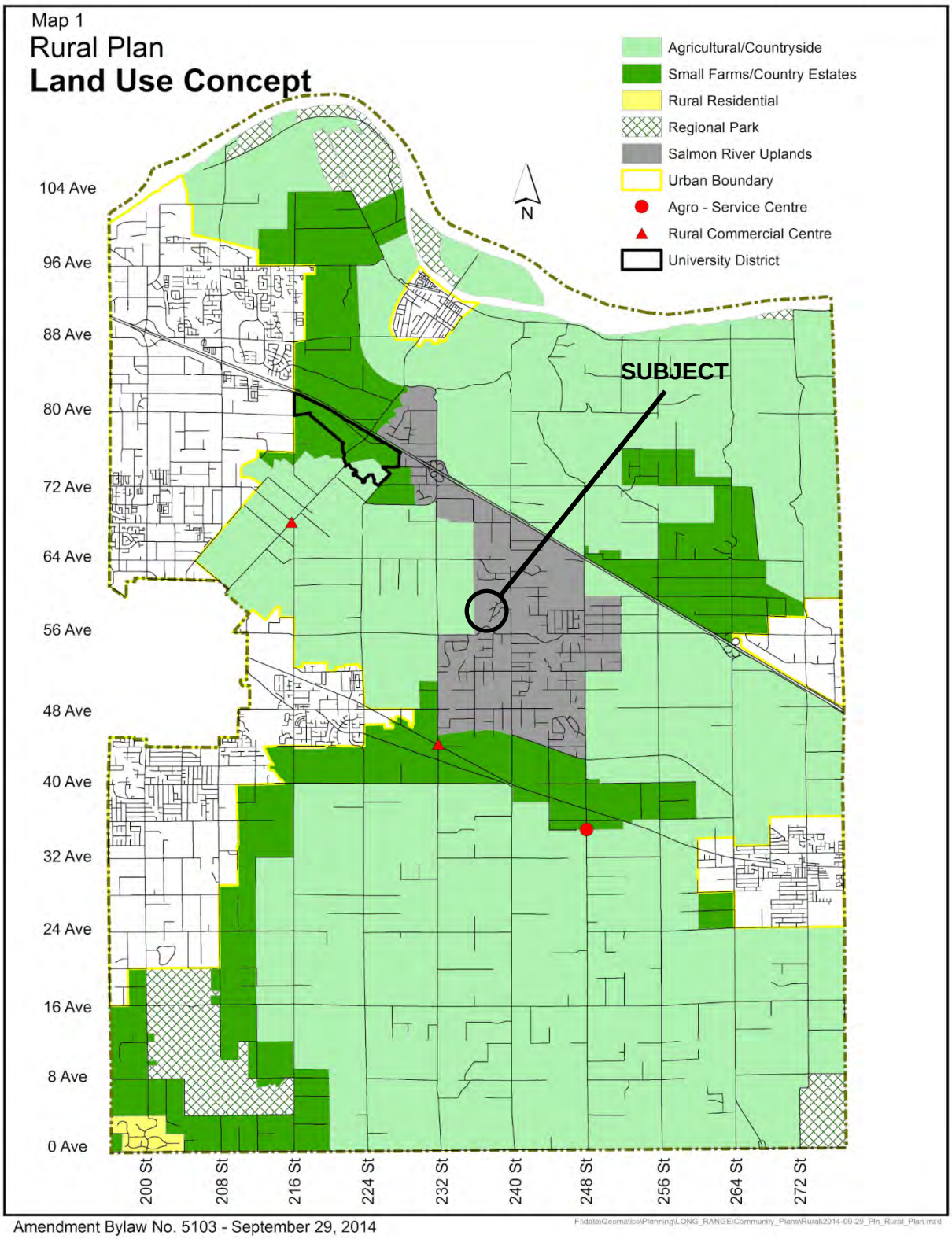
The proposal is compatible with the overall objectives of the Rural Plan and the surrounding area; with staff recommending that Council consider and approve the rezoning request, subject to completion of 10 development prerequisites.

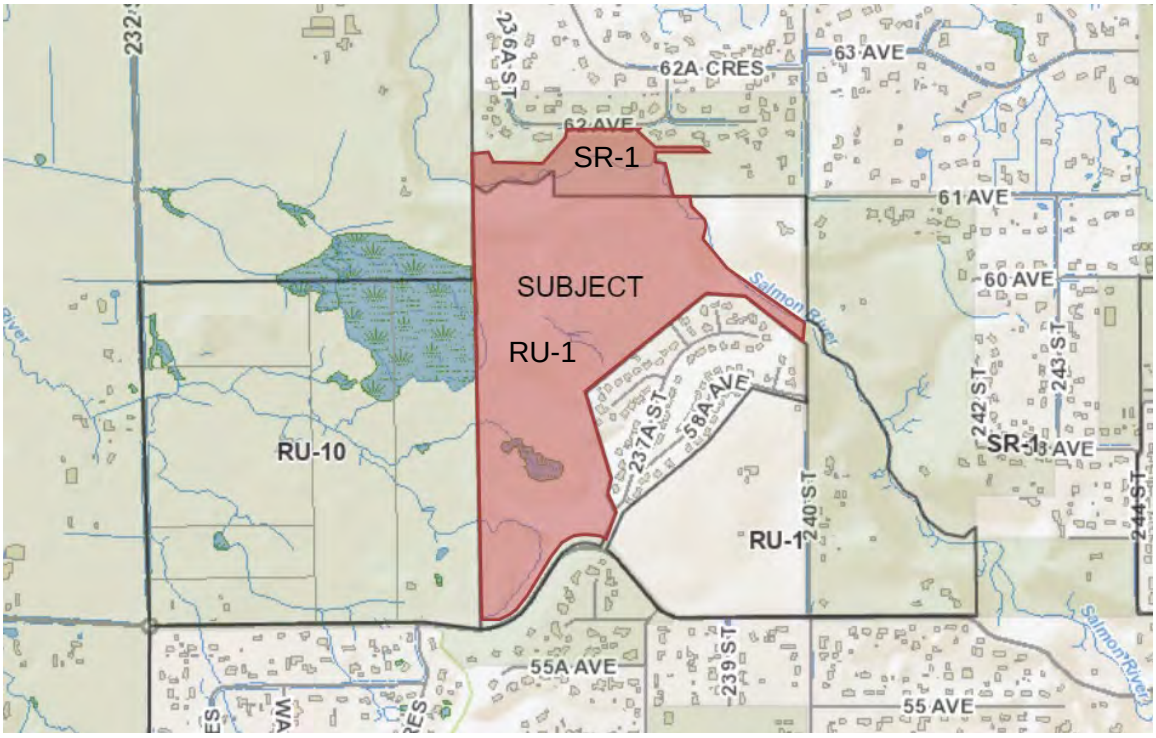
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5782.

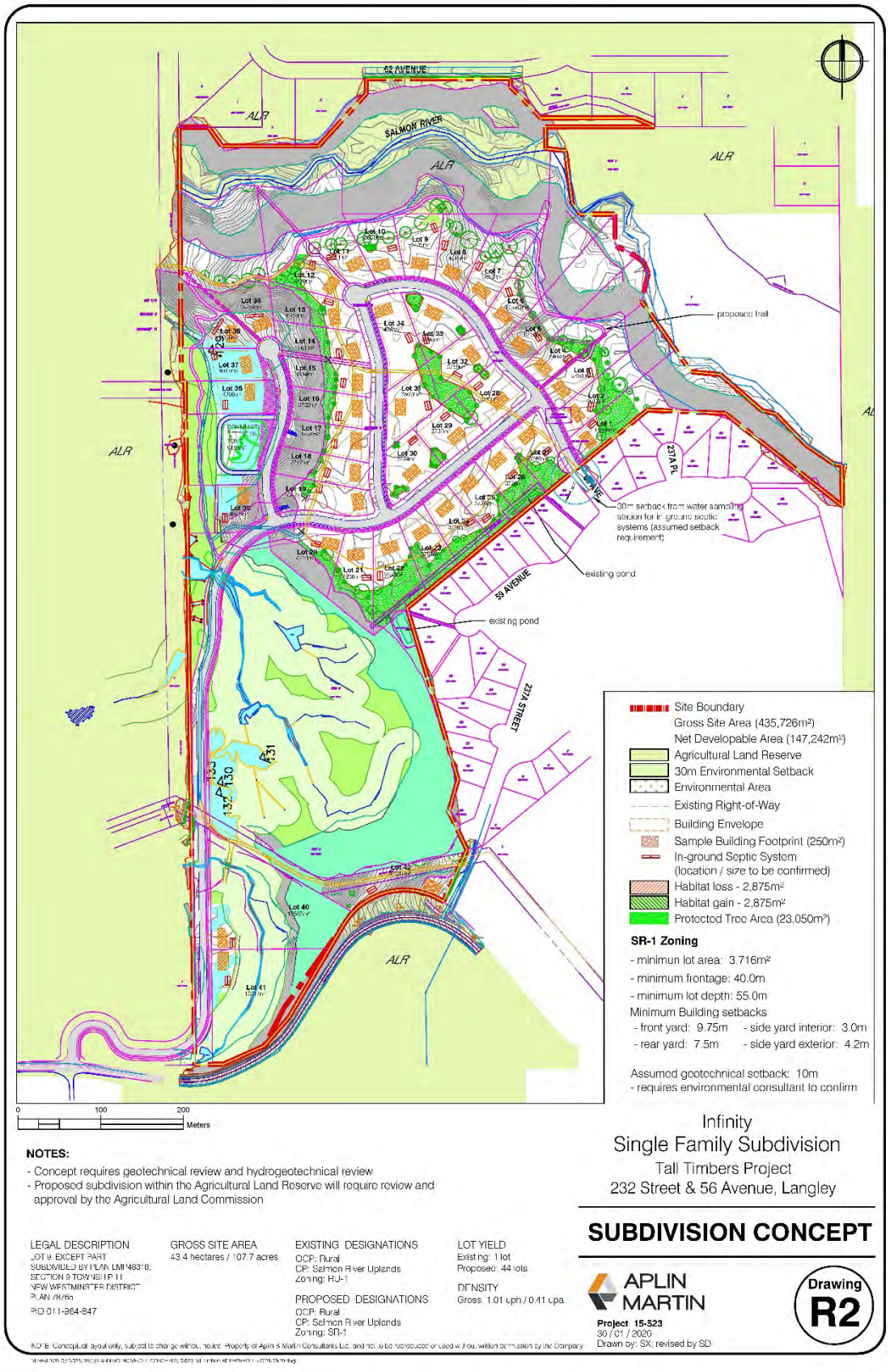

SUBJECT
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200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
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SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
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32 Ave
24 Ave
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200 St
208 St
216 St
224 St
232 St
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256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Version: 08/09/2016
0 0.5 1 2
Km


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
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Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 2C1 Benchmark Homes (Tall Timbers) Ltd. Benchmark Management Ltd. 100, 20120 – 84 Avenue Langley, BC V2Y 1M8 Homestar Investments Ltd. 111, 6039 – 196 Street Surrey, BC V3S 7X4
Agent:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 1M8
Legal Description:	Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765
Location:	23700 Block of 56 Avenue
Area:	43.6 ha (107.8 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1 and Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-1
Agricultural Land Reserve:	Development area not in ALR

BACKGROUND / HISTORY:

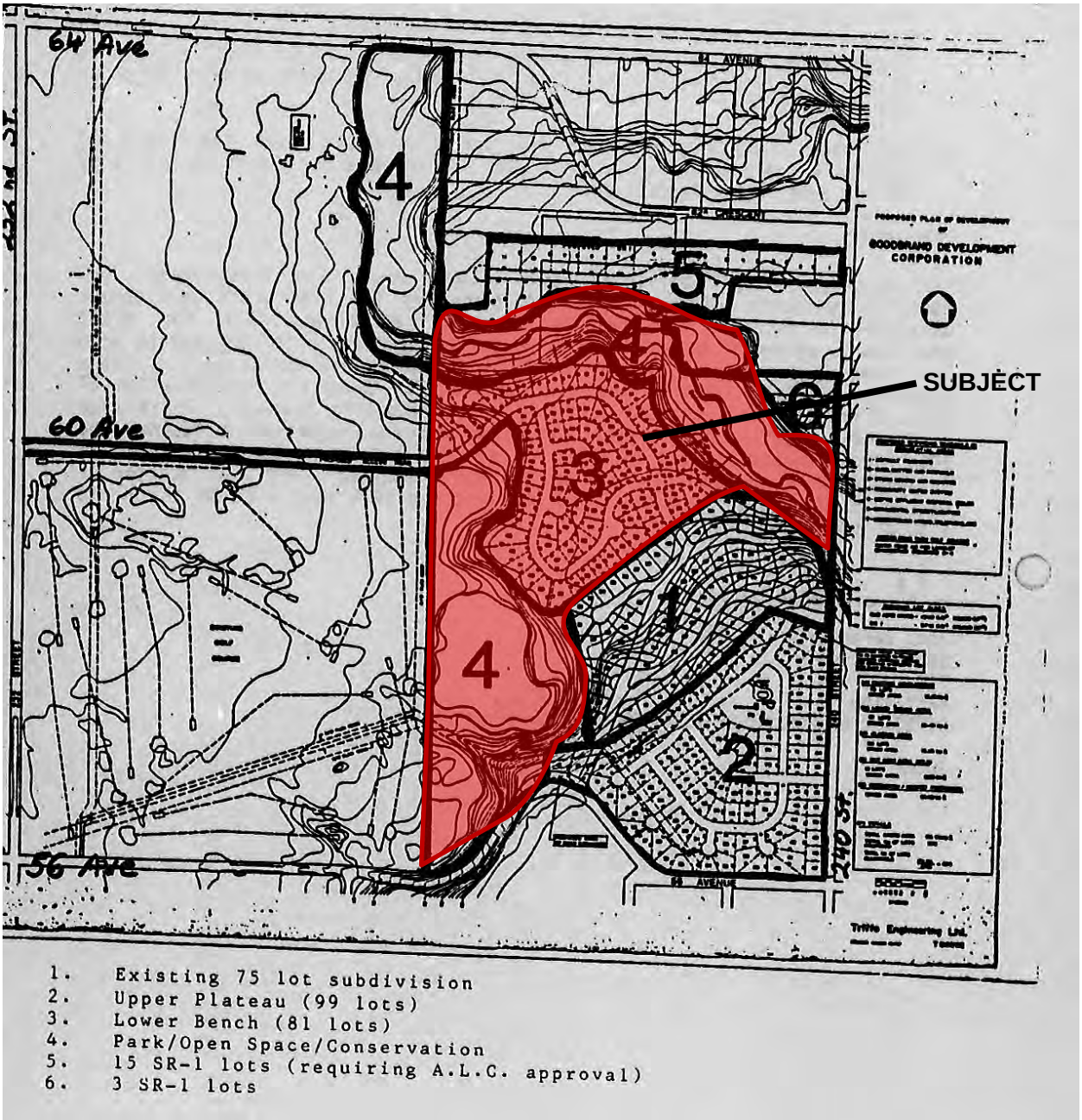
The subject property is within the Salmon River Uplands. Tall Timber Estates (directly southeast of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983 creating 76 single family lots. It is regulated by Land Use Contract 93C with underlying Suburban Residential SR-1 zoning.

The proposed development site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the southeast into 183 single family lots with a 1,340 m^2 (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a ‘one acre gross density’ with minimum lot size of 3,716 m^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at that time.

On March 16, 1987 the former rezoning proposal was revised to achieve a '3,716 m^2 (0.92 ac) gross density' by adjusting the proposal to accommodate 273 lots (81 of which were proposed on the subject site as indicated on the map included below in this report) with a minimum lot size of 1,200 m^2 (0.29 ac). The proposal included park and open space as shown in area 4.

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987, and denied third reading on June 1, 1987.



MARCH 16, 1987 PROPOSED LAYOUT

DISCUSSION / ANALYSIS:

Infinity Properties Ltd. has applied to rezone the Rural Zone RU-1 portion of the property to Suburban Residential Zone SR-1 to accommodate subdivision of 42 single family lots.

Adjacent Uses:

North: Salmon River, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

South: 56 Avenue, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR;

East: A residential subdivision (Tall Timber Estates) accommodating single family lots, regulated by Land Use Contract 93C, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;

West: Former Tall Timbers Golf Course, zoned Rural Zone RU-10, designated Agriculture / Countryside in the Rural Plan and located within the ALR;

Policy Review:

Official Community Plan:

The Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area as identified in the below excerpt:

> *2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*

The OCP goes on to identify the need for further policy development to guide land use in the Salmon River Uplands as illustrated below:

> *2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.*

Metro Vancouver Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the subject property as Rural as per the below excerpt:

> *Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services.*

Rural Plan:

The subject property is designated Salmon River Uplands in the Rural Plan, a designation intended to preserve the rural character of the area. Like the OCP, the Rural Plan identifies the need for a future detailed land use plan to guide growth in the neighbourhood as per the below excerpt:

5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.

Salmon River Uplands

At its meeting of October 18, 2021, Council received a Salmon River Uplands – Rural Plan Amendments report for information that included a Preliminary Draft Planning Framework to set out policies and identify prerequisites that must be addressed by proponents in the Salmon River Uplands area of the Rural Plan. The Framework is composed of six categories that include: Climate Action, Stormwater Management, Ecological Protection, Trail Connectivity and Greenway Amenity, Water Servicing, and Protection of the Rural Character. The proponent has provided a response to how the project is addressing the six categories and it is included as Attachment C.

The proposed Suburban Residential SR-1 zoning with a 0.37 ha (0.92 ac) minimum lot size is consistent with the above noted policy context from the OCP, RGS, Rural Plan, and Salmon River Uplands Planning Framework.

Density:

The subject site is approximately 43.6 ha (107.8 ac) in size. The applicant proposes to subdivide the property into 42 single family lots with a minimum lot size of 3,716 m^2 (0.92 ac) (as accommodated by the proposed SR-1 zoning). The proposed gross density equates to 1.03 units per hectare (0.39 units per acre).

Zoning Amendment:

The property is split zoned Rural Zone RU-1 and Suburban Residential Zone SR-1. Bylaw No. 5782 proposes to rezone the Rural Zone RU-1 portion of the property to Suburban Residential Zone SR-1.

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 42 single family lots and establishes a legal boundary with the portion of the property located in the ALR. Of the 42 proposed lots, one will have frontage on 56 Avenue (accessed from 237A Street), the remaining 41 proposed lots will have frontages on new local roads dedicated as part of this development. Access to all of the lots will be available via a new local road (236 Avenue alignment) connecting to 56 Avenue and the existing 60 Avenue road stub provided within the existing Tall Timber Estates development to the east.

The portion of proposed new road that connects to 56 Avenue located on the neighbouring property to the west (23527 – 56 Avenue) is within the Agricultural Land Reserve. An approval from the Provincial Agricultural Land Commission was previously obtained by the applicant to provide access to the subject site (see Attachment D). All lot sizes are proposed to be a minimum of 3,716 m^2 (0.92 ac) consistent with the Suburban Residential SR-1 zone.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5782. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable for the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $6,808 per single family lot for a total of $285,936. Additionally, the proponent has proposed to provide an additional $50,000 for future park and trail development in the Tall Timbers area.

Public Information Meeting:

In accordance with Policy 07-164, the applicant hosted a Public Information Meeting on March 9, 2022. In total 126 notices were sent out. The summary of the Public Information Meeting, including comments with regards to revisions made to respond to public input is included as Attachment B to this report.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total, two adaptable units are required in the development in compliance with the Official Community Plan.

Tree Protection / Replacement:

The tree management plan submitted by the applicant indicates that 10,600 significant trees exist on the developable portion of the subject site with 5,630 proposed for retention.

Staff note that an additional 10,399 trees located within the Streamside Protection and Enhancement Area are to be retained subject to detailed design. Additionally, approximately 180 street trees are required along the road frontages.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Individual landscape plans will include additional trees on the proposed lots as part of the exterior design control plans. Post development approximately 5,810 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscape:

A buffer is proposed along the western property line in accordance with the Ministry of Agriculture guidelines to provide a buffer to the adjacent properties in the ALR. The buffer consists of a retained mature stand of conifer trees, that will be supplemented with evergreen and deciduous shrubs. A split rail fence will separate the ALR buffer from the proposed residential yards. The provision of the buffer and registration of a restrictive covenant are noted as a condition of rezoning.

Servicing:

Prior to final reading the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works, a stormwater detention facility for the catchment area, a

stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township. A stormwater management facility is proposed to be provided by the applicant as shown on the site plan.

Extension of municipal water will be required in order to meet the site's Service Level 3 – Special Urban designation. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

The Salmon River, a red-coded watercourse, crosses through the northern portion of the property. Additional red coded watercourses exist on the southern portion of the property. Consistent with Schedule 3 of the OCP a 30 m wide restrictive covenant is proposed to be applied to the lands from top-of-bank of the watercourse. Registration of the restrictive covenant is listed as a condition of development of this report.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately 24 new students for Peterson Road Elementary (located approximately 2.1 km south of the site) and 12 new students for D.W. Poppy Secondary School (located approximately 900 m south of the site).

Parks:

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 1 km to the south of the subject site).

Transit:

Transit service is currently provided along Fraser Highway (approximately 3.3 km from the subject site) via the 503 bus.

Policy Considerations:

The proposed rezoning will facilitate subdivision of the existing property into 42 single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan,

Rural Plan, Salmon River Uplands Planning Framework, and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning. Staff recommend that Council give first and second reading to Bylaw No. 5782 subject to 10 development prerequisites and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	School District Comments
ATTACHMENT B	Public Information Meeting Summary
ATTACHMENT C	Planning Framework Response (provided by proponent)
ATTACHMENT D	ALC Approval for Road on Adjacent Property

20 April 2022

Colin Moore
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 11-09-0034 / Benchmark/Homestar/Infinity

CIVIC: 23700 Block of 56 Avenue

LEGAL: Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 NWD Plan 78765

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

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Single Family Units	**42**	**24**	**12**

Given the current school catchments this development would impact Peterson Road Elementary School, and D.W. Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

March 30, 2022

Aplin Martin File No: 15-523
Township of Langley File No: 11-09-0034

20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

Attention: Colin Moore

Re: Summary of Public Information Meeting (PIM) – TOL File No: 11-09-0034

Infinity Properties as developer on file for File No: 11-09-0034 held an in-person Public Information Meeting regarding Rezoning and Subdivision application for 23700 Block of 56 Avenue, Township of Langley, BC. The following is a summary of the conversations and comments received during the comment period, and afterward up to the date of this letter.

Date:	Wednesday March 9th, 2022
Time:	5:30 – 7:30 pm
Location:	Bethel Mennonite Church 24687 56 Ave, Langley, BC
In Attendance:	Developer Josh Turner, Infinity Properties
	Developer Tim Bontkes, Infinity Properties
	Engineer Jeremiah Boucher, Aplin Martin
	Planner Maggie Koka, Aplin Martin
Attendees:	48

A copy of the sign-in sheet could be viewed under section Appendix I.

NOTIFICATION

Newspaper Ad
A Public Information Meeting advertisement was published in two consecutive issues of the local newspaper, Langley Advance Times, as per Township of Langley Policy No: 07-164. The first ad was located on page **A11 of February 24th** issue and the second ad was located on page **A38 of March 3rd** issue.

Copies of the newspaper ads can be viewed under section Appendix II.

APLIN MARTIN

PIM Notification Mailout

A list of 140 mailing labels was provided by Township of Langley for all property owners and residents consistent with the requirements of 'Township of Langley Development Application Fee Bylaw 1987 No. 2470'. The mailouts were prepared and sent out by Aplin Martin on February 25th, over ten days in advance of the PIM date range. A copy of the postcard mailout is included in Appendix III.

As of March 24th, zero (0) mailouts came back as "return to sender",

COMMENTS AND QUESTIONS

Copies of comment sheets, emails and fax are attached in Appendix IV, V and VI respectively.

Sent via Email after PIM Session	3
Sent via Letter	0
Received during/after the PIM Session	22
Sent via Phone call	0
Sent via Fax	1

SUMMARY OF COMMENTS RECIEVED

A copy of the presentation boards is attached under Appendix VII.

Studying the responses received by email and during the PIM Session on March 9th, 2022, the following themes emerged during the consultation. Overall, the attendees were supportive of the project and had some suggestions. Following is the summary of topics which attracted the most queries or attention.

1) Appreciation of preservation of green space.
2) Suggestion to connect trails to Williams Park and Kelly Park.
3) Put roundabout at 240 Street & 56 Avenue
4) Controlled intersection at 56 Avenue
5) Expand on walkability of the community and cycling opportunities
6) Prefer connection to sanitary sewer – no septic fields.

Out of all the comments we received, five (5) did not support the project as proposed based on the following reasons:

1) Defer the plan until Forest Management Plan is adopted by Council and the project should align with Tree Bylaw
2) 2 lots at the south end along new road should be eliminated to keep natural wetland.
3) Invasive species removal and restoration of SPEA
4) Oppose the potential connection to 237 A Street
5) Concerned about loss of wildlife
6) Additional protection for creeks, river and steep slopes needed.
7) Protected area should not belong to owners but to the Township
8) Proposed access at 60 Avenue should be reserved for emergency traffic only
9) Proposed development should be restricted to use the Wagonwheel intersection

All comments and suggestions will be reviewed and considered in the design moving forward.

APLIN MARTIN

Should you have any further questions, please contact the undersigned at 604-817-4695.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD

Maggie Koka, MCIP, RPP
Branch Manager / Manager of Planning

SG:HK
Enclosures
15-523 - Tall Timbers Public Information Meeting - TOL 11-09-0034

APPENDIX I:

Sign In Sheet

Informal Community Discussion

Wednesday, March 9, 2022

To Review Development Options for 23700 56 Avenue, Langley, BC

	Name:	Address:	Phone:	Email:
1	FO PPA s. 22(1)	FOIPPA s. 22(1)	FO PPA s. 22(1)	FO PPA s. 22(1)
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Informal Community Discussion

Wednesday, March 9, 2022

To Review Development Options for 23700 56 Avenue, Langley, BC

	Name:	Address:	Phone:	Email:
16	FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27	Patrina Arnason			PArnason@tol.ca
28	FOIPPA s. 22(1)			FO PPA s. 22(1)
29				
30				
31				
32				

Informal Community Discussion

Wednesday, March 9, 2022

To Review Development Options for 23700 56 Avenue, Langley, BC

	Name:	Address:	Phone:	Email:
33	FOIPPA s. 22(1)	FO PPA s. 22(1)	FO PPA s. 22(1)	FOIPPA s. 22(1)
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N.1

APPENDIX II:

Newspaper Ad

Cause of destructive blast undetermined

Site did pressure testing

Matthew Claxton
news@langleyadvancetimes.com



Langley Township firefighters were called to an industrial area in North Langley for an explosion on Feb. 13. (Langley Township Fire Department/Special to the Langley Advance Times)

The exact cause of an explosion that blew out doors, windows, and an interior wall at a North Langley industrial site last weekend remains undetermined.

Township of Langley fire investigators have been looking into the scene since the powerful blast on Sunday, Feb. 13 around 4:35 p.m., in the 9300 block of 200A Street.

Assistant fire chief Andy Hewitson said that it appears the business's main function – pressure testing industrial tanks – may have been linked to the blast.

"Something obviously happened," Hewitson said.

However, the remainder of the investigation will be left to WorkSafe BC and insurance investigators, Hewitson said.

The blast was so powerful it blew out interior walls, including an adjoining wall to a neighbouring business in the Port Kells Centre.

Two bay doors were blown out, a window was blasted open, and the concrete of the building was even cracked in places.

Hewitson said there was significant damage but it is repairable.

It was fortunate, he said, that the explosion took place on a Sunday when no one was working in the business and few people were in the area. No one was hurt in the blast.

WE ARE OPEN TO DINE IN
New Menu
OCEAN PARK
PIZZA & STEAKHOUSE Walnut Grove
Oceanparkpizzawalnutgrove.ca
8790-204 St Walnut Grove
604-888-3404
BEST FOOD IN TOWN FOR OVER 35 YEARS!
WEEKLY SPECIALS
MONDAY'S ALL YOU CAN EAT FOR TWO HOME-STYLE SPAGHETTI $24.00 DINE IN
TUESDAY'S 2 LASAGNA'S FOR $25.95 DINE IN
WEDNESDAY'S STEAK & LASAGNA DINNER $23.95 DINE IN
MONDAY - FRIDAY 11AM TILL CLOSE, SATURDAY - SUNDAY 4 PM TILL CLOSE - DINE IN OPENS EVERYDAY AT 4 PM

CRIME STOPPERS

1-800-222-8477
SOLVECRIME.CA

NEED YOUR HELP:

As of Feb. 20, 2022, CrimeStoppers is looking for the following people. If you see any of them, do not attempt to detain or apprehend them. This CrimeStoppers "MOST WANTED" is a weekly service based on information provided by police investigators who need public assistance in making the community safer by identifying individuals involved in crimes. If you have info about the individuals listed here, call the local RCMP at 604-532-3200 or contact CrimeStoppers. Remember: all of the listed people are innocent until proven guilty in court.



BATISTA, Shaun
Age: 35
Height: 5 ft. 7 in.
Weight: 181 lbs.
Hair: Red
Eyes: Brown
WANTED FOR: assault with a weapon



NUGENT, Dillon
Age: 28
Height: 5 ft. 10 in.
Weight: 150 lbs.
Hair: Brown
Eyes: Brown
WANTED FOR: multiple: includes theft, fraud, B&E



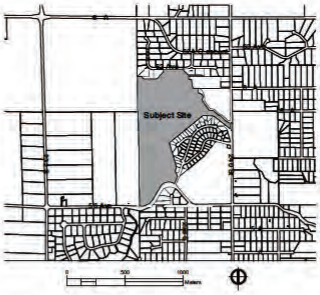
ARCHAND, Michelle
Age: 29, Height: 5 ft. 2 in., Weight: 220 lbs.
Hair: Brown, Eyes: Hazel
WANTED FOR: Trafficking, possession, possession of a weapon, possession of firearm knowing it is unauthorized, break and enter to commit, possession of a weapon for a dangerous purpose

@SolveCrime
@MetroVancouverCrimeStoppers
@MetroVancouverCrimeStoppers

variety the children's charity
SHOW OF HEARTS TELETHON
Global BC
THIS SATURDAY!
1:00 PM – 5:30 PM
With Special Guests
DAVID FOSTER
KATHARINE McPHEE
COLIN JAMES
Call 310-KIDS
or donate at variety.bc.ca
Help us say YES!
to even more of BC's kids
BUY-LOW FOODS
TOWNLINE
dexcom
RBC
White Spot
Windsor Plywood Foundation
W. J. WEAVER FOUNDATION
CKNW
CFOX
ROCK 101
730
LANGLEY Advance Times

PUBLIC INFORMATION MEETING

23700 BLOCK OF 56 AVENUE, TOWNSHIP OF LANGLEY, BC



You are invited to attend an in-person Developer led public information meeting regarding Township of Langley Project No. 11-09-0034.

The purpose of this application is to rezone property from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) for the development of a 42 lot suburban residential subdivision with a minimum lot size of 3,716 m2. A subdivision application has also been submitted.

The intent of this public information meeting is to seek input from the area residents on the proposed amendments and address any questions which may arise.

Date:
Wednesday, March 9, 2022

Time:
5:30pm - 7:30pm

Venue:
Bethel Mennonite Church
24687 56 Ave, Langley, BC

For more information contact:

Josh Turner, Senior Development Manager
Infinity Properties
jturner@infinitygrp.ca | 604-532-6060 ext 37

Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com | 604-639-3456

INFINITY PROPERTIES
A400 - 20161 86th Ave. Langley, BC V2Y 2C1

Wrong-way traffic closes road again

Attempts to re-open 264th Street had to be put off thanks to drivers ignoring signs

Matthew Claxton
matthew.claxton@langleyadvancetimes.com

A Langley road closed since last November's massive rainstorms is still shut down on the Glen Valley escarpment.

When the heaviest wave of rains hit in the atmospheric river of Nov. 14 and 15, one of the many roads closed was a stretch of 264th Street, where it begins to descend to the north into Glen Valley by the Pagoda Ridge golf course.



Long

Part of the bank collapsed in a small landslide onto the road, and there were concerns about the stability of the remaining bank.

Within a few days, Langley Township work crews had shored up the site, and a geotechnical engineer was examining the slope.

But on the recommendations of the geotechnical experts, the Township delayed re-opening the road until a full examination of the entire slope could be conducted, said Aaron Ruhl, manager of engineering operations for the Township.

This isn't the first time the slope has been closed to traffic temporarily because of a landslide.

"That area has been a problem for many years," said Township Councillor Bob Long, who lives in the Aldergrove area.

He noted that while there are other ways in and out of Glen Valley, for some it would mean a bit of a detour.

As of early February, the road was considered safe enough for a one-way opening, and on Feb. 4, the Township allowed northbound traffic to drive through again.



Langley Township built a temporary wall out of concrete blocks on 264th Street near Glen Valley in November, at a site where a landslide blocked the road during heavy autumn rains. (Langley Advance Times files)

However, the RCMP contacted the Township in under 24 hours, to report that drivers were also heading southbound on the same road, ignoring the signs.

"There was cause for concern for a potentially serious collision," said Ruhl.

That stretch of 264th has sharp curves, because it is built into switchbacks down the slope. Vehicles may not be able to see oncoming traffic until it's too late.

Township staff considered replacing the static signs with a temporary mobile traffic light that could allow traffic to flow in both directions, but they worried drivers would simply ignore the light as well.

So by Feb. 5, the road was again closed in both directions.

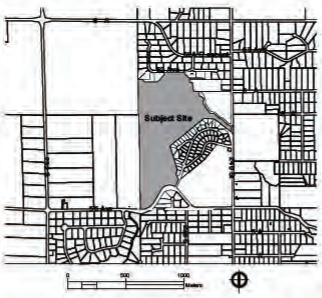
Ruhl said the final geotechnical report is expected within the next three to four weeks, so by late March the Township will know if more repairs are needed or not.

If not, a temporary brick block wall can be removed and traffic will be able to resume in both directions.

Work on the site, including the geotechnical reports, has cost about $75,000 since the floods, Ruhl estimated.

PUBLIC INFORMATION MEETING

23700 BLOCK OF 56 AVENUE, TOWNSHIP OF LANGLEY, BC



You are invited to attend an in-person Developer led public information meeting regarding Township of Langley Project No. 11-09-0034.

The purpose of this application is to rezone property from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) for the development of a 42 lot suburban residential subdivision with a minimum lot size of 3,716 m2. A subdivision application has also been submitted.

The intent of this public information meeting is to seek input from the area residents on the proposed amendments and address any questions which may arise.

Date:
Wednesday, March 9, 2022

Time:
5:30pm - 7:30pm

Venue:
Bethel Mennonite Church
24687 56 Ave, Langley, BC

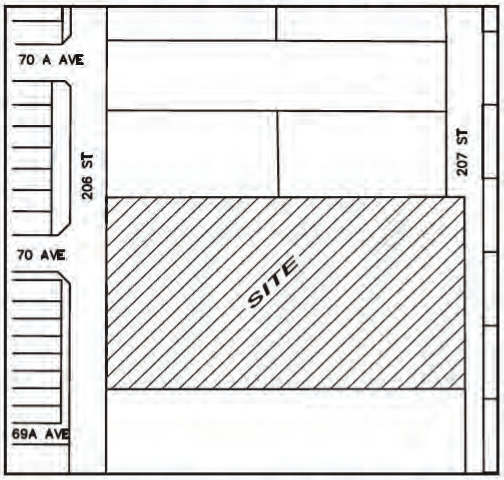
For more information contact:

Josh Turner, Senior Development Manager
Infinity Properties
jturner@infinitygrp.ca | 604-532-6060 ext 37

Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com | 604-639-3456

INFINITY
PROPERTIES
A400 - 20161 86th Ave. Langley, BC V2Y 2C1

Developer Held Public Information Meeting
Proposed Development (Project **08–14–0187**)
6982–206 Street, Langley



An application has been submitted to the Township of Langley to rezone the subject properties, from Suburban Residential Zone SR–2 to Residential Compact Lot Zone R–CL(A) for the development of 30 single family lots.

You are invited to attend a Public Information Meeting on

Tuesday March 8, 2022
between 5:00 – 7:00pm

Via ZOOM

https://us02web.zoom.us/j/88254719097?pwd=Z1dzaWpoODh0am1Mc1FrZXJmWUhtdz09

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 Helle at 604–532–9700



Suspects in a Langley 2020 shooting jumped out of a burning van and left it to crash. (Langley Advance Times file)

Van was set ablaze

...continued from page 7

Officers arrived to find a man and woman suffering from gunshot wounds outside the front entrance of the hotel.

A gold-coloured minivan fled the scene and crashed at 88th Avenue and 216th Street in Walnut Grove around 2:30 p.m., and the crash was captured on a nearby vehicle's dash cam.

Two men were seen jumping from the burning van as it rolled through the intersection of 88th Avenue and 216th Street.

Ishaan Mutneja, 24, of Chilliwack has been charged with attempted murder and has pleaded not guilty. He will be tried in April of this year.

Supt. Adrian Marsden, officer in charge of the Langley RCMP detachment, said quick reporting of the events from the community culminated in both arrests and dash camera footage provided to police was vital in advancing the investigation.

"Community involvement proved to be a critical component in this investigation," Marsden said following the sentencing.

"If you are a witness to criminal activity, I encourage you to come forward as the information you provide could be key to solving that particular crime."

APPENDIX III:

Public Information Meeting Postcard Mailout

INFINITY

PROPERTIES

A400 - 20161 86th Ave. Langley, BC V2Y 2C1

POSTAGE METER HERE

PUBLIC INFORMATION MEETING

Join us for an in-person Developer led public information meeting on the **future development of the 107 Acre parcel adjacent to your neighbourhood.**

HOW TO PARTICIPATE?

To learn more about the proposal and participate in a live Q&A with the project team, please refer to details below:

WHEN?

Wednesday, March 9, 2022
5:30pm - 7:30pm

WHERE?

Bethel Mennonite Church
24687 56 Ave, Langley, BC

ADDRESS LABEL HERE

INFINITY

PROPERTIES

A400 - 20161 86th Ave. Langley, BC V2Y 2C1

POSTAGE METER HERE

PUBLIC INFORMATION MEETING

Join us for an in-person Developer led public information meeting on the future development of the 107 Acre parcel adjacent to your neighbourhood.

HOW TO PARTICIPATE?

To learn more about the proposal and participate in a live Q&A with the project team, please refer to details below:

WHEN?

Wednesday, March 9, 2022
5:30pm - 7:30pm

WHERE?

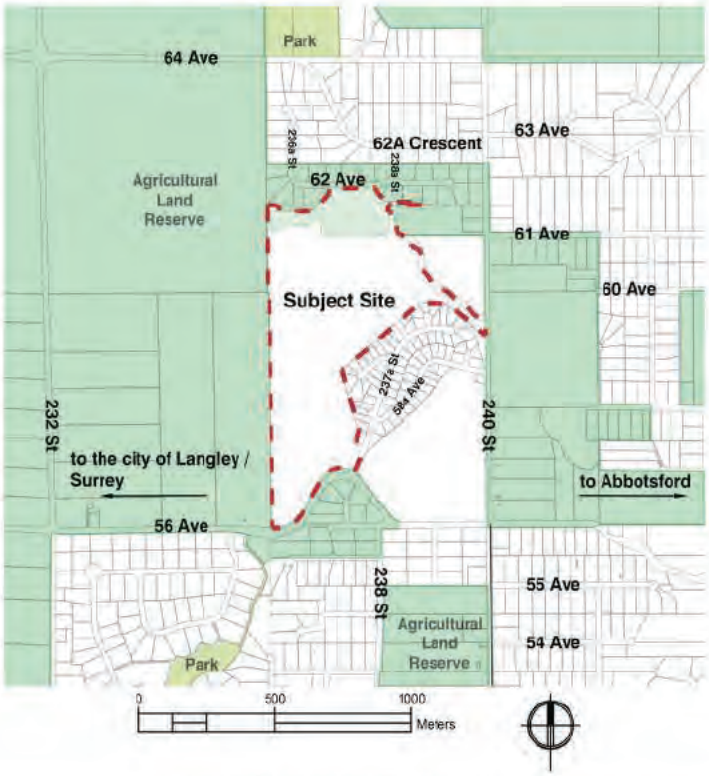
Bethel Mennonite Church
24687 56 Ave, Langley, BC

ADDRESS LABEL HERE

PUBLIC INFORMATION MEETING

WHAT IS HAPPENING?

The purpose of this application is to **rezone property in the 23700 Block of 56 Avenue PID: 011-964-847** from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) for the development of a 42 lot suburban residential subdivision with a minimum lot size of 3,716 m2. A **subdivision application** has also been submitted **(TOL No. 11-09-0034).**



CONTACTS:

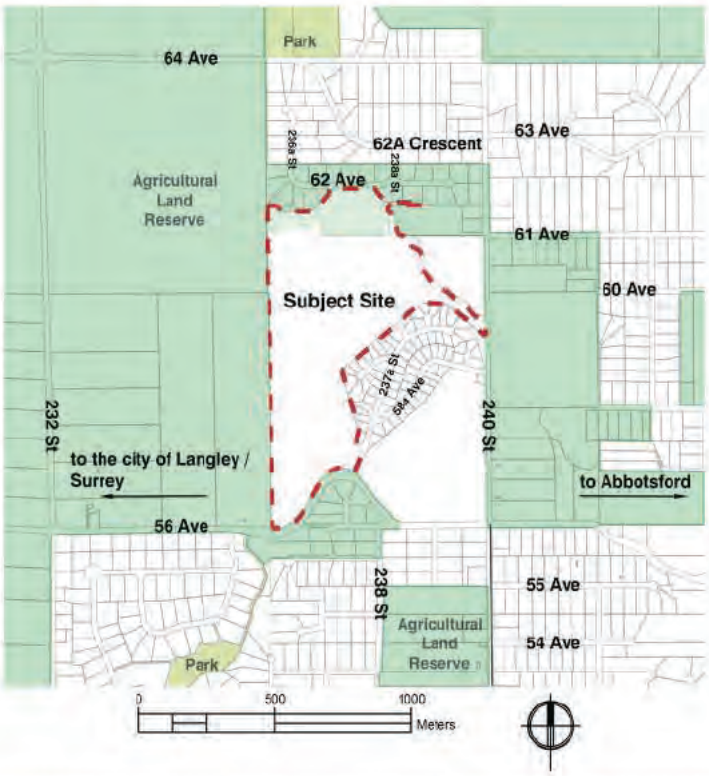
Josh Turner, Senior Development Manager
Infinity Properties
jturner@infinitygrp.ca | 604-532-6060 ext 37

Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com | 604-639-3456

PUBLIC INFORMATION MEETING

WHAT IS HAPPENING?

The purpose of this application is to **rezone property in the 23700 Block of 56 Avenue PID: 011-964-847** from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) for the development of a 42 lot suburban residential subdivision with a minimum lot size of 3,716 m2. A **subdivision application** has also been submitted **(TOL No. 11-09-0034).**



CONTACTS:

Josh Turner, Senior Development Manager
Infinity Properties
jturner@infinitygrp.ca | 604-532-6060 ext 37

Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com | 604-639-3456

APPENDIX IV:

Comment Sheets

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

I would like to see the trail system expanded towards Williams Park and connecting to Kelly Lake just south of 56th Ave.

This is extremely important to expand on the walkability of the ENTIRE community. We need to offer seniors and other folks in the neighborhood an opportunity to 'age in place' and have ample, SAFE walking/exercise readily available.

You have a unique opportunity to be a role model for design in walking trails and keeping neighborhoods connected! Please capitalize on it!!

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1) LANGLEY B.C. FO PPA s. 22(1)

Phone: FO PPA s. 22(1)

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

WOULD LIKE TO SEE THE PROPOSED ACCESS AT 60TH AVE RESERVED FOR EMERGENCY TRAFFIC ONLY. TALL TIMBER ESTATES HAS 70+ HOUSES WITH A PROPOSED 39 MORE USING 240TH STREET FOR ACCESS ONTO 56 AVE. YOUR 42 HOUSES SHOULD BE RESTRICTED TO USING THE WAGON WHEEL INTERSECTION.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

- DO NOT SUPPORT PROJECT AS PROPOSED.
- eliminate 2 lots @ southend
- creeks, river + steep slopes ~~are~~ need more protection.
-

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FO PPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

DO NOT SUPPORT THE PROJECT AS PROPOSED.
2 LOTS AT THE SOUTH END ALONG THE NEW ROAD SHOULD BE ELIMINATED TO KEEP THE NATURAL WETLAND AREA. OWNER/DEVELOPER NEEDS TO STOP REMOVING BEAVERS FROM THE AREA + STOP FILLING IN THE WET LAND.
THE PLAN SHOULD BE DEFERRED UNTIL COMM. FOREST MANAGEMENT PLAN IS ADOPTED BY COUNCIL + SD + SERV. TREE BYLAW BE ALIGNED WITH TREE BYLAW FOR SINGLE FAMILY + NON DEVELOPMENT SITE.
INVASIVE SPECIES REMOVAL + RESTORATION OF SPEA SHOULD BE DONE.
COMPENSATION SHOULD BE MADE FOR LOSS OF TREES.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

1. I am VERY OPPOSED to a potential connection to 237a St
2. Concerned about loss of wildlife

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address: Langley

Phone: FOIPPA s. 22(1)

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

- Trail Connection to 62/# to access Williams Park
- Protected Areas not belonging to homeowners but to the township same as the protected area by 62 Ave
- Please connect to sanitary sewer - No Septic field

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

Josh showed me a map of my neighborhood that made it easier to visualize. Our address is FOIPPA s. 22(1) (otherwise called FOIPPA s. 22(1)) Would you mind e-mailing that map please.

FOIPPA s. 22(1)

Thank you.

The important concerns for me are preserving the trees and making trails

Thank you.

FO PPA s. 22(1)

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

As a longtime resident of the Tall Timbers Sub-division, my main concern is an increase in traffic thro our sub-division.

Thanks T.J Colcomb

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

PLEASE TRY TO KEEP TRAFFIC TO A MINIMUM THROUGH EXISTING SUBDIVISION

MAXIMIZE WALKING TRAILS

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

It all looks good to us!

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

Really happy about the new intersection. It will ease the traffic by our house!

Love that you are preserving the environment as it is a beautiful piece of nature.

Happy about the walking trail you have planned.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

(1) WELL DESIGNED

(2) RECHARGE AQUIFER INSTEAD OF ONSITE RETENTION.

(3) I AM IN FAVOUR OF THIS DEVELOPMENT

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

- Beautiful Well Designed Project!
- Storm Detention is a waste of Land and money in this Location and negatively effecting the Recharging of the aquifer
- I feel traffic will be manageable
- Nice to see controlled intersection @ 56th Ave

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FO PPA s. 22(1)

Address:

Phone:

Email:

Langley, B.C.

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

The traffic on 56th is going to be a huge problem. It already is. The hill down to the proposed traffic light at Wagonwheel will be very dangerous. Ben Tuttle development (Newman property) will make it worse.

x Needs more green space & walking trails? Maybe a pedestrian bridge to connect NORTH!

x Few lots a little more green.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FO PPA s. 22(1)

Address:

Phone: FO PPA s. 22(1)

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

- Put a round-about @ 240 + 56th Ave to aid flow of traffic,

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address: —

Phone: —

Email: —

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

FOIPPA s. 22(1) — How much + when can I do the parts of construction that I can do Heating, AC, Plumbing Septic —

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

Trail is okay, would like it expanded, maybe all the way to Williams Park?
I like the lights @ Wagon wheel

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

FO PPA s. 22(1)

Name:

Address:

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

Great presentation, thank you. The thorough and open communication is very appreciated.

Trails - I am in conversation with the TOL re a connection to Williams Park. Ambitious I know - but imagine connecting 3 community areas (Wagon - Infinity - Strawberry) and providing a trail that spans from Kelly Park to Williams! Infinity owns all the way to 62nd which could be the connection. Please know I will be in contact with you to further this discussion.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FO PPA s. 22(1)

Address: Langley

Phone:

Email: FO PPA s. 22(1)

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

Looks very well planned. Thoughtful development. I appreciate the road planning and preservation of green space.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FO PPA s. 22(1)

Address: , Langley

Phone: FOIPPA s. 22(1)

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

We are in favor of this development. Our concern is with the intersection at the bottom of 56th ave - we feel a round-a-bout would be more suitable.

FOIPPA s. 22(1)

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: _____

Address: _____

Phone: _____

Email: _____

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

PLEASE EMAIL A COPY of YOUR PRESENTATION

FOIPPA s. 22(1)

Thanks.

GOOD PRESENTATION

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address: LANGley

Phone:

Email:

APLIN MARTIN

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

HELLO -

(1) PLEASE ADD A PEDESTRIAN FOOT BRIDGE AT THE NORTH OF THE SITE TO LINK (3) AREAS - WILLIAMS PARK → TALL TIMBERS → KELLY LAKE. THIS WOULD REALLY PROVIDE EXCELLENT WALKING/ CYCLING OPPORTUNITIES. ALSO A PEDESTRIAN BRIDGE WITH ALSO ENVIRONMENTAL MONITORING & WILDLIFE VIEWS ON THE SALMON RIVER. RIGHT NOW THE HIGH SCHOOL STUDENTS WALK THERE. TALL TIMBERS AS PART OF THEIR CLASSES. WHAT ARE THEY VIEWING? NOT THE RIVER.!!

(2) CONCERNED ABOUT THE PRIVATE OWNERSHIP OF THE TREE PROTECTION AREA.. - SHOULD BE OWNED BY THE TOWNSHIP

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

FOIPPA s. 22(1)

Name:

Address:

Phone:

Email:

APLIN MARTIN

APPENDIX V:

Comment & Questions via Emails

Samreet Grewal

Subject: FW: Open House for Vicinity Homes, Tree Timbers development

From FOIPPA s. 22(1)
Sent: Friday, March 11, 2022 9:58 AM
To: Aplin Martin Open House <openhouse@aplinmartin.com>
Subject: Fwd: Open House for Vicinity Homes, Tree Timbers development

[EXTERNAL]

---------- Forwarded message ---------
From: FOIPPA s. 22(1)
Date: Fri, Mar 11, 2022 at 9:36 AM
Subject: Open House for Vicinity Homes, Tree Timbers development
To: <openhouse@alpinmartin.com>, MayorCouncil <mayorcouncil@tol.ca>, Kim Richter <krichter@tol.ca>

Hello,

I attended the open house for Vicinity Homes application for development of 42 residential lots at 23700 block of 56th Avenue on Wednesday, March 9th.

I do understand that development will come to this area and managing the development is key to our environment both in terms of climate change, conserving ecosystems, etc. and preserving the landscape of the Township of Langley.

The developer plans to preserve about half of the trees and replant trees but we will still be 3000 trees short. What compensation will be given to the Township of Langley for those 3000 trees and what will the Township do with that compensation? Will more trees be planted? The DEVELOPER SHOULD BE RESPONSIBLE FOR BUILDING TRAILS through the areas that will not be private lots to allow public access to the Salmon River and wetland areas, jewels of the Township of Langley.

I believe the developer is allowed to have a building footprint on the one acre properties of over 20% plus driveways. There will be roads, sidewalks, etc. built to accommodate the properties. Where will the drains from the roads flow? At the back of properties there will be a rock drain hole to catch runoff from the lots so that it doesn't flow directly into the river. There will be lawns. Home owners generally use pesticides and herbicides on their property. There needs to be absolute prevention strategies in place to stop pesticides, herbicides and pollution from cars ending up in the Salmon River? There will also be septic fields on these properties. Is there any danger of the river being contaminated?

Thank you for the opportunity to view plans for this Vicinity Homes development. It truly looks beautiful and there are many that would love to move in if they could afford it. Most importantly though is to protect the environment.

FOIPPA s. 22(1)
FOIPPA s. 22(1)
Aldergrove, BC
FO PPA s. 22(1)

Samreet Grewal

Subject: FW: comments re Infinity development proposal

From: FOIPPA s. 22(1)
Sent: Tuesday, March 15, 2022 3:43 PM
To: Aplin Martin Open House <openhouse@aplinmartin.com>
Subject: comments re Infinity development proposal

[EXTERNAL]

1) **Density** The parcel at present is zoned 4.2 acre. Increasing the density to 0.92 acre will lead to a substantial windfall profit. While the proposed trail above the Salmon River will be an asset this is on the 30 metre setback that cannot be developed in any case. More assets to the community should be forthcoming to justify rezoning including much more that could be done with the trails network on the property.

It also appears that some of the lots are under the 0.92 acre size (see notes re lot lines) that has become the standard for the Salmon River Uplands.

2) **Traffic and Roads/sidewalks**

a) **Intersection** The proposed intersection at the base of the steep hill (known for good reason as Snake Hill) on 56th is not going to be safe. The steep, winding road means that the base of the hill is not visible until too late for vehicles to stop properly. The intersection needs to be further away from the base of the hill to be safe.
b) **Runoff** from roads and sidewalks It is not clear what is going to be done with runoff in the lower part around the wetland. But runoff from the upper northeast area where you see almost all the lots should be infiltrated into the ground. Infiltration in this area is very good. This might negate the need for a detention pond and ?allow another lot. Infiltration is needed to recharge the Hopington aquifer and the Salmon River. Summer flows into the important stretch of the river that lies along the north border of this property (hosts many thousands of juvenile coho year round) depend on recharge. It appears that the detention pond will be taking runoff from the Hopington/Salmon River northeast and discharging it into the stream lower down that is part of the NIcomekl system.

2) **Lot Layout**
a) Lot lines should not extend into the 30 m setback from the Salmon River (some appear to even go down the bank of the ravine). Perhaps this is being done to justify more lots? There needs to be a solid fence delineating the setback (5 foot or more wire etc.) otherwise over time landowners will likely intrude on the setback and ravine.
b) The two lots in the southwest corner lie in the wetland and are much too damp and soggy to be practical.

3) **Tree and Shrub Retention**
A tree buffer separating the development from the existing Tall Timbers neighbourhood is seen on some drawings but not on others. The story is similar for retained trees in the middle of the development area. These trees should be preserved.
The trail through the setback will be spectacular with large second growth trees but the issue with lot lines extending into the buffer (mentioned) is a big concern.
There has been extensive clearing of shrubs and smaller trees in the wetland. There has been a significant loss of bird habitat that should be restored.
There has also been a loss of vegetation and a small stream filled in along the west border of the property. The loss of the stream will likely create issues with the road and the planned tree buffer (ALC requirement).

4) Trails **A VERY BIG ISSUE AND OPPORTUNITY**

While the trail in the setback will be spectacular and the walkway down the existing gas pipeline (southeast corner of property) will be well used the rest of this large property offers only sidewalks. There is so much more that could and should be done.

a) There is a panhandle extension of the parcel (the furthest east extension) that should provide a trail connecting the setback/top of bank to the existing trail/firelane that runs down the hill behind Tall Tall Timbers more or less on the line of 240th. **This is a very important connection** as there is an existing right of way across the Salmon River ravine on 240th (in early Langley times there was a bridge across the Salmon River along 240th) that is likely the only practical way to connect the trail network south of the Salmon River with trails on the north and thus Williams Park. **A walking bridge would be a big project but would be a huge asset to the community trails network.**

b) An existing trail behind the Tall timbers development could be moved closer to the lot line through the preserved tree buffer. This trail would run down the hill to the wetland. Boardwalks such as you see in Campbell Valley Park could wind through the wetland. A viewing platform in the wetland would be a major asset especially if the bird habitat is restored..

Thank you

Doug McFee
Chair Salmon River Enhancement Society
FOIPPA s. 22(1)

Samreet Grewal

From: FOIPPA s. 22(1)
Sent: Saturday, March 12, 2022 9:38 PM
To: Aplin Martin Open House <openhouse@aplinmartin.com>
Subject: Tall Timbers

[EXTERNAL]

Hello!

I understood from the meeting that the slides were going to be emailed out.

Is that correct?

FOIPPA s. 22(1)

APPENDIX VI:

Comments and Questions via Fax

N.1

COMMENTS

Wednesday, March 9, 2022

Rezoning and Subdivision application at 23700 Block of 56 Avenue to facilitate the development of 42 residential lots.

I recently visited your open house at Bethel Mennonite church on the above development Proposal below the Hawkins Estates one of the things noted was that the lots (some of them) included the Salmon River within these property lines The Riparian area setbacks and the Salmon River should Not be included within any of these proposed new building lots to protect the creek The purpose Trails should not cross private property to ensure their is no conflict with owners

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1) Langley BC

Phone: FOIPPA s. 22(1)

Email:

INFINITY
PROPERTIES

Colin Moore | RPP MCIP, Senior Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1

Dear Colin,

Further to the Salmon River Uplands Framework issued by Township Staff at the direction of the Members of Council. I can offer the following responses to the framework in the same order as presented on report 21-121 / File No 6480-28-001. Each action item is outlined below with our response highlighted in blue.

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaption and mitigation;

    i. The retention of trees and protection of the SPEA/Riparian areas, as well as habitat planting, and compensation are all steps towards nature-based solutions for green infrastructure. In addition to that, low impact development strategies are being implemented to promote rainwater infiltration and rear yard drainage is directed to the Riparian areas to maintain habitat quality.

2. Integrate design with an inter-discipline approach to ensure coordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework;

    i. The Integrated Site Design Concept was prepared in collaboration with all certified professionals (Arborist, Landscape, Environment, Civil) to ensure an inter-disciplined approach. Following this process allows for full coordination of all professionals to determine a site layout that allows for maximum tree preservation. This approach leads to specific design choices with respect to building locations, utilities, proposed grading, etc., to retain more significant trees which has resulted in retaining over 5.69 acres of additional trees within the developable area.
    ii. One of the greatest achievements with this inter-disciplined approach is the number of additional trees we were able to be retained as a result. Over 5,600 trees will be retained within the developable area along with an additional 7,000+ trees to be protected within the Riparian, SPEA, Top of bank setback areas and step slope areas.

3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

    i. The proposed lot layout was developed with consideration for existing wetlands, creeks, tree preservation and streamside protection & enhancement areas adjacent to the Salmon River. Over 66% or 71.3 Acres of the total site area has been designated as natural environment or fall within and geotechnical, steep slope or environmental top of bank setback.
    ii. The proposed lot grading was completed on the basis of minimizing the requirement for cuts and fills and to incorporate existing topography in the design. This will allow rear yards to integrate naturally with the streamside protection and tree preservation areas.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge, including consideration of erosion control and water run-off quality issues;

    i. The proposed stormwater management plan follows current bylaws for stormwater detention to reduce the runoff into the receiving watercourse by use of a flow control device on the detention pond outlet. Post development flows are limited to predevelopment flows. This both prevents erosion in the watercourse as well as protecting downstream properties from flooding. Landscaping in the detention pond will also provide water quality benefits through biofiltration.
    ii. Each lot/future home will be required, per TOL Bylaw, to be equipped with a standard rock pit to control roof run-off and hard surface drainage, in addition to that, Aplin Marin is proposing 450mm of sandy topsoil in the boulevards to further promote ground water infiltration within the subdivision.

2. Promote the utilization of low impact development strategies and water sensitive urban designs, including the implementation of such measures as pervious pavements, bioswales, rain gardens;

    i. Utilization of natural grades and soils in the rear yards mitigates hard surface run-off, recharges the local ground water which ultimately leads to the Salmon River. The stormwater management plan also incorporates drainage strategies to reduce runoff and promote infiltration. A modified cross section for the proposed roads reduces the amount of pavement and increases the boulevard area. Boulevards will be completed with enhanced topsoil to further promote infiltration.

3. Ensure the preservation of natural areas and drainage patters, and provide for: ground infiltration of rainwater and individual lot level, protection of water quality flows in the Salmon River and preservation of the natural ecosystems to the extent possible;

    i. Lot grading design is based on the strategy of maintaining current drainage patterns. Rear yard drainage will allow for infiltration as well as directing runoff to tree preservation and streamside protection areas.

4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

    i. Flood protection for downstream areas achieved by use of a stormwater detention pond that has been sized in accordance with Township of Langley updated Drainage bylaw which considers climate change.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces, and landscape enhancements adjacent to public trails:

    i. We recommend re-planting any disturbed areas created from trail construction and using plants found in the area that may be in decline thereby increasing diversity and re-establishing the natural condition. The Salmon River riparian setbacks and the watercourses and wetlands in the western portion of the site, along with their associated riparian setbacks are proposed to be enhanced with native vegetation and protected. Additional areas outside of the required riparian setbacks are being proposed for protection and enhancement, including the steep slopes of the escarpment. Furthermore, the Class A wetland has been impacted by historical activities and the wetted area of the wetland is proposed to be expanded and enhanced and protected within the riparian setbacks.

2. Develop enhanced parks and green spaces to support ecological protection and mitigate climate impact of development;

    i. With the on-site tree plan and SPEA planting plan, we hope to meet the tree replacement requirements, which will decrease the climatic impact of the development. One of the unique ways this is being done is through the use of coniferous trees in the wide boulevards along the streets, which provides a different habitat condition and year-long heat island reduction than the use of deciduous trees only.

3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas, and other ecosystem components;

    i. The proposed riparian areas and protected forested areas (within the steep slopes of the escarpment) will provide ecological connectivity from the west watercourses and wetlands to the Salmon River ravine. The enhancement of the riparian setbacks will provide more complexity to the existing plant communities present, improving foraging and nesting opportunities. Movement corridors for wildlife within the protected areas will be maintained (ex. deer trails) and improved with restoration and enhancement of the west wetland (ex. small mammals and amphibians). The protection and enhancement of the west watercourses and wetland will provide ecological links to aquatic and terrestrial habitat, including for potential species-at-risk (specifically red-legged frog).

4. Develop tree canopy protection guidelines and cover percentage targets, with a focus on more significant and mature tree cover areas, optimizing canopy protection objectives through focused site planning efforts;

    i. This seems more like a future strata driven idea in the sense that the goal here is to ensure the trees are able to mature and reach their ideal canopies (ie not having maintenance come in a lolloping them). We could provide a mature tree graphic showing tree canopy extents and note goals for the development in terms of shade coverage requirements.

5. Develop minimum pervious target / impervious limit standards;

    i. To protect adjacent ecological areas, lot grading and drainage for the development incorporates infiltration strategies to promote groundwater recharge

6. Identify and map significant existing tree stands and forested areas in order to create ecological corridors and buffer zones to protect existing natural landscape features;

    i. Reference response 4

7. Develop localized and interconnected ecological networks based on existing corridors and buffer zones to create connectivity between identified core ecological areas and substantive tree stands to facilitate wildlife migration and to enhance habitat.

    i. Reference response 1 & 3

D. Trail Connectivity and Greenway Amenity

1. Develop a cohesive and interconnected trail network plan, to provide for enhanced recreation and alternative multi-modal transportation opportunities in the local context;

    i. Landscape plans show a comprehensive trail network with over 2 km's of new pathways circumnavigating around the development and nearby existing trails re-surfaced.

2. Develop a cash-in-lieu mechanism, in order to advance the objectives of a trail connectivity plan, for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

    i. Cash-in-lieu should only be collected in situations where the applicant can't provide new trail connections to existing infrastructure.

E. Water Servicing

1. Develop a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques, to inform further development criteria with respect to effectively managing water resources, including protection of groundwater, consideration of water metering for the municipal water supply system, and other water conservation measures and initiatives;

    i. Future Development is utilizing the existing TOL municipal water supply

2. Design strategies to protect water resources and manage water demands based on planning to reduces negative impacts to the local aquifer and to enhance water conservation for the area.

    i. Not applicable to development

F. Protection of the Rural Character

1. Develop form, sitting and character development permit guidelines as principle and standards to be applied to protect the rural character of the area, including historic attributes, streetscapes and view corridors;

    i. Will be developed through registered design guidelines

2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable;

    i. Western PL is an example of this interface and objectives have been completed per the VDZ Landscape drawings and illustrated cross-sections with a minimum 8.45m wide ALR buffer that will be planted with native and native cultivar species already found in the area.

3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space, and other values in the area, in consideration of the zoning bylaw provisions.

    i. Low Density Developments such as this is a perfect example of spatial clustering that protect and preserve environmentally sensitive areas while maintaining a sense of privacy for future homeowners.
    ii. To put the density in better context the gross site Unit Per Acre is 0.39upa and the net site Unit Per Acre is 1.3upa.

I appreciate your time and consideration on the above responses. These comments have been based on the collaboration and coordination of the consultant team. If you require any clarification or have any questions please contact the undersigned at your earliest convenience.

Sincerely,

Joshua Turner | Senior Development Manager
Infinity Properties Ltd on behalf of Tall Timbers Development Joint Venture
A400 – 20161 86th Avenue Langley, BC V2Y 2C1
T 604-532-6060 ext 37. | C 604-916-0917

ATTACHMENT D

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

August 6, 2019

ALC File: 58929

Josh Turner
Infinity Properties Ltd.
DELIVERED ELECTRONICALLY

Dear Josh Turner:

Re: Application 58929 to construct a road in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #275/2019). As agent, it is your responsibility to notify the applicant(s) accordingly.

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

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. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to Kelsey-Rae Russell at ALC.SouthCoast@gov.bc.ca.

Yours truly,

Kelsey-Rae Russell, Land Use Planner

Enclosures: Reasons for Decision (Resolution #275/2019)
Schedule A: Decision Map

CC: Township of Langley

AGRICULTURAL LAND COMMISSION FILE 58929

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Transportation Application Submitted Under s. 6 of the *Agricultural Land Reserve General Regulation*

Applicants:	**Wayne Lindberg** **Marlene Lindberg**
Agent:	**Josh Turner, Infinity Properties Ltd.**
Property:	**Parcel Identifier: 009-722-149** **Legal Description: Lot 1 Section 9 Township 11 New Westminster District Plan 12662** **Civic: 23235 56 Ave, Langley, BC** **Area: 16.6 ha**
Panel:	**Ione Smith, South Coast Panel Chair** **Susan Gimse** **Satwinder Bains**

OVERVIEW

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

[2] Pursuant to s. 6 of the Agricultural Land Reserve General Regulation (the "Regulation), the Applicants are applying to the Agricultural Land Commission (the "Commission") to construct a 0.5 ha access road to provide access to a future development site outside of the ALR (the "Proposal").

[3] The issue the Panel considered is whether the Proposal will impact the agricultural utility of the Property.

[4] 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

[5] The Proposal along with related documentation from the Applicants, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[6] The Property is currently used as a golf course. The Applicant proposes to dedicate and construct a road over an area of the Property (0.5 ha) which is currently used as the golf

course's parking lot. The purpose of the Proposal is to provide safe access to a nearby subdivision outside of the ALR.

EVIDENCE AND FINDINGS

Issue 1: Whether the Proposal will impact the agricultural utility of the Property.

[7] To assess agricultural capability on the Proposal area, the Panel referred 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 Proposal area are Class 2, Class 3, Class 5 and Class 7, more specifically 50% (7:3DT 3:3AP) and 50% (8:7T 2:5T).
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 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are A (soil moisture deficiency), D (undesirable soil structure), P (stoniness), and T (topographic limitations)

[8] Based on the agricultural capability ratings, the Panel finds that the Property has mixed prime and secondary agricultural capability.

[9] The Panel reviewed the Agent's submission regarding other road alignment options. The Panel notes that there are two options which would not impact the ALR: access from 52nd Avenue from the southeast and the southwest; however, due to the curve of 56th Avenue,

both of these options result in dangerous sight lines which do not adhere to Transportation Association of Canada (TAC) standards for safety. A third alternative option was also explored by the Agent; however, this option requires road dedication within the ALR and would require significant fill due to the ravine of the Salmon River. The Panel finds that the Proposed site access over the pre-existing golf course's parking is the safest and has the least negative impacts on arable land.

[10] In addition, the Panel received a professional Agrologist's report, prepared by PGL Environmental Consultants, dated April 2019 (the "PGL Report"). The PGL Report submits that the area of the Proposal has compromised agricultural capability due to paving related to the existing golf course's parking lot. The Panel finds that the Proposal area is no longer able to support soil-bound agriculture; however, the Panel is of the mind that paved areas on agricultural properties can still be used for non-soil bound agricultural purposes. However, Panel acknowledges that the Proposal is required in order to ensure the safety of road users in the area, including agriculturalists, and that the location of the Proposal over a disturbed site is preferable to locating the Proposal on arable ALR land.

[11] The Panel is aware that the development area which would be served by the Proposal is outside of the ALR and thus the Panel does not have jurisdiction over this area; however, the Panel notes that the Agent proposes to install buffering on the non-ALR property with the intent of preventing conflict between agricultural and residential users. The Panel is supportive of buffering on the non-ALR property along the ALR boundary and appreciates that agricultural considerations have been considered by the Agent.

[12] In addition, the PGL Report outlines the mitigation measures that the Agent proposes to take in order to ensure that the Property remains agriculturally viable in the future. These measures include soil salvage from the Proposal area, reclamation of paved pathways associated with the existing golf course, and installation of a 15m buffer within a 30m setback on the adjacent non-ALR property to minimize potential impacts to farmland from the subdivision.

[13] For the reasons above, the Panel is amenable to the Proposal, provided that reclamation to the remainder of the Property is carried out. As the vegetative buffering is proposed outside of the ALR, the Panel encourages the Township of Langley to require a buffer for the purposes of mitigating any negative impacts of the non-ALR residential development in accordance with the Ministry of Agriculture's Guide to Edge Planning, Section 3.8c (Schedule B). The Panel recommends that the buffer be planted directly adjacent and east of the Property and should run along the length of the entire property line.

DECISION

[14] For the reasons given above, the Panel approves the Proposal to construct a 0.5 ha access road to provide access to a future development site outside of the ALR subject to the following conditions:

a. the submission of a survey plan for the Commission's records delineating the area to be dedicated and constructed as Right-of-Way;
b. the Right-of-Way be constructed in substantial compliance with Schedule A of this decision;
c. Reclamation of golf cart paths (totaling 1500 m in length) to an agricultural standard equal to or better than the current agricultural capability of the Property;
d. Reclamation must be carried out no later than one year following the construction of the Proposal; and
e. a post-reclamation assessment of the agricultural capability of the reclaimed area must be conducted by the qualified registered professional following the completion of reclamation. The post-reclamation assessment must include sign-off from the qualified registered professional indicating that the soil has been reclaimed to conditions equal or better than pre-disturbance conditions; the post-reclamation assessment must be submitted for review by the Commission.

[15] 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.

[16] These are the unanimous reasons of the Panel.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[18] Resolution #275/2019

Released on August 6, 2019



Ione Smith, Panel Chair

On behalf of the South Coast Panel



Conditionally Approved Right-of-Way and Road Construction Area (0.5 ha)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY) BYLAW NO. 5782

EXPLANATORY NOTE

Bylaw No. 5782 rezones the southern portion of property located in the 23700 Block of 56 Avenue from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 42 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY) BYLAW NO. 5782

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 (Infinity) Bylaw No. 5782”.

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

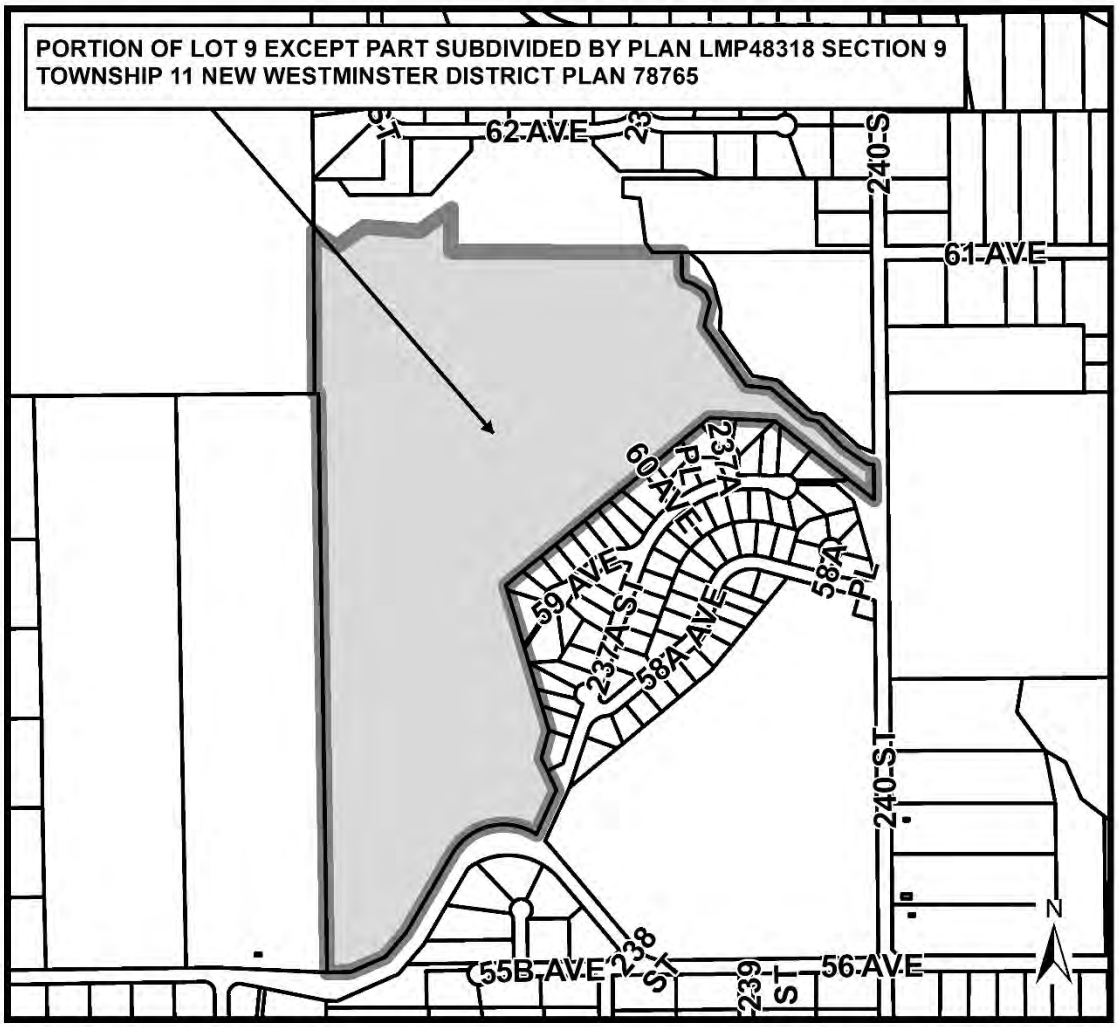
   Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-1.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5782



Township of Langley

Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 26, 2012 - REGULAR AFTERNOON MEETING	**REPORT:**	12-171
FROM:	HUMAN RESOURCES DIVISION	**FILE:**	0540-20
SUBJECT:	COUNCIL REMUNERATION TASK FORCE		

RECOMMENDATION(S):

That effective January 1, 2013:

1. That the existing salary comparators for determining Council remuneration be abandoned, as they are not independent of Township of Langley Mayor and Council salaries. And, that the salary of a Federal Member of Parliament, a BC Provincial Court judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rate of a Superintendent of the RCMP and the principal of the largest high school in Langley be defined as the new comparators; (See Attachment A – Summary of Identified Comparators)

2. That the Mayor's salary be benchmarked at 80% of the average salary of the comparators in No.1 above, less the highest and the lowest salary of the comparators;

3. That the Councillors' salary be benchmarked at 40% of the Mayor's salary;

4. That the comparators' salaries be reviewed in the first quarter of each year commencing January 2014 and if the average salary has increased, adjustments be made to Mayor and Councillors' salaries subject to No. 5 below, retroactive to January 1st of the year in which the annual review was conducted;

5. That, if based on the annual review of the comparator salaries, the average salary has decreased, the Mayor and Councillors' salaries be frozen until it is determined as a result of the annual review of the comparator salaries that an increase is warranted;

6. The process and/or formula for determining Mayor and Councillor remuneration be reviewed by an independent task force in 2023 or thereafter; and

7. Given the geographical size of the Township and need / requirement for the Mayor and Councillors to attend numerous meetings and activities to perform the job throughout the Township and the Region, as well as a lack of public transportation, that a travel allowance be provided. It is recommended that the travel allowance for the Mayor be 80% of the prevailing provincial in-constituency travel allowance for a member of the BC Legislature in an urban riding, and that Councillors receive 40% of the Mayor's allowance.

EXECUTIVE SUMMARY:

Council formed a Task Force to review Council Remuneration. The Task Force was comprised of the following individuals: Deanna Horn, Darcy Rezac, Barbara Sharp, Andrea Soberg and Bob Wilson.

Over the course of the last few months, the Task Force researched, reviewed and discussed a number of options. The Task Force has determined that it is no longer appropriate for Council remuneration to be based on comparisons with other municipal jurisdictions because the process was flawed. Comparator salaries were established by a process not independent of each other, which could lead to inappropriate salary escalation.

The Task Force reviewed a number of salaries and incomes in the broader community and the comparable roles and responsibilities of certain jobs chosen to reflect similar levels of responsibility and leadership requirements. It is the analysis done by comparing these community positions that led the Task Force to determine that the Mayor and Council are not overcompensated. Furthermore, the practice of adjusting salaries only once every three years was found to be both unfair to the Mayor and Councillors but also resulted in increases that when compared to annual increases in the labour market appeared to be high. Furthermore, because salary increases were awarded at the beginning of a three year term, rather than annually, increases were effectively delayed two years. Annual salary reviews are the norm in the labour market and thus are deemed appropriate for the Mayor and Council.

Valid comparators are an important component of salary administration. The Task Force concluded that Mayor and Council salaries should be based upon comparing the salaries of responsible positions that have impact and influence within the community. In determining which positions would be most appropriate, the Task Force paid particular attention to ensuring that as municipal government is a level of government, that comparators include positions within the Township community that represent all levels of government.

Accordingly, the Task Force has recommended that effective January 1, 2013 that the Mayor's salary be based upon the 80% of the average salary of a Federal Member of Parliament, a BC Provincial Court judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rates for a Superintendent of the RCMP and the principal of the largest high school in Langley, less the less the highest and the lowest salary of these six comparators. And, that Councillors' salaries be based upon 40% of the Mayor's salary.

The Task Force has also recommended that both the Mayor and Councillors be provided with a monthly travel allowance, given the size of the Township and the lack of public transportation. Most positions in both the public and private sectors fund transportation costs if this is a significant cost of performing the job. It is unreasonable to expect the Mayor and Council to be out of pocket for transportation costs while performing their duties within the six communities in the Township, or outside the Township, except for travel related to their business at the Civic Facility. It is recommended that the appropriate comparator for the Mayor be set at 80% of the in-constituency rate for a member of the BC Legislature in an urban riding and the rate for Councillors be 40% of the Mayor's rate.

In establishing the recommended salaries and travel allowances, the Task Force gave consideration to the fact that most individuals who run for office, for the most part, recognize that the role includes a civic duty to give back to their community. As such, the recommended salary and travel allowance for the Mayor has been discounted by 20% to reflect this contribution. While the Mayor's position is full-time, Councillors positions are considered part-

time and have been assessed at 40% of the rate of salary and travel allowance for the Mayor, with the same 20 percent reduction for community service.

These recommendations will result in a 3.3% ($14,958) increase in 2013 salary costs, $4998 for the Mayor and $1245 for each of the Councillors. The travel allowance is $850 per month for the Mayor and $340 per month for Councillors. The total proposed increase in remuneration for the Mayor and Councillors for 2013 is $62,422. The total 2013 remuneration budget will be $547,263, approximately 0.42% of the Township's budget. Based on a house with an assessed value of roughly $500,000, a residential taxpayer in 2013 will contribute approximately $9 per year for the Mayor and Councilors' remuneration, an annual increase of approximately $1.

PURPOSE:

The purpose of this report is to provide Council with the Council Remuneration Task Force recommendations with respect to Mayor and Council remuneration and as laid out in the terms of reference established for the Task Force.

BACKGROUND/HISTORY:

In 2000 a Remuneration Task Force was established to review and report on Mayor and Council remuneration. In August 2000, Council approved the recommendations from the Remuneration Task Force with respect to Mayor and Council Remuneration. The recommendations of the 2000 report required that market surveys be conducted every three years commencing in the year 2000 to determine the 60th percentile of direct pay rates for the jobs of Mayor and Councillor.

In accordance with the recommendation from 2000, in 2003 the same six jurisdictions were surveyed in 2003 and as a result, adjustments to the Mayor and Council salaries were subsequently implemented.

In February 2006, Council approved the Mayor and Council remuneration process, and passed a motion 'that Council reaffirm the implementation of each 3 year salary review will commence on the first day of the each subsequent term; and that review be conducted in the first quarter of each election year'. Subsequently, in the first quarter of 2008 a remuneration review was conducted and the Mayor and Council remuneration was adjusted in 2008.

Based upon the remuneration process approved by Council in 2006, a review again was conducted in the first quarter of 2011 and as a result of the information received, on December 1, 2011, both the Mayor's and Councillors' remuneration was increased. Given the current economic environment, this increase which was made public resulted in a significant amount of feedback.

At the February 13, 2012 Council Workshop, Mayor and Council passed a resolution that a Council Remuneration Task Force be established for the purpose of reviewing the current remuneration and indemnities of the Township of Langley Mayor and Council, and specifically;

- To review and evaluate the current process and formula for determining Mayor and Council remuneration and indemnities;
- To research and gather information from other lower mainland municipal governments as to how Mayor and Council remuneration and indemnities are established;
- To research and gather information from other comparable municipal governments in the Province of BC, as to how Mayor and Council remuneration and indemnities are established;
- To make recommendations to Mayor and Council as to how Mayor and Council remuneration and indemnities shall be established, including but not limited to the:
    - timing of remuneration and indemnity reviews;
    - parameters of the remuneration and indemnity review, including identification of comparators;
    - formula and/or process for determining remuneration and indemnities;
    - timing of any remuneration and indemnity changes;
    - process for implementing remuneration and indemnity changes;

Based upon the criteria established by Mayor and Council, at the June 11, 2012 Council meeting, Council endorsed the committee recommendation that the Council Remuneration Task Force be comprised of the individuals as identified previously.

DISCUSSION/ANALYSIS:

The first meeting of the Council Remuneration Task Force was held on July 4, 2012, and since that time, the Task Force has met on four other occasions. Over the course of the meetings, the Task Force has reviewed, researched and discussed a number of options specific to Council Remuneration, including but not limited to:

- History of the remuneration process for Mayor and Council at the Township of Langley
- Various legislative documents including Income Tax Act, Community Charter, Township Policies and Bylaws
- Surveys and statistics of BC municipalities – including salaries and benefits for Mayor and Councils
- Census data for the Township of Langley
- Annual salaries of MP's and MLA's
- Median household incomes – various BC municipalities
- CUPE, Fire, Police Wage increases and CPI comparisons
- Mayor and Council remuneration policies from various BC municipalities
- Mayor and Council remuneration process and benefit comparisons from various BC municipalities
- Labour force activity and statistics for BC - Annual averages
- Provincial unemployment rates
- Review of the public input received from the Council Remuneration survey posted on the Township website by the Task Force and the FAQ's (see Attachment B and Attachment C)

The Terms of Reference for the Task Force specified that the purpose was to review the current remuneration and indemnities of Mayor and Council. As the current benefit program available to Mayor and Council is typical of what is available in local government, the Task Force determined that no changes in benefits, other than a travel allowance, would be recommended. The Task Force reviewed the travel allowances paid in other government organizations. Given the size of the Township, with six distinct communities, and the lack of public transportation, the Task Force has also included a recommendation that both the Mayor and Councillors receive a travel allowance. The prevailing in-constituency allowance for members of the BC Legislature was used as the comparator.

During the course of reviewing the materials and information as noted, and through discussion, the Task Force has determined that it is no longer appropriate for Council remuneration to continue to be based upon comparing to other municipal jurisdictions. It became very evident that this type of comparison resulted in inappropriate benchmarking of remuneration as like sized jurisdictions were all using the same and each other as comparators. This lack of independence of comparators resulted in the determination that new comparators were required. The Task Force also unanimously agreed that given the roles and responsibilities of the Mayor and Council in comparison to other salaries and incomes in the community that they are not overcompensated.

Accordingly, the Task Force determined that having valid comparators was of utmost importance, and in particular comparators that residents of the Township could relate to. As a result, the Task Force determined that consideration be given to establishing Council salaries based upon comparing the salaries of responsible positions that have impact and influence within the community. In determining which positions would be most appropriate, the Task Force paid particular attention to ensuring that as municipal government is a level of

government, that comparators should include positions within the Township community that represent all levels of government. Six new comparators were selected. A new benchmark for the Mayor's salary was established after eliminating the top and bottom comparators (a standard practice when determining salaries using averages). The arithmetic mean of the remaining four comparators was then calculated and the Mayor's salary was set at 80% of this number. Councillors salaries were set at 40% of the Mayor's salary.

In addition, in establishing the recommended salary, the Task Force gave consideration to the fact that most individuals who run for office, for the most part, recognize that the role of an elected official includes a civic duty to give back to their community. Accordingly, the recommended salary and car allowance has been discounted by 20% to reflect this contribution.

On a final note, it is the position of the Task Force that given the impact of postponing the recommendations as outlined in this report that any delay would result in much larger increases and that would be a mistake. The Task Force therefore recommends that Council proceed with the recommendations as outlined in their entirety, effective 1 January 2013.

These recommendations will result in a 3.3% ($14,958) increase in 2013 salary costs, 4.7% ($4998) for the Mayor and 2.9% ($1245) for each of the Councillors. The travel allowance is $850 per month ($10,200 per year) for the Mayor and $340 per month ($4,080) for Councillors. The total proposed increase in remuneration for the Mayor and Councillors for 2013 is $62,422, which includes 8% for fringe benefits, a standard provision when budgeting salaries. The total 2013 remuneration budget will be $547,263, approximately 0.42% of the Township's budget compared to $484,841 and 0.37% respectively in 2012. Based on a house with an assessed value of roughly $500,000, a residential taxpayer in 2013 will contribute approximately $9 per year for the Mayor and Councillors' remuneration, an annual increase approximately $1.

Council Remuneration Task Force

Deanna Horn
Darcy Rezac
Barbara Sharp
Andrea Soberg
Bob Wilson

Respectfully submitted,

Shannon Harvey-Renner
DIRECTOR, HUMAN RESOURCES

ATTACHMENT A Summary of Identified Comparators
ATTACHMENT B Summary of Public Input
ATTACHMENT C FAQs Posted on the Township Website

COUNCIL REMUNERATION - SUMMARY OF IDENTIFIED COMPARATORS

		% of Mayor's Salary $105,456	% of Councillors' Salary $42,936	MSP	EHB	DENTAL	PENSION	LTD	GROUP LIFE	VACATION	CAR ALLOWANCE
PROVINCIAL COURT JUDGE (also receive PD allowance)	$231,138	45%	18%		YES	YES	9.13 EE 22.2 ER	YES	YES	40 days 8 weeks	
FEDERAL MEMBER OF PARLIAMENT	$157,731	67%	27%								
PROVINCIAL CABINET MINISTER (also receive travel allowance)	$137,509	77%	31%	YES	YES	YES	11 EE 39.48 ER	YES	YES		YES - Varies
RCMP SUPERINTENDANT (also receives service pay, retirement leave, travel as needed - *Sick leave just continues until return to work)	$135,145	78%	32%	DVA	YES	YES	15.5 EE 12.15 ER	*YES	YES	6 weeks	Vehicle
HIGH SCHOOL PRINCIPAL (top salary for a secondary principal in Langley) (also receive PD allowance)	$121,890	86%	35%	YES	YES	YES	YES	YES	YES	Summer months	NO
PROVINCIAL MLA (also receive travel allowance, Capital living allowance, office allowance etc.)	$101,859	103%	42%	YES	YES	YES	11 EE 39.48 ER	YES	YES		YES - Varies
	$885,272										
	6										
AVERAGE SALARY OF COMPARATORS	**$147,545**										

COUNCIL REMUNERATION - SUMMARY OF IDENTIFIED COMPARATORS
(Less highest and lowest comparators)

		% of Mayor's Salary $105,456	% of Councillors' Salary $42,936	MSP	EHB	DENTAL	PENSION	LTD	GROUP LIFE	VACATION	CAR ALLOWANCE
FEDERAL MEMBER OF PARLIAMENT	$157,731	67%	27%								
PROVINCIAL CABINET MINISTER (also receive travel allowance)	$137,509	77%	31%	YES	YES	YES	11 EE 39.48 ER	YES	YES		YES - Varies
RCMP SUPERINTENDANT (also receives service pay, retirement leave, travel as needed	$135,145	78%	32%	DVA	YES	YES	15.5 EE 12.15 ER	*YES	YES	6 weeks	Vehicle
HIGH SCHOOL PRINCIPAL (top salary for a secondary principal in Langley) (also receive PD allowance)	$121,890	86%	35%	YES	YES	YES	YES	YES	YES	Summer months	NO
	$552,275										
	4										
AVERAGE SALARY OF COMPARATORS	**$138,068**										

% BREAKDOWN BASED ON AVERAGE SALARY OF COMPARATORS

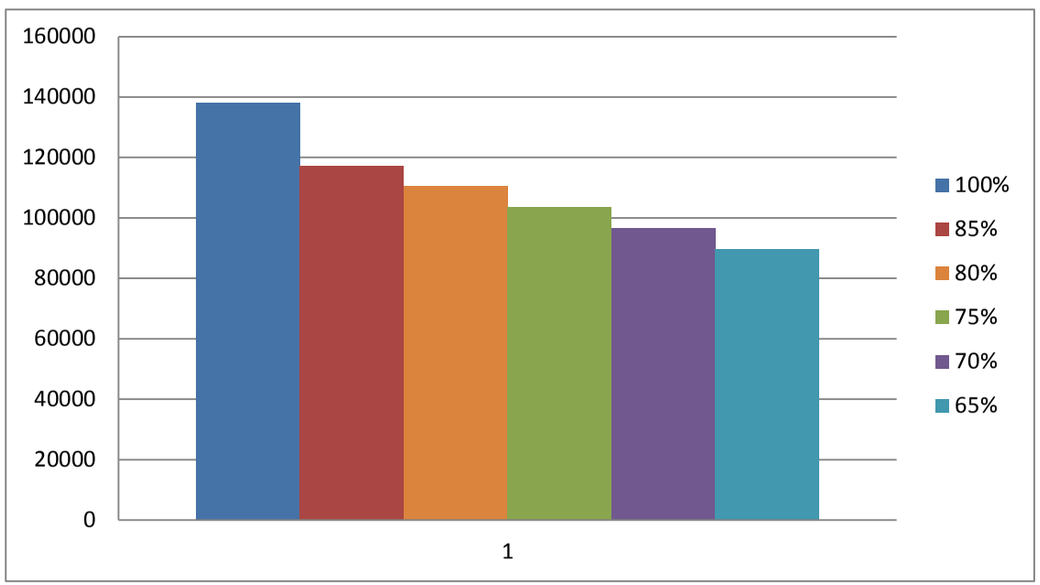
MAYOR

% of Average	Salary
100%	$138,068
85%	$117,357
80%	$110,454
75%	$103,551
70%	$96,647
65%	$89,744

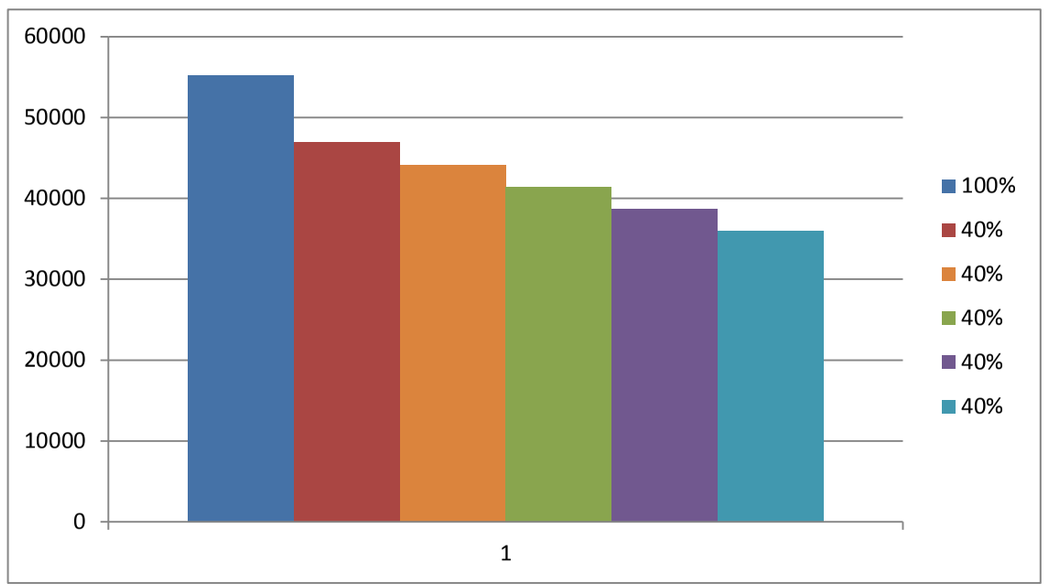
COUNCILLOR

% of Average	Salary
40%	$55,227
40%	$46,942
40%	$44,181
40%	$41,420
40%	$38,659
40%	$35,897

RANGES FOR MAYOR'S COMPENSATION



RANGES FOR COUNCILLOR'S SALARY AT 40% OF MAYORS



COUNCIL REMUNERATION SURVEY RESULTS

DEADLINE: OCTOBER 21, 2012

9 Submissions Received

NAME	APPROPRIATE	NEEDS REVISING	COMMENTS
[redacted]	No	yes	Use cost of living as a maximum amount and only add just before an election. Have a 4 year freeze to compensate for economical untimely unacceptable recent raises.
[redacted]	No	yes	Salaries to be set locally; doesn't matter what other locales pay. All elected officials' salary, per diems, regional committee income, benefits packages should be considered renumerations, not just the $105,456 or $42,936. (See back of page for further comments.)
[redacted]	No	Yes	Roll back pay to 2005 levels. Raises after that must not be more than the cost of living index.
[redacted]	No	Yes	Stick to cost of living rate for raises.
[redacted]	No	Yes	Various questions on committee members and comparisons used.
[redacted]	No	Yes	Cost of living to be used only
[redacted]	No	Yes	Freeze wages
[redacted]	No	Yes	Complaint re online survey. Potholes on 49A and 51st.
[redacted]	No	Yes	Surveys are supposed to be anonymous.

Note: Names protected pursuant to s.22 of the Freedom of Information & Protection of Privacy Act

ATTACHMENT C

Township of Langley
Est. 1873

Council Remuneration Task Force FAQ's

Amended: November 26, 2012

1. What are the current salaries for the Mayor and members of Council?

As of December 2011, the annual compensation rate is:

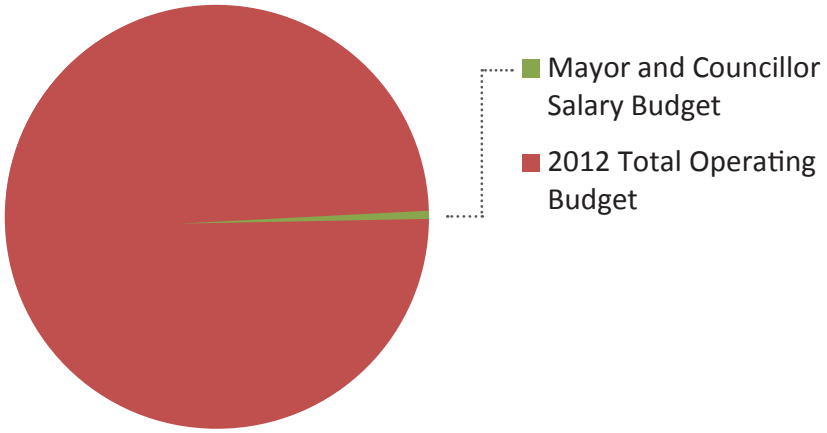
Mayor:	$105,456
8 Councillors:	$42,936 each

2. In total, what is the direct annual cost of the Mayor and Councillors salaries as a percentage of the Township budget?

The direct annual cost of the Mayor and Councillors salaries as a percentage of the Township budget is 0.27%.

The 2012 total budget for Mayor and Councillors salaries is $485,100. The Township's total 2012 operating expenditure budget is $178,015,300.

COUNCIL REMUNERATION AS A % OF TOTAL OPERATING BUDGET

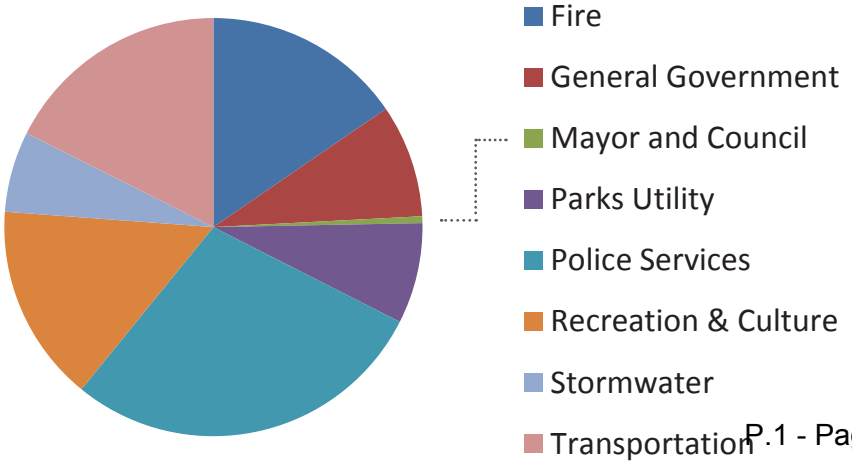


Note: Based on the current year's operating budget of $129,829,048, the direct annual cost of the Mayor and Councillors salaries as a percentage of the Township budget is 0.37%. The 0.27% referenced above reflects salaries as a percentage of the Five Year Financial Plan bylaw which also includes transfers and carry forwards.

3. On an annual basis, how much does a taxpayer contribute toward the Mayor and Councillors salaries?

At the current rate, based on a house with an assessed value of $500,000, a Langley Township taxpayer would pay approximately $8 per year toward salaries for the Mayor and Councillors.

TAXES PAYABLE ON A HOUSE VALUED AT $500,000



4. What are the Mayor's responsibilities?

The Mayor is the head and chief executive officer of the municipality.

In addition to the responsibilities of Council members, under the Community Charter the Mayor must:

- provide leadership to Council, including recommending bylaws, resolutions, and other measures that, in the Mayor's opinion, may assist the peace, order, and good government of the municipality
- communicate information to Council
- preside at Council meetings when in attendance
- provide, on behalf of Council, general direction to municipal officers respecting implementation of municipal policies, programs, and other directions of Council
- establish standing committees
- suspend municipal officers and employees
- reflect the will of Council and carry out other duties on behalf of Council
- carry out other duties assigned by or under the Community Charter or any other Act

5. What are the responsibilities of Council members?

Under the Community Charter, every Council member must:

- consider the well-being and interests of the municipality and its community
- contribute to the development and evaluation of the municipality's policies and programs respecting its services and other activities
- participate in Council meetings, committee meetings, and meetings of other bodies to which the member is appointed
- carry out other duties assigned by Council
- carry out other duties assigned by or under the Community Charter or any other Act

Council members must also agree to uphold the Township of Langley's Code of Ethics, Confidentiality, and Conflict of Interest Policy.

6. How many hours do the Mayor and Council members commit to their jobs?

The Mayor's role is a full-time position in the Township of Langley.

Councillors are considered part-time positions.

Beyond the responsibilities outlined in the Community Charter, the Mayor and Council members attend community events and functions and do a considerable amount of reading and research to stay current on local issues. A round-the-clock job, they often work non-standard hours, addressing concerns and responding to residents who phone, email, write, and approach them in person.

7. How are Mayor and Councillor salaries established?

Remuneration decisions are not made by Council itself.

In 2000, an independent remuneration task force consisting of community members was established to review and report on the Mayor and Council's remuneration. It recommended that market surveys of other same-sized communities within the region be held every three years to ensure Council members were equitably remunerated. Langley Township's Mayor and Council remuneration is 60% of the difference between the top salary and the bottom salary of those comparators, which is added to the lowest salary of those comparators.

Council approved the task force's recommendation and another review was held in 2003.

In 2006, Council moved that any increases coming from the three-year salary surveys were to start on the first day of the next term, and the review was to be conducted in the first quarter of each election year. That way, increases are not received by the current Council but by the new Council to be voted in, and members of the incoming Council need not spend time debating their own wages.

Remuneration reviews and adjustments were made in the first quarter of 2008 and 2011.

8. Which communities are current comparators for Langley Township's remuneration?

Abbotsford, Chilliwack, Coquitlam, Delta, Maple Ridge, and Port Coquitlam. Refer to the remuneration comparator table below.

The remuneration system is meant to ensure Township of Langley's pay rates are no higher than the highest communities and no lower than the lowest.

Remuneration Comparators

JURISDICTION	EFFECTIVE	MAYOR	COUNCILLOR
Township of Langley	Dec 1, 2011	$105,456	$42,936
Abbotsford	Dec 1, 2011	$94,500	$37,200
Chilliwack	Jan 1, 2012	$89,110	$31,769
Coquitlam	Jan 1, 2011	$123,696	$53,837
Delta	Jan 1, 2012	$110,653	$47,564
Maple Ridge	Jan 1, 2010	$92,300	$37,300
Port Coquitlam	Jan 1, 2012	$87,310	$33,588

9. Why was the current Council Remuneration Task Force established?

Given the current economic environment, Council's 2011 salary increase created significant feedback from the community.

In a February 2012 Council workshop, it was resolved that a Council remuneration task force be established to review the current remuneration process.

10. How were members of the Council Remuneration Task Force chosen?

In May 2012, an advertisement was posted on the Township website and in local newspapers seeking applications from individuals interested in participating on the Council Remuneration Task Force. A number of applications were received. All applicants were interviewed by a panel consisting of the Mayor, Councillors, and staff representatives. Based upon the interview process, the panel forwarded their recommendation to Council for approval and endorsement.

As per the Terms of Reference established, the Council Remuneration Task Force is comprised of five qualified and experienced individuals, the majority of whom are residents of the Township and who bring a mix of experience in business, human resources, financial, and post-secondary education.

11. What is the purpose of the Council Remuneration Task Force?

The Council Remuneration Task Force was asked to:

- review and evaluate the current process and formula for determining Mayor and Council remuneration and indemnities
- research and gather information from other Lower Mainland municipal governments as to how Mayor and Council remuneration and indemnities are established
- research and gather information from other comparable municipal governments in the Province of BC as to how Mayor and Council remuneration and indemnities are established
- make recommendations to Mayor and Council as to how Mayor and Council remuneration and indemnities shall be established, including but not limited to the:
    - timing of remuneration and indemnity reviews
    - parameters of the remuneration and indemnity review, including identification of comparators
    - formula and/or process for determining remuneration and indemnities
    - timing of any remuneration and indemnity changes
    - process for implementing remuneration and indemnity changes

12. When will the task force make its recommendations?

The task force was asked to provide recommendations to Council by September 30, 2012.

However, the task force has asked for an extension to collect public input, which will be considered when preparing recommendations to Council.