Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, July 11, 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 – July 11, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 11, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 27, 2022

That Council adopt the Minutes of the Regular Council meeting held June 27, 2022.

C. DELEGATIONS

1. Bonnie L. Henry
File 0550-07

Request by Bonnie L. Henry, to appear before Council to discuss the non-farm use Agricultural Land Commission Application No. 100385 (Henry / 23717 – 72 Avenue).

2. Jim Clark
File 0550-07

Request by Jim Clark, to appear before Council to discuss dropping aquifer levels.

Clerk's Note: Council requested the delegation at the June 27, 2022 Regular Council meeting.

C. DELEGATIONS

3. Joe Cindrich
File 0550-07

Request by Joe Cindrich, to appear before Council to discuss a drainage issue at 233 Street and 47 Avenue.

4. John Caldarella, Community Co-Chair
Agricultural Advisory and Economic Enhancement Committee
File 0550-07

Request by John Caldarella, Community Co-Chair, Agricultural Advisory and Economic Enhancement Committee, to appear before Council to discuss the Future of Farming Task Force report.

5. Amanda Smith
Agricultural Advisory and Economic Enhancement Committee
File 0550-07

Request by Amanda Smith, Agricultural Advisory and Economic Enhancement Committee, to appear before Council to discuss the Future of Farming Task Force report.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2022 External Grant Funding Adjustments
Report 22-79
File ENG 1855-60

That given the additional grant funding that the Township has received this year and will receive in future, that Council direct staff to update the annual budget envelopes as needed to include the additional grant monies the Township is eligible to receive.

2. Discharge of Covenant and Expansion of
Fraser Sewerage Area Affecting 1361 - 200 Street
Report 22-73
File ENG 0400-65-003

That Council request that the Greater Vancouver Sewerage and Drainage District authorize the discharge of Covenant BB647806 from the title of property at 1361 – 200 Street (PID: 011-199-032 Lot A (Explanatory Plan 13509) Lot 1 Section 10 Township 7 NWD Plan 6394).

E. REPORTS TO COUNCIL

3. School and Playground Zones
Report 22-74
File ENG 5460-02-001

That Council direct staff to bring forward amendments to the Township Highway and Traffic Bylaw and the Township Bylaw Notice of Enforcement Bylaw to extend the hours of school zone signage, where traffic calming measures are in place, to be in effect 24 hrs/day on school days; and further

That commencing in 2023, an amount of $100,000 be included in the annual budgets to:

- Continue the construction of traffic calming measures on urban local and collector roads fronting schools and playgrounds;
- Convert existing 30km/h school zone signs and radar sign flashers on roads that have traffic calming measures to reflect the 24 hours a day on school days effective times; and
- Convert existing 30km/h school zone signs and radar sign flashers on roads where new traffic calming measures are proposed to be installed to reflect the 24 hours a day on school days effective times.

4. 216 Street School Zone Fronting Topham Elementary School
Report 22-75
File ENG 5400-20-008/5460-02-005

That Council direct staff to proceed with implementation of traffic calming measures on 216 Street fronting Topham Elementary School, consistent with the TransLink approval and as provided for in the 2022 capital budget.

5. Brookswood-Fernridge Neighbourhood Plans –
Phase 3 Summary
Report 22-82
File CD LRP00015

That Council receive the report on Brookswood-Fernridge Neighbourhood Plans – Phase 3 Summary for information.

6. Agricultural Land Commission Application No. 100406
(Thunderbird Legacy Holdings Ltd / 24550 – 72 Avenue)
Report 22-72
File CD 11-15-0013

That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Thunderbird Legacy Holdings Ltd. to permit the addition of fill for an

E. REPORTS TO COUNCIL

additional area for horse stalls and paddocks on the property located at 24550 – 72 Avenue complies with the Township's Zoning Bylaw (subject to ALC approval).

7. Fraser Highway Widening - Budget Transfer
Report 22-76
File ENG 5330-23-105

That Council authorize transfer of $3,672,302 from existing transportation capital project accounts, as identified in the Financial Implications section of this report, to enable completion of Fraser Highway Widening Project (RDS1242) in the 24600 to 24900 blocks.

8. Operations Centre Staff Parking
Report 22-80
File ENG 0710-01

That Council endorse, in concept, creation of a Township of Langley Public Works satellite yard and refer and consider funding to the 2023 budget process.

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100653 and Development Permit Application No. 101205 (Castlehill Properties (Yorkson-West) Ltd. / 20333 - 80 Avenue)
Bylaw No. 5805
Report 22-77
File CD 08-26-0161

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Properties (Yorkson-West) Ltd.) Bylaw No. 5805, rezoning 1.0 ha (2.46 ac) of land located at 20333 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 56 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

F. BYLAWS FOR FIRST AND SECOND READING

3. Provision of road dedications, widenings, and necessary traffic improvements for 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of a cross access easement in favour of the properties to the east and west for pedestrian access;
8. Registration of an access easement for emergency access purposes in favour of the property to the west (20321 – 80 Avenue);
9. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Prohibiting access from the site to 80 Avenue except for emergency vehicles;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5805 authorize issuance of Development Permit No. 101205, 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), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements to the acceptance of the Township;

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

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5805 in conjunction with Development Permit No. 101205.

Explanation – Bylaw No. 5805

Bylaw No. 5805 rezones 1.0 ha (2.46 ac) of land at 20333 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 56 units.

2. Rezoning Application No. 100685
(Lanstone Properties (Murrayville) Ltd. /
21541 and 21565 – 44 Avenue and 4477 – 216 Street)
Bylaw No. 5808
Report 22-78
File CD 07-36-0152

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Properties (Murrayville) Ltd.) Bylaw No. 5808, rezoning 1.21 ha (3 ac) of land located at 4477 – 216 Street, and 21541 and 21565 – 44 Avenue to Residential Zone R-1E to facilitate development of 10 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 on-site stormwater management facilities and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;

F. BYLAWS FOR FIRST AND SECOND READING

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 216 Street, 215A Street, and 44 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a statutory right of way for the future widening of 216 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of a restrictive covenant requiring registration of an exterior design control agreement at the time of subdivision (informed by a neighbourhood character study) ensuring that high quality building design and site development standards are implemented;
7. Registration of restrictive covenants acceptable to the Township:
    a. Requiring that the front setback for proposed Lot 10 (as indicated on the preliminary subdivision plan included in this report) be measured from the western boundary of the statutory right of way;
    b. Requiring the driveway for proposed Lot 10 (as indicated on the preliminary subdivision plan included in this report) be situated a minimum of 15 metres south of the intersection of 216 Street and 44A Avenue;
8. Compliance with the Community Amenity Contributions Policy; and
9. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, Murrayville Pedestrian Overpass fee, 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. 5808.

Explanation – Bylaw No. 5808

Bylaw No. 5808 rezones 1.21 ha (3 ac) of land located at 4477 – 216 Street, and 21541 and 21565 – 44 Avenue to Residential Zone R-1E to facilitate development of 10 single family lots.

F. BYLAWS FOR FIRST AND SECOND READING

3. Rezoning Application No. 100547 and Development Permit Application No. 101029 (Qualico Mitchell Williams LLP / 21480 and 21536 - 80 Avenue and 7941 and 7993 - 216 Street) Bylaw No. 5807 Report 22-81

File CD 08-24-0086

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5807 rezoning 3.9 ha (9.6 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development of 20 single family lots and 93 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan, including completion of 212 Street / 80 Avenue Connector;
7. Provision of the ALR buffer, greenways (80 Avenue and 216 Street), and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. 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);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

10. Receipt of final approval from the Ministry of Transportation and Infrastructure;
11. Registration of access rights of way with associated covenants providing alternative accesses to the proposed lots until such time as the road network connections are developed;
12. Registration of restrictive covenants:
    a. Prohibiting access to 216 Street and 80 Avenue;
    b. Prohibiting development of the townhouse lot until such time as a Development Permit is issued by Council and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    c. Prohibiting clearing and grading of the townhouse site until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    d. Requiring an ALR buffer and notifying of the adjacency of the ALR in accordance with the Williams Neighbourhood Plan; and
    e. Identifying the western lot line of the proposed R-1F zoned double fronting lots as the front lot line;
13. Demolition of existing buildings and structures;
14. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
15. 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;

That Council at time of final reading of Rezoning Bylaw No. 5807 authorize issuance of Development Permit No. 101029 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zones R-1A and R-1F, and Residential Compact Lot Zone R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with the Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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 item will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit; 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. 5807 in conjunction with Development Permit No. 101029.

Explanation – Bylaw No. 5807

Bylaw No. 5807 rezones 3.9 ha (9.6 ac) of land located in the Williams Neighbourhood Plan area to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-172 to provide for development of 20 single family lots and 93 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa). It was originally advanced to Council with project 08-24-0085 and is repeated in this Bylaw to allow for either to advance first.

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa). It was originally advanced to Council with project 08-24-0085 and is repeated in this Bylaw to allow for either bylaw to advance first.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 2023 Permissive Tax Exemptions
Bylaw No. 5812
Report 22-71
File FIN 1970-03

That Council give first, second and third reading to the Not-For-Profit Permissive Tax Exemption Amending Bylaw 2022 No. 5812.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5812

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5812 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and
Rezoning Application No. 100219 and 100233 and
Development Permit Application No. 101199
(83 Apartments East/West / 8264 – 208 Street and 20880 – 83 Avenue)
Bylaw No. 5727
Report 22-83
File CD 08-25-0110

That Council grant third reading to Housing Agreement Bylaw No. 5727 as amended.

Explanation – Bylaw No. 5727

Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments West Ltd. to secure rental housing and affordable rental units on the subject properties located at 8264 – 208 Street.

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100486 (Qualico Developments (Vancouver) Inc.) / 3354, 3424, 3430, 3474, and 3502 – 208 Street) Bylaw No. 5330 Bylaw No. 5331 Report 18-07

File CD 07-25-0038

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5330"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5331".

Explanation – Bylaw No. 5330

Bylaw 2018 No. 5330 rezones 8.3 ha (20.4 ac) of land located at 3354, 3424, 3430, 3474, and 3502 – 208 Street to Residential Zone R-1D to permit the subdivision of 84 fee simple single family lots.

Explanation – Bylaw No. 5331

Bylaw 2018 No. 5331 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 29, 2018 attached to the Bylaw have been satisfactorily addressed. Please note that the matters raised by Council at the time of third reading have been addressed as follows:

"That funds derived from CAC's may be used to include compensatory tree/habitat purchase of significant tree stands in and around the areas, as identified by staff, added as Condition #13.

That Condition #14 be added to include a traffic impact study to determine what improvements may be needed."

a. Staff note applicable CAC's in the amount of $571,872 have been provided as well as Phased Development Agreement monies in the amount of $1,607,083.40 that allows for purchase of parkland dedications and public open spaces on identified lands.

b. A traffic impact study was completed and accepted to secure required improvements.

I. BYLAWS FOR FINAL ADOPTION

The Public Hearing for the Bylaws was held on February 19, 2018 with third reading given on March 5, 2018. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed for the following reasons: Servicing items were being addressed.

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – June 15, 2022
Agricultural Advisory and Economic Enhancement Committee – June 22, 2022
File 0540-20

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

2. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council direct staff to collect and develop maps on vulnerable senior populations to inform future planning initiatives, including extreme heat preparedness and response.

Clerk's Note: Mapping of vulnerable senior populations can be included as part of the extreme heat risk mapping, assessment, and planning grant project authorized by Council at its June 27, 2022 Regular Meeting.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

At the June 27, 2022 Regular Meeting of Council, Councillor Arnason provided the following Notice of Motion:

1. Second Stage Housing for Women and Children Fleeing Violence

Whereas the Township of Langley is one of the more populous communities across British Columbia that does not have any second stage housing for women and children fleeing violence;

Whereas it is necessary to provide access to safe and affordable housing for this vulnerable group;

Whereas the Ishtar Women's Resource Society delegation has identified a critical housing gap arising from the lack of real time investment by BC Housing in second stage housing for our community; and

Whereas the Township of Langley's updated Housing Action Plan Priority #3 articulates the need to support vulnerable residents through action 3A, which identifies pro-active local government advocacy in support of the need to "Collaborate with BC Housing, non-profits and other organizations to address the urgent need for housing for women and children fleeing violence";

Therefore be it resolved that Council direct staff to utilize the information arising from the Ishtar delegation as well as our amended Housing Action Plan and Housing Needs Assessment, in order to prepare a report for Council on the provision of second stage housing in the Township of Langley, including:

1. A pro forma analysis jointly prepared and funded by BC Housing;

2. A defined strategy with a detailed timeline and cost estimates to collaborating with BC Housing in advancing this objective;

3. An implementation assessment from previous Council motions which consider the use of available and prospective Affordable Housing Reserve funds, to advance options to meet the affordable housing community need continuum, and

4. The inclusion of a high-level strategy and framework designed to support the funding of secure secondary housing within the amended Willowbrook Community Plan that is currently under development.

O. OTHER BUSINESS

At the June 27, 2022 Regular Meeting of Council, Councillor Richter provided the following Notices of Motion:

2. 2023 Tax Increase

Whereas Langley Township Council will not meet again after July 25, 2022 until the new Langley Township Council is sworn in on November 7, 2022;

Whereas Township staff need to continue forward with budget preparations between July 2022 and November 2022;

Whereas the first major order of business for the new Council after it is sworn in November 2022 will be the 2023 Township Budget;

Whereas after 4 years of review, the existing Council has revised the TOL Budget Process to ensure that each Council sets the target tax rate that staff will work to achieve before staff begin work on the budget, and that this target tax rate will be set by July of each year;

Whereas each Council will determine its own budget going forward in accordance with its own priorities and can change budget priorities and costs as it determines in accordance with the approved budget process;

Whereas this is an election year and Township staff still need to have a baseline target to work towards in preparation for the next Township Council and 2023 budget year; and

Whereas the current cost of living is escalating beyond most Township residents ability to financially keep up;

Therefore be it resolved that Council direct staff to set the target 2023 TOL property tax rate increase at no more than 3%, and preferably less.

3. Proposed Rodeo

Whereas many Township of Langley residents are concerned about a new proposed Cloverdale-type “Rodeo” at 4303 - 208 Street in Langley which includes bull and bronco riding activities that are cruel to animals;

Whereas this particular Township property is currently zoned P-1 (Civic Institutional);

Whereas P-1 (Civic Institutional) Township Zoning does not specifically allow “rodeos” under P-1 assembly uses;

Whereas allowing a “rodeo” under P-1 zoning assembly uses opens the question of whether “rodeos” can now be allowed under all other “P-1” or “assembly use” zonings anywhere else in the Township;

O. OTHER BUSINESS

Therefore be it resolved that Township Council ask for a legal opinion on this matter relative to if the current “P-1” zoning permits rodeo use, and whether any Township “P-1” zoning use can be restricted or controlled especially related to rodeos and animal rights on any “P-1” zoning; and further

Be it resolved that the Township of Langley prohibit any future “P-1” zoned events which involve any animal cruelty.

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

4. Cell Phone Coverage

Whereas South Langley, including Brookswood-Fernridge and Aldergrove, lacks sufficient cell phone coverage to receive quality service;

Whereas residents and visitors to the area experience inconsistent coverage resulting in dropped calls and failure to connect to the cell phone network;

Whereas many residents and businesses are choosing to eliminate traditional telephone land line services; and

Whereas the continued poor coverage and call quality is a safety issue if residents are unable to call for emergency assistance;

Therefore Council directs staff to provide a report that will provide options to aid cell phone service providers in providing enhanced service in South Langley.

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

5. Bike Lanes

Whereas the sidewalks on 248 Street have just recently been designated “bike lanes” on both the north and south sides of 248 Street;

Whereas bike lane markings and signs have been installed on both sides of this street;

Be it resolved that Council ask staff to provide the following justification and information in a report to Council including:

1. Why/When was this decided on 248 Street? By Whom? And what was the cost of signs and road painting?
2. How many residents walk/run here on a daily basis as opposed to cyclists? Were any studies done?

O. OTHER BUSINESS

3. How many other streets/avenues in the Township does this apply to?
4. Was the public consulted on each of these streets/avenues? When and how? What were their comments? How many walk/run on their streets?
5. If a pedestrian is in the newly marked bike lane and gets hit by a cyclist, who is at fault? What is the Township's liability here? Who bears the liability?
6. What if the pedestrian has no choice but to jump into a very deep ditch on the side, or into oncoming traffic if a bike is oncoming? Again, who bears the liability?
7. Were these "bike lanes" decided by Council? When? Were provisions made for pedestrians? Was Council informed of this?
8. Why can these bike lanes not be designated (and marked) "Multi-Modal"? Cost to do so?

Be it further resolved that staff provide Council with detailed information on what other sidewalks are scheduled to be converted to bike lanes and when; and finally

Be it resolved that Council approve "Multi-Modal" lanes instead throughout the Township.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.1 - Section 90(1) (b) Personal;
Item F.2 - Section 90(1) (g) Legal; and
Item H.1 - Section 90(1) (m) Another Enactment;
Section 90(2) (b) Intergovernmental Relations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 27, 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, and J. Winslade

W. Bauer, S. Richardson, 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 – June 27, 2022

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 27, 2022.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 13, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held June 13, 2022.
CARRIED

Councillor Davis entered the meeting at 1:05pm.

C. DELEGATIONS

1. Maureen Berlin
Ishtar Women's Resource Society
File 0550-07

Maureen Berlin, Ishtar Women's Resource Society, appeared before Council to discuss the need for second-stage housing for women and children in the Township of Langley. With the increase in population in Langley, along with the ongoing impact of COVID-19 and rising cost of living, women and children are increasingly at risk of violence and experiencing more structural barriers in leaving abuse to build a safe and healthy life. Between April and June of 2022, over 130 women were turned away from Ishtar's transition houses due to lack of space. The choice to end the cycle of abuse frequently means risking the loss of housing. The lack of adequate resources for survivors directly perpetuates the cycle of gender-based violence and demands a proportionate response from all levels of government. Ishtar, along with other community service partners, are calling for support by requesting the Ministry of Housing to build second-stage housing to address the cycle of violence and enhance the lives of women and children in Langley.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. UBCM Grant Funding Opportunity
Extreme Heat Risk Mapping, Assessment and Planning
Report 22-65
File ENG 1855-35

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council authorize staff to apply to the UBCM Extreme Heat Risk Mapping, Assessment and Planning grant funding program to indicate support for the proposed extreme heat risk activities.
CARRIED

2. Temporary Use Permit Application No. 000005
(1120595 BC Ltd. / 1000 Block – 272 Street
(Properties East of and Accessed Via 1030 – 272 Street))
Report 22-64
File CD 13-08-0014

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of a Temporary Use Permit No. 000005 for properties in the 1000 block of 272 Street (east of and accessed via

E. REPORTS TO COUNCIL

1030 – 272 Street) to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots for a three-year period subject to the following conditions:

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

a. Provision of a landscape plan in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 with landscape area and screening provided in accordance with Zoning Bylaw No. 2500 section 111 "M" Industrial requirements;
b. On-site landscaping being secured by a letter of credit;
c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All areas being covered by a dust free surface;
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements;
f. Compliance with Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842;
g. Submission of an exterior lighting plan; and
h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Davis,
That Temporary Use Permit Application No. 000005 be amended to change the first paragraph to read as follows:

That Council authorize issuance of a Temporary Use Permit No. 000005 for properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street) to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, including related to the film industry, for a three-year period subject to the following conditions.
DEFEATED

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

E. REPORTS TO COUNCIL

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

Councillor Richter opposed

3. Agricultural Land Commission Application No. 100399
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Report 22-66
File CD 11-26-0022

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council consider the non-farm use application submitted by West Creek Farms Ltd. to the ALC to permit the continued operation of a growing media processing facility on a portion of the property located at 25044 – 88 Avenue within the Agricultural Land Reserve (ALR), and refer the application to the Agricultural Land Commission for consideration based on agricultural merits.
CARRIED

4. 2021 Audited Consolidated Financial Statements
2021 Annual Report and 2021 Statement of Financial Information
Report 22-63/22-67
File FIN 0640 -21/1830-25

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.
CARRIED

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council approve the 2021 Annual Report including the 2021 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2021 Statement of Financial Information (SOFI).
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100227 and Development Permit Application No. 100940 (Qualico Mitchell Williams LLP / 8000 – 8200 Block of 212 Street) Bylaw No. 5791 Bylaw No. 5792 Report 22-68

File CD 08-25-0103

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792 rezoning a 1.1 ha (2.7 ac) portion of land located in the Williams Neighborhood Plan area to Residential Compact Lot Zone R-CL(A) to accommodate development of 22 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 including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
7. Provision of a layout demonstrating the development potential of 21214 – 82 Avenue layout (and a restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed;

F. BYLAWS FOR FIRST AND SECOND READING

8. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
9. 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);
10. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of restrictive covenants:
    a. Prohibiting development of the eastern lot until such time as the lands are rezoned and Development Permits are issued by Council and requiring implementation of applicable policies of the Williams NP in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the eastern lot until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection); and
    c. Prohibiting the tandem parking spaces on the proposed northern lots from being developed for purposes other than the parking of vehicles;
13. Demolition of existing buildings and structures;
14. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
15. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5792 authorize issuance of Development Permit No. 100940 for the proposed single family lots, subject to the following conditions:

F. BYLAWS FOR FIRST AND SECOND READING

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, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5791 and 5792 with accompanying Development Permit No. 100940.
CARRIED

Councillors Arnason, Davis, and Richter opposed

2. Official Community Plan Amendment and Rezoning Application No. 100191 and Development Permit Applications No. 101027 and 101213 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue)
Bylaw No. 5786
Bylaw No. 5787
Report 22-69
File CD 08-24-0085

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787 rezoning 12.9 ha (31.9 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
7. Provision of greenways (212 Street, 214 Street and 80 Avenue), Neighbourhood Forested Mews, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. 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);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
10. Provision of senior government agency approvals, protection of Streamside Protection and Enhancement Areas (SPEAs), acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of an easement providing access over the subject lands to 21216 – 80 Avenue;
13. Registration of restrictive covenants:
    a. Prohibiting development of the two townhouse lots until such time as Development Permits are issued by Council, identifying the allocation of townhouse units for each lot and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the townhouse sites until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection); and
    c. Defining and protecting the SPEA's in accordance with Streamside Development Permit No. 101213;
14. Demolition of existing buildings and structures;

F. BYLAWS FOR FIRST AND SECOND READING

15. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy, and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
16. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP.) Bylaw No. 5786 is consistent with the Township's Five-Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize issuance of Development Permit No. 101027 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize the issuance of Development Permit No.101213 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;

F. BYLAWS FOR FIRST AND SECOND READING

c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
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 30 days of SPEA disturbance; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5786 and 5787 with accompanying Development Permits.
CARRIED

Councillors Arnason, Davis, and Richter opposed

MEETING RECESSED
The meeting recessed at 3:06pm.

MEETING RECONVENED
The meeting reconvened at 3:16pm.

Councillor Woodward left the meeting at 3:16pm.

3. Official Community Plan Amendment and Rezoning Application No. 100201 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway) Bylaw No. 5793 Bylaw No. 5794 Bylaw No. 5803 Report 22-70
File CD 10-33-0104

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 amending the Official Community Plan to change the designation of the lands from “Rural” to “Industrial” and amending the Rural Plan to permit industrial uses on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794, rezoning 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B to permanently accommodate the uses permitted under Temporary Use Permit No. TU000001 as well as additional industrial uses subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

F. BYLAWS FOR FIRST AND SECOND READING

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions associated with proposed Fraser Highway transportation related items 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 Fraser Highway (including deceleration lane), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 10 m wide statutory right of way along the north portion of the site for future access;
5. Secure a 20 m wide statutory right of way on the central portion of the site for future access;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Provision of final landscape plans and security to the acceptance of the Manager of Green Infrastructure Services;
8. Registration of restrictive covenants:
    a. Restricting building construction (i.e., "no building") until a Development Permit is issued for the site and full services are provided in compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 Service Level 1;
    b. Restricting left hand turning movements from the western driveway onto and from Fraser Highway; and
    c. Requiring installation of an accepted landscape plan;
9. Demolition of the existing single family dwelling;
10. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Compliance with Item 5.2(g) of Community Amenity Contributions (CAC) Policy in support of the OCP amendment;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

F. BYLAWS FOR FIRST AND SECOND READING

That (at the time of third reading of Bylaw No. 5793) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803 (and grant final reading at time of final reading of Bylaw No. 5794); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794.
CARRIED

Councillor Woodward re-entered the meeting at 3:18pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD 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

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788".
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101263

Running concurrently with this Bylaw is Development Permit No. 101263 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (proposed semi-detached lots) in accordance with Attachment A subject to the following conditions:

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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.

Development Permit No. 101335

Running concurrently with this Bylaw is Development Permit No. 101335 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (proposed single family lots) in accordance with Attachment B subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot 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;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Development Permit No. 101233

Running concurrently with this Bylaw is Development Permit No. 101233 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (streamside protection) in accordance with Attachment C 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.

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100586
(1046035 BC Ltd. / 20483 – 68 Avenue)
Bylaw No. 5613
Report 20-77
File CD 08-14-0219

Moved by Councillor Davis,
Seconded by Councillor Ferguson,

I. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1046035 BC Ltd.) Bylaw 2020 No. 5613".
CARRIED

Councillor Richter opposed

J. CORRESPONDENCE

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

1. BC AERO – Request for Funding
File 0530-05

Letter from Chirag Chopra, Chief Executive Officer, Airlift Emergency Response Operations, BC AERO, requesting funding or any other support in partnership with the Township of Langley.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That this letter be referred to staff for a report regarding jurisdiction and funding availability.
CARRIED

2. Delegation Request Appeal – Tim Baillie

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council receive the memorandum from the Legislative Services Department regarding Tim Baillie's request for reconsideration to appear before Council as a delegation and approve the request.
DEFEATED

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

3. Rail Safety Week 2022
File 0630-01

Correspondence from Stephen Covey, Chief of Police and Chief Security Officer, and Cyrus Reporter, Vice-President, Public, Government & Regulatory Affairs, CN, requesting the week of September 19-25, 2022 be proclaimed as Rail Safety Week.

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

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

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

1. Yorkson Community Park Phasing Changes and Completion

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

1. The rapidly increasing population in Willoughby is likewise increasing the demand for completed park and recreational areas with outdoor green spaces;

2. Significant interim parking is available at Yorkson Community Park at 80 Avenue, while unfinished areas remain at more central locations on 84 Avenue and 82 Avenue;

3. The Yorkson Community Park phasing plan from 2015 originally contemplated the need for Turf Fields and Field House before finalized asphalt parking at 80 Avenue;

Therefore be it resolved that staff prepare a Report to Council outlining a revised plan to complete Yorkson Community Park from north to south in up to two phases, confirming the following:

A. Deferring completion of Phase 8 to prioritize Phase 10 (N2) for Yorkson Creek Middle School, completed with “Areas in Progress”;

B. Combining and Completing Phase 9 at 84 Avenue and 82 Avenue with Phase 10;

C. Combining and Completing Phase 8, 11 and 12; and

O. OTHER BUSINESS

D. Potentially Completing all Phases with potential funding sources outlined, fully funded within the 2023 Budget, and the project completed as soon as practical and achievable.
CARRIED

2. Affordable Housing Project

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
Whereas the Township of Langley is experiencing accelerated growth along with consequent pressures to provide affordable housing options for residents; and

Whereas the planned 400 unit affordable housing project at 208 Avenue and 83 Street that has already been approved by Council has been made financially unfeasible due to recent changes to interest rates and inflationary costs;

Therefore be it resolved that Council write to the provincial and federal Ministers responsible for housing to request that they work towards a resolution in order to meet the current funding gap.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That this motion be referred to staff to ask the proponent for a presentation
DEFEATED

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

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

Councillor Richter opposed

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

3. Second-Stage Housing

4. Request for Delegation

Moved by Councillor Richter
Seconded Councillor Arnason,
That staff ask Jim Clark to be a delegation to Council regarding aquifer levels.
CARRIED

O. OTHER BUSINESS

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

5. 2023 Tax Increase

6. Proposed Rodeo

P. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 4:18pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

Delegation Request To Appear Before Township Council

Please be advised, that due to COVID-19 precautions,
Council is currently attending Council meetings electronically.

I/we would like to appear as a delegation at the Council meeting on

July 11 at the 1:00pm Regular Meeting
(Council meeting date requested)

Name of delegate or organization wishing to appear

Bonnie L Henry

1 Topic

Non-farm use ALC application

2 Additional Information

Purpose of presentation ☐ Information only ☒ Request letter of support ☐ Request funds ☐ Other

Desired resolution

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
☐ Approved ☐ Declined ☐ Other	☐ Applicant informed

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

July 11, 2022
(Council meeting date requested)

at the ▶ ☒ 1:00pm Regular Meeting

Name of delegate or organization wishing to appear

Jim Clark

1 Topic

To express concerns regarding dropping aquifer levels.

2 Additional Information

Purpose of presentation

☒ Information only ❍ Request letter of support ❍ Request funds ❍ Other

Desired resolution

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❒ Approved ❒ Declined ❒ Other	Applicant informed

see next

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

JOE CINDRICH
I/we would like to appear as a delegation at the Council meeting on

JULY 11, 2022 at the ▶ ☑ 1:00pm Regular Meeting
(Council meeting date requested)

Name of delegate or organization wishing to appear

1 Topic

DRAINAGE PROBLEM AT 233 ST AND 47 AVE
WATER FROM SCHOOL AND ROAD IS DIRECTED TO A ROCK PIT WHICH DRAINS ONTO MY PROPERTY. ROCK PIT OVER FLOWS, WATER RUNS SOUTH ON 233 TO MY DRIVE WAY ONTO MY PROPERTY CAUSING A MAJOR SLIDE IN NOV OF 2021

2 Additional Information

Purpose of presentation

☑ Information only ○ Request letter of support ○ Request funds ○ Other

Desired resolution

Correct drainage issue

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
☐ Approved ☐ Declined ☐ Other	Applicant informed

see next

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

July 11, 2022
(Council meeting date requested)

at the ▶ ☒ 1:00pm Regular Meeting

Name of delegate or organization wishing to appear

John Caldarella, AAEEC Member, Community Co-Chair

1 Topic

Future of Farming Task Force Report

2 Additional Information

Purpose of presentation

❍ Information only ❍ Request letter of support ❍ Request funds ❍ Other

Desired resolution

Endorsement of 10 recommendations of the Task Force as outline in the Report attached to the AAEEC minutes.

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❒ Approved ❒ Declined ❒ Other	Applicant informed

1

see next

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

July 11, 2022
(Council meeting date requested)

at the ▶ ☒ 1:00pm Regular Meeting

Name of delegate or organization wishing to appear

Amanda Smith, AAEEC Member

1 Topic

Future of Farming Task Force Report

2 Additional Information

Purpose of presentation

❍ Information only ❍ Request letter of support ❍ Request funds ❍ Other

Desired resolution

Endorsement of 10 recommendations of the Task Force as outline in the Report attached to the AAEEC minutes.

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❒ Approved ❒ Declined ❒ Other	Applicant informed

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-79
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	2022 EXTERNAL GRANT FUNDING ADJUSTMENTS		

RECOMMENDATION:

That given the additional grant funding that the Township has received this year and will receive in future, that Council direct staff to update the annual budget envelopes as needed to include the additional grant monies the Township is eligible to receive.

EXECUTIVE SUMMARY:

TransLink contributes funding to Lower Mainland municipalities for road and bridge infrastructure identified as part of the regional Major Road Network (MRN) for operations, maintenance, and rehabilitation activities. TransLink also provides grant funding opportunities for capital projects that expand and enhance MRN vehicle, cycling, and pedestrian infrastructure.

Transport Canada offers the Rail Safety Improvement Program (RSIP) to municipalities to improve rail safety and contribute to increasing safety at grade crossings and along rail lines while addressing climate change resiliency and increasing public confidence in Canada's rail transportation program.

Community Foundations of Canada offers the Canada Healthy Communities Initiative for projects that create safe and vibrant public spaces and improve mobility options. The funding is offered across Canada to municipalities and other not-for-profit organizations.

In 2022, TransLink, Transport Canada, and Community Foundations of Canada have awarded or increased their funding allocations for various Township operating and capital projects including the Operation, Maintenance and Rehabilitation program, capital projects for improvements to the regional MRN, and the RSIP. These adjustments collectively result in a net increase of over $3.2M in anticipated external grant funding.

These increases necessitate revisions to seven Township capital project funding envelopes, as previously presented to Council as part of the 2022 budget as outlined in this report, as well as an increase to one operating account. The details of the required adjustments are provided in the Financial Implications section of this report for Council's consideration of approval.

PURPOSE:

To inform Council of TransLink, Transport Canada, and Community Foundations of Canada grant funding adjustments and to seek Council's authorization to adjust 2022 and 2023 operating and capital budgets accordingly.

BACKGROUND/HISTORY:

TransLink

The Township is obligated and committed to maintaining approximately 202 lane kilometers of the Major Road Network (MRN) under its jurisdiction in a good state of repair as expected by the public and pursuant to responsible asset management practices and local government public safety obligations.

Meeting this obligation is supported by TransLink's operating and capital funding programs. Operating works which include but are not limited to paving, street cleaning, snow removal, streetlights, traffic signals, signs, patching potholes, drainage, and repaving are funded through the Operating Maintenance and Rehabilitation (OMR) program. Opportunities for cost-sharing capital projects on the MRN are managed through four TransLink grant programs; Bicycle Infrastructure Capital Cost Share (BICCS), Major Road Network and Bike Upgrades (MRNB), Structures, and Walking Infrastructure to Transit (WITT).

Canada Healthy Communities Initiative

The Federal Government, through Community Foundations of Canada, offers the Canada Healthy Communities Initiative. The funding is offered to a broad range of organizations including local governments, charities, indigenous communities, and nonprofits, for projects, programming, and services that help communities create safe and vibrant public spaces, improve mobility options, or provide innovative digital solutions.

Rail Safety Improvement Program

The Federal Government, through Transport Canada, offers the Rail Safety Improvement Program (RSIP) to municipalities and other eligible agencies. The program's objectives are to improve rail safety, contribute to increasing safety at grade crossings and along rail lines, address climate change resiliency, and increase public confidence in Canada's rail transportation system.

DISCUSSION/ANALYSIS:

Operating Funding:

In March of 2022, TransLink advised that there would be an adjustment to the approved OMR funding bringing the total funding to $4,514,000, an increase of $88,000 for 2022. The OMR funding is received throughout the year based on established agreements with TransLink.

Capital Funding

In June 2022, subject to final grant agreements being provided, the Township was advised of recommended funding for the 2022 grant applications. The table below summarizes the 2022 grant funding recommended by TransLink.

Capital Project	Funding Program	Funding Amount
200 Street Pedestrian Overpass	Structures	$684,875
56 Ave Widening: 21100 Blk – 213A St	WITT	$173,000
64 Ave – Matheson (Logan) Creek Culvert Replacement	Structures	$525,496
96 Ave Connector	BICCS	$478,000
Connected Communities Pilot Project	BICCS	$1,000,000
Fraser Hwy Widening & Intersection Improvements (24300-24600)	MRNB/ BICCS	$2,492,000
	Total	**$5,353,371**

The funding is typically received after formal agreements have been executed (anticipated for the end of July), the capital projects are completed, and a funding claim has been submitted to TransLink for payment.

In April 2022, Transport Canada advised that the Township was successful for funding on two capital projects totalling $257,314. During Fall 2021, Community Foundations of Canada advised that the Township was successful in funding of $74,000 for the Connected Communities Pilot Project. Funding will be received once the projects are completed, and a funding claim package has been submitted to the respective agency for payment.

Financial Implications:

TransLink Operating Budget:

With respect to the OMR funding, during the 2022 budget process, a total of $4,267,634 of TransLink funding was anticipated and approved by Council. Based on the revised funding, the Township is now anticipating receiving an increased amount in the operating budget (HSA1TK-01) of $246,366, which includes the above referenced $88,000 increase, aligning Township budget authority and TransLink funding, arising from a difference in timing between Township and TransLink budget cycles.

TransLink & Community Foundations of Canada Capital Funding:

Based on the successful grant application submission, the Township will realize increases to capital budgets totalling $2,741,096. The requirement for additional matching funding will be realized through existing funding in Annual Cycling and Pedestrian Infrastructure accounts.

Capital Project	Funding Increase
RDS1049 200 Street Pedestrian Overpass	$546,600
RDS1340 56 Ave Widening: 21100 Block – 213A St	$3,000
STW1192 Culvert Replacement Matheson Creek: 64 Avenue and 201 Street	$525,496
RDS1353 Connected Communities	$1,004,000
RDS1360 Pedestrian and Cycling Infrastructure: 96 Ave Trattle to Wright (Connected Communities)	$70,000
RDS1356 Fraser Highway Widening: 24300 Block to 24600 Block	$592,000
Total	**$2,741,096**

Matching funding for STW1192 Culvert Replacement Matheson Creek: 64 Avenue and 201 Street and RDS1356 Fraser Highway Widening: 24300 Block to 24600 Block, will be requested as part of the 2023 budget process.

Transport Canada – Rail Safety Improvement Program

As a result of increases through the Rail Safety Improvement Program, the Township will realize an increase in capital budgets totalling $257,314.

Capital Project	Funding Increase
RDS1291 Southern Railway Improvements – 248 St	$127,931
RDS1292 Southern Railway Improvements – 64 Ave / 264 Street Crossing	$129,383
Total	**$257,314**

The budget authority for these increases will be borne through existing placeholder funding envelopes in the Unidentified Externally Funded accounts.

Respectfully submitted,

Ryan Chapman
GRANT MANAGEMENT SUPERINTENDENT
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-73
FROM:	ENGINEERING DIVISION	**FILE:**	0400-65-003
SUBJECT:	DISCHARGE OF COVENANT AND EXPANSION OF FRASER SEWERAGE AREA AFFECTING 1361 - 200 STREET		

RECOMMENDATION:

That Council request that the Greater Vancouver Sewerage and Drainage District authorize the discharge of Covenant BB647806 from the title of property at 1361 – 200 Street (PID: 011-199-032 Lot A (Explanatory Plan 13509) Lot 1 Section 10 Township 7 NWD Plan 6394).

EXECUTIVE SUMMARY:

Municipal sewage from the Township is conveyed to wastewater treatment plants operated by Metro Vancouver (MV) Regional District. The area serviced by these treatment plants (catchment area) is defined by the Fraser Sewerage Area (FSA) plan. Amendments to the FSA plan must be completed in accordance with the Greater Vancouver Sewerage and Drainage District (GVS&DD) Act and require formal requests from member municipalities, usually in the form of a Council resolution and approval of the GVS&DD Board. In 2011, MV adopted a Regional Growth Strategy (RGS). Subsequently, FSA expansion requests made to GVS&DD are also reviewed for consistency with the RGS.

In 2007, at the request of Township Council, MV permitted 10 properties in the approximate 1300 Block of 200 Street, including the subject property, to connect to the municipal sewerage system providing the property owners entered into, and registered against the title of their property, a covenant with the Township ("Covenant") stating that the property could only have one sewer connection and that connection could only service the single family dwelling existing at that time of connection. A sketch was then attached to the Covenant outlining the footprint of the existing single family dwelling.

The property at 1361 – 200 Street ("Property") elected to connect to sewer and entered into the required Covenant. Subsequent amendments to the RGS no longer requires such covenants. Accordingly, the Property owner has approached the Township requesting that the Covenant be discharged from the title of the Property, allowing them to rebuild, renovate or add an additional residence, as allowed by the Zoning Bylaw No. 2500 and recently amended Agricultural Land Reserve (ALR) regulations.

PURPOSE:

To obtain Council's authorization to request GVS&DD expand the FSA boundary to include the Property free of restrictions imposed by the Covenant, and therefore authorize the discharge of the Covenant from the Property.

BACKGROUND/HISTORY:

Municipal sewage from the Township is conveyed to wastewater treatment plants operated by Metro Vancouver (MV). The area serviced by these treatment plants is defined by the Fraser Sewerage Area (FSA) plan. Municipal collection and centralized treatment is generally reserved for development within the urban containment boundary defined in the MV Regional Growth Strategy (RGS).

Amendments to the FSA plan must be undertaken in accordance with the Greater Vancouver Sewerage and Drainage District (GVS&DD) Act and require a formal request from a member municipality, usually in the form of a Council resolution.

In 2007, MV permitted 10 properties in the approximate 1300 Block of 200 Street to connect to the municipal sewerage system providing the property owners entered into and registered against the title of their property a covenant with the Township ("Covenant") stating that the property could only have one sewer connection and that connection could only service the single family dwelling existing at that time of connection. A sketch was then attached to the Covenant outlining the footprint of the existing single family dwelling. Three of the 10 properties opted to connect.

These properties are within the Agriculture Land Reserve (ALR) and are subject to regulations governing ALR lands. Although recent changes to the Agricultural Land Reserve Use Regulation now permit a second residence on ALR lands, properties that are subject to the Covenant are unable to take advantage of the new regulation as their sewer connection is restricted by the Covenant.

The property at 1361 – 200 Street ("Property") elected to connect to sewer and entered into the required Covenant. The Property has a new owner who has approached the Township requesting that the Covenant be discharged from the title of the Property, allowing them to rebuild, renovate or add an additional residence as allowed by Zoning Bylaw No. 2500.

Staff contacted MV seeking approval to discharge the Covenant and were advised that the Township must follow the process for expanding the FSA even though the Property currently has a sewer connection.

The requested discharge of the Covenant will not require an extension of municipal services, as the Property is already connected.

DISCUSSION/ANALYSIS:

The Property is zoned Rural Residential (RU-1) and is improved with an existing single family dwelling. The Property has a sewer connection which is currently restricted to the existing single family dwelling. This restriction is enforced by a Section 219 Covenant registered in the Land Title Office against the title of the Property.

Section 6.9 of the MV RGS (Attachment B) identifies the area where the parcel is located as Sewerage Extension Areas with the following description:

> "*Notwithstanding any other provision in this Regional Growth Strategy, the area identified on Map 12 as "Rural within the Sewerage Area" includes part of the Salmon River Uplands in the Township of Langley that is contained within the Greater Vancouver Sewerage and Drainage District's (GVS&DD)*

> *Fraser Sewerage Area. For the areas identified on Map 12 as "Sewerage Extension Areas" known as North Salmon River Uplands and South Fernridge in the Township of Langley, sewer servicing will be permitted subject only to land uses being consistent with the applicable regional land use designation and normal GVS&DD technical Considerations*."

The Property owner is not seeking an additional sewer connection but is requesting the ability to renovate, rebuild or construct an additional residence which they are currently prevented from doing under the terms of the Covenant.

Intergovernmental Implications:

An application will be submitted to the GVS&DD to expand the FSA boundary by allowing the existing sewer connection for the Property to be free of the restrictions imposed by the Covenant. If approved, the application will include Council's specific resolution in regard to the Property.

Financial Implications:

Any costs related to the discharge of the Covenant will be borne by the Property owner.

Respectfully submitted,

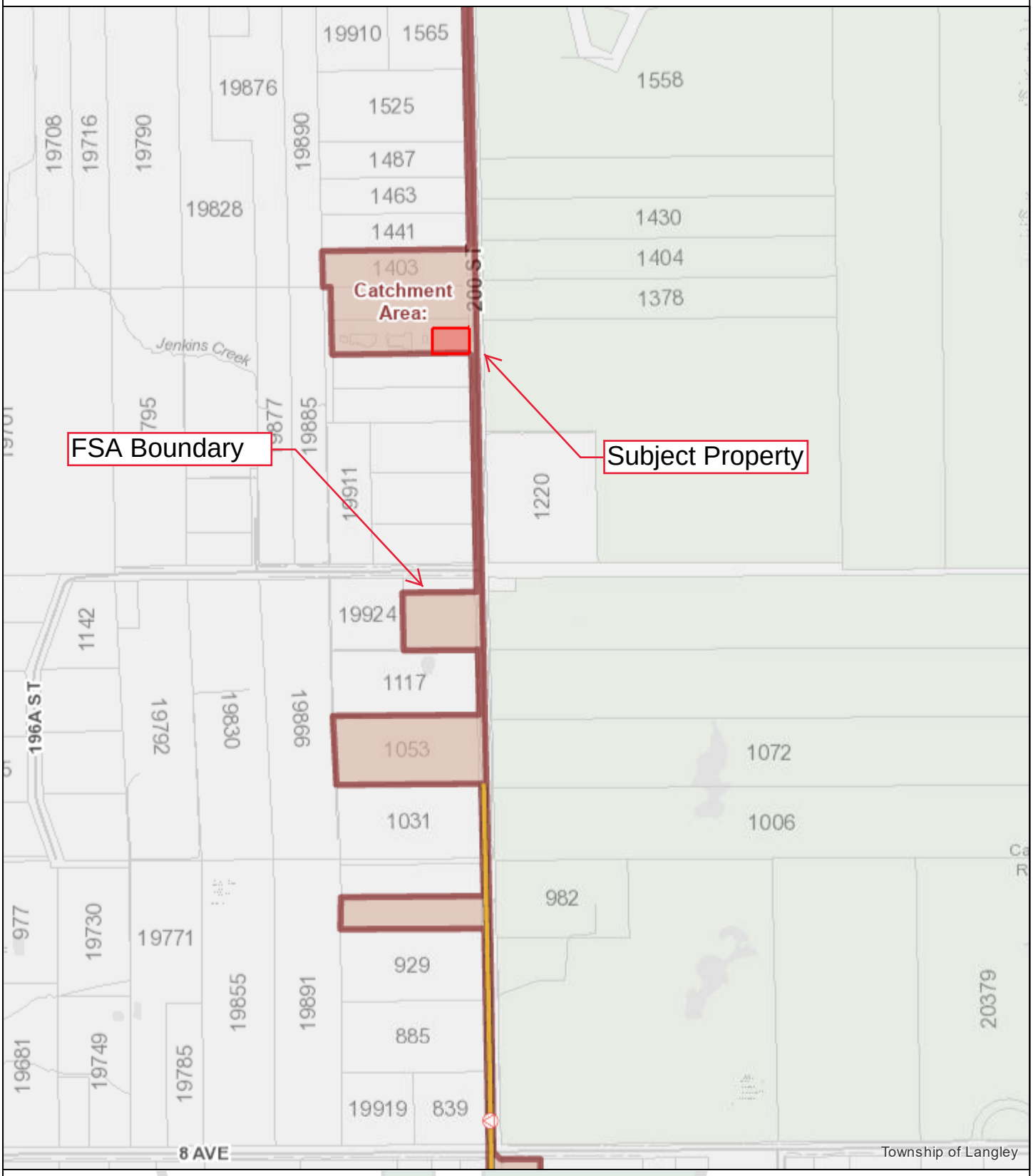
Dave McCormick
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

ATTACHMENT A Reference Map showing 1361 – 200 Street with the FSA

ATTACHMENT B RGS Map 12: Special Study Areas and Sewerage Extension Areas

ATTACHMENT C Copy of Covenant BB647806

1361 200 St - Attachment A



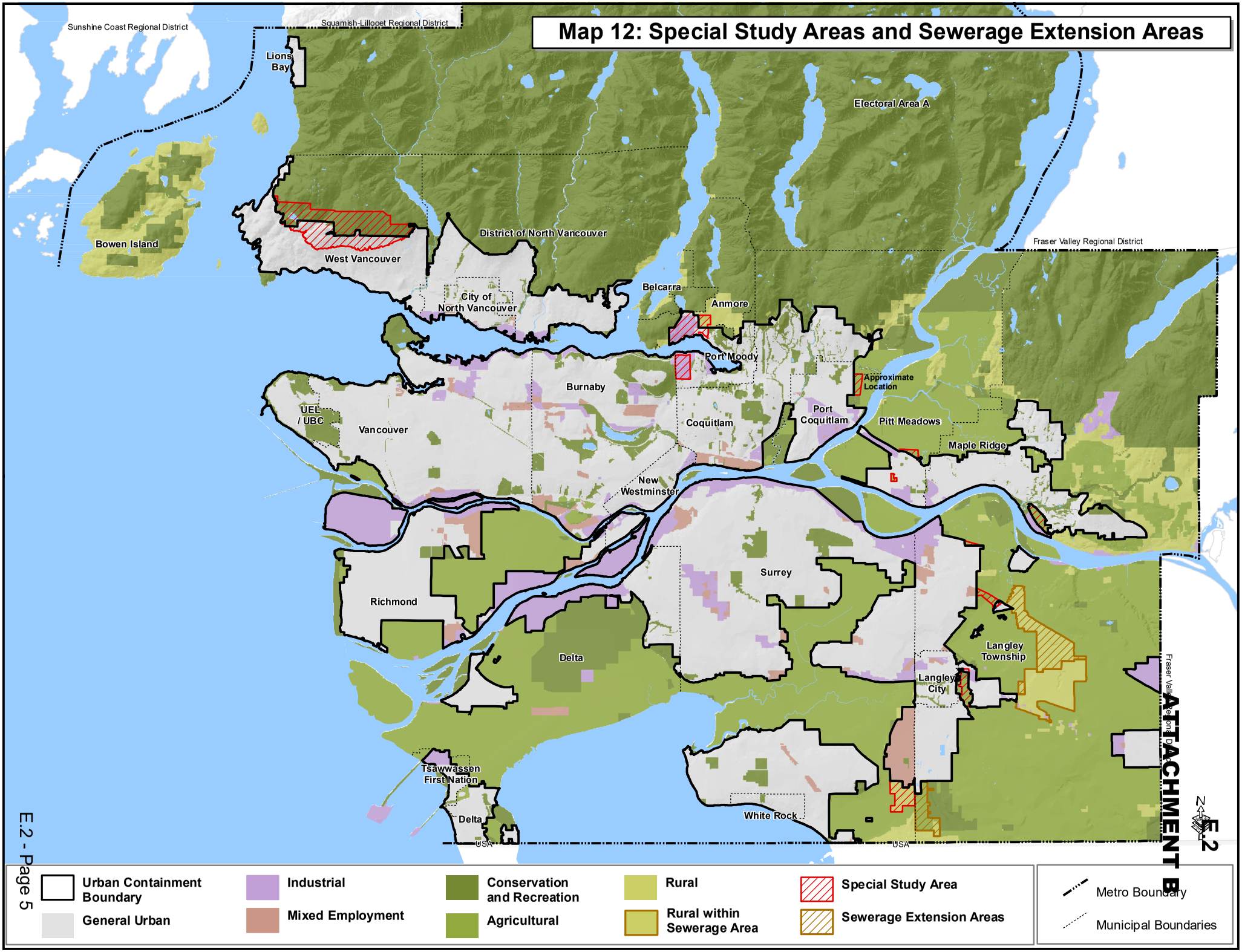
Township of Langley BC
Est. 1873

0 150 300 600 Meters

1:7,500

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.

Map printed on: Tuesday, June 28, 2022 Township of Langley



ATTACHMENT B

Status: Registered Doc #: BB647806 RCVD: 2008-04-03 RQST: 2022-01-13 10.58.49

-3 APR 2008 09 05 BB0647806

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia
GENERAL INSTRUMENT - PART 1 Page 1 of 7 pages

1. APPLICATION: [*Name, address, phone number and signature of authorized agent*]

Caren Roche, Agent for
The Corporation of the Township of Langley
20338 – 65 Ave., Langley, BC V2Y 3J1
Tel: 604.533.6063

Caren Roche

DYE & DURHAM CLIENT No. 11061

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

[*PID*]	[*legal description*]
011-199-032	Pcl A (Explanatory Plan 13509) Lot 1 Sec 10 Tp 7 NWD Plan 6394

3. NATURE OF INTEREST*

DESCRIPTION	DOCUMENT REFERENCE [*page and paragraph*]	PERSON ENTITLED TO INTEREST
COVENANT - SECTION 219	ENTIRE INSTRUMENT	TRANSFEREE

4. TERMS: Part 2 of this instrument consists of [*select one only*]

(a) Filed Standard Charge Terms	[ ]	D.F. No.
(b) Express Charge Term	[x]	Annexed as Part 2
(c) Release	[ ]	There is no Part 2 to this instrument.

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):*

CHARLES DAVID NIMMO and MARY STEWART NIMMO

6. TRANSFEREE(S): [*including postal address(s) & code(s)*] *

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
20338 – 65th Avenue, Langley, BC V2Y 3J1

SH 08/04/03 09:05:04 02 LM 832679
CHARGE $66.15

7. ADDITIONAL OR MODIFIED TERMS:* N/A

* If space insufficient enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

Page 1 of 7

LAND TITLE ACT
GENERAL INSTRUMENT - PART 1

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	EXECUTION DATE Y	M	D	Transferor(s) Signature(s)
LORRAINE WAIT Commissioner for taking Affidavits for B.C. (as to both signatures) 4118 - 200th Street Langley, B.C. V3A 1K9 Tel: 604-533-4548	08	04	01	CHARLES DAVID NIMMO MARY STEWART NIMMO

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act,* R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	EXECUTION DATE Y	M	D	Transferor/Borrower/Party Signature(s)
EUGENE REGIER A COMMISSIONER FOR TAKING AFFIDAVITS IN THE PROVINCE OF BRITISH COLUMBIA 20338 - 65 Avenue Langley, BC V2Y 3J1	08	04	02	THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatory: PATRICIA CATLIN, Township Clerk Deputy

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: BB647806 RCVD: 2008-04-03 RQST: 2022-01-13 10.58.49

TERMS OF INSTRUMENT - PART II

COVENANT - SECTION 219 OF THE *LAND TITLE ACT*

WITH PRIORITY OVER

THIS AGREEMENT made the day of , 20

BETWEEN:

CHARLES DAVID NIMMO and MARY STEWART NIMMO
1361 – 200 St., Langley, BC

(the "Owner")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
20338 – 65th Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner of those lands and premises in the Township of Surrey, in the Province of British Columbia, more particularly known and described as:

PID: 011-199-032
Pcl A (Explanatory Plan 13509) Lot 1 Sec 10 Tp 7 NWD Plan 6394

(the "Lands")

B. In this agreement "Covenant Area" means all that portion of the Lands shown outlined in heavy dark line on the sketch attached hereto as Schedule A.

C. The GVS&DD has amended the Fraser Sewerage Area to include the footprint(s) of the family dwelling(s) for the Covenant Area, as shown for illustration purposes in bold outlined and diagonal stripes on the sketch, a copy of which is attached hereto as Schedule B.

D. The Township has accepted the Owner's proposition to dispose of the sanitary sewer generated within the Covenant Area on the condition that only one single connection is approved to the Covenant Area to serve the single family dwelling(s) on the Covenant Area.

E. Section 219 of the *Land Title Act*, R.S.B.C. 1979, Chapter 250 as amended (the "*Land Title Act*"), provides that there may be registered and annexed to the land, conditions or covenants in favour of the Township that the land or any portion thereto is to be used and the use of a building on or to be erected on the Lands to be constructed in a certain fashion and maintained by the owner of the said lands, its successors and assigns.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of ONE ($1.00) DOLLAR now paid to the Owner by the Township (the receipt of which is hereby acknowledged) the Owner for himself and his heirs, personal representatives, successors and assigns hereby covenants, promises and agrees, pursuant to Section 219 of the *Land Title Act*, that the Lands shall not be used or built upon except in compliance with this covenant (it being the intention of the parties hereto that the covenant herein contained shall be annexed to the Lands) as follows:

1. The Owner shall not build more than one single family dwelling on the Covenant Area and shall only be entitled to one service connection to the Covenant Area. Notwithstanding the zoning or any rezoning or subdivision of the Lands or Covenant Area (for example a subdivision of the Covenant Area from the remainder of the Lands) the owner shall not be entitled to more than one service connection to the Covenant Area.

2. The Owner agrees that the sanitary sewer connection shall serve only the Covenant Area within the Lands for only one single family dwelling, and further agrees to bear the entire costs of the connection and pay the applicable rates and taxes as soon as the connection is completed.

3. The Owner hereby covenants and agrees with the Township that the Township is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way.

IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

4. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Township in the exercise of its functions under any public or private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered to the Owner.

5. The covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants, the burden of which shall run with the Lands. It is further expressly agreed that this Agreement may only be modified or discharged by agreement of the Township pursuant to the provisions of Section 219 of the *Land Title Act*.

6. Notwithstanding anything contained herein, the Owner shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner ceases to have any further interest in the Lands.

7. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the contents or parties so require. All covenants and agreements of the Owner herein are joint and several.

8. The parties shall do and cause to be done all such things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

9. The Owner hereby releases, indemnifies and saves harmless the Township, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Township arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement or any default of the Owner under or in respect of this Agreement.

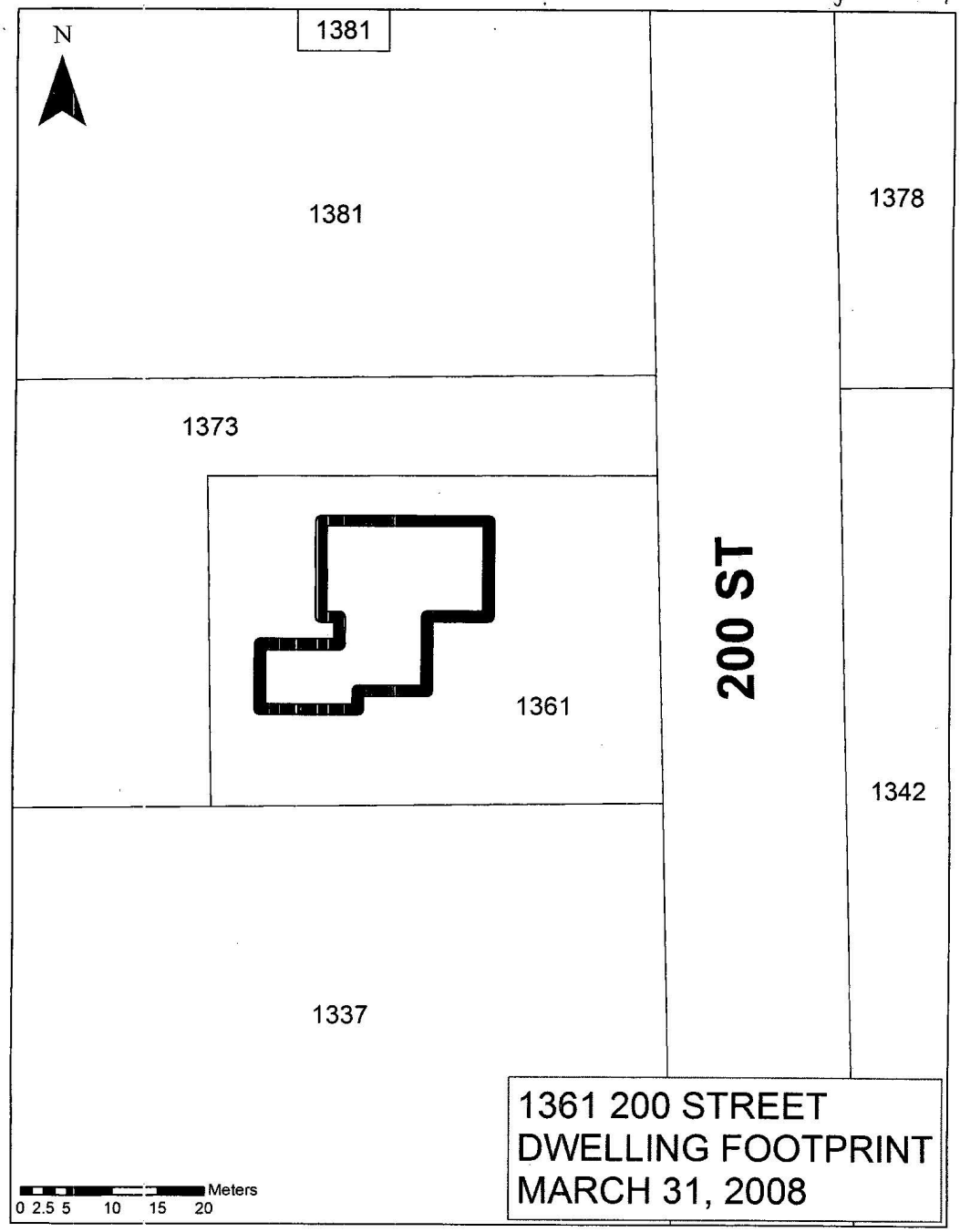
10. The Owner covenants and agrees to obtain from any prospective purchaser, leaseholder, tenant and other transferee of the Lands, an agreement to be bound by the terms of this Agreement.

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

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written.

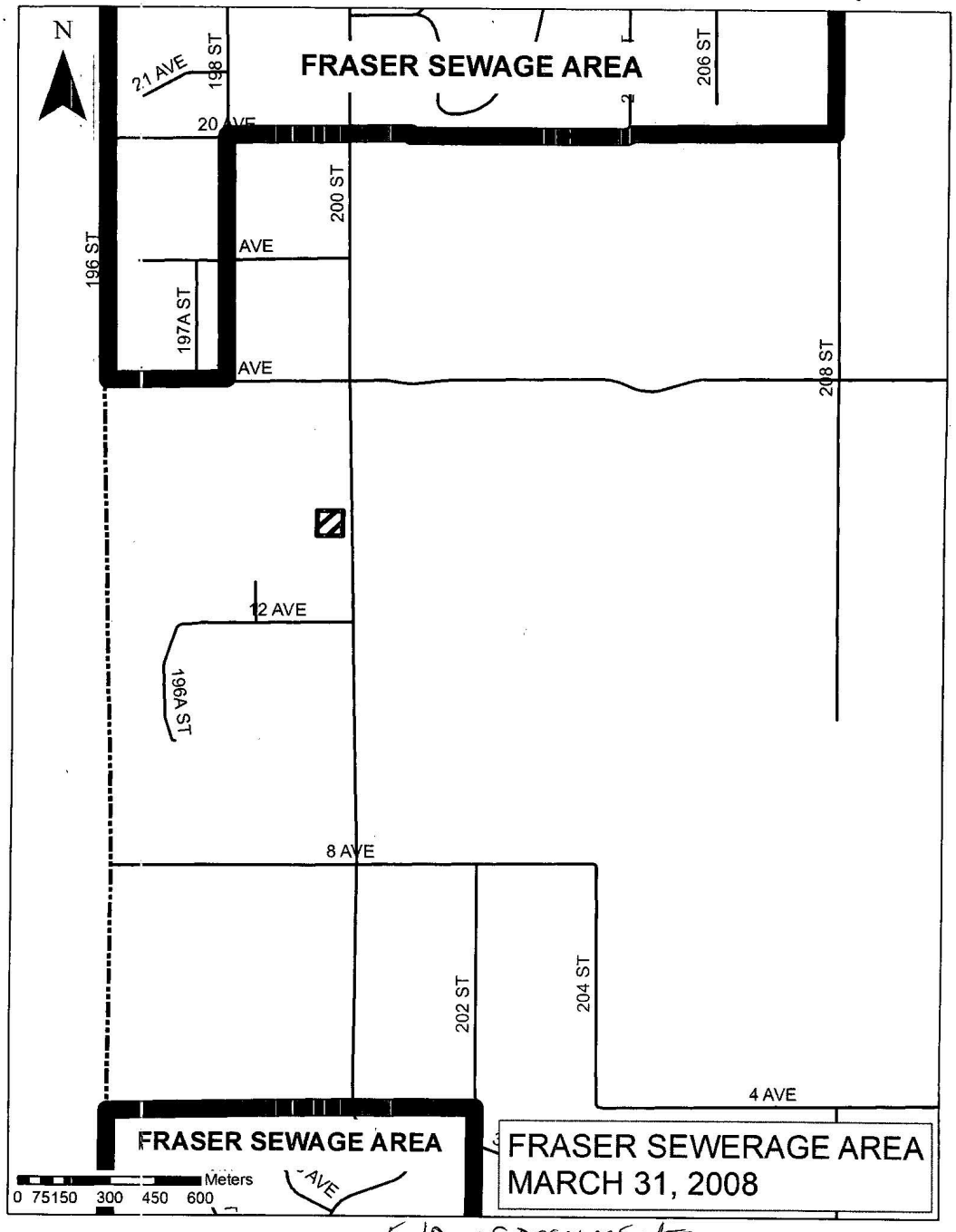
Status: Registered Doc #: BB647806 RCVD: 2008-04-03 RQST: 2022-01-13 10.58.49

Schedule "A" Page 6 of 7



Status: Registered Doc #: BB647806 RCVD: 2008-04-03 RQST: 2022-01-13 10.58.49

Schedule "B" Page 7 of 7



END OF DOCUMENT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-74
FROM:	ENGINEERING DIVISION	**FILE:**	5460-02-001
SUBJECT:	SCHOOL AND PLAYGROUND ZONES		

RECOMMENDATIONS:

That Council direct staff to bring forward amendments to the Township Highway and Traffic Bylaw and the Township Bylaw Notice of Enforcement Bylaw to extend the hours of school zone signage, where traffic calming measures are in place, to be in effect 24 hrs/day on school days; and further

That commencing in 2023, an amount of $100,000 be included in the annual budgets to:

- Continue the construction of traffic calming measures on urban local and collector roads fronting schools and playgrounds;
- Convert existing 30km/h school zone signs and radar sign flashers on roads that have traffic calming measures to reflect the 24 hours a day on school days effective times; and
- Convert existing 30km/h school zone signs and radar sign flashers on roads where new traffic calming measures are proposed to be installed to reflect the 24 hours a day on school days effective times.

EXECUTIVE SUMMARY:

As directed by Council at its May 9, 2022 Meeting, this report provides information on signs for school and playground areas and zones including best practices provided in the Transportation Association of Canada (TAC) Guidelines, practices of other municipalities, legislative limitations, and Township practices and recommendations moving forward. TAC Guidelines are universally accepted across Canada and used by municipalities in evaluating and establishing school and playground areas and zones fronting such facilities using a defined set of evaluation criteria.

The BC Motor Vehicle Act (MVA) allows municipalities to extend the effective hours for school zones on school days, but no provision is made for changing playground zones. There are also legislative requirements for TransLink approval of proposed changes to speed limits on roads that are part of the Major Road Network (MRN). A request for a 30km/h school zone on a portion of 216 Street that is in the MRN is the subject of another report being presented to Council under a separate cover.

As directed by Council, the Township has a program of traffic calming roads fronting schools and playgrounds, primarily in urban areas due to the greater traffic volumes and pedestrian activity. Any changes to speed limits may not be as effective or an efficient use of resources in the absence of measures such as traffic calming measures.

There are implications with a blanket change to all the school zone signs which would require additional funding and staff resources. However, of greater concern is the effectiveness of the change in the absence of traffic calming measures and the education and enforcement requirements that would be needed. In particular, the effectiveness of the extension of school zone times may not have any significant long-lasting effect unless significant resources were provided for enforcement on an on-going basis. Staff do not recommend such a blanket change due to these concerns.

However, staff recommend bylaw amendments to allow for flexibility to make changes to school zone signs on roads which are already traffic calmed to ensure effectiveness of the measures and efficient use of resources. The amendments, subject to Council approval, could allow effectiveness of the regulatory signage 24 hours per day on school days at 30km/h speed at existing school zones. The MVA does not allow for changes to playground zones.

Further, staff recommend that that funding be included on annual basis, starting in 2023, to continue the traffic calming program on urban roads fronting schools and playground and for the implementation of the change in the school zone times at schools already traffic calmed and at future traffic calming locations fronting existing 30km/h school zones.

PURPOSE:

This report is provided in response to Council direction and aims to provide an update on potential amendments to school and park zone signage regulating speed and associated recommendations.

BACKGROUND/HISTORY:

The Township has received requests from local area residents to modify the speed limit signage fronting school and playground zones to a 30 km/h speed limit in effect for seven days a week from 7:30am to 9:00pm. Residents cited an example from the City of Calgary that undertook a study in 2017 to assess the impact of implementing a 30km/h speed zone for extended hours.

Requests from local area residents were referred to staff for review and response. Subsequently, at its Regular Meeting on May 9, 2022, Council passed the following resolution:

> *"That Council direct staff to prepare a report regarding decreasing the speed limit to 30km/h in school zones and playground zones from 7:30am to 9:00pm, 7 days per week."*

DISCUSSION/ANALYSIS:

Staff have undertaken a comprehensive review of best practices and general trends in other municipalities across Canada including those cited by residents, regulatory limitations and requirements in the provincial context, current Township practices, and other key considerations as they relate to public safety around school and playground zones. The following provides a detailed account of the findings, staff comments, and recommendations.

Best Practices: Transportation Association of Canada (TAC) Guidelines

The Transportation Association of Canada (TAC) has a "School and Playground Areas and Zones Guidelines for Application and Implementation" (the Guideline) that is nationally recognized and used by municipalities across Canada. The Guideline assists in determining factors to be considered when establishing areas or zones and notes the following:

- School or Playground area signs are intended to warn motorists of the presence of school or playground, and hence the possibility of children entering the roadway.
- In some circumstances, a reduced speed limit may be warranted.
- In some circumstances, the installation of playground area or zone signs may not be recommended.
- Zones and areas should be used sparingly and only if there is a demonstrated need.
- School or Playground zones and areas are not to be used in place of physical features that are designed to reduce speeds.
- The Guideline is not to be used to determine the need for crosswalks.
- The Guideline is intended to determine the effectiveness of these zone and do not prescribe school and playground zones and areas as a preferred tool to address traffic and safety issues in the vicinity of schools and playgrounds.
- The Guideline includes a procedure to evaluate the need for a playground zone or area according to a set of predefined criteria.
- When a school and playground are located next to each other, the need to designate a zone or area for each facility should be reviewed separately, based on the fronting segment of the roadway.

School Areas and Zones

The Guideline notes that school areas (warning signs) can be considered for roadways near elementary and middle schools and are generally discouraged for high schools, post secondary institutions, and preschools due to the widespread recognition of their limited effectiveness for these age groups. School zones (reduced speed limits near schools) are discouraged away from the school vicinity and on roads with the following:

- School is located on an arterial road or freeway.
- School grounds are fully fenced.
- School is located an appreciable distance from and intersection roadway.

- The candidate roadway does not have a school entrance.
- The length of the school frontage is limited (e.g., less than 50 m).

The Guideline notes the following should be considered to determine if the candidate roadway should have no signage, school area signs, or school zone signs:

- School type: Elementary, Middle/Junior, High.
- Road classification: Local, Collector, Arterial, Expressway/Freeway.
- Fencing characteristics: Fully traversable, partially traversable, non-traversable.
- Property line separation: Abuts roadway, less than 50 m from roadway, greater than 50 m from roadway.
- Location of school entrance: Main, secondary, none.
- Location of sidewalks: None, school side, both sides.

Playground Areas and Zones

The Guideline notes that playground areas (warning signs) can be considered for playgrounds near the roadway where there is a possibility of children accidentally straying onto the roadway. Playground zones (reduced speed limit near playgrounds) are discouraged along roadways where any of the following conditions exist:

- Playground is located on an arterial road or freeway.
- Playground or field is fully fenced.
- Playground is located an appreciable distance from an intersection roadway.
- The Playground entrance is not located along the candidate roadway.

The Guideline notes the following factors should be considered to determine if the candidate roadway should have no signage, playground area signs, or playground zone signage:

- Playground type: Field with playground equipment, indoor/enclosed, open field.
- Road classification: Local, Collector, Arterial, Expressway/Freeway.
- Fencing characteristics: Fully traversable, partially traversable, non-traversable.
- Property line separation: Abuts roadway, less than 50 m from roadway, greater than 50 m from roadway.
- Location of playground entrance: Main, secondary, none.
- Location of sidewalks: None, playground side, both sides.

The Guideline provides additional information on the type of signage and road markings that can be implemented in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCD). In some circumstances, playground area or zone signs may not be recommended, such as on 84 Avenue at 209 Street fronting a small park. The park is separated from the adjacent road with one trail access to 84 Avenue. Staff are planning on installing a crosswalk with curb extensions at this location to address concerns with pedestrian crossings and traffic calming.

<u>Practices of Other Municipalities</u>

While most municipalities in Canada follow the Guideline in determining the need for school and playground zones, there are recent examples of municipalities that have considered or implemented an extension of the hours where the 30km/h speed zone are in effect. Examples includes the City of Calgary, City of Burnaby, and City of Vancouver.

City of Calgary

In 2016, the City of Calgary completed consolidation of school zones and playground zones (reduced speed limit of 30km/h) into a single playground zone with fixed hours in effect 7:30am to 9:00pm seven days a week year-round. Existing school and playground areas (warning signs) were not converted into school or playground zones with a 30km/h speed limit.

The consolidation was done in consultation with and the support of the Calgary Police Service, the Alberta Motor Association, Calgary Board of Education, Calgary Catholic School District, and other municipalities in Alberta. The new fixed hours are intended to reflect the times schools and playgrounds are in use and give motorists consistent and specific times that are easy to remember. The University of Calgary, through the Urban Alliance Partnership, conducted an evaluation of school and playground harmonization to independently determine the impacts the changes had on safety. There were reductions in the mean travel speed, the number of collisions involving pedestrians, and the collision rate with variation by time of day.

The estimated cost of the harmonization was $545,000 (2015 dollars) for 1,200 playground zones with an average cost of $455 per zone (2015 dollars). The City of Calgary and police use photo radar to enforce speed limits, a tool that is not available in BC, which was a factor in improving compliance. A Calgary media outlet reviewed the data and found that during a three-year period (2016 to 2018) there were nearly 279,000 tickets issued totalling $36.7 million in fines. Data also noted that police targeted certain zones more frequently with their mobile photo radar vehicles, with Saturdays being the most likely day of week to get a ticket and evenings between 5:00 – 7:00pm being the most likely time of day.

Questions have been raised by community leaders and road safety advocates about disparities in where police do enforcement and where they don't. Police note that some playgrounds are busier than others and receive guidance and requests from local area residents for enforcement. In 2019, the number of photo radar tickets increased to 91,000 in 2019, reversing declines from previous years. The number of tickets grew by 22% compared to 2018. Police had previously pointed to the steady declines in playground zone tickets as evidence that enforcement was effective. Information from Calgary media outlets note that safety advocates say enforcement is a "Band-Aid" solution and changes to road design offer longer term fixes. Despite the tickets issued, some residents note that speeding is still an issue.

Township staff note the following with use of the City of Calgary as an example:

- Calgary follows different provincial legislation than what is in the BC MVA.
- Changes that are permitted by Alberta legislation are not the same as BC.
- Alberta permits photo radar for enforcement including mobile units operated by the police. This significantly reduces the level of effort and manpower needed to enforce the speed limit changes.
- The number of playground zones in Calgary with traffic calming measures is not known.
- The 2016 study found the 30km/h speed limit appears to have resulted in a reduction of vehicle operating speeds. The only study examined before and after data at 11 playground and 18 school zones which is 2% of the 1,200 playground zones. This sample size is not statistically significant and may not accurately represent the effectiveness of the reduced speed limit.
- The number of speeding violations in playground zones issued by the police over a four-year period from 2016 to 2019 was 370,000 or 92,500 per year. This puts into question the overall effectiveness of the reduced speed limit changes.

City of Burnaby

In February of 2021, the City of Burnaby Mayor and Council received a report "Traffic Calming Along Park and School Zones". The report recommended:

- A City funded speed hump program along local streets in park and school zones.
- Extending the 30km/h speed limits along school zones to 7:00am to 10:00pm.
- That the necessary amendments to the Street and Traffic Bylaw be brought forward.
- That the report be shared with the Parks, Recreation and Cultural Services department, Burnaby School District 41, RCMP Burnaby detachment, MoTI, and ICBC.

- That Council lobby the Provincial MLAs to take a uniform approach to traffic calming measures along school and park zones.

The City of Burnaby does not allow speed humps on roads with bus routes or roads with a vertical grade greater than 8%. Support by a majority of the property owners along the block is required to consider speed humps. The City of Burnaby reviewed all their parks and schools in 2020 to determine which locations would be eligible for speed humps. They determined that a total of 200 speed humps could be installed at 36 parks and 36 playgrounds at a total cost of $500,000. Prior to implementation, Parks staff, School District staff, and Fire Services would be consulted. Consultation with property owners was not required, but they would be informed.

The City of Burnaby's recommendation for speed limit changes within school zones follow the regulations stipulated in the BC MVA that includes the following:

- School zone speed limits shall be 30 km/h between 8:00am to 5:00pm on school days.
- The MVA allows municipalities flexibility to extend the effective hours through municipal bylaws as long as it is no less than 8:00am to 5:00pm.
- These extended hours can only be applied on regular school days.

The report noted that almost all municipalities in the lower mainland have school zone speed limits consistent with the MVA. Changes by an individual municipality may lead to motorists being confused as they drive between different municipalities with different regulations which could be mitigated with appropriate signage and education. The 7:00am to 10:00pm school zone speed limit change was requested by Burnaby School District 41. The report noted that implementation to the extended hours for school zones requires signage changes to approximately 600 existing signs (excluding oversized and temporary signs) at an estimated cost of $100,000 or $167 per sign.

The report noted that although not requested, changes are not possible to playground zones as the MVA does not provide for any flexibility for municipalities to do so in and around playground zones. The MVA directs that the 30km/h playground zones apply between dawn and dusk and does not allow municipalities flexibility to implement different or specific hours.

City of Vancouver

On June 19 of 2020, City of Vancouver staff submitted a report to their Council with a "2020 Transportation Safety Update." Included in that update was a recommendation that Council approve, in principle, amendments to the Street and Traffic Bylaw to remove time of day and time of week restrictions on 30km/h school and playground zones, making them effective 24 hours per day, seven days a week. The City of Vancouver operates under a Charter that allows them more flexibility on speed limits in school and playground zones. However, the City of Vancouver has yet to implement these changes to their Street and Traffic Bylaw.

<u>Legislative Powers and Limitations</u>

Regulations pertaining to the establishment of school and playground zones are in the BC MVA Chapter 318, Part 3, Section 147, Schools and Playgrounds. The MVA includes the following:

(1) A person driving a vehicle on a regular school day and on a highway where signs are displayed stating a speed limit of 30 km/h, or on which the numerals "30" are prominently shown, must drive at a rate of speed not exceeding 30 km/h while approaching or passing the school building and school grounds to which the signs relate, between 8 a.m. and 5 p.m., or subject to subsection (1.1), between any extended times that are stated on the signs.

(1.1) Extended times under subsection (1) may not begin later than 8 am or end earlier than 5 pm.

(2) A person driving a vehicle on a highway must drive the vehicle at a rate of speed not exceeding 30 km/h when approaching or passing, between dawn and dusk, a public playground for children where signs are displayed stating a speed limit of 30 km/h, or on which the numerals "30" are prominently shown.

Based on the above, the hours where 30km/h school zones may be extended could be up to 24 hours a day for school days only. No changes are permitted for playground zones.

Section 21 of the South Coast British Columbia Transportation Authority Act (SCBCTA) includes limits to municipal authority for changes to road that are part of the Major Road Network (MRN). Implementing or extended a 30km/h school or playground zone on any MRN road requires TransLink approval.

A request was submitted to TransLink for approval to implement a school and playground zone on 216 Street which is a MRN road fronting Topham Elementary. The request to TransLink was submitted under the current 30km/h time of day (8:00am to 5:00pm) and day of week (school days) regulatory limits. This matter is subject of a report being concurrently presented to Council under a separate cover.

Enforcement and Violations

The RCMP have the authority to issues fines for violations of Section 146 (1-7) of the MVA for speeding. The RCMP can also issue fines for speeding in school zones under Section 147 of the MVA. The fines increase depending on the degree of speeding above the posted limit. Fines under Section 147 (school zones) start at a higher amount than fines under Section 146. As Section 147 specifies the 8:00am to 5:00pm time frame for the school zone, the RCMP would not be able to issue a violation outside of those hours and may be able to issues a fine for a lower amount under Section 146 of the MVA.

Section 203 “Speed Regulations” of the Township of Langley Highway and Traffic Bylaw includes regulations for speeds in lanes (20km/h), on public roads unless otherwise posted (50km/h), in construction zones unless otherwise posted (30km/h), for a cycle on sidewalks (7km/h), and where a traffic control device has been erected (Section 203 (4)) which would include school and playground zones. The Township Bylaw Notice of Enforcement Bylaw 2008 No. 4703 does not include specific reference to speeding in school or playground zones. If the proposed extension of times for school zones was considered, amendments to the Highway and Traffic Bylaw and the Bylaw Notice of Enforcement Bylaw are required to enable enforcement by the RMCP.

Township Practices

The Township follows TAC Guidelines in determining the appropriate signage and markings on roads adjacent to schools or playgrounds. In 2016, the Township began a review of all roads that front a school, playground, or park. This included an evaluation of 246 segments of roads. At many locations there are multiple road segments fronting a school, park, or playground. The review examined the existing signage, TAC recommendations, and actions proposed by staff to alleviate any deficiencies found.

The intent of the review was to ensure that school or playground signage complied with TAC Guidelines. The review was completed in 2019 and a Traffic Control Order (TCO) was sent to public works staff to install new signs or update existing signs. Subsequent reviews have been undertaken following the opening of new schools or playgrounds and at other locations where site conditions may have changed significantly.

Please note that staff did not remove existing 30 km/h school and playground zones that did not meet TAC Guidelines. Many of these locations have 30km/h speed limits that were in place for decades, prior to the new TAC Guidelines being available. This included some 30km/ zones on rural arterial

roads that did not have formal sidewalks, but rather use paved shoulders for pedestrian and cyclist movements. Following the construction of improvements such as curb, gutter, sidewalks, streetlights, traffic signals, and pedestrian crossings, existing 30km/h zones on urban arterial roads are being removed consistent with TAC guidelines.

The Township strives to improve safety for all users and in particular vulnerable road users such as pedestrians and cyclists. The Township Neighbourhood Traffic Calming Policy includes criteria that is being used to rank and prioritize over 150 locations on local and collector roads where traffic calming has been requested. Roads that front schools or playgrounds have been a high priority for implementation. Township Council also removed the requirement to gauge the level of public support for traffic calming on roads fronting schools and playgrounds. However, staff still undertake public notification to residents fronting the proposed traffic calming measures prior to construction. Traffic calming measures have been implemented on roads fronting 26 schools or parks, some with multiple road frontages in primarily urban areas.

Rural roads, roadside water courses, BC Hydro and Telus infrastructure, the Agricultural Land Reserve (ALR), and lack of street lighting make horizontal traffic calming measures such as traffic circles and curb extensions problematic to implement. Vertical traffic calming measures such as speed humps create safety concerns due to the lack of street lighting and poor visibility particularly during evenings and poor weather conditions. Further, in many cases the availability of nearby Hydro Infrastructure makes the installation of street lighting problematic.

Safety initiatives near schools implemented by the Township include the Safer School Travel Program. This was a collaborative program between the municipality, the school (PAC and Administration), School District (Facilities and Transportation), RCMP, residents, and community groups. The program was initiated by the PAC's and has been implemented at several schools. Most recently, the Township, utilizing a Vision Zero Grant from Fraser Health and a TransLink grant in partnership with the School Administration and School District, developed a School Travel Plan for Topham Elementary. This initiative included stakeholder meetings with Township staff, a member of Council, PAC members, HUB Langley, Fraser Health, ICBC, RCMP, School District 35 staff, parents of students, and the project consultants. The plan included four sections: Engineering, Education and Encouragement, Enforcement, and Evaluation.

Summary

The following summarizes the considerations for extending the 30km/h speed limit for school and playground zones, as well as regulatory limitations and current Township practices:

- The BC MVA allows for 30 km/h school zone hours to be extended through an amendment to municipal bylaws, such as the Township Highway and Traffic Bylaw, provided the hours do not start later than 8:00am or end earlier than 5:00pm.
- Amendments would be needed to Township Highway and Traffic Act and Bylaw Notice of Enforcement Bylaw for the enforcement of speeding in school zones during extended hours as these hours are not in the MVA.
- TransLink approval is required for changes to speed limits on MRN roads such as 216 Street.
- Changes to the hours of a 30km/h speed zone would be inconsistent with practices of other lower mainland municipalities (except Burnaby) and may lead to a lack of driver awareness, confusion, non-compliance, and ultimately potential public safety concerns. Significant public education activities and enforcement would be needed for proposed changes to be effective.
- As there would be a significant need for enforcement, the RCMP should be consulted to determine their priority and available resources.
- Other measures to improve safety at schools and playgrounds such as the "Safer School Travel Program" or "School Travel Planning" that utilize education, enforcement, and engineering measures to improve safety near schools should also be considered.

- The effectiveness of extending the hours of a 30km/h speed zone is uncertain as drivers tend to operate at the speed at which they are comfortable given the specific site conditions, the level and availability of enforcement is likely limited, and some 30km/h zones have not had traffic calming measures implemented.
- The hours of effectiveness cannot be extended for playground zones per Provincial legislation.
- If the extension of the 30km/h school zone was to be implemented, the Township currently has 126 school zone signs that would have to be replaced at an estimated cost of approximately $250 per sign or a total of approximately $30,000.
- If the extension of the 30km/h school zone was to be implemented, the Township currently has 50 LR-15 radar activated strobes, commonly known as “radar sign flashers” installed on 50 school and park signs. These devices are programmed to be activated when vehicles travel above the 30km/h speed limit during the time of day the speed limit is activated. Extension of the 30km/h speed zone times would require reprogramming the majority of these units with significant resource implications and associated costs not yet determined.

A further consideration is that the Township, as directed by Council, has been actively implementing traffic calming measures on local and collector roads in urban areas fronting schools where an 8:00am to 5:00pm school zone is in effect. The traffic calming measures have primarily been in the form of speed humps or raised crosswalks that have been designed for 30km/h. The speed humps or raised crosswalks have effectively reduced the operating speeds 24 hours per day, seven days a week, and are a more effective and longer-term solution to address vehicle speeds on local and collector roads fronting schools as opposed to extending the hours of 30km/h school zones without these measures in place.

In addition, the Township has also been actively traffic calming 30km/h playground zones on local and collector roads which are in effect from dawn to dusk. In winter hours, playground zones are not in effect by late afternoon and the installation of speed humps are more effective than the dawn to dusk 30km/h speed limit or other changes to the effective times.

Recommendations

The implementation of physical measures on urban local and collector roads fronting schools and playgrounds is believed to be a more effective tool to influence driver behavior and reduce vehicle operating speeds than adjusting the hours of school or playground zone speed limits. The Township’s practice of traffic calming urban local and collector roads in school and playground zones should continue as this is a more effective tool to address concerns with speeding.

However, given changes to school zone hours as permitted under the BC MVA, it would be reasonable for the Township to enact a change to the current 30km/h school zone on urban roads that have been traffic calmed with measures designed for 30km/h. Provincial legislation limits these changes to school zones on school days. Extending school zone hours on local and collector roads where traffic calming measures have not been installed would require significant on-going RCMP enforcement, public education activities, may not have a significant impact, and may not be an efficient use of limited available resources.

As Provincial legislation does not allow changes to the hours for 30km/h playground zones, a more effective approach to address speeding on urban local and collector playground zones would be to continue the current program of traffic calming on urban local and collector roads fronting playgrounds.

Accordingly, staff recommend that Council endorse the following steps:

1. That staff bring forward amendments to the Township of Langley Highway and Traffic Bylaw and the Township of Langley Bylaw Notice of Enforcement Bylaw to allow the Township the flexibility to extend the hours of school zones, where traffic calming measures are in place, to be in force and effect 24 hours per day on school days as permitted by Provincial legislation; and

2. That commencing in 2023, an amount $100,000 be included in the annual budgets for Council's consideration to:
   a. Continue the installation of traffic calming measures on urban local and collector roads fronting schools and playgrounds;
   b. Convert existing 30km/h school zone signs and radar sign flashers on roads that have already had traffic calming measures installed to reflect the 24 hours a day on school days effective times; and
   c. Convert existing 30km/h school zone signs and radar sign flashers on roads where new traffic calming measures are proposed to be installed to reflect the 24 hours a day on school days effective times.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
BYLAW DEPARTMENT	R. Senghera

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-75
FROM:	ENGINEERING DIVISION	**FILE:**	5400-20-008
SUBJECT:	216 STREET SCHOOL ZONE FRONTING TOPHAM ELEMENTARY SCHOOL		5460-02-005

RECOMMENDATION:

That Council direct staff to proceed with implementation of traffic calming measures on 216 Street fronting Topham Elementary School, consistent with the TransLink approval and as provided for in the 2022 capital budget.

EXECUTIVE SUMMARY:

As requested by Council, staff submitted a request to TransLink for permission to install a 30km/h speed zone fronting Topham Elementary and Park on 216 Street which is part of the Major Road Network (MRN). Staff submitted the request to TransLink who deferred a decision until Phase 2 of the 216 Street Corridor Study was completed.

In a November 5, 2020 memorandum titled “216 Street School Zones,” Council was advised that the portion of 216 Street from 88 Avenue to 96 Avenue is part of the TransLink MRN. Section 21 of the South Coast British Columbia Transportation Authority (SCBTA) Act includes “Limits on Municipal Authority”. This includes a requirement to obtain TransLink approval for any actions, such as a 30km/h speed zone, that would have an impact on capacity of the MRN.

Staff provided TransLink a copy of the final Phase 2 of the 216 Street Corridor Study and TransLink has provided an approval letter dated May 13, 2022 (Attachment A) that includes several conditions. This included a 30km/h school zone from 91 Avenue to 100 m north in effect between 8:00am and 5:00pm including a requirement for road dieting consistent with the Phase 2 Study recommendations. Other conditions include consultation with TransLink and other stakeholders, meeting TAC lane width guidelines, no vertical traffic calming measures, and the continued use of speed reader boards.

Subject to Council approval, staff will develop a conceptual plan in consultation with TransLink and other stakeholders to include curb extensions and recommended minimum lane widths and signs fronting Topham Elementary School and Park on 216 Street that will be effective from 8:00am to 5:00pm. As TransLink’s approval pre-dates Council direction to explore opportunities to extend speed zone hours fronting schools to 24 hours per day, further referral to TransLink would be necessary to seek approval to extend hours beyond the current 8:00am to 5:00pm.

Following the receipt of input from stakeholders, the final plan will be developed and implemented using funds from RDS1277 216 Street Improvements – Highway 1 to 96 Ave approved by Council in the 2022 budget. Construction is targeted for completion by September subject to TransLink approval and the availability of materials and supplies.

PURPOSE:

To provide an update on the 30km/h school zone fronting Topham Elementary.

BACKGROUND/HISTORY:

At its October 26, 2020 Regular Afternoon Meeting, Council passed the following resolution:

> *"That Council receive the 216 Street Corridor Study (Telegraph Trail to 96 Avenue) for information"*
>
> *"That a 30km/h speed zone be implemented in the area of the two elementary schools"*

In a November 5, 2020 memorandum titled "216 Street School Zones," Council was advised that the portion of 216 Street from 88 Avenue to 96 Avenue is part of the TransLink MRN. Section 21 of the SCBTA Act stipulates "Limits on Municipal Authority". This includes a requirement to obtain TransLink approval for any actions, such as posting of a 30km/h speed zone, that would have an impact on capacity of the MRN.

As Topham Elementary School is on a portion of 216 Street (91 Avenue to 9200 Block) that falls within the MRN, on November 2, 2020 staff submitted a request to TransLink for a 30km/h speed zone, as requested by Council. A response was received by TransLink on November 23, 2020 confirming that TransLink approval is required for the requested speed limit reduction. TransLink deferred their decision until after Phase 2 of the 216 Street Corridor Study was completed at which time staff could re-engage discussions with TransLink. On December 20, 2021, staff forwarded communications to TransLink advising of the completion of Phase 2 of the 216 Street Corridor Study and provided TransLink with the completed Phase 2 Study for consideration of the requested 30km/h speed zone. TransLink approval was subsequently granted subject to conditions, as outlined in more detail below.

DISCUSSION/ANALYSIS:

On May 13, 2022, staff received approval from TransLink for the MRN capacity change of a speed limit reduction on 216 Street fronting Topham Elementary (see Attachment A). The approval noted the MRN capacity change with a 30 km/h school zone that would apply to Topham Elementary and Park from 91 Avenue to 190 m to the north subject to the following conditions:

- *The 30km/h speed zone will be implemented at Township's discretion.*
    - *The 216 Street Corridor Study noted the implementation of 30km/h zone can be considered once the road design can support the adherence of the 30km/h speed limit.*
    - *Township must consult with TransLink as road dieting plans (both temporary and permanent) are being developed.*
    - *Traffic calming measures would exclude vertical deflections due to their negative impact on the operations of emergency services, commercial trucks, and buses along this arterial truck and transit route. The use of vertical deflections on this arterial corridor is inconsistent with Transportation Association of Canada (TAC) guidelines and the Township Traffic Calming Policy.*
- *TAC guidelines on lane widths recommended for travel lanes regularly used by buses and larger trucks must be met.*
- *The school speed zone is applicable during the hours between 8:00am and 5:00pm on regular school days. Township shall inform TransLink if current school zone hours and/or applicable days are being expanded.*
- *Continued use of the speed reader boards on both approaches to Topham Elementary School along 216 Street.*

While not applicable to the Township's request for the 30 km/h speed zone, TransLink also noted the following special conditions that are required prior to implementing some of the other corridor improvements including:

- *No new traffic signals shall be added along this corridor prior to consultation with TransLink.*
    - *The 216 Street Corridor Study recommends a new traffic signal be implemented at the intersection of 216 Street and 91 Avenue in year 2035 to accommodate school-related demand.*
    - *MRN Capacity Change Approval will be required for this signal, per SCBCTA Act should it be warranted in the future.*
- *No new crosswalks shall be added along this corridor prior to consultation with TransLink.*
    - *The 216 Street Corridor Study suggests that a crosswalk could be required before 2035 at 92 Avenue. MRN Capacity Change Approval will be required for any new crosswalks on 216 Street per SCBCTA Act should crosswalks be warranted in the future.*
- *Township will engage with goods movement stakeholders on changes being proposed such as BCTA and the Port of Vancouver.*

These other measures and conditions noted by TransLink will be considered as part of further development and refinement of the preferred road configuration option identified in Phase 2 of the 216 Street Corridor Study, anticipated to commence later this year. The public consultation, design, and construction of these ultimate works will take another one to two years and is subject to Council approval of funding for construction in the 2023 budget.

In order to implement the 30 km/h speed zone in a more a timely fashion, staff propose the installation of temporary road dieting measures on 216 Street fronting Topham Elementary and Park. Staff will proceed with the following:

- Developing a conceptual plan for temporary road dieting, to visually narrow the road fronting the Topham Elementary and Park with minimum 3.3 m travel lane widths as per TransLink and TAC guidelines.
- The conceptual plan will include a northbound left turn lane into the school due to high traffic volumes for this movement during school pick-up and drop-off times.
- The conceptual plan will include temporary curb bulges and delineators at the intersection of 91 Avenue and curb bulges on the west side of 216 Street fronting the school/playground where on-street parking is currently not permitted, while accommodating the minimum travel lane widths required by TransLink and TAC guidelines.
- The conceptual plan will include signs for a 30 km/h school zone from 91 Avenue to approximately 190 m to the north fronting the school and park that will be effective from 8:00am to 5:00pm as per TransLink approval and as allowed by the BC Motor Vehicle Act (MVA).
- The conceptual plan will be submitted to TransLink and other Stakeholders for their information and input such as ICBC, the RCMP, the BC Trucking Association, and the School District.
- The conceptual plan will be finalized with consideration of input received and submitted to TransLink for their approval.

Subject to TransLink's approval of a conceptual temporary road dieting plan fronting Topham Elementary and Park including a 30 km/h school zone, the works will be constructed utilizing funds approved by Council in the 2022 budget (RDS1277 216 Street Improvements – Highway 1 to 96 Ave). Staff are targeting to have these works completed prior to the beginning of the school year in September, subject to TransLink's approval of the temporary road dieting plan and the availability of materials and supplies.

Staff have also prepared a Council Report, “Schools and Playgrounds,” in response to a Council request on the feasibility of extending the hours of 30 km/h school and park zones beyond 8:00am to 5:00pm on school days. Subject to Council endorsement and the necessary bylaw changes as noted in that report, staff will submit a request to TransLink to extend the 30 km/h speed zone fronting Topham Elementary School and Park to be consistent with the recommendations of the “Schools and Playgrounds” Report to Council.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION
for
ENGINEERING DIVISION

ATTACHMENT A TransLink Approval Letter

TransLink
400 - 287 Nelson's Court
New Westminster, BC V3L 0E7
Canada
Tel 778.375.7500

www.translink.ca

South Coast British Columbia
Transportation Authority

May 13, 2022

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attn: Paul Cordeiro
Manager, Transportation Engineering

Dear Mr. Cordeiro:

RE: MRN Capacity Change – Speed Limit Reduction on 216 Street

This letter provides TransLink's formal response to the Township of Langley's request to implement a 30km/h School Zone on the portion of the MRN fronting Topham Elementary and Park between 91 Avenue and the edge of the playing field at a length of approximately 190m to the north, as outlined in a letter dated November 2, 2020 (refer to Appendix A – Township of Langley MRN Change Request Letter).

It is our understanding that there is an associated Council motion that was passed on October 26, 2020 to reduce the posted speed limit from 50 km/h to 30 km/h fronting Topham Elementary and Park (same section as described above). The Township has undertaken the 216 Street Corridor Study (by Urban Systems, dated November 2021) which was provided to TransLink for information in association with the capacity change request (refer to Appendix B - 216 Street Corridor Study).

Per section 21(1) of the South Coast British Columbia Transportation Authority Act ("SCBCTA Act"), municipalities are required to obtain TransLink's approval for road alterations that would reduce the capacity of any part of the Major Road Network (the "MRN") to move people.

TransLink has conducted a review and does not have concerns with the requested MRN Capacity change, based on the following conditions:

- The 30km/h speed zone will be implemented at Township's discretion.
  - The 216 Street Corridor Study noted the implementation of 30km/h zone can be considered once the road design can support the adherence of the 30km/h speed limit.
  - Township must consult with TransLink as road dieting plans (both temporary and permanent) are being developed.
  - Traffic calming measures would exclude vertical deflections due to their negative impact on the operations of emergency services, commercial trucks, and buses along this arterial truck and transit route. The use of vertical deflections on this arterial corridor is inconsistent with Transportation Association of Canada (TAC) guidelines and the Township Traffic Calming Policy.

- TAC guidelines on lane widths recommended for travel lanes regularly used by buses and larger trucks must be met.
- The school speed zone is applicable during the hours between 8:00am and 5:00pm on regular school days. Township shall inform TransLink if current school zone hours and/or applicable days are being expanded.
- Continued use of the speed reader boards on both approaches to Topham Elementary School along 216 Street.
- No new traffic signals shall be added along this corridor prior to consultation with TransLink.
  - The 216 Street Corridor Study recommends a new traffic signal be implemented at the intersection of 216 Street and 91 Avenue in year 2035 to accommodate school-related demand. MRN Capacity Change Approval will be required for this signal, per SCBCTA Act should it be warranted in the future.
- No new crosswalks shall be added along this corridor prior to consultation with TransLink.
  - The 216 Street Corridor Study suggests that a crosswalk could be required before 2035 at 92 Avenue. MRN Capacity Change Approval will be required for any new crosswalks on 216 Street, per SCBCTA Act should crosswalks be warranted in the future.
- Township will engage with goods movement stakeholders on changes being proposed such as BCTA and the Port of Vancouver.

Based on the information provided to TransLink and the conditions set out above, TransLink approves the implementation of a 30km/h School Zone on the portion of the MRN fronting Topham Elementary and Park between 91 Avenue and the edge of the playing field at a length of approximately 190m to the north, pursuant to section 21(1) of the SCBCTA Act.

This approval does not apply to any other road reconfiguration or road dieting improvements along 216 Street. The Township shall engage and consult with TransLink on other future changes along 216 Street between 88 Avenue and 96 Avenue which potentially impact MRN people-moving capacity. This approval is limited and should not be construed as an approval or opinion of any nature whatsoever on the proposed design, engineering construction, funding application or any other matter with respect to the proposed improvements.

If you have any further questions, please do not hesitate to contact Vivian Law at 604.765.5478 or by email at Vivian.Law@translink.ca.

Yours truly,

Shezana assko, P.Eng., PMP
Director, Infrastructure Programs

Enclosure:
Appendix A: Township of Langley MRN Change Request Letter
Appendix B: 216 Street Corridor Study

APPENDIX A

Township of Langley
Est. 1873

November 2, 2020

File No. 5460-02-005
5260-26-016

Sany R. Zein, M.Eng., P.Eng.
Vice President, Infrastructure Management and Engineering
TransLink (South Coast British Columbia Transportation Authority)

Dear Sany R. Zein:

Re: 216 Street School Signs

At its Regular Meeting of October 26, 2020 Township Council received a staff report on the 216 Street Corridor Study (Telegraph Trail to 96 Avenue), a portion of which (88 Avenue to 96 Avenue) is part of the TransLink Major Road Network (MRN). As TransLink was consulted as stakeholder in the Study due to the MRN designation of 216 Street, the staff report including Phase 1 of the 216 Street Corridor Study, completed by Urban Systems Limited (USL), can be found at the following link for your information.

https://go.tol.ca/Council/CouncilMtg/AgendaPkg/2020_10_26%20Regular.pdf

At its Regular Meeting of October 26, 2020, Township Council also passed the following motion:

"That a 30km/h speedzone on 216 Street be implemented in the area of the two elementary schools."

As noted in the Council report, 216 Street between 88 Avenue and 96 Avenue is part of the TransLink Major Road Network (MRN). Section 21 of the South Coast British Columbia Transportation Authority (SCBTA) Act includes Section 21 "Limits on Municipal Authority" which states the following:

21 (1)*Despite the Community Charter, the Vancouver Charter or any other enactment, a municipality must not, without the approval of the authority, take, authorize or permit any action that would reduce the capacity of all or any part of the major road network to move people.*

(1.1)For the purpose of subsection (1), an action would reduce the capacity of all or any part of the major road network to move people if the action would result in the alteration of a roadway, as that term is defined in section 119 of the Motor Vehicle Act, of a major road, or of the traffic control conditions on a major road, in such a way that fewer persons would be able to travel on the major road network in a given time period than were able to travel on the major road network in a comparable time period before the taking of the action.

Re: 216 Street School Signs
Page 2...

Based on Section 21 of the SCBTA, it is our understanding that the Township of Langley (Township) cannot implement changes to the traffic control on an MRN road, such as 216 Street, including the installation of 30 km/h School Zones without TransLink permission. The frontage of Topham Elementary and Park is on 216 Street between 91 Avenue and 93 Avenue, within the MRN, and is currently signed as a School Area with a 50 km/h speed limit.

Accordingly, as directed by Council, the Township formally requests TransLink's permission to install a 30km/h School Zone on the portion of the MRN on 216 Street fronting Topham Elementary and Park. Please review the Township's request and advise the undersigned in writing of TransLink's decision. If you have any questions or would like to discuss further, I can be reached at 604-533-6183 or at pcordeiro@tol.ca.

Yours truly,

Paul Cordeiro, M.Sc., P.Eng.
MANAGER, TRANSPORTATION ENGINEERING

Copies to: Mayor and Council
Mark Bakken, Chief Administrative Coordinator
Ramin Seifi, GM, Engineering and Community Development
Matt Craig, Senior Manager, Transportation & Land Use Planning, TransLink

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-82
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LRP00015
SUBJECT:	BROOKSWOOD-FERNRIDGE NEIGHBOURHOOD PLANS – PHASE 3 SUMMARY		

RECOMMENDATION:

That Council receive the report on Brookswood-Fernridge Neighbourhood Plans – Phase 3 Summary for information.

EXECUTIVE SUMMARY:

On November 11, 2021, Council received a report on the draft Booth, Fernridge and Rinn Neighbourhood Plans (NPs) and an outline of Phase 3 public engagement events consistent with the specific provision of the Project Terms of Reference endorsed by Council, combined with other additional directions by Council. The draft NPs were made avaiable to the public on February 10, 2022; with subsequent Phase 3 consultation taking place from February 10 to June 13, 2022.

The draft NPs provide a "blueprint" for the future of these areas and the Brookswood-Fernridge community as a whole; and are intended to guide the way the referenced neighbourhoods grow and evolve over the coming decades. The draft NPs have been prepared based on community input and feedback, established policies and strategies, best practices, and technical analysis. They follow the foundational guidelines and parameters of the Brookswood-Fenridge Community Plan (CP), adopted by Council in 2017. They feature Neighbourhood Character Goals and policies for land use keeping with Council's direction to uphold the policy framework delineated in the Brookswood-Fernridge Community Plan, as well as natural environment and climate change response, neighbourhood design patterns and placemaking, and mobility and transportation infrastructure.

During Phase 3 public engagement, one of the most popular topics was the proposed policy (Section 4.2(2) of the NPs) to require developers to provide a minimum of 26% of a development site for a Nature Conservation Area (NCA). For example, the Tree Protection Advisory Committee discussed the topic at length and the delegations at the Regular Meeting on June 13, 2022 also suggested that the topic was important to the development industry.

The 26% NCA requirement is a key policy for maintenance and enhancement of existing character-defining features such as towering conifers which are important elements in the vision of the Brookswood-Fernridge Community Plan. It is based on several technical studies including an Environmental Assessment prepared by Dillon Consulting in 2019 and a tree canopy model developed by Diamond Head Consulting in 2020. It is also consistent with the recently-adopted Community Forest Management Strategy.

The exact amount of land that would be provided for NCA would depend on the size of the development site and the natural environment context. It would be determined at the time of development on a

site-by-site basis. Generally, the proposed 26% of NCA space would include existing trees and forests on privately-owned lands. Where there are no existing trees and forests, the proposed 26% would provide the required space and soil for future trees to grow and reach maturity. It is a minimum requirement to ensure equity among all development proposals. In other words, the establishment of NCAs through the development process is the most prominent measure in the NPs to secure spaces to protect stands of mature trees and to provide soil for the planting of the next generation of "towering confers."

The establishment of NCAs is paired with a cluster development approach which would provide denser development forms, smaller lots, and flexible approaches to the delivery of density on the larger remaining portion of a building site (74%). This compensation for tree protection and the spaces for trees would provide equivalent density overall and therefore no potential development entitlements would be reduced or lost. The combination of NCAs and cluster development would be considered an innovative way to provide and organize development on a site, while at the same time protecting trees.

Based on community input, the proposed NPs have been revised and are ready to be presented to Council in bylaw format for consideration of initial readings at the will of Council.

PURPOSE:

This report presents the results of Phase 3 public engagement and discusses proposed revisions to the draft Booth, Fernridge and Rinn Neighbourhood Plans.

BACKGROUND/HISTORY:

At its Regular Meeting on November 11, 2021, Council received an update on the draft Booth, Fernridge and Rinn Neighbourhood Plans (NPs) and an outline of Phase 3 public consultation events which was the final round of engagement for the preparation of the NPs.

The work program for the NPs, as outlined in the Council-endorsed Project Terms of Reference, has included assembling, analyzing, presenting background information, identifying, developing, presenting emerging policy ideas, opportunities, choices, and seeking public input and feedback through engagement activities and events. The program has consisted of three key phases of work:

- Phase 1: Assets + Opportunities
- Phase 2: Policy Ideas + Options
- Phase 3: Proposed Neighbourhood Plans.

The project scope and associated deliverables include the preparation of three NPs, the Booth-Fernridge-Rinn (BFR) Amenity Zoning Policy, the Public + Public-Accessible Space Pattern Book, and new residential zoning schedules that align and fulfill the policy framework outlined in the Brookswood-Fernridge Community Plan (BFCP).

<u>Phase 3 Public Engagement Program</u>
The Phase 3 public engagement program, which adhered to the Project Terms of Reference (ToR), presented the draft NPs for public feedback to determine the level of community support and identify any final refinements the NPs required prior to being presented to Council in bylaw format. Community feedback was sought from a broad cross-section of the public and stakeholders on the draft NPs through an extensive notification program and public engagement.

This resulted in numerous opportunities of participant involvement through multiple engagement components including:

- a meeting with the combined Neighbourhood Planning Team and the three Neighbourhood Planning Sub-Teams;
- a virtual public open house;
- an online feedback form;
- the Township website and social media;
- Speak-with-a-Planner sessions; and
- other requested meetings with residents and property owners, either in small groups or individually, to discuss the draft NPs, listen to their views and answer questions.

The completed Phase 3 public engagement program is described in more detail in the What We Heard – Phase 3 Public Engagement Summary (see Attachment A). The feedback gathered in this and all phases of the planning process has helped staff identify and incorporate refinements into the NPs final form in preparation for the bylaw adoption process.

The Phase 3 public engagement program was expanded on March 28, 2022 when Council amended the Terms of Reference for the Tree Protection Advisory Committee (TPAC) to:

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

On June 13, 2022, Council received feedback from TPAC in the form of the May 24, 2022 committee meeting minutes. At the June 13, 2022 Regular Meeting, Council received two delegations which raised questions about the NPs and referred the questions to staff to provide written answers.

The following discussion summarizes Phase 3 public engagement and identifies major policy topics and responses related to the draft NPs, responses to TPAC's feedback, and to the delegations heard on June 13, 2022.

DISCUSSION/ANALYSIS:

Phase 3 Public Engagement

As part of the Phase 3 public engagement for the NPs, participants and stakeholders were asked for the level of support on several policy topics. The responses are summarized as follows:

- Neighbourhood Plan Goals: 59% of participants completely support or mostly support the Neighbourhood Character Goals
- Neighbourhood Green Infrastructure Network: 66% of participants completely support or mostly support the policy approach
- Cluster Conservation Development: 22% of participants completely support or mostly support the policy approach; 67% not at all
- General land Use: 11% of participants completely support or mostly support the land use (the same as the Brookswood-Fernridge Community Plan; 81% somewhat or not at all
- Community/Neighbourhood Activity Precincts: 63% of participants completely support or mostly support the policy approach
- Parks, Trails, Greenways: 54% of participants completely support or mostly support the policy approach
- Road and Cycling Networks: 64% of participants completely support or mostly support the policy approach
- Overall Support: 17% of participants completely support or mostly support the policy approach; 67% somewhat or not at all

Based on the written feedback received during Phase 3, there is a mix of response in terms of the level of support for the different policy topics. A more detailed analysis of all the feedback in Phase 3 is summarized in Attachment A.

Tree Protection Advisory Committee Feedback

On March 28, 2022, Council passed a motion to amend the Terms of Reference for the Tree Protection Advisory Committee (TPAC), as noted above. At the Regular Meeting on June 13, 2022, Council received the May 24, 2022 TPAC Minutes which included a series of recommendations in response to additional work item requests. The following is the list of recommendations from TPAC and respective responses.

> *Motion A: Overall Natural Environment Planning Approach*
> 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.

Response: No action is required.

Motion B: Neighbourhood Green Infrastructure Network
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.

Response: A more detailed background narrative has been included in the draft NPs as an Appendix and referenced in various and appropriate sections in the documents. For the first bullet point, relevant and appropriate policy language has been integrated into the NPs to provide specific reference to the Climate Action Strategy and the Community Forest Management Strategy. For the second bullet point, a scientific rationale that informed the size of the development-provided Neighbourhood Conservation Area (NCAs; 26%) and the Cluster Conservation Development method of site planning will be included in the NPs as an Appendix and referenced in the plan policies. For the third bullet point, staff will prepare procedural guidance to augment existing application review processes. Finally, the fourth bullet point recommends a new registered biologist staff position be created to guide and review applicant submissions for the establishment of Nature Conservation Areas as part of development.

Motion C: Connectivity between Nature Conservation Areas
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.

Response: The policy language in the proposed NPs has been revised and strengthened in relation to the establishment of Nature Conservation Areas (NCAs), specifically as it relates to connectivity to other NCAs and green features of the Neighbourhood Green Infrastructure Network (NGIN). For the first bullet point, additional inventory information and biological analysis would be required, likely determined through inventories and assessments related to a biodiversity strategy. The Environmental Assessment (Dillon, 2019), as guided by Section 9.1, Policy #4, did not include the necessary detailed inventory and analysis to provide implementation for this level of policy specificity. For the second bullet point, a Preliminary Habitat Inventory map is included the NPs that provides the combined information of Assessed Habitat Type, Aquatic Habitat, Assessed Habitat Quality and Valued Habitat. The draft NPs have been amended to

include a map of Environmentally Sensitive Areas (ESA; Westwater Research Centre 1993) and a map of Tree Canopy Cover (Diamond Head Consultants, 2019).

Motion D: Protected Trees Beyond NCAs
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.

Response: The policy language in the draft NPs has been revised and strengthened in relation to tree stand conservation – preservation, restoration, and enhancement – in built environment spaces. For the first bullet point, this recommendation references an action in the Community Forest Management Strategy (2022). Regarding the second bullet point, additional policy language has been incorporated into the proposed NPs to guide the establishment of diverse age tree stands as part of conservation efforts.

Motion E: Maintenance and Stewardship
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 [maintenance] 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 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.

Response: The policy language has been revised and strengthened in relation to the Township of Langley establishing an active maintenance program for nature conservation areas. Policy language has also been added, indicating the preference for dedication for Nature Conservation Areas and the registration of nature conservation areas covenants, that incorporate maintenance and stewardship plans, on land title. Lastly, an amendment bylaw for the Tree Protection Bylaw, to include a definition of Nature Conservation Areas, will be presented, along with NP bylaws, to Council for their consideration. The inclusion of an NCAs definition in the Subdivision and Development Servicing Bylaw will be accomplished as part of the Community Forest Management Strategy (2022) implementation.

Motion F: Restorations Measures for Aquatic Environments
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.

Response -- The policy language in the proposed NPs have been revised and strengthened in relation to directing the positioning/location of required NCAs adjacent to riparian areas to increase the protection of surface waterbodies.

Motion G: 3-30-300 Rule
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.

Response: Additional policy language has been included in the NPs and the proposed new zoning schedules. Intentional tree protection and/or new tree planting spaces will be included for all types of development in the built environment to conform with "*every resident should be able to see at least 3 trees from their home*" part of the rule. The proposed policy regarding a tree canopy target already exceeds the "*30 percent tree canopy cover*" and the "*every resident in a neighbourhood should be within 300 metres of a public park or green space*" parts of the rule.

Motion H: Little Campbell Wetland and Little Campbell River
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.

Response: The recommendation to change the Land Use Designation in Horne Pit from "Single Family 3" to a Park or Conservation use is a departure from Council direction to maintain the land uses and densities in the preparation of the NPs as those in the BFCP. Also, this recommendation falls outside the parameters of the additional work item, which states that the TPAC's review stay "within the context of the contemplated development densities and forms." Staff would require new/revised Council direction to amend the draft NPs to comply with this TPAC motion.

Motion I: Conceptual Names for Tree Planting Areas
That TPAC recommend that terms describing future treed areas be more accurate.

Response: Revised terminology has been identified and incorporated into the proposed Neighbourhood Plans.

Motion J: Soil Permeability
That TPAC recommend that permeability be given more emphasis in the Plans.

Response: Additional policy as been incorporated into the proposed NPs regarding pervious and lot coverage (impervious) requirements in development areas.

Motion K: Climate Change and Species Migration
That TPAC recommend that more flexibility be provided for site specific species selection.

Response: The policy language has been revised and strengthened in relation species selection and climate change. The revised policy recommends reviewing and updating the Township's Preferred Tree List to effectively respond to our regions changing climate.

Motion L: Parks and Recreation Master Plan Update
That TPAC recommend that the Township Parks and Recreation Master Plan of 2002, be updated as soon as feasible.

Response: The recommendation to update the Parks and Recreation Master Plan falls outside the parameters of the additional work item, which states that the TPAC "undertake a review of the Booth, Rinn and Fernridge Neighbourhood Plans." Staff would require new Council direction to commence this project.

Motion M: Biodiversity Strategy
That TPAC recommend that Council fund the development of a Biodiversity Strategy at the earliest opportunity.

Response: On June 13, 2022, Council referred the preparation of a Biodiversity Strategy to the 2023 Budget discussions as a priority item.

Motion N: GeoSource Layer for Nature Conservation Areas
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.

Response: This is an operational matter and staff will work on implementing this recommendation, pending adoption of the NPs.

Delegations Questions and Feedback
At the June 13, 2022 Regular Meeting, two delegations presented questions and feedback on the draft NPs. The following is the list of questions and feedback submitted by the delegations and respective responses.

1. *Reconsider Councillor Woodward's plan for a (financial) feasibility review of the plan*
   On May 9, 2022, a Notice of Motion was included in the Regular Meeting Agenda:

   "Be it resolved that Council direct staff to conduct, arrange or otherwise complete a meaningful financial feasibility review of the draft Booth, Rinn and Fernridge Neighbourhood Plans to ensure financial viability, and that this review be completed, considered and provided to Council concurrent with these neighbourhood plans as they come forward for its consideration."

   The Notice of Motion was defeated on a tie vote of Council.

On May 30, 2022, the same Notice of Motion was reconsidered by Council and was again defeated on a majority vote.

Financial considerations are always part of the development of any policy document including Community and Neighbourhood Plans (NPs). For the NPs, the primary financial and municipal budget considerations will include long-term asset management of community facilities (such as parks and recreation centres) and other infrastructure (such as roads, trails, sewer pipes, water pipes, and fire halls). The cost of long-term asset management is addressed in the Engineering Servicing Plan (ESP), a companion document to the NPs. The ESP is currently in draft form and will remain so until the NPs are adopted by Council.

Financial feasibility studies in the form of *pro forma* analyses are usually conducted by individual developers on a site-by-site basis, as each proposed development presents a different set of opportunities and challenges, and at different times in the life of the plan.

2. *Eliminate the 26% canopy recovery and make it consistent with the OCP*
During the preparation of the BFCP in 2016/17, public engagement outcomes clearly articulated the aspiration and subsequent policy direction to preserve nature, protect trees, and reflect a small-town character through a combination of lower-density forms of development and the provision of open space. This aspiration is reflected in the BFCP's vision, guiding principles, and policies including grouping of development to preserve and provide space of nature, trees, and character. The establishment of a NGIN, which includes the creation of NCAs (26%) and the Cluster Conservation Development method for residential subdivision and development in the proposed NPs are the primary means with which to support BFCP policy framework.

3. *Keep the 26% and increase density*
The Council-endorsed Project Terms of Reference for the preparation of the NPs included direction to maintain the land use and densities equivalent to those delineated in the BFCP. Any decisions related to changes in density are a departure from this direction and would require new direction from Council.

4. *Who determined the 26% percent tree canopy initiative? When was the initiative instigated and completed? How was the initiative constructed and comprised?*
The 26% for the creation of NCAs is based on community aspirations, adopted policies, Council directions / priorities, and technical studies that began with the preparation of the BFCP in 2016/2017 and continued with the preparation of the proposed NPs.

Early in the planning process for the BFCP, public engagement results provided a clear community aspiration to maintain the existing character with a strong preference for single family development ("No Willoughby"). This resulted in the Council-adopted Vision in the BFCP:

> "Brookswood-Fernridge is a liveable and tranquil community, known for its ***towering conifers*** and ***small town feel***. It has celebrated its history and ***protected its natural environment*** through carefully balanced growth and change. Highly walkable and interconnected, it is a complete community providing the right mix of housing for all of its residents. It contains civic, commercial and cultural spaces that support a strong sense of community and a high quality of life." (*Bolded italics are for emphasis relevant to this discussion*)

Furthermore, Section 3.4 of the BFCP provides for Residential Cluster Development, a planning practice of grouping new housing and mixed-use developments on a portion of a site, as a means of protecting open space, existing character, wildlife habitat, and other natural features on the other part of the same site. Based on additional evidence and analysis during the NP process,

the Residential Cluster Development policy is calibrated to a 26% - 74% split at the neighbourhood level.

Section 9.1, Policy #4 of the BFCP requires NPs to "incorporate environmental network planning for the purposes of identifying priorities, restoration, and enhancement of a network of important environmental and natural assets that support biodiversity. An updated mapping inventory of environmental features and ecological assets shall be completed including vegetation types and structures, watercourses and associated classifications, and the spatial relationships between these features in the landscape and their role in ecosystem processes." This has resulted in the preparation of an Environmental Assessment.

In addition, there are BFCP policies related to tree protection and canopy conservation in Sections 5 (Open Space and Community Amenities), 6 (Environment), and 10.4 (Development Permit Area C – Protection of Farming).

At the April 15, 2019 Regular Evening Meeting, Council requested staff "to undertake an existing tree canopy review and bring forward a Tree Canopy Protection Standard for the entire Township, … focusing first on the Brookswood-Fernridge area so that this standard is known by all the Brookswood-Fernridge Neighbourhood Planning Committees and TOL staff concurrent with their advisory work and Neighbourhood Plan recommendations to Council." As a result of this Council request, a Community Forest Management Strategy (CFMS) was prepared, and it was endorsed by Council on May 9, 2022. Tree protection and canopy conservation in Brookswood-Fernridge are addressed in the CFMS. A model in pursuit of a Tree Canopy Protection Standard for Brookswood-Fernridge was also developed. Tree/canopy protection was a Council Strategic Priority for 2019 and an urban forest assessment was one for 2020.

Several technical studies were conducted as part of an integrated approach to neighbourhood planning. Two studies are relevant to tree protection and canopy conservation: Brookswood-Fernridge Environmental Assessment prepared by Dillon Consulting in 2019 and a tree canopy model developed by Diamond Head Consulting in 2020. The Environmental Assessment provides an inventory or "baseline" of environmental areas/features and a policy framework for environmental network planning founded on the principles for Green Infrastructure Network (GIN). The Diamond Head tree canopy model is used to test various land use scenarios and ensure that the existing tree canopy cover is maintained as the community develops according to plan. These two technical studies provide the science and evidence for specifying 26% for protection.

Accordingly, the 26% for the establishment of NCAs is not arbitrary. It is based on community aspiration, adopted policies, Council directions / priorities, and technical studies. The other part of the cluster development narrative is the remaining 74% for the grouping of development. As guided by the BFCP, several policy measures have been incorporated in the draft NPs that provide direction for the "grouping of development on a development site" including denser development forms, smaller lots, and flexible approaches to the delivery of density, which provide equivalent (or potentially slightly higher) density overall. In short, on a development site some portion of the land has a nature use and the residential use is clustered/grouped on the other portion.

5. *Which stakeholders in the community were advised and alerted about this initiative? Can we please have all their responses and any other data collected from them?*
Consistent with the Public Engagement Strategy for Planning and Development adopted by Council in 2016, and as outlined in the both the BFCP and NP Project Terms of Reference, every property within the boundaries and immediate surrounds of the Brookswood-Fernridge community received notifications regarding public engagement events for both the BFCP and NP plan processes, including for past public hearings for the BFCP. Other communications include

community information signs, advertisements in both print and virtual modes, and email subscription lists. In addition, stakeholders and government agencies were consulted on an "early and ongoing" basis, consistent with Council Consultation – Official Community Plan Policy No. 07-160.

6. *Data was collected by staff during the Brookswood/Fernridge neighbourhood plan please share all results asap?*
   Attachments A and B are the public engagement summary reports from both the BFCP and NP processes. The public engagement outcomes from the BFCP process remain relevant to the associated NPs process.

7. *In conclusion, are there any other initiatives that you are experimenting with in Brookswood please advise us?*
   NP policies are not prepared in isolation but are assembled through a systems-based planning exercise that integrates existing policies, technical and policy analysis and research, outcomes from public engagement, new and emerging best practices, and Council guidance and direction. This policy development exercise will always lead to a tailored outcome given the multi-faceted series of inputs.

8. *Did Township of Langley or Council discuss the impact of this 26% on the Township of Langley taxpayer? If so, can you provide the dates and time when it was discussed.*
   With the guidance and advice of the Council-appointed Neighbourhood Planning Team and three Neighbourhood Planning Sub Teams, staff discussed the proposed 26% in the larger context of the Township-wide Official Community Plan (OCP), BFCP, and CFMS. The overall vision for the Township-wide OCP aims to "provide the best possible quality of life for residents" and taxpayers. The provision of additional green space would contribute to a high quality of life in the Township. (See response to Question 2 above for a discussion of community aspiration for tree and community character preservation in the BFCP. Also see response to Question 4 for a discussion of the CFMS). In other words, the discussions of tree preservation have been taking place since 2015 when the OCP was prepared, to 2016/17 when the BFCP was prepared, and to 2020/21 when the CFMS was prepared.

9. *By taking away 468 acres from the developable land from the Brookswood-Fernridge area will make the housing crisis and affordability issues even worse, did Township of Langley or Council discuss the impact of this?*
   The NCAs established through development will provide for approximately 315 acres that will contribute to neighbourhood character (places for trees and open space), biodiversity, tree protection, climate change response, neighbourhood forestry, and natural (non-engineered) groundwater recharge. Furthermore, the policy framework for Cluster Conservation Development in the NPs does not result in a density reduction, but a repositioning and clustering of development on a site. Therefore, the cluster development/nature conservation approach to land development will not impact housing quantity nor exacerbate affordability issues.

10. *Why [is] this draft NCP inconsistence with the 2017 OCP?*
    The proposed NPs are rooted in and completely adhere to the BFCP vision, guiding principles, and policies, therefore they are not inconsistent. The NPs both implement policies of the BFCP through more detailed policy guidance and refer directly to BFCP policies. Both the BFCP and the NPs will work "hand-in-hand" with providing guidance for investments in the new neighbourhoods.

11. *How would this NCP accommodate projected population growth on 74% of net usable land?*
    As articulated above, several policy measures have been incorporated in the draft NPs that provide direction for the "grouping of development on a development site," as guided by BFCP policy, including denser development forms, smaller lots, and flexible approaches to the delivery of density, which provide equivalent (or potentially slightly higher) density overall. In short, on a development site some portion of the land has a nature use and the residential use is clustered/grouped on the other portion.

12. *115 acres of existing parks and 45 acres of existing conservation area in Brookswood-Fernridge (based on page 5 of OCP Bylaw No. 5300), are these total 165 acres in any consideration of this 26%?*
    Approximately 133 acres of existing parks and conservation areas are located in the NP areas and contribute to natural open space. The NPs will include an additional 104 acres of park and open space. The establishment of additional nature space is provided through development's contributions to NCAs (26%) within the Booth, Fernridge and Rinn Neighbourhoods only.

Next Steps

The Phase 3 public engagement has now concluded. Refinements, based on feedback provided in this Phase, have been incorporated and the preparation of the draft NPs has been completed.

The next step is to present to Council the draft NPs, complete with associated bylaws for consideration of initial readings. When these bylaws are brought forward for consideration, the proposed bylaw amendments will also include some minor text and consequential map changes to the BFCP to ensure consistency between the proposed NPs and the BFCP.

Based on the Project Terms of Reference, Council will also be presented with draft new residential zone schedules that will effectively implement the policies of the draft NPs. Also, Council will be presented with a draft Public + Publicly-Accessible Space Pattern Book. These "patterns" will apply to the Community Activity Precinct in Booth and the two Neighourhood Activity Precincts in Fernridge and Rinn as well as greenways, the Semiahmoo Trail, and park spaces. The Pattern Book will include a "kit of parts" that includes street furnishings (such as benches and trash receptacles), sidewalks and other pavement finishes, light standards (streets and pedestrian), street trees, and landscaping. Staff will present these items to Council for review and feedback at third reading consideration of the NP bylaws.

Respectfully submitted,

Russell Nelson
SENIOR PLANNER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	What We Heard: Phase 3 Public Engagement Summary
ATTACHMENT B	Brookswood-Fernridge Community Plan Engagement Summaries and Neighbourhood Plan Engagement Summaries Phase 1 and 2

Township of Langley

Est. 1873



WHAT WE HEARD

June 2022

PHASE 3 PUBLIC ENGAGEMENT SUMMARY

Brookswood-Fernridge Neighbourhood Plans

Brookswood-Fernridge Neighbourhood Plans

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Neighbourhood Plans.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

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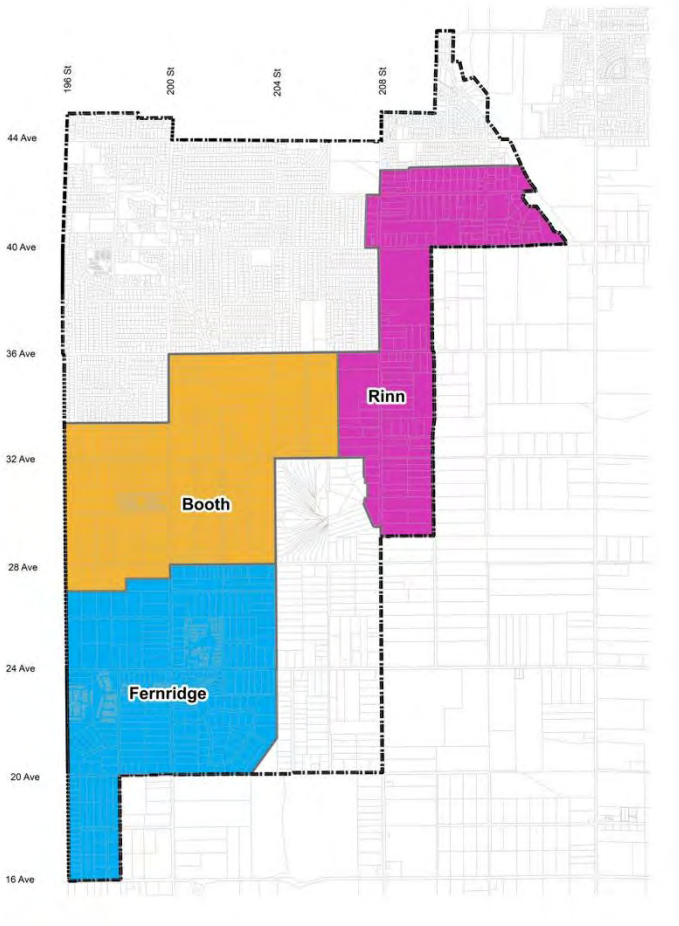
Introduction

Brookswood-Fernridge Neighbourhood Plans Process

In 2017, Township of Langley Council adopted the Brookswood-Fernridge Community Plan. The process to create this plan involved extensive stakeholder and public consultation. Following the adoption of this plan, Council instructed staff to prepare Neighbourhood Plans for Booth, Fernridge and Rinn.

The Neighbourhood Planning process involves three phases with a stakeholder and public consultation program at every stage.

COVID-19 and the resulting health restrictions paused the planning and engagement process which was initially expected to take approximately 21 months. With work back on track and engagement activities now being held virtually, it is expected that the Neighbourhood Plans will be completed and adopted in mid 2022.



In the first phase of engagement, the Township of Langley engaged stakeholders and the public to share their aspirations and concerns regarding change and about the planning process and to share input on neighbourhood values, assets, opportunities, challenges, and ideas. The second phase of engagement focused on policy ideas and options and neighbourhood design.

The third phase of engagement explored proposed character goals, key policy areas, and neighbourhood planning models.

This final phase of engagement presented the draft neighbourhood plans to the community and asked for resident feedback on the key components of the plans.

Purpose of this Report

This report provides a summary of input gathered during the final phase of the Neighbourhood Plan process. The input gathered in this phase will help staff revise the neighbourhood plans into their final form in preparation for the bylaw adoption process.

What We Did

Engagement Events and Activities

On February 17, 2022, the Township conducted a final meeting with the Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub Teams (NPSTs) prior to holding a Virtual Open House. The Virtual Open House was hosted from February 22, 2022 to March 21, 2022 to engage the public on the three neighbourhood plans. It included three events:

- Virtual webinar with a presentation and Q&A session
- 'Talk with a Planner' conversations
- 'Konveio' survey with information panels

Virtual Webinar
The virtual webinar was held on February 24 at 7:00pm. It provided an overview of the draft neighbourhood plans for the public with an opportunity to ask questions which were answered by Township staff.

Talk with a Planner
From February 22 to March 21, the public could schedule a virtual meeting or telephone call with Township staff. This was an opportunity for two-way dialogue between members of the public and a planner to answer questions and record feedback.

Konveio Survey
For the Konveio survey, information panels were provided on key neighbourhood plan topics. Participants were invited to read the panels and respond to questions integrated into them using the Konveio platform.

Tree Protection Advisory Committee Tree Protection Policy Review
Based on Council direction, the Tree Protection Advisory Committee (TPAC) were tasked with undertaking a review of the Booth, Fernridge and Rinn Neighbourhood Plans with a primary objective to consider additional or revised policies to improve the quantity and quality of long-term mature tree protection and canopy preservation within the context of the contemplated development densities and forms. The TPAC Members met over several meetings in March, April and May 2022 to complete their review and provide Council with recommendations and items for consideration.

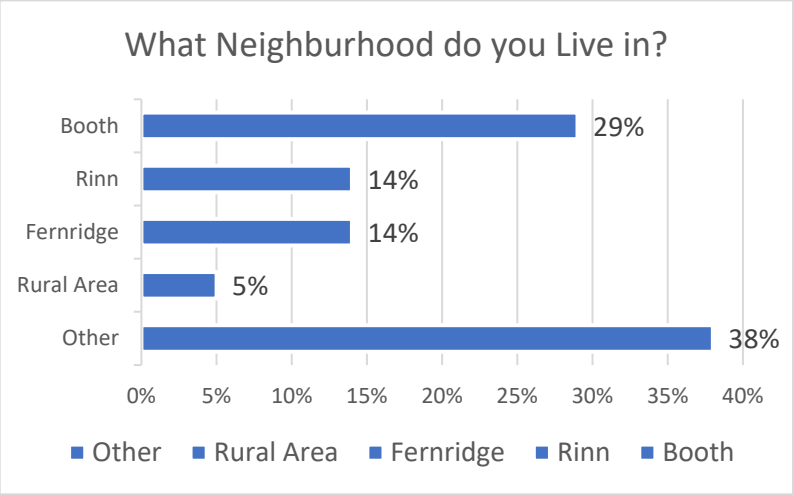
Who Participated

The virtual webinar attracted 122 registrants, with a total of 106 users joining the session, and a total of 63 questions were asked.

For the Konveio survey, 88 participants accessed the information panels with the most answered question garnering 46 comments.

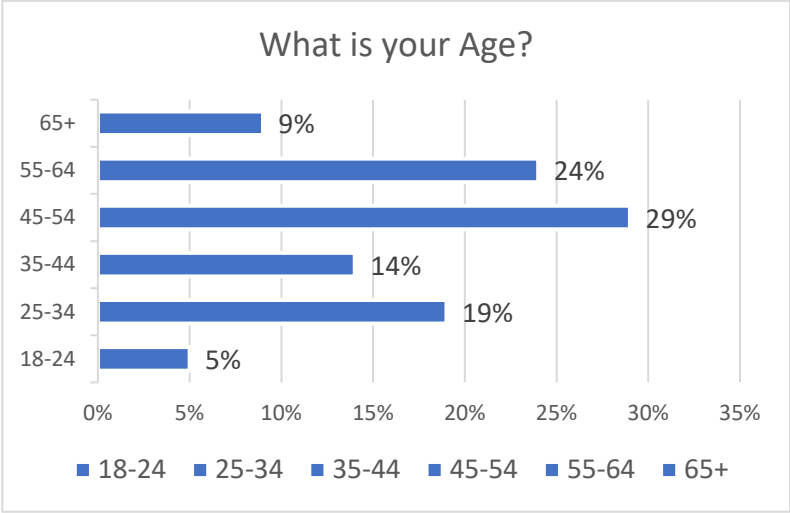
A total of 145 conversations were held through the 'Talk with a Planner' sessions.

To understand who we heard from, basic demographic information was collected through the Konveio platform. Below is a snapshot of the attendees with the number of respondents per question noted under each graph.



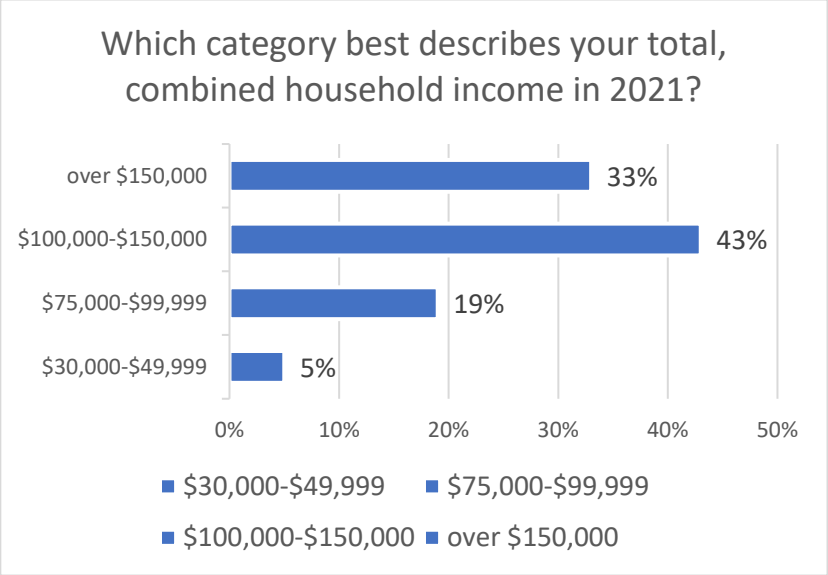
21 respondents

The largest share of open house attendees (29%) live in Booth. 14% of participants reside in Rinn and Fernridge. Those who selected 'other' most often lived in Brookswood, as well as Aldergrove, Glenwood, Yorkson, South Langley, and landowners of Booth.



21 respondents

We heard most frequently from community members between the ages of 45 and 54 years. More than half of participants (62%) are over the age of 45 years. 5% of participants are between 18 and 24 years old.



21 respondents

The largest share of open house attendees (43%) reported a total, combined household income between $100,000-$150,000. Approximately 5% of open house attendees have a combined household income between $30,000 and $49,999.

Outreach and Promotion

Various public communications were used to raise awareness about the Neighbourhood Plans process and advertise virtual public engagement opportunities, including the following:

- Flyers/Postcards delivered to all households, businesses and property owners within the plan area plus the surrounding areas east and south in neighbouring rural/agricultural areas
- Newspaper advertisements placed in the local print media
- Newspaper advertisement providing content and context about the planning project
- Email updates sent to individuals that subscribed to the project email list (approximately 1,200 email addresses)
- Information posted on the Township's project webpage
- Announcements made on the Township's Facebook and Twitter accounts, including boosted advertisements
- Information provided to all local churches
- Announcements included in local school newsletters and Parent Advisory Council publications

What We Heard

This section summarizes what we heard from community members through the various engagement activities.

Virtual Webinar

The virtual webinar was an opportunity for residents to learn about the content of the neighbourhood plans and ask questions of staff. Of the questions asked, the most topics related to Density (14 questions), Natural Areas & Green Space (13), Process and Implementation (12), Transportation (10), Schools and Community Facilities (6), Affordability (2), and Infrastructure (1).

Talk with a Planner

From February 22, 2022, to March 21, 2022, approximately 145 Talk with a Planner Sessions were held over a 21-day period, attended by 221 persons. Sessions were held weekday mornings, afternoons and evenings, as we as mid-day Saturdays. Typically, most Sessions lasted between 15 and 30 minutes, with a total of over 56 hours between interested individuals and staff. Each participant was encouraged to complete a Public Engagement Feedback Form.

Konveio Survey

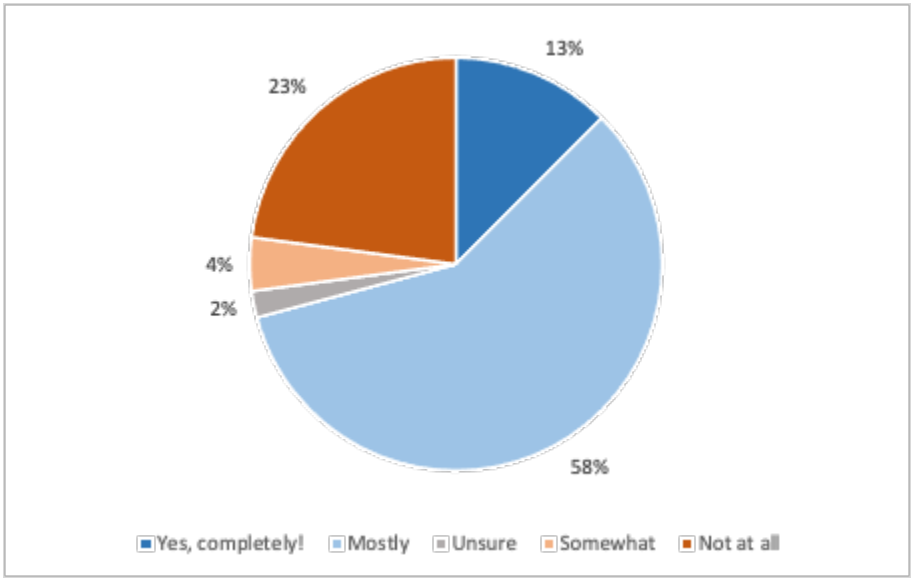
We asked community members' level of support for the following topics:

- Vision and Goals
- Key Policy Topics
- General Land Use
- Community/Neighbourhood Activity Precincts
- Parks, Trails, Greenways
- Road and Cycling Networks

The following section describes the major themes that emerged through participants' responses.

VISION AND GOALS

Community members were asked if they support the Vision Statement. In response, 71% of survey participants either completely support or mostly support the vision. A breakdown of respondents' level of support is illustrated in the chart below.



48 respondents

Participants who expressed support for the vision (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (4)

Natural areas and green space (2)

> It is hoped that the statements to lower carbon input, increase buffer space, integrate with the Agricultural Land Reserve (ALR), balance natural areas and increase housing stock will meet the aspirations of residents.

Tree canopy (2)

> There is general agreement with the proposed vision for the tree canopy and the desire to keep existing trees intact. It is important to ensure the trees removed reflect sound forest management principles.

Ease of Movement (3)

Active transportation (2)

> There is a desire to create more walkable spaces and safe cycling routes to decrease the carbon footprint.

Connectivity (1)

> There is a desire to increase public transportation connections within the community and to the region.

Development (2)

Density/Land Use (1)

Stating values for protecting mature forests, increasing climate resiliency, and developing low carbon communities, it is hoped that the proposed densities will meet the needs of residents and support ageing in place. This includes providing a variety of housing, and addressing urban sprawl.

Affordability (1)

There is support to prioritize affordable housing.

Planning Process (2)

Implementation (2)

There is agreement with the proposed vision and respondents stressed the importance of following through with the implementation.

Participants who expressed concern for the Goals (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Development (6)

Affordability (5)

The primary concern is that there is not enough land for affordable housing due to the dedication of 26% of land for green space.

Density (1)

There is concern that the ratio of density to amenities is not properly reflected, particularly in the Rinn neighbourhood.

Planning Process (5)

Goal order and framing (4)

It was mentioned a few times that the vision statements are not unique for each neighbourhood.

Process (1)

Respondent finds the process ineffective since onset of COVID-19.

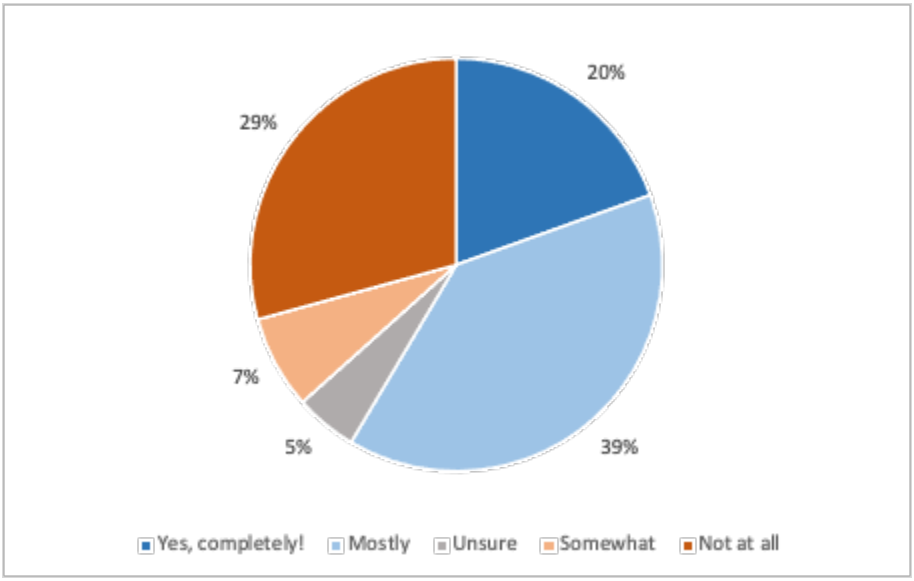
Natural Areas and Green Space (3)

Natural areas and green space (3)

There are concerns with dedicating 26% of land towards green space.

NEIGHBOURHOOD CHARACTER GOALS

Community members were asked if they support the Neighbourhood Character Goals. In response, 59% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



40 respondents

Participants who expressed support for the Neighbourhood Character Goals (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (5)

Natural areas and green space (3)

Respondents appreciate the policies related to renewable energy, walkable spaces, transit-oriented design, and infrastructure for active transportation; however, they stress that balance is needed between these initiatives and design guidelines and/or natural areas.

Tree canopy (2)

Respondents hope that the tree canopy cover and underbrush will be a priority area moving forward.

Development (2)

Density (2)

Respondents suggested a focus on single detached homes with 1 suite, as well as multi-generational housing options.

Ease of Movement (2)

Active transportation (1)

There is hope policies will encourage walking and biking.

Connectivity (1)

There is a desire to have each neighbourhood be connected to mature forests with trails.

Planning Process (1)

Implementation (1)

Respondent appreciates the ideas and proposed goals and hopes there is follow through to make them a reality.

Participants who expressed concern for the Neighbourhood Character Goals (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Development (10)

Density/ Land Use (6)

There is concern that not enough land is designated for housing and density, particularly from 32nd Ave to 28th Ave along 200th Ave. Some hope for more density and smaller lot sizes. Some respondents prefer to have larger lot sizes with single family homes (>10,000 sq. ft).

Affordability (2)

There is concern there is not enough density to allow for affordable housing options, and whether developers or land owners will bear the financial consequences.

Community Character (2)

With Langley's growing population, there is concern the "small town character" is no longer applicable. It is hoped that development will be effective and used to implement the vision.

Natural Areas and Green Space (7)

Natural areas and green space (7)

There is both concern that dedicating 26% of land to green space is too much and too little. For those who see it as being too much, their primary concern is that there won't be enough land for development and affordable housing. For those who see it as being too little, their primary concern is that there is not enough land dedicated for forested areas.

Planning Process (1)

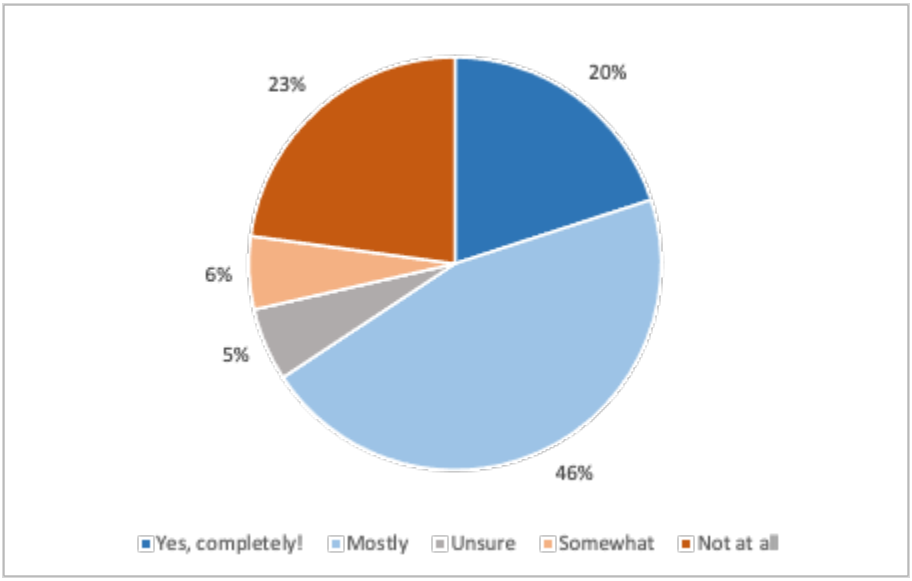
Implementation (1)

The primary concern related to implementation is how the policies will be carried out and the stakeholders involved, particularly between developers and taxpayers.

KEY POLICY TOPICS

Neighbourhood Green Infrastructure Network

Community members were asked if they support the establishment of a Neighbourhood Green Infrastructure Network. In response, 66% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



37 respondents

Participants who expressed support for the Establishment of a Neighbourhood Green Infrastructure Network (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (3)

Natural areas and green space (3)

> It is hoped that there could be more dedicated land for green space as well as more access to these spaces in denser areas.

Planning Process (2)

Implementation (2)

> Respondents appreciate the ideas and proposed goals and hope there is follow through to make them a reality.

Development (1)

Density/Land Use (1)

There is support for the neighbourhood green infrastructure network and concern that it is only beneficial for single detached homes as denser areas/apartment dwellers are further from the network.

Ease of Movement (1)

Connectivity (1)

It is hoped that denser areas can be connected to the green infrastructure network as well.

Participants who expressed concern for the Establishment of a Neighbourhood Green Infrastructure Network (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Planning Process (4)

Process (4)

There is uncertainty with what is proposed in this section and requests for examples.

Natural Areas and Green Space (2)

There is concern that there is not enough green space to support the existing wildlife such as deer, raccoons, coyotes, and various species of birds.

Development (1)

Affordability (1)

There is concern with how this might impact housing affordability.

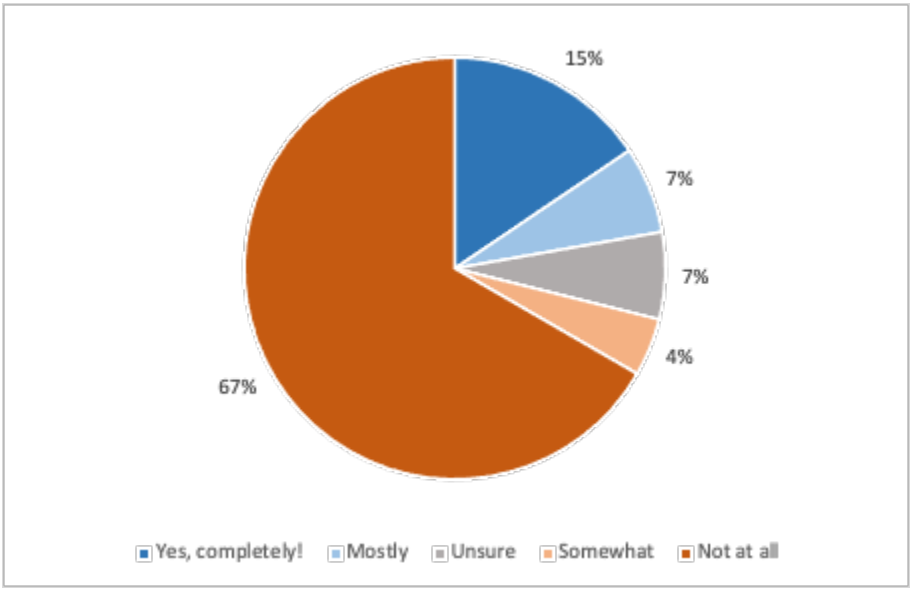
Ease of Movement (1)

Connectivity (1)

There is a desire to have greenways provide connectivity for people but concerns that it will take away from development opportunities.

Cluster Conservation Development

Community members were asked if they support Cluster Conservation Development. In response, 22% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



39 respondents

Participants who expressed support for the Cluster Conservation Development (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (4)

Natural areas and green space (3)

Respondents expressed support for dedicating 26% of land to green space to help tackle climate change impacts such as rising temperatures and air quality. It is hoped that all members of the community will have access to these spaces.

Tree canopy (1)

There is general support for maintaining and expanding the tree cover.

Development (2)

Density/Land Use (2)

There is support for the proposed density to encourage a sense of community and preserve natural areas.

Planning Process (1)

Implementation (1)

The respondent appreciates the ideas and proposed goals and hopes that there is follow through to make them a reality, with reference to north of Little Campbell River.

Participants who expressed concern for Cluster Conservation Development (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Development (12)

Density/Land Use (8)

There are concerns that cluster housing is not effective and having a dedication of 26% of land dedicated towards green space takes away from land that can be used for housing. It is also mentioned that in the 2017 Brookswood Plan, a dedication of 26% towards nature conservation was not present.

Affordability (3)

Respondents expressed concern that housing supply needs will not be met and as a result, decrease the affordability of homes.

Community Character (1)

Concern that Langley is addressed as a “small town”.

Natural Areas and Green Space (11)

Natural areas and green space (11)

Respondents expressed that the 26% dedication is too much and would take away from the potential housing supply. There is concern this was not stated in the 2017 Brookswood Plan. One comment indicates that 26% of dedicated land towards green space is not enough.

Planning Process (2)

Implementation (1)

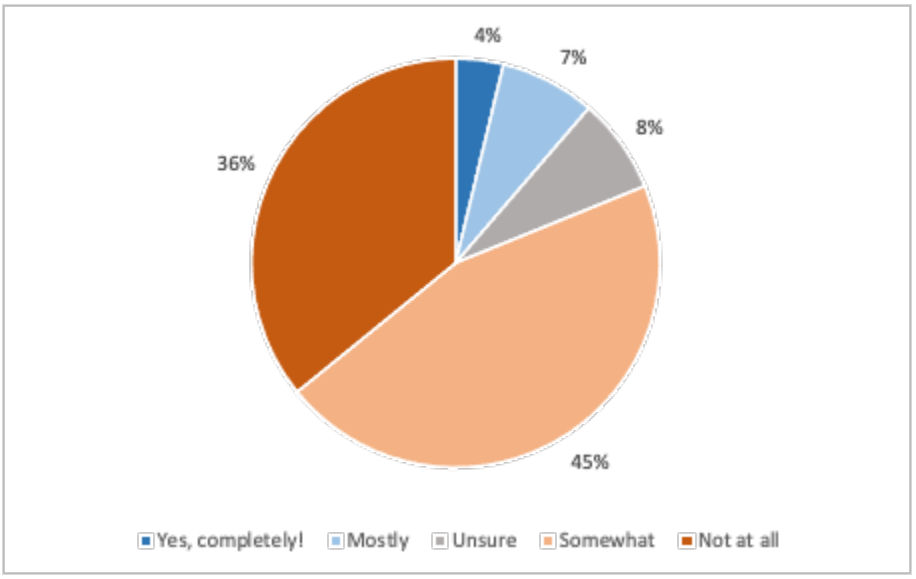
Respondent appreciates the ideas and proposed goals and hopes that there is follow through to make them a reality.

Goal order and framing (1)

There is mention that what is outlined is not site specific and does not consider site context.

GENERAL LAND USE

Community members were asked if they support the land use maps and designations. In response, 11% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



46 respondents

Participants who expressed support for General Lane Use (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (2)

Density (1)

There is support in having density in and around commercial areas to allow for live, work, and play.

Affordability (1)

Respondent hopes that by adding density it would provide more affordable housing.

Natural Areas and Green Space (1)

Natural areas and green space (1)

There is support for 26% of land dedicated towards green space, but concern about protection of the Brookswood aquifer.

Other (1)

Respondent is curious about impacts on buildings south of Campbell Heights.

Participants who expressed concern for General Land Use (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Development (37)

Density/Land Use (27)

Respondents who express concerns about the density and land use plans felt the designations allow for too large of lot sizes, stressing the importance of increasing density, multigenerational housing, and mixed use development. There are suggestions for encouraging laneway homes, townhouses, and apartments, with less of a focus on single detached housing.

Affordability (10)

Respondents expressed concern that having 10,000 sq ft lots will not allow for enough housing supply and as a result, decrease affordability.

Ease of Movement (4)

Connectivity (3)

There is concern that there is not enough connectivity between communities and neighbourhoods via walking paths and cycling, noting that cul-de-sacs and an incomplete grid is car centric.

Active Transportation (1)

There is concern that there are not enough walking and cycling paths.

Natural Areas and Green Space (3)

Natural areas and green space (2)

There is concern that 26% of dedicated green space is not enough to protect the natural environment and habitats such as streams for salmon.

Tree Canopy (1)

Respondent expressed fear there are too many trees that will be taken down.

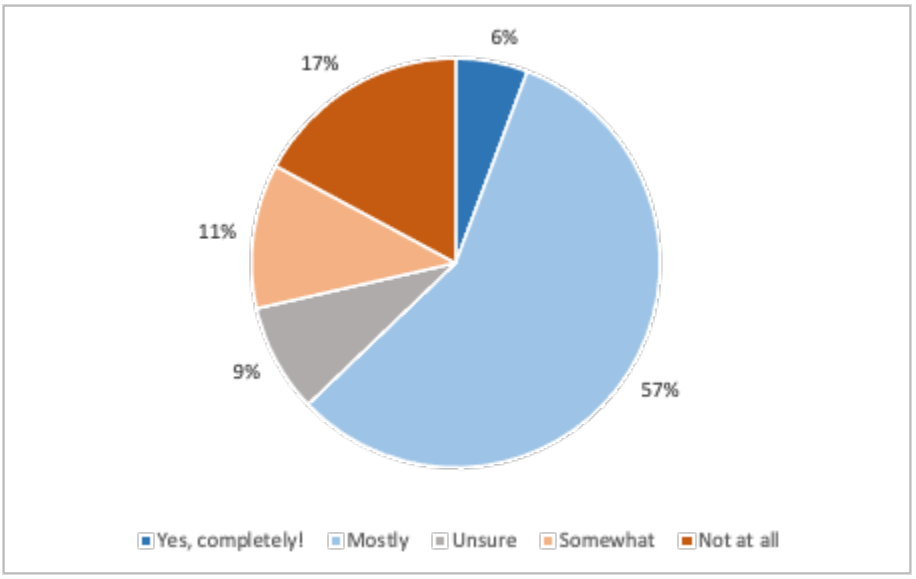
Planning Process (1)

Process (1)

There is a preference for having the maps sent out for viewing.

COMMUNITY/NEIGHBOURHOOD ACTIVITY PRECINCTS

Community members were asked if they support the Community/Neighbourhood Activity Precincts. In response, 63% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



33 participants

Participants who expressed support for Community/Neighbourhood Activity Precincts (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (1)

Density/Land Use (1)

There is support for the proposed commercial centres but worry that it is concentrated in one area instead of throughout the neighbourhood.

Natural Areas and Green Space (1)

Natural areas and green space (1)

Respondent stresses the importance of maintaining mature forests with some public trails.

Ease of Movement (1)

Active transportation (1)

Ensure that cycling routes and racks are safe and secure.

Participants who expressed concern for Community/Neighbourhood Activity Precincts (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Development (5)

Density/Land Use (3)

The primary concern is that there is not enough density, particularly between 32 Ave to 38 Ave along 200 Street. There is also concern that with increased density, there will be increased traffic.

Community Character (2)

There is concern that there is not enough space dedicated for recreational activities such as an ice rink, pool, and gym. There is also concern that increased density takes away the current charm of Brookswood.

Natural Areas and Green Space (2)

Natural areas and green space (2)

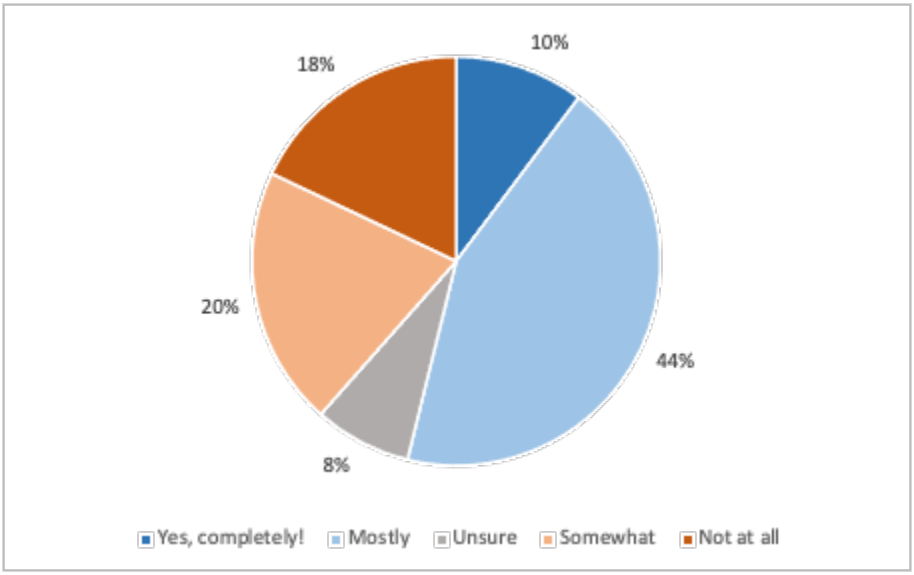
It is hoped that green spaces will be a priority.

Other (1)

General disagreement with the planning process.

PARKS, TRAILS, GREENWAYS

Community members were asked if they support Parks, Trails, Greenways. In response, 54% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



39 participants

Participants who expressed support for Parks, Trails, Greenways (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (2)

Natural areas and green space (2)

> There is concern that 26% of dedicated green space is not enough to protect the natural environment.

Ease of Movement (1)

Active transportation (1)

> There is support for bike lanes but concern they will not be safe and secure.

Participants who expressed concern for Parks, Trails, Greenways (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Natural Areas and Green Space (8)

Natural areas and green space (8)

> Respondents expressed concern that 26% of dedicated space towards green space is too high. There is also concern about having greenways next to streams as they could be disruptive to wildlife.

Planning Process (3)

Goal order and framing (2)

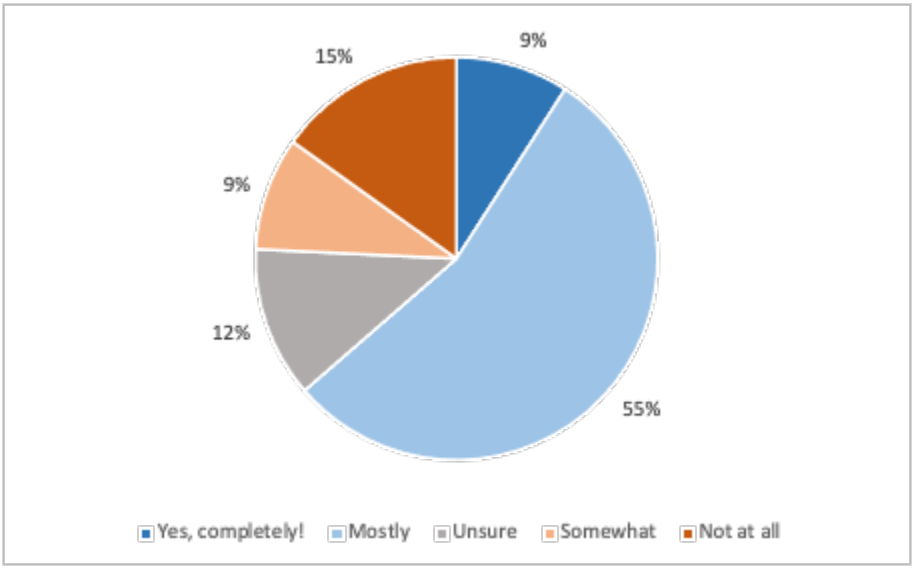
Suggestion to bring clarity to maps (size, details).

Implementation (1)

Respondent appreciates the ideas and proposed goals and hopes that there is follow through to make them a reality.

ROAD AND CYCLING NETWORKS

Community members were asked if they support Road and Cycling Networks. In response, 64% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



33 participants

Participants who expressed support for the Road and Cycling Networks (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural Areas and Green Space (2)

Natural areas and green space (1)

General agreement that proposed networks correspond with green/natural spaces.

Tree canopy (1)

Hope for focus on preserving mature trees rather than removing and planting new trees.

Ease of Movement (1)

Active transportation (1)

There is support for bike lanes but concern they will not be safe and secure.

Other (1)

Curiosity about why 42a Ave was not included.

Participants who expressed concern for Road and Cycling Networks (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Ease of Movement (5)

Active transportation (5)

Respondents do not find bike lanes useful and safe for the community.

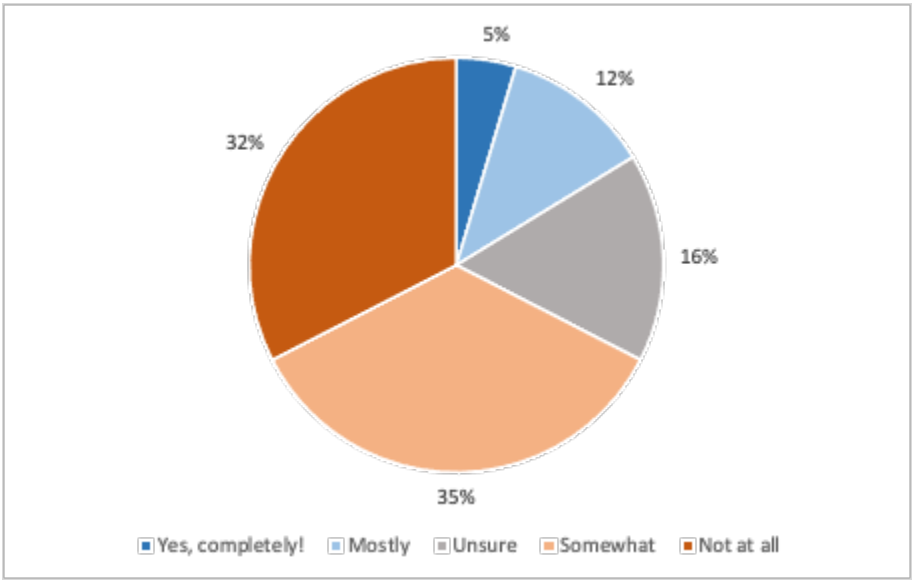
Natural Areas and Green Space (1)

Natural areas and green space (1)

Concern that roads could impact wildlife.

OVERALL SUPPORT

Community members were asked for their overall support of the Brookswood, Fernridge, and Rinn Neighbourhood Plans. In response, 17% of survey participants either completely support or mostly support the plans. A breakdown of respondents' level of support is illustrated in the chart below.



44 participants

Participants who expressed overall support (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Planning Process (2)

Implementation (2)

> Respondents hope these plans will result in a better neighbourhood and that developers will be up for the challenge.

Other (1)

Suggestion to keep 24th Ave as two lanes for safety concerns.

Participants who expressed overall concern (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Natural Areas and Green Space (12)

Natural areas and green space (7)

> There is concern that 26% of dedicated green space is not enough for preservation and for recreational activities. There is also concern that there is not enough density which affects the surround green space.

Tree Canopy (5)

Hope for more trees to be protected.

Planning Process (9)

Implementation (5)

There are concerns that there will not be follow through with the implementation.

Process (4)

There are concerns that the plans appeal more to developers rather than residents.

Ease of Movement (3)

Connectivity (2)

There is a disconnect between the maps and proposed policies.

Active Transportation (1)

Concerns about the safety of bike lanes.

Brookswood-Fernridge Neighbourhood Plans

Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
604.533.6034

tol.ca/bfnp

Township of Langley
Est. 1873

engageTOL

WHAT WE HEARD

A SUMMARY OF INPUT RECEIVED IN PHASE 1 OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE







JULY, 2016

MODUS
planning design engagement

engageTOL

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Community Plan Update.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

engageTOL

In April 2016, Council directed Township staff to update the Brookswood-Fernridge Community Plan. To help shape the update, staff were directed to conduct extensive engagement throughout each phase of the update process. During Phase 1, the Township communicated the scope and timeline of the update process and gathered early input on community values, key issues and opportunities at the first meeting of the Council-appointed Community Planning Team, a series of community dialogue sessions and a public open house. This document summarizes all of the input received.

750+ Attended the Public Open House

250+ Participated in one of 32 Dialogue Sessions

150+ Online Questionnaires were completed

50+ Letters/emails were received



KEY THEMES: A few core ideas summarized from all the feedback received...

- **Density, housing options, and affordability:** Two perspectives - increase housing options and affordability and limit development to single family homes on large lots.
- **Community character:** Maintain the community character, including the social connection, small town feel and natural spaces.
- **Servicing and infrastructure:** Put quality infrastructure (e.g. sewer, sidewalks, schools, community facilities) in place before new developments take place.
- **Environmental protection:** Protect the local environment and green space.
- **Local shops and services:** Provide more shops and services to meet daily needs.
- **Walking and cycling:** Increase access to sidewalks, trails, and bike paths so that walking and cycling is safer and more enjoyable.
- **Progressive development:** Move forward with development that respects the community character, local environment, and servicing needs.
- **Planning process:** Take time to listen, create a well thought-out plan, and do not approve new developments during the plan update.



CREATING A BETTER FUTURE:

"Thank you for giving us an opportunity to speak. My genuine desire and hope is that our voices will make a difference in building a sustainable, livable community for our future and that of the future generations."

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INTRODUCTION

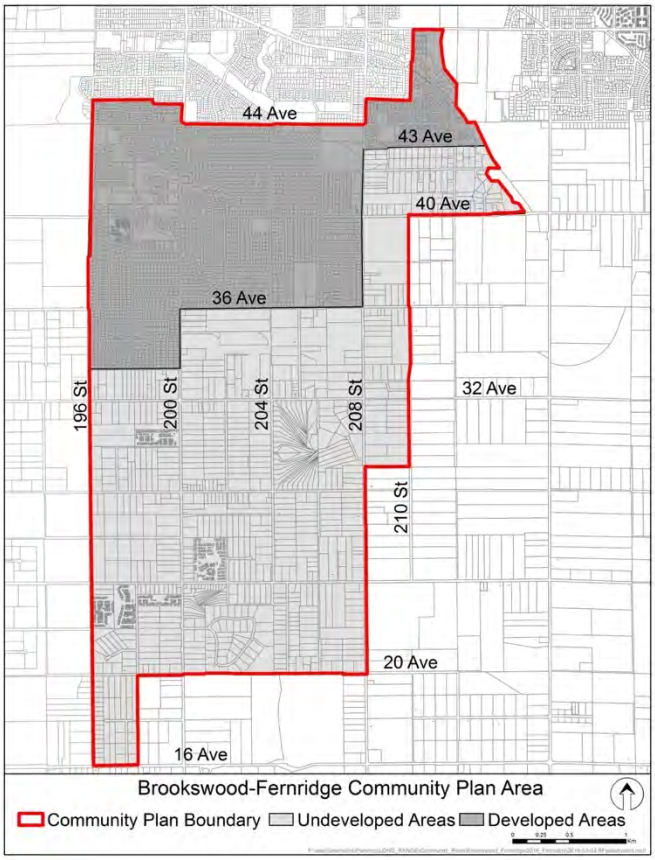
BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

The Township of Langley has launched an extensive planning and engagement process for Brookswood-Fernridge, where the ideas and perspectives of everyone in the community will be sought.

The Brookswood-Fernridge Community Plan has not been updated since 1987. This update to the existing plan is the community's chance to have a say in how the undeveloped areas of the community are planned (see map).

The update will involve a five-stage planning process with an extensive stakeholder and public consultation program at every stage.

The planning process is expected to take between 12 to 18 months to complete, and is anticipated to conclude by the fall of 2017.



PURPOSE OF THIS REPORT

This report provides a summary of input gathered through engagement initiatives during Phase 1 of the Community Plan Update process. This information will be used as an input to the planning work in Phase 2.

WHAT WE DID:

ENGAGEMENT EVENTS & ACTIVITIES

Between May 31 and July 11, 2016, the Township conducted the following events and activities:

- **Community Planning Team (CPT) Meeting:** May 31 from 7 – 9 p.m. at the George Preston Recreation Centre. The CPT (made up of 17 people selected from an applicant pool of over 120 residents) received a brief opening presentation from the Mayor, followed by a project context presentation and follow-up discussion facilitated by the Township of Langley planning team and Modus staff.

- **Community Dialogue Sessions:** 32 of these 90 minute Dialogue Sessions were held during June 8, 9, 11, 15, and 16, at the Brookswood Baptist Church and at the George Preston Recreation Centre. Approximately 250 people participated in one of the sessions, which all included a brief presentation on the update process, a Q&A session with the Township planning team, and a facilitated dialogue on key values and aspirations for the future of the community.

- **Open House:** June 23 from 3p.m. - 8 p.m. at the Brookswood Baptist Church. Approximately 750 people attended this drop-in event, reviewing presentation panels summarizing the update process and themes from the dialogue sessions, and participating in several interactive stations to share their feedback and ideas. To review the presentation panels, visit www.tol.ca/brfrcp.

- **Online Questionnaire:** Available online from June 23 until July 11, the questionnaire provided information and feedback opportunities similar to what was available at the open house. It was intended primarily for those who were unable to attend the open house. Approximately 150 people filled out a questionnaire.



OUTREACH AND PROMOTION

PROJECT LAUNCH

Outreach and promotion for the Brookswood-Fernridge Community Plan Update began by placing advertisements in the local newspapers and delivering a postcard to all households and businesses within Brookswood-Fernridge and surrounding areas to the east and south. The newspaper advertisements and postcard directed individuals to the project webpage for more information, encouraged individuals to sign-up for email updates, and advertised the Community Planning Team recruitment process.

MEDIA COVERAGE

The Brookswood-Fernridge Community Plan Update also kicked-off with a media release announcing the start of process and the Community Planning Team recruitment process. This announcement was covered in the Langley Times on June 2, 2016 ("Brookswood-Fernridge planning team named").

Notification of the Community Dialogue Sessions was publicized in the Langley Times on June 4, 2016 ("Township hosts Brookswood-Fernridge open door community dialogues").

Following the Open House, the Langley Advance wrote an account of the event ("Township tries on new plan process").

PROMOTION FOR PUBLIC EVENTS

The Community Dialogues and Open House were promoted through the Township of Langley website and social media channels. An email notification was also sent to all of those who signed up for email updates. In addition, posters and flyers were distributed throughout the Brookswood-Fernridge Community and advertisements were placed in the Langley Times, Langley Advance, and Aldergrove Star. A news release was also sent to media to inform them of the upcoming engagement events.



OPPORTUNITIES FOR PUBLIC INPUT

The following list summarizes the Phase 1 opportunities for input provided primarily through the Community Dialogues, Open House, and online questionnaire:

- **Hopes and Fears:** Upon entry to the Open House, participants used a "scrawl wall" to record their initial hopes and fears for the community plan and the update process.

- **Engagement Activities and Contributors:** At the Community Dialogues, participants were asked to help brainstorm ways to improve the quantity, diversity, and formats through which the community could be engaged. At the Open House, participants reviewed the engagement activities currently planned for each phase of the process, and used a sticky note to offer suggestions of other stakeholders who should be engaged in this process, and how to engage them.

- **Key Themes So Far:** At the Community Dialogues participants discussed their top ideas and aspirations for the future of the community. Common themes that emerged were summarized on a panel at the Open House. Open House participants then used sticky

notes to add to the themes. Online questionnaire participants were given the same list and were asked to select the four themes most important to them, as well as adding any additional themes they felt were missing.

- **Community Values:** The Community Dialogues also brought forward a number of key community values – aspects of the community that participants felt were important to maintain and/or enhance. These values were summarized on a presentation panel at the Open House, and participants added the list of values using sticky notes. As above questionnaire participants were also asked to add to the list of community values.

- **Community Mapping:** At the Open House a large map of the entire plan area was taped to the floor and participants were invited to use sticky dots and sticky notes to mark places/things in the community they like best, feel need improvement, and/or would like to see in the future.

- **Sketches:** The Open House included a sketch station at which participants could sit down with an urban designer/planner and have their ideas for the future drawn out for others to see.

- **Key Questions:** All questions asked during the Q&A portion of the Community Dialogues were recorded on a flip chart. Open House participants reviewed a presentation panel listing the most common questions from the Dialogue Sessions and added their own questions using sticky notes. Questionnaire participants were asked to review the same list, add to it, and indicate which questions were most important to them and why.

- **Feedback on the Open House:** Open House participants were invited to complete a short feedback form regarding their experience and satisfaction level at the open house.

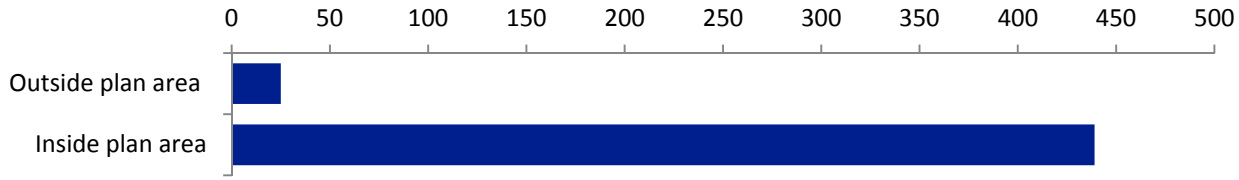
- **Other Input:** More than 50 emails and letters were received by the Township. Many of the points and questions expressed in these emails and letters are reflected in the comments and themes discussed in this report.

WHO PARTICIPATED?

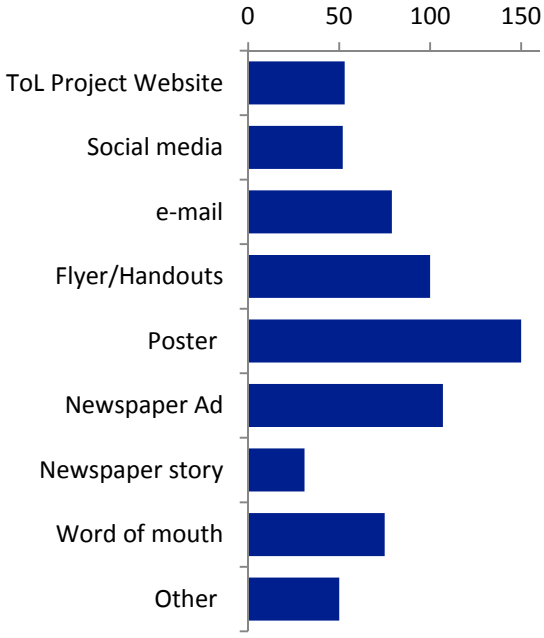
During the Phase 1 events and engagement activities, over 750 people attended the Open House, over 250 people joined a Community Dialogue Session, and over 150 completed an online questionnaire.

The graphs below provide an overview of responses from participants at the Open House.

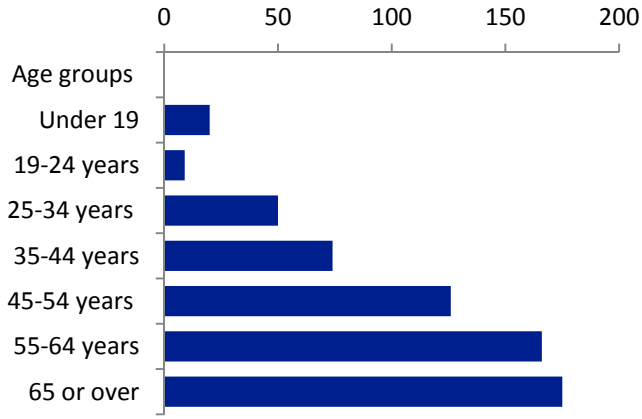
Open House Participants by Location of Residence



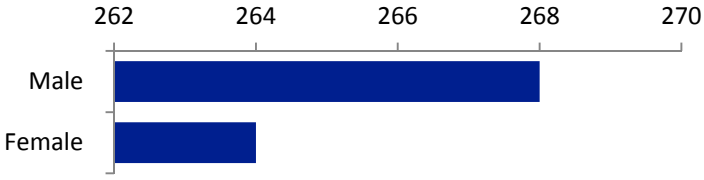
How did you hear about the plan update process?



Open House Participants by Age



Open House Participants by Gender



The participation figures are not provided as a sum total, because many who joined a dialogue session also attended the open house, and a small portion of questionnaire participants indicated they attended the open house as well.

WHAT WE HEARD: SUMMARY OF FEEDBACK

OVERVIEW

A number of consistent key themes emerged from the input received in Phase 1:

Density, Housing Options, and Affordability

There are two common but competing themes that arose on the issue of density, housing options and affordability:

- Some feel strongly that the Township should increase housing options (e.g. allow for more townhouses and low-rise multi-family options) that are more affordable, so their kids can buy homes in the same community they were raised, and so that seniors are able to age in place. Some participants also suggested that denser and more compact forms of housing could reduce pressures on natural areas, preserving the character of the community while creating more walkable areas and improved quality of local shops and services.
- Others feel strongly that development should be limited to single family homes on large lots, making this a unique option in the area. There were some suggestions that providing compact, more affordable homes should not be the role of Brookswood-Fernridge - even if it means that housing is unaffordable for most. There are also fears that increased density will have a negative impact on the community if traffic increases and schools are unable to meet an increased demand.

Community Character

Participants place a lot of value on maintaining the community character of Brookswood-Fernridge and would like to ensure that future development does not negatively impact this. According to participants, key hallmarks of Brookswood-Fernridge's local character include: close knit community, family-friendly, slow pace, small town feel, ample trees and wilderness, not crowded, large lots, safety and quiet.

Servicing and Infrastructure

Many participants noted that it is important to ensure quality infrastructure (e.g. sewer system, complete sidewalk networks, lighting, community facilities) precedes new development - particularly if it means an increase in density. Participants also identified a number of servicing needs they want met before any new development is approved, including new/expanded hospital and school capacities, improved roads, transit systems, parks, trails and recreation facilities.

Environmental Protection

Residents in Brookswood-Fernridge place great importance on protecting the local environment and green space. Environmental protection was a strong theme amongst the comments on community values. Key suggestions included that the updated community plan should prohibit clear cutting, protect the trees, increase parks and trails, and protect the local aquifer from erosion and development.

Local Shops and Services

Many participants expressed support for more local shops and services that meet daily needs and provide some employment opportunities (e.g. grocery store, restaurants). Some participants noted that new commercial uses should not detract from the existing commercial areas. There was not a lot of support for 'big box' shopping.

Walking and Cycling

Many participants expressed a desire for more sidewalks, trails and bike paths so that walking and cycling is safer and more enjoyable. Many of these participants mentioned the health benefits associated walking and cycling.

Progressive Development

Many participants expressed strong support to move forward with development, citing that the community plan hasn't changed in over 40 years. However, many others noted that new development must be done in a way that respects the local character of the community, incorporates sensitive transitions between uses and densities, protects trees, and provides improved walkability, shops, and quality infrastructure/services.

Planning Process

Participants expressed support for the Township taking time to listen to residents and create a well thought-out plan. Many comments indicated that Council should not approve new developments while the plan update is being carried out.

DETAILED SUMMARY OF FEEDBACK

The following section provides a summary of feedback from the Community Dialogues, the Open House, and the online questionnaire.

HOPES AND FEARS

Understanding that many participants would be coming to the Open House with specific issues or ideas to address, we began with an activity that allowed them to share their "hopes and fears" for the engagement process and the future of the community more broadly. We asked participants to add these to the **"Hopes and Fears Scrawl Wall."** Participants could see and comment on each other's ideas.



Key themes:

The following provides a summary of comments received on this topic:

Density, housing options, and affordability (49 comments):

Hopes

- The ability to age in place
- Affordable starter homes
- Density to support improved amenities and infrastructure

Fears

- Servicing won't keep up with population growth e.g. schools, transit service will be oversubscribed and unable to meet demand)
- Children of current residents won't be able to stay in community
- Housing will be unattainable for new families
- Increase in density and traffic will change the feel of the community

Servicing and infrastructure (37 comments):

Hopes

- Improved transit service
- More parks
- Larger lots with lower density

Fears

- Too much density
- Hospitals, schools and roads not able to handle growth
- Rapid population increase will result in depleting local aquifer

Environmental protection (35 comments)

Hopes

- Protecting agricultural land
- Placing high value on trees and green space above housing affordability

Fears

- Losing trees, green spaces and wildlife
- Contaminating waterways
- Depleting local aquifer

Develop in a progressive way (30 comments):

Hopes

- Some development with low density (mostly ¼ acre)
- Lots of walking/biking paths and parks
- A new hospital

- School and road capacity issues to be addressed before development
- Increase density to protect trees, green spaces, and water supply
- More local shopping
- Mix commercial with residential in small areas
- Buildings using natural energy and collecting rainwater
- Protect trees
- Move forward with development

Fears

- [none stated, as this this was an aspirational topic]

Planning process (27 comments):

Hopes

- A moratorium on processing development applications during the community plan update process

Fears

- Council not listening to the desires of the community
- Developers will have too much influence over Council/the plan
- Proposed developments will be approved and proceed before the plan is complete, potentially contradicting the effectiveness of the resulting community plan

Community character (23 comments):

Hopes

- This will be a beautiful, well-planned community that retains the small town feel and community connection
- Any development is done with minimal impact or disruption to treed areas and green spaces

Fears

- Losing treed areas/properties and wildlife
- Losing the small town feel
- Increase in density and traffic
- Busy, city pace
- Development proceeds without maintaining character of community

- Willoughby and other heavily subdivided communities are a cautionary tale that the Township should definitely avoid replicating

Traffic (15 comments):

Hopes

- Protected bike lanes
- Traffic solutions like Abbott St. in Kelowna

Fears

- Increased traffic
- Adding truck routes through the community

No development (11 comments):

Hopes

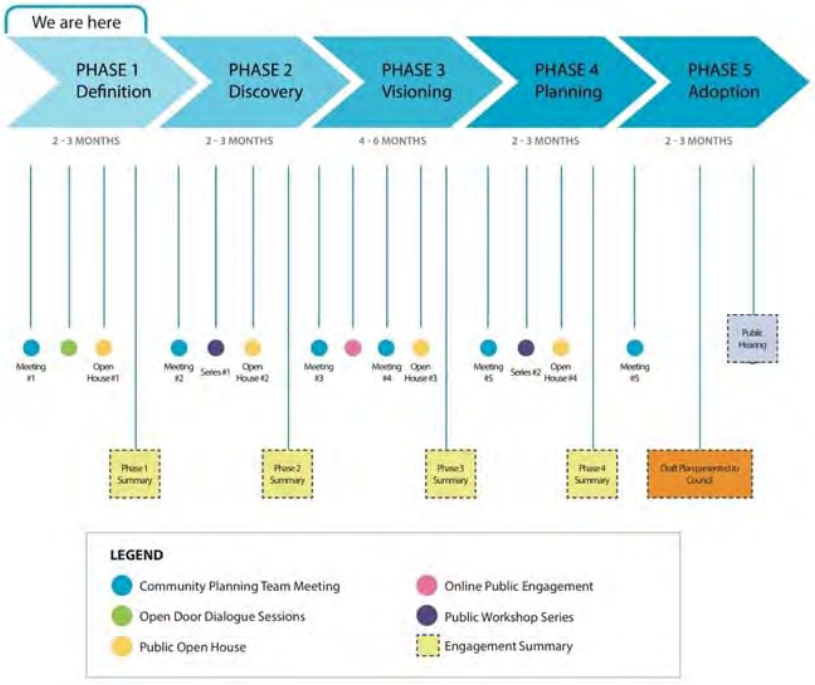
- No development or subdivisions

Fears

- More traffic, noise, and strain on infrastructure

ENGAGEMENT ACTIVITIES AND CONTRIBUTORS

At the Open House, participants reviewed the engagement activities currently planned for each phase of the process (see crop of Open House panel to the right), and used a sticky note to offer suggestions of other stakeholders to engage in this process, and how best to engage them.



Key themes:

The following provides a summary of comments received on this topic from the Community Dialogue Sessions as well as the Open House:

- **Best outreach & promotion methods:** Email, social media, local paper / media articles, word of mouth, digital engagement, signs, mail-outs, websites, handout card. ***(95 comments)***

- **Suggestions for the engagement process & formats:** Ensure participants have "equal voice". Adverstise on/through public transit. Get to seniors – manufactured home parks – use flyers, meetings. Take the time to ensure that every stakeholder has had an opportunity to provide feedback. Personally contact the addresses who have not attended or responded. Leave no one out of this process. Go to people who may not be able to attend events (meet at senior centre and/or home parks). Show that you're listening and invested in new plan; don't approve developments before the plan is approved. ***(24 comments)***

- **Potential contributors who should be engaged:** Residents missing. Too many landowners represented. School Board, Parent Advisory Councils, students, youth, renters, young families ***(5 comments)***

- **Other comments:** Open House participants also added comments outside the topic of engagement activities and contributors. These comments were generally in line with the

themes of density, servicing, environmental protection, traffic, and character as summarized in the previous section. ***(46 comments)***

KEY THEMES SO FAR

At the Community Dialogue Sessions, participants identified and discussed their top ideas and aspirations for the future of the community. Key themes identified from these sessions were presented on a panel (an excerpt of this panel is shown to the right). Open House participants then used sticky notes to add their thoughts to the themes.

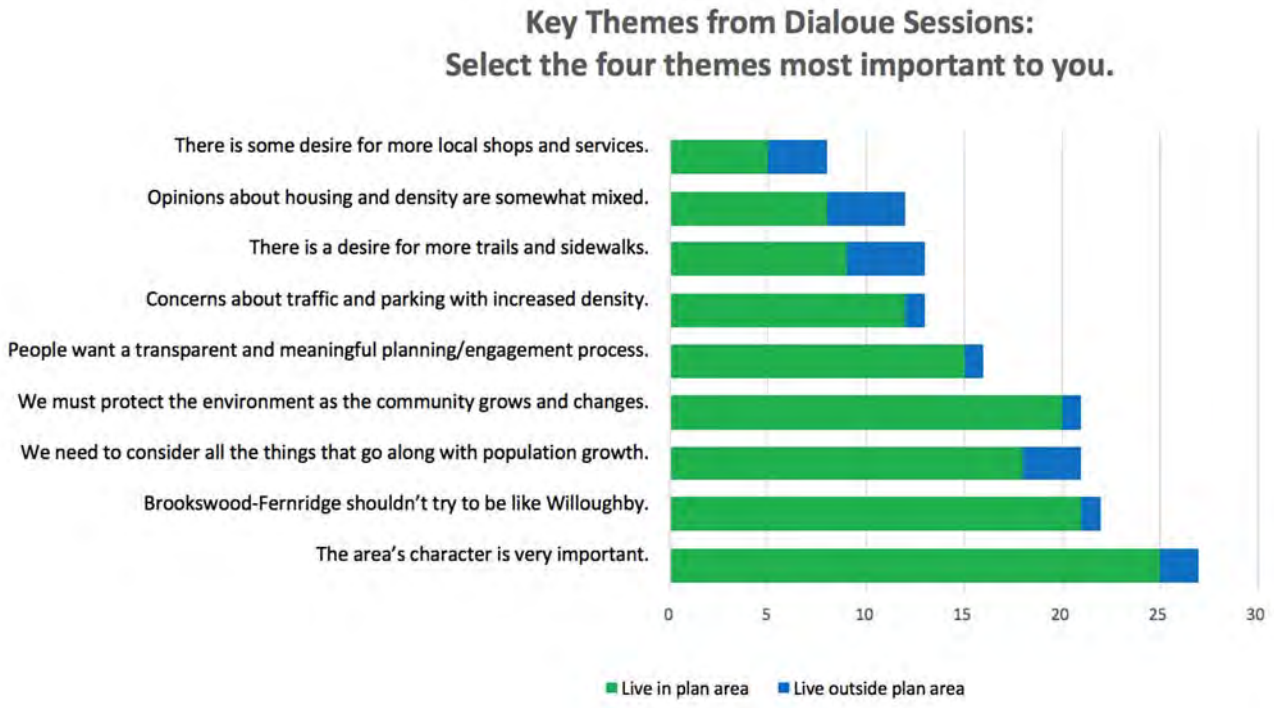
Similarly, online questionnaire participants were presented with the same list and were asked to select the four themes most important to them, as well as adding any additional themes they felt were missing.

The chart on the next page summarizes how questionnaire participants rated the top four themes most important to them.

Emerging Themes

Please note these are **NOT** stated in order of priority.

- **The area's character is very important**, this is why people moved here and why they love it. Some of the key characteristics include the mature trees, wildlife, quiet/peaceful/safe community feel, single family homes with large yards and lots of space and privacy.
- **We must protect the environment** as the community grows and changes. Avoid clear cutting large trees, preserve green spaces and wildlife corridors, and protect the aquifer.
- **Opinions about housing and density are somewhat mixed.** Some want the undeveloped area to remain mostly low density single family while others want some different housing types to provide for people in all stages of life (young adults, families, seniors), including some more affordable options.
- **Brookswood-Fernridge shouldn't try to be like Willoughby.** While most people recognize some change is inevitable, it should fit with the character of the existing neighbourhood.
- **Concerns about traffic and parking** with increased density.
- **We need to consider all the things that go along with population growth**, especially schools, parks/trails, transportation, infrastructure/ servicing, and amenities.
- **There is a desire for more trails and sidewalks** to ensure a safe and walkable community where you can walk or cycle to meet your daily needs.
- **There is some desire for more local shops and services** that are walkable or easily accessible.
- **People want a transparent and meaningful planning/ engagement process.** They want to feel that their input is valued and actually used to influence planning and to understand how and why decisions are made.



Key themes:

The following summarizes the comments received on this topic:

- **Community character:** Participants emphasized the theme of community character - particularly noting the low density, quiet, small town, treed feel to the community as important to them. Many comments also showed strong support for maintaining the 1/4 acre minimum lot size. ***(40 comments)***

- **Servicing and infrastructure:** Participants identified a number of servicing and infrastructure needs that should be met before and/or by new development, including new/expanded hospital and school capacities, improved road, trails and transit systems, parks, and recreation facilities. ***(29 comments)***

- **Progressive development:** Participants commonly expressed impatience to get developing, citing that the plan hasn't changed in over 40 years. Some noted that the development should proceed, but be done in a way to protect trees and improve walkability, shops, and quality infrastructure/services. (***28 comments)***

- **Density, housing options, and affordability:** Many participants commented that housing options that improve affordability and walkability are needed - particularly for

new families and seniors. Some also commented that appropriately located density could help reduce development pressures on natural areas, preserve the character of the community, improve affordability and walkability, and improve the quality of local shops and community services/infrastructure. ***(27 comments)***

- **Environmental protection:** Comments in this theme suggested the plan should prohibit clear cutting, protect the trees, increase parks, and protect the aquifer. ***(21 comments)***

- **Planning process:** Comments expressed support for taking time to listen to residents and create a well thought out plan. They also stated that Council should not approve new developments while the plan update is being created. ***(13 comments)***

- **Traffic:** Participants noted that roads need to be able to accommodate added traffic from Surrey and north Langley, as well as added traffic from new developments in the community. Participants also cited the need for improved parking management, and a more complete sidewalk network. ***(8 comments)***

- **Commercial:** Participants stated concerns that commercial development will draw business away from existing centres and/or not have sufficient market base in the low density community; one comment suggested that increased density will make more of a community, supporting more schools and shops. ***(3 comments)***

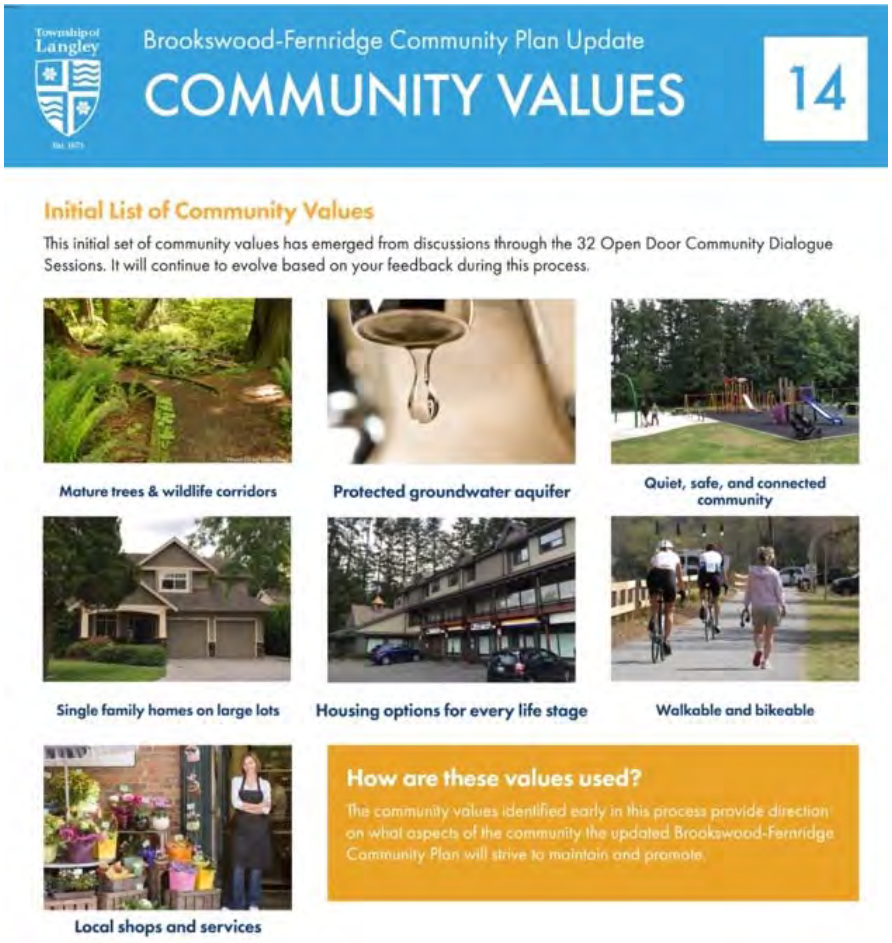
- **Willoughby:** Three comments directly stated that we should not reproduce the situation currently happening in Willoughby. ***(3 comments)***

- **Farming:** Two comments emphasized the need to protect the local farming economy and support access to fresh local fruits and veggies. ***(2 comments)***

- **Gun club:** A comment suggested restricting the gun club's operating hours in light of noise. ***(1 comment)***

COMMUNITY VALUES

The Community Dialogue Sessions also surfaced a number of key community values – aspects of the community that participants felt is important to maintain and/or enhance. These values were summarized on a panel at the Open House, and participants added to the list of values using sticky notes. Questionnaire participants were asked to add to the list of community values.



Key themes:

The following provides a summary of comments received:

- **Density, housing options, and affordability:** There are two common but competing themes.
  - Many feel strongly that we should increase housing options (e.g. townhouses and low-rise multi-family) and affordability so that their kids are able to buy homes in the same community where they were raised, or so that seniors are able to age in place.
  - Others feel strongly that development should be limited to single family homes on large lots and that providing smaller and more affordable housing units should not be the role of this community - even if it means that houses here are unaffordable for most. ***(57 comments)***

- **Environmental protection and green spaces:** Environmental protection was a strong theme amongst the comments on community values. Key topics within this theme included recommendations to maintain the quality and abundance of trees, trails and green space for recreation, as well as protection of watersheds and aquifer from development. ***(21 comments)***

- **Community character:** Key hallmarks of character evident from comments include: close knit community, family friendly, slow pace, small town feel, ample trees and wilderness, not crowded, large lots, safe & quiet. ***(16 comments)***

- **Servicing and infrastructure:** Many participants noted that it is important to ensure quality infrastructure (e.g. sewer system, complete sidewalk networks, lighting, community facilities) precedes new development - particularly if it means an increase in density. Adequate school capacity for increasing population was a common concern raised. ***(13 comments)***

- **Planning process:** Some commented that developers should not have too much influence during this process, and/or that there should be a moratorium on processing development applications until the new plan has been approved. ***(13 comments)***

- **Commercial, retail, and jobs:** Participants stated a desire for more local shops and services to meet daily needs, as well as providing some employment opportunities. These need to be located in appropriate areas. Locations mentioned run along 200 Street at 40, 32, and 24 Avenue. Some suggested that the commercial developments could include or be surrounded by moderately higher density residential development. ***(12 comments)***

- **Progressive development:** Some participants said they felt development is acceptable as long as it is done well and in a way that is sensitive to the community character. Some suggested looking at best practices in communities widely recognized as successful (e.g. LEED standards). ***(8 comments)***

- **Move forward with development:** Some participants recommended moving forward with allowing development as per the existing (1987) community plan, suggesting there is pressing need to renew aging homes and increase housing supply. ***(8 comments)***

- **Traffic:** Comments included that the future community should be one with less traffic, following a sensible pattern, moving easily, and allowing easy access to highway 1. ***(3 comments)***

COMMUNITY MAPPING

At the Open House a large map of the plan area was taped to the floor and participants were invited to use sticky dots and sticky notes to identify places/things in the community they like best, feel need improvement, and/or would like to see in the future.



Key themes:

The following provides a summary of comments received through this activity:

- **Environmental protection, parks, and recreation:** The majority of comments in this theme identified cherished natural spaces or parks used for leisure. Many participants feel this community is rich with trees, wilderness, parks, and trails. Other comments highlighted the need to protect these assets, and improve some parks, trails, ponds, and natural areas. ***(145 comments)***

- **Traffic:** Some traffic-related comments suggested pushing roads like 32 Avenue through to become an east-west connector, easing traffic flow. Other comments identified roads that participants felt should not be pushed through (e.g. 196 Street); reasons for some streets to not push through include schools and environmental protection. Other comments focused on the need for traffic calming measures (e.g. speed bumps and traffic circles) to reduce speed, improve flow, and maintain safety of kids playing and people walking. Comments were mixed about whether or not some roads should be widened versus kept as is. Some comments called for redesigning some roads to accommodate bike lanes. ***(67 comments)***

- **Form of development:** Comments in this theme covered the form of housing that should be built, lot sizes / density, and broader urban design / planning goals. Some comments called for townhouses, condos, adult gated communities, and/or manufactured home parks. Other comments relating to housing form focused on the need for adequate setbacks and strong limits on the amount of a lot covered by the house. Some comments on lot sizes recommended minimum lot sizes of 1/4 acre, others recommended 7,000 sq ft lots, and others recommended a transition between areas and/or to break up the "cookie cutter" feel. Comments relating to urban design / planning goals suggested locating higher density multi-family housing/units close to schools and commercial nodes, increasing walkability, integrating green space setbacks into high density, and preserving a predominantly residential feel. ***(63 comments)***

- **Servicing and Infrastructure:** Many comments focused on the servicing and infrastructure needs if the community continues growing, and that these should be met before new residents come. Some of the servicing and infrastructure needs identified include: recreation facilities (people cherish the existing capacity, and noted additional facilities or upgrades needed - swimming pool suggested), “our schools are great” but need expanded capacity before the community grows, sidewalk network needs improvement, protected bike lanes - especially to schools, street lights along important sidewalk routes, upgraded bus service with park and ride hub, road and sewer (can support more development in some places, needs upgrades in, or expansion to, other areas). ***(58 comments)***

- **Commercial:** Many comments related to desired updates or improvements to commercial nodes in the community. Comments also suggested that higher density residential could be integrated with commercial development, that local commercial nodes help increase social connection, and that commercial development should not come at the cost of access to trails. ***(39 comments)***

- **Develop now / no development:** Many comments on the map identified areas that participants felt urgently need re-development, sometimes citing that the areas had become outdated or run down, or that the area is currently serviced and could be developed. On the contrary, two comments said "no construction ever" and "leave it alone." ***(33 comments)***

- **Community character:** Cherished aspects of the community character include quietness, large lots, ample trees and wildlife, a good sidewalk network, small town feel, and community connection. ***(26 comments)***

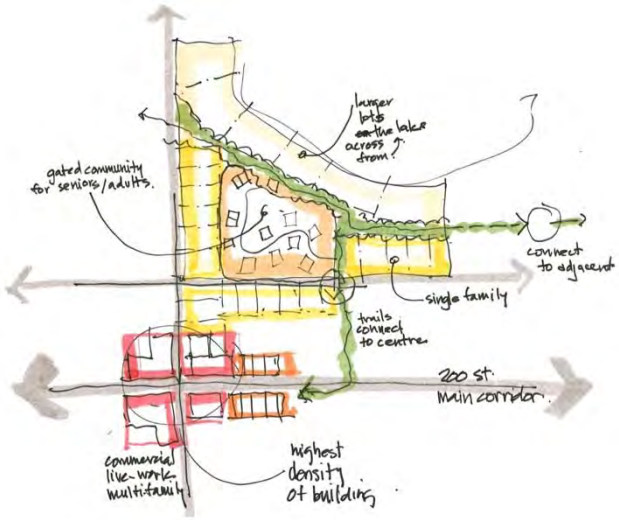
- **Affordability:** A number of participants commented that affordable housing is needed for the future generations, young families, and retirees. Some of the forms suggested include adult gated communities, manufactured home parks, and mixed density with trees and nearby amenities. ***(8 comments)***

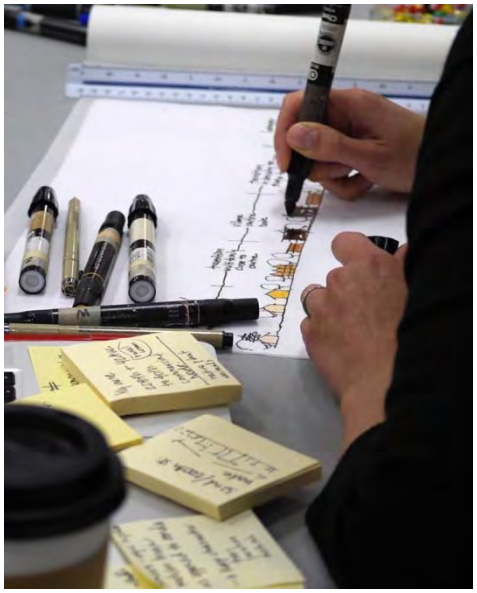
- **Gun club:** Comments relating to the gun club were evenly split between recommending that it move because the noise is too great, versus supporting the gun club staying because it has been there for so long and is a cherished activity. ***(8 comments)***

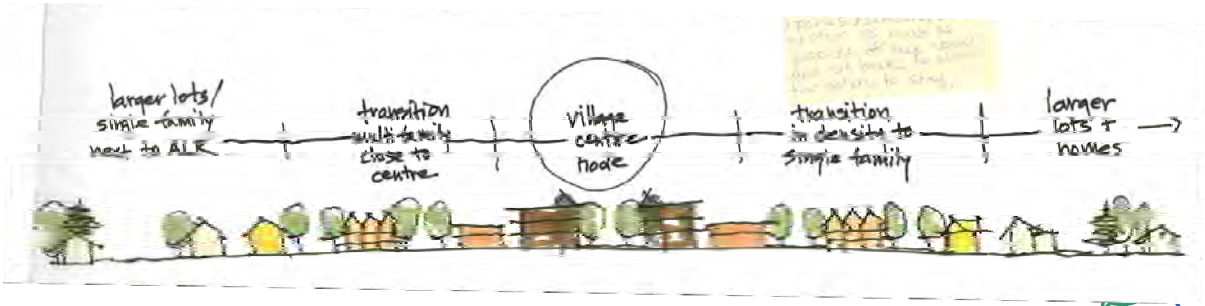
SKETCHES

The Open House also included a sketch station at which participants could sit down with an urban designer/planner and have their ideas visualized through the urban design sketch format. Copies of all sketches are available in the appendix to this report.









KEY QUESTIONS

All questions asked during the Q&A portion of the Community Dialogue Sessions were recorded on a flip chart.

Open House participants reviewed a panel listing the most common questions from the Dialogue Sessions and added their own questions using sticky notes.

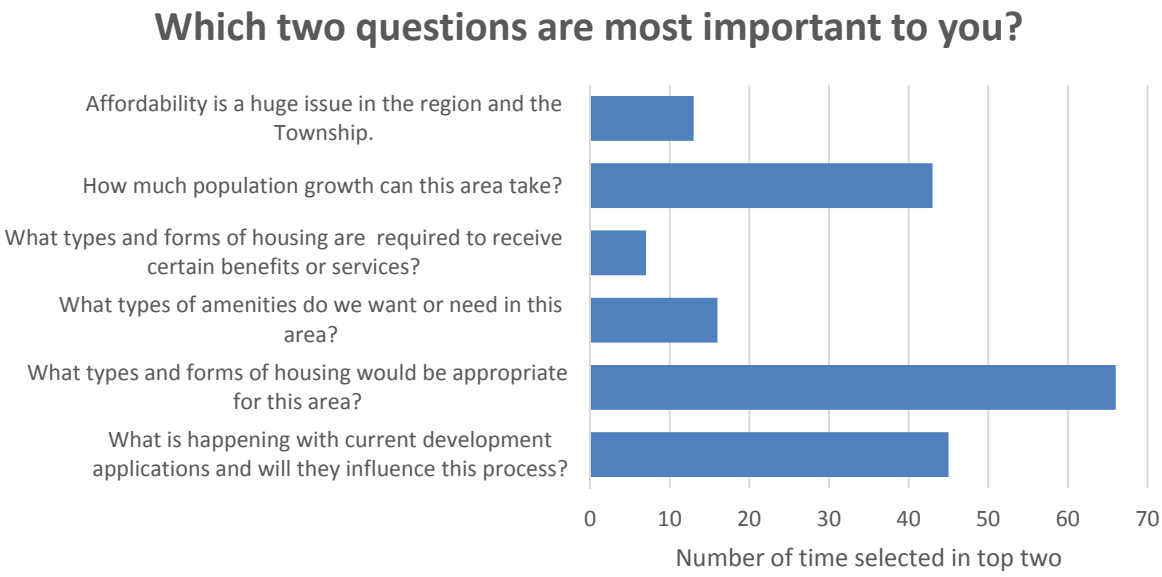
Questionnaire respondents were asked to review the same list, add to it, and indicate which questions were most important to them and why.

The chart below summarizes the questions that questionnaire respondents felt were most important.

Key Questions for Thought

add your questions

- **What is happening with current applications and will they influence this process?** Council is legally required to review subdivision applications that are submitted while the Community Plan is being updated. What effect will these decisions have on the planning process?
- **What types and forms of housing would be appropriate for this area?** Where should they be located? Along major corridors and near shops and services or dispersed throughout?
- **What types of amenities do we want or need in this area?** People suggested a range of things including a new recreation centre, a pool, parks, playgrounds, a seniors centre, etc.
- **What level of density is required for certain benefits or services** such as transit, servicing, and community amenities like parks, schools and recreation centres.
- **How much population / density can this area take?** What technical studies have been done (water, transportation, servicing, etc.) and how will they influence overall density and housing decisions?
- **Affordability is a huge issue in the region and the Township.** How can we create options for our children to live in the community? Is this an area where younger people want to live?



Key themes:

The following provides a summary of common questions added by Open House participants and questionnaire respondents:

- **Questions added by participants:**
    - How will you provide housing for seniors?
    - Can we leave the community / lot sizes as is?
    - Where is the new hospital going and when?
    - How do we protect groundwater quality and quantity?
    - Will Council stop processing development applications until plan is updated?
    - Will current development applications change adjacent property uses (i.e. influence the plan update)?
    - How will the plan help maintain access to local food?
    - How can we protect important habitat for species at risk? Can we develop without losing our greenspaces?
    - What can be done to attract younger families to this area?
    - Why were the plan area boundaries drawn as they were?
    - What role can the plan update play in increasing revenue for local businesses and creating more local employment?

- **Other comments:** Comments added to the "Key Questions" panel at the open house and in the "tell us why?" field of the online questionnaire mirrored the themes summarized in the Hopes and Fears, Key Themes, and Community Values sections. ***(166 comments)***

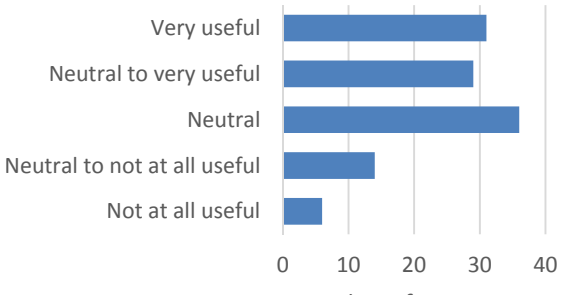


FEEDBACK ON THE OPEN HOUSE

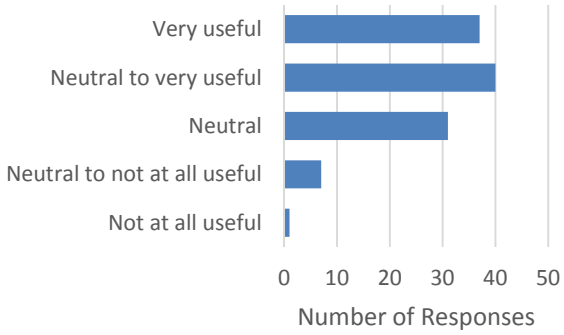
Open House participants were invited to complete a short feedback form regarding their experience at the event.

The following charts summarize the feedback.

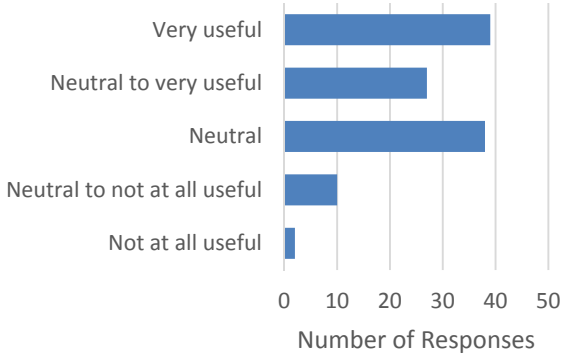
How useful was the information provided today?



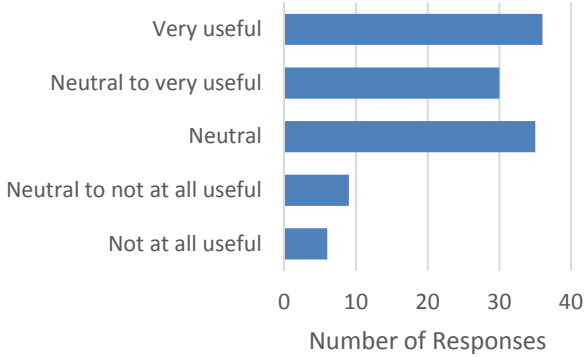
How clear / easy to understand was the information provided today?



How useful were the opportunities to provide input today?



Overall how worthwhile do you feel it was to attend this open house?



Key themes of feedback on the Open House:

The following provides a summary of comments received on this topic:

- **Process concerns and feedback:** Comments emphasized that the engagement activities have been effective so far and feel that that the Township is listening, but it is now critical that Council demonstrates that they are listening to the input provided. Some fear either that their comments will not be taken seriously or will be shaped into words that are not their own. Some comments stated concern that developers or people from outside the community will have too much influence, and that the voices of people who live on, or own land in the community should carry more weight. ***(28 comments)***

- **Suggestions for improving engagement:** Some suggestions for improving engagement included continuing to widely advertise engagement opportunities, reporting back on what the community has said in order to demonstrate transparency and show that the Township is listening, provide more opportunities for group discussion and question and answer, more opportunities to provide input online or by email as well as continuing these meetings at every stage, in-person, more detailed information about potential community forms for participants to react to. ***(23 comments)***

- **Feedback on the Open House and/or Community Dialogue sessions:** Most comments providing feedback on the events indicated that the Open House and/or Dialogue Sessions were useful and interesting. Participants particularly appreciated the large number of staff and diverse formats to provide input at the Open House, and quality of discussion during the Community Dialogue Sessions. Some comments noted that there were times at which very vocal community members dominated or monopolized staff at some stations of the Open House. ***(23 comments)***

- **Input on the community's future:** Some additional comments focused on the future of the community / outcome of the plan rather than the events or the update process. These comments mirrored the themes summarized in the Hopes and Fears, Key Themes, and Community Values sections. ***(21 comments)***

ADDITIONAL FEEDBACK RECEIVED

The Township has also received more than 50 emails and letters during Phase 1 of the Community Plan update process. Many of the points and questions expressed in these emails and letters are reflected in the comments and themes previously discussed in this report.

APPENDIX


Solar panels

drawings I didn't get to:

- sound barriers along 200th St.
- transit exchange
- modular homes within trees

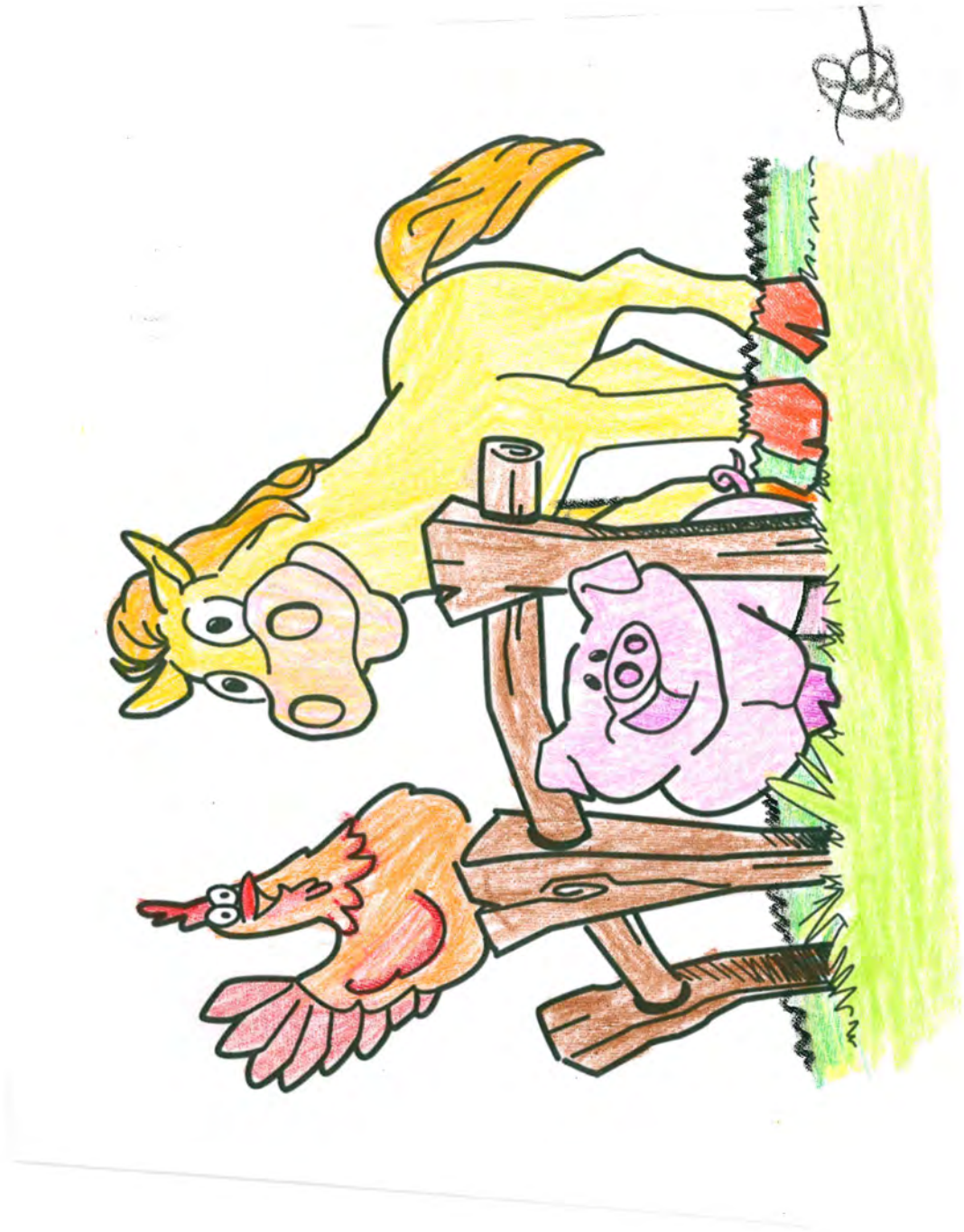
-Sound barrier walk along 200 St. from 36th to 40

~~post~~
~~awesome clothing store~~
. seniors trailer park
. modular homes seniors ied property

-transit exchange
- more useful when companies move to 192nd.
- housing to comm.

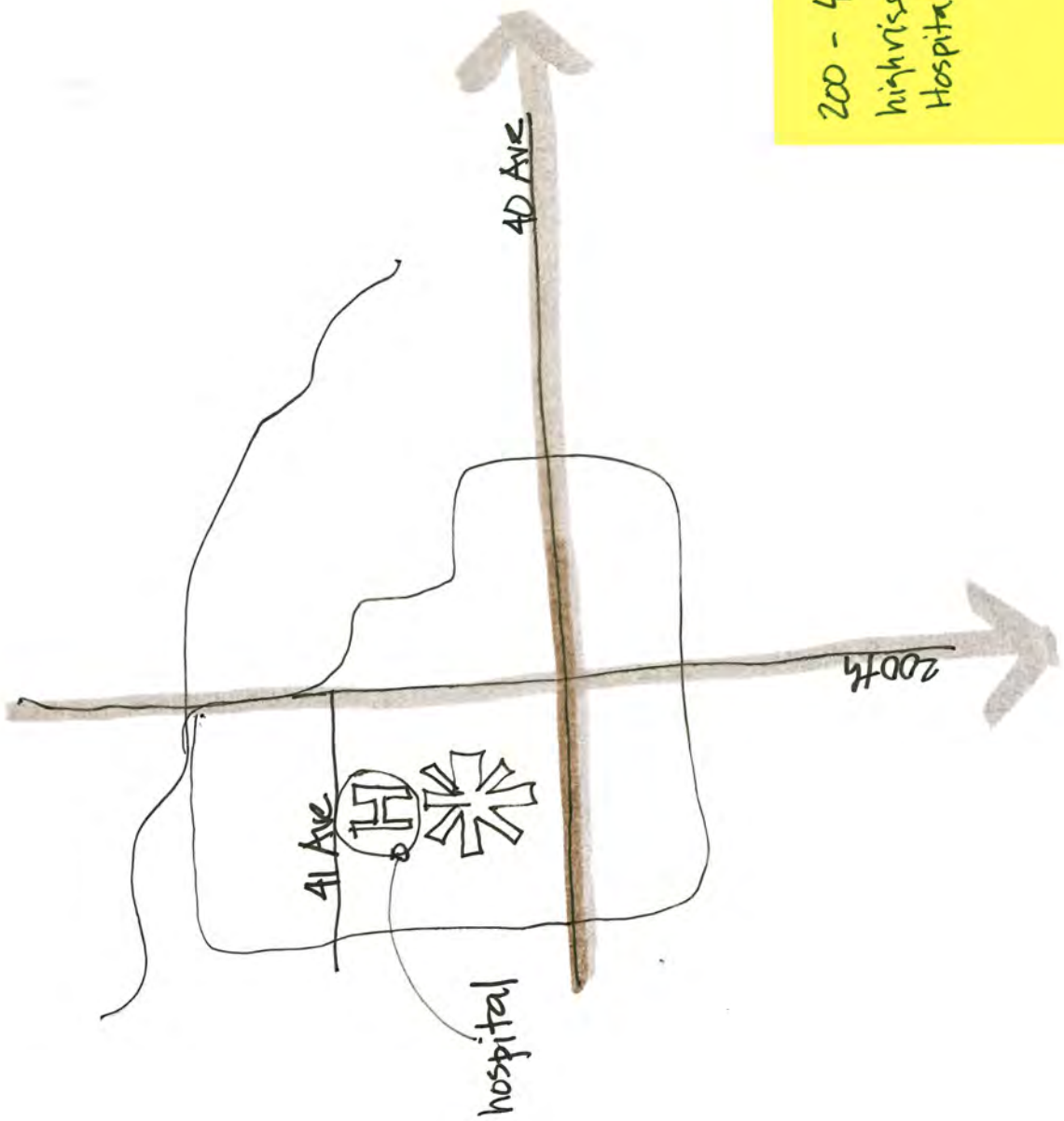


- commercial with density
- node
- walkable. walkable village centre area

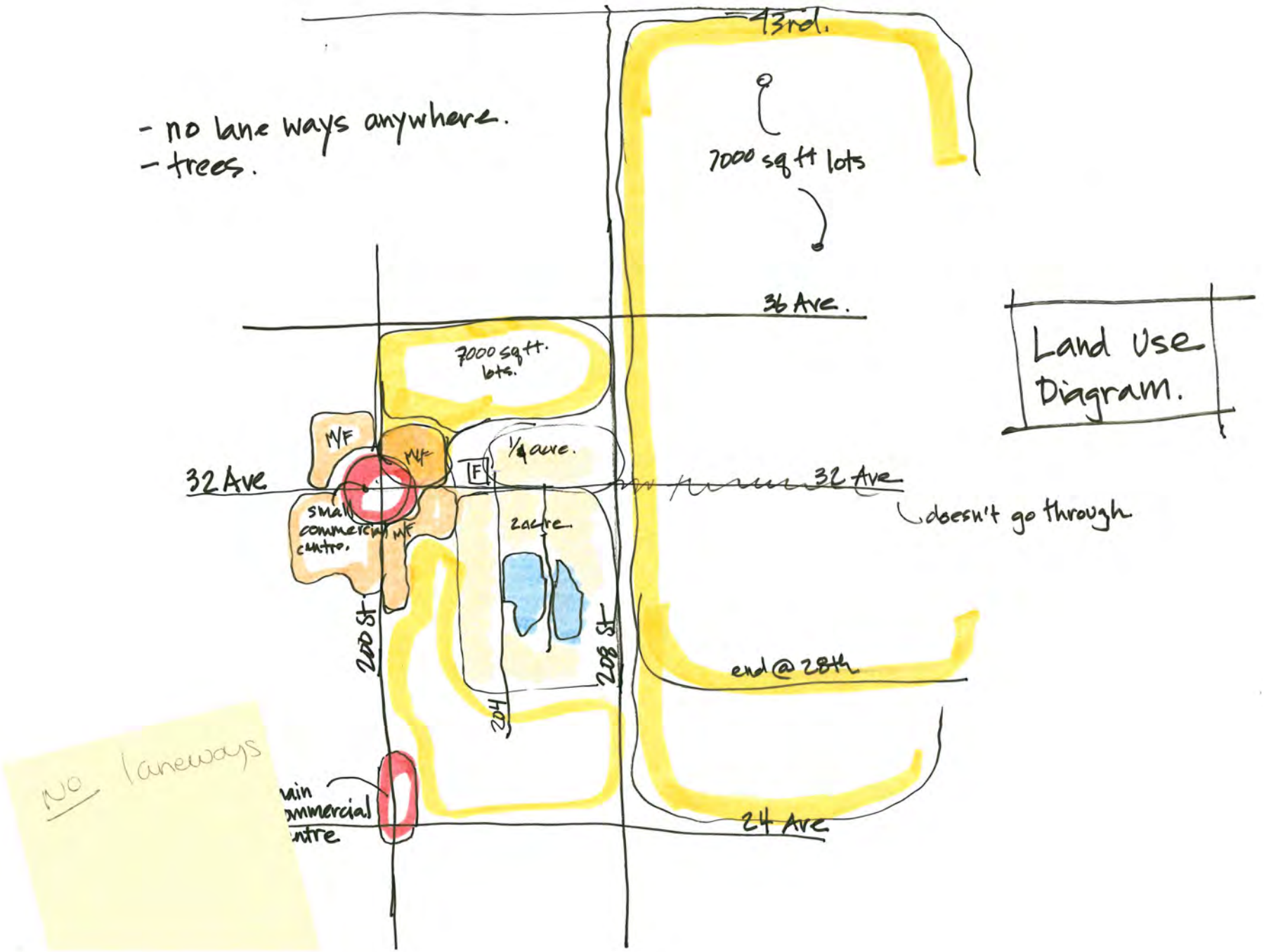


Prioritize community + people over cars.
apartment
single family
trail network
multi-family
park
housing
modular / cottage homes
for seniors, families etc.
school
commercial
design around parks/greenspace
like this idea

200 - 400th highrise Hospital



- sidewalks wide enough not adjacent to road


- no lane ways anywhere.
- trees.
43rd.
7000 sq ft lots
36 Ave.
Land Use Diagram.
7000 sq ft. lots.
M/F
M/F
1/4 acre.
F
32 Ave
32 Ave
doesn't go through
small commercial centre.
M/F
2 acre
200 St
208 St
204
end @ 28th
No laneways
ain
ommercial
ntre
24 Ave

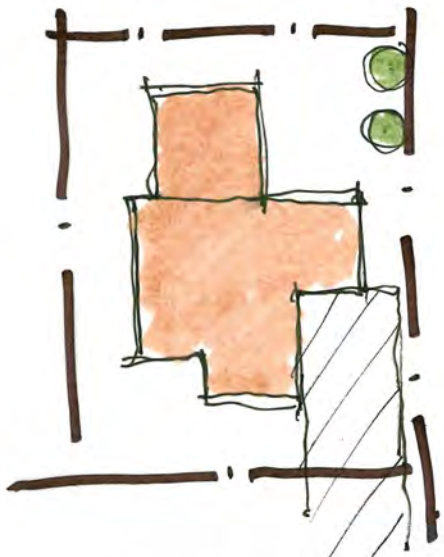
Use existing mature trees in landscape design rather than clearcut & planting new/young trees.

with redevelopment...

maintain some of the existing mature tree stands.

it builds the character of the neighbourhood.

% Lot Coverage better proportional to Lot Size (Area)



NOT THIS



THIS

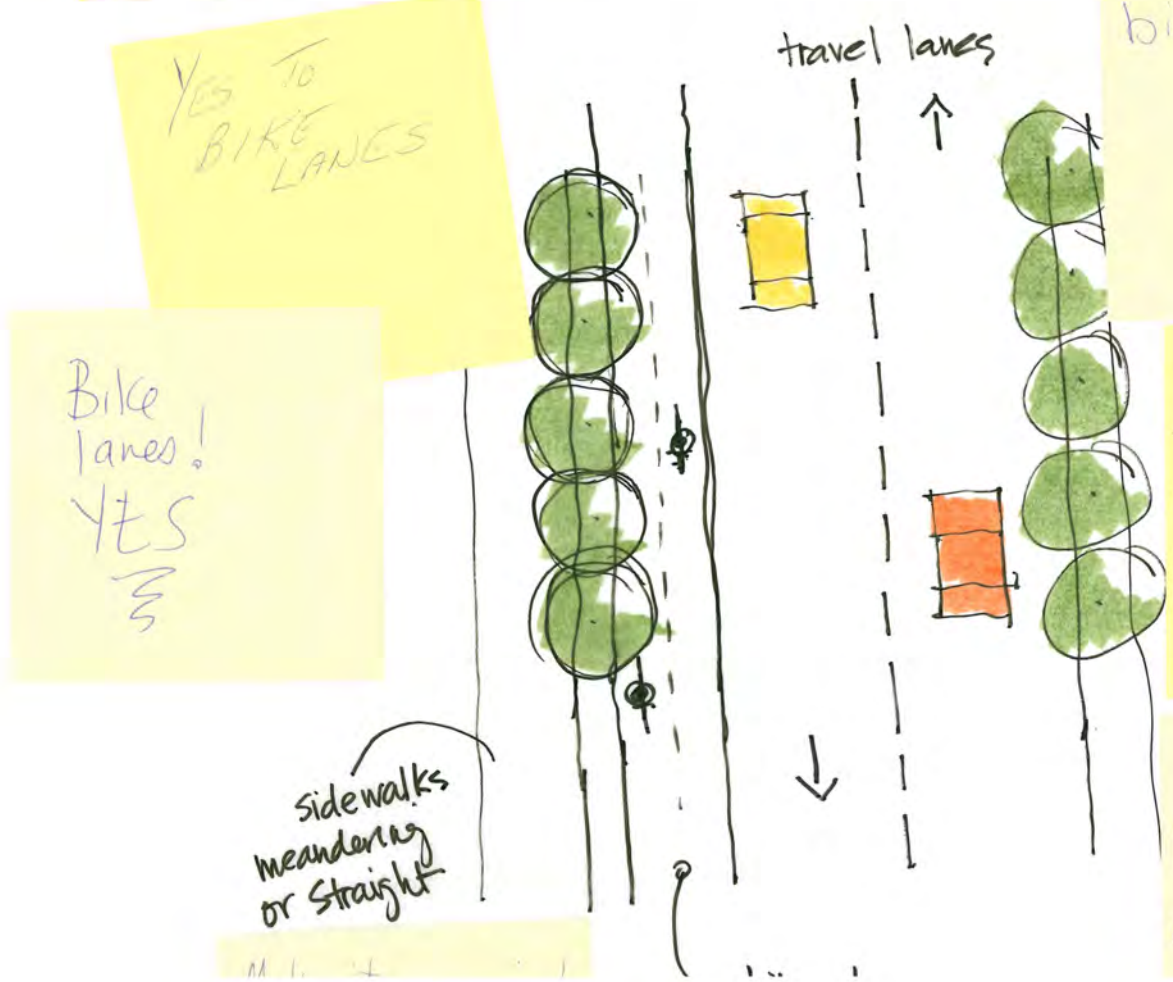
trees are important
no clear cutting

BIKE LANES (YES!)
- CYCLE TO SERVICES
- INCREASE NEIGHBOURHOOD AWARENESS

→ Seperated Bike Lanes on Major Corridors.

YES TO BIKE LANES

more bike paths

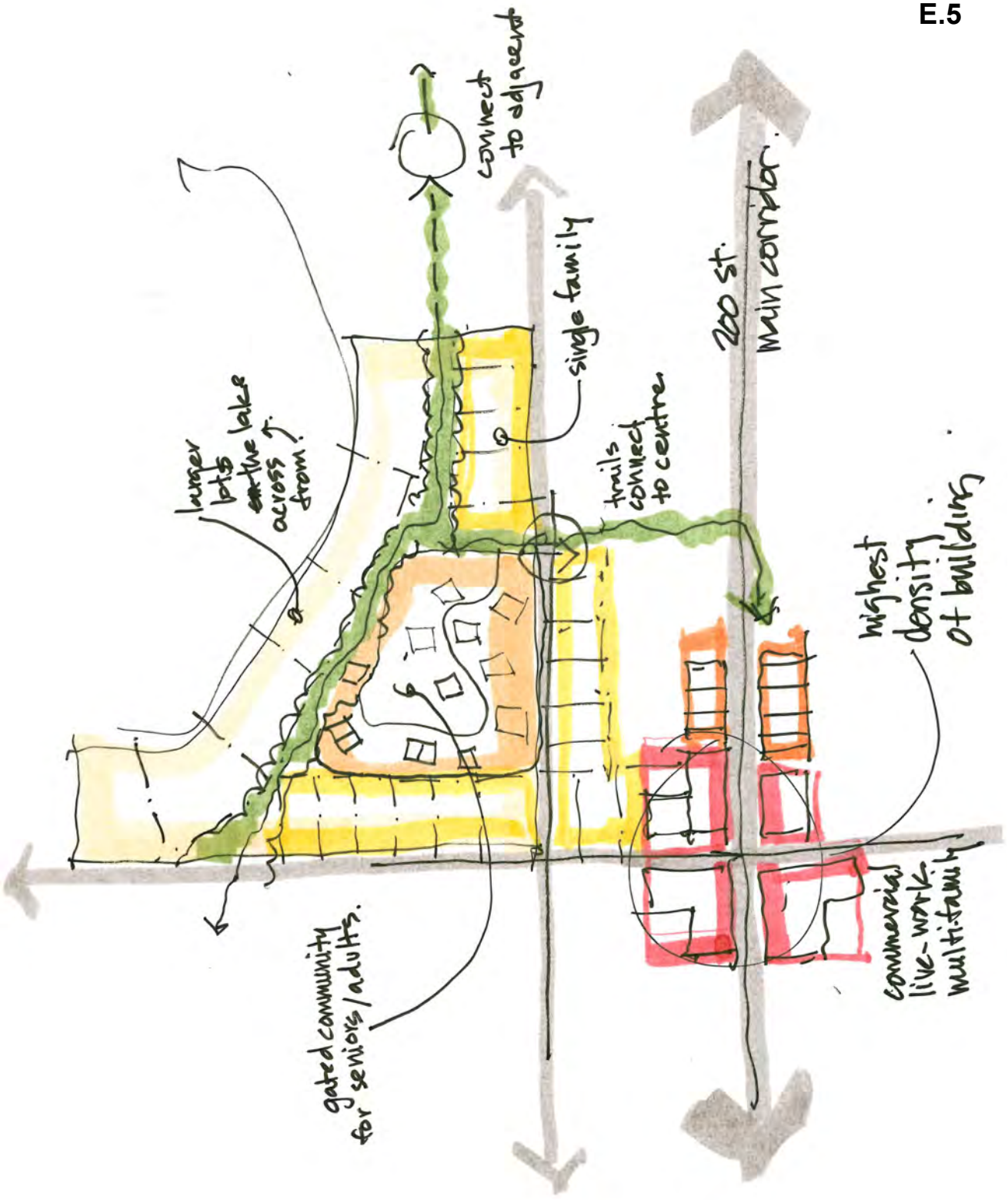


Bike lanes! Yes

- bike paths
- safety
- on/off street
- healthier for kids!

Yes! Accommodate bikes so we can bike to

E.5

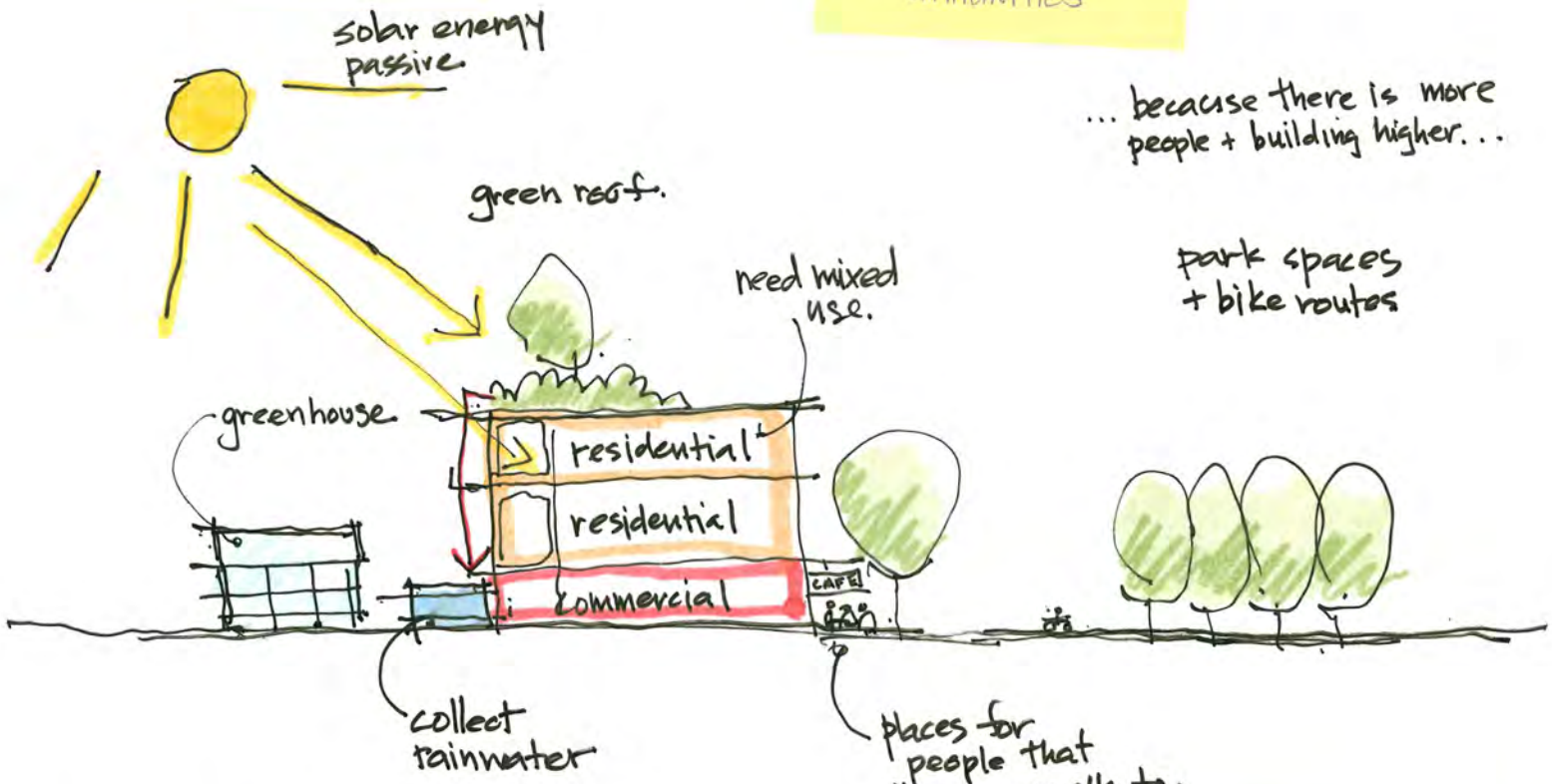

connect to adjacent
single family
200 st.
main corridor
lower lots enjoy the lake across st. from it.
trails connect to centre
highest density of buildings
gated community for seniors / adults.
commercial live-work multi-family

Land use for this location.
single family.
keep greenspace + connected trails on Langley slope
dead end remain.
196 St
32 Ave
Protect in survey — this is park

Sub-division guidelines

Solar Panels

- MIXED USE RESIDENTIAL (YES!)
- ABOVE COMMERCIAL
- ALLOWS FOR
  - AGING IN PLACE
  - WALKING/CYCLING TO SERVICES
  - INCLUSIVE COMMUNITIES



... because there is more people + building higher...

park spaces + bike routes

more sustainable when building (Fort Langley, commercial-residential)

NO 3 story buildings!

need
- Streetlights
- Sidewalks
- Bike routes (think POCO trail)
↳ linking all communities (eg. between campbell valley, fernridge, brookswood)

shopping

I want to stay here, to downsize & not have to move!

- ~~parking~~ ✓
- parks
- school / park
- healthcare
- community centre

- housing needs to be affordable
- multi-generational

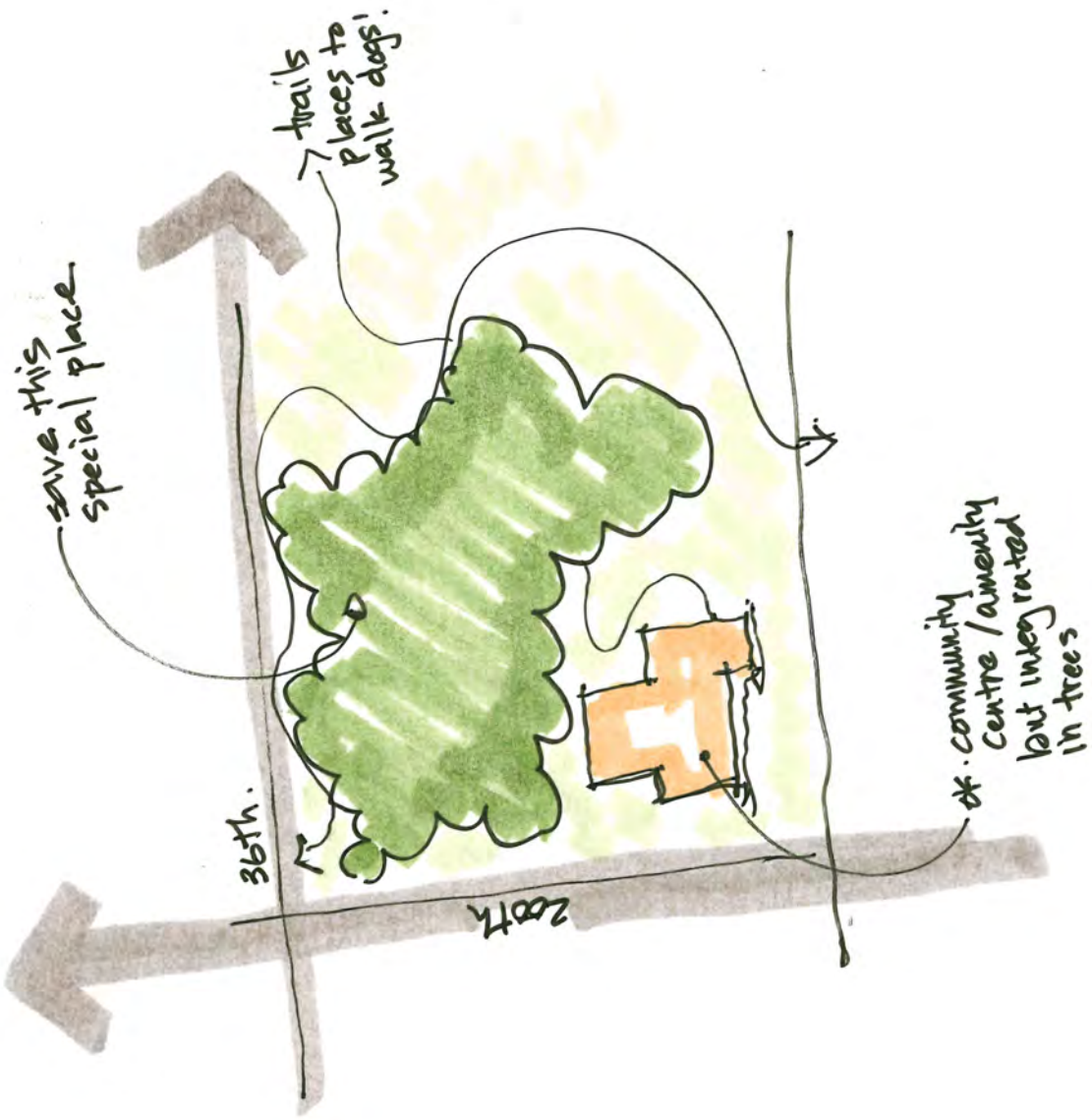
A complete community.



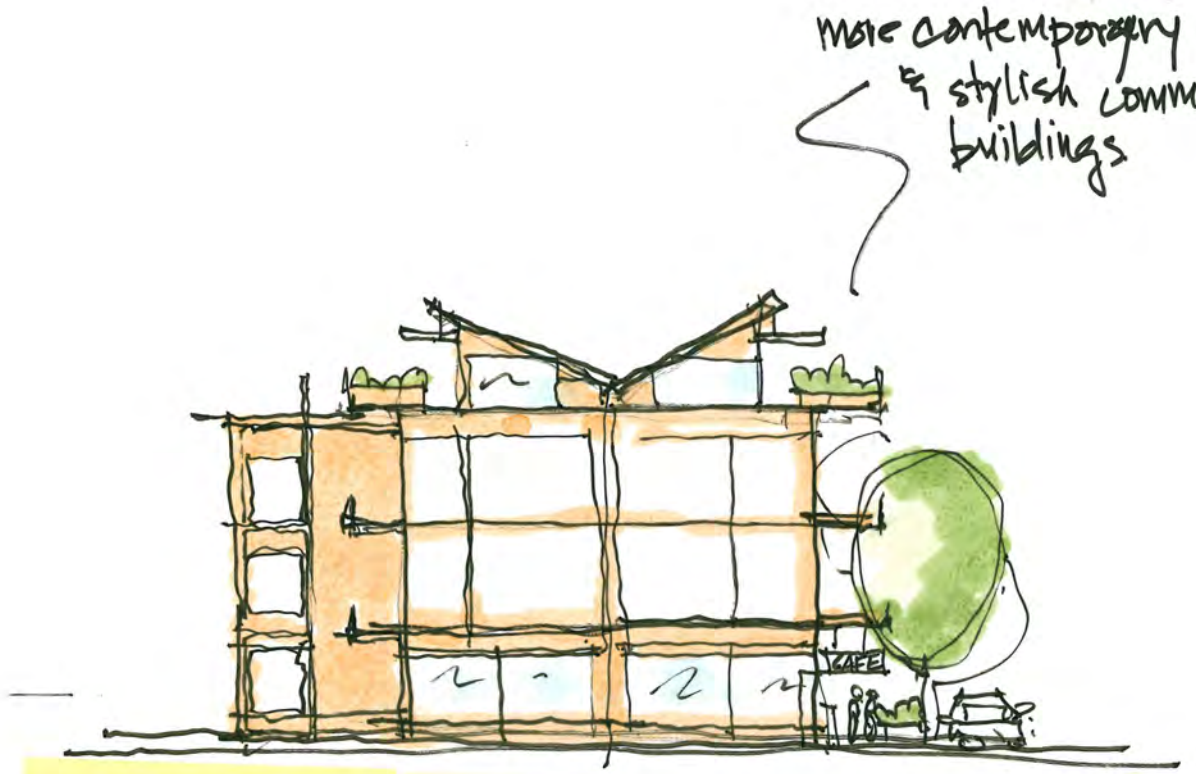
Community Centre would be awesome! We have enough stores

E.5

rural redevelopment
cottage cluster
original 2acre
parcels lines
new subdivision
lots
2acres
2acres
2acres
cottage cluster


trails
places to
walk dogs!
save this
special place
36th.
200th
* community
centre / amenity
but integrated
in trees

walkable community with seniors housing
Courtyard Housi
(good for seniors)
seniors - age in place
modular homes as opposed to condo
→ keep character
· trees
· location
· fresh air
lane
lane
street
manufactured home parks are also good for seniors



No!
No fancy style
big houses.
Keep it simple.
(and affordable)

Need Better/Modern
life style

WESTCOAST "STYLE"
SINGLE FAMILY HOMES
1/4 ACRE



WHO CAN AFFORD TO PAY FOR LARGER LOTS?

Trees are important can not be replaced need green space

Move to the Prairies if you don't want trees.

I agree with this as well

KEEP AS

Trees can be replaced.

Fernridge

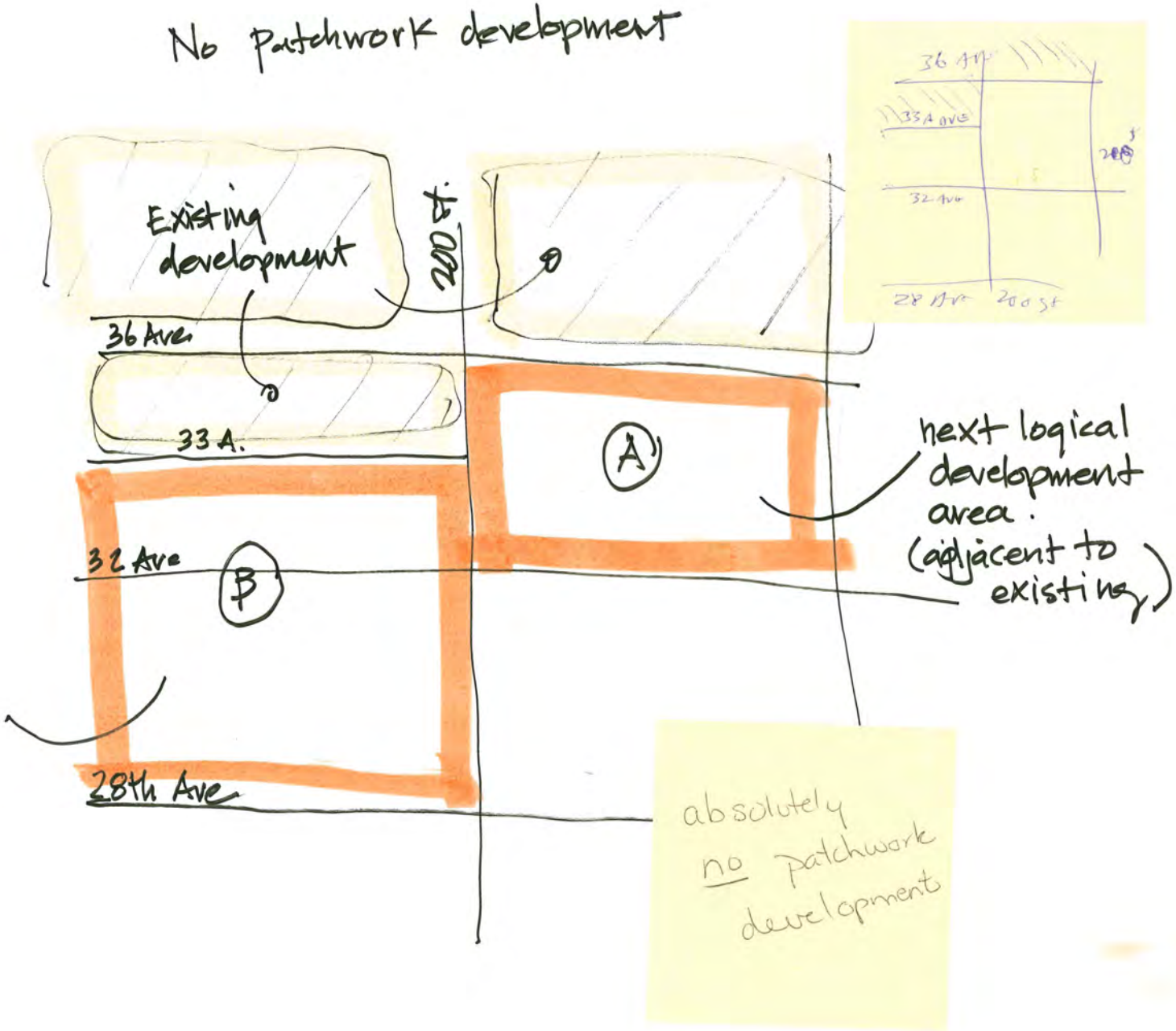
Trees take 100's of yrs. to mature.

- MORE COMMERCIAL AND SERVICES ALONG 200 ST (YES!)
- WALKING / CYCLING CAPABILITY
- MULTI-USE FOR ALL AGES, INCLUDING ELDERLY.

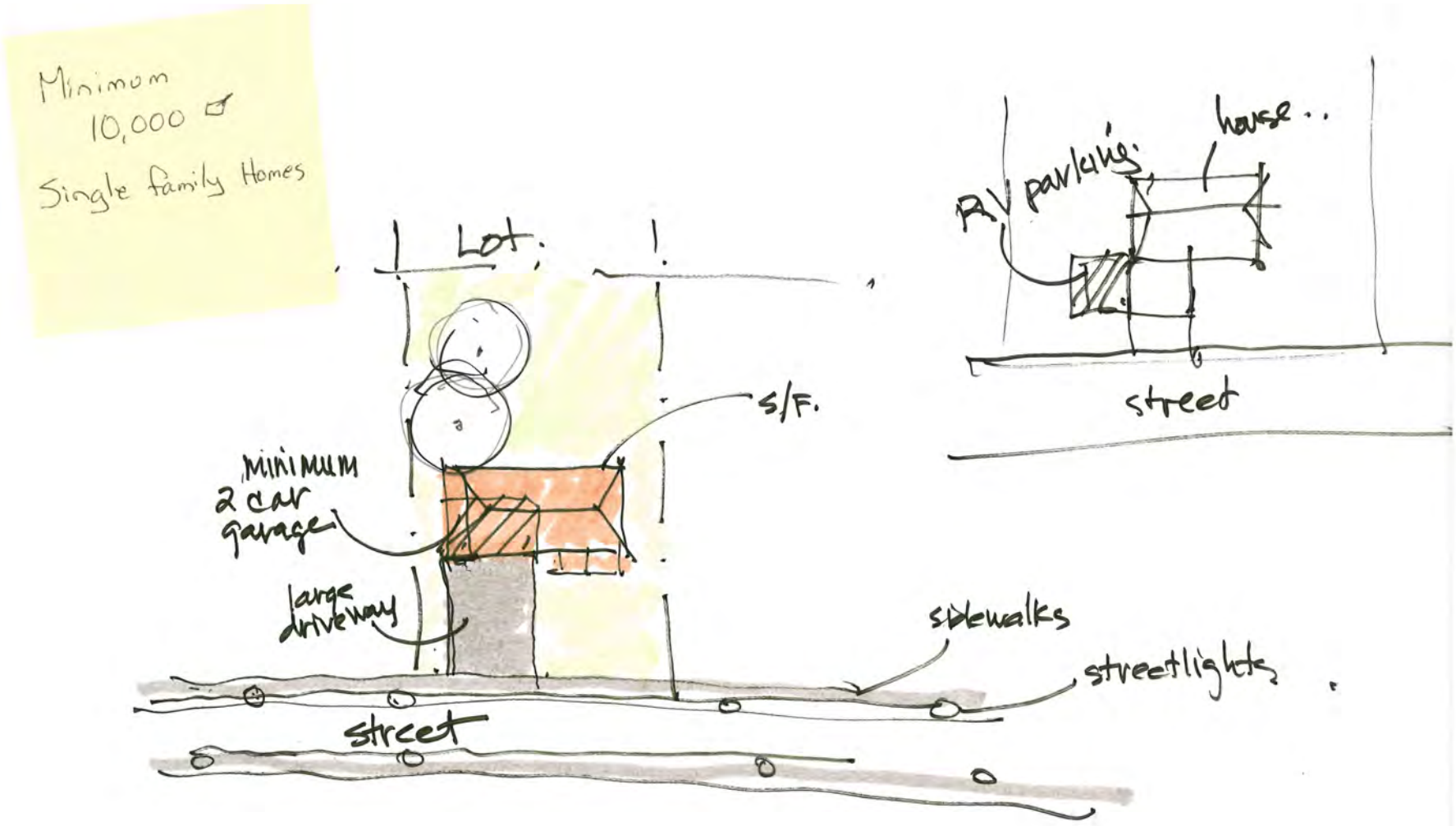
Go to the mall - if you want to go shopping!

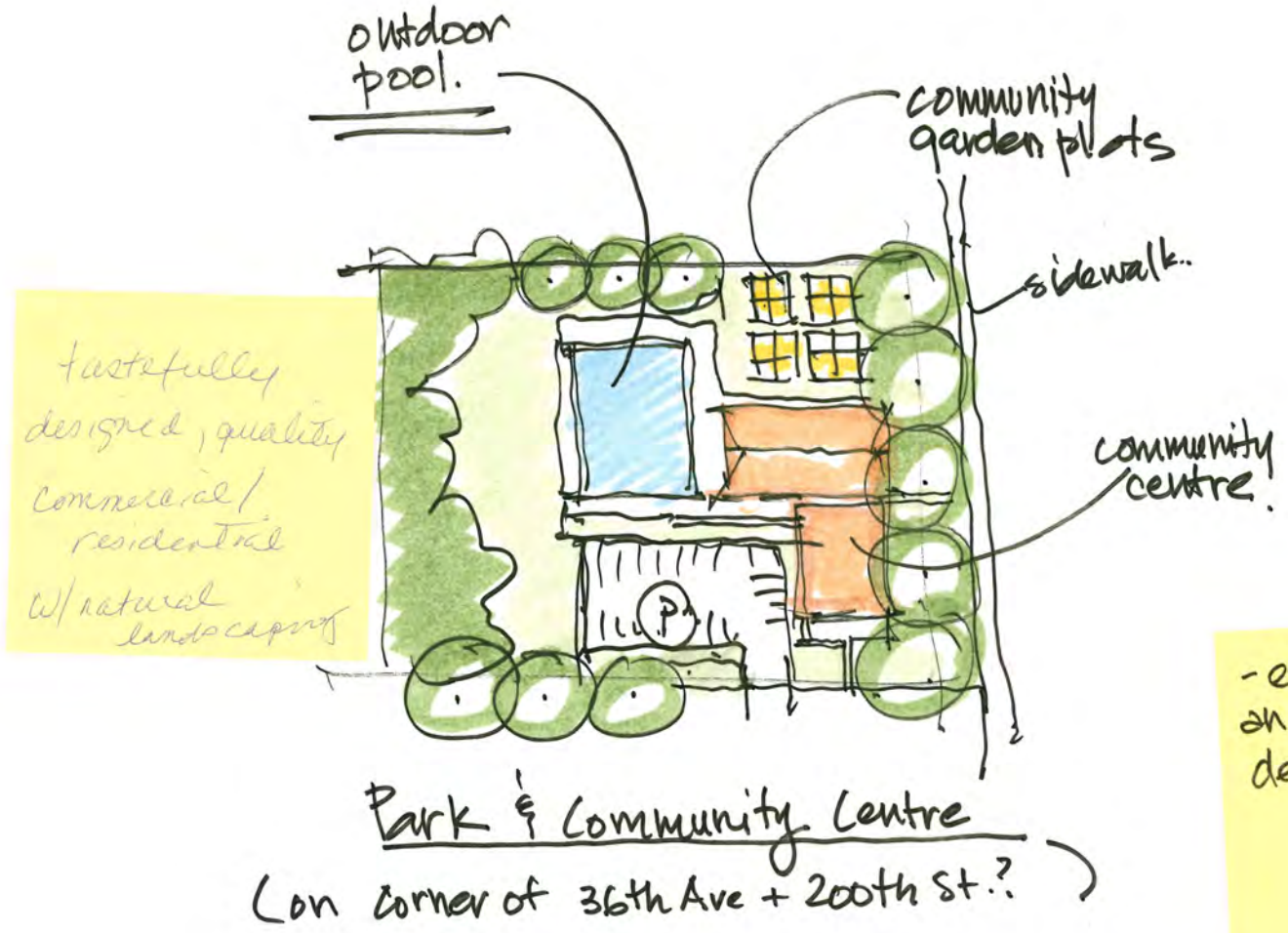


Shops with 2 flats above for apartment living.


No patchwork development
Existing development
200 st.
36 Ave.
33 A.
32 Ave
28th Ave
A
B
next logical development area. (adjacent to existing)
absolutely no patchwork development

Keep it the same.
remains the same
Areas directly adjacent to 200 st is the only area
200 st
remains the same
BUSY HOMES WITH BUSY TRAFFIC


Minimum
10,000 sf
Single family Homes
Lot
S/F.
Minimum
2 car
garage
large
driveway
sidewalks
streetlights
street
R.V parking
house..
street

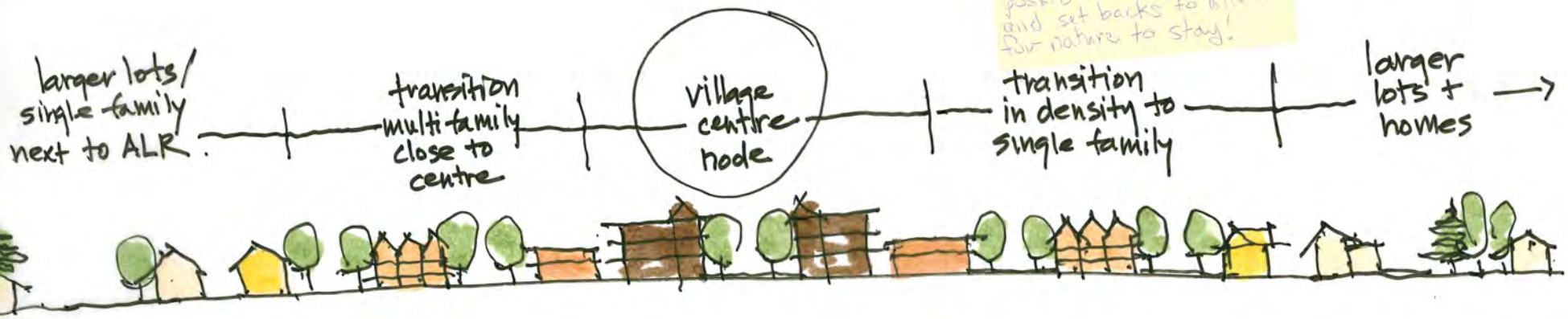


- especially with an increase in density!



Transition Density

Centralize commercial retail + higher density areas with access to community services, medical services, transit + parks + schools, but maintain as much as possible of tree cover and set backs to allow for nature to stay!



Need some affordable housing for young family ~~and senior~~ Also need senior friendly areas

I Love the idea of Village Center

32nd + 200th St.

need a variety of housing - not all

32nd / 200th St. node

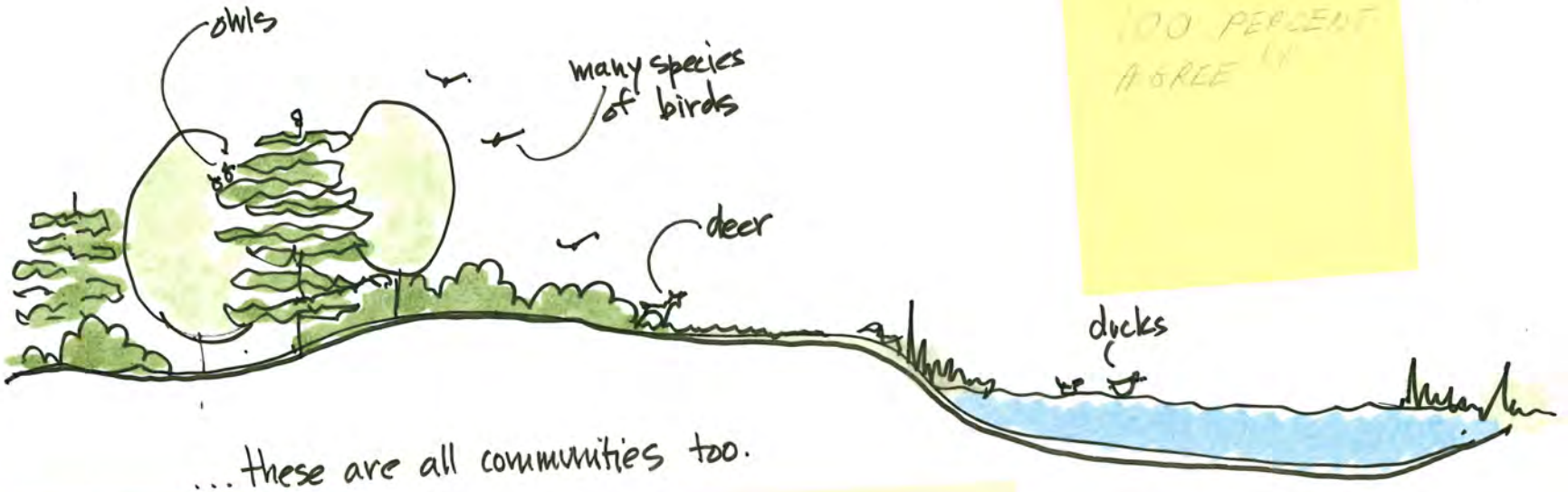


This is God's area!

Paradise

Don't build it by making it like everywhere else.

Ensure this is still a place for wildlife, watercourses, vegetation...



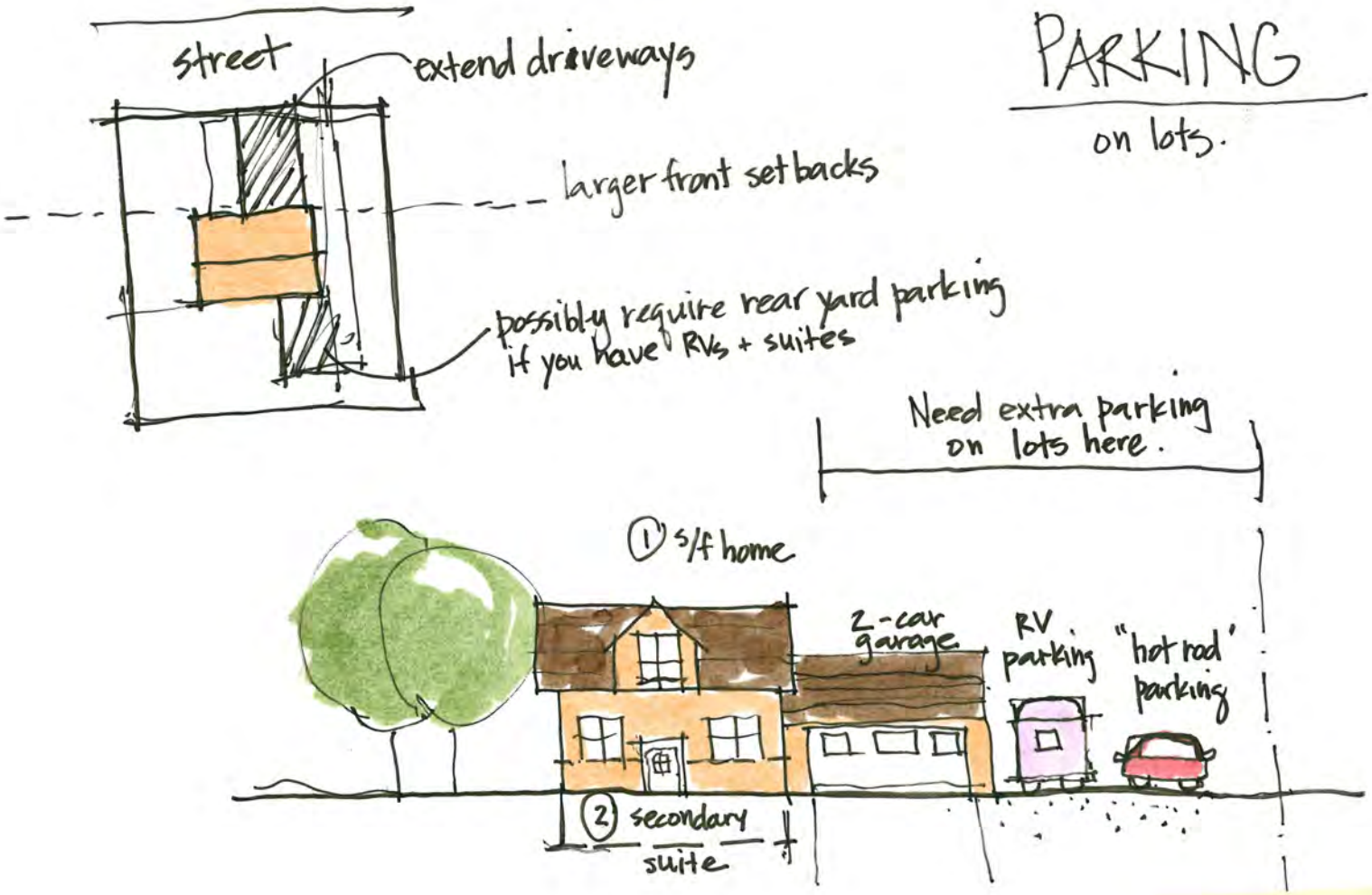
100 PERCENT AGREE

...these are all communities too.



100%

native


PARKING
on lots.
street
extend driveways
larger front setbacks
possibly require rear yard parking if you have RVs + suites
Need extra parking on lots here.
1° s/f home
2-car garage
RV parking
"hot rod" parking
2 secondary suite
yeah! Fully agree!

Township of Langley
Est. 1873

engageTOL
Strengthening Community Engagement

WHAT WE HEARD

A SUMMARY OF INPUT RECEIVED IN PHASE 2 OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE









JANUARY, 2017

MODUS
planning design engagement

engageTOL

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Community Plan Update.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

engageTOL

310+
Attended the Public Open House

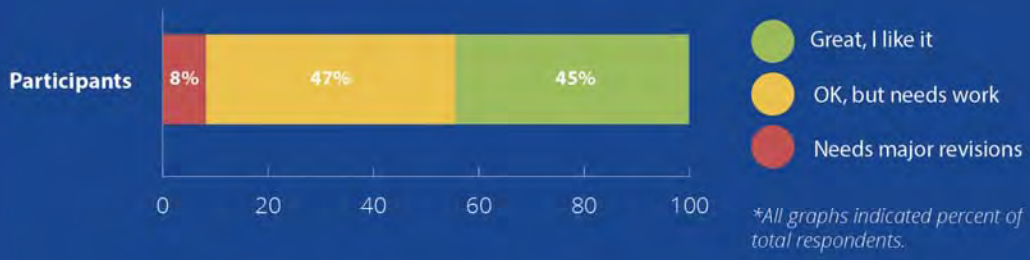
200+
Participated in one of 8 Community Workshops



"This is how a community planning process should work."

Public engagement in Phase 2 of the Brookswood-Fernridge Community Plan update (September to November 2016) focused on the development of a draft Vision Statement and Guiding Principles. Public workshops were first held to garner initial ideas. A preliminary draft Vision and Guiding Principles were then presented to community members for feedback at an open house and through an online questionnaire. This feedback is summarized below.

Draft Vision



**All graphs indicated percent of total respondents.*

Draft Guiding Principles

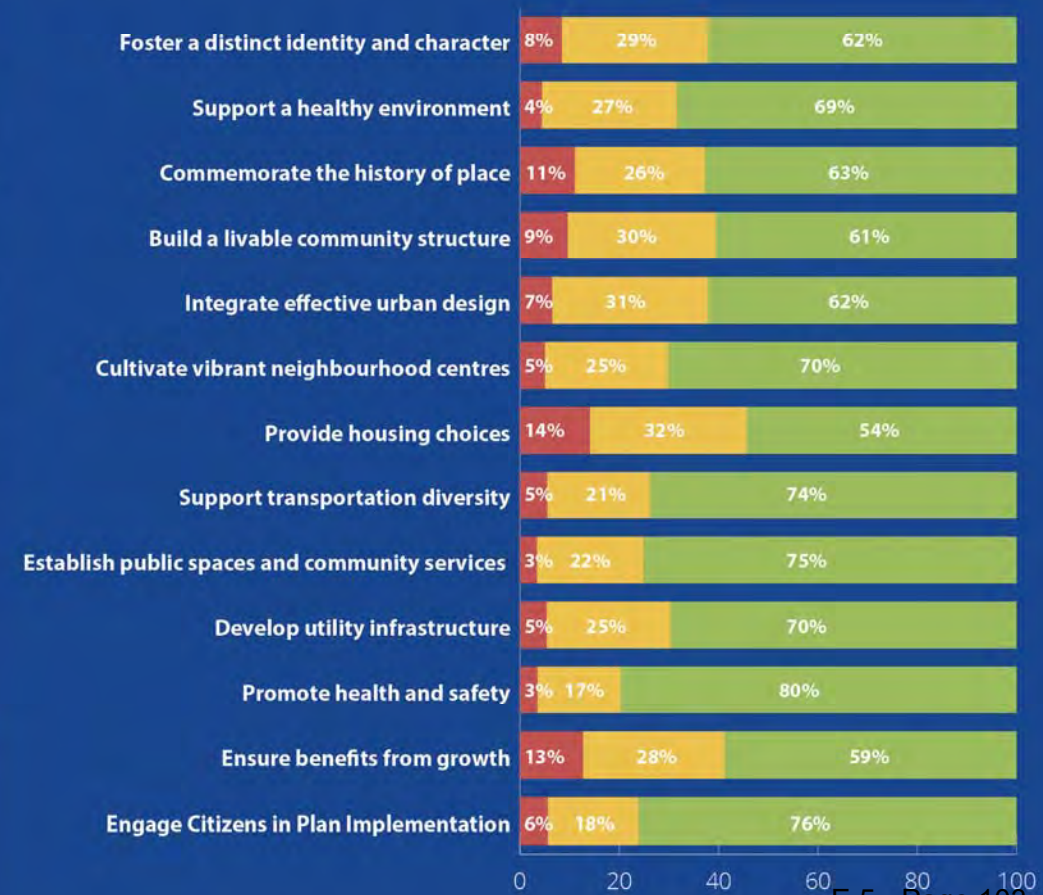


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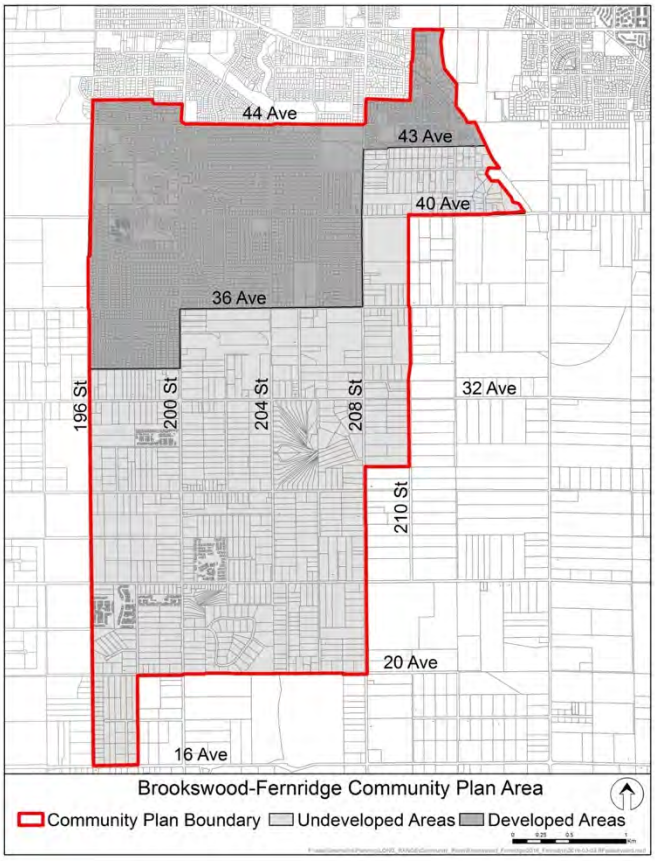
INTRODUCTION

BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

The Township of Langley is undertaking an extensive planning and engagement process for the Brookswood-Fernridge Community Plan Update, and is seeking input from everyone in the community on its future.

This update to the existing plan is the community's chance to have a say in how the undeveloped areas of the community are planned (see map).

The update involves a five-phase planning process with an extensive stakeholder and public consultation program in each phase. It will take between 12 to 18 months to complete, and is currently anticipated to conclude in the summer of 2017.



PURPOSE OF THIS REPORT

This report provides a summary of input gathered during Phase 2 of the Community Plan Update process, which focused on the collaborative development of a draft Vision and draft Guiding Principles for the updated plan. These two critical items will provide guidance for the more detailed planning work in Phase 3, during which opportunities for input will focus on land use options for the undeveloped areas of the community.

WHAT WE DID

OVERVIEW

Public input in Phase 2 mainly focused on helping to develop a preliminary draft Vision Statement and preliminary draft Guiding Principles.

The Vision will serve as the highest-level aspirational statement in the plan. It presents an inspiring and guiding image for the future of the community, and describes *what* the plan ultimately seeks to achieve.

In turn, the **Guiding Principles** will identify the community's priorities for the future, and express a common understanding of *how* to ultimately realize the vision. While Guiding Principles provide more focused direction than a vision, they are broader than specific policies, which will be developed in the next phases of this process.

ENGAGEMENT EVENTS & ACTIVITIES

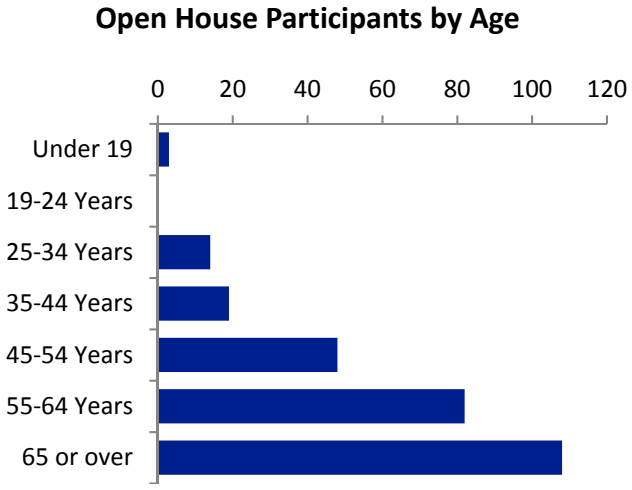
Between September and November 2016, the Township conducted the following engagement events and activities as part of Phase 2 of the Brookswood–Fernridge Community Plan Update process:

- **Community Planning Team (CPT) Meeting:** This meeting, held Tuesday, September 27 from 6:30 – 9:00pm at the Brookswood Baptist Church, involved a brief presentation from the Township project team, followed by a series of facilitated discussions to develop preliminary ideas for the Vision and Guiding Principles.

- **Community Workshops:** Over 200 community members participated in a series of eight workshops to generate ideas, possible direction and suggested phrases/wording for the Vision and Guiding Principles. These 2.5 hour workshops were hosted at the Brookswood Baptist Church on October 18, 19, 22, and 26. Each workshop included a brief presentation on the update process, a Q&A session, and facilitated discussions focused on key topic areas, all to help develop the Vision and Guiding Principles.

- **Open House:** Approximately 310 people attended this drop-in event, held on Wednesday, November 2 from 3:00 – 8:00pm at the Brookswood Baptist Church. This Open House

provided information on the project activities to date, but focused primarily on the preliminary draft Vision Statement and preliminary draft Guiding Principles, which were prepared by the Township project team based on input from the CPT meeting and Community Workshops. Participants at the Open House commented on the draft Vision and Guiding Principles and shared more "Big Ideas" for the future. To review the Open House display boards, visit www.tol.ca/brfrcp.



- **Online Questionnaire:** Available online from November 3 to 13, the questionnaire provided information and input opportunities focused on the preliminary draft Vision and Guiding Principles. It was intended primarily for those who were unable to attend the Open House. A total of 39 people filled out the online questionnaire.

OUTREACH AND PROMOTION

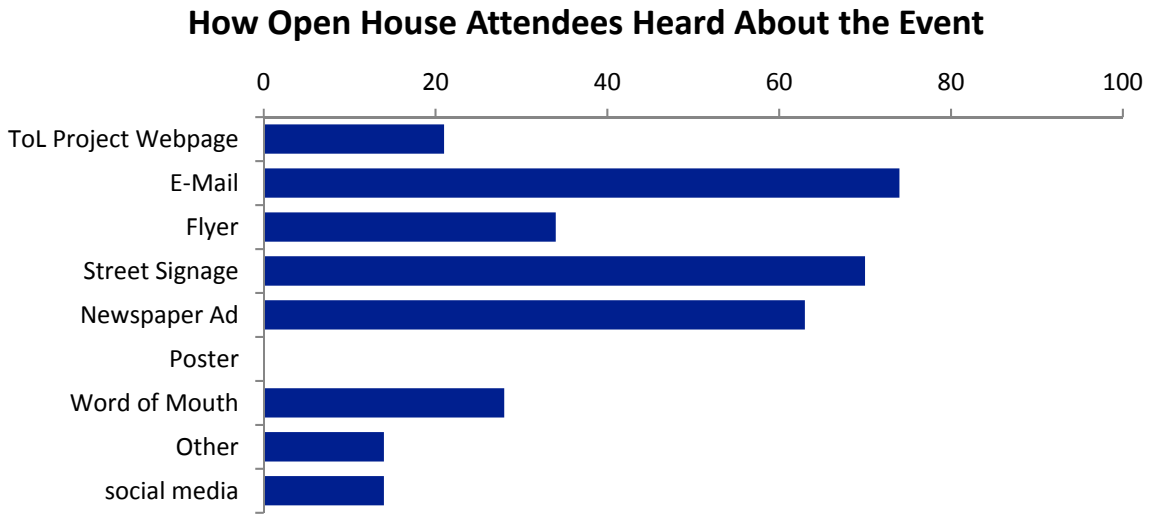
PHASE 2 LAUNCH AND PUBLIC EVENTS

Outreach and promotion for Phase 2 of the Brookswood-Fernridge Community Plan Update began by placing weekly advertisements in local newspapers. A flyer was delivered to all households and businesses within Brookswood-Fernridge and surrounding areas to the east and south. The newspaper advertisements and flyer notified people of the Phase 2 events and directed them to the project webpage for more information.

The Township of Langley's Brookswood-Fernridge Community Plan Update and Community Planning Team webpages were updated to raise awareness of Phase 2 activities. An email notification went to all who had signed up for email updates. Posters were distributed throughout the Brookswood-Fernridge community, and announcements were placed in local church bulletins, school newsletters and Parent Advisory Council publications.

MEDIA COVERAGE

Like Phase 1 of the Brookswood-Fernridge Community Plan Update, this phase kicked-off with a media release announcing the start of Phase 2. The announcement was covered in the Langley Advance ("Brookswood Planning Resumes") and the Langley Times ("Public input sought on future of Brookswood – Fernridge") on October 20, 2016.



WHAT WE HEARD

The following section summarizes the various Phase 2 opportunities for public input and what we heard from participants on the Vision, Guiding Principles and "Big Ideas" for the future. In Phase 3 of the Community Plan Update, the Township project team will use the input to refine the draft Vision and Guiding Principles. An overview of public input in Phase 2 is provided in the "Engagement Snapshot" at the beginning of this report.

DETAILED SUMMARY OF INPUT

VISION

Input from CPT Meeting and Community Workshops

To help develop ideas for a draft Vision for Brookswood-Fernridge, the Township hosted a Community Planning Team meeting and eight Community Workshops. In small groups, participants discussed one of five broad themes distilled from the Phase 1 public input by answering the question, "Why should this theme feature in the Vision Statement and what are the challenges that need to be addressed if it does?" The five themes were:

- Community character
- Housing
- Infrastructure and amenities
- Environment
- Local shops and services

The following subsections summarize the input received at these events on each of these overarching themes.

Community Character

Build on existing community connections and strengths: Some comments noted that the existing strengths of the community should be acknowledged and used to guide the future development of Brookswood-Fernridge. These strengths include the community's existing character; the close relationships amongst community members; and the strong sense of community that promotes feelings of belonging and comfort.

Balance development with other priorities: There was a general sentiment that development needs to be balanced with other considerations, including environmental preservation, quality

of life and community values. Some participants wanted to ensure that community values drive planning, as opposed to profiting from development opportunities.

Celebrate our heritage and manage change carefully: Some participants felt that historical features of Brookswood-Fernridge make important contributions to the community character and should be preserved as the community grows and develops. More generally, participants noted that they like many characteristics of the community today, including its look and feel, and that change should be carefully managed to preserve cherished aspects of the community as much as possible.

Consider people, not just "populations": Putting people first was identified as an important principle to ensure that development benefits the community. There was fear that as the community grows, 'individuals' will start to be treated as 'populations'.

Retain feeling of safety: Some participants noted they want to continue to feel safe in Brookswood-Fernridge. They were concerned about becoming more like surrounding neighbourhoods, which they feel are less safe, as the community continues to grow and develop.

Maintain small-town feel: Many participants indicated that they value the current quiet, peaceful and family-oriented atmosphere. Some described Brookswood-Fernridge as a "village," where neighbours know each other and have close relationships. Maintaining this atmosphere and the relationships it fosters should be integrated into future plans for the area.

Respect suburban character: Some residents felt that large lots, and the lifestyle they allow residents in the area to have, are a key feature of the community. Some features respondents noted as being particularly "suburban" include large open spaces, nearby farms, the presence of livestock (particularly horses), a pristine natural environment, and the quietness of the area.

Prioritize well-being: Participants identified a link between quality of life in Brookswood-Fernridge and community well-being. Many participants noted that they would like well-being to be prioritized as the community grows and develops, since this will help improve health outcomes and maintain the focus on individuals and quality of life.

Housing

Provide housing options but maintain dominance of single-family homes: Many comments highlighted a tension between two perspectives on housing: smaller, higher density housing (such as apartment buildings and townhomes) and larger single-family homes on large lots. Many respondents felt that both of these housing types are important to meet the needs of the

community, but they should be developed in different areas. Some participants felt that only single-family homes on large lots should be allowed.

Expand definition of affordability: Respondents felt that to be inclusive, the community should be an affordable place to live. The community also felt that recreation and day-to-day living expenses should be considered as a part of overall affordability in Brookswood-Fernridge. Some participants also suggested that growth could help make the area more affordable.

Prioritize diversity and inclusion: Embracing diversity was also specifically raised as an important objective for the community because it fosters a culture of openness and increases safety. Participants that raised this priority felt that a diverse range of housing options is necessary to accommodate a range of family structures and income levels.

Accommodate all ages: Participants recognized the importance of accommodating the needs of different age groups because each makes a unique contribution to the community. Age groups specifically mentioned include seniors and young families.

Value homes, not just investments: Participants felt that rising property values are resulting in homes being treated like investments instead of places where local residents live. These participants believed that individuals should be encouraged to invest in the community, as opposed to properties for personal economic gain.

Infrastructure and Amenities

Increase connectivity and reduce congestion: Many workshop participants noted that they would like a strategic road network to increase connectivity, allowing for easy access to key destinations, while decreasing levels of congestion. Participants mentioned different forms of transportation should be included in the future vision, including cars (and adequate parking), public transit, cycling and walking.

Ensure accessibility of amenities: Participants identified a need for more clarity around the definition of amenities. Overall, participants felt that amenities should serve the desired lifestyle of local residents, providing the basic services for day to day life, and provide locally appropriate recreational opportunities.

Ensure sufficient school capacity: Other comments noted that the educational needs of the community must be carefully considered as schools are already struggling to meet current needs.

Environment

Environment is integral to community character: Participants emphasized that the natural environment is integral to community character and should be protected. They also expressed concern about environmental assets that they feel are threatened by development. These include the local aquifer, soil disruption, destruction of animal habitat, air quality, and loss of mature trees.

Invest in green spaces: Concern was also raised that a decline in environmental assets and green spaces will impact health, well-being and quality of life. Participants commented that investments in buildings should be complemented by investments in natural resources for the community, including building more green spaces.

Local Shops and Services

Local business supports the community: Participants indicated that they envision local businesses playing an important role in maintaining Brookswood-Fernridge's unique character and small-town feel, while also providing employment opportunities to those living in the community.

Other Comments

Phased Development: Workshop participants said that they want development to be gradual, following a phased approach, and ensuring that infrastructure and amenities can accommodate the population growth so that quality of life is maintained.

Transparency: Participants stated that future development should be transparent and accountable. It should aim to maintain the rural character of Brookswood-Fernridge while allowing the community to grow.

Public engagement is important: Some comments noted that communicating with the public about planning and development in the community is very important. Community members said that they want to be informed and want opportunities to contribute to the development of their community. Participants also reiterated that they want to be listened to when they voice their opinions on particular development projects.

Plan must be implementable: Some participants indicated that they want to see action once plans are decided upon.

Other: Other topics that emerged include lack of trust in municipal leaders, and how the planning process was placing too much emphasis on commercial-oriented development instead of residential and community-oriented development.

Draft Vision

Based on the input received from the CPT meeting and Community Workshops, along with consideration of existing conditions and policies, the Township project team developed a preliminary draft Vision Statement. The preliminary draft Vision that was presented at the Open House and Online Questionnaire for public feedback is as follows:

> Brookswood-Fernridge is a liveable and tranquil community, known for its towering conifers. It has a small-town feel, reflecting its history, protecting natural systems while balancing growth and change. Highly walkable and interconnected, it is a complete community providing the right mix of housing for all ages. It is blessed with civic, commercial and cultural spaces supporting a strong sense of community and high quality of life.

Input from Open House and Online Questionnaire

The following graphs show how participants rated the preliminary draft Vision at the Open House and through the Online Questionnaire.

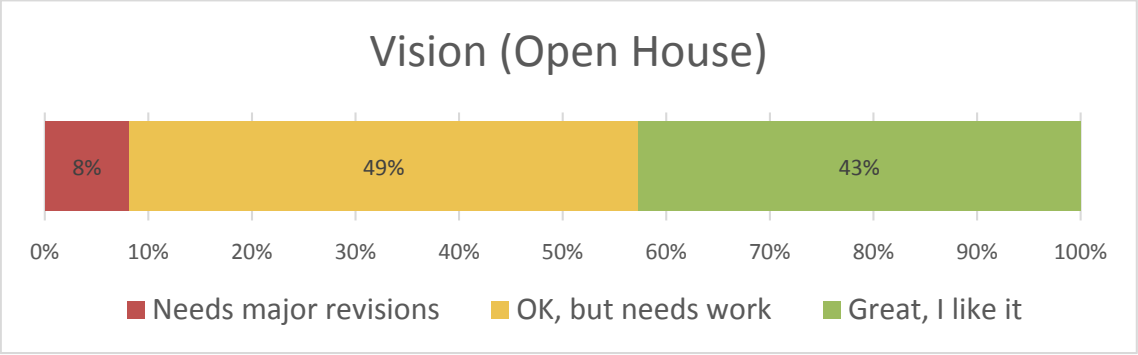


Figure 1 *Total responses: 171. "Needs major revisions": 14. "OK, but needs work": 84. "Great, I like it": 73.*

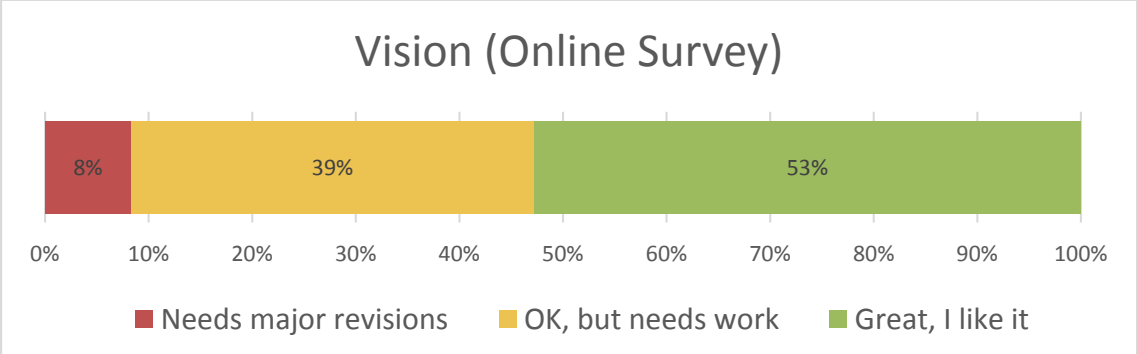


Figure 2 *Total responses: 36. "Needs major revisions": 3. "OK, but needs work": 14. "Great, I like it": 19.*

Summary of Written Comments

After rating the preliminary draft Vision Statement, participants at the Open House and in the Online Questionnaire also wrote suggestions for how to improve the Vision Statement. The following summarizes the written input received from the Open House and Online Questionnaire.

Development must be strategic and accountable: Many participants felt it is important for development to be strategic, transparent and accountable to the community. They would appreciate if the long-term vision, timing and phasing of development were clearly communicated, and for the plan to be effectively implemented, ensuring development delivers promised results.

Housing choices are desired in some places: Participants commonly noted that for Brookswood-Fernridge to be an inclusive community, it needs to provide a range of housing choices for its residents, making it more affordable, age-friendly, and inclusive. Focus needs to be placed on homes that can house families at a reasonable price, including apartment buildings, townhouses and other small to medium sized homes. Some community members also emphasized that detached housing on large lots is an integral part of Brookswood-Fernridge's character and this form should be maintained.

Improve accessibility of daily needs: Participants noted that they felt it was important for people living and working in Brookswood-Fernridge to have access to employment, shopping and recreational activities nearby. Residents should be able to get to these amenities using different forms of transportation, including high-quality roads for vehicles and safe streets for pedestrians and bikers.

Everyone contributes to community: Many participants that live and work in Brookswood-Fernridge stated that they play an important role in shaping the community and they want this

to be acknowledged. Just like they give back to their community, they want local development to give back to them by enhancing neighborhood features that they value.

Small town feel is highly valued: Participants indicated that they value the small-town feel in Brookswood-Fernridge. This feeling is attributed to the sense of tranquility associated with a rural lifestyle, a pristine natural environment and a rich historical context.

Age-friendly community: Many comments noted that Brookswood-Fernridge should be inclusive of all age groups, as each group contributes differently to the community. Seniors, young people and future generations are groups that the community should accommodate.

Trees are a key part of the community: While participants felt that trees play an integral part in creating the small town feel and character of Brookswood-Fernridge, they did not believe preservation should be placed above the lives of participants (for example, when trees pose a risk to human safety). In such cases, participants suggested replacing trees instead of preserving them. This upholds the value the community places on trees, without compromising the safety of the community.

Reasonably affordable housing choices are needed: Comments suggested that members of the community should have the means to reside in Brookswood-Fernridge for a reasonable price, relative to their level of income. Participants felt that this will be possible if a variety of housing choices are made available, including apartment buildings, townhomes, and new types of homes not seen before. At the same time, participants felt it would be beneficial to provide more opportunities for local employment.

Think about growth and change strategically: Some participants recognized that change is a part of the community's natural evolution over time, and want to be strategic about it, leveraging opportunities to shape the place they work, live and play to be more like the place they want future generations to live in. Some felt that Brookswood-Fernridge should not be required to plan for / accommodate the population range set out for this process.

Preserve the natural environment: Some participants explained that they understand the trade-offs to be made between development and the natural environment, but felt it is critically important to preserve the natural environment using strategies like growth boundaries.

Find balance amongst competing needs: Some participants discussed how various needs must be balanced in Brookswood-Fernridge. Considerations include the balance between preserving the unique community character and future growth, the natural environment and development, and the housing needs of different demographics. Participants noted that the plan should provide a solid, defined framework for making decisions to ensure an appropriate balance is struck.

Approach density responsibly: Some participants commented that residential and commercial density will provide more homes and places of employment, which will benefit them and future generations. Participants said that they want to ensure that increases in density are made in a way that respects the existing community structure, including detached homes on large lots.

Protect and enhance green space: Some participants noted that green space plays an important role in creating the small town feel of the community. They stated that they would like existing green space to be protected, and for additional green space to be developed to enhance the small-town feel.

Celebrate heritage: Several participants noted that the history of Brookswood-Fernridge sets it apart from other rural, small towns, and that this history should be celebrated as the community moves forward. Preservation of this unique place helps create the community's distinct character.

Consider the future of manufactured home parks: Some participants emphasized the important role manufactured homes play in the community, providing homes for many senior citizens. These homes cater to seniors' needs, providing affordable, accessible housing in a supportive community environment. The preservation of these areas is important to ensure an inclusive community for people of all ages.

Stay true to our unique character: Participants showed real passion for protecting the features that create a unique sense of place in the area, including the exceptional natural environment it's located in, its unique history and heritage, and the tight-knit small community lifestyle.

Consider social and physical safety: A few participants identified safety as a primary consideration in shaping the future of Brookswood-Fernridge. Participants mentioned two kinds of safety: social safety and physical safety. They associated social safety with community inclusion and making sure that all people are welcome. Others highlighted the need for physical safety, noting issues like placing large trees close to homes.

Incorporate a sustainability lens: A few participants noted that they would like to see the word "sustainability" added to the Vision Statement because it articulates their value of the natural environment in which Brookswood-Fernridge is located. Input also suggested that messaging on carbon neutrality, green buildings and renewable energy should be incorporated in the Vision Statement.

Other: Participants provided additional input on working together to define sustainability and making Brookswood-Fernridge an 'end destination,' as opposed to a through-road on the way to other areas. Community members also expressed frustration around competing interests, noting they are not sure how to achieve a balance between all of the community's needs.

GUIDING PRINCIPLES

Input from CPT Meeting and Community Workshops

The Phase 2 CPT meeting and Community Workshops were also used to generate ideas for a set of draft Guiding Principles. Guiding Principles outline a common understanding about how to move forward, and will guide development and evaluation of land use options during Phase 3.

At the CPT meeting, the members were tasked with drafting a Guiding Principle for a variety of topic areas. The CPT members then presented their top three draft Guiding Principles to the rest of the members and the common threads were discussed as a group. At the Community Workshops, participants worked in small groups on the topic of housing mix / options and on a topic of their choice in order to generate ideas for the draft Guiding Principles.

The following sub-sections summarize input received at the CPT meeting and Community Workshops.

Housing Options

Provide housing options to support affordability, but respect single-family character: Most participants noted that a variety of housing options should be available in Brookswood-Fernridge. A range of housing options is supported, including mixed-use neighbourhoods, higher density accommodations (townhomes, condos, apartments), gated communities, single-detached housing and seniors' living. There was a resounding desire for affordable housing in a community that is safe, friendly and embedded in nature. Some participants did not support apartment buildings and others wanted to see only single-detached houses in the community. Participants noted that Brookswood-Fernridge must tackle the issue of affordability in the community. The Township should work to provide affordable housing options for a range of housing needs (family-oriented, young adults, rural) and reasonable costs to those living in the community. Some participants emphasized the importance of responsible financial management to help defray the strain a growing population will put on public services.

Neighbourhood Design, Building Scale & Transitions Between Land Uses

Balance development with other priorities: Participants commented that while localized clusters of housing and shops are mostly supported, there is a strong desire to strike a balance on several aspects in Brookswood-Fernridge. Participants wanted to see higher density housing connected with one or several commercial centres, and steadily transition to lower density housing moving away from those centres. Natural elements in public spaces should be preserved, while ensuring that there is a complementary mix of buildings. Many noted that changes should not happen rapidly and should be strategically phased in, blending with the

current community. A phased approach should ensure that with increased density comes adequate investment in public infrastructure and services to accommodate those changes.

Neighbourhood Centres (Shops, Services and Employment)

Ensure access to amenities: Participants felt that services and amenities should be embedded in core areas to maximize accessibility. This includes community facilities, shops and services that meet daily needs, and transportation and housing options to make these shops accessible.

Local shops and services in core areas: Participants noted that they would like see to a full range of local shops and services in the community. There was support for one or more small, localized commercial area(s) that meet the daily needs of residents.

Identity and Character

Build community: Participants said that the Township should ensure that Brookswood-Fernridge fosters social connections and builds a sense of community.

Development must contribute to unique and cohesive character: Participants stated that they want development guidelines that create a unique, cohesive look and feel for the community. “Cookie-cutter” design should be avoided. In the public realm, there should be well-designed roads and sidewalks with natural, green elements embedded. The heritage and small-town characteristics of the community should be preserved.

Preserve small town/rural feel: Participants indicated that they would like to preserve the tight-knit, small-town feel of a rural community. This should be reflected in the urban design and building guidelines in the community plan. Retaining natural elements in the neighbourhood is supported. Creating a sense of a connected community is important.

Environment

Protect the environment: Participants commented that integrating nature with community design is integral to the feeling of the neighbourhood. Trees, wildlife, green spaces and water should be conserved and protected. Opinions were mixed on which relationship between density and the environment will best preserve environmental resources - some supported higher, concentrated density, while others supported low density. A “conservation design” approach should be considered.

Utility, Infrastructure, and Services

Adapt to growth: Workshop attendees and CPT members recognized the need for planning that meets the needs of future growth. A growing population will place higher demand on shops and services. Brookswood-Fernridge should be adaptable to new generations and create communities where people can "age in place."

Infrastructure supports community: Participants were conscious of the strain on public infrastructure and services as the demographics in the community change. The Township should ensure that water and energy sources are provided reliably to the community. Roads, bike routes, walkways and other public spaces should be well-maintained. Infrastructure should be designed to mitigate damage to the environment.

Parks, Recreation, and Open Space

Invest in recreation, green space and well-being: Participants said that Brookswood-Fernridge should be a community that fosters connection with nature, encouraging healthy, active lifestyles. Participants supported investing in more recreation facilities, community spaces, and public parks. Green spaces should be abundant and integrated with the design of the community. Recreational trails for walking and cycling are supported.

Transportation

Improve mobility and connectivity: Participants noted that Brookswood-Fernridge should be a place with a high level of mobility. Many noted they would like to see a community that has services within walking distance of their homes. Infrastructure such as improved roads, bike lanes, sidewalks and parking is desired. More frequent and reliable public transportation is also supported. Other concerns included increased congestion, demand on parking and access road interruption.

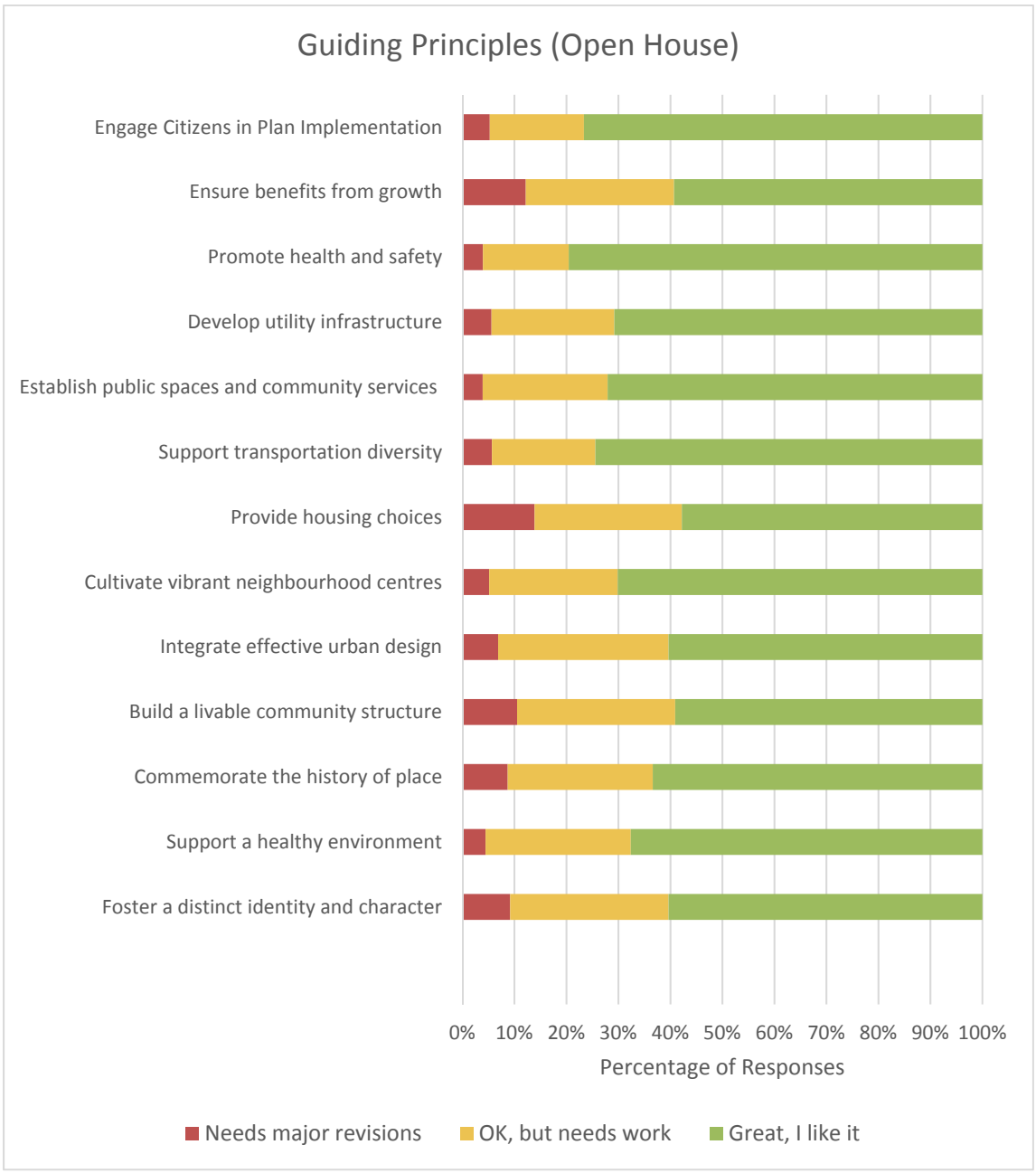
Draft Guiding Principles

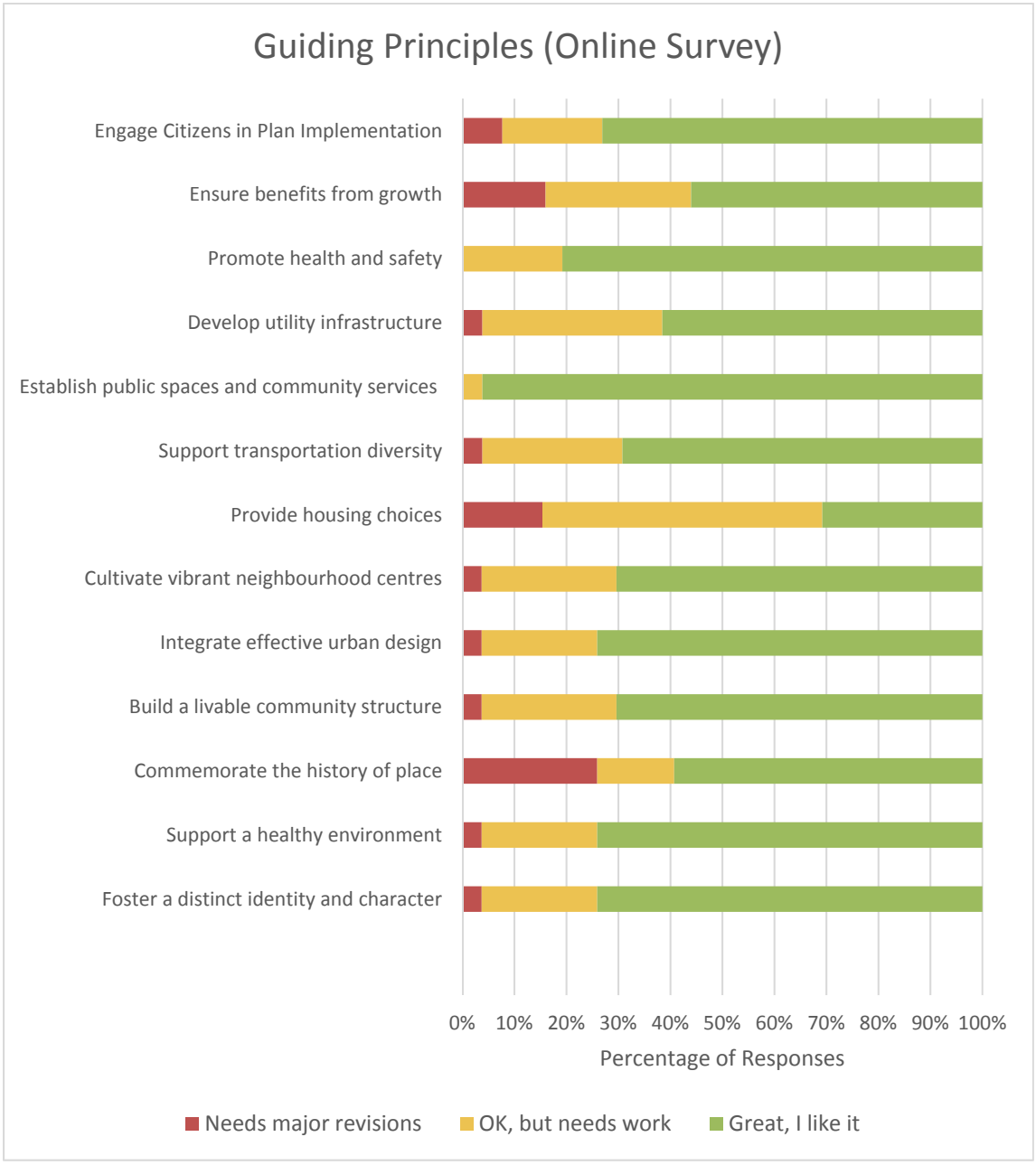
Based on the input received, along with consideration of existing conditions and policies, the Township project team developed a set of preliminary draft Guiding Principles. Here are the preliminary draft Guiding Principles presented at the Open House and in the Online Questionnaire:

1. **Foster a distinct identity and character.** Maintain the existing character and close-knit feel of mature residential areas and establish new ones that respect and complement the identity, form and scale of the community.
2. **Support a healthy environment.** Balance the built environment with the protection of natural features, including water resources, trees and wildlife habitat that sustain many essential biological, hydrological and geological functions.
3. **Commemorate the history of place.** Celebrate heritage by encouraging the retention of historic buildings and incorporating rural characteristics into the public realm.
4. **Build a livable community structure.** Locate complementary land uses and housing forms together and provide appropriate transitions at interface areas.
5. **Integrate effective urban design.** Build attractive, pedestrian-oriented, human-scaled buildings, streets, and public spaces.
6. **Cultivate vibrant neighbourhood centres.** Develop and improve neighbourhood centres to meet local and daily needs, provide employment opportunities and serve as community focal points.
7. **Provide housing choices.** Retain existing housing types in established residential areas and provide an appropriate range of housing options in mixed-use centres and new neighbourhoods.
8. **Support transportation diversity.** Establish a multi-modal transportation system that accommodates pedestrians, cyclists, equestrians, public transit, and automobiles and allows for the safe movement and delivery of people and goods.
9. **Establish public spaces and community services.** Accommodate parks, open spaces, community and cultural facilities and other public spaces connected through a network of multi-use trails.
10. **Develop utility infrastructure.** Service new neighbourhoods with municipal water and sewer systems and manage stormwater using both storm sewers and best management practices that replicate natural processes.
11. **Promote health and safety.** Promote neighbourhood designs that support active lifestyles, public safety and crime prevention.
12. **Ensure benefits from growth.** Leverage growth and development to provide benefits and amenities for all residents.
13. **Engage citizens in plan implementation.** Provide and encourage active citizen involvement in the implementation of the plan.

Input from Open House and Online Questionnaire

The following graphs summarize how participants rated each preliminary draft Guiding Principle at the Open House and through the Online Questionnaire, respectively.




Guiding Principles (Online Survey)
Engage Citizens in Plan Implementation
Ensure benefits from growth
Promote health and safety
Develop utility infrastructure
Establish public spaces and community services
Support transportation diversity
Provide housing choices
Cultivate vibrant neighbourhood centres
Integrate effective urban design
Build a livable community structure
Commemorate the history of place
Support a healthy environment
Foster a distinct identity and character
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Percentage of Responses
Needs major revisions
OK, but needs work
Great, I like it

Summary of Written Comments

The following sub-sections summarize input received on the preliminary draft Guiding Principles presented at the Open House and through the Online Questionnaire.

These summaries are organized by each draft Guiding Principle. The graph following each Principle shows how participants rated the respective draft Guiding Principle.

Foster a Distinct Identity and Character

Development must respect community character: Some participants were concerned that the unique character of Brookswood-Fernridge will be lost to developers and high density. There is a desire to keep the small town, close-knit community feel of the area. Some participants noted that they are conscious that changes are needed.

Others would like to see more planning for current neighbourhoods. Comments in this section also showed the difference in opinion between single-family, large lot housing and higher density development. Some comments expressed the desire to retain the existing types of housing while others felt some changes are needed. Comments emphasized that development should respect and complement the existing character of the area. Other comments included balancing rural and higher density development, eliminating spot zoning, protecting urban forests, improving access to parks, and creating more parking space.

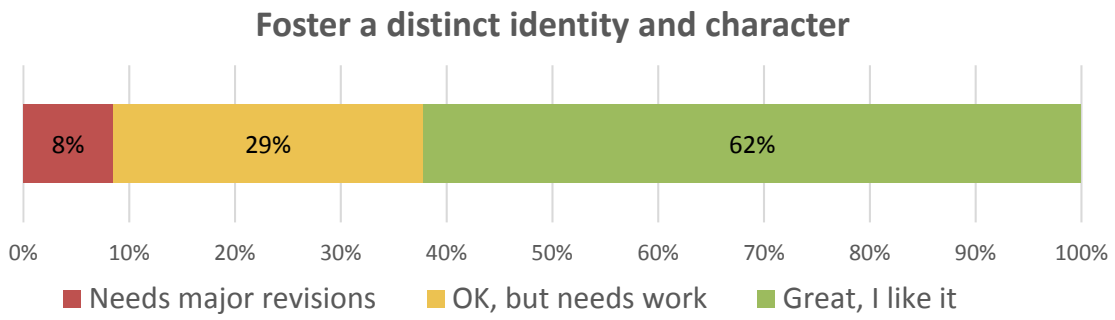


Figure 3 *Total responses: 201. "Needs major revisions": 17. "OK, but needs work": 59. "Great, I like it": 125.*

Support a Healthy Environment

Protect environmental assets and improve integration with natural areas: Participants said that they value existing natural areas, and would like to see Brookswood-Fernridge more integrated with the natural landscapes in the area. There is concern regarding destruction of wildlife habitat, loss in tree canopy and water resources. Some participants commented that

development in Brookswood-Fernridge should have embedded environmental values, ensuring that natural spaces and resources are protected. Some participants indicated that they would like to see more trees and parks in the community. Other noted that more consideration is needed regarding the types of trees planted and protected. Some comments supported balancing environmental and housing needs while others would like to see stronger language in prioritizing environmental concerns.

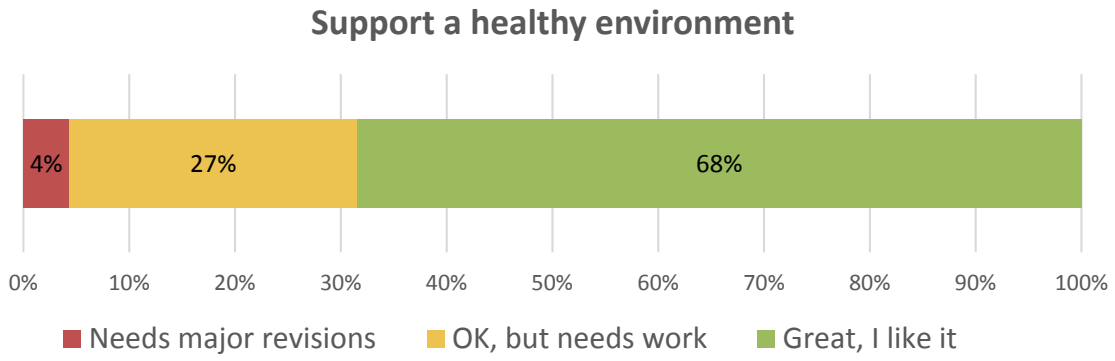


Figure 4 *Total responses: 206. "Needs major revisions": 9. "OK, but needs work": 56. "Great, I like it": 141.*

Commemorate the History of Place

Celebrate rural heritage: Comments supported preserving buildings of historical significance and the rural characteristics of the area. Participants noted that there are not many historical structures left. While some felt that this principle was very important, others noted it may be impractical, have limited impact and/or is not a priority.

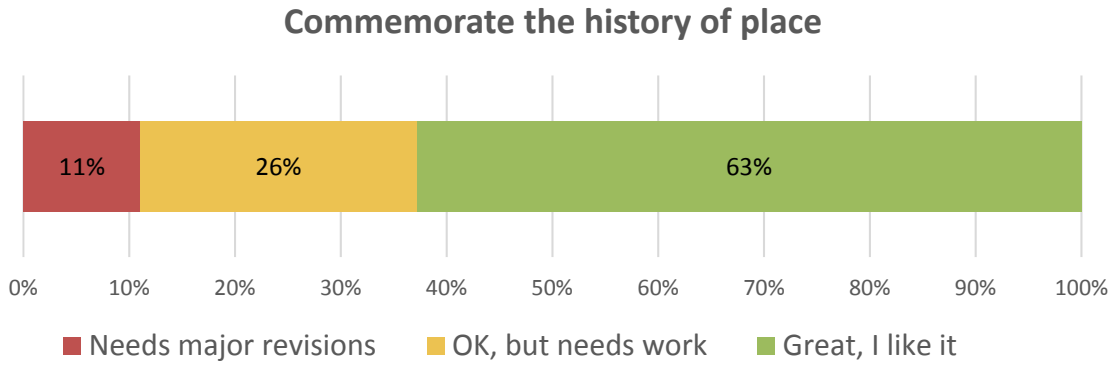


Figure 5 *Total responses: 199. "Needs major revisions": 22. "OK, but needs work": 52. "Great, I like it": 125.*

Build a Livable Community Structure

Integrate developed core areas within community and phase development: Some participants said they would like to see transition zones utilize greenery, recreation services and other natural enhancements. Comments showed that there is preference for density around amenities such as a commercial core or the high school. Some comments said that overly large lots are not necessary. Flexibility in allowing different development and controlling the phases of development were also supported.

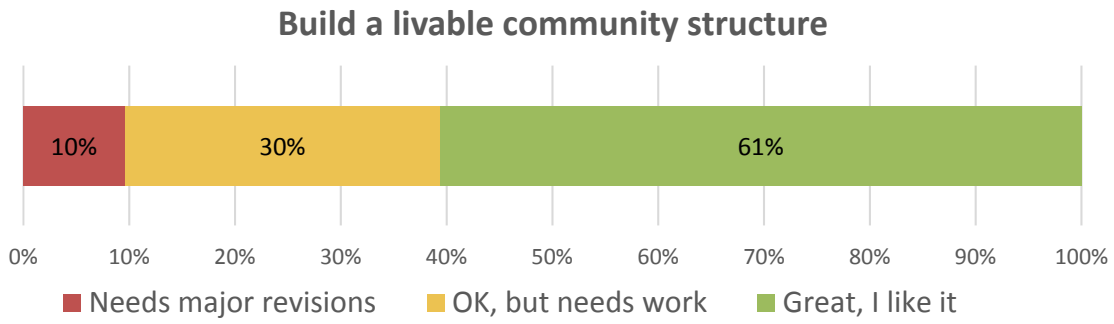


Figure 6 *Total responses: 198. "Needs major revisions": 19. "OK, but needs work": 59. "Great, I like it": 120*

Integrate Effective Urban Design

Design should reflect local values: Participants supported design that incorporates green and environmental values. Some participants took issue with the word "urban" and noted that the design should be rural or suburban. Design should focus on commercial core and ensure that there is a plan for parking, public spaces and infrastructure such as sewage and water systems. Many wanted clarification on "human-scaled buildings" and what this meant for building height and overall density.

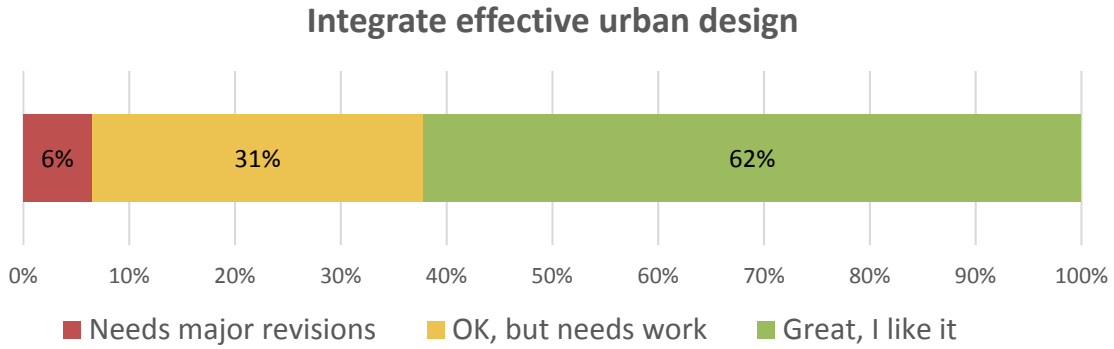


Figure 7 *Total responses: 201. "Needs major revisions": 13. "OK, but needs work": 63. "Great, I like it": 125.*

Cultivate Vibrant Neighbourhood Centres

Promote small-town style centres: Comments showed support for increased amenities such as local attractions, entertainment, shops, increased employment opportunities and recreational facilities. Some noted that the centres should expand on existing commercial centres and to limit the number of centres in the community. To keep the small-town feel, the centres should be small-scale. Participants would like to see the amount of commercial space determined by the community. Some are opposed to having vibrant neighbourhood centres and feel that what exists is enough.

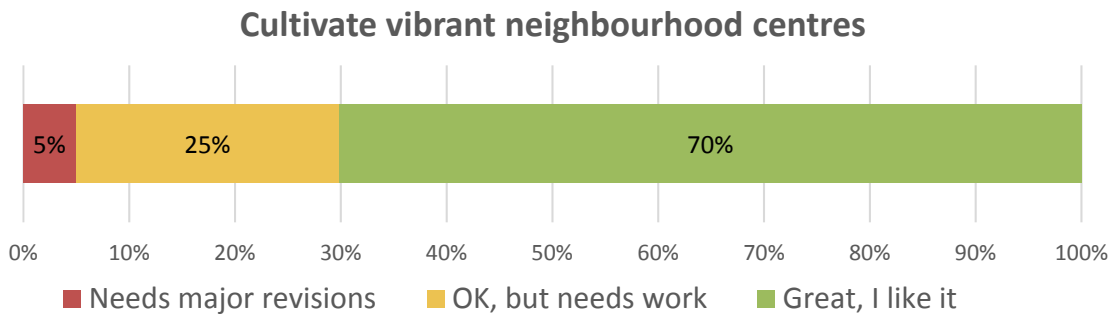


Figure 8 *Total responses: 201. "Needs major revisions": 10. "OK, but needs work": 50. "Great, I like it": 141.*

Provide Housing Choices

Provide choices, but mostly single-family homes: Comments demonstrated relatively broad support for a mix of affordable housing choices, limited to core areas, that support different age groups (e.g. seniors and young families) and meet the future needs of the community. Some were against any denser development, and would like to see only single-detached houses with small or large lots built. Comments did generally support low density and minimal development outside of mixed use areas. Some participants indicated they would like to see existing housing types and structures retained, including single-family, larger lot homes, but some comments cautioned to avoid overly large homes. Many cautioned against Brookswood-Fernridge becoming like Willoughby.

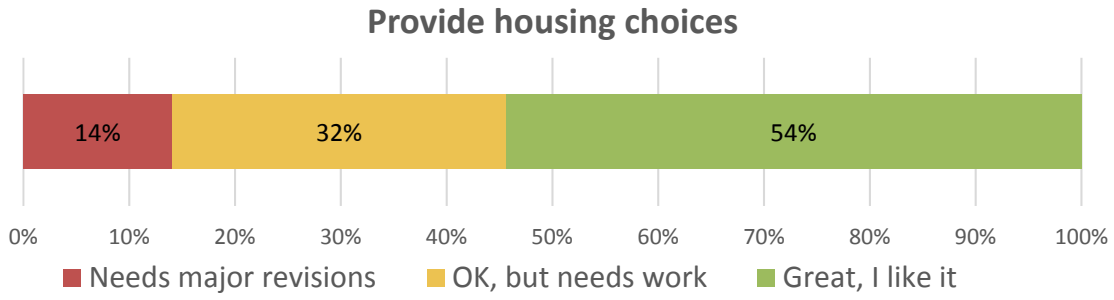


Figure 9 *Total responses: 206. "Needs major revisions": 29. "OK, but needs work": 65. "Great, I like it": 112.*

Support Transportation Diversity

Improve alternatives to driving, and reduce congestion and trucking: Many participants supported investment into multi-modal transportation options including more public transportation as well as trails and separated paths for alternative transportation (walking, cycling, equestrian, other).

There was a concern that higher density development will cause higher traffic congestion. Participants noted that road infrastructure should be improved alongside housing development, with a focus on speed control and pedestrian safety. Comments supported the creation of a more reliable and frequent transit system in the area that utilizes small buses.

There was a desire for truck/freight movement to be moved away from more residential areas of the community. Comments noted that road infrastructure is currently not working (i.e. like 208 Willoughby) and this needs to be addressed first. Multi-modal and active transportation infrastructure is supported, but a few are opposed to cyclist infrastructure. Some participants are concerned this principle may not be implementable.

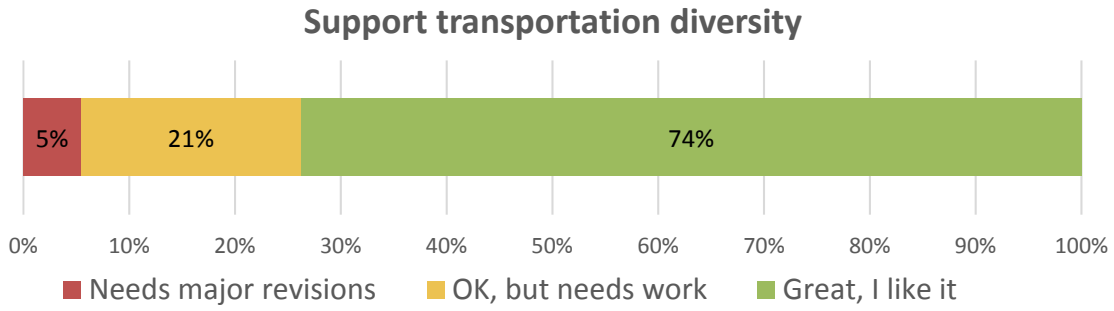


Figure 10 *Total responses: 202. "Needs major revisions": 11. "OK, but needs work": 42. "Great, I like it": 149.*

Establish Public Spaces and Community Services

Improve and increase trails, parks, and public facilities: Some comments supported improving the trail system while other were concerned about safety and that it could lead to increased vandalism. Comments supported sports, recreation and leisure facilities, community gardens, pools, libraries and trails. A connection to wildlife and watershed and their protection is important and could be reflected in public spaces. Improving existing parks and increasing parkland is supported, but to an extent. Participants were concerned about effective implementation and location of these services.

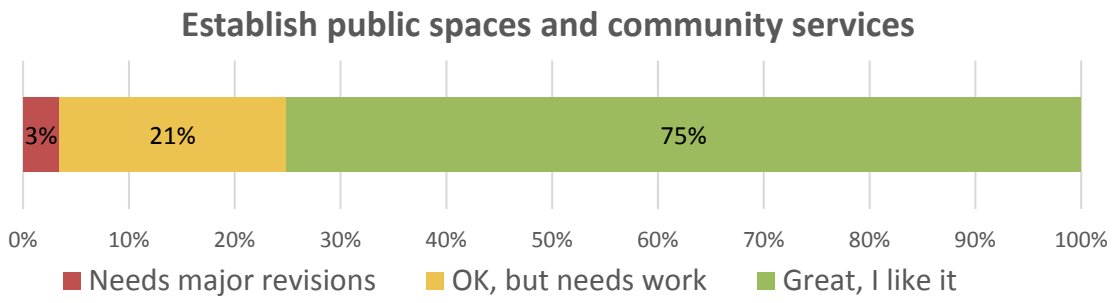


Figure 11 *Total responses: 205. "Needs major revisions": 7. "OK, but needs work": 44. "Great, I like it": 154.*

Develop Utility Infrastructure

Consider cost, timing, and equity: Many comments noted that this principle should include servicing existing neighbourhoods as well as new neighbourhoods. Participants supported providing municipal water and sewage systems. Infrastructure should be established first. Participants were concerned about who bears the cost and the benefits of utility infrastructure. Other suggestions included energy, sustainable building practices, and protecting the aquifer.

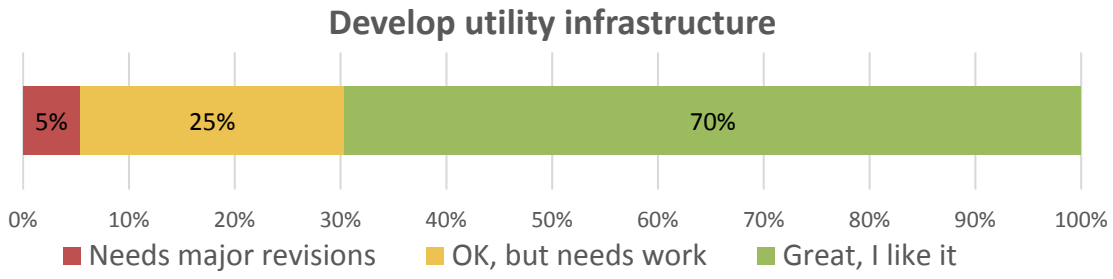


Figure 12 *Total responses: 204. "Needs major revisions": 11. "OK, but needs work": 51. "Great, I like it": 142.*

Promote Health and Safety

Consider broad health and safety needs: Participants said that they would like to see the hospital increase its capacity. Other comments supported providing local food and agricultural opportunities, promoting active lifestyles and increasing crime prevention.

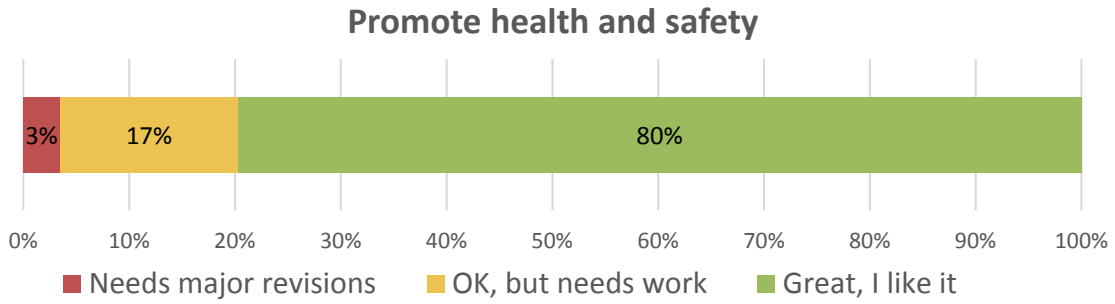


Figure 13 *Total responses: 202. "Needs major revisions": 7. "OK, but needs work": 34. "Great, I like it": 161.*

Ensure Benefits from Growth

Development should pay its way and benefits stay here: Participants indicated that they would like to see that benefits go to residents who live in the area and not to outside developers or property owners who do not reside in the community. Infrastructure investments are important to address population increases, such as improving the hospital, expanding the school, investing in transit and roads, developing a sewage system and protecting the environment. Many participants noted that the meaning of this draft Guiding Principle (particularly the term "leverage") was unclear.

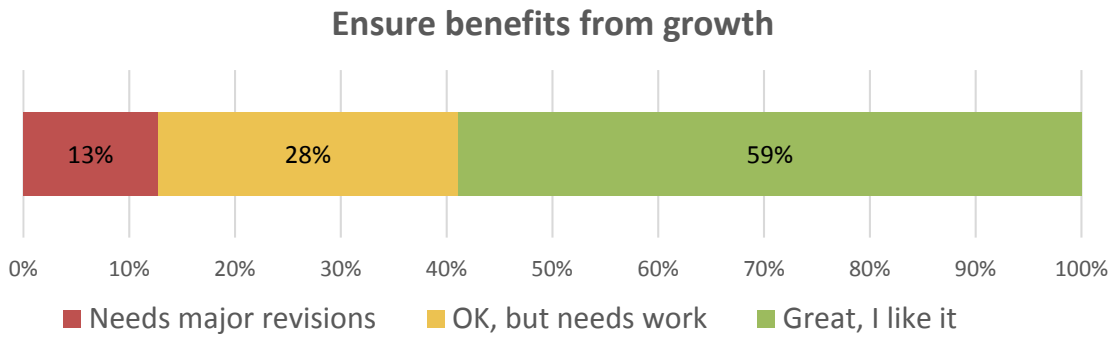


Figure 14 *Total responses: 197. "Needs major revisions": 25. "OK, but needs work": 56. "Great, I like it": 116.*

Engage Citizens in Plan Implementation

Genuine, continuing engagement is desired: Participants stated that they would like to see input reflected in policy and action, and to ensure that the plans created are implementable. There was concern that some members of the community may have a larger say since they can make it to more events. Some suggested that the process should focus on those who are most affected. Participants were also concerned that decisions made today will incur financial costs in the future if the decision is reversed. Comments also suggested that there should be more inclusive engagement, especially with vulnerable groups.

Provide more clear definitions: Participants suggested some language was either too technical or could have multiple interpretations. Some felt the process may be disingenuous and believe ready-made decisions will continue despite public input gathered. Participants were also concerned that the Guiding Principles are too vague and open to interpretation and thus, the Township will not take consistent and desired action to implement the plan due to lack of clear direction.

Balance developer influence: Participants also expressed fears that developer interests will overpower the needs of the community. Participants would like to see the plan implemented in a way that there is a controlled development process with strong emphasis on ensuring developers are prioritizing community benefits.

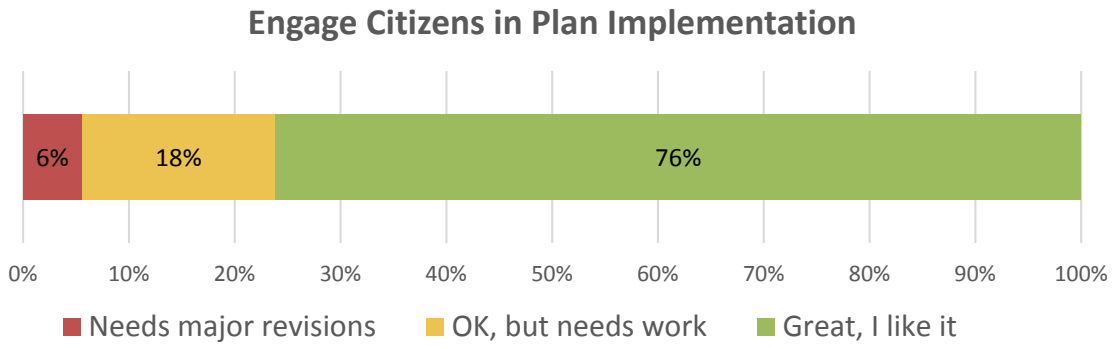


Figure 15 *Total responses: 197. "Needs major revisions": 11. "OK, but needs work": 36. "Great, I like it": 150.*

Other comments

An emphasis on phased development: Participants referenced a desire for growth to occur at a pace that amenities can keep up, while maintaining quality of life, community feel and avoiding "leap-frog" development.

BIG IDEAS



The Open House included a "Big Ideas" wall and photo booth where participants shared their big ideas for the future of Brookswood-Fernridge.

The following list summarizes common themes shared at the Open House's Big Ideas wall and photo booth.

Common themes:

- **Diverse housing options:** Many participants shared ideas on housing options, but they were mixed between high and low density types. Some participants noted they would like a mix of housing options to accommodate all lifestyles.
- **Protecting trees, wildlife and water:** Many participants supported the preservation of natural areas such as forests, wildlife habitats and water resources.
- **Transportation infrastructure:** Participants noted that better transportation infrastructure is needed including new roads, parking, pedestrian sidewalks, bike lanes, trails, and improved public transportation options.
- **Improve road safety:** Some participants indicated they would like to see a reduction of truck traffic on multiple corridors and more speed control measures.

- **Shops and Services:** Some participants noted that they would like to see more shops in smaller, nearby commercial areas. Big brand stores were not supported within Brookswood-Fernridge. Improved hospital, education, police and sewer services are desired.
- **Seniors Housing:** Some big ideas were focused on ensuring that existing homes and development provide seniors with appropriate housing.
- **Affordable housing:** Some participants indicated that they would like to see affordable options for housing for all.
- **Infrastructure comes before/with development:** Several participants noted that they would like to see support services and infrastructure (ex. bigger hospital) put in place prior to new development.
- **Build community spaces:** A few participants expressed support for more parks, recreation and community facilities.
- **Other:** Ideas included preserving the character of the community, speeding up the development process, and limiting population growth.



EMAILS AND LETTERS

During Phase 2 of the Brookswood- Fernridge Community Plan update, the Township of Langley received approximately 20 letters and emails from community members. The topics raised by these emails and letters include:

- Clarification of the planning process
- Development applications already in process
- Manufactured Home Parks future land use
- Sustainability in the Township of Langley
- Environment and water quality
- Connectivity of all land uses
- Trees
- Character of area
- Phasing of services

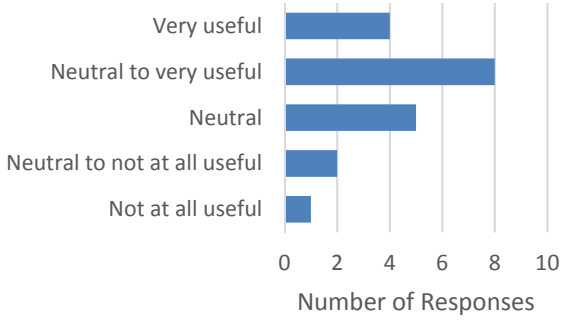
APPENDIX

FEEDBACK ON THE OPEN HOUSE

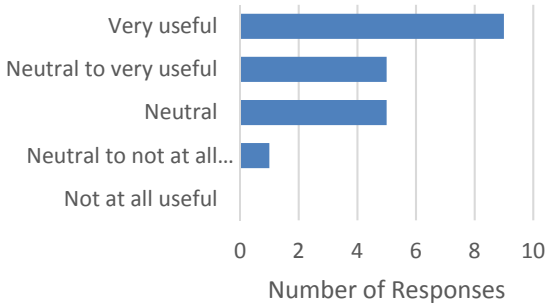
Open House participants were invited to complete a short feedback form regarding their experience at the event.

The following charts summarize the feedback.

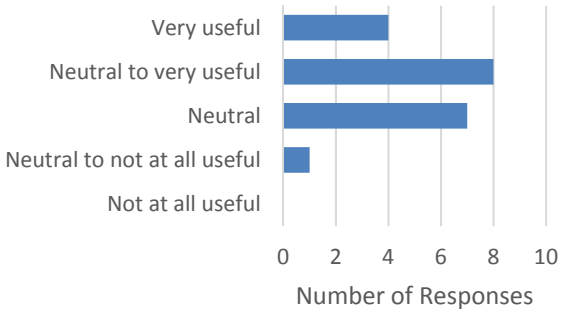
How useful was the information provided today?



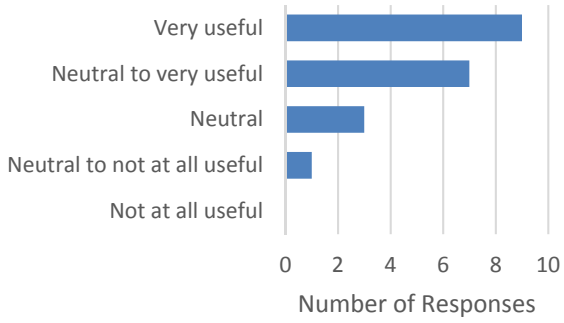
How clear/easy to understand was the information provided today?



How useful were the opportunities to provide input today?



Overall how worthwhile do you feel it was to attend this open house?



Township of Langley
Est. 1873

engageTOL

WHAT WE HEARD

A SUMMARY OF INPUT RECEIVED IN PHASE 3 OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE









MARCH, 2017

MODUS
planning design engagement

engageTOL

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Community Plan Update.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

engageTOL

Engagement opportunities during Phase 3 of the Brookswood-Fernridge Community Plan Update (February to March 2017) focused on developing and gathering feedback on Preliminary Land Use Concepts and Emerging Policy Directions. Engagement began with a co-design workshop with the Community Planning Team, followed by an "Initial Land Use Ideas" survey, both of which informed the development of the Preliminary Land Use Concepts and Emerging Policy Directions. These Concepts and Directions were presented at the Phase 3 Open House on March 7, 2017 and public comment was gathered through a Feedback Form available at the Open House and Online until March 12.



700+
"Initial Land Use Ideas" surveys completed

427
Attended the Public Open House

550+
Feedback Forms completed

Key Feedback on the Preliminary Land Use Concepts and Emerging Policy Directions

» **Population distribution:**
About half of the respondents preferred dispersed population growth throughout the Undeveloped Areas of Brookswood-Fernridge and the other half preferred concentrated growth in centres.

» **Location of a new community-serving centre:**
Nearly half of the respondents preferred the northeast corner of 200 Street and 32 Avenue as the location for the new community-serving centre. The other half of the respondents were fairly split between the east side of 200 Street (between 28 Avenue and 32 Avenue) and the southwest corner of 200 Street and 32 Avenue.

» **Location of neighbourhood-serving centres:**
Most respondents agreed with allowing expansion opportunities at 200 Street and 24 Avenue, but not at 208 Street and 40 Avenue or 208 Street and 36 Avenue.

» **Housing types beyond the centres:**
Almost half of the respondents preferred single family homes on larger lots (7,000 to 10,000 ft2) and manufactured home parks as housing types beyond the centres. Of the other half of the respondents, more preferred the estate lots (greater than ½ acre) along the main roads.

» **Emerging Policy Directions:**
Most respondents agreed with trails along wildlife corridors and the location guidelines for community facilities. More respondents agreed than disagreed with cluster development as a strategy to retain trees.



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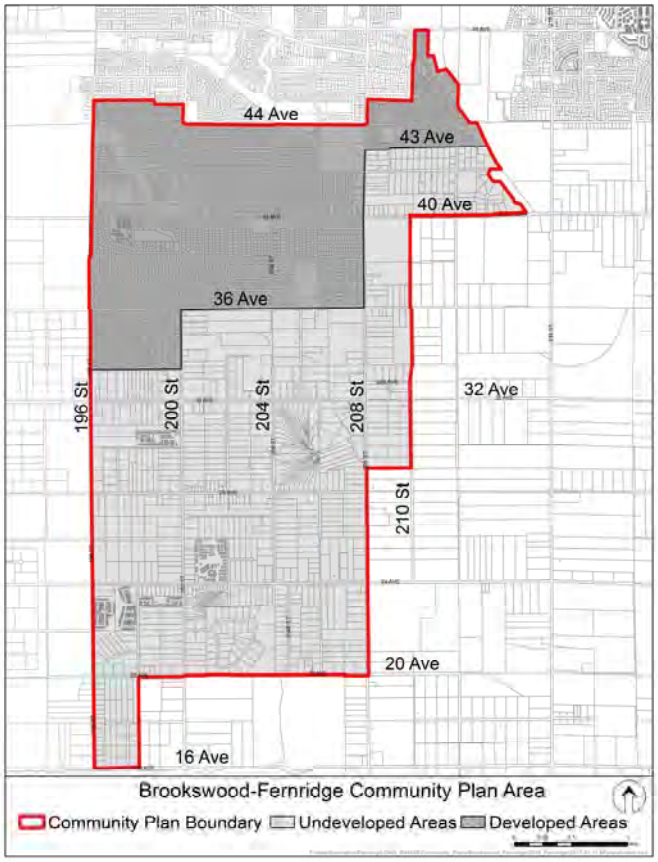
INTRODUCTION

BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

The Township of Langley is undertaking an extensive planning and engagement process for the Brookswood-Fernridge Community Plan Update, and is seeking input from everyone in the community on its future.

This update to the existing plan is the community's chance to have a say in how the Undeveloped Areas (see map) of the community are planned.

The update involves a five-phase planning process with an extensive stakeholder and public consultation program in each phase. It will take between 12 to 18 months to complete, and is currently anticipated to conclude in the summer of 2017.



PURPOSE OF THIS REPORT

This report provides a summary of input gathered during Phase 3 of the Community Plan Update process, which focused on the collaborative development of Preliminary Land Use Concepts and Emerging Policy Directions for the Undeveloped Areas.

Feedback gathered during this phase will provide guidance for the development of a Draft Community Plan in Phase 4, during which there will be additional opportunities for input and feedback.

WHAT WE DID

OVERVIEW

Community input in Phase 3 mainly focused on generating land use ideas and options and then giving feedback on Preliminary Land Use Concepts and Emerging Policy Directions.

The Preliminary Land Use Concepts provided several alternative land use choices including the:

- Overall population distribution (population growth more concentrated in centres vs. more dispersed throughout the areas beyond the centres)
- Location of a new community-serving commercial village centre
- Location of neighbourhood-serving commercial village centres
- Housing types beyond the centres

A series of Emerging Policy Directions were also presented for feedback at the Open House, which covered connections (transportation routes, wildlife corridors), residential cluster development, and location guidelines for community facilities.

ENGAGEMENT EVENTS & ACTIVITIES

During February and March of 2017, the Township conducted the following engagement events and activities as part of Phase 3 of the Community Plan Update:

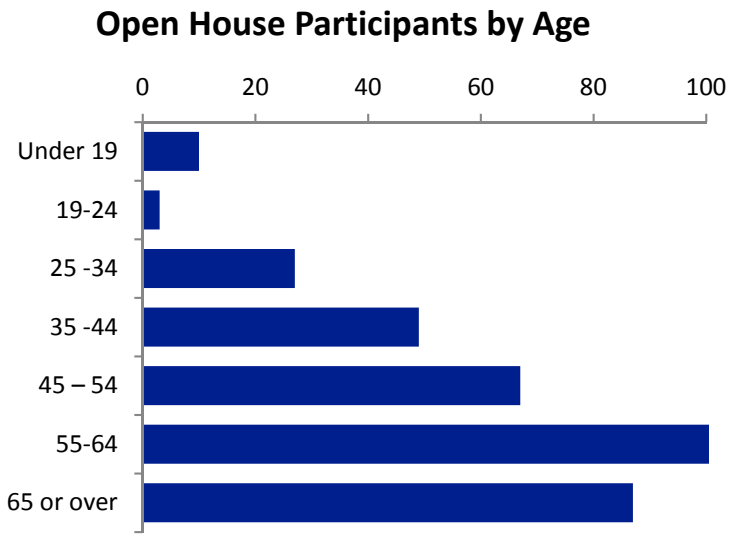
- **Community Planning Team (CPT) Co-design Workshop:** On February 2 and February 4, 2017 CPT members participated in a co-design workshop with Township staff. The workshop focused on developing preliminary land use ideas for community centres, key connections / transportation routes, and the land uses and housing types for areas beyond the centres. This input helped Township staff develop the Preliminary Land Use Concepts and Emerging Policy Directions to present at the Phase 3 Open House.

- **Initial Land Use Ideas Online Survey:** Between February 10 and 26, a brief online survey was available to check-in with community members on their levels of interest regarding initial land use ideas. The survey received over 700 responses, and this feedback helped the development of the Preliminary Land Use Concepts and Emerging Policy for the Phase 3 Open House.

- **Open House and Feedback Form:** 427 community members attended the Phase 3 Open House on March 7, 2017. In addition to reporting back on "what we heard" in Phase 2 as

well as Phase 3 engagement activities so far, this Open House focused on presenting the Preliminary Land Use Concepts and Emerging Policy Directions for feedback. To see the presentation panels from this Open House, visit www.tol.ca/brfrcp.

A feedback form was available in both print and digital versions at the Open House to provide participants with opportunities for feedback on the highlights of each Preliminary Land Use Concept as well as the Emerging Policy Directions. To allow participants to complete the feedback form on their own devices and/or at home, the digital version of the feedback form remained available online until March 12, 2017, and the presentation panels were posted on the project website as of March 7, 2017. The Township received over 550 responses to the feedback form.



OUTREACH AND PROMOTION

PHASE 3 COMMUNICATIONS

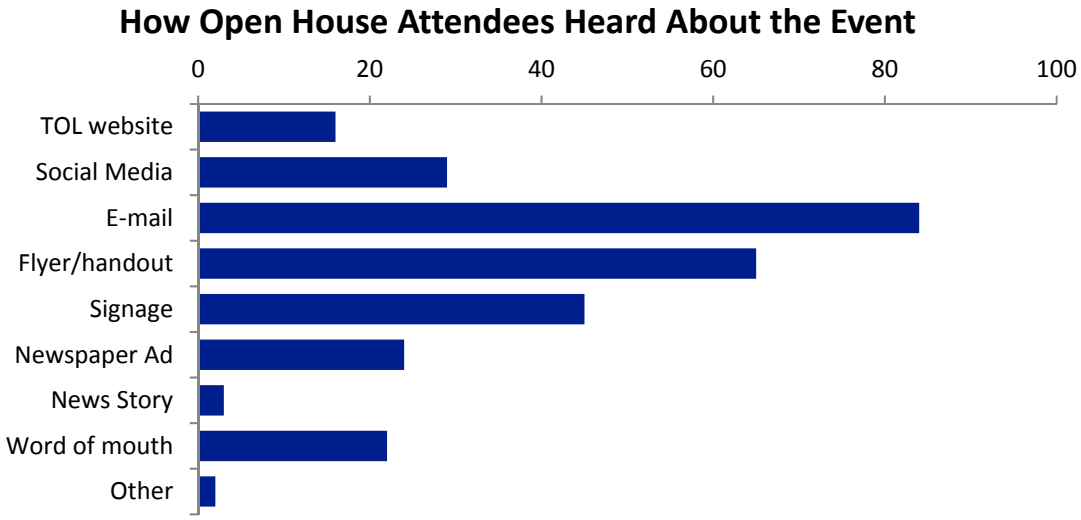
The following communications regarding Phase 3 took place from January through March:

- Over 6,000 flyers were mailed to the Brookswood-Fernridge residents
- Email notifications and newspaper ads
- Billboard style signage around the community in key areas
- Brookswood-Fernridge Webpage and the TOL website updated
- Flyers sent to schools, PAC groups and churches in the area

- Hard copies of the flyers available at the George Preston Recreation Centre, the Brookswood Library, and the Brookswood Seniors Centre

MEDIA COVERAGE

On March 1, 2017, the Langley Advance published a notification about the (then) upcoming Phase 3 Open House. The Langley Advance also published a story the day after the Open House titled, "New Fernridge concepts revealed."



WHAT WE HEARD

This section summarizes the Phase 3 opportunities for input and what we heard through each. An overview of the key public feedback in Phase 3 is provided in the "Engagement Snapshot" at the beginning of this report. In Phase 4 of the Community Plan Update, the Township will use the input to develop a Draft Community Plan for further feedback.

INPUT FROM CPT CO-DESIGN WORKSHOP

Working in three groups, CPT members, Township staff, and facilitators participated in a co-design workshop to develop preliminary land use ideas and options for the Undeveloped Area of Brookswood-Fernridge. The co-design workshop was guided by a Design Workshop Brief, which provided a framework and set of instructions for the design discussions. A copy of the Design Workshop Brief is available online at www.tol.ca/brfrcpt.

The ideas and options discussed during the five workshop exercises were recorded on various drawings by professional designers and illustrators.

At the end of the design workshop, each group produced a land use concept (or concepts) that identified the location and character of:

- **Centres** (focal points within urban communities typically characterized by higher-density residential uses, commercial uses, and public spaces)
- **Key connections** (key streets, trails and wildlife corridors)
- **Areas beyond the centres** (spaces in-between the centres and connections that accommodate uses such as community parks and lower-density housing).

Scanned copies and a brief summary of the land use concepts produced by each group are contained in the February 4, 2017 CPT meeting notes (available online at www.tol.ca/brfrcpt).

"INITIAL LAND USE IDEAS" ONLINE SURVEY

Following the CPT workshop, and prior to the Open House, the Township of Langley conducted an online survey to understand community perspectives on some initial land use ideas for the Undeveloped Areas of Brookswood-Fernridge. This survey checked-in on initial levels of interest

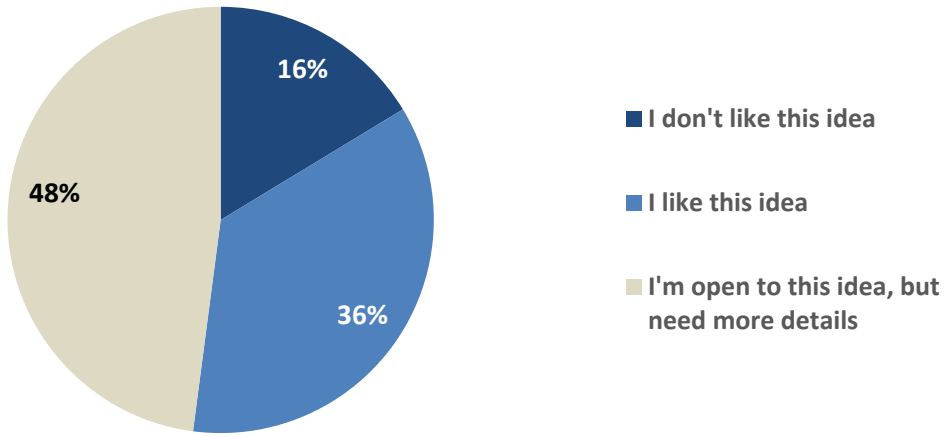
around emerging ideas to inform the development of land use concepts for presentation at the Open House. It was not intended to serve as a statistically significant survey with results representative of the whole community.

There was nearly 2000 submissions; however, the survey platform identified repeated submissions to the survey. Correcting for attempts to skew the results, the overall submission count was found to be over 700.

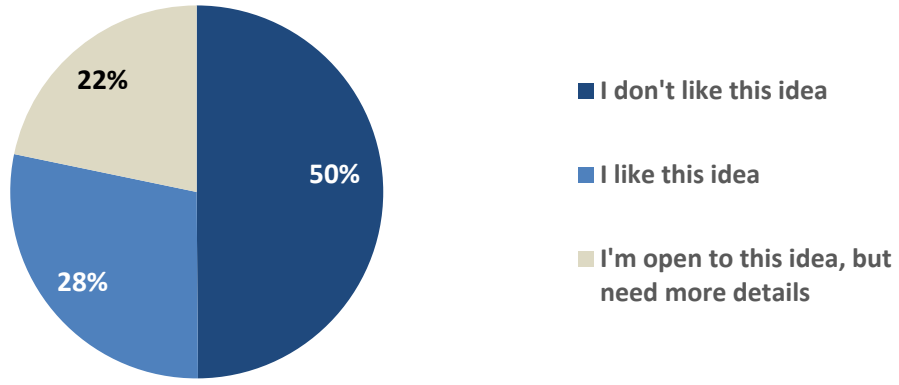
Except for the second idea (consider buildings between 5 to 6 storeys), the survey generally showed that community members were open to most of the emerging ideas, if not already in support. The following pie charts summarize the responses to each of the initial land use ideas.

Responses by Idea

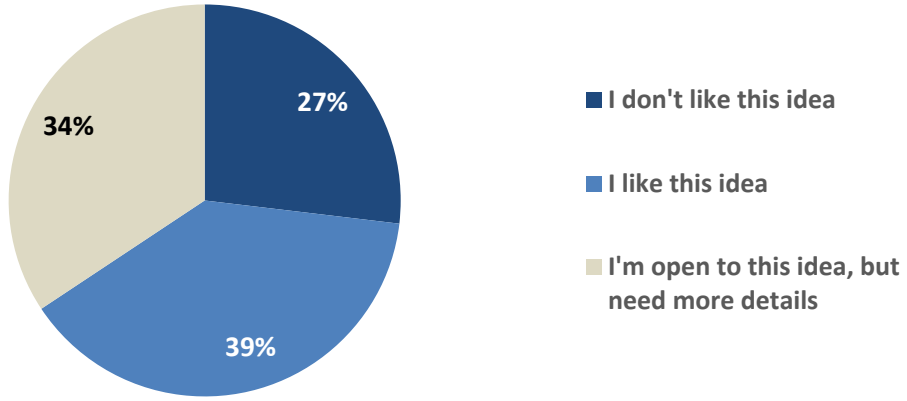
The bulk of future population growth should be accommodated in centres located along easy-to-access transportation corridors, with less development pressure falling in other areas.



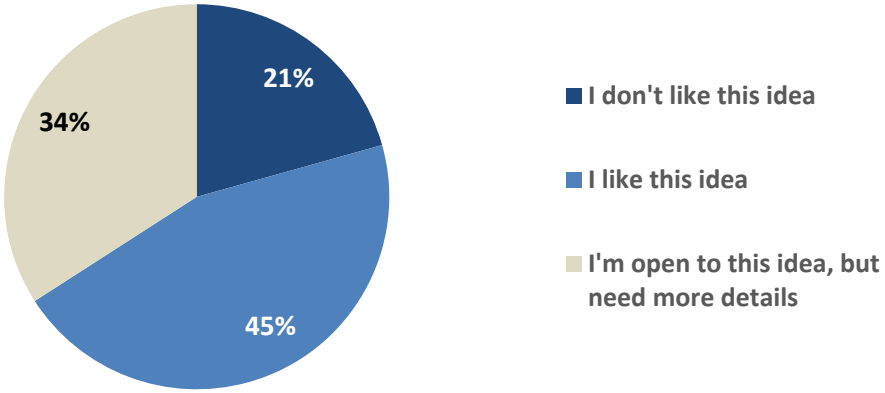
In some centres, consider some buildings between 5 to 6 storeys in height, along with design guidelines to ensure an appropriate look and feel, minimizing the appearance of upper stories when viewed from the street.



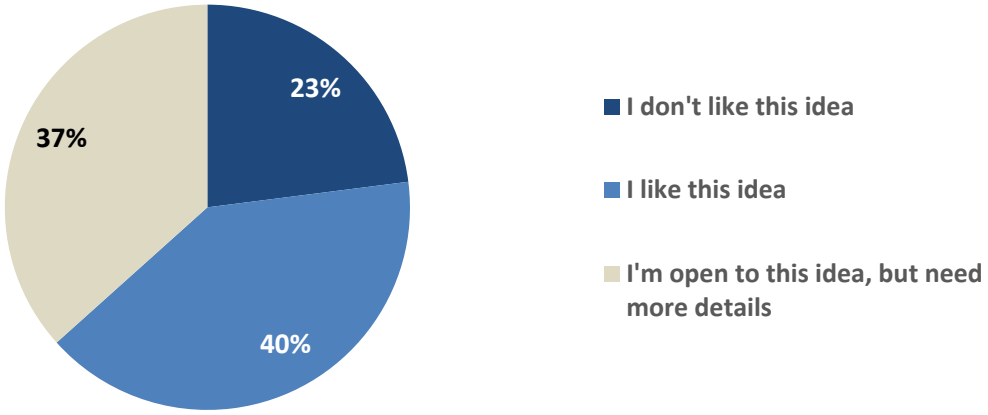
Given that the area around 200 Street and 32 Avenue is relatively central and accessible to the whole community, a new community-serving centre should be considered near 200 Street and 32 Avenue.



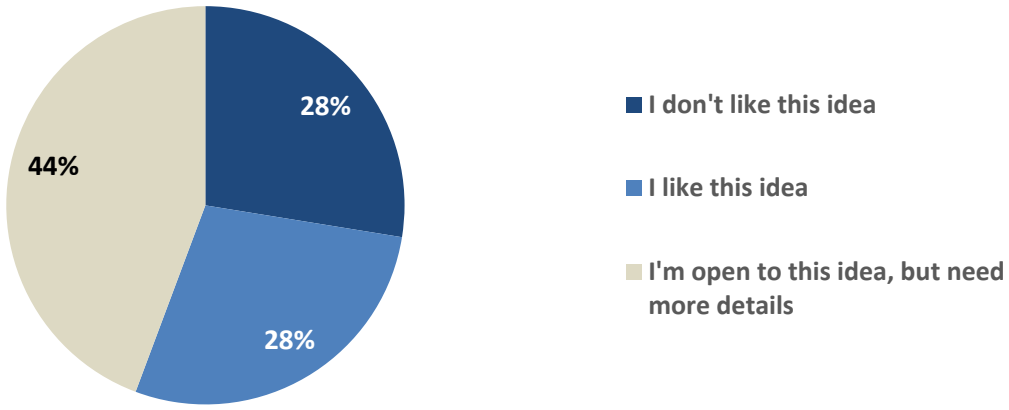
The existing neighbourhood-serving centres at 200 Street and 24 Avenue and 208 Street and 40 Avenue should be able to evolve to serve the day-to-day needs of the growing local population.



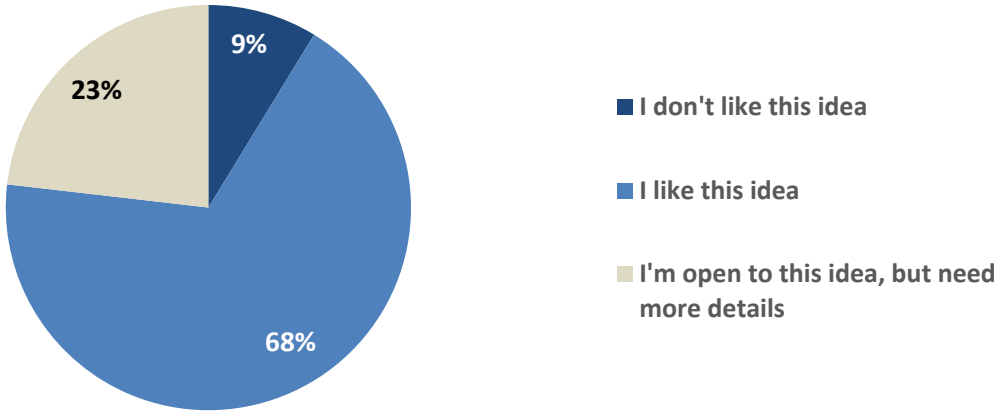
Opportunities and incentives for residential cluster development should be explored in some parts of the Undeveloped Area to help protect trees and green space.



Outside of the centres, community facilities like daycares and places of worship should be accommodated in the Undeveloped Areas at the intersection of some main roads.



A nature trail and wildlife corridor should be considered that connects the future conservation areas along Anderson Creek and the Little Campbell River.



INPUT FROM OPEN HOUSE AND ONLINE FEEDBACK FORM

At the March 7, 2017 Phase 3 Open House, three Preliminary Land Use Concepts, along with several Emerging Policy Directions, were presented using display panels (visit www.tol.ca/brfrcp to download these in PDF format). A feedback form gathered input on these concepts and policy directions.

The feedback form sought both quantitative (ratings) and qualitative (written) feedback on:

1. The alternative approaches to population distribution in each concept.
2. The location of a new community-serving commercial village centre.
3. The location of new neighbourhood-serving commercial village centres.
4. The housing types for areas beyond the centres in each concept.
5. The Emerging Policy Directions.
6. "Is there anything else you want to tell us?"

The following sections provide a comprehensive summary of what we heard in response to each question.

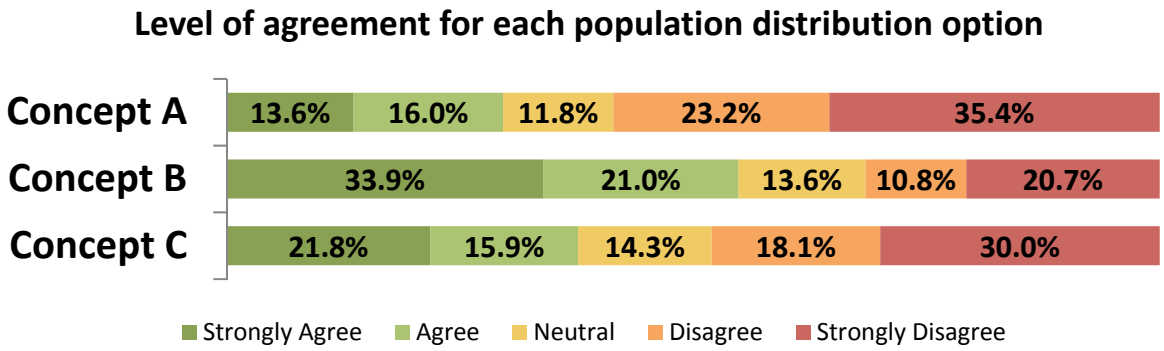
Question 1: Population Distribution

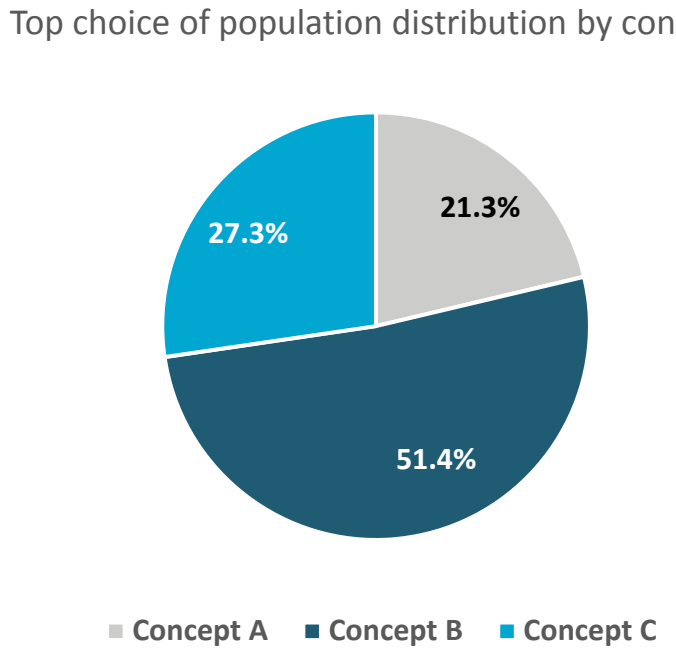
In question 1, participants were asked to consider three population distribution concepts:

- Concept A: Relatively concentrated growth in a new community-serving centre. Lower density housing in the south and southeast. 53% of projected population growth is accommodated within a 5 or 10-minute walk of community or neighbourhood-serving centres.
- Concept B: Relatively dispersed growth throughout the Undeveloped Areas. 40% of projected population growth is accommodated within a 5 or 10-minute walk of community or neighbourhood-serving centres.
- Concept C: Relatively concentrated growth in a new community-serving centre and expanded neighbourhood-serving centres. Lower density housing is in the south and east. 51% of projected population growth is accommodated within a 5 or 10-minute walk of centres.

Participants rated their level of agreement with each concept for population distribution and indicated their top choice. They then provided a brief rationale for their choice.

The following subsections show how participants rated each concept, the distribution of preferences by concept, and a brief summary of themes that emerged for each concept.





Comments from respondents who chose Concept A as their 'top choice'

General: Participants felt this concept was the best way to accommodate growth by concentrating development in a single area, thereby reducing impact of development on the rest of the Brookswood-Fernridge. Concentrating development in this way would maximize access to retail and transit, reduce congestion and preserve the community's character.

Affordability: Some comments revealed that participants were concerned about the loss of housing affordability in Brookswood-Fernridge, especially with regards to young people, families, and seniors. The concentration of density combined with a mixture of housing choice were cited as important ways to provide affordable housing.

Keeping development away from natural areas: Protecting forested areas was a common priority for many, and was specifically cited as a reason for preferring Concept A by some.

Comments from respondents who chose Concept B as their 'top choice'

Distributed growth & less dense centres: Some participants noted that Concept B appealed to them because it had a greater proportion of single-family homes and other lower density forms of development throughout the community rather than a concentration of high density growth at the centres. Participants who preferred Concept B thought that distributing growth, rather than concentrating growth in one area, would be the best way to accommodate future residents. Reasons associated with this choice ranged from maintaining the overall lower density in the area, preserving the existing local character of Brookswood-Fernridge, and concerns about traffic congestion.

Local character: Many participants expressed concerns relating to maintaining the local character of Brookswood-Fernridge. Participants expressed an interest in keeping with the look and feel of the area, and maintaining the small-town feel.

Less disruptive: Some participants suggested that they preferred Concept B because it would be less disruptive than the other two choices. Comments suggested sticking with the 1987 plan, keeping development low impact and maintaining their current lifestyle.

Comments from respondents who chose Concept C as their 'top choice'

General: Concentrating growth appealed to many participants who preferred Concept C as their top choice. They suggested that growth should be concentrated around existing centres, being less disruptive, and preserving both the natural condition of Brookswood-Fernridge, as well as its current housing type.

Preserving access to nature & the environment: Participants felt that it was important to preserve access to nature, and have as little of an impact on the environment as possible. Participants who preferred Concept C demonstrated a need for ensuring that development does not disrupt tree stands nor wildlife, and respecting the existing natural diversity in the area.

Balance & Compromise: Participants who preferred Concept C commented that they thought this concept represented the best balance or compromise between the other two options.

Other Comments

- Some respondents indicated no preference towards a particular concept. They felt that the community should try to minimize growth and/or stick with the 1987 plan.
- Others supported concentrated growth, but felt indifferent between Concepts A and C

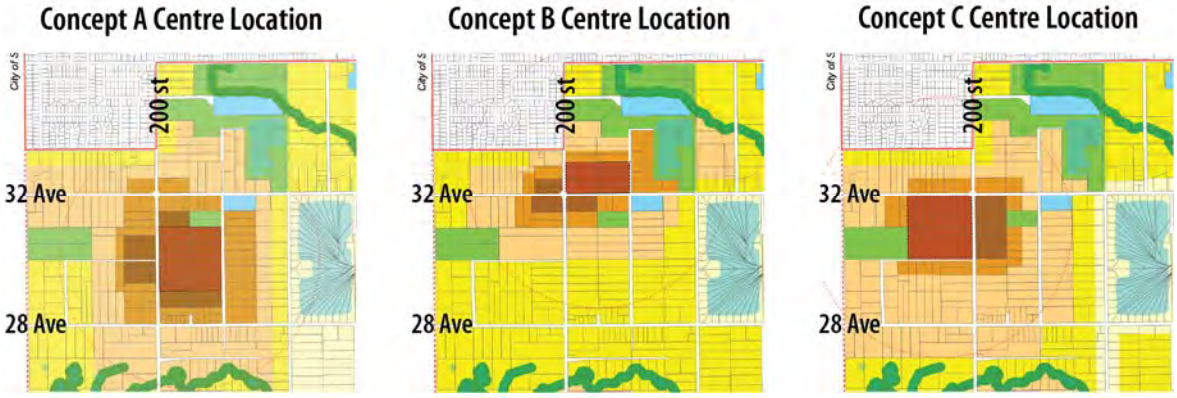
Question 2:
Location of a new Community-Serving Commercial Village Centre

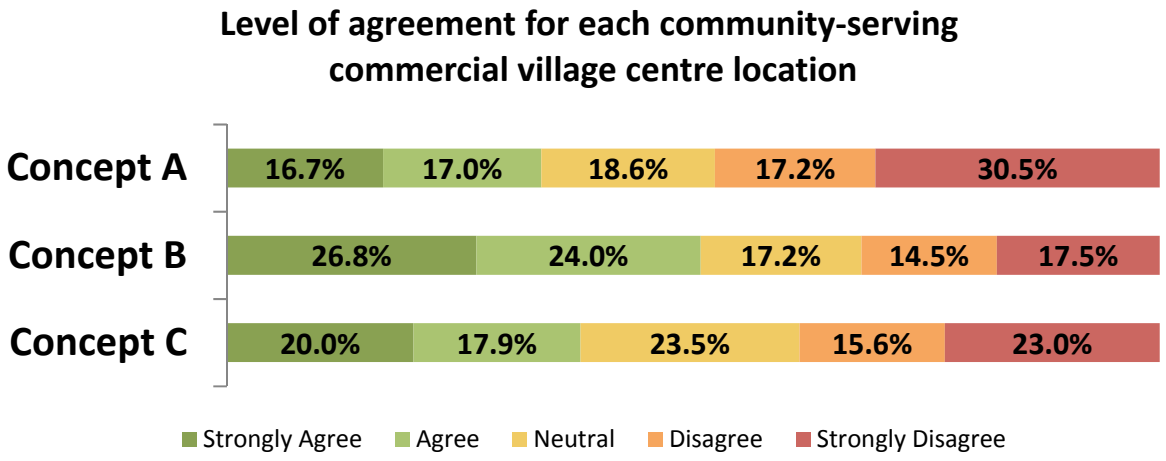
In question 2, participants were asked to consider three options for the location of a new community-serving centre:

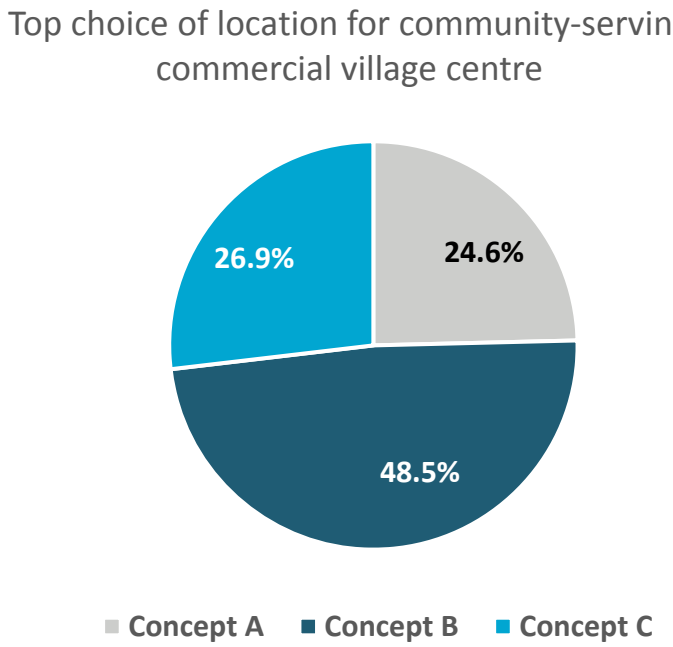
- Concept A: On the east side of 200 Street (off the main arterial road) between 28 Avenue and 32 Avenue.
- Concept B: At the northeast corner of 200 Street and 32 Avenue (off the main arterial roads).
- Concept C: At the southwest corner of 200 Street and 32 Avenue (off the main arterial roads).

Participants then rated their level of agreement for each of the proposed three locations of a new community-serving commercial village centre and indicated their top choice. They then provided a brief rationale for their choice.

The following subsections show how participants rated the location of each of the proposed community-serving commercial village centres , the distribution of top choices by concept, and a brief summary of themes that emerged for each concept.







Comments from respondents who chose Concept A as their 'top choice'

Creates a convenient and diverse commercial and retail hub to support a growing population: Comments demonstrated support for a commercial hub in the area, creating a central retail core, with some participants noting that the Village Centre's proximity to other shopping in the community increases convenience. Comments indicated a desire for a diverse range in retail goods and services to serve the needs of the local community in a larger commercial centre. Comments reflected a need to maintain the character of Brookswood-Fernridge and balance a

commercial residential mix while maintaining housing affordability and preserving natural areas. It was felt that this concept reflects the size and density needed to do so.

Works with or improves traffic flow: Recognizing that 32 Avenue is one of the area's busier roads, participants appreciated that it was located away from the arterial. The concept would best flow with current traffic patterns, allow access to the Village Centre without creating increased congestion, and uses an existing major arterial road.

Contributes to the walkability and transit viability for growing population: Participants showed support for a convenient and safe pedestrian access between the Village Centre and the surrounding area improving walkability as well as the greater potential for transit service created by a greater concentration.

Comments from respondents who chose Concept B as their 'top choice'

A compact commercial hub balancing community needs with density: Comments demonstrated a preference for concept of a smaller commercial hub that meets the needs of the local community and avoids large sprawl and big box stores. Some comments demonstrated that this was the preferable concept relative to the density of the other options. Other comments supported a higher density, and felt it was reflected in this option.

Traffic: Comments indicated that this concept for a community-serving commercial village center would be easily accessible in relation to its location on a major intersection, and would not contribute to added congestion. It would work with existing traffic patterns and be convenient for residents. Some respondents indicated that this location would be central, would have the least impact and disruption to the community around it, while having parking and a flow that made sense for residents, and was safely accessible to pedestrians.

Growth that maintains character: Participants stressed the importance of development that has minimal impact on the community. Ideally the community-serving commercial village center would allow for future population growth, while meeting the community's current needs and maintaining the character and feel of the area.

Wildlife and greenspace: Comments stressed that the concept of the community-serving commercial village center will ideally be one that preserves existing greenspace and wildlife. Some comments indicated that this concept was making use of an area that was already vacant and ready to be developed with minimal need to cut down trees. Participants acknowledged that where possible, trees should be preserved. Comments noted that this concept created a natural division between the commercial district and residential area of the community and was a preferred distance from the park.

A plan that prioritizes residential opportunities: Comments demonstrated support for a community-serving commercial village centre that maximized opportunities for residential zoning within the commercial area while maintain affordability. Recognizing that the community is growing, many felt that the plans should have the highest housing density possible.

Comments from respondents who chose Concept C as their 'top choice'

Location that balances the need of the community: Comments expressed a variety of reasons for supporting the location of this concept. In addition to its location on a major traffic route, this concept would be centrally located to maximize accessibility, but a good distance from the school and residential core with a natural division. This concept would not jeopardize environmentally sensitive areas if it was built here.

Better commercial capacity and potential: Participants acknowledged that this concept balances new development with the existing community and allows for future expansion and commercial growth to meet the needs as the community grows. This concept was noted to give residents needed access to commercial goods and services and support the interests of business owners which was of benefit to the community.

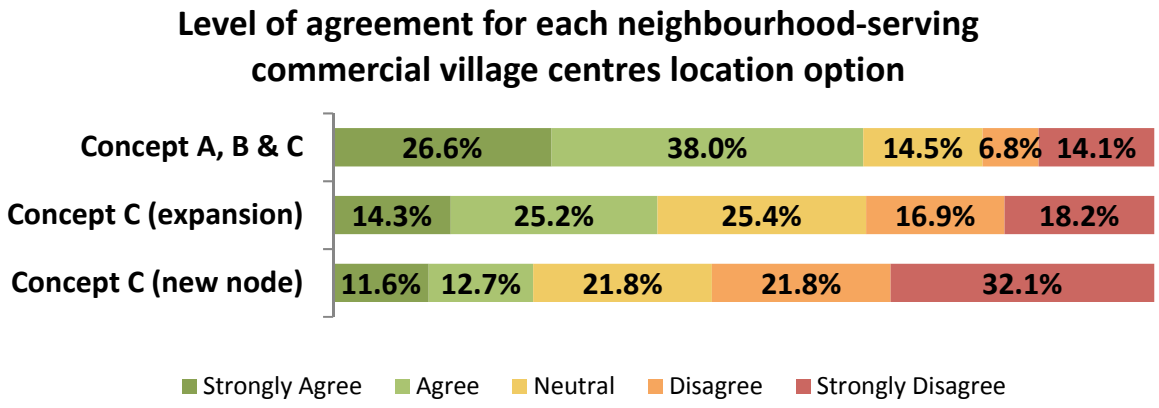
A community-serving commercial village center backed by greenspace Participants emphasised the importance of incorporating greenspace into the community-serving commercial village centre. Many expressed a preference for this concept due to its proximity to the park**.**

Question 3:
Location of Neighbourhood-Serving Commercial Village Centres

In question 3, participants were asked to consider options for the location of new neighbourhood-serving centres and a new convenience commercial node:

- Concept A, B, & C: Expansion opportunities at the existing neighbourhood-serving commercial centre at 200 Street and 24 Avenue.
- Concept C: Expansion opportunities at the existing neighbourhood-serving commercial centre at 208 Street and 40 Avenue (on the east side of 208 Street).
- Concept C: A new convenience commercial node at the northeast corner of 208 Street and 36 Avenue.

Participants then rated their level of agreement for each option:



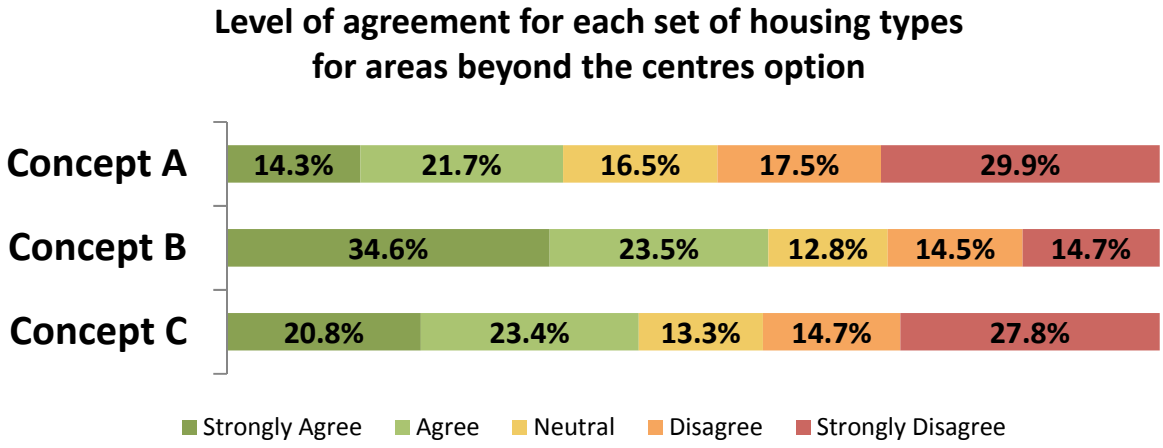
Question 4: Housing Types Beyond the Centres

In question 4, participants were asked to consider options of housing types for areas beyond the centres:

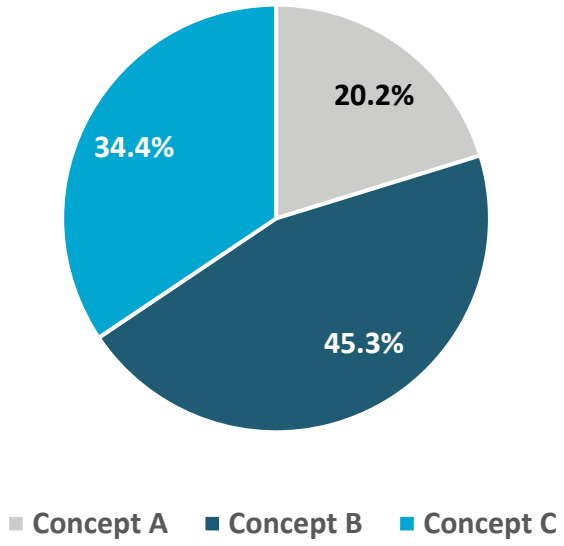
- Concept A: Single family homes on estate lots (greater than ½ acre), single family homes on larger lots (7,000 to 10,000 ft^2) and manufactured home parks.
- Concept B: Single family homes on larger lots (7,000 to 10,000 ft^2) and manufactured home parks.
- Concept C: Single family homes on estate lots (> ½ acre), single family homes on larger lots (7,000 - 10,000 ft^2) and manufactured home parks. In the southeast, large estate lots are proposed along the main roads to retain existing character.

Participants rated their level of agreement with each concept's housing types beyond the centres and indicated their top choice. They then provided a brief rationale for their choice.

The following subsections show how participants rated each concept, the distribution of top choices by concept, and a brief summary of themes that emerged for each concept.



Top choice of housing types by concept



Comments from respondents who chose Concept A as their 'top choice'

A balance of housing options that suits everyone: Participants felt that this concept provided a balanced housing mix between large lots and concentrated centres that support a diverse community, including more affordable housing options for seniors and young families. Mixed density housing close to the core, manufactured home parks and estate residential were supported. Overall, this concept idea provided more variety in housing types.

Preserving trees, forests, and farms: Many participants felt that larger lots would preserve and protect larger areas of trees and farmland areas beyond. This would retain the rural character of the area and combat climate change.

Larger lots, open space: Some participants liked larger lot sizes, including estate residential and single family homes. These choices allow for more open space between lots and be in line with the existing character of the area.

Preserving the character of today: Participants felt that this concept was most in line with how the Brookswood-Fernridge is today and preserving the existing character is important.

Efficient use of land that accommodates growth: Some respondents said that this option was their top choice as it was the most efficient use of the land for housing and services and would also accommodate for the expected growth in the area.

Reduce traffic: Several participants felt that this option would reduce traffic congestion beyond the centres as there would be low density.

Comments from respondents who chose Concept B as their 'top choice'

Mix of small, medium and large lots, providing affordable and inclusive housing options: Participants felt that small, medium and large lot mix would increase the number of housing options that would be affordable and accommodate for growth in the area. Single-family homes are supported while some disagreed with townhouses, manufactured home parks and cluster housing. Some felt that the area should provide affordable housing all income-levels would find a home in the neighbourhood.

Balances development and community character: Participants who preferred Concept B for its range of housing types felt that this option would retain the character and lifestyle of the area, especially by ensuring the supply of single-family homes while maintaining larger homes on 5,000 – 7,000 square foot lots. This option maintains a lower level of density but would allow for other housing options and pockets of development. Participants felt this would provide the best distribution of density, provide a range of housing options, and balance traffic issues including parking.

Higher single family density and lower density in centres: Participants noted that this option was their top choice as they are in favour of higher density of single family development throughout the area while reducing higher densities in centres. A few felt that this distribution would help reduce traffic congestion.

No estate residential lots: Some participants felt estate residential lots were too large and that that 7,000 to 10,000 square foot lots would provide a comfortable and desired single-family home, as well as increased housing options for more residents.

Family-friendly and sense of community for the future: This option provided the best options for families. Single-family homes and average lot sizes would retain the character of the area while providing open spaces and community services.

Other comments: Some participants felt this option to be the best use of land. Others cited objectives of open space, privacy and larger lots (7,000 – 10,000 square foot), protecting trees, providing more green space, and protecting the aquifer. A few recommended keeping the densities in the existing Community Plan.

Comments from respondents who chose Concept C as their 'top choice'

Maintaining the character and feel of the community and natural areas: Participants felt that this option best maintains the integrity and character of the community through larger lots, larger homes and lower density housing options. This would balance the look and feel of the area while providing development opportunities. Comments were in favour of the estate residential lots and disliked small lots. A few comments noted that larger lots may preserve trees, other natural assets, waterways, and wildlife.

Mix of housing that provides transition to higher density: Some comments showed that the mix of housing balances retaining the character of the community and increasing diverse housing options to support affordability and aging in place. Respondents liked clustered development and appropriate distribution of housing. Participants felt that this option would provide the best transition to a higher density future. A few comments were not in favour of large estate residential lots and others were encouraged that this option would be able to protect wildlife and natural corridors.

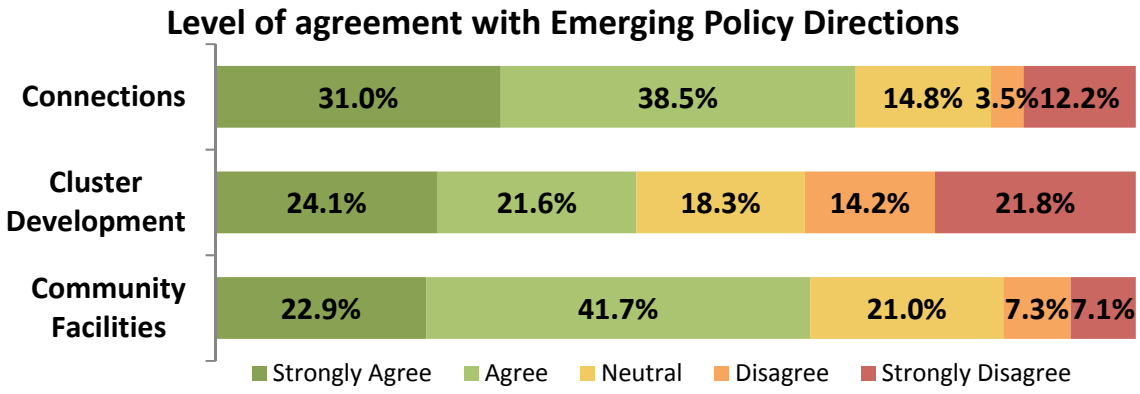
Concentrated high density, options for low density further from the core: Respondents supported a higher density commercial core with single family homes further away from the centre. Comments showed that lower density housing options were seen as a balance between preserving character and providing more housing options. Some participants felt this concept would best reduce traffic, congestion, and demand for on-street parking.

Question 5: Emerging Policy Directions

A series of Emerging Policy Directions were presented at the Open House, and the feedback form asked participants to consider each of the following Emerging Policy Directions:

1. **Connections:** Where feasible, wildlife connections (i.e. treed ecological corridors) should also incorporate trails.
2. **Cluster Development:** Encourage cluster development as a strategy to retain significant trees in the community.
3. **Community Facilities:** Consider community facilities on any site in the Undeveloped Area subject to:
    - The site being located on a collector road (as opposed to a local road)
    - The site having access to an adequate transportation network for the proposed size of the facility
    - The site having adequate off-street parking and/or drop-off and pick-up space

Participants then rated their level of agreement for each of the Emerging Policy Directions:



Question 6: Other thoughts

Finally, the feedback form asked, "Is there anything else you want to tell us?" The following paragraphs summarize the major themes commonly expressed by comments received.

A thoughtful approach to community density: One of the most popular themes of commentary was on density in the community. Some respondents felt more density is appropriate in the community, while others prefer the amount of density stays the same as the 1987 Community Plan, however all of the comments reflected a relationship between density and location; where density goes is important, as this has an impact on community character and quality of life.

Appropriate and adequate housing mix: Housing options need to be available to all demographics, including seniors, low-income individuals and working class families. Some respondents supported multi-family housing as an appropriate move towards more affordable housing. Others did not feel this type of housing was appropriate. Many comments expressed a belief that housing should reflect a community's character and the lifestyle it offered residents. Some felt that the character of Brookswood-Fernridge did not accommodate any housing types more dense than single family homes on small lots.

Trails, habitat, and natural environment: Many respondents pointed out the importance of the natural environment in the community. Their comments suggested they felt development potentially threatens the natural environment and a balance between the two needs to be struck. While many respondents felt that trails are an important form of recreational space in the community, some stressed that trails are distinct from natural spaces and that these two should be kept separate to limit destruction of the natural environment. Some noted that local wildlife is an asset to the community, or that local animals have inherent value that should be

respected. There were also some respondents that noted that trails should not depend on use of private property.

Planning process: Most respondents expressed a desire to finish the planning process. While generally happy with the process, some mentioned they would like future public events to present information visually (i.e. drawings of the future community instead of quantitative data). Other priorities for future processes include openness, transparency, and inclusion.

Trees: A defining feature of Brookswood-Fernridge that helps give is its character, respondents expressed strong support for the preservation of trees in the community. Two species that should be protected include cedars and firs. Some respondents identified trees as a potential hazard to the community that needs to be managed.

Rural, small town community character: Respondents placed importance on maintaining the community's rural character and small town feel. Defining features that contribute to this character include the pristine natural environment, the presence of wildlife, and single detached homes with large open spaces around them. Alternatively, a few respondents noted a desire to maintain lots less than 10,000 square foot as they felt they are a defining feature of the community that provides a particular character and lifestyle for residents.

Equitable decision making for equitable outcomes: There was a general sentiment that the community should be equitable for all. A process that is representative of all groups, particularly long-term residents, young families and seniors, will produce a more equitable community. An important feature of equity in the community noted by many respondents was the availability of affordable housing.

An inclusive and complete concept: Those respondents who preferred the many of the elements of Concepts B and C were more likely to provide additional comments. Those that liked the elements of Concept B felt it was inclusive, noting that it was a good option for families and aging residents. Those that liked the elements of Concept C liked that it was accessible and laid out a plan for a community where residents can live, work and play.

Central community amenities: Some respondents noted the importance of amenities to make the community livable, noting the importance of a community centre. Most respondents who mentioned amenities believed they would best serve the community if they were centrally located.

Zoning: Residents acknowledged how density creates community areas with distinct uses and characteristics. Some comments suggested keeping particular types of zones separate from one another, such as commercial and single family homes, while others suggested zoning that

encourages mixed development. Certain areas were believed to have unique zoning needs, particularly around the lakes in the community.

Appropriate locations for estate homes: Respondents had strong views on estate homes, both positive and negative. Even where opinions differed, there was general agreement that the location of estate homes is important. Some raised concerns about locating estate homes along 200 Street and 208 Street, as these are busier areas of the community that are not appropriate for these types of homes.

Schools: Respondents felt that schools were important for the community. Most respondents suggest that the capacity of schools should be a primary consideration when planning community development.

Willoughby: There was general consensus amongst respondents that Brookswood-Fernridge should not develop into a community like Willoughby. This model is undesirable due to the amount of density introduced without mitigation of community impacts.

Transportation: Some comments reflected general concern about potential impacts of development on the transportation network, and felt that more time should be spent on planning transportation in the community. Particular concerns were raised about existing congestion on 200 Street, 204 Street and 208 Street. Future impacts on 32 Avenue and 36 Avenue were also noted. Many also were excited for a more walkable community, which well aligned with the small-town feel of Brookswood-Fernridge.

Vibrant commercial area: Some comments reinforced that a commercial area is desirable along 200 Street, between 24 Avenue and 34 Avenue. It is envisioned that this area would include small businesses and housing.

Meeting infrastructure needs: Comments suggested that infrastructure was the foundation for increased development in the community and that this should precede increasing the number of residents in the area. Two specific types of infrastructure that were raised in several comments include sewers and water management systems.

Family friendly: Respondents would like the community to be family friendly. Most believed this involved ensuring housing in the area is affordable.

More parks and green space: Respondents would like to see more parks in the area. Generally, respondents believed parks should be separate from “natural areas,” where human activity could be a destructive force to wildlife and the local ecosystem. Respondents also expressed a desire for green space in the community particularly to achieve tree retention.

Sufficient parking: Respondents believed more development would mean a greater need for parking in the area. They wanted this to be considered to ensure a livable community.

Hospital capacity: Some participants expressed concern about the ability of the local hospitals to service a growing population.

Manufactured home parks: Most comments feel the manufactured home parks play an important role in their community and should not be affected by the Brookswood-Fernridge Community Plan.

Ensuring community safety: Respondents felt that community safety should be a priority. This will involve respecting private property and managing appropriate land uses in the area.

Water: Respondents felt that water was a central consideration in planning a safe community, highlighting issues relating to adding stress to the region's water supply, water quality and maintenance of riparian areas, and flood/stormwater management implications of intensifying development. Some expressed a desire to have a more in-depth discussion about the management of water quality in the community.

EMAILS AND LETTERS

During Phase 3 of the Brookswood-Fernridge Community Plan update, the Township of Langley received approximately 10 letters and emails from the public regarding various items, including:

- Housing types and densities
- Trails long conservation and wildlife corridors
- The planning and engagement process
- Manufactured home parks

In addition, the Township received a petition from the owners of Sunrise and Rees Lake providing feedback on the concepts presented at the Phase 3 Open House.

Summary of Written Feedback on the Open House:

- **Process concerns and input:** Some comments show that the engagement process has been received positively and the plans reflect that. However, others note that participant input has not been shown between phases. Some participants are still concerned that developers have too much influence and that the Township has already made decisions that community input will not change.

- **Suggestions for improving engagement:** Some suggestions received in Phase 2 for improving engagement included sending surveys directly to residents, host additional working group meetings, provide more options outside 9-5pm window, provide opportunities for lengthier feedback, and show more tangible information of how the plan will affect residents.

Township of Langley
Est. 1873

engageTOL

WHAT WE HEARD

A SUMMARY OF INPUT RECEIVED IN PHASE 4 OF THE BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE











JUNE, 2017

MODUS
planning design engagement

engageTOL

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Community Plan Update.

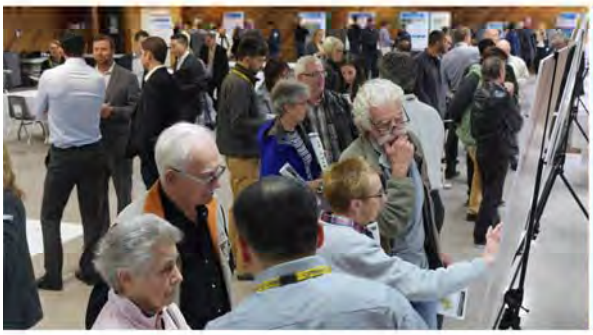
MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

engageTOL

Engagement opportunities during Phase 4 of the Brookswood-Fernridge Community Plan Update (April to May 2017) included a series of community workshops on the desired form and character of multi-family buildings, and an Open House and online Feedback Form to gather feedback on the Preliminary Draft Brookswood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw.



9
Community Workshop Sessions

525
Attended the Public Open House

283
Feedback Forms completed

Highlights of the Feedback on the Preliminary Draft Community Plan

Land Use Plan
Many respondents indicated that the range of housing types and densities proposed were reasonable and balanced. A number of respondents wanted smaller lots and higher density and others wanted larger lots and less density.

Open Space and Community Amenities
Many respondents liked the policies on parks, trails, and greenways. Some respondents suggested the addition of more parks or natural spaces as well as a new recreation centre.

Environment
Most respondents supported the wildlife and tree protection policies. Others expressed concerns about the protection of the natural environment.

Mobility and Transportation
Some respondents liked the enhanced connectivity and safety that would be provided by new sidewalks and bike paths. Many were concerned about increased traffic and the proposed road extensions and upgrades.

Implementation and Phasing (Neighbourhood plans)
Many respondents supported the policies that would see growth phased through neighbourhood planning. Some wanted more details on the proposed phasing.

Building and Development Design (DPA Guidelines)
Many respondents thought the design guidelines will help protect and enhance the community character. Some indicated the need for stricter guidelines to avoid "cookie-cutter" design.

Highlights of the Feedback on the Draft Tree Bylaw

Almost all respondents supported the protection of trees, but feedback on the draft Tree Clear-Cutting Bylaw was mixed. Some thought the two tree limit was not restrictive enough and others thought it was too restrictive. Some respondents said it should take into account varying numbers of trees per lot. Other respondents noted it must be properly enforced to be effective.

> *I feel like at the start residents were skeptical about the process, but as time has gone on it really seems (at least to me) that planners and MODUS have done their best to listen to residents while still trying to do their job and follow guidelines set out by the Township and Metro Vancouver.*

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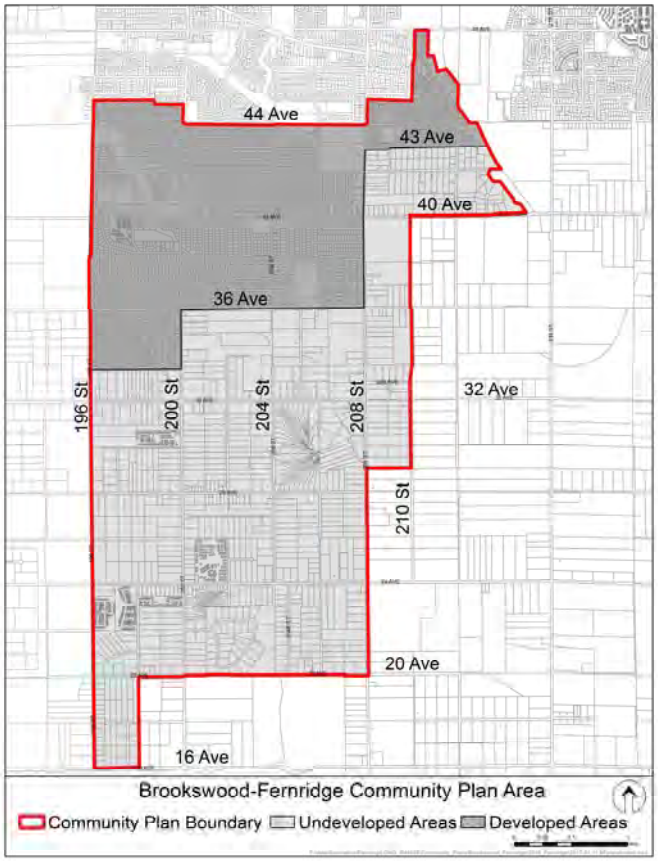
INTRODUCTION

BROOKSWOOD-FERNRIDGE COMMUNITY PLAN UPDATE

The Township of Langley is undertaking an extensive planning and engagement process for the Brookswood-Fernridge Community Plan Update, and is seeking input from everyone in the community on its future.

This update to the existing plan is the community's chance to have a say in how the Undeveloped Areas (see map) of the community are planned.

The update involves a five-phase planning process with an extensive stakeholder and public consultation program in each phase. It will take between 12 to 18 months to complete, and is currently anticipated to conclude in the summer of 2017.



PURPOSE OF THIS REPORT

This report provides a summary of input gathered during Phase 4 of the Community Plan Update process, which focused on the preparation of a draft land use plan and associated policies in the form of a Preliminary Draft Brookswood-Fernridge Community Plan.

Feedback gathered during this phase will provide guidance for refinements to the Draft Community Plan during Phase 5, before Council reviews it through the formal bylaw process.

WHAT WE DID

OVERVIEW

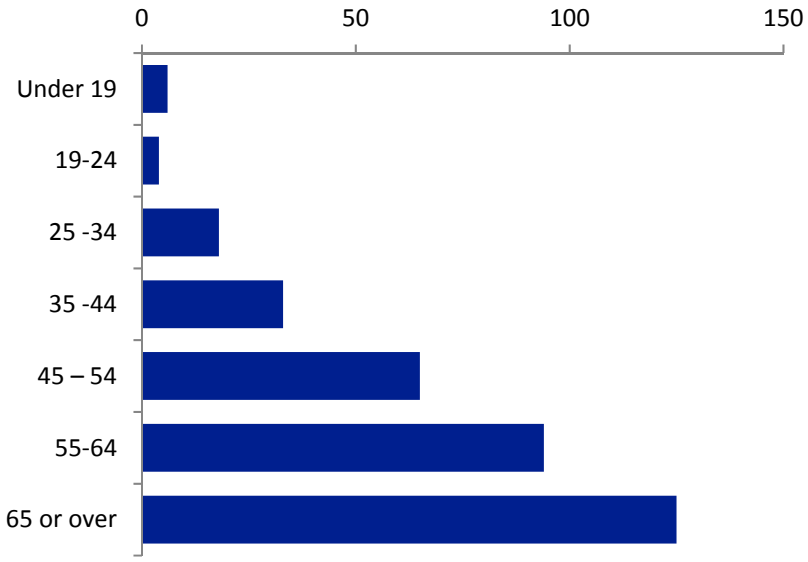
Community input in Phase 4 mainly focused on generating ideas to guide the drafting of Development Permit Area (DPA) Guidelines, and then giving feedback on the Preliminary Draft Brookswood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw. Feedback on the Preliminary Draft Brookswood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw was sought at the Open House and through the online Feedback Form.

ENGAGEMENT EVENTS & ACTIVITIES

During April and May of 2017, the Township conducted the following engagement events and activities as part of Phase 4 of the Community Plan Update:

- **Community Planning Team (CPT) Meeting:** The CPT meeting on April 5, 2017, focused on developing preliminary ideas to inform the drafting of Development Permit Area (DPA) Guidelines for multi-family buildings. The meeting contributed to the development of the draft DPA Guidelines that were presented at the public Open House for feedback.
- **Community Workshop Sessions:** Between April 6 and 12, 2017, the Township hosted nine workshop sessions for community members. The workshops focused on gathering input from community members on their preferences regarding the form and character of multi-family buildings. This input helped the Township project team draft a set of DPA Guidelines, which were presented at the public Open House for feedback.
- **Open House:** 525 community members attended the Phase 4 Open House on May 16, 2017. In addition to reporting back on "what we heard" in Phase 3, this Open House focused on presenting the highlights of the Preliminary Draft Brookswood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw. To view the Open House presentation panels, visit www.tol.ca/brfrcp.
- **Feedback Form:** A Feedback Form was available in both print and digital versions at the Open House to provide participants with opportunities for feedback on the highlights of the Draft Plan and Draft Tree Bylaw. To allow participants to complete the Feedback Form on their own devices and/or at home, the digital version of the Feedback Form remained available until May 25, 2017. The presentation panels were posted on the project website (www.tol.ca/brfrcp) on the date of the Open House (May 16, 2017). The Township received 283 responses to the Feedback Form.

Open House Participants by Age



OUTREACH AND PROMOTION

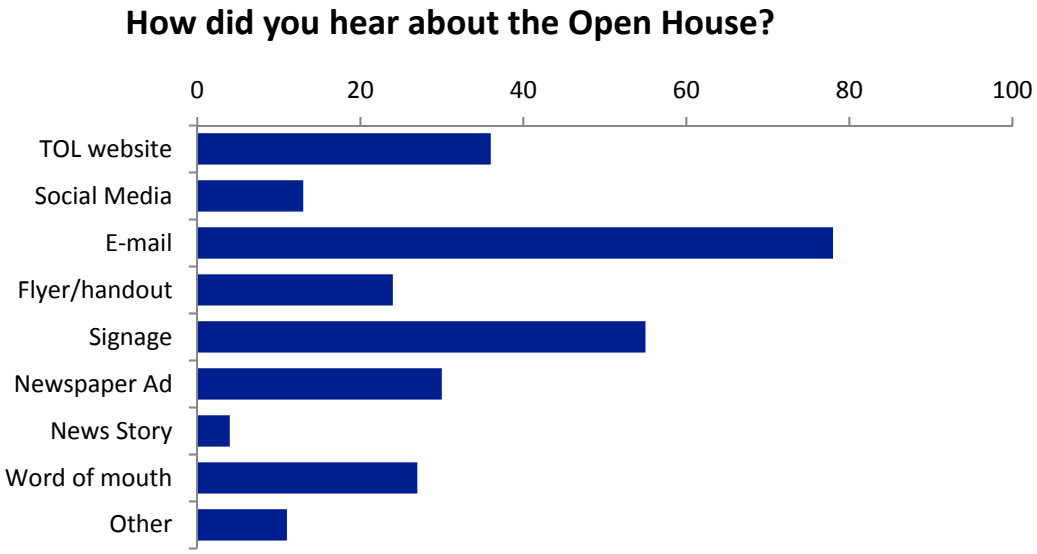
PHASE 4 COMMUNICATIONS

The following communications regarding Phase 4 took place from April through May:

- Over 6,000 flyers were mailed to the Brookswood-Fernridge residents
- Email notifications and newspaper ads
- Billboard style signage around the community in key areas
- Brookswood-Fernridge Webpage and the TOL website updated
- Flyers sent to schools, PAC groups and churches in the area
- Hard copies of the flyers available at the George Preston Recreation Centre, the Brookswood Library, and the Brookswood Seniors Centre

MEDIA COVERAGE

On May 10, 2017, the Langley Advance published a notification about the upcoming Phase 4 Open House. The Langley Advance also published a story before the Open House entitled "Brookswood plan open house upcoming" (see Appendix A).


How did you hear about the Open House?
0
20
40
60
80
100
TOL website
Social Media
E-mail
Flyer/handout
Signage
Newspaper Ad
News Story
Word of mouth
Other

WHAT WE HEARD

This section summarizes the Phase 4 input and what we heard through each. The "Engagement Snapshot" is an overview of the key public feedback in Phase 4 and is provided in at the beginning of this report. In Phase 5 of the Community Plan Update, the Township will use the input to make refinements to the Draft Community Plan before the formal bylaw process.

INPUT FROM CPT MEETING & COMMUNITY WORKSHOP SERIES

The Township of Langley hosted nine community workshops, which followed a similar workshop format as the CPT meeting held on April 5, 2017. The workshops gathered input on the desired form and character of multi-family buildings. The Township project team used this input to draft Development Permit Area (DPA) guidelines for further community feedback at the Phase 4 Open House.

The workshops began with a brief presentation to review Phase 3 engagement and provide an overview of the "toolkit" available to the Township, including DPA Guidelines, to shape the form and character of multi-family buildings. Community members then participated in small group discussions and facilitators recorded hopes and concerns regarding the form and character of multi-family buildings, as well as suggestions for how guidelines might help to achieve the desired outcomes.

The following sub-sections provide a summary of the main themes raised by participants through the small group discussions. This summary is organized under the broad topics of:

- Building and Site Design
- Access, Circulation, and Parking
- Environment, Public Realm, and Character
- Land Uses and Associated Topics

Building & Site Design

Siting + Orientation

The participants of the workshops shared concerns about future density, the increase of residents, sunlight and open-air, and shared spaces in denser areas. As a result, sufficient setbacks were requested to enhance sunlight reaching the ground. Another popular topic was orienting front doors toward streets and public spaces for greater street appeal and sense of community.

Massing + Density

An important topic was the idea of strategic transitions between higher to lower densities to blend into the existing structure of the community. Most discussions were directed at providing the higher densities of multi-family closer to community centres and amenities with a decrease of density closer to single family residences. Generally, when discussing massing at the block and building scale, participants wished for varied massing, as opposed to "blocky" development and large solid walls of concrete.

Access, Circulation, and Parking

Accessibility / Universal Access

In general, participants discussed the ability to access walkways, sidewalks and entrances, especially for seniors and strollers. Where possible, entrances and walkways should be barrier-free, and all multi-story developments should have elevators and limited stairs. Participants suggested designs that were adaptable to all ages and abilities.

Transit

A strong emphasis was put on adding new transit and infrastructure to mitigate the increase in traffic, and better integration with existing forms of transportation such as walking and cycling at key transit hubs.

Parking

Parking was frequently discussed, with many voicing concerns for increased parking needs as density increases, including visitor parking. Many participants requested underground parking as a pragmatic and aesthetic solution to these concerns, as well as on-street parking. There was mixed feedback on tandem parking, with tension between affordability and being inadequate in addressing parking needs.

Connectivity / Walkability

Walkability and connectivity were very popular subjects with wide support. There was strong demand for complete neighbourhoods, providing services and amenities within walking distance, connected by networks of walkways and pathways. Off-street bicycle routes as well as on-street routes were also highly desired. A few participants also requested accommodating horses with bridal paths. Another aspect of walkability was promoting pedestrian comfort through weather protection (e.g. overhangs) in the community centres.

Traffic

There was notable discussion around increased traffic mostly regarding increased congestion resulting from increased density. The participants voicing this concern felt road upgrades and widening were necessary to address this and others felt roads needed to be upgraded as development occurred to manage and mitigate traffic.

Environment, Public Realm, and Character

Environmental Protection + Enhancement

The most significant topic was that of tree and forest retention. Participants felt trees should be retained as effectively as possible, often suggesting proactive measures be taken (tree inventory prior to development, identification and protection of forest areas). Other important topics were the preservation and enhancement of wildlife corridors and ecosystems, including those surrounding existing creeks and streams, as well as the construction of new ecosystems as a landscaping strategy. Light pollution was also a concern some participants raised, encouraging low lighting at night. Another popular environmental topic pertained to the use of sustainable technologies, such as solar panels and the use of energy efficient materials, as well as encouraging building to standards such as LEED.

Beauty & Character

Concerns around Beauty and Character were associated with impressions that higher density developments can be less appealing ("eye sore," "blocky, massive") and not sufficiently place-based ("no cookie cutter"). In the same vein, a number of participants expressed hopes for different architectural styles, some specifying rooflines that are varied. The theme of a "natural" character was a strong one, in keeping with suggestions for local building materials such as wood and stone, rather than vinyl or metal. Many participants felt the use of good quality, durable materials is important. Specific examples and styles were also cited, such as Country/Rural, Whistler, Heritage/traditional and West Coast, although there was mixed feedback on West Coast and Modern styles of architecture. There was mixed feedback when discussing colour between "natural" earthy palettes and stronger "accent colours." Several participants specifically discussed roofs, many partial to pitched roofs and gables.

Public Amenities and Civic Services

The most significant requests related to preserving and enhancing greenspace and parks, many participants requested play areas for children. Participants also expressed a desire for gathering places for socializing, such as courtyards and patios. Although outside the scope of the exercise's focus on design guidelines, the capacity of civic services was a concern, many

requesting more schools, a larger capacity hospital, and recreational facilities as well as a library and upgraded community recreation center. Some participants also expressed the importance of these facilities' connection and accessibility to the communities they service.

Landscaping

On the topic of landscaping, participants were most vocal about establishing greenspace, especially as a balance for increased density. Types of greenspace suggested varied from living green walls and rooftop gardens addressing stormwater management, to recreational open space and community gardens. Landscaping, for many, was also important as a means of screening and buffering dense development and parking. Several participants expressed an interest in street trees, a few specifying "colourful" and "flowering" trees. Preservation of existing vegetation and local plant species in landscaping practices was also an important topic. A few participants made suggestions around landscape features, such as lighting standards, trellises, seating, and water features.

Safety

Safety was not the most discussed topic but there was concern about crime increasing with density. Some participants encouraged designing for "eyes on the street" as well as Crime Prevention Through Environmental Design. Some more basic safety concerns were also touched on such as emergency services and fire prevention. The topic of pedestrian safety came up, with some participants requesting adequate provision of sidewalks and lighting.

Land Uses and Associated Topics

Mixed Use + Commercial

A very strong emphasis was on the walkability of mixed use and commercial centers. Mixed use, specifically, was cited as a desirable land use as it provides the necessary daily needs of the community without having to drive. A smaller portion of participants discussing commercial and mixed use development specified a desire for local-serving stores rather than big box retailers. Requests for commercial spaces included coffee shops, restaurants, medical services, and daily food provisions.

Residential Development

Some general trends in feedback emerged regarding residential development as a whole. There was a strong desire for providing a wide range of residential forms and options, including multi-family. Beyond the common housing options (single family, townhouse and apartment), cluster housing was commonly discussed. Most participants were enthusiastic about this option's

green space and tree preservation possibilities. Some attendees of workshops also recognized the need for increased density, but also expressed a widespread desire for accompanying greenspaces. It was noted that development needed to be phased to avoid major disruptions within the community. A few reoccurring examples of existing communities came up, most notably Willoughby as an example of what to avoid, and Morgan Heights as a model worth following.

Affordability + Aging in Residential Development

Affordability and aging were reoccurring topics of interest and concern throughout the workshops. Participants expressed ideas for improving affordable choices for families and seniors and designing housing for the elderly. For instance, through choices in less costly materials such as granite counter tops, would provide less costly housing choices.

Ground-Oriented Residences

Workshop participants discussed the preference for ground oriented housing with a larger number of partakers indicating townhouses and rowhouses where a desirable choice. The majority of participants specified preferences for larger unit sizes that provided bedrooms and bathrooms on the main floor and that these future residences should blend with current single family conditions. A small portion preferred larger single family lots. Desired features for townhouses and rowhouses generally included greenspace and children's play areas, and proximity to commercial spaces.

Apartment Buildings

Comments around apartment buildings were primarily height concerns. A number of the participants addressing this topic favoured a 3-storey maximum. The others preferred 4-storey maximum with the possibility of underground parking. Participants discussed not wanting any apartment buildings outside of the community center.

Servicing

A number of workshop participants expressed a desire for undergrounding services, noting the benefit of reducing obstacles for pedestrians (e.g. telephone poles in middle of sidewalks).

INPUT FROM OPEN HOUSE AND ONLINE FEEDBACK FORM

At the May 16, 2017 Phase 4 Open House, the Preliminary Draft Brookswood-Fernridge Community Plan and Draft Tree Clear-Cutting Bylaw were presented (visit www.tol.ca/brfrcp to download the Open House presentation panels). A Feedback Form gathered input on the Draft Community Plan, Draft Tree Clear-Cutting Bylaw, and overall engagement process.

Part 1 of the Feedback Form asked participants to identify and comment on three aspects of the Preliminary Draft Community Plan that they liked the most. Part 2 asked participants to identify areas for improvement. In both parts, participants were to indicate to which section of the Preliminary Draft Community Plan their comments referred. The following is a list of the sections:

- Vision Statement and Guiding Principles
- Community Character
- Land Use Plan
- Open Space and Community Amenities
- Heritage
- Environment
- Mobility and Transportation
- Utilities and Services
- Implementation and Phasing (Neighbourhood Plans)
- Building and Development Design (DPA Guidelines)
- Other

Part 3 of the Feedback Form included an open-ended question for any other comments relating to the Preliminary Draft Plan, an open-ended question for comments on the Draft Tree Clear-Cutting Bylaw, and an open-ended question for any comments on the engagement process throughout the Community Plan Update.

The following sections, structured on the categories listed above along with the final two questions regarding the Draft Tree Clear-Cutting Bylaw and engagement process, provide a comprehensive summary of what we heard through the Feedback Form. Note that any comments that were left under the "other" category or the open-ended question on the Preliminary Draft Plan are integrated into the sections below.

Vision Statement and Guiding Principles

What participants liked most

Respondents felt the Vision Statement and Guiding Principles reflected key elements of Brookswood-Fernridge's character, including a strong sense of community and high quality of life. Respondents also noted that they felt their feedback from previous engagement was reflected in the latest draft. It was felt that the Vision Statement and Guiding Principles provided a sense of direction for the community. They also felt that the process of developing a community Vision and Guiding Principles gave existing residents of Brookswood-Fernridge the opportunity to influence how their community will change and grow.

Suggested areas for improvement

Respondents identifying areas for improvement emphasized the need to listen to what kind of development the community would like to see – moving the engagement process from insight to impact.

Community Character

What participants liked most

Overall, respondents in support of this section of the plan reflected a strong desire to maintain the distinct character and "charm" that initially drew them to live in Brookswood-Fernridge. For many, key features of the community's character that is provided for in the plan include preservation of wildlife habitat, old growth trees, social interaction, and heritage buildings. Others indicated that the policies within the Community Character section of the draft plan reflect community feedback and input throughout the planning process.

Suggested areas for improvement

Relatively few respondents identified areas for improvement. Some respondents suggested that the quality of life for Brookswood-Fernridge residents could be maintained by planning for less dense development and retaining the character of the community. Similarly, other respondents favoured smaller town centres over big box stores.

Land Use Plan

The Draft Land Use Plan received the most comments relative to any other categories from Parts 1 and 2 of the Feedback Form.

What participants liked most

When asked what they liked most about the Preliminary Draft Community Plan, many respondents said they liked the inclusion of the smaller lots and consideration of the natural environment, including wildlife corridors. Respondents said they liked the Land Use Plan, as it provided a "good mix" of densities, land uses, housing forms and lot sizes compared to the 1987 Community Plan. The location of the community centre and two neighbourhood centres were supported, and additional respondents commented that they liked that the plan retained some of the existing manufactured home parks.

Suggested areas for improvement

There was a split between respondents who wanted an increase in density and respondents that felt Draft Land Use Plan was too dense. Those that wanted an increase in density would like smaller lot sizes and/or more multi-family housing around the community serving centre on 200 Street and the neighbourhood serving centre on 208 Street as well as smaller lot sizes in the Single Family 2 areas in the Glenwood and Rinn neighbourhoods. Those who would like to see denser development argued that the community needs more affordable housing options for younger families and individuals.

A number of respondents commented that the Draft Land Use Plan is too dense because of the inclusion of the smaller lots in the Single Family 3 designation and multi-family housing. Some respondents would like to retain larger lots and open space to contribute to the community's character.

Some respondents wanted more clarification on some of the details in the Draft Land Use Plan; especially regarding the future of Cedar Creek Manufactured Home Park and a better understanding of where smaller lots in the Single Family 3 designation would be situated. Other respondents sought more details about green space and natural areas in the Preliminary Draft Plan.

Open Space and Community Amenities

What participants liked most

Respondents showed strong support for the preservation of the environment into the Draft Plan, with reference to the inclusion of parks, wildlife corridors, and greenways. Respondents also highlighted the enhanced connectivity of trails and greenways to public facilities, the provision of recreational opportunities, and the consideration of a number of new schools to support a growing population in the Draft Plan.

Suggested areas for improvement

Most of the suggested improvements to the Open Space and Community Amenities aspect of the Draft Plan were in reference to proposed parklands. Some respondents felt there were not enough designated parks or natural green spaces in the Draft Plan, or that the parks should become more connected and accessible. A few respondents felt that the added density called for an additional recreation space to ensure opportunities for recreational and social activities for both seniors and youth.

Heritage

What participants liked most

A few respondents acknowledged the importance that heritage resources play in the Draft Plan, indicating support for policies that would protect the heritage buildings in Brookswood-Fernridge and recognize the role that history plays in maintaining the unique character of the community.

Suggested areas for improvement

There were minimal comments suggesting improvements to the heritage aspect of the Draft Plan. The few comments that were provided reinforced the importance of retaining the historic character of the Township as a whole, as well as creating neighbourhoods that the Brookswood-Fernridge community will be proud to leave for future generations.

Environment

What participants liked most

Aspects of the Draft Plan pertaining to the protection of the environment garnered a significant amount of support from respondents. The protection of trees and wildlife emerged as aspects of the plan that respondents viewed favorably in terms of ecosystem preservation itself, but also for human health and well-being. There was an array of comments acknowledging the positive role that cycling and pedestrian trails play in the Draft Plan, as well as the overall respect for the environment and green space in the Draft Plan.

Suggested areas for improvement

A number of respondents expressed concern for the natural environment of their community. Suggested improvements to the Draft Plan called for a stricter Tree Clear-Cutting Bylaw, as well as more Bylaw Officers to encourage enforcement. Several respondents were concerned about

the retention of green space, the width of wildlife corridors, and the importance of the community's forests for the outdoor education of younger generations.

Mobility and Transportation

What participants liked most

Some respondents provided positive comments about the Mobility and Transportation section of the Preliminary Draft Plan, including increased safety for both cyclists and pedestrians through the inclusion of bike lanes and pedestrian paths (e.g. sidewalks).

Suggested areas for improvement

The majority of respondents expressed concerns about the proposed transportation network and increased traffic through areas of the community that are known for their pedestrian and bike routes. Several respondents indicated a strong dislike for the proposed lane expansions along 204 Street and 40 Avenue, as these are present with walking trails and school sites. Related to this, respondents were concerned about community safety and tranquility, which contributes to the community character of Brookswood-Fernridge.

Other comments were related to the need for increased public transportation services along arterial roads as well as the provision of more bike lanes to meet the needs of the future population. Bike lanes were suggested to be relocated to areas off main roads (e.g. along side roads and back alleys).

Utilities and Services

What participants liked most

Some respondents supported moving homes off septic waste systems and would like new developments to be served by municipal water and sewer systems. It was noted that a clear vision for the future of utilities and services for Brookswood-Fernridge was provided in the Preliminary Draft Plan.

Suggested areas for improvement

Suggested improvements to this section of the Preliminary Draft Plan recommended changes to the proposed sewer system connections and expansion. Some respondents also voiced that they would like to have underground services and utilities on both sides of the street.

Several respondents felt that existing utilities and services in the heart of Brookswood-Fernridge could not support such a large commercial area. A few comments noted that there are

questions about the purpose of the detention ponds in the plan and that this section of the plan needs more clarification.

Implementation and Phasing (Neighbourhood Plans)

What participants liked most

The phasing of development and the use of neighbourhood plans emerged as the favoured aspects of this topic area, with many respondents supporting the idea of orderly growth and continued opportunity for community input on the neighbourhood plans. Some respondents acknowledged the consultation and feedback process as a positive feature of the planning process.

Suggested areas for improvement

Suggestions for improving the implementation and phasing of the Draft Plan focused on asking for more clarity and detail about this section of the Draft Plan. Respondents wanted to know more about the neighbourhood planning process, its limitations, and how phasing would be implemented over time. Other respondents wanted to see less variability in the potential lot sizes through the neighbourhood plans and gain a better understanding of where smaller lots in the Single Family 3 designation would be situated.

Building and Development Design (DPA Guidelines)

What participants liked most

Respondents spoke of their appreciation of the Building and Development Design (DPA Guidelines) section as it provides for a variety of housing types and tries to maintain or enhance the character of Brookswood-Fernridge, such as its recommendations to use natural building materials. Other respondents liked the development permit areas and the intention of protecting farmland as well as promoting environmentally sensitive development throughout the community.

Suggested areas for improvement

Individuals expressed some concerns that this section of the Draft Plan requires stricter guidelines for integrating historic character into building design as well as ensuring a variety of building forms and appearances.

Draft Tree Clear-Cutting Bylaw

The majority of comments supported the protection of trees in Brookswood-Fernridge. However, respondents expressed mixed levels of support for the proposed Tree Clear-Cutting Bylaw. Those in support of the Bylaw noted that mature trees are especially important to protect as it contributes to the community's unique character. Those who do not support the Bylaw felt that it needs to take greater consideration of Bylaw enforcement, the practicality of the two-tree limit, and public safety. Some respondents also felt that the two-tree limit will not be effective and would prefer if the Township considered a broader range of regulatory options.

Effectiveness of the Tree Bylaw

Many respondents were concerned that the proposed Tree Bylaw will not be enforced and therefore be ineffective or have little effect on protecting trees. More information is desired by respondents about the proposed fines and penalties for those who do not follow the Bylaw. Some respondents felt there was a lack of clarity about the special considerations that may be given to developers and residents who want to clear several trees for development purposes.

Concerns about the two tree limit

Some respondents felt the two-tree limit was not strict enough to meet the commitment to protect the natural environment made in the Brookswood-Fernridge Community Plan. Others believed the two-tree limit was too restrictive and did not take into account the varying number of trees on lots, or the benefit of cutting down hazardous trees. Suggested changes to the Tree Bylaw include: creating a tree-cutting limit based on the total percentage of trees in the community, allowing people to cut down more trees if they provide other community contributions, requiring developers to plant more trees (e.g. requiring a 2:1 ratio of trees planting to tree cutting), including their roots, and only allowing clear cutting in extreme circumstances.

Alternative ways to protect trees

Some respondents noted that lot sizes should not be reduced in order to accommodate the protection of trees. Instead, buildings should be built around existing trees. Other respondents would like the Township to require developers to set aside designated green space in their proposed developments.

Engagement throughout the Community Plan Update Process

The majority of respondents felt the engagement process was thorough, inclusive, and provided ample opportunities for community input, but some comments suggested there are concerns

regarding how the input be integrated into the Draft Community Plan. There were also a number of suggestions made for future engagement processes.

A positive engagement process

Many respondents felt the engagement process was well-planned, providing adequate information with frequent opportunity for community input. Some noted that they were skeptical of the process at the beginning but appreciated the work of friendly and helpful staff in creating a healthy environment for feedback. Other comments suggested that this process was better than previous processes. Respondents felt listened to and believed their ideas will be integrated into the Community Plan.

Concerns about the legitimacy of the engagement process

Some respondents felt that the process was not genuine and that decisions favouring high density development were going to be made regardless of what was heard from the community through the engagement process. There was a sense that some community input had been discounted and not integrated into the Preliminary Draft Plan. Some respondents felt that this phase of engagement was rushed and, as a result, the Draft does not reflect the input that was provided.

Prioritizing community voices

Respondents were concerned that input from absentee property owners (specifically developers) was being prioritized over input from community members and that this was reflected in the Draft Plan. There was a sentiment among some respondents that those who were not a part of the community should have less influence on the future of the community. Respondents also felt there should be some way for accounting for what was desired by future residents of the area.

Impact of the engagement process

Some respondents would have liked to see how input was incorporated into the Preliminary Draft Plan before evaluating the engagement process. Respondents would have liked to ensure that their feedback was integrated and the plan produces outcomes that reflect community values. Some comments suggested respondents feel the language in the Draft Plan was too broad, leaving room for discrepancies in development that do not adhere to the plan.

Transparency about special considerations

Respondents felt there was a lack of transparency about how applications for new developments and special considerations would be handled. Some felt that applications that did not conform to the new Community Plan's requirements should not be considered.

Suggestions to future engagement processes

Some respondents gave suggestions for improving future engagement processes, including having open houses in the early morning and late evening to accommodate varying work schedules, and making a greater effort to engage youth. Some respondents would appreciate more explanation of engagement materials and maps to make it easier for the public to learn about community planning. Others would like a project overview presentation.

Specific recommendations to improve engagement events included more efficient event registration processes, methods to prevent respondents from voting more than once, or adding multiple post-it notes and misrepresenting the level of support for specific ideas.

EMAILS AND LETTERS

During Phase 4 of the Brookswood-Fernridge Community Plan update, the Township of Langley received approximately 20 letters and emails from the public regarding various items, including:

- Land use, housing types and density
- Neighbourhood plans and phasing
- Trails, conservation areas and wildlife habitat
- Transportation and servicing
- Tree protection
- In-stream development applications

APPENDIX A: NEWSPAPER ARTICLE



Brookswood plan open house upcoming

The open house will allow residents to see a draft plan of the neighbourhood's future.

MATTHEW CLAXTON / Wed May 10th, 2017 1:30am / LOCAL NEWS NEWS

Langley Township is holding an open house for the Brookswood-Fernridge Community Plan Update to seek feedback on a preliminary draft plan.

The draft plan can be seen online tol.ca/brfrcp.

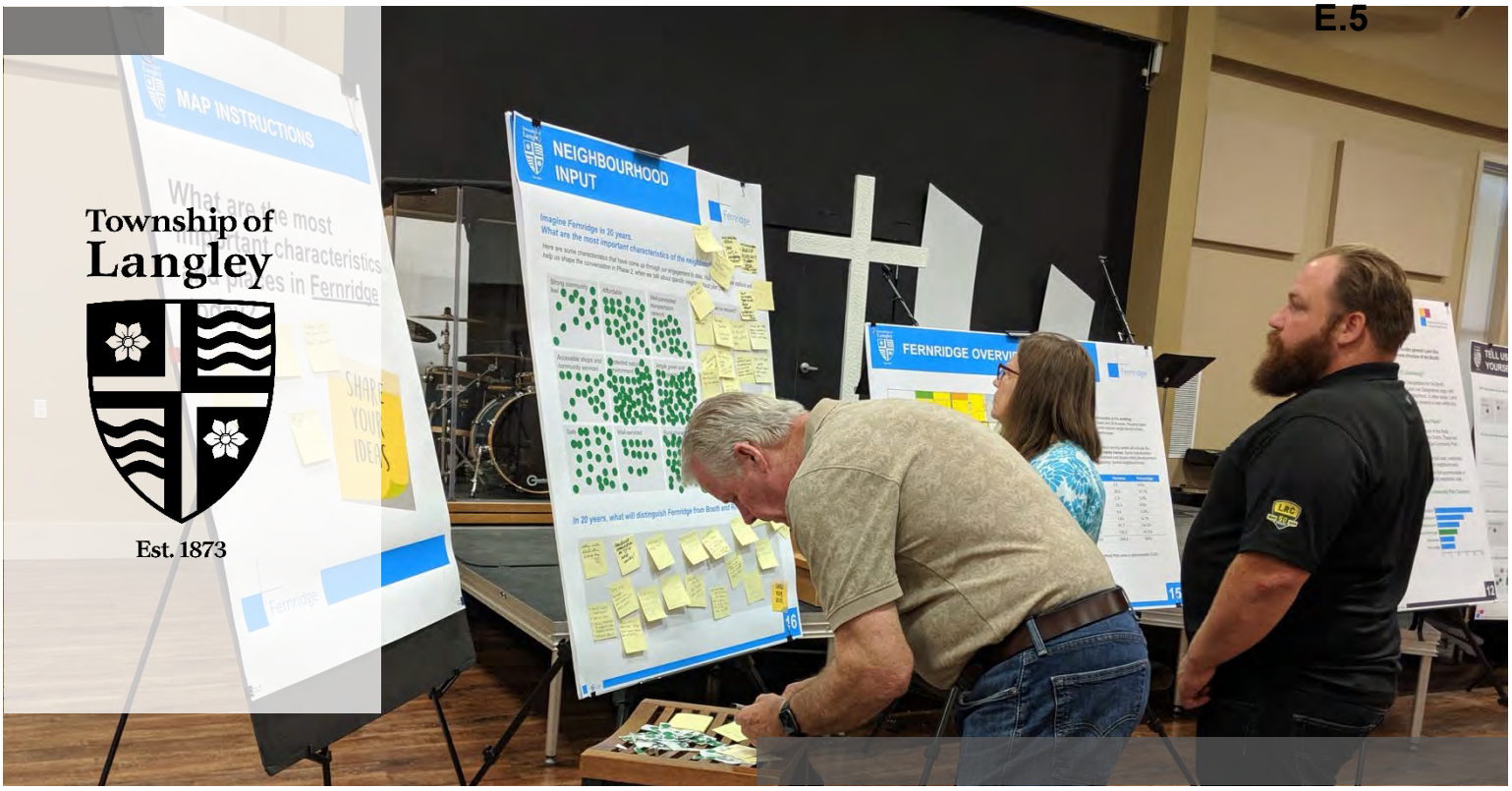
Members of the public are being encouraged to come to the event to share their views on the new draft.

The Township has been hosting a number of open houses and planning sessions on the future of Brookwood-Fernridge over the past several months.

A previous attempt to create a new community plan proved so controversial that council voted to scrap it and start over. Residents objected to the level of density and population growth planned for Fernridge, which is currently mostly low-density and semi-rural.

As the plan has slowly moved forward, developers have started building single family housing in Fernridge using the guidelines for the old plan.

The open house wil be held May 16, from 3-8 p.m. at the George Preston Recreation Centre at 20699 – 42 Avenue.



Township of Langley

Est. 1873



WHAT WE HEARD

PHASE 1 PUBLIC ENGAGEMENT SUMMARY

August 2019

Brookswood-Fernridge Neighbourhood Plans

Brookswood-Fernridge Neighbourhood Plans

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Neighbourhood Plans.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

Brookswood-Fernridge Neighbourhood Plans

Engagement opportunities during Phase 1 of the Brookswood-Fernridge Neighbourhood Plans (May to July 2019) focused on identifying specific values, assets and opportunities for the neighbourhoods of Booth, Fernridge and Rinn. Phase 1 included a series of Neighbourhood Dialogue Sessions, a combined Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub-Teams (NPSTs) meeting, an Open House and an Online Questionnaire.

215+
Attended the Public Open House or completed online surveys

158
Participated in Neighbourhood Dialogue Sessions

27
Members of the Neighbourhood Planning Team and Neighbourhood Planning Sub-Teams who contributed in the inaugural meeting



KEY THEMES:

Maintaining Green and Natural Spaces
Many expressed a need to protect and maintain the existing ample park and green spaces and were concerned that increased growth and development would result in a loss of local natural areas and negatively impact the surrounding wildlife.

Preserving Neighbourhood Character
A strong community character was identified as both a key existing asset and a feature that should be preserved. Many valued the "small town feel" that gives residents a sense of safety, remoteness and social inclusion.

Housing
Participants indicated that although single family housing was an existing asset, a greater variety of affordable housing types is necessary to meet the needs of a growing and diverse population.

Providing Multi-Use Transportation Networks
Respondents value the existing walkability of the community, including bicycle and pedestrian pathways and trails. Many also expressed a need to preserve and provide additional active transportation and public transit options while also managing vehicular road traffic to accommodate future growth.

Creating Complete Communities
Many respondents valued the proximity of local shops, businesses and amenities in each neighbourhood. Many also supported future mixed-use development as a way to provide additional opportunities for retail and commercial uses and ensure accessibility to essential services.

Implementing the Neighbourhood Plans
There is a strong desire to implement the neighbourhood plans without delay. Many hoped that development would begin soon after plan adoption and that leadership would remain committed to ensuring practical outcomes of each plan.

DISTINGUISHING FEATURES:

BOOTH
Respondents identified Booth as a community hub of mixed uses and an opportunity for more affordable housing

FERNRIDGE
Respondents supported the protection of green and natural spaces and preservation of "horse country" character

RINN
Respondents prioritized a need for greater expansion of the trail network and protection of natural and green spaces

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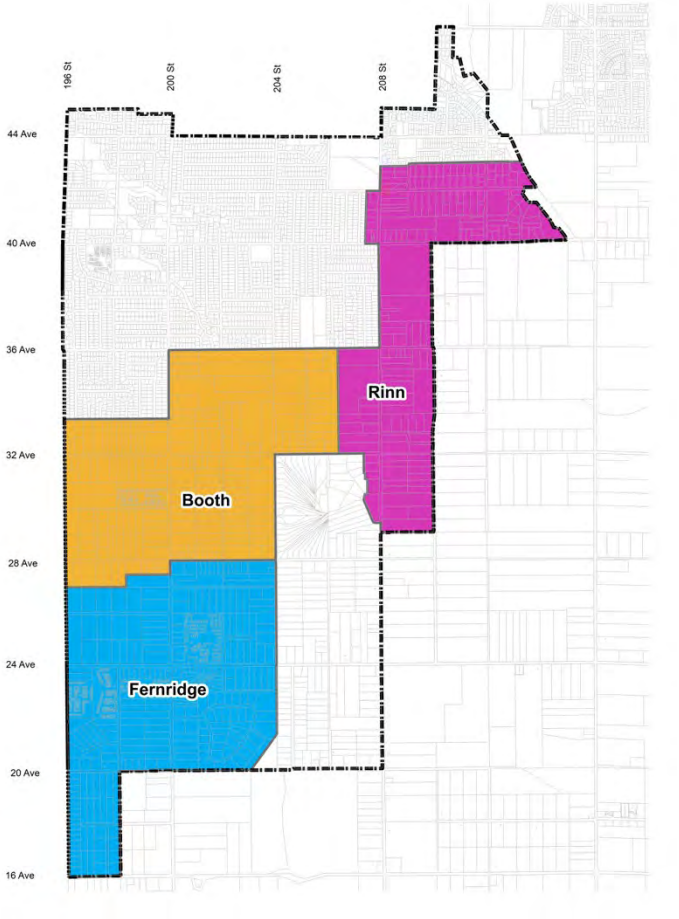
Introduction

Brookswood-Fernridge Neighbourhood Plans Process

In 2017, Township of Langley Council adopted the Brookswood-Fernridge Community Plan. The process to create this plan involved extensive stakeholder and public consultation. Following the adoption of this plan, Council instructed staff to prepare Neighbourhood Plans for Booth, Fernridge and Rinn.

The Neighbourhood Planning process will involve three phases with a stakeholder and public consultation program at every stage.

The planning process is expected to take approximately 21 months to complete and is anticipated to conclude in the fall of 2020.



In this first phase of engagement, the Township of Langley engaged stakeholders and the public to foster an understanding of the goals, scope and engagement program for the preparation of the Booth, Fernridge and Rinn Neighbourhood Plans. The Township also wanted to build relationships between the Township Planning Team, residents and property owners. The Township did so by providing opportunities for participants:

- To share their aspirations and concerns regarding change and about the planning process
- To ask questions of staff
- To share their input on:
    - Neighbourhood values
    - Neighbourhood assets and opportunities
    - Challenges and ideas

Purpose of this Report

This report provides a summary of input gathered during Phase 1 of the Neighbourhood Plan process. The input gathered in this phase will inform the development of policy options by Township of Langley staff, along with:

- the input received during the Community Planning process;
- technical studies and policy analysis; and
- best practices

The policy options developed based on this input will be presented to stakeholders and the public in Phase 2 of the planning process.

What We Did

Engagement Events and Activities



Between May 6 and July 2, 2019, the Township conducted the following events and activities:

Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub Team (NPST) Meeting: This meeting was held on May 6 from 6:30-9:00pm at the Langley Mennonite Fellowship church in Brookswood-Fernridge. The NPT and NPST are made up of 30 people selected by Council. At their first meeting they reviewed the project terms of reference and participated in a discussion about their hopes and fears relating to this process.

Neighbourhood Dialogue Sessions: A series of 90 minute Neighbourhood Dialogue Sessions were held on June 3, June 6 and June 13 at the Brookswood Baptist Church. Approximately 128 people participated across all sessions. Each session included a brief presentation about the process, a Q & A session and a facilitated dialogue on key values and aspirations for the future of the Booth, Fernridge and Rinn neighbourhoods.

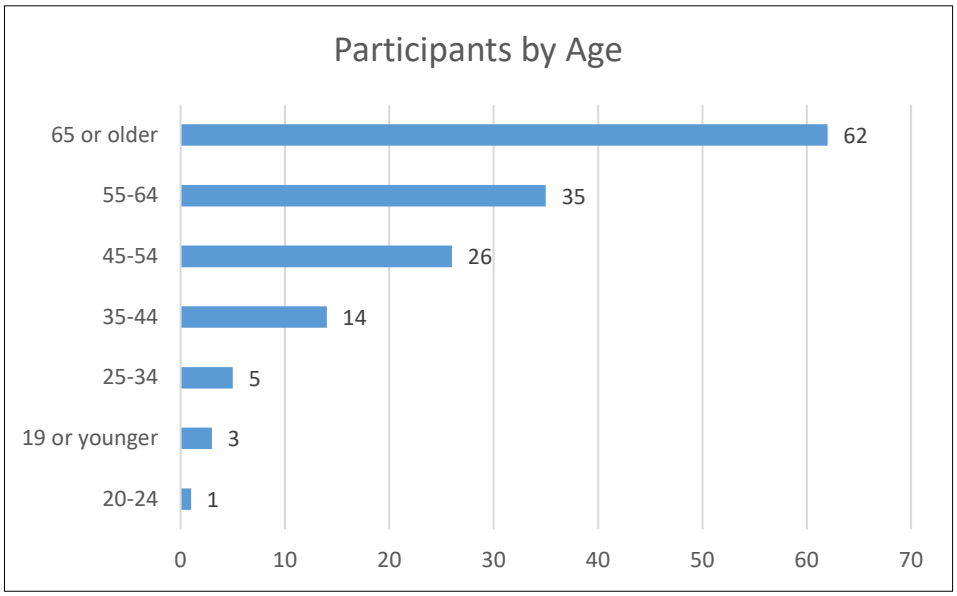
Open House: The Township of Langley hosted an Open House on June 26 from 4:00-8:00pm at the South Langley Church in Brookswood-Fernridge. Approximately 202 people attended this drop-in event which involved reviewing presentation panels summarizing the neighbourhood planning process and participating in several interactive stations.

Online Questionnaire: For those unable to attend the open house, an online questionnaire was made available online from June 18 until July 2 and received 17 responses. The questionnaire provided information and feedback opportunities similar to what was available at the open house.



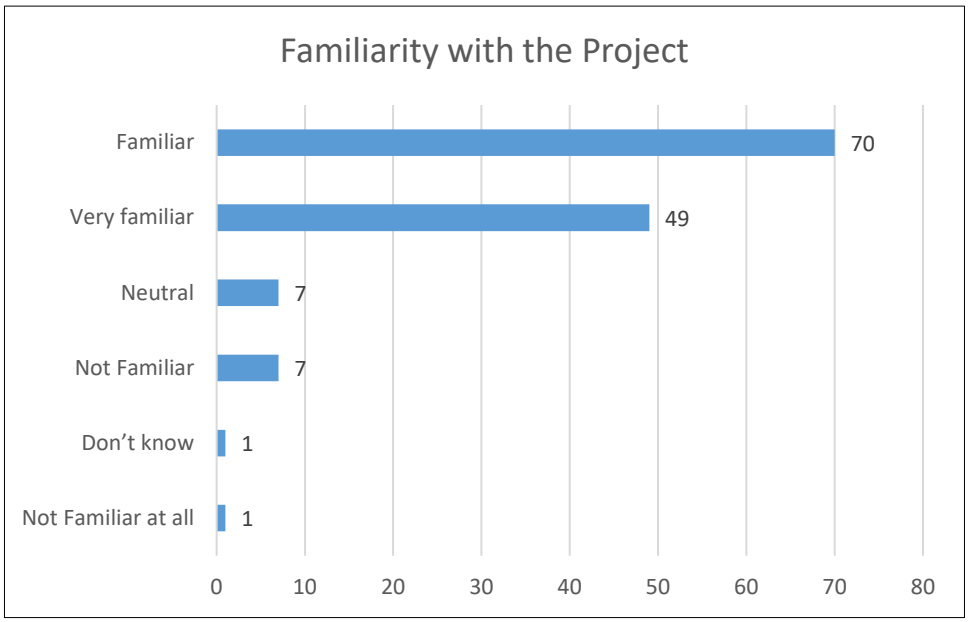
Who Participated

During the Open House and on the online questionnaire some basic information about who participated was collected. Demographic information was not collected for participants of the Neighbourhood Dialogue Sessions. The number of respondents for each questions is noted under each graph.



65% of respondents were 55 years of age or older.

146 responses



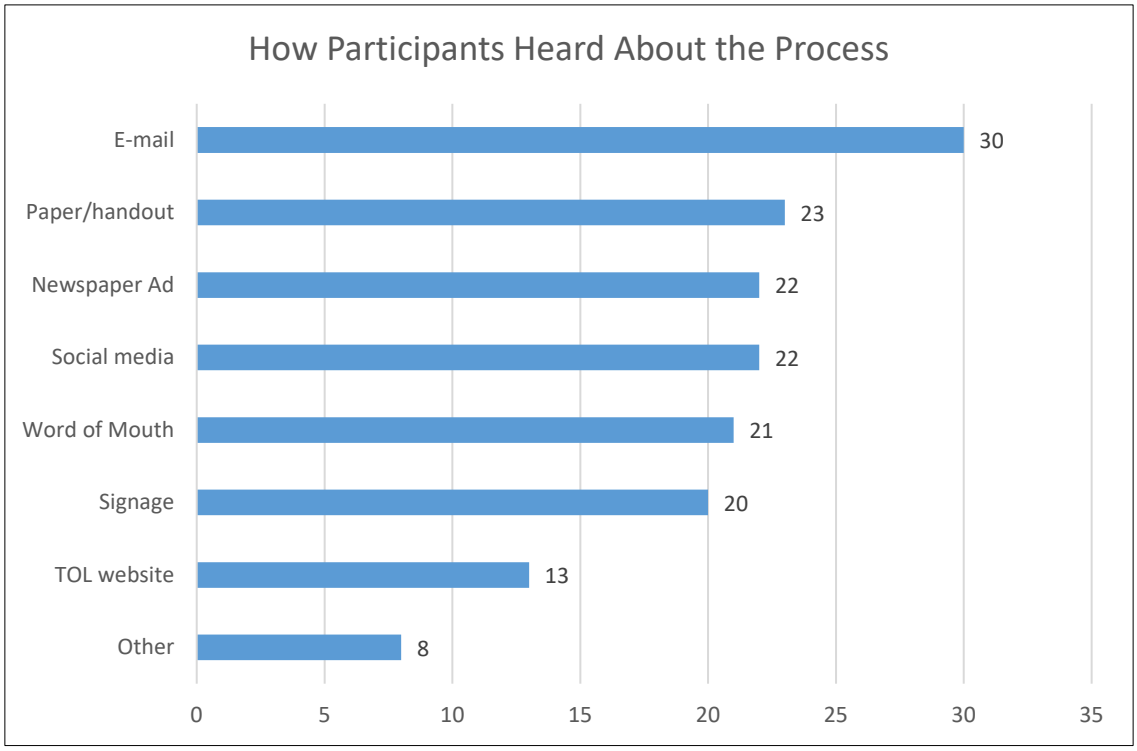
88% of respondents were familiar or very familiar with the project

135 responses



72% of respondents lived in Brookswood-Fernridge and owned property in BF.

139 responses



159 responses

Outreach and Promotion

Project Launch

Outreach and promotion for the Brookswood-Fernridge Neighbourhood Plans began by placing advertisements in the local newspapers and delivering a total of 7,400 postcards to all households and businesses within Brookswood-Fernridge and surrounding areas to the east and south. The newspaper advertisements and postcard directed individuals to the project webpage for more information, encouraged individuals to sign-up for email updates, and advertised the Neighbourhood Planning Team recruitment process.

Media Coverage

The Brookswood-Fernridge Community Plan Update also kicked-off with a media release announcing the start of process and the Community Planning Team recruitment process. The Langley Advance Times wrote an account of the event: (https://www.langleyadvancetimes.com/news/volunteers-sought-for-fernridge-neighbourhood-plans/).

Notification of the Neighbourhood Dialogue Sessions was publicized in the Langley Advance Times. The Langley Advance Times wrote an account of the event: (https://www.langleyadvancetimes.com/news/neighbourhood-planning-continues-in-brookswood/)

Notification of the Public Open House was also publicized in the Langley Advance Times. The Newspaper wrote an account of the event: https://www.langleyadvancetimes.com/news/fernridge-gathers-for-neighbourhood-planning-open-house/

Promotion for the Public Events

The Neighbourhood Dialogues and Open House were promoted through the Township of Langley project website and social media channels. An email notification was also sent to all of those who signed up for email updates. In addition, posters and flyers were distributed throughout the Brookswood-Fernridge Community and advertisements were placed in the Langley Advance Times and Aldergrove Star May 16, 17, 20 and 31. A news release was also sent to media to inform them of the upcoming engagement events.

Opportunities for Public Input

The following list summarizes the Phase 1 opportunities for input provided primarily through the Neighbourhood Dialogues, Open House and online questionnaire:

- **Hope and Fears**: All Phase 1 engagement activities started by asking participants to consider their hope and fears regarding change and about the planning process
- **Current Characteristics**: During the Neighbourhood Dialogue Sessions, the Open House and the Online Questionnaire, participants were asked the following question: *Currently, what are the most important characteristics of Booth/Fernridge/Rinn?*
- **Future Characteristics**: During the Neighbourhood Dialogue Sessions, the Open House and the Online Questionnaire, the question about current characteristics was followed by the following question: *In 20 years, what should be the most important characteristics of Booth/Fernridge/Rinn?*
- **Distinguishing Features**: During the Neighbourhood Dialogue Sessions, the Open House and the Online Questionnaire participants were asked to consider: *What will distinguish Booth/Fernridge/Rinn from other neighbourhoods in and around the Brookswood-Fernridge Community?*
- **Engagement Success**: During the Neighbourhood Dialogue Sessions, each dialogue ended with a discussion about what would make this engagement process a success.



What We Heard

This section summarizes what we heard from the three communities through the Phase 1 engagement activities. The following section lists major themes that were identified by participants from all of the neighbourhoods. Responses pertained to the broad topics of:

- Hopes and Fears
- Current Characteristics
- Future Characteristics
- Distinguishing Features
- Engagement Success

HOPES AND FEARS

When asked about their hope and fears regarding change and about the planning process, participants mentioned the following themes:

Development and Road Traffic

Traffic Congestion and Road Management (12 hopes, 59 fears)

Better transportation was mentioned as a hope for the future as well as sufficient parking per household.

Participants expressed the most concern for the potential traffic congestion and lack of road management. Increased street parking relating to new development was identified as a possible issue that could cause bottlenecking. Participants expressed the need for adequate traffic management plans prior to new development. Willoughby was often mentioned as an example of a community participants perceived to be over-congested and lacking parking options.

Pace of Development and Infrastructure (18 hopes, 34 fears)

Participants expressed some hopes relating to how development takes pace. There is a hope for transparency in the development process, particularly regarding property tax impacts. There were also hopes that new development will lead to the creation of walkable communities where residents can easily access parks and shops from their homes.

Many fears were related to the kind of development that may result from the plan as well as the timeliness of the development. Participants fear that developers will drive the zoning process and that the infrastructure needs will not keep up with the pace of development. There were also concerns that the nature of development and infrastructure upgrades will be patchwork and not well integrated. There were specific comments on the aging sewage infrastructure and the need to prioritize infrastructure updates ahead of new development. A

few participants also voiced a concern for noise pollution and physical disruption that construction on infrastructure or new development would cause.

Neighbourhood Character (22 hopes, 13 fears)

Participants expressed a desire to maintain the small town and rural character of the neighbourhoods in order to preserve the friendly, safe and quiet lifestyle and sense of community.

There were general comments around fearing the loss of unique design in the architecture of each neighbourhood. Participants emphasized the need to build cohesive communities that are intentionally designed to fit in with their surroundings.

Pedestrian and Bicycle Amenities (16 hopes, 5 fears)

Connected communities (as a theme) was a significant hope for the future as participants suggested additional walking paths, trails and bike lanes to better foster a walkable neighbourhood.

Some respondents discussed the need for improved pedestrian and bicycle infrastructure. Comments included the safety of both pedestrians and cyclists, particularly at intersections, as well as the completion of the sidewalk network.

Population Changes

Increased Density (18 hopes, 34 fears)

Many participants expressed hope that the neighbourhoods would increase in density. However, some comments supported increased density only if it was implemented in a way that was controlled and nondisruptive. Others conveyed the hope that low density neighbourhoods would be maintained.

There were concerns that the neighbourhoods would become too dense and result in over-crowdedness lacking in sufficient infrastructure to support higher density development. Participants discussed several implications of increased density, including the lack of privacy, illegal suites and poorly built development due to rapid demand for housing.

Lack of Amenities and Services (25 hopes, 14 fears)

A desire for more retail was expressed by respondents in an effort to facilitate vibrant neighbourhoods with walkable, mixed use development.

Participants expressed concern that an increase in population will result in a lack of adequate public services, including schools and hospitals. This also refers to a lack of amenities for children and recreational use. Some commented on the limitations of the Royal Canadian Mounted Police (RCMP) in ensuring safety throughout the growing communities.

Natural Areas

Loss of Trees, Greenspace and Agricultural Lands (35 hopes, 38 fears)

Participants expressed a significant desire to protect and preserve the ample parks and greenspace in the neighbourhoods and community. This also includes the hope that trees may be maintained or properly replaced after new development.

There is a strong fear of the potential loss of green spaces and natural areas from the pressures of development and urbanization. This includes the clear-cutting and lack of replacement of older trees, damage to the aquifer and other water systems, and a general loss of greenery and parks from overdevelopment. Participants expressed concerns of the impact of additional pavement in creating impermeable surfaces. Others expressed the need to mitigate and adapt to climate change impacts. A small number of participants were concerned with the potential loss of agricultural lands as a result of the new plan.

Negative Impacts on Wildlife (10 hopes, 6 fears)

Participants expressed a desire to mitigate adverse impacts on wildlife, specifically Horne Pit pond which provides a migration route for toads.

Planning Process

Implementation Timeline (9 hopes, 33 fears)

Participants were worried that changes in Council or shifting political interest would result in a delayed planning process and a lost commitment to adopting and implementing the plan. Generally, there were comments around the time it would take to complete the entire process and begin implementing the plan. Some also expressed uncertainty in the level of commitment to the plan and if it would result in real outcomes.

Timely Plan Adoption (5 hopes, 25 fears)

There were many comments hoping that the Neighbourhood Plans are adopted, and that developments are approved in a timely manner.

Participants indicated a concern with the repetition of the planning process, stating that the same exercises were recently completed and did not understand the purpose of the Neighbourhood Plan process.

Public Involvement (7 hopes, 14 fears)

Participants hoped that their opinions would be effectively heard and considered in decision making. There was also a hope that Council and current residents will be open to changes in the community.

Comments around public involvement included a fear that participation would be dominated by the loudest voices or the groups with the most financial clout. Participants also expressed

fear that their concerns would not be addressed and that the process would not be successful in delivering updated infrastructure and public services.

Plan Boundaries (3 fears)

Some respondents questioned the boundaries of the plan, including the exclusion of the Brookswood and Glenwood neighbourhoods, and wondered why not all neighbourhoods were being planned simultaneously in a more coordinated way.

Housing

Affordability (24 hopes, 15 fears)

Many comments related to the hope for affordable housing that will accommodate all ages, particularly younger individuals or families.

Unaffordable housing was a fear among respondents who were concerned that the rising cost of housing developments would price out current residents. Participants expressed a concern that without increased density, affordability would remain a challenge.

Variety of Housing (12 hopes, 10 fears)

There was a strong desire for a wide variety of housing in the future that may accommodate those through all stages of life, particularly retired residents hoping to age in place.

Participants were particularly concerned with the lack of alternative housing options and feared a loss of the four manufactured home parks or the addition of only large single-family housing. A strong emphasis was on the need for affordable senior accommodation.



CURRENT CHARACTERISTICS

When asked what the most important current characteristics of the Booth, Fernridge and Rinn neighbourhoods, the following themes emerged.

Natural Areas

Greenspaces and Trees (77)

Trees and green spaces were overwhelmingly the most commonly noted characteristic by participants. Comments related to the natural beauty of the area, including the forests, waterways, wetlands and abundance of green and open space. Respondents highlighted the importance of protecting these areas to maintain community access to nature.

Wildlife (29)

Local wildlife was another key characteristic that defined the community. Participants specifically commented on the variety of birds and the presence of deer, geese, frogs and coyotes that are local to the area. Some expressed the need to protect wildlife corridors so that development does not overtake animal habitats.

Parks, Trails and Recreation (26)

Many participants also commented on the parks and trail system throughout the neighbourhoods. Some specifically mentioned the frisbee park as an important community feature. Comments indicated that the pedestrian and horse trails were well-connected and integrated into the built environment.

Community and Character

Nature Character (42)

A very strong emphasis was on the small town and nature character of the neighbourhood and the need to maintain low density, large lots and open space that give the area its nature identity. There were many comments identifying the community as quiet, peaceful and remote due to the lack of development and the abundance of trees.

Sense of Community (30)

A significant characteristic identified was the sense of community in the three neighborhoods. Participants commented on the “small town feel” and the social inclusion among neighbours. Respondents stated that they feel a sense pride in their community and appreciate the spaces that allow people to connect. The diversity of age groups was also mentioned as an important characteristic as well as the community being family-oriented. This also relates to comments made about the unique architecture and design throughout the Township of Langley that differentiate the houses.

Ease of Movement

Active Transportation (29)

There were many comments on the walkability of the community and the access residents have to amenities, shops and public services via foot. Bicycle and pedestrian pathways were a significant theme related to walkability. Comments referred to the wide gravel shoulders, bike and jogging trails and pedestrian greenway that promote active transportation. Another relevant feature of this theme was accessibility as respondents noted the ease of getting around in a wheelchair or scooter.

Safety (10)

Safety was a prominent theme that participants identified as an existing characteristic of the community. Respondents feel safe and secure walking around their neighbourhood, particularly with their kids.

Vehicular Traffic (7)

Some participants commented on the relatively low traffic volume in the area and identified the ability to easily park as an important characteristic.

Land Use

Retail and Commercial (20)

There were many remarks on the small-scale retail shops and restaurants in the community. Participants pointed out the local pub, grocery store, small businesses and public services such as the community centre as key to the fabric of the community. Some responses stated that mixed use development was important in providing complete neighbourhoods.

Residential (16)

Participants expressed that housing was an important characteristic of the community, specifically single-family homes on large lots. Comments also expressed that this type of housing contributed to the nature character of the community. Some specifically stated that affordable senior housing was an important feature and in good supply.

Agricultural, Industrial and Undeveloped Areas (6)

There were a few comments on the community's proximity to agricultural lands and industrial areas. This also relates to the community's proximity to the United States border. Some participants mentioned that the amount of undeveloped areas provides an opportunity to plan and develop properly.

FUTURE CHARACTERISTICS

Following the question about current characteristics, participants were asked to consider: in 20 years, what should the most important characteristics of the Booth, Fernridge and Rinn neighbourhoods?

Across all engagement activities the following themes emerged:

Character and Community

Sense of Community and Identity (34)

There was substantial support to uphold the sense of community that is currently very prevalent in the neighbourhoods. Respondents indicated that each neighbourhood has its own identity and hoped that a changing urban form can continue to enable a strong community feel. For some, that sense of identity did not relate specifically to Booth, Fernridge or Rinn (many were unfamiliar with those neighbourhood boundaries) but to the broader Brookswood-Fernridge community. Comments also referenced gathering places or neighbourhood hubs that contributed to this distinct identity.

Rural Character (15)

One of the most significant features identified by respondents was the preservation of the rural and small town character in the community. Comments reflected a desire to maintain agricultural land and horse culture in supporting the quiet and peaceful environment.

Ease of Movement

Public Transit Network (27)

There was a significant interest in expanding and prioritizing a well-connected transportation network throughout the community. Many comments expressed a need for more efficient transport that is connected to the regional network and would provide greater support for the multifamily development around neighbourhood nodes and along major transit corridors.

Walkability (18)

Respondents stated a desire for improved walkability throughout the neighbourhoods with increased pedestrian and cyclist infrastructure. Suggestions provided refer to better access to commercial and retail areas by foot or transit, improved sidewalks, better street lighting, and expanded pedestrian greenways.

Safety (12)

There were several comments that pertained to general safety on the road and on walkways. Participants recommended more streetlights on pedestrian pathways and sidewalks as well as additional interventions for road safety.

Connected Communities (7)

General comments around complete communities pertained to the need for more connected road networks to enhance mobility. Participants expressed desire for well thought-out roadways both in and out of the community to provide seamless connections to other areas by car.

Traffic Management (6)

There were some comments addressing the need for additional traffic calming strategies to decrease congestion. This includes the desire to ensure accessible parking for new developments and the seamless connections to other areas by car.

Natural Areas

Greenspaces and Trees (29)

Participants prioritized the allocation of ample green and open spaces as a future characteristic of the community. This includes ensuring replacement of trees lost during construction of new development and more rigorous tree bylaws. Suggestions included the implementation of rooftop gardens, including beehives and green walls and early educational opportunities for children to learn of the importance of nature.

Wilderness Areas (24)

The protection of the natural environment was a significant priority indicated by participants. This includes support for an expanded trail network and the preservation of waterways and wildlife habitat.

Development

Increased Density (33)

There was general support for multifamily development in neighbourhoods that is compact and controlled in a way that will not disrupt the community's character (namely in and near the commercial centres). Respondents expressed a need to accommodate future population growth and provide the necessary services and employment opportunities for new residents. There was also an expressed need for updated infrastructure prior to any new development, including road and sewage improvements.

Amenities and Services (32)

Accessible shops and community services were a significant consideration for future characteristics. Participants voiced a desire for thriving local businesses and available amenities in proximity to housing. Comments on specific public services include medical services, schools and community services. This topic also pertains to the service of infrastructure such as the water and waste management system in maintaining the capacity to provide for a growing population.

Mixed Uses (4)

Respondents stated a particular interest in mixed use development that would provide opportunities for residential, commercial, retail and community services.

Housing

Affordability (21)

General concerns around affordability was very strongly emphasized by respondents when exploring future characteristics of the community. Comments specifically recommended affordable, smaller homes and affordable options for senior housing.

Variety of Housing Stock (15)

A variety of housing choices was important to participants, ranging from large single-family lots to townhouses and rental apartments around commercial areas. Comments stated that diverse housing options will ensure housing for future generations.

Age-Friendly Planning (13)

Respondents expressed a desire for an intergenerational community or neighbourhoods that can support all age demographics by providing diverse options. This also relates to the ability to age in place through adequate housing for seniors.

Sustainability

Energy Efficiency (6)

Many participants indicated that energy efficient construction and building practices were important in the future. Comments encouraged the Township that in order to become carbon neutral, the community adopt sustainable transportation and strive for a built environment that is net zero energy.

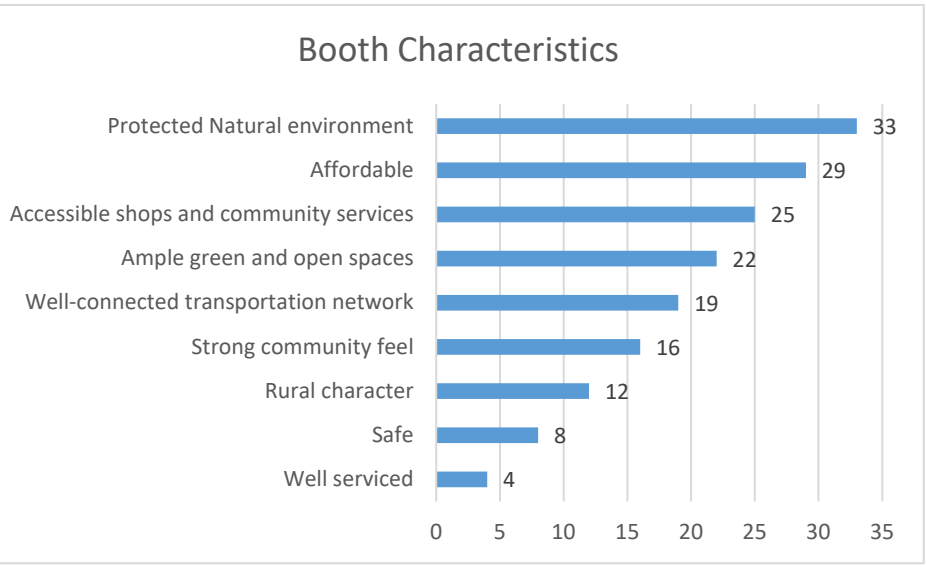
Water Reuse (2)

Other comments pertained to the opportunity to reuse greywater or recycle rainwater to use in public buildings and houses.

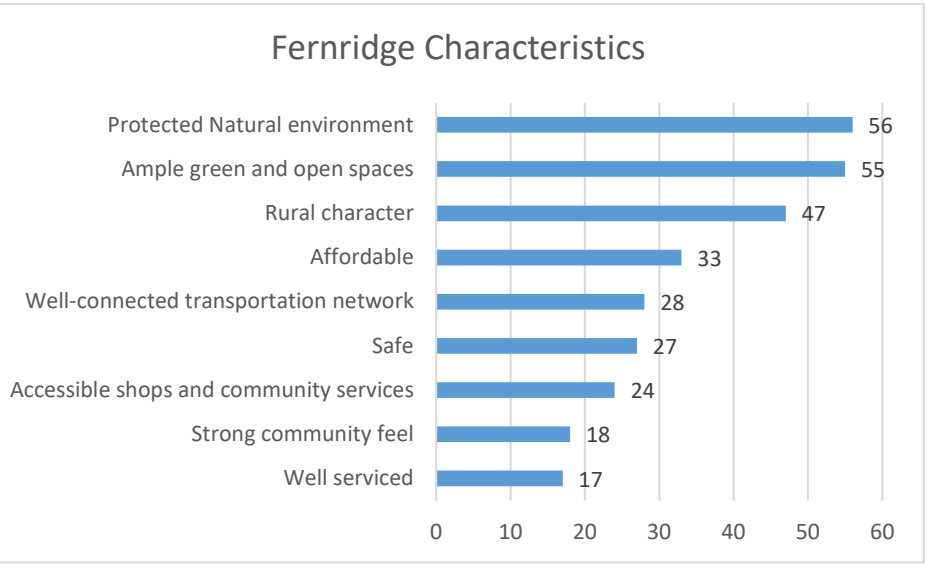
Voting on Future Characteristics

At the open house and in the online survey, we presented participants with 9 future characteristics based on what we heard from the previous Community Planning engagement process and the recent Neighbourhood Dialogue Sessions. The following graphs (subsequent page) show the results of a vote, by neighborhood, on the following 9 characteristics.

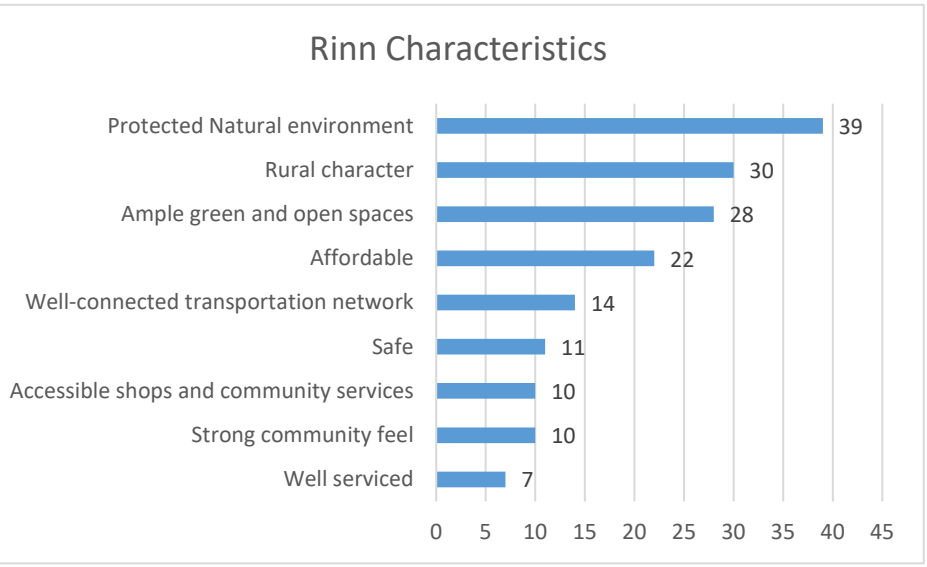
Booth



Fernridge



Rinn



DISTINGUISHING FEATURES

The Neighbourhood Plans that are prepared through this process will be specific to the three neighbourhoods of Booth, Fernridge and Rinn. During this process, participants were asked to consider questions by neighbourhood. Specifically, participants were asked to consider what explicit characteristics will distinguish each of these neighbourhoods in the future.

A significant observation across all of the neighbourhoods was the support for protection of the natural environment, which was consistently chosen as the highest priority for future neighbourhood character.

Areas of particular emphasis relating to each of these neighbourhoods across all questions are summarized here.

Booth

Booth was distinguished from the other neighbourhoods by containing more of a community hub and a mix of uses. Affordability was a significant topic as there was generally more support for higher density development among Booth participants and concern that housing would become unaffordable. The following were the most prominent themes mentioned for Booth:

- *Preservation of Parks, Trails and Trees*

  Participants described Booth as having an abundant supply of green space, trails and trees to enhance the community's outdoor character. Participants expressed the desire to retain greenspace around density and preserve stream connections across all three neighbourhoods.

- *Mixed Use Development and Access to Amenities*

  Participants envisioned Booth as having greater access to small-scale retail stores and restaurants

- *Mix of Housing Options*

  Many comments referred to an increase in the diversity of housing in Booth, including affordable housing options, smaller lots and multi-generational accommodation.

- *Walkability*

  Participants described Booth as walkable due to traffic calming measures, additional bike paths and access to horse trails and pedestrian walkways.

- *Multifamily Development*

  Participants were in favour of implementing multifamily development in Booth as a way to provide more affordable housing options.



Fernridge

Fernridge was distinguished from the other neighbourhoods by its prioritization of protecting natural spaces, parks and green spaces. Participants indicated a strong desire to maintain its nature character or horse culture and were very interested in building on ways to incorporate this into new development. The following were the most prominent themes mentioned for Fernridge:

- *Preservation of Parks and Trees*

  Participants expressed that the most significant characteristic of Fernridge would be the preservation of natural areas, including greenspaces, trees and park space.

- *Expanded Trails*

  There were many comments on the desire to expand the current walking and horse paths along Little Campbell River in Fernridge. However, there were some participants who do not support the trail extension because it interferes with their properties.

- *Horse Country Character*

  Participants expressed the desire to maintain Fernridge's rural character by distinguishing itself as the "heart of horse country".

- *Housing Options*

  Alternative and affordable housing options would be available in Fernridge, with specific housing options for Fernridge including co-op housing, multi and single-family homes and senior care facilities.

- *Mixed Use Development and Access to Amenities*

  Participants described Fernridge as having close proximity to retails stores and services among a mix of uses from higher density development.



Rinn

Rinn characteristics were similar to Fernridge in that respondents valued the protection of natural spaces and ample green space. There was also very strong support for maintaining the nature feel of the neighbourhood and expanding the trail network for greater access in and around the community. The following were the most prominent themes mentioned for Rinn:

- *Preservation of Parks, Trees*

  Participants described the need to preserve Rinn's natural spaces and maintain the trails and parks without harming the wildlife.

- *Walking Paths and Trails*

  Participants described Rinn as having pedestrian trails that connect to the commercial centre by providing wide and safe walkways as well as bike paths for all ages.

- *Mixed Use Development and Access to Amenities*

  Participants expressed interest in development of a neighbourhood commercial core in Rinn where services, restaurants, recreational centres and retail shops were all in walking distance from resident housing.

- *Identity of Place*

  Participants described Rinn as having its own defined character with a strong sense of community and nature feel.

- *Variety of Housing Stock*

  Participants hoped that Rinn would provide mostly small lots that are more affordable, accommodating to multifamily and multi-generational cycles of life.



ENGAGEMENT SUCCESS

At the end of each Neighbourhood Dialogue Session, participants were asked to describe what would make this engagement process a success.

Timeliness of Implementation

Most participants would like to see timely implementation once the neighbourhood plans are complete. Comments addressed significant engagement fatigue as respondents feel there is a gap between the public feedback that goes into the plan and the objectives that are implemented. Some respondents suggested online documentation of the process and tracked results.

Progress Tracking

Participants expressed a desire to receive regular updates on the progress of the plan, when and what is presented to Council, and its implementation. Some felt there was a need for more transparency throughout the process and consistent information sharing. This also relates to comments made suggesting a mechanism to revisit and evaluate the plan in the future.

Diversity of Voices

Respondents voiced the importance of including a wide range of voices and perspectives in the engagement process. Comments included the need for a large and representative portion of the community involved in the process. There were some comments that the loudest voices or those with the most concerns dominated the conversations and therefore were more represented in the public feedback. Other suggestions included involving other stakeholder agencies such as TransLink, Fraser Health, and the school district. In order to ensure a diversity of participation, there was a recommendation to provide some kind of incentive for participants.

Communications

Participants wanted to feel genuinely listened to and that the process was ultimately responsive and reflective of resident voices. Some respondents stated that staff was already very responsive to community feedback. There were suggestions to include more material for participants to review prior to the engagement events so that everyone was properly up-to-date on the process and what had already been done.

Ways to Reach Residents

There were some suggestions on alternative ways of reaching community members for their input. These include door-to-door outreach with questionnaires, more options for busy people and options to attend events over the weekend. There were several comments around increased online participation, such as setting up a continued open dialogue for people to post questions or feedback so that planners can respond and keep participants engaged throughout the process.

Brookswood-Fernridge Neighbourhood Plans

Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
604.533.6034

Township of Langley

Est. 1873



WHAT WE HEARD

PHASE 2 PART 1

INTERIM PUBLIC ENGAGEMENT SUMMARY

September 2020

Brookswood-Fernridge Neighbourhood Plans

Brookswood-Fernridge Neighbourhood Plans

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Neighbourhood Plans.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

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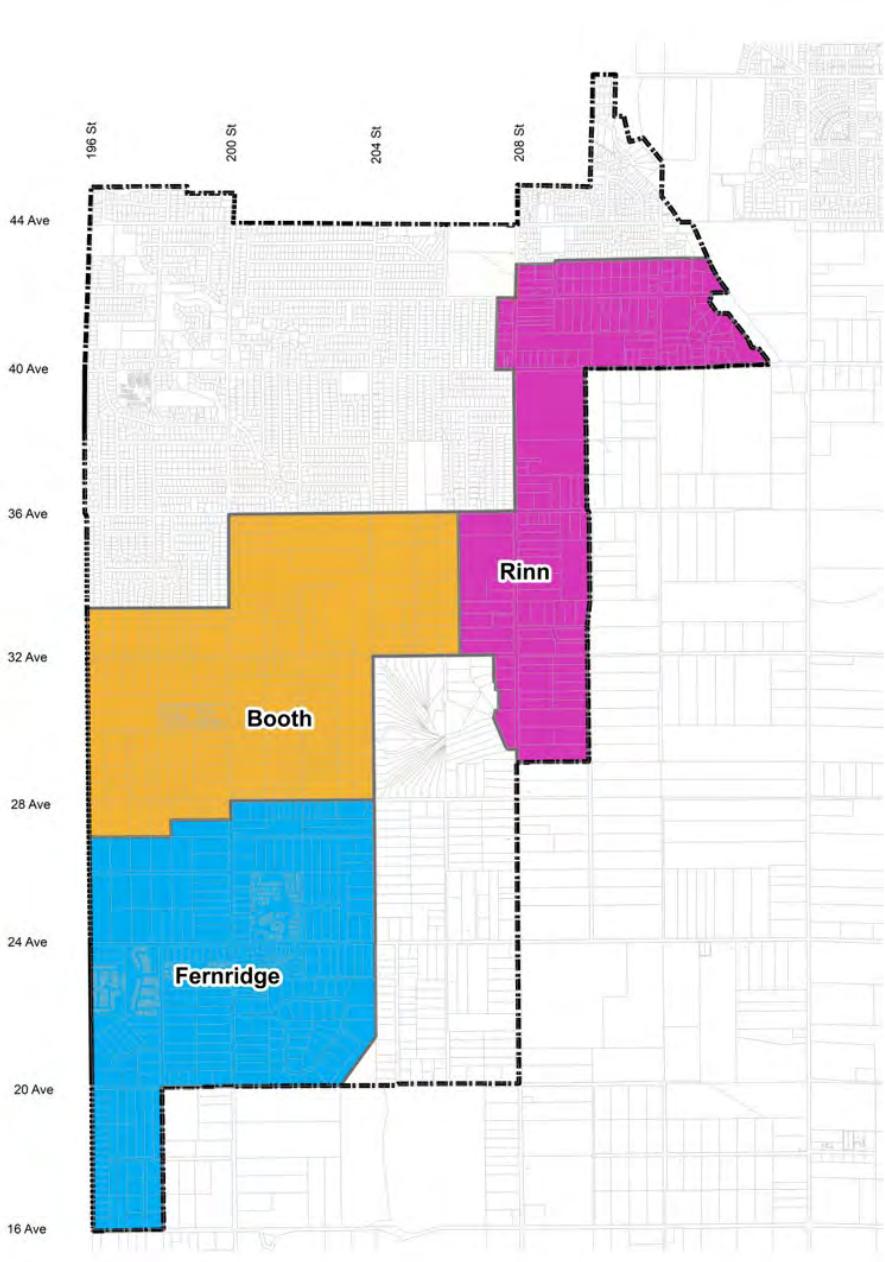
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Introduction

BROOKSWOOD-FERNRIDGE NEIGHBOURHOOD PLANS PROCESS

In 2017, Township of Langley Council adopted the Brookswood-Fernridge Community Plan. The process to create this plan involved extensive stakeholder and public consultation. Following the adoption of this plan, Council instructed staff to prepare Neighbourhood Plans for Booth, Fernridge and Rinn.



The Neighbourhood Planning process will involve three phases of stakeholder and public consultation.

The first phase took place between May and July, 2019, and focused on engaging with stakeholders and the public on assets and opportunities for the three Neighbourhood Plans. A summary of input from Phase 1 can be found at http://tol.ca/bfnp.

Input gathered in the first phase has contributed to the development of policy ideas and options that continue to be explored through engagement in Phase 2.

Phase 3 will focus on reviewing the proposed Neighbourhood Plans.

COVID-19

The planning process was expected to take approximately 21 months to complete and was anticipated to conclude in the fall of 2020.

At the beginning of 2020, the planning process was progressing on schedule, completing all of Phase 1 and nearly half of Phase 2 of the three-phased approach. However, due to public health guidelines and restrictions related to the COVID-19 pandemic, the planning process was suspended in mid-March.

PURPOSE OF THIS REPORT

This report provides an update on the activities conducted and input gathered to date during Phase 2 of the Neighbourhood Plan process. It also outlines next steps and a revised public engagement as a result of the COVID-19 pandemic.

What We Did

ENGAGEMENT EVENTS AND ACTIVITIES

Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub Team (NPST) Meetings

On April 1, 2019 Council appointed a 12-member Neighbourhood Planning Team (NPT) and three Neighbourhood Planning Sub-Teams (NPSTs), made up of six members each, to represent the neighbourhoods of Booth, Fernridge, and Rinn. The NPT and NPSTs assist staff in the preparation of the Neighbourhood Plans and serve as a 'sounding-board' throughout the project.

The inaugural, combined meeting of the NPT and the NPSTs took place in Phase 1 of the engagement process on Monday, May 6, 2019. In this initial meeting, team members reviewed the project terms of reference, NPT terms of reference and code of conduct, and discussed their hopes and fears relating to the process.

In Phase 2, between September 2019 and March 12, 2020, the Township conducted four meetings with the Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub Teams (NPSTs) as described below.

Meeting #2: Neighbourhood Planning Primer, Commercial Market Demand Study, Commercial Centres Exercise

On Tuesday, September 24, 2019, the NPT and NPSTs met with Township staff and members of the consultant team to review the Neighbourhood Planning Primer and the Commercial Market Demand Study.

The Members were then divided into their Neighbourhood Planning Sub Teams to participate in a three-part exercise to explore the desired look and feel of future commercial centres in Booth, Fernridge, and Rinn. In part one, Members imagined the experiential quality of the commercial centres. They were asked to picture themselves in an ideal commercial core in one of the three neighbourhoods and describe what they were doing and feeling while imagining themselves in that space. Prompting questions included:

- Is it peaceful? Is it bustling?
- What kind of sounds do you hear?
- What do you see?

- Is it spacious? Is it cozy?
- Is it social?

In part two, Members imagined the physical quality of the commercial centres. They were asked to expand upon the experience they described in part one by illustrating the physical elements of their ideal commercial core. Prompting questions included:

- What colours do you see?
- What materials are used for the buildings?
- Is there parking? What does it look like?
- What kind of greenery is used?
- Are there public spaces to rest and/or gather?

In part three, Members summarized their discussions for the wider group.

Meeting #3: Environmental Assessment, Tree Canopy Assessment

On Tuesday, October 22, 2019, the NPT and NPSTs met with Township staff and members of the consultant team to review the Environmental Assessment and the Tree Canopy Assessment. Review and clarification of these assessments provided Members with valuable context for their participation in Meeting #4.

Meeting #4: Policy and Technical Backgrounder, Housing, Neighbourhood Design Exercise

On Tuesday, November 12, 2019, the NPT and NPSTs met with Township staff and members of the consultant team to review the Policy and Technical Backgrounder, and participate in a hypothetical two-part design exercise. The Members were divided into three design groups and were each joined by a planner and an urban designer.

In the first exercise, Members were tasked with designing an imaginary subdivision that would maximize the total number of single family dwelling units while incorporating several generic site features and constraints. They were given a 7,000 square foot single family lot template, as a typical and homogenous housing form. The hypothetical subdivision included a watercourse and associated riparian area, wetland area, elementary school site, and a 5 acre park adjacent to the school to accommodate sport fields, playgrounds and other amenities. The hypothetical subdivision was framed by an arterial street on one side and collector roads on the other three.

In the second exercise, Members were tasked with designing the same imaginary subdivision, but were given more flexibility with some of the features and constraints. The single family lot template could include a range between 5,000 and 7,000 square feet, additional housing types could be incorporated, and more natural areas could be conserved and protected. The goal for Members in the second exercise was to match or exceed the total number of dwelling units they

had in their first design, while providing a reasonable rationale for including different housing types or conserving more natural areas.

The overall purpose of these exercises was to understand and discuss trade-offs in neighbourhood land use planning; especially in regard to balancing many different priorities within a limited amount of space.

Meeting #5: Housing Typologies

On Tuesday, March 10, 2020, the NPT and NPSTs met with Township staff and members of the consultant team to explore qualities of great streets as well as new potential housing types for the three Neighborhood Plans.

During the meeting, staff and the members of the consultant team presented information about the following five topics to Members. After each presentation, Members discussed the topic through a series of questions outlined below.

1. What makes a great street?
    - Would prefer to live on a street with or without a lane? Why?
    - What streets do you prefer to walk along? Why?
2. Backyard cottages
    - Would you be interested in building a backyard cottage? If so, how would it be used?
    - If your neighbour built a backyard cottage, what qualities would you expect?
3. Duplexes
    - Would you welcome duplexes on your street? Why ?
    - What qualities allow duplexes to be good neighbours?
    - What are the problems associated with duplexes?
4. Triplexes and four-plexes
    - Would you welcome 3 or 4 plexes on your street? Why? Where?
    - What qualities make them good neighbours?
    - What problems are associated with this form of housing?
5. Pocket neighbourhoods
    - Would you support developing pocket neighbourhoods in Brookswood Fernridge? Why? If yes, where?
    - Would the social aspect of pocket neighbourhoods be important to you?
    - What sort of common space would you prefer the units to be clustered around?
    - If you lived in a pocket neighbourhood, how far would you consider walking from your car to your house?

What We Heard

This section summarizes what we heard during NPT and NPST meetings in the first half of Phase 2 engagement activities.

COMMERCIAL CENTRES

Experiential Quality

When asked to picture themselves in an ideal commercial core in one of the three neighbourhoods and describe what they were doing and feeling while imagining themselves in that space, NPT and NPST Members offered many insights that related to the following themes:

- *Walkable*

  People should be able to easily navigate through the commercial cores on foot without having to compete for space with personal vehicles.

- *Safe*

  The commercial cores should be safe, well lit, welcoming spaces for people of all ages.

- *Calm, quiet, peaceful*

  The commercial cores should be comfortable spaces for quiet conversation, people watching, browsing, and relaxation.

- *Engaging, neighbourly*

  The commercial cores should be a hub of social and commercial activity, and a gathering place to interact with neighbours and businesses.

Some comments from Members included:

- *"Walkability – i.e., not dodging cars in parking lots"* – Booth representative
- *"You can safely bring your horse, kids, grandma"* – Fernridge representative
- *"Well kept and well lit"* – Fernridge representative
- *"Neighbour interaction"* – Fernridge representative
- *"Peaceful, with benches and greenery"* – Finn representative

Physical Quality

When asked to expand upon the experience they described earlier by illustrating the physical elements of their ideal commercial core, NPT and NPST Members offered insights that related to the following themes:

- *Public and private space*

  The commercial cores should blend private and public together spaces, through features like street-oriented retail and services, patios, pocket parks, courtyards, plazas, wide sidewalks, and canopied or covered walking areas.

- *Parking*

  The commercial cores should include areas for parking, but it should be concentrated on the periphery or underground to give as much space to pedestrians as possible.

- *Accessibility*

  The commercial cores should be accessible for everyone, especially for people with physical disabilities, people who are blind or partially sighted, and people who are deaf or hard to hearing.

- *Weather appropriate*

  The commercial cores should include covered spaces that are protected from cold and wet weather conditions.

- *Trees and vegetation*

  Trees, shrubs, flowers, and grasses should be used throughout the commercial cores.

- *Natural materials*

  The commercial cores should incorporate local, natural building materials that mimic the surrounding environment.

Some comments from Members included:

- *"Accessible by bike paths and walking paths"* – Booth representative
- *"Accessibility for mobility-challenged individuals"* – Booth representative
- *"Outdoor walking space like in newer malls"* – Booth representative
- *"Blue sky, green grass, cobblestone paths, flowering trees"* – Fernridge representative
- *"Some covered outdoor spaces - gets wet, but not always cold"* – Fernridge representative
- *"Urban area such as South Granville in Vancouver but with a Whistler feel"* – Finn representative
- *"Parking on outside or underground"* – Finn representative

GREAT STREETS & HOUSING TYPOLOGIES

Great Streets

When discussing the qualities of great streets, NPT and NPST Members offered several key insights for consideration in the three Neighbourhood Plans:

- *Street trees and infrastructure*

  Street trees are an important quality of great streets. However, some tree species have a greater impact on important public infrastructure. For example, the douglas firs that exist in the neighbourhoods today tend to tear up sidewalks or interfere with underground pipes. It will be important to identify street trees that have less impact on public infrastructure through the development of the Neighbourhood Plans.

- *Parking*

  Members have observed that, in communities with laneways, people still tend to park their vehicle on the street in front of their home. The streets in these communities are often designed in such a way that accounts for more parking occurring in garages off the laneway, rather than on the street. Members were weary that laneway garages would be used for purposes other than parking (e.g., as a suite or laneway home), which might further exacerbate parking challenges on these streets.

Housing Typologies

When discussing various housing typologies that could be considered for the Neighbourhood Plans, NPT and NPST Members offered insights that related to the following themes:

- *Housing affordability and diversity*

  The affordability of each housing type is a principle concern and should be considered carefully. A range of housing types should be provided to address housing affordability. The current and anticipated demand for each housing type should be considered as well.

- *Trees and vegetation*

  The construction and occupation of housing types like duplexes, triplexes, and four-plexes should be done in such a way that protects trees and vegetation. They should include ample green space as opposed to the large amount of pavement and other hardscapes that can be observed in other parts of the Township. Housing types such as these, that are dense while still befitting the neighbourhoods' desired character, should be considered to retain and protect natural features throughout the three neighbourhoods.

- *Emergency services and garbage collection*

  The neighbourhoods should be designed in such a way that emergency services and garbage and recycling collection vehicles are able to navigate through them quickly and easily.

- *Aging in place*

  Offering different housing types in each neighbourhood will allow seniors to downsize, making it easier for Township residents to age in place.

- *Privacy*

  Privacy should be considered in arranging and distributing different housing types across each neighbourhood. For example, defining appropriate setbacks for each type is one of the many effective ways of achieving this.

- *Consistent policy across the Township*

  Considerations should be made in developing the Neighbourhood Plans to explore whether policy for housing types like backyard cottages, laneway homes, or secondary suites would be consistent across all neighbourhoods in the Township.

NEIGHBOURHOOD DESIGN

When discussing the design of neighbourhoods, NPT and NPST Members offered several reflections and insights on the challenges of providing new housing and subdivisions while protecting natural areas and features in new neighbourhoods. Those insights related to the following themes:

- *Access to Nature*

  Access to nature is important. Neighbourhood and subdivision design should accommodate connections and public access to nature conservation areas that have been identified for preservation, restoration, and enhancement.

- *Additional Natural Areas and Features*

  Beyond existing nature conservation areas (as outlined in the Environmental Assessment), additional natural spaces could be included that would further bolster the natural quality of the three neighbourhoods by increasing the number of natural areas and features in each. This would likely require more clustering of development, which could mean fewer trees within those development areas, but increased access to additional natural spaces with more trees adjacent to those development areas.

- *Retaining and Planting Trees*

  Space should be provided on all lots to retain and plant trees, specifically the coniferous, evergreen tree type that is dominant in the area now.

- *New Housing Types*

  A greater number of smaller-lot single family development should be provided. However, this is likely not feasible given the Council-adopted policy framework, and therefore some new housing types would likely be necessary. Accommodating trees in subdivision areas will still be challenging in either case.

Next Steps

At its Regular Afternoon meeting on January 21, 2019, Council directed staff to initiate the planning process, as outlined in the Project Terms of Reference (ToR), for the preparation of three neighbourhood plans – Booth, Fernridge and Rinn.

At the beginning of 2020, the planning process was progressing on schedule, completing all of Phase 1 and nearly half of Phase 2 of the three-phased approach. However, due to public health guidelines and restrictions related to the COVID-19 pandemic, the planning process was suspended in mid-March.

As some of the public health orders have recently lessened, resulting in lifting of some of the restrictions, Township staff have recommended proceeding with a revised public engagement approach with the goal of resuming the planning process.

REVISED PUBLIC ENGAGEMENT APPROACH

A revised public engagement approach for the rest of the Brookswood-Fernridge neighbourhood planning process will follow a similar number of events as originally planned, so as to maintain the same level of engagement outlined in the Project Terms of Reference. The content of those events in terms of policy themes and topics will also remain the same. The primary difference for public engagement will be the use of online engagement activities, rather than face-to-face gatherings, where possible and as conditions permit.

For the combined NPT and NPST meetings, Township staff and the consultant team intend to distribute information and a pre-recorded presentation to Members. Upon receiving that information, Members will then be given a reasonable amount of time to raise any questions and seek clarification from staff, and prepare comments to be shared with staff and each other online.

Township staff and the consultant team intend to replace the in-person Neighbourhood Workshops with a series of Neighbourhood Policy Dialogues. A similar format used for the NPT and NPST meetings will inform the Neighbourhood Policy Dialogue series. However, the information and a pre-recorded presentation will be prepared for each neighbourhood separately.

Lastly, Township staff and the consultant team intend for the Public Open Houses to take place online as well. Staff are exploring ideas such as “live streaming” or a “chat” function to make up for the real-time experience that participants get with in-person events.



Brookswood-Fernridge
Neighbourhood Plans

Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
604.533.6034



Township of Langley

Est. 1873

WHAT WE HEARD

PHASE 2, PART 2 PUBLIC ENGAGEMENT SUMMARY

July 2021

Brookswood-Fernridge Neighbourhood Plans

Brookswood-Fernridge Neighbourhood Plans

Thank you to the community members and other interested individuals who have shared their ideas for the Brookswood-Fernridge Neighbourhood Plans.

MODUS

This report was prepared by Modus Planning, Design & Engagement Inc. (Modus) for the Township of Langley.

ENGAGEMENT SNAPSHOT

Brookswood-Fernridge Neighbourhood Plans

KEY THEMES:

- **Housing:** Housing affordability is a top community priority. Although some participants noted preference for existing single-family housing, many support a diversity of housing options and higher density housing to meet the needs of a growing and diverse population.
- **Green and Natural Spaces:** Maintaining ample park, green spaces and tree canopy is another community priority. Responses highlighted the importance of trees and greenspace for shade, carbon sequestration, wildlife habitat, and mental health wellness. Some are concerned increased growth may result in a loss of trees and local natural areas.
- **Ease of Movement:** Many respondents commented on the need for safe and accessible bicycle and pedestrian pathways, connectivity to public transit, and adequate parking to accommodate future growth.
- **Neighbourhood Character:** Many participants value their neighbourhood "small town feel" and hope to maintain the quiet, low-traffic streets and open spaces through neighbourhood change. Some are concerned new development will be "cookie cutter" and may result in a loss of community character.
- **Complete Communities:** Participants expressed support for commercial and mixed-use development that meets the needs of residents, supports local businesses and provides job opportunities.
- **Implementation:** Participants emphasized the need to implement the Neighbourhood Plans. Some are concerned the plans will not live up to the Planning Goal. Others hope for the plans to reflect community feedback and to be completed in a timely fashion.

750+
Conversations with a Planner

108
Online Questionnaires were completed

Community members largely support the proposed planning strategies and policy directions. A summary of the overall level of support is shown in the chart to the right.

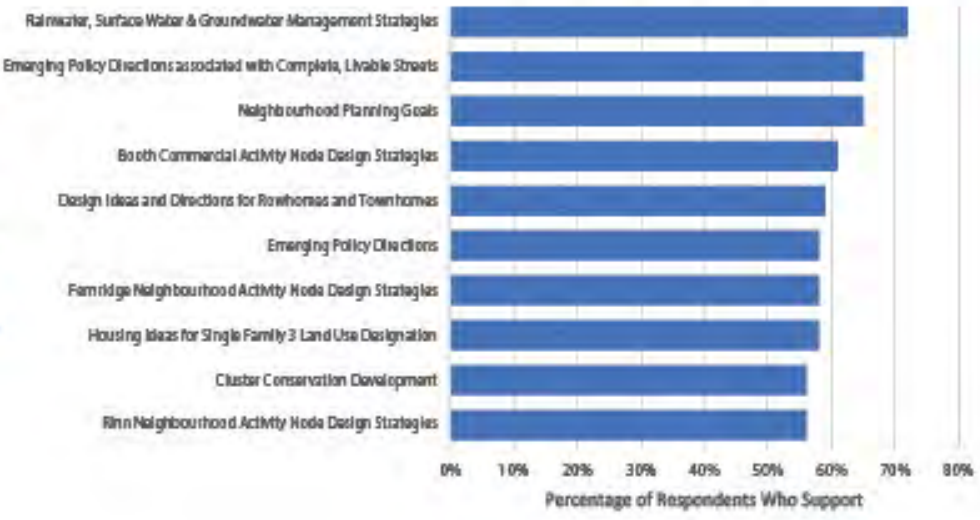


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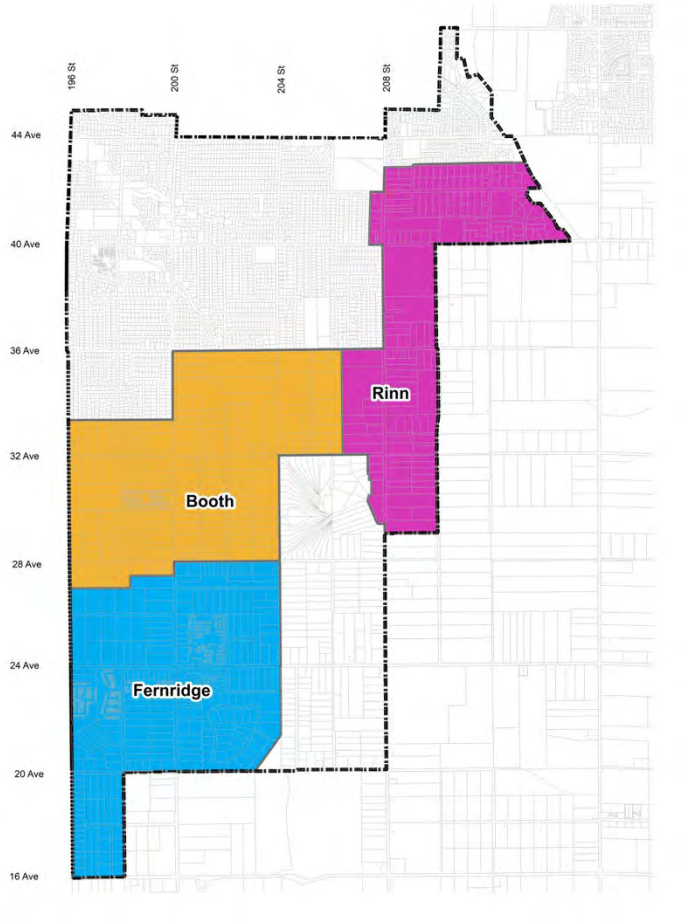
Introduction

Brookswood-Fernridge Neighbourhood Plans Process

In 2017, Township of Langley Council adopted the Brookswood-Fernridge Community Plan. The process to create this plan involved extensive stakeholder and public consultation. Following the adoption of this plan, Council instructed staff to prepare Neighbourhood Plans for Booth, Fernridge and Rinn.

The Neighbourhood Planning process involves three phases with a stakeholder and public consultation program at every stage.

COVID-19 and the resulting health restrictions paused the planning and engagement process which was initially expected to take approximately 21 months. With work back on track and engagement activities now being held virtually, it is expected that the Neighbourhood Plans will be completed and adopted in early 2022.



In the first phase of engagement, the Township of Langley engaged stakeholders and the public to share their aspirations and concerns regarding change and about the planning process and to share input on neighbourhood values, assets, opportunities, challenges, and ideas.

The second phase of engagement, which is summarized in this report, focused on:

- emerging policy directions;
- housing design and land use policies; and,
- green infrastructure.

The results of this report will help inform the next phase of work and shape the Neighbourhood Green Infrastructure Network and draft Neighbourhood Plans.

Purpose of this Report

This report provides a summary of input gathered during Phase 2 of the Neighbourhood Plan process. The input gathered in this phase will inform the development of policy options by Township of Langley staff, along with:

- the input received during the Community Planning process;
- technical studies and policy analysis; and
- best practices

The Neighbourhood Green Infrastructure Network and draft Neighbourhood Plans based on this input will be presented to stakeholders and the public in Phase 3 of the planning process.

What We Did

Engagement Events and Activities

In Phase 2, between March 12, 2020 and June 30, 2021, the Township conducted three meetings with the Neighbourhood Planning Team (NPT) and Neighbourhood Planning Sub Teams (NPSTs) and held a Virtual Open House as described below.

NPT & NPST Meeting #6:
For the sixth NPT & NPST, the Township prepared a video presentation created by the consultants and distributed it to members. The video contained information related to urban design ideals and options for the Community Activity Precinct in Booth neighbourhood and the Neighbourhood Activity Precincts in Fernridge and Rinn neighbourhood. An Activity Precinct Urban Design booklet, both digital and print versions, were distributed to each of the NPT & NPST members who were given the opportunity to provide comments by email.

NPT & NPST Meeting #7: Neighbourhood Character Goals, Rowhome & Townhome Design Strategies, Green Rainwater and Stormwater Infrastructure
On May 11, 2021, an NPT & NPST meeting was hosted virtually on Zoom from 7pm-9pm. At this meeting, staff presented the proposed Neighbourhood Character Goals, an overview of Rowhome and Townhome design strategies, and the proposed Green Rainwater and Stormwater Infrastructure strategies. After each topic was presented, attendees had an opportunity to provide input and feedback. Notes were taken live on a virtual Miro board and later summarized.

NPT & NPST Meeting #8: Character-Compatible, Space-Efficient Housing Ideas for the Single Family 3 (SF3) Land Use Designation

On June 1, 2021, an NPT & NPST meeting was hosted virtually on Zoom from 7pm-9pm. At this meeting, the consultant (RWA Architecture) presented the policy brief related to Character-Compatible, Size-Efficient Housing Ideas for the Single Family 3 (SF3) Land Use Designation. Two round table discussions were facilitated on rear-loaded and front-loaded configurations. Afterwards, staff present the proposed Neighbourhood Block and Lot Patterns, and attendees had an opportunity to provide input and feedback. Notes were taken live on a virtual Miro board and later summarized.

Virtual Open House

From June 14, 2021 to June 30, 2021, a Virtual Open House was hosted online to engage the public on a variety of policy themes and plan ideas. Information panels were provided on key neighbourhood plan topics:

- Neighbourhood Character Goals
- Land Use Map
- Neighbourhood Forestry
- Housing Ideas
- Commercial Activity Nodes
- Street and Block Patterns
- Rainwater, Surface Water, and Groundwater Management
- Mobility and Connectivity

Participants were invited to read the information on the panels, participate in the Speak to a Planner at scheduled sessions to share thoughts and perspectives, email bfnp@tol.ca to have your questions answered, and fill out a Public Engagement Feedback Form.

“Questions & Answers”

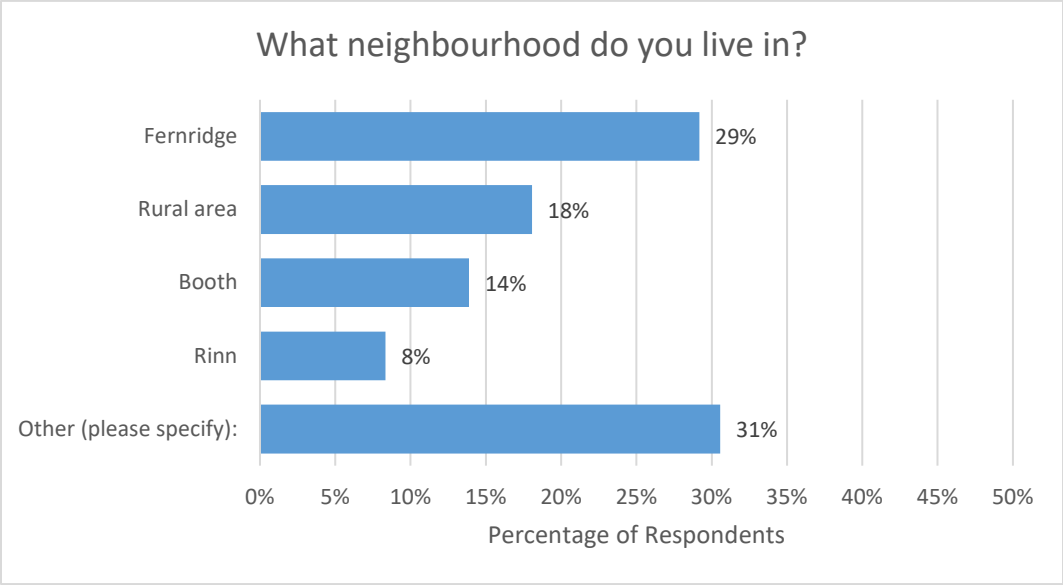
From June 14, 2021, to July 2, 2021, staff responded to emails received through the Project Email (bfnp@tol.ca) to provide information and responses to over 320 emails. Responses provide information to questions posed, encouragement to complete a Public Engagement Feedback Form, and appreciation for their continued interest and participation in the Booth, Fernridge, and Rinn Neighbourhood Plans Process.

Speak to a Planner

From June 15, 2021, to July 2, 2021, approximately 160 Speak to a Planner Sessions were held over an 18-day period, attended by 189 persons. Sessions were held weekday mornings, afternoons and evenings, as we as mid-day Saturdays. Typically, most Sessions lasted between 15 and 30 minutes, with a total of over 52 hours between interested parties and staff. Each participant was encouraged to complete a Public Engagement Feedback Form.

Who Participated

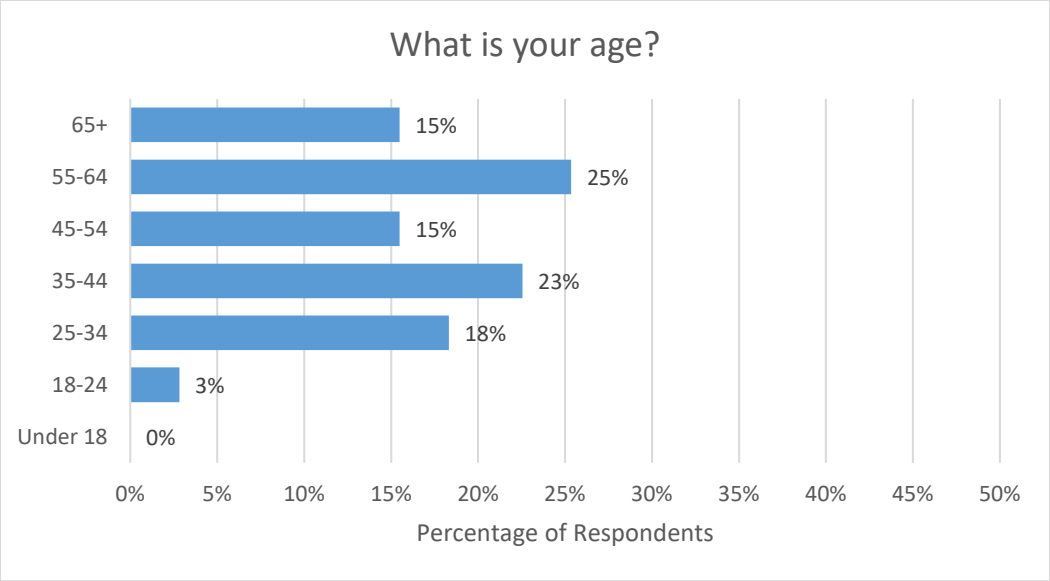
To understand who we heard from, basic demographic information was collected through the virtual Open House. Below is a snapshot of the attendees with the number of respondents per question noted under each graph.



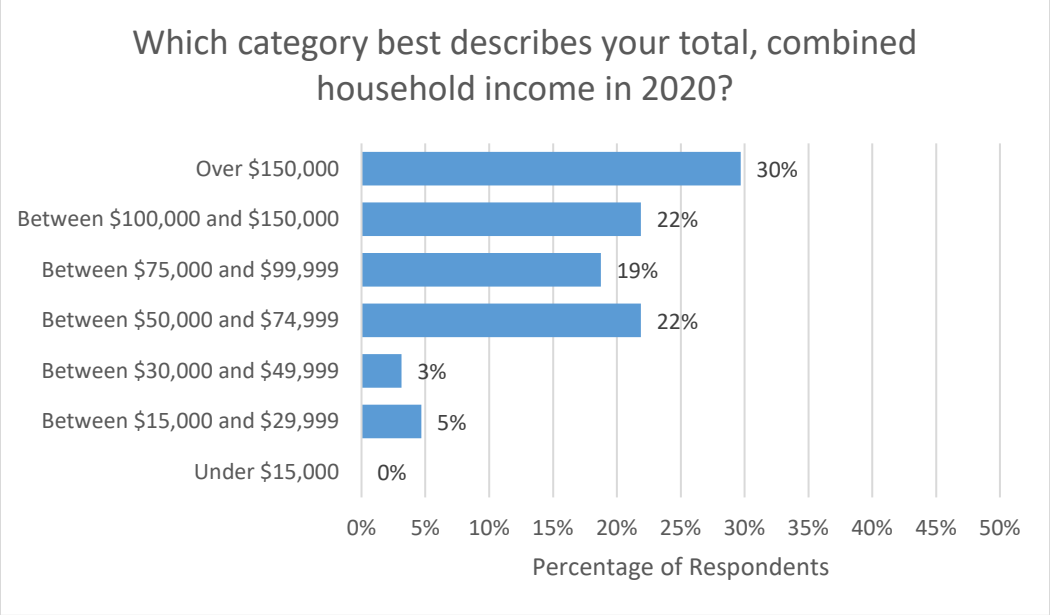
72 responses

The largest share of open house attendees (29%) live in Fernridge. 18% of participants reside in a rural area, and 14% in Booth. We heard the least from community members living in Rinn. Those who selected 'other' most often lived in Brookswood, as well as Willoughby, Surrey, Abbotsford, Bell Park, Walnut Grove, and Campbell Valley.

We heard most frequently from community members between the ages of 55 and 64 years. Around half of participants (55%) are over the age of 45 years. 3% of participants are between 18 and 24 years old, and 18% between 25 and 34 years old.



71 respondents



64 responses

The largest share of open house attendees (30%) reported a total, combined household income over $150,000. Only 8% of open house attendees have a combined income between $15,000 and $49,999. We did not hear from households with income below $15,000.

Outreach and Promotion

Various public communications were used to raise awareness about the Neighbourhood Plans process and advertise virtual public engagement opportunities, including the following:

- Flyers/Postcards delivered to all households, businesses and property owners within the plan area plus the surrounding areas east and south in neighbouring rural/agricultural areas
- Newspaper advertisements placed in the local print media
- Newspaper advertisement providing content and context about the planning project
- Email updates sent to individuals that subscribed to the project email list (approximately 1,200 email addresses)
- Information posted on the Township's project webpage
- Announcements made on the Township's Facebook and Twitter accounts, including boosted advertisements
- Information provided to all local churches
- Announcements included in local school newsletters and Parent Advisory Council publications

What We Heard

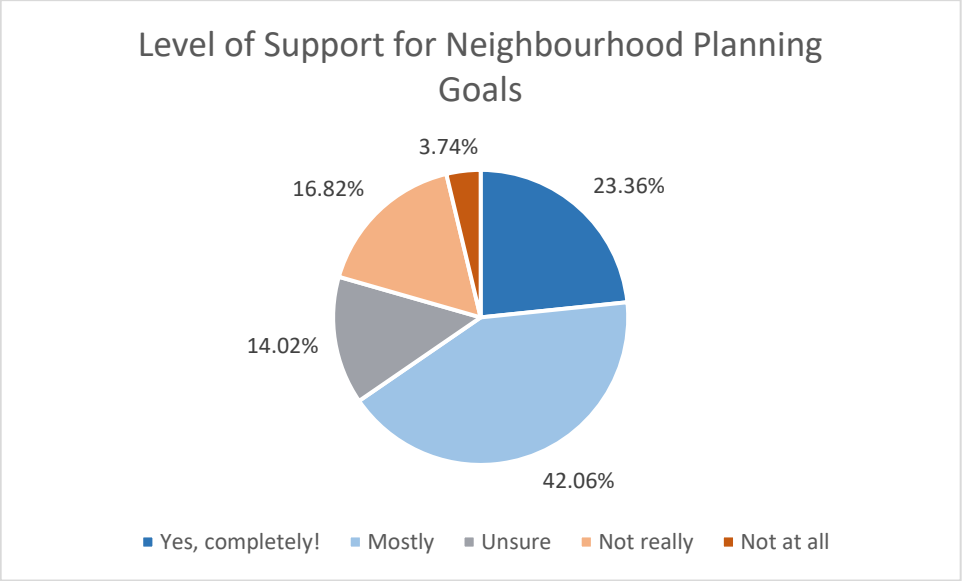
This section summarizes what we heard from community members through the Phase 2 Virtual Open House. We asked community members' level of support for the following topics:

- Neighbourhood Planning Goals
- Emerging Policy Directions
- Housing Ideas for Single Family 3 Land Use Designation
- Design Ideas and Directions for Rowhomes and Townhomes
- Booth Commercial Activity Node Design Strategies
- Fernridge Neighbourhood Activity Node Design Strategies
- Rinn Neighbourhood Activity Node Design Strategies
- Emerging Policy Directions for Cluster Conservation Development
- Rainwater, Surface Water & Groundwater Management Strategies
- Emerging Policy Directions Associated with Complete, Livable Streets

The following section describes the major themes that emerged through participants' responses.

Neighbourhood Planning Goals

Community members were asked if they support the Neighbourhood Planning Goals. In response, 65% of survey participants either completely support or mostly support the Planning Goals. A breakdown of respondents' level of support is illustrated in the chart below.



107 respondents

Participants who expressed support for the Planning Goals (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (22)

Density (13)

Some participants support higher density housing, including townhouses, rowhouses and duplexes. Comments noted the importance of increasing density in achieving affordability, and a desire to see a mix of housing options that support new families in the neighbourhood.

Other participants support planning with nature, and hope for homes to be spaced out to maintain tree protection.

Affordability (5)

Participants support more affordable home options and higher density housing to accommodate community needs.

Community character (4)

Participants hope for the retention of community character throughout neighbourhood change. Some participants are concerned that the housing ideas for Single Family 3 Land Use Designation may not be compatible with the neighbourhood.

Natural Areas and Climate Change (12)

Tree canopy (7)

Participants support the retention of mature forests, and commented on the increasing importance of tree canopy for shade and carbon sequestration in the face of warming temperatures. Some are concerned about a loss of trees due to development.

Natural areas and green space (5)

Comments often mentioned support for planning with nature and protecting nature corridors for wildlife. Some respondents mentioned their enjoyment of neighbourhood nature trails and parks.

Ease of Movement (14)

Active transportation (10)

Participants support the Goals for their focus on walkability, and hope for an investment in accessible active transportation infrastructure and planning, including wider sidewalks, trails, separated cycling pats, and low speed limits.

Connectivity (4)

Comments mentioned hope for increased connectivity of trails and pathways, within and between neighbourhoods, as well as to the Campbell Valley Park Perimeter Trail and with nearby horse trails.

Planning Process (10)

Implementation (5)

Participants support the Planning Goals and hope for quick implementation, although are concerned the plans will not live up to their aspirations.

Goal order and framing (5)

Some participants noted the Goals are vague and may be up for interpretation. Particularly, comments note uncertainty around the wording of “scale and resolution” and “place of distinction”. Some hope for an emphasis on preservation of natural areas and community character through the Goals.

Other Comments

- Participant support for the Planning Goals being climate responsive.
- Participant support for the Goals taking a holistic approach and balancing multiple planning options.

Participants who expressed concern for the Goals (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Development (30)

Density (17)

Open House attendees expressed concern for new, higher density development. Some are concerned with a lack of transition between farmland and single-family dwelling, possible increase in crime or overcrowding, changing neighbourhood character, and loss of green space. Some are concerned that development will be developer-led and wish for no changes to the neighbourhood or lot sizes.

However, some comments expressed support for smaller lot sizes, particularly in Brookswood, near transportation and commercial areas, as well as general support for higher density, and more affordable housing options.

Affordability (7)

Some participants are concerned about current housing prices, and support the development of new affordable housing that limits displacement and facilitates aging in place.

Others are concerned with the cost of achieving the Goals and possible changes to property taxes.

Community character (6)

Participants hope to maintain the low-traffic, rural feel of the community and are concerned that “cookie cutter” development will impact protection of green space along with the look and feel of the neighbourhood.

Natural Areas and Green Space (23)

Natural areas and green space (19)

Participants are concerned with a lack of green space and parkland and hope to see an increased focus on the preservation of natural areas. Particularly, participants are concerned development will result in fragmenting forests and green spaces, impacting biodiversity and ecosystem resilience. Some respondents question the environmental sustainability of pocket neighbourhoods.

Tree canopy (4)

Participants are concerned with a loss of tree coverage and hope for protection of trees, or that new trees will be planted through the development process.

Planning Process (4)

Participants expressed concern and suggestions around the Goal order and framing, including: defining a “place of distinction”, marking Goal 1 and Goal 4 as secondary goals, and narrowing their focus.

Ease of Movement (4)

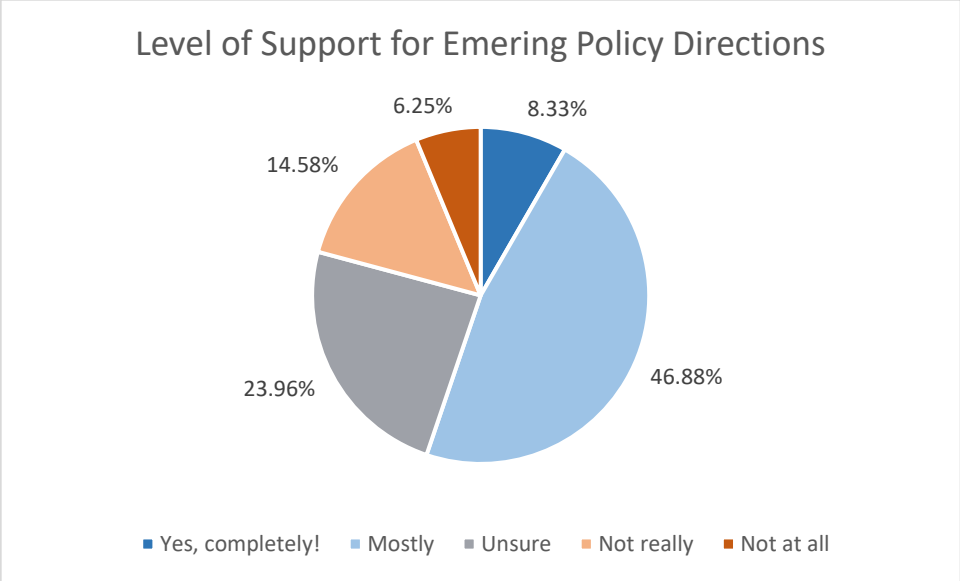
Comments noted the importance of adequate infrastructure to accommodate new growth and development, including road improvements and housing development close to transportation corridors.

Other Comments

- A question of the plan's consideration and recognition of the unceded, traditional and ancestral territories of the Coast Salish people, specifically Katzie, Kwantlen, Semiahmoo and Matsqui First Nations.
- Concern about the Goals' focus on climate change.
- Concern the plan options do not reflect the Goals and will fail to reach their aspirations.
- Hope for an opportunity to reduce car-dependency, promote safe walking and cycling pathways, and increase neighbourhood accessibility for all abilities.
- Support for the Goals providing balanced, sustainable growth.

Emerging Policy Directions

Close to 55% of open house attendees either completely or mostly support the Emerging Policy Directions. A breakdown of respondents' level of support is illustrated in the chart below.



96 respondents

Participants who expressed support for the emerging policy directions (i.e., 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (13)

Density (9)

Comments expressed support for higher density housing to increase affordability. Participants support a variety of housing options for Single Family 3 Land Use Designation, and the clustering of density to allow for preservation of natural areas.

Affordability (4)

Participants expressed there is a great community need for affordable housing, and there is concern pocket neighbourhoods may increase housing prices.

Natural Areas and Green Space (11)

Tree canopy (7)

Comments highlighted the importance of maintaining neighbourhood tree canopy for temperature control and wildlife habitat. Some participants noted the importance of the evergreen trees in Brookswood. Participants suggested that high priority trees remain protected and that more specific policy language is needed to protect mature trees.

Natural areas and green space (4)

Participants support a green neighbourhood and the preservation of existing natural features. Some commented on the need to protect the aquifer and habitat along Little Campbell River. Others commented on the importance of access to nature for liveability.

Other Comments

- Support for walkable neighbourhoods.
- Support for the emerging policy directions and desire to move into the area.

Participants who expressed concern for the emerging policy directions (i.e., selected 'Not really', 'Not at all', or 'Unsure') mentioned the following themes:

Natural Areas and Climate Change (24)

Tree protection (14)

Survey respondents are concerned with a loss of trees due to development, and the resulting impact on air quality, soil, habitat and ecosystem health, energy consumption, and community character. Participants would like a strong commitment to policy and action on preserving a high percentage of forest strand trees.

Some participants are unclear if the percentage of trees referenced is the existing tree coverage, or how this number will change after development. Others are concerned the plans are not grounded in urban forestry principles, particularly in light of climate change pressures.

Natural areas and green space (10)

Comments highlighted the importance of green space, parks and natural areas for community character and community wellbeing, particularly important with a growing population.

Two participants support the protection of nature and open space from development through planning for higher density. Others suggest maintaining lower density housing will protect biodiversity and encourage the use of buffer zones bordering farmland.

Development (9)

Density (6)

Some participants suggest protecting existing housing and green space and oppose higher density development.

Other participants suggest higher density housing will allow for affordability and the protection of land.

Affordability (3)

Participants are concerned with the financial implications of the proposed plans, including potential increase in property taxes and costs associated with tree preservation policies. However, there is support for higher density housing to promote overall affordability.

Planning Process (7)

Unclear directions (4)

Participants were unclear on the emerging policy directions as well as the percentage of tree canopy referenced and would like further links to details on the policy directions.

Implementation (3)

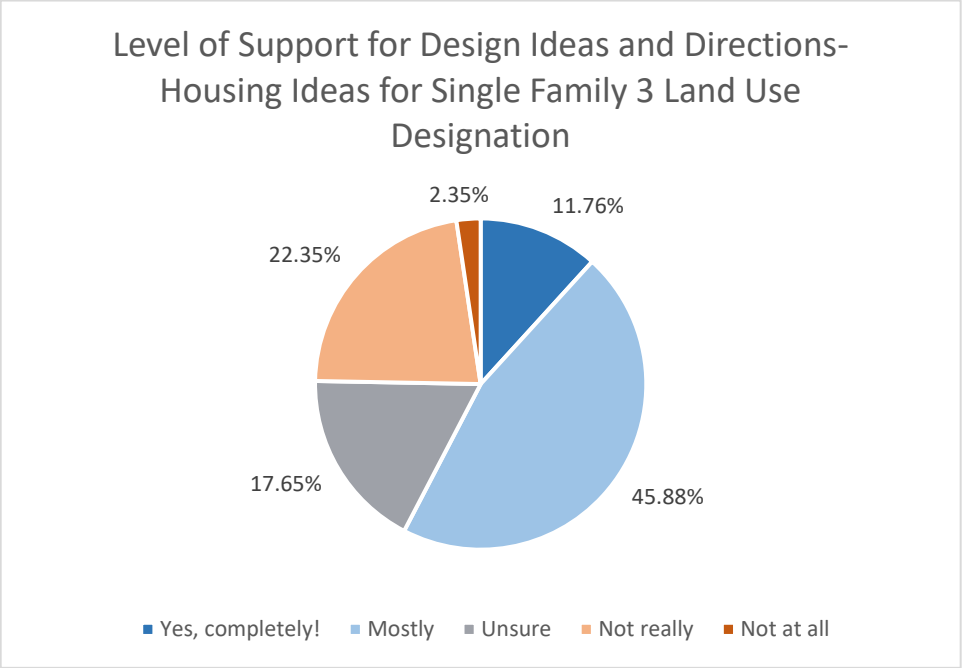
Comments expressed a need for strong enforcement of tree protection, and oversight of development to ensure protection of environmentally sensitive areas.

Other Comments

- Suggestion to incentivize transit use through partnership with TransLink.

Housing Ideas For Single Family 3 Designation

We asked participants if they support the design ideas and directions associated with diversity of new Housing Ideas for Single Family 3 Land Use Designation. In response, 57% of participants either completely or mostly support the Housing Ideas. A breakdown of respondents' level of support is illustrated in the chart below.



85 respondents

Participants who expressed support for the housing ideas for Single Family 3 Land Use Designation (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Housing Types (12)

Mix of housing (8)

Participants support a mix of housing types and ideas and recognize the benefits of diverse housing options for affordability, preservation of natural features, and multigenerational housing.

Cottages (4)

Participants support cottages and see them as potential for rental revenue stream, or housing for family and childcare. However, there is concern cottages may limit parking availability.

Development (11)

Affordability (8)

Comments expressed support for a diversity of housing types to improve housing affordability, particularly for families. Some see cottage homes as a means to generate revenue and increase affordability.

Density (3)

Participants support higher density housing, including a mix of duplex, triplex and fourplexes. Participants commented on the need for higher density housing to improve affordability, particularly for families.

Natural Areas and Green space (5)

Participants support green neighbourhoods that balance environmental features and wildlife protection. Community members expressed the importance of access to green space and natural areas, and some support higher density housing to reduce urban sprawl.

Ease of Movement (4)

Some participants noted there may be overcrowding of the streets with vehicles, boats and RVs, particularly with the cottage option.

Other Comments

- Support for walkable neighbourhoods, pedestrian-oriented blocks, and hope for an increase in neighbourhood cyclists.
- Support for the housing options and their contribution to community character.
- Support for an increase in townhomes.
- Questions around property management.

Participants who expressed concern for the housing ideas for Single Family 3 Land Use Designation (i.e., selected ‘Not really’, ‘Not at all’, or ‘Unsure’) mentioned the following themes:

Development (18)

Density (10)

Some respondents are concerned about higher density housing and would prefer more single-family dwellings and larger lot space.

Other participants suggest a need for increased density to make most use of the land and to increase affordability. Some support duplexes, multiplexes and townhomes as they offer an opportunity for a number of new families to own homes.

Affordability (4)

Participants are concerned for potential management costs associated with housing options, as well as with current housing costs. Some support a primary planning focus on housing affordability.

Community Character (4)

Participants are concerned for an increase in crime and noise, and suggest the housing options do not contribute to neighbourhood character.

Housing Types (5)

Some comments express support the cottage option. However, some participants are concerned the cottage option will reduce parking and attract investor buyers.

Natural Areas and Green Space (4)

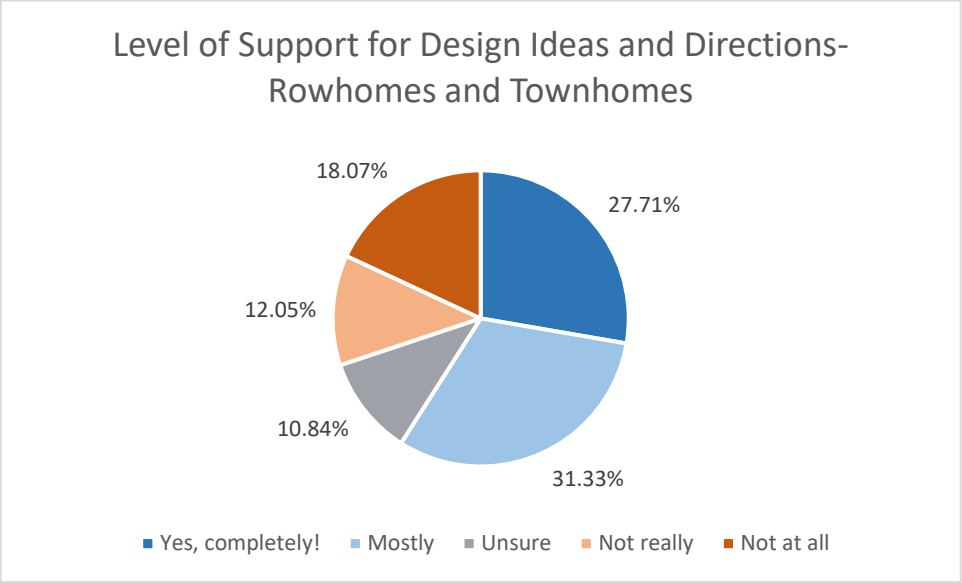
Participants would like to see more attention to green space, larger yard space and landscaping requirements for homes.

Other Comments

- Concern there will be a lack of implementation.
- Concern fourplexes will require property management.
- Concern there will be insufficient parking.
- Concern for a loss of tree coverage due to development.
- Concern for meeting seniors' housing needs, including downsizing to one level detached homes.
- Support for townhomes.

Rowhomes & Townhomes

We asked Open House attendees if they support the design ideas and directions associated with rowhomes and townhomes. Only 28% of participants completely support the ideas and directions, while 31% mostly support, and 30% oppose. A breakdown of respondents' level of support is illustrated in the chart below.



83 respondents

Participants who expressed support for the design ideas and directions associated with rowhomes and townhomes (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (23)

Density (12)

Participants support increasing density to allow for affordable housing and protection of open space. Comments expressed support for more rowhomes and townhomes, particularly along 200th St, 24th Ave, and 32nd Ave.

Affordability (4)

Open house attendees noted a variety of housing options are needed to address housing affordability. Some support the directions only if they result in increased affordability.

Design ideas (4)

Participants commented on the thoughtful design of housing options, and support neighbourhood design that maximizes preservation of green space.

Housing diversity (3)

Participants expressed support for different forms of rowhomes and townhomes, as well as a need for a variety of housing types to meet varying price points and family needs.

Natural Areas and green space (3)

Participants expressed support for a focus on open space protection, green space and parks.

Other Comments

- Concern for lack of parking to accommodate population growth, and access for fire trucks in case of emergency.
- Preference for rowhomes over townhomes.
- Support for the recognition of neighbourhood forests and tree protection.

Participants who expressed concern for the design ideas and directions associated with rowhomes and townhomes (i.e., selected 'Not really', 'Not at all' and 'Unsure'), mentioned the following themes:

Development (21)

Density (12)

Participants are concerned with an increase in density. Comments suggest there is no need for townhomes or rowhomes, residents prefer the quiet and space from others, and are concerned with a loss of character, green space, and increase in traffic. Some are concerned that rowhomes and townhomes will be too dense, and hope to maintain single-family dwelling with yards.

Community character (5)

Participants are concerned rowhomes and townhomes will detract from community character, and there will be a loss of the neighbourhoods' rural look and feel.

Housing design (4)

Respondents are concerned housing design will look the same within and across neighbourhoods and is not compatible with community character.

Natural Areas and Green space (3)

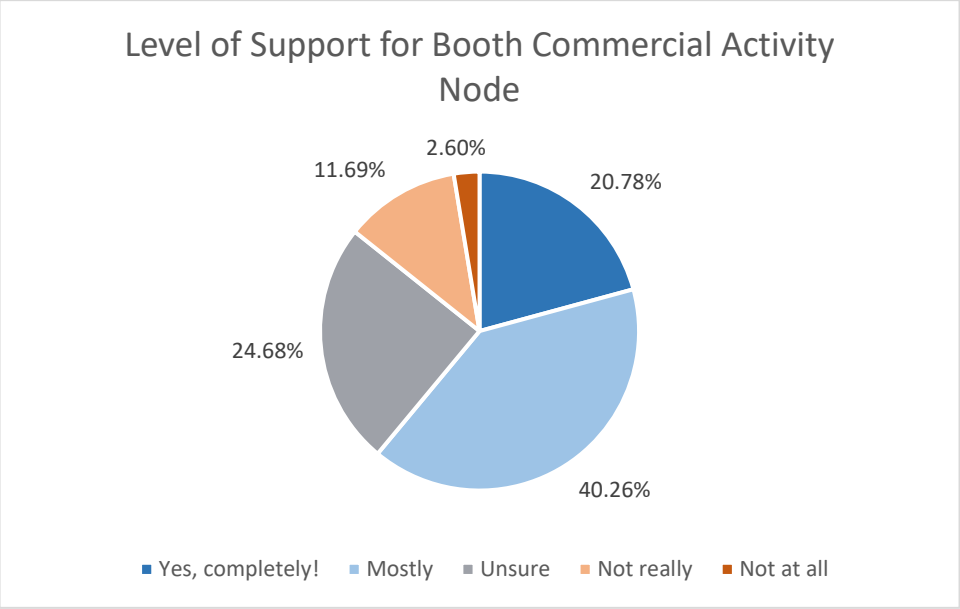
Respondents are concerned with a loss of green space and emphasized the importance of parks and green space, particularly through COVID-19.

Other Comments

- Concern for a loss of tree canopy.
- Concern the Planning Goals will fail to be implemented and that development will be developer-led.
- Concern for access to parking and street parking as undesirable.
- Concern with the cost of maintaining landscaping.
- Suggestion to integrate more housing types rather than stretches of similar housing.

Booth Commercial Activity Node

Overall, 60% of open house attendees support the Booth Commercial Activity Node design strategies, while only 2% of participants completely oppose. A breakdown of respondents' level of support is illustrated in the chart below.



77 respondents

Participants who expressed support for the Booth Commercial Activity Node design strategies (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (9)

Commercial and mixed-use (5)

Participants expressed support for commercial development to meet the needs of residents, support local business and job opportunities. Some expressed hope for mixed-use development with potential for rental housing.

Density (4)

Open house attendees support the Booth Commercial Activity Node design strategies as a means for meeting the needs of a growing population, and some suggest it should be expanded.

Ease of Movement (3)

Respondents support amenities within walking distance and neighbourhood design that promotes safe walkability.

Other Comments

- General support for the Booth Commercial Activity Node design strategies.
- Hope that commercial development will take place around the significant stands of mature trees.
- Hope that commercial buildings will have a friendly façade to the street.
- Suggestion to explore requirements for porous pavement, ensure green infrastructure storm water management, and use of structural soil for boulevard and parking lot trees.

Participants who expressed concern for the Booth Commercial Activity Node design strategies (i.e., selected 'Not really', 'Not at all' and 'Unsure'), mentioned the following themes:

Development (4)

Some participants expressed concern for the need of additional commercial development and for the shopping street's car-oriented design.

Ease of Movement (7)

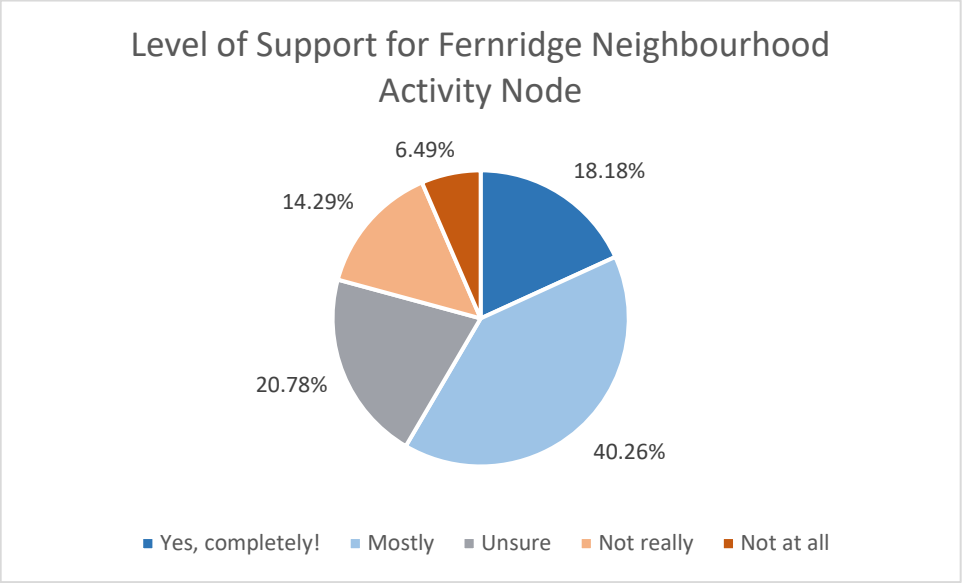
Participants expressed concern for a loss of green space due to an increase in parking and paving. Respondents are also concerned the shopping street is not pedestrian-oriented.

Other Comments

- Concern habitat and wildlife impacts of development, hope for maximum conservation of green space, and particularly the forested land on the East side.
- Concern the strategies are contradictory to the Goals.
- Concern the plans fail to properly account for an increase in population density and traffic.
- Concern for housing affordability.
- Hope the plans contributes to community character, including accessibility and inclusion, and small neighbourhood feel.

Fernridge Neighbourhood Activity Node

We asked participants their level of support for the Fernridge Neighbourhood Activity Node design strategies. In response, we heard that 18% of attendees completely support and 40% mostly support, while 20% oppose. A breakdown of respondents' level of support is illustrated in the chart below.



77 respondents

Participants who expressed support for the Fernridge Neighbourhood Activity Node design strategies (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

General Support (5)

Comments noted the need for more commercial space in the area, and see this as an opportunity to support ancillary retail and services. Some support increasing the density to accommodate a growing population.

Natural Areas and Green space (7)

Participants support green space and parks that are well incorporated into the plan, as well as the protection of trees. Comments included a suggestion for green connection between the Nickomecl and Little Campbell Rivers.

Other Comments

- Support for an increase in development density.
- Support for an increase in connectivity to amenities.
- Support for the practical, well considered strategies.

Participants who expressed concern for the Fernridge Neighbourhood Activity Node design strategies (i.e., selected ‘Not really’, ‘Not at all’ and ‘Unsure’), mentioned the following themes:

Development (5)

Participants noted the importance of preserving the quiet character of the existing corner, and suggested strip malls and townhomes are not welcome in the neighbourhood. Respondents are concerned for impact on existing businesses and suggest a need for a transition plan through development.

Natural Areas and Green Space (3)

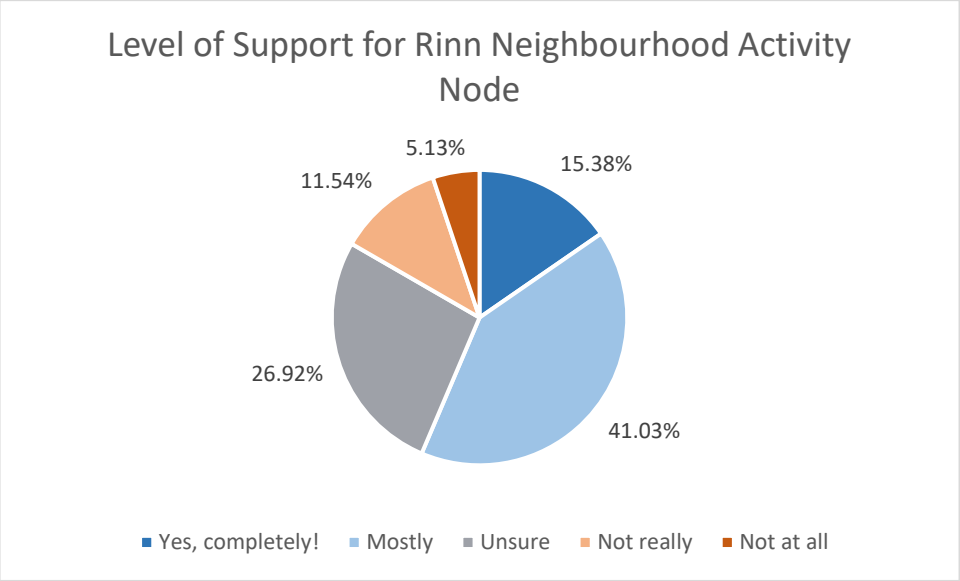
Participants expressed concern for the impact to wildlife and habitat, and hope for an increase in greens pace, parks, and tree protection.

Other Comments

- Concern for emphasis on parking.
- Suggestion to include a separated bike lane.
- Desire for no changes to the neighbourhood.

Rinn Neighbourhood Activity Node

Overall, 15% of participants completely support the Rinn Neighbourhood Activity Node design strategies; while 41% mostly support and around 16% oppose. A breakdown of respondents' level of support is illustrated in the chart below.



78 respondents

Participants who expressed support for the Rinn Neighbourhood Activity Node design strategies (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Development (5)

Comments expressed support for the design strategies adding to what is already in the area and supporting existing commercial activity. Some participants suggested including more mixed-use development and exploring environmentally sensitive development strategies.

Natural Areas and Green Space (4)

Participants support the design strategies that ensure protection of mature trees and outdoor space, and hope the protection of the waterways will remain a focus through the plan.

Other Comments

- Support for the revitalization of the neighbourhood.
- Support for walkable neighbourhoods with mixed-use development.

Participants who expressed concern for the Fernridge Neighbourhood Activity Node design strategies (i.e., selected ‘Not really’, ‘Not at all’ and ‘Unsure’), mentioned the following themes:

Development (5)

Participants expressed concerned that the lot sizes are larger than in the Booth design, as well as that the area is already busy, and that no further increase in density is necessary. Some are concerned for the strip mall design, removal of green space and existing housing, and suggest development on the existing commercial area at 200th Street and 42nd Avenue.

Ease of Movement (4)

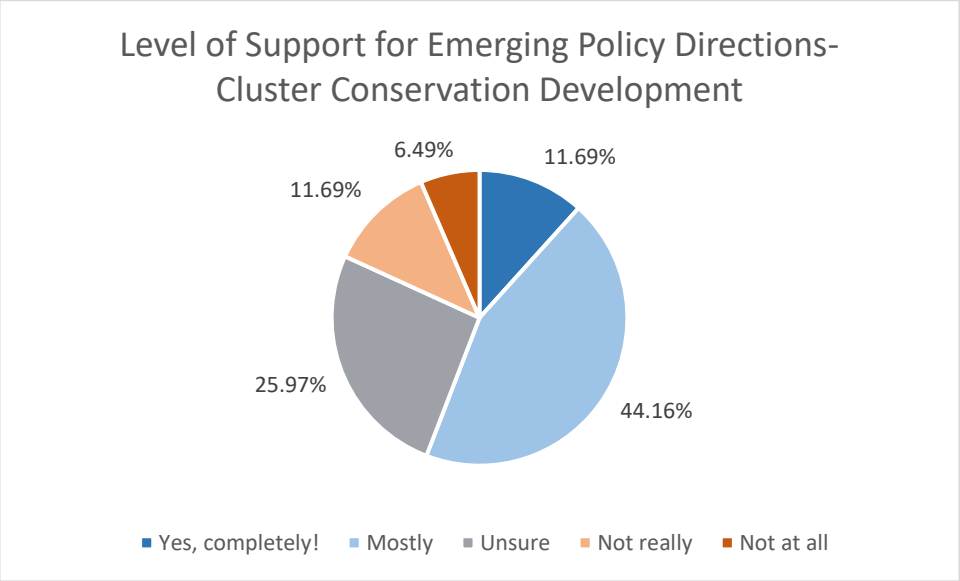
Some comments expressed concern for the lack of walkability between residential and commercial areas, and lack of safe bikeways. Other participants are concerned the strategies place too much emphasis on parking and that parking will be congested.

Other Comments

- Concern for the loss of trees, particularly along the East side of 208th Street.
- Concern there is not enough information on how the strategy will affect the broader area.

Cluster Conservation Development

We heard that 56% of open house attendees support the Emerging Directions for Cluster Conservation Development, whereas 18% oppose and 26% are unsure. A breakdown of respondents' level of support is illustrated in the chart below.



77 respondents

Participants who expressed support for the Emerging Directions for Cluster Conservation Development (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Natural areas and green space

Natural areas and green space (10)

Participants support nature conservation, park space and tree protection, and suggest the need for more connected nature corridors between conservation blocks.

Tree protection (7)

Comments expressed preserving mature trees is a key community priority.

Development (6)

Comments expressed support for the Cluster Conservation Development directions if there is balance between conservation and affordability, particularly housing affordability. Other comments suggest the need to ensure appropriate population size to populate park space, and support higher-density plans.

Other Comments

- Hope for improved connectivity between walking and cycling nature trails.
- Hope for the monitoring of construction and development to ensure the protection of natural areas.
- Concern open space will not be accessible to the public due to surrounding private land.

Participants who expressed concern for the Emerging Directions for Cluster Conservation Development (i.e., selected 'Not really', 'Not at all' and 'Unsure'), mentioned the following themes:

Development (10)

Some participants support the directions only if they will support higher density. However, others are concerned about multi-family housing and overcrowding, and hope for more green space.

Natural areas and Green space (9)

Participants are concerned with a lack of green space and forest conservation. Participants suggest the ratio of conservation, green space and forest area should be greater than that of cluster housing to preserve the community character.

Implementation (3)

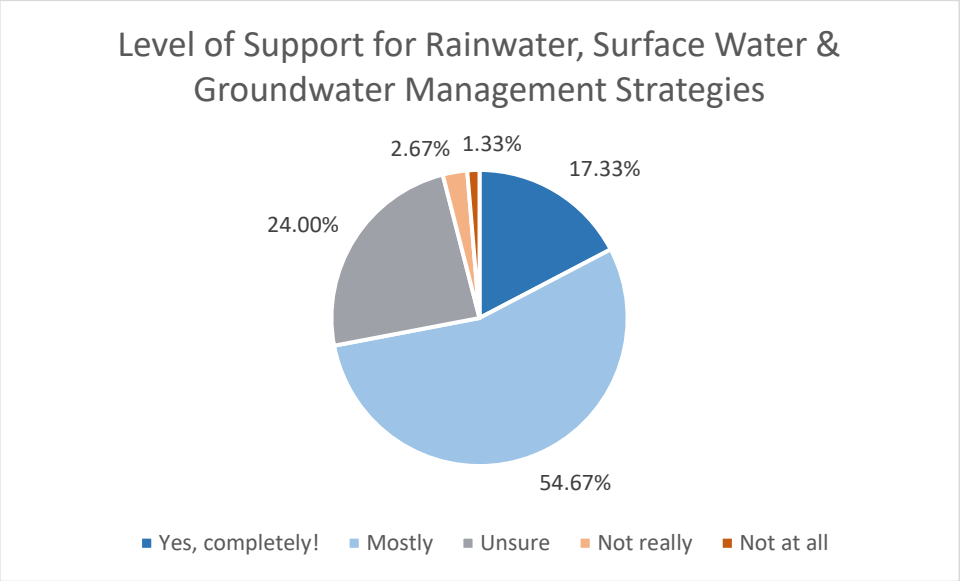
Open house attendees are concerned the areas will be difficult to manage once built, may not achieve the Planning Goals, and will require incentives for developer compliance.

Other Comments

- Suggestion to improve connectivity of green space and clusters to encourage foot traffic.
- Concern for road infrastructure improvements and their capacity to accommodate an increase in traffic.

Rainwater, Surface Water & Groundwater Management Strategies

The large majority of respondents (72%) either completely or mostly support the Rainwater, Surface Water & Groundwater Management Strategies. In contrast, only 4% of respondents oppose. A breakdown of respondents' level of support is illustrated in the chart below.



75 respondents

Participants who expressed support for the Rainwater, Surface Water & Groundwater Management Strategies (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

General Support (5)

Comments expressed support for the strategies, their fit with the landscape, and that they are a priority for the community.

Development (3)

Participants suggested incentives should be considered for developers to add rainwater harvesting to new builds, as well as consideration for alternatives to concrete and greywater and blackwater infrastructure.

Other Comments

- Concern for implementation.
- Support for additional green space and the wetlands approach.
- Concern the detention ponds may be unsightly and dangerous to animals and humans.

Participants who expressed concern for the Rainwater, Surface Water & Groundwater Management Strategies (i.e., selected ‘Not really’, ‘Not at all’ and ‘Unsure’), mentioned the following themes:

Green space and Natural Areas (3)

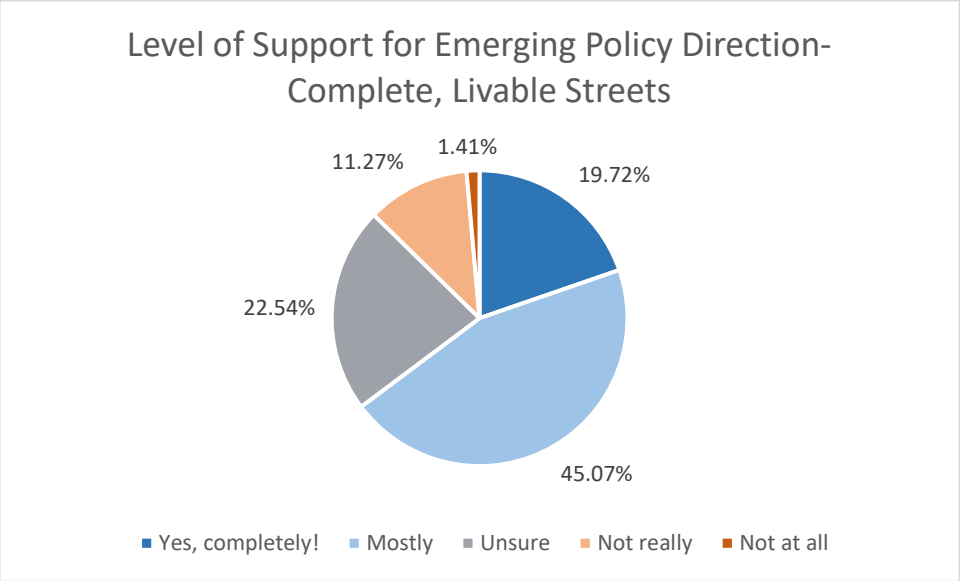
Participants suggest the strategies should include more green space corridors and natural drainage rather than catch basins.

Other Comments

- Concern for the cost to implement and maintain the strategies.
- Concern for use of pavement and its impact on water run-off and collection.

Complete, Livable Streets

We asked participants' level of support for the Emerging Policy Directions for Complete, Livable Streets. In response, 20% of respondents completely support, while another 45% mostly support the directions, and around 12% oppose. A breakdown of respondents' level of support is illustrated in the chart below.



71 respondents

Participants who expressed support for the emerging policy directions for complete, livable streets (i.e., selected 'Mostly' and 'Yes, completely!'), mentioned the following themes:

Ease of Movement

Cycling (6)

Respondents expressed a need for safe cycling infrastructure, particularly pathways separated from major roads.

Walkability (4)

Participants expressed support for streets designed with all users in mind, and suggested prioritizing safety of pedestrians.

Vehicle use (3)

Comments expressed the need to prioritize active transportation over cars and to reduce the community's car dependency.

Planning Process

General support (5)

Participants generally agree with the directions, suggest they are admirable, and need to be acted upon.

Liveability (3)

Participants support the promotion of outdoor recreation and suggest the directions for complete, livable streets will improve quality of life.

Participants who expressed concern for the emerging policy directions for complete, livable streets (i.e., selected ‘Not really’, ‘Not at all’ and ‘Unsure’), mentioned the following themes:

Ease of Movement (6)

Participants suggested a need for improved walkability, as well as shared bike and pedestrian pathways that are separated from the roads. Comments suggested a need to engage with mobility advocates in the development of the directions, and to ensure mobility considerations meet a range of community members’ needs.

Natural Areas and Green space (4)

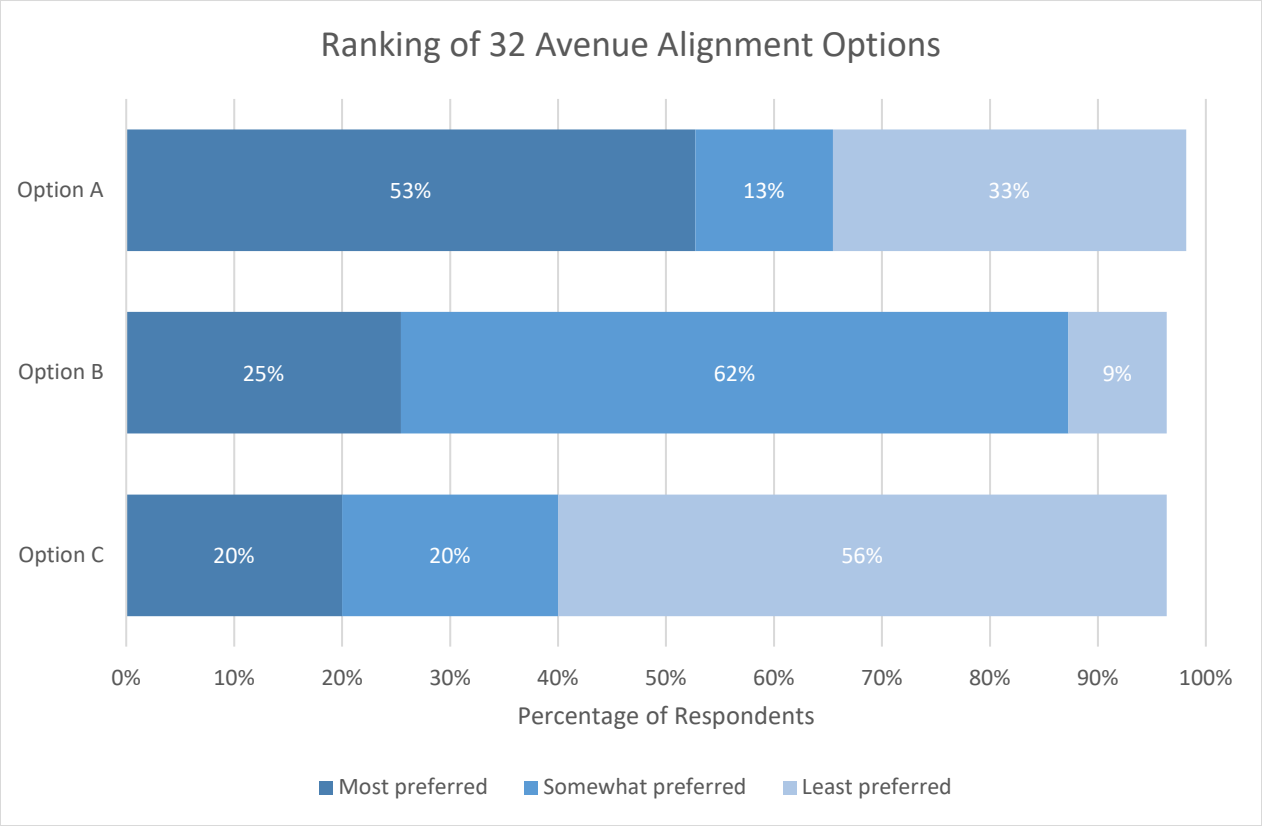
Participants are concerned for a loss of trees and green space conservation, and suggest the need to protect Anderson Creek and wildlife crossings. Others commented on a need for green space alongside cycling and pedestrian pathways.

Other Comments

- Participants suggest the existing streets are already livable.
- Concern for a loss of trees and increase in construction.

32 Avenue Alignment Options

Participants were asked to rank the three 32 Avenue Alignment Options in order from the most to least preferred. Overall, Option A was the most preferred, followed by Option B and Option C. The chart below shows a breakdown of participants' rankings.



55 respondents

In the responses to participants' reasoning for rankings, the following themes emerged:

Traffic (10)

Respondents are concerned with an increase in traffic, particularly trucks, as well as increasing accidents, acceleration, and congestion. One participant supports a straight grid design for more direct routes, and another participant questions why 32nd Street needs to be connected.

Two participants support safer routes for pedestrians and the ability to cycle West to East.

Impact to existing neighbourhood (9)

Participants are concerned about potential neighbourhood impacts, including displacement of residents and changes to driveways. Some would prefer to maintain the existing neighbourhood.

Unclear information (4)

Comments suggested there was limited information and unclear graphics to inform their decision.

Cost (3)

Participants would prefer an option that is less costly.

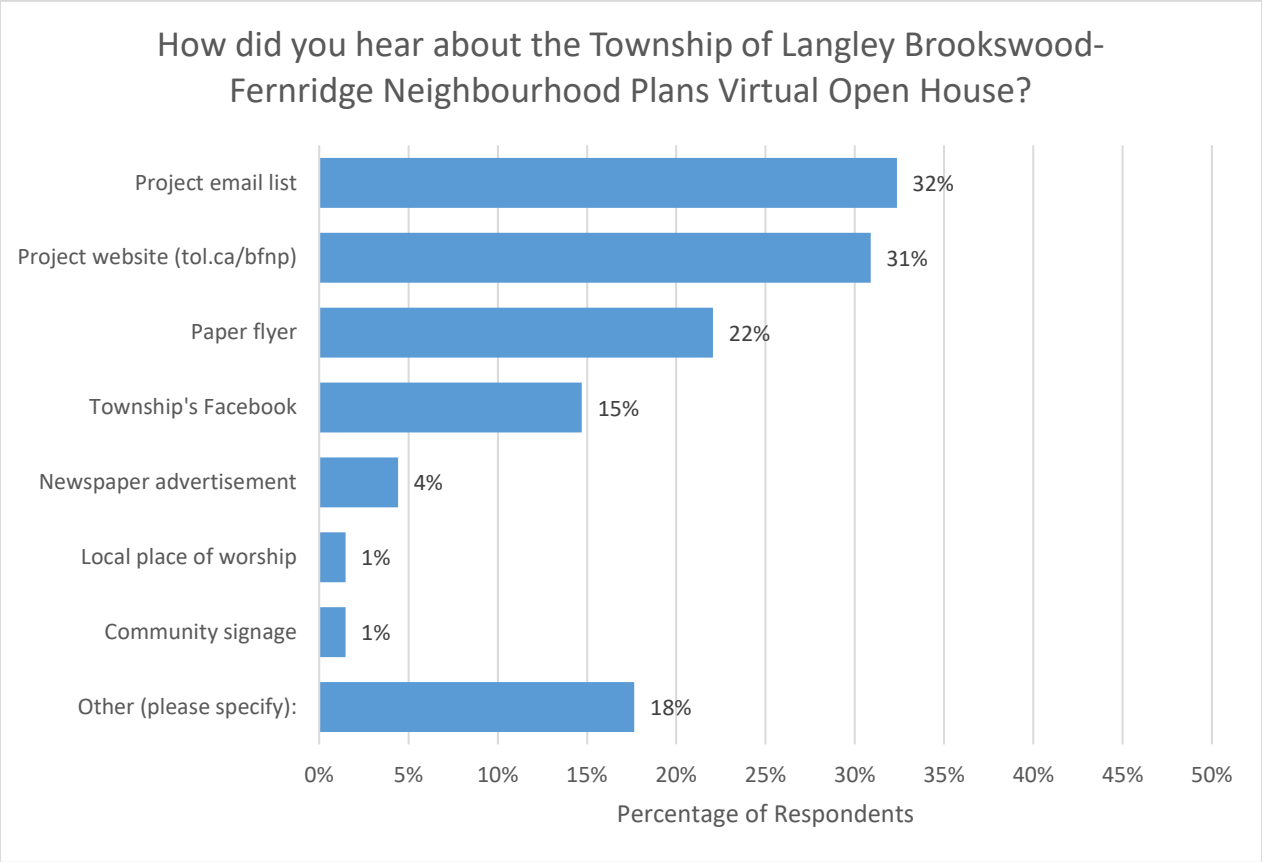
Landscaping (1)

One participant mentioned the importance of landscaping and connected green space.

Open House Experience

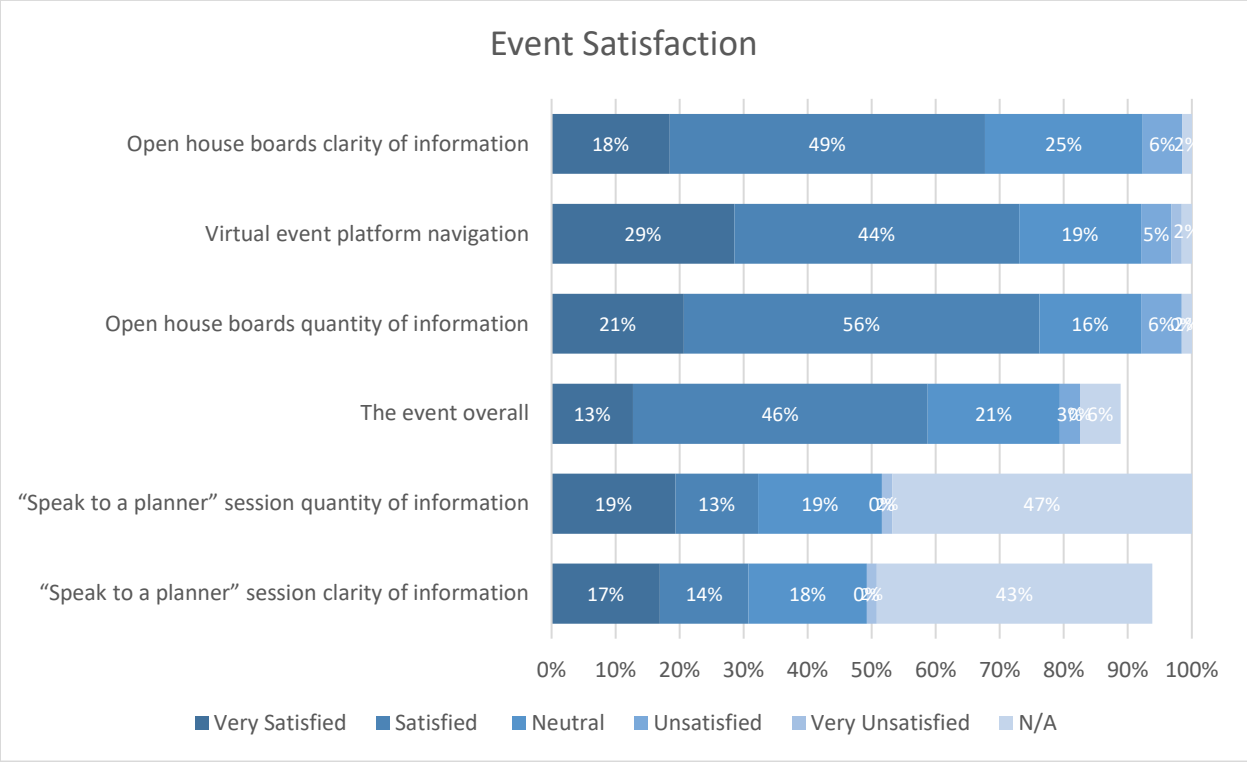
We collected information on participants' Virtual Open House experience to understand what worked and what didn't, to inform our engagement in the future. The following section describes what we heard.

Most respondents heard about the Virtual Open House through the project email list or project website. Few respondents received notification through community signage or place of worship, and none through the Township's Twitter or school newsletter. Those who selected 'other' most often heard through word of mouth, followed by Facebook and Instagram.



68 respondents

Across the elements of the virtual open house, participants were most satisfied with the clarity of information on the open house boards. Overall, 59% of respondents were either 'very satisfied' or 'satisfied' with the event. The chart below shows a breakdown of respondents' level of satisfaction.



67 respondents

Participant Learning

We asked participants what new or interesting learning they took away the Virtual Open House experience. Most expressed concern for the impacts of development on wildlife, water and tree protection, as well as with a lack of proposed green space. Others were pleasantly surprised with the recognition of Neighbourhood Forests and noted satisfaction with the Township of Langley responding to community concerns around tree protection.

We heard some concern that the plans are car-oriented and lack a consideration of cyclist, pedestrian and transit use. We also heard a mix of hopes and concerns for increasing housing density. Some participants were surprised by the cottage options, and others support a variety of housing types and forms.

Overall, most respondents noted they learned about the planning process, including that public feedback has been incorporated into the new plans, the scope of proposed plans, the need for additional site analysis, as well as the challenges and benefits of participating online.

Open House Missing Information

We asked participants if there was any information they were unable to find at the event. In response, some suggested the need for more information on background site analysis and environmental studies. Others were unable to find implementation timelines, or found it difficult to navigate between the survey and information boards. A few participants were searching for more information on tree protection measures, and one participant was hoping for information on housing options for Single Family 1 and 2 Land Use Designations.

Most Enjoyable Elements

We asked attendees which elements of the event they liked the most. Participants most referenced the clarity of information presentation, including the separation of topics, use of graphics and maps and the level of information. Some appreciated the virtual format, and the range and depth of questions, and others appreciated elements of the plan, including rainwater capture, forestry management, and new housing options. One respondent most enjoyed the ability to speak to a planner one-on-one.

Least Enjoyable Elements

We asked if there was anything participants disliked about the event. Participants most referenced the virtual format, including difficulty navigating the boards and survey, and the inability to see hear community members' opinions. Some expressed concern with the questions being too lengthy or not detailed enough. Others were concerned with the lack of advertisement and community notice, as well as the open house dates and schedule to meet with a planner. Several comments expressed concern their input would not be considered in the process.

Some participants also expressed concern for elements of the plans, including a lack of focus on active transportation, protection of natural area, and concern with increasing density.



Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

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tol.ca/bfnp

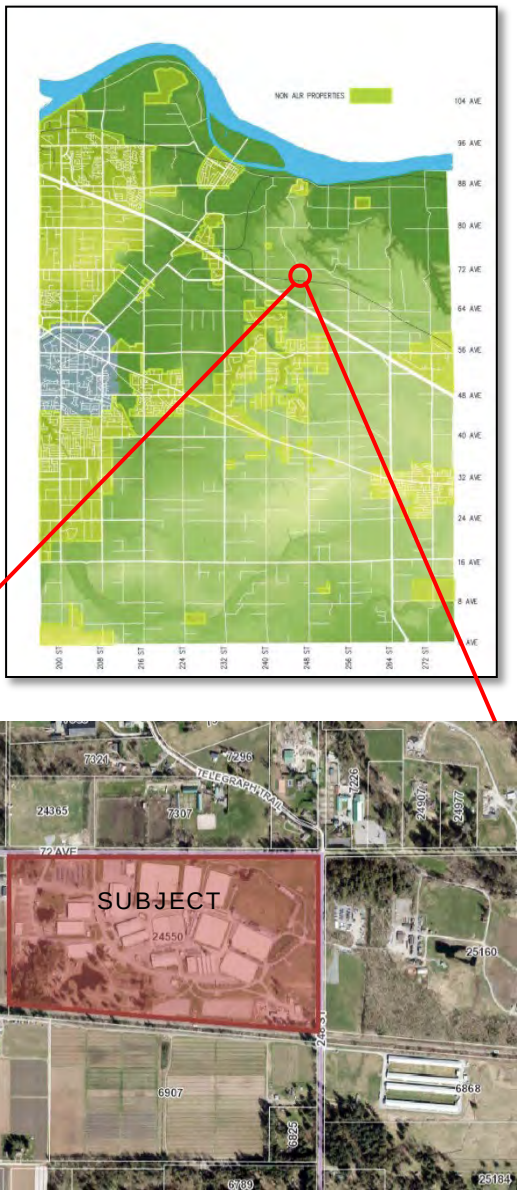
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-72
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-15-0013
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100406 (THUNDERBIRD LEGACY HOLDINGS LTD / 24550 – 72 AVENUE)		

PROPOSAL:

Non-farm use application to the Agricultural Land Commission (ALC) submitted by Thunderbird Legacy Holdings Ltd. to permit the addition of fill for an area for horse stalls and paddocks at 24550 – 72 Avenue.



RECOMMENDATION SUMMARY:

That Council direct staff to refer the application to the ALC and advise that the non-farm use application complies with the Township's Zoning Bylaw.

RATIONALE:

The proposed non-farm use complies with the provisions of the Township's Zoning Bylaw (subject to ALC approval) and is consistent with historic approvals.

RECOMMENDATION:

That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Thunderbird Legacy Holdings Ltd. to permit the addition of fill for an additional area for horse stalls and paddocks on the property located at 24550 – 72 Avenue complies with the Township's Zoning Bylaw (subject to ALC approval).

EXECUTIVE SUMMARY:

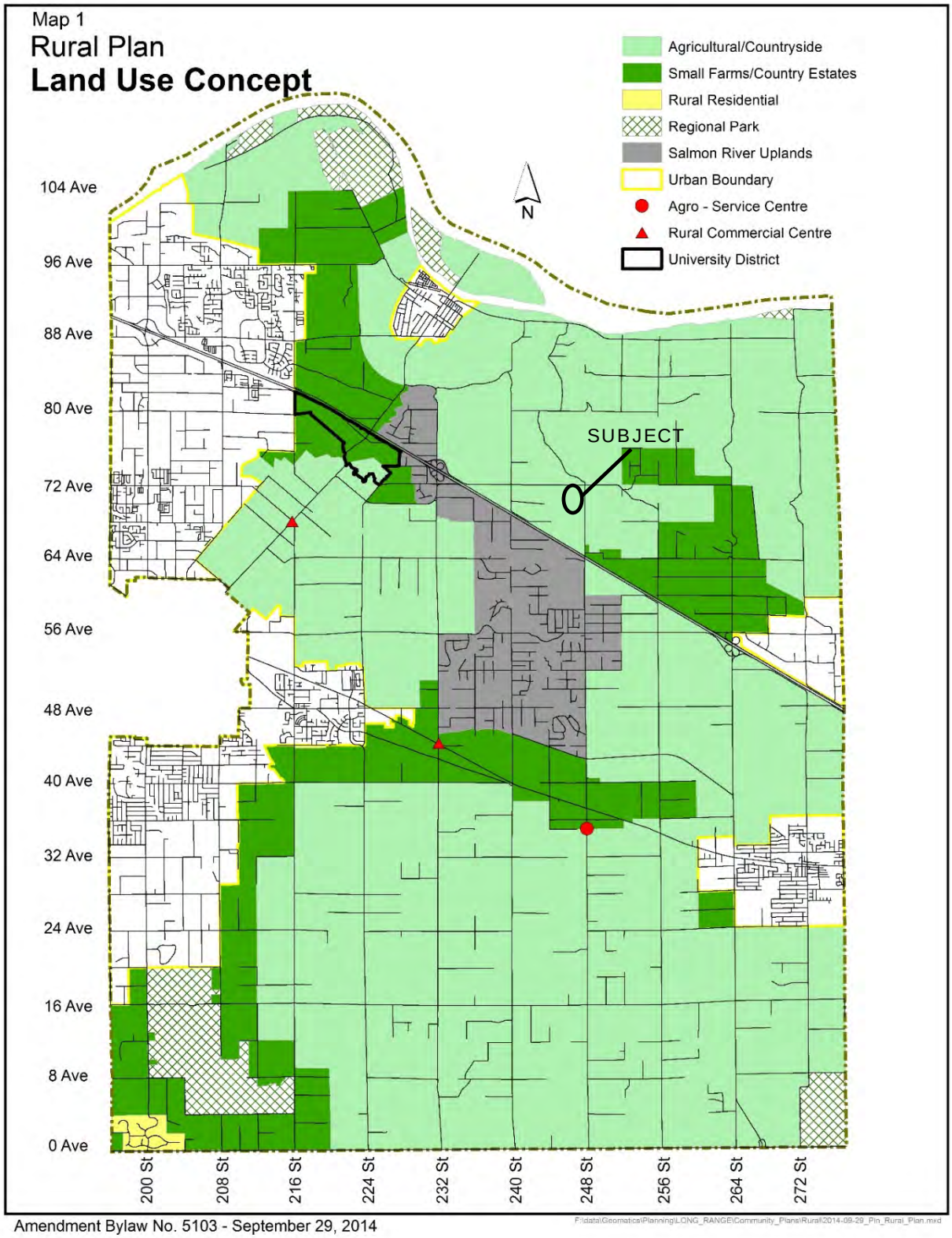
Thunderbird Legacy Holdings Ltd. operates an equestrian centre with riding stables on a 33.99 ha (84 ac) property located within the Agricultural Land Reserve (ALR) at 24550 – 72 Avenue. The owners have applied for a non-farm use application to permit the addition of fill for an additional 0.2 ha (0.49 ac) area for horse stalls and paddocks. The use of the property as an equestrian centre is consistent with the property's current zone, Rural Zone RU-3.

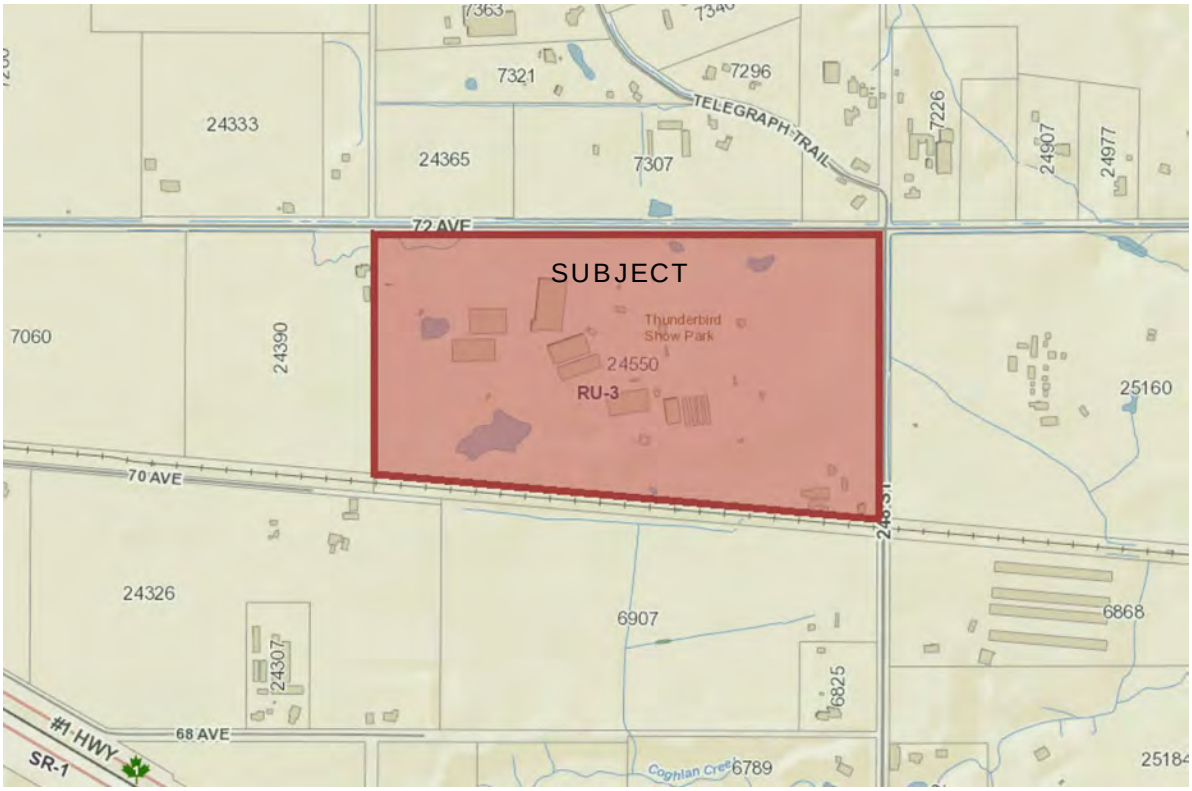
The subject property currently occupied by Thunderbird Show Park was subject to a prior ALC non-farm use approval in 1999 for indoor arenas, stables, sand surfaced riding and show rings subject to receipt of a detailed site plan that was acknowledged by the ALC in a July 21, 1999 correspondence. As the property is located in the ALR and because there was a previous non-farm use approval in 1999, approval from the ALC is once again required for the proposed non-farm use application to permit an additional area for fill. Should the non-farm use request be approved by the ALC, a building permit and a soil deposit permit would be required prior to commencing construction.

Staff recommend that Council forward the application to the ALC for consideration as the proposed non-farm use complies with the Township's Zoning Bylaw (subject to ALC approval).

PURPOSE:

This report provides Council with information and a recommendation with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by Thunderbird Legacy Holdings Ltd. Consideration of the application by Council is required prior to it being forwarded to the ALC for consideration.


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



ZONING BYLAW NO. 2500

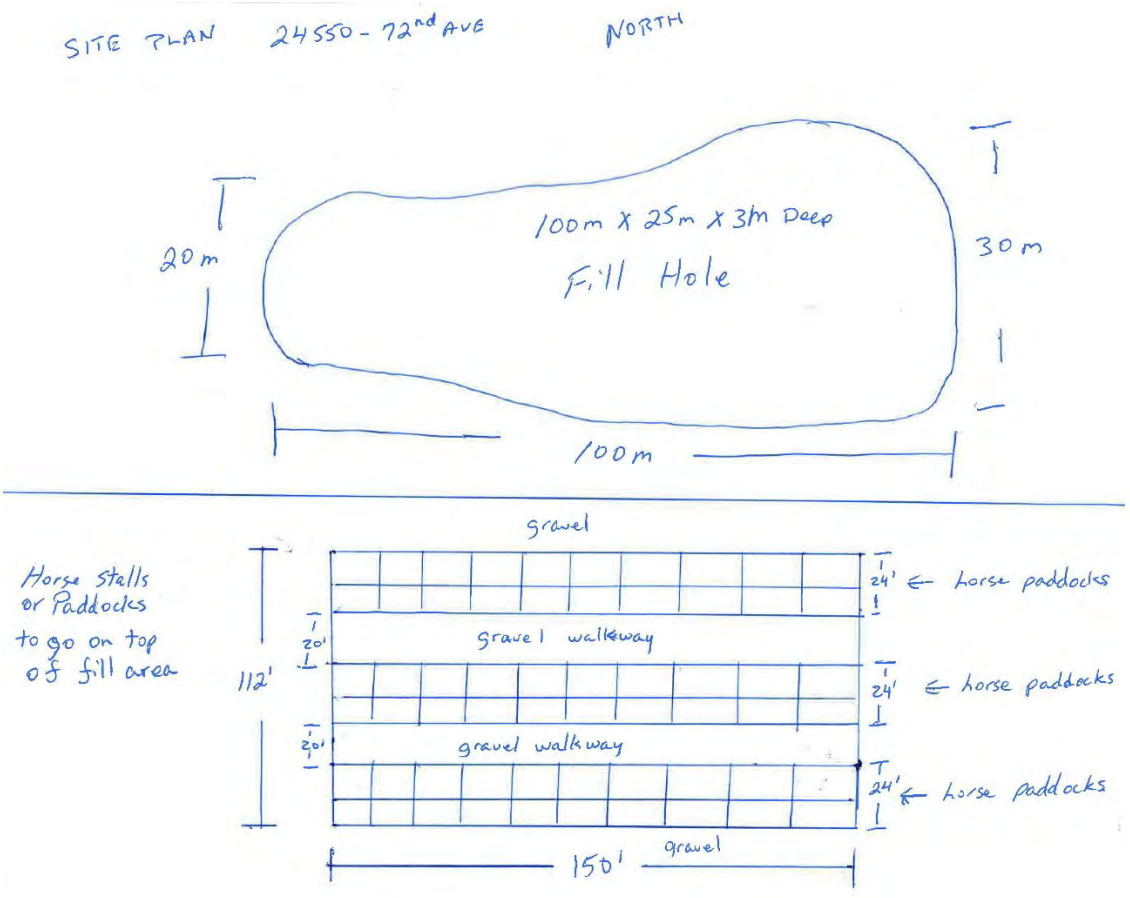


SITE PLAN



A * Marked area A is the location to be filled
X Marked X are the same paddocks to be placed on fill area.

SITE PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Thunderbird Legacy Holdings Ltd. 22757 – 72 Avenue Langley, BC V2Y 2K3
Agent:	KMA Venture Ltd. 1220 – 272 Street Langley, BC V4W 2P8
Legal Description:	Parcel "C" (L9720E) North East Quarter Section 15 Township II New Westminster District
Civic Address:	24550 – 72 Avenue
Area:	33.99 ha (84 ac)
Rural Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-3

BACKGROUND / HISTORY:

The subject property is 33.99 ha (84 ac) in size, designated Agriculture in the Township's Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3, and in the ALR. The applicant has applied for a non-farm use under Section 20(2) of the Agricultural Land Commission Act to permit the 5000 m^3 addition of fill for an additional area for horse stalls and paddocks on the property.

As previously approved by the ALC in 1999, the property is currently home to Thunderbird Show Park. Copies of the prior ALC decision letters are included as Attachment A. For any uses, or in this case, fill for an additional area for horse stalls and paddocks associated with a previous Commission decision that was not included in that approval, ALC authorization is required through a non-farm use application.

The June 29, 1999 approval was for indoor arenas, stables, sand surfaced riding and show rings subject to receipt of a detailed site plan that was acknowledged by the ALC in a July 21, 1999 correspondence. Following this decision, there was another approval on August 2003 for 'special events' (car show, old time steam engine fair, country fair/horseman's bazaar and barn dance, agricultural organization meetings, equipment and/or farm trade shows) when directly associated with a horse show. On September 10, 2009, there was an additional approval for construction of a new parking lot (2000 m3 fill required) and concession stand to operate during a horse show / event. The Township of Langley also received a Liquor Primary Endorsement (event driven) application on April 4, 2011 to permit liquor service from April to October during equestrian events that was approved by the Liquor and Cannabis Regulation Branch in June 2011.

The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Township's Official Community Plan, Rural Plan and Zoning Bylaw.

DISCUSSION / ANALYSIS:

Currently and consistent with previous ALC approvals, there are several indoor riding arenas, outdoor show rings, stables and paddocks areas, concession facilities, and areas designated for RV's and campsite for people participating in equestrian events on the property.

To expand this use, the owners have applied for a non-farm use application to permit the addition of 5000 m^3 of fill (structural fill, clay, and gravel) over a 20 m by 100 m area (0.2 ha (0.49 ac)), that is 3 m in depth to achieve level ground for an additional horse stall and paddock area on the property. The applicant indicates that the proposed area would have the potential to accommodate over 60 horse stalls or paddocks.

In accordance with Section 201.1(6) of the Township of Langley Zoning Bylaw, equestrian centres and riding stables are permitted in the RU-3 zone.

Adjacent Uses:

North: 72 Avenue, beyond are three rural properties, located in the ALR, zoned Rural Zone RU-3, designated "Agricultural / Countryside" in the Rural Plan;

South: Railway and BC Hydro power lines, beyond are two rural properties, zoned Rural Zone RU-3, located in the ALR and designated Agricultural / Countryside in the Rural Plan;

East: 248 Street, beyond are one rural property 39.37 ha (94.82 ac) in size, zoned RU-3, designated Agricultural / Countryside in the Rural Plan; and

West: Rural property 11.1 ha (27.42 ac) in size zoned Rural Zone RU-3, located in the ALR and designated Agricultural / Countryside in the Rural Plan.

Planning Considerations:

The Township's Official Community Plan (OCP) designates the property as Agriculture. A goal of the OCP is to promote agriculture and enhance farm viability, which includes supporting non-farm use of agricultural land for sound reasons:

- 1.9.2 With approximately 75% of our land base in the Agricultural Land Reserve, the Township of Langley has a thriving farm community. Langley residents have a direct connection to the land that sustains them, and local food production is considered a very important aspect of a self-contained community.

  Agricultural land provides for secure local food resources and a base for an important local industry. Non-farm use of agricultural land may be supported for sound reasons leading to improved overall sustainability of the community in a manner that minimizes impacts to agriculture, subject to the approval of the Agricultural Land Commission.

The property is designated Agricultural / Countryside in the Township's Rural Plan:

- 5.5.1 In areas designated Agriculture / Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted.

The Agricultural / Countryside designation requires buffers for non-agricultural uses that comply with other provisions of the plan:

- 5.5.2 Non-agricultural uses that comply with other provisions of this plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses.

The subject property is zoned RU-3, and per section 201.1, the following use is permitted:

- equestrian centres and riding stables

Based on the above information, the proposed non-farm use can be considered an expansion of the existing equestrian centre with riding stables and complies with the Township's Zoning Bylaw (subject to ALC approval).

Policy Considerations:

In accordance with Section 20(3) of the Agricultural Land Commission Act, the proponent is required to submit a non-farm use application for the addition of fill for an additional area for horse stalls and paddocks. Consideration of the application by Council is required prior to it being forwarded to the ALC for consideration. Should the non-farm use request be approved by the ALC, a building permit and a soil deposit permit would be required prior to commencing construction.

Staff support the proposed non-farm use application as it is consistent with Section 201.1(6) of the Township's Zoning Bylaw which permits equestrian centres and riding stables, subject to ALC non-farm use approval.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A 1999 ALC Approval

Provincial Agricultural Land Commission
133 - 4940 Canada Way, Burnaby, B.C. V5G 4K6
Telephone: (604) 660-7000
Fax: (604) 660-7033

June 29, 1999

Reply to the attention of Sherry Sumpton

[redacted]

George and Eva Tidball
Box 1150
Fort Langley, BC V1M 2S5

Dear Mr. and Mrs. Tidball:

Re: Application # O-32690

The Agricultural Land Commission has considered your application regarding land described as Parcel C (L9720E) NE 1/4 Section 15 Township 11 NWD.

The Commission, acting under Section 34(2)(o) of *B.C. Regulation 452/98* by Resolution #337/99, has allowed your application in principle to develop an indoor arena, stables, sand surfaced riding and show rings as requested subject to receipt of a detailed site plan. The site plan should accurately identify the location and dimensions of all proposed structures.

Please submit the requested site plan at your earliest opportunity.

With respect to your plans to remove gravel from the hills and ridges on the subject property and use this material elsewhere on the site, the Commission has no objection. Should you intend to remove any soil material from the property or bring any non native soils on to the property it will be necessary to submit an application under the Soil Conservation Act. An application form is attached for your inconvenience.

The land referred to in the application continues to be subject to the provisions of the *Act* and *Regulations* except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities which have jurisdiction.

Before your development can proceed, other approvals may be necessary and we urge you to check with the Township of Langley.

Please obtain the confirmation of the Commission if any substantial changes are required to the proposal as approved by this office.

Please quote Application #O-32690 in any future correspondence.

RECEIVED
JUL 05 1999
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Yours truly,

AGRICULTURAL LAND COMMISSION

Per: R.H. Chambers

R.A. Chambers, Chair

cc: Township of Langley (#11-15-13)
B.C. Assessment Authority, Langley
Dennis DeGroot, 7296 Telegraph, Trail Langley, BC V1M 2M6

SS/lv

Preserving Our Foodlands

Provincial Agricultural Land Commission
133 - 4940 Canada Way, Burnaby, B.C. V5G 4K6
Telephone: (604) 660-7000
Fax: (604) 660-7033

July 21, 1999

Reply to the attention of Sherry Sumpton

RECEIVED
JUL 26 1999
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

George and Eva Tidball
Box 1150
Fort Langley, BC V1M 2S5

Dear Mr. and Mrs. Tidball:

Re: Application # O-32690

The Agricultural Land Commission is in receipt of your correspondence dated July 2, 1999.

The Commission has now had an opportunity to review the plans which you have submitted as requested by the Commission in its letter dated June 29, 1999. The Commission notes that there are aspects of your development which need to be clarified. In particular the area designated for RV's and Campsites. It is understood that there is a need for people participating in the shows to be able to park their horse trailers and RV or campers however, this should not be interpreted to mean that the Commission has approved a permanent campground, only camping for people participating in equestrian events.

The concession stands, referred to in your correspondence as being temporary at the present time, are accepted by the Commission as they are felt to be ancillary to the equestrian use of the property. However, as no detailed plans have been submitted for the size and location of any permanent concession facilities this approval is for the temporary structures only at this time. Please forward detailed plans of your proposed permanent structures and their locations, prior to construction, when this information becomes available.

The future construction of trails and walking paths located outside of the approved development area are not approved at this time as no details have been provided.

With respect to the proposed sales pavilion and tack shop proposed to be located either within or in the vicinity of the indoor arena these commercial land uses have not been considered or approved to date and cannot be considered within the context of the special case application which was submitted. Consideration of the non farm use of the land will require the Commission's consideration of an application submitted under Section 22(1).

Yours truly,

AGRICULTURAL LAND COMMISSION

per: S Sumpton

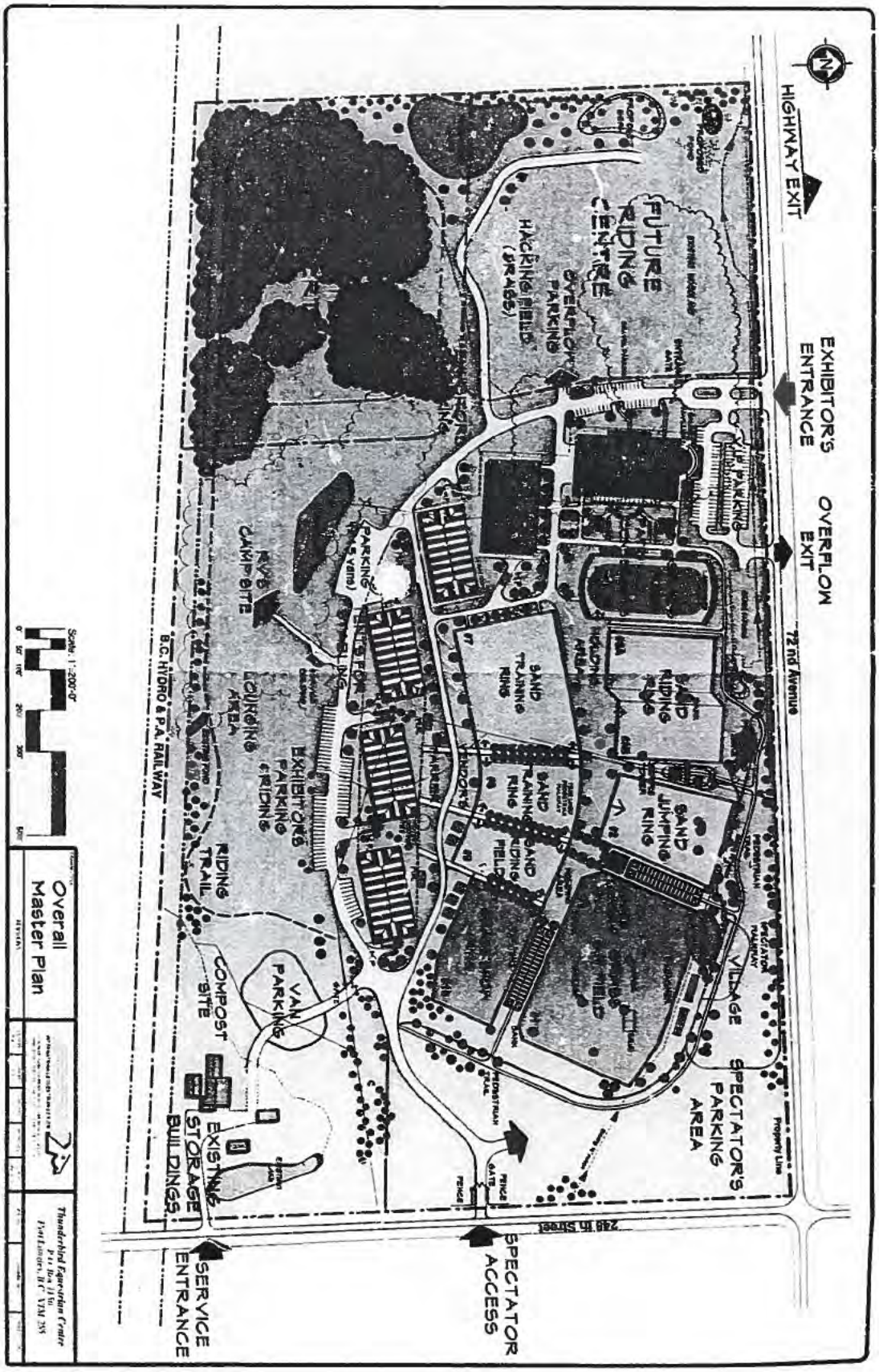
K. B. Miller, General Manager

cc Township of Langley (11-15-13)

SS/sf

[redacted]

Preserving Our Foodlands


HIGHWAY EXIT
EXHIBITOR'S ENTRANCE
OVERFLOW EXIT
72 nd Avenue
FUTURE RIDING CENTRE
OVERFLOW PARKING
HACKING FIELD (GRASS)
RV'S CAMPSITE
PARKING (RV's only)
LOUNGING AREA
B.C. HYDRO & P.A. RAILWAY
SAND TRAINING RING
SAND RIDING RING
SAND LUNGING RING
SAND TRAINING RIDING FIELD
EXHIBITORS PARKING & RIDING
RIDING TRAIL
COMPOST SITE
VAN PARKING
EXISTING STORAGE BUILDINGS
SPECTATOR'S PARKING AREA
VILLAGE
PEDESTRIAN MALL
FENCE
GATE
Property Line
219 th Street
SPECTATOR ACCESS
SERVICE ENTRANCE
Scale 1:2000'-0'
Overall Master Plan
Thunderbird Equestrian Centre

Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 28, 2003

Reply to the attention of Sherry Gordon

George & Dianne Tidball
PO Box 1150
Fort Langley, BC - V1M2S5

Dear Sir/Madam:

RE: Application #O-34935
Parcel C, L9720E, NE 1/4, Section 15, Township 11, New Westminster District, Plan 14708F

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to utilize the subject property for a series of events throughout the year, including but not limited to:

- a "car show"
- old time steam engine fair
- country fair/horseman's bazaar and barn dance
- agricultural organization meetings
- equipment and/or farm trade shows.

The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on July 29, 2003. The Commission found the meeting and site visit informative.

The Commission has now had an opportunity to discuss your proposal and writes to advise that it has approved your application on the condition that the timing of any "special event" being directly associated with a horse show. The Commission has made this a condition of its approval as it wishes to ensure that the primary focus of the property remains the agricultural operation with the "special events" being supportive of the agricultural use of the property and it does not feel that this is an appropriate location for the development of a commercial exhibition facility.

Please note that you are still required to comply with all applicable Acts, regulations, byiaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Township of Langley at your earliest convenience.

In addition to the foregoing, the Commission notes that during the July 29th meeting the possibility of a restaurant locating on site was mentioned. Please be advised that the Commission's consideration of this application did not include the locating a restaurant on site as this did not form part of the original application and was not considered by the Township of Langley when it forwarded this application.

...2

The decision noted above is recorded as Resolution #394/2003.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

K. B. Miller, Chief Executive Officer

cc: Township of Langley - Flie #AC000022
BC Assessment, Abbotsford

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

September 10, 2009

Reply to the attention of Ron Wallace
ALC File O-38289

Tidball Construction Ltd.
25166 – 56th Ave,
Langley, BC V4W 1B2

Attention: George Tidball

Re: Request for Reconsideration

This is further to your letter of June 10, 2009 in which you asked the Provincial Agricultural Land Commission to allow the use of a Concession Stand to operate during the horse shows/events.

The Commission has reconsidered the matter and has attached the Minutes of Resolution # 725/2009 outlining its latest decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley (SO000538)
BC Assessment, Langley

Enclosure: Minutes

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JAN 18 2010
TOWNSHIP OF LANGLEY
BUILDING DEPT.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Erik Karlsen	Chair of the Commission
	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

A letter from George Tidball was received requesting that the Commission support the use of a Concession Stand on the grounds of the equestrian facility. The Concession Stand would only operate during horse shows/events.

Application:	O-38289
Applicant:	George Tidball
Agent:	N/A
Original proposal:	To deposit approximately 2000 cubic meters of fill over 0.5 ha of the subject property to create a parking lot. The property is being used as an equestrian centre and the extra parking will be for guests.
Original decision:	Allow as proposed due to the current use of the property. There would be no impact to agriculture with this application.
Current proposal:	To construct a Concession Stand on the property to be operated only during horse shows/events.
Legal:	Parcel C, NE1/4, Section 15, township 11, NWD
Location:	24550 – 72nd Avenue, Langley

Context

The proposal was considered under Section 33 of the Agricultural Land Commission Act (the "Act") which states:

S33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that
- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false, or
- (c) a recommendation by a facilitator under section 13 relating to a dispute warrants a reconsideration of the original decision.

The proposal is new but the Commission believed the proposal could be reviewed as a reconsideration of this application.

Discussion

The Commission has no objection to the proposed request to use a concession stand provided it is only used during horse shows/events. It was noted the property is fully

.. 2

RECEIVED
JAN 18 2010
TOWNSHIP OF LANGLEY
BUILDING DEPT

developed as an equestrian centre and is also used for a series of non-farm use events throughout the year which was approved in a 2003 application.

IT WAS
MOVED BY: Commissioner Pranger
SECONDED BY: Commissioner Bose

THAT for the purposes of Section 33(2) of the *Agricultural Land Commission Act*, there are no persons it considers affected by the reconsideration.

AND THAT the request for the use of a concession stand on the subject property be approved.

AND THAT the approval is subject to the following conditions:

- That the concession stand be used only during horse shows/events.
- That the concession stand be in substantial compliance with the proposed plan submitted with the application.
- Approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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.

CARRIED
Resolution

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JAN 18 2010
TOWNSHIP OF LANGLEY
BUILDING DEPT.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-76
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-105
SUBJECT:	FRASER HIGHWAY WIDENING - BUDGET TRANSFER		

RECOMMENDATION:

That Council authorize transfer of $3,672,302 from existing transportation capital project accounts, as identified in the Financial Implications section of this report, to enable completion of Fraser Highway Widening Project (RDS1242) in the 24600 to 24900 blocks.

EXECUTIVE SUMMARY:

Fraser Highway is part of the TransLink Major Road Network (MRN), designated as a major arterial road in the Township Master Transportation Plan (MTP) and a designated truck route that serves both local traffic and regional needs. The Township has been upgrading Fraser Highway, including widening, to bring it up to ultimate standards as part of a phased approach utilizing external funding to the extent possible. Based on the overall needs and as identified as a priority, the current Project includes improvements from the 24600 to 24900 blocks with additional travel lanes, raised median, left turn lanes and two-way left turn lanes, transit pull out bays, curb and gutter, street lighting, multi-use paths (MUPs) for pedestrians and cyclists, and improvements to the 248 Street intersection.

The Project has experienced delays due primarily to property negotiations, environmental approvals, and working with third party utility companies. TransLink has given the Township an extension for submission of invoices to July of 2023. There is a risk of losing some of the TransLink funding if the Project experiences further delays.

The 2022 capital budget includes a total amount of $11,677,698 related to the Project, which includes $5,838,849 of committed TransLink funding. Recent challenges related to equipment supply chain issues and labour market conditions have resulted in an increase of approximately 25% to 30% to infrastructure project costs. Based on the bids received as part of the tender process for the subject Project, construction costs have increased to $15,350,000, including contingency, resulting in a shortfall in the currently available funding, and necessitating the requested transfer of $3,672,302 from existing accounts with funding available to allow for the contract to be awarded and construction to proceed without further delay.

PURPOSE:

To obtain Council's approval to transfer funding available from existing transportation capital project accounts to facilitate the award and construction of the widening of Fraser Highway from the 24600 to 24900 block.

BACKGROUND/HISTORY:

Following the formation of TransLink and creation of the MRN (2019), the Township took on the responsibility for the Operation, Maintenance and Rehabilitation (OMR) and for the design and construction of improvements on MRN roads, such as Fraser Highway.

As part of the MRN, Fraser Highway functions as a regional arterial road and truck route that connects the cities of Surrey, Langley, Abbotsford, and the Township of Langley. Increased growth within the Township and the region has resulted in the need for improved transportation infrastructure. In addition, the 2009 Township Master Transportation Plan (MTP) identifies Fraser Highway as a future 4 lane arterial road and the 2015 Township Cycling Plan identifies Fraser Highway as a cycling route.

DISCUSSION/ANALYSIS:

The Township has been undertaking improvements to Fraser Highway over the past several years in a phased approach. This includes the section from the City of Langley to the 23500 Block which included four travel lanes, raised median, left turn lanes and two-way left turn lanes, curb and gutter, street lighting, sidewalks and bicycle lanes and MUPs. This also included improvements in Aldergrove from 270 Street to 271 Street to facilitate access to the Aldergrove Credit Union Community Center (ACUCC).

Funding for these improvements were cost shared with TransLink using Major Road Network and Bike (MRNB) minor capital program, the Bicycle Infrastructure Capital Cost Sharing (BICCS) program, the Walking Infrastructure to Transit (WITT) program, as well as BICCS and WITT competitive funding. The Township portion has been primarily funded through Development Cost Charges (DCCs).

Township Council identified the section of Fraser Highway from the 23500 to the 25000 Blocks, including the intersections at 242, 244, and 248 Streets as the next priority for improvements, in particular the intersection at 248 Street which also has significant north/south traffic. In 2019, this section of Fraser Highway had average annual daily traffic (AADT) volumes of approximately 24,000 vehicles per day which exceeds the typical capacity of a two-lane road. In addition, this section of Fraser Highway only has paved shoulders to accommodate pedestrians and cyclists.

From 2017 to 2021, the Township has been accumulating TransLink and DCC funds for the construction of improvements to the section of Fraser Highway from the 24600 to 24900 Block. This includes widening to four travel lanes, raised median, left turn lanes and two-way left turn lanes, curb and gutter, street lighting and a MUP on both sides. MUPs are being constructed in place of separate bike lanes and sidewalks due to changes in guidelines for cycling facilities on arterial roads and the available road right of way.

The project also includes items such as retaining walls to minimize disruption to adjacent lands, many of which are in the Agricultural Land Reserve (ALR), as well as infrastructure to manage stormwater. Left turn bays on all legs of intersections to improve traffic safety and efficiency of the signal operations as well as improvements for pedestrians and cyclists have been incorporated in the design. Environmental improvements are being made through the construction of a fish ladder on an adjacent watercourse.

The project budget for 2022 totals $11,677,698 which includes $5,838,849 of TransLink funds which maximizes the external multi-year funding available from TransLink. TransLink has approved an extension to the project delivery date with all invoices to be submitted by July 2023. The project has experienced some delays due to property negotiations, environmental

approval, and coordination with third party utilities. There is a risk of the Township losing some of the TransLink funding if the project is further delayed.

The project budget would have been sufficient prior to recent significant increases in project costs in the order of 25-30% due to supply chain issues and new market conditions. The project has been tendered and the estimated project cost is now $15,350,000. Staff are requesting the transfer of $3,672,302 from existing funding sources to allow for the contract to be awarded and the construction to proceed without further delays and potential exposure to financial risks.

Financial Implications:

The table below identifies the proposed reallocation of funding to RDS1242 (Road Widening: Fraser Hwy 24600 to 24900 Blocks) for a total of $3,672,302. The reallocation of funds, primarily from Transportation Development Cost Charges, subject to Council's approval, will not have financial implications on these capital budgets with available funding, currently anticipated to be complete in 2022.

Project	Project Title	Amount
RDS1188	216 Interchange at Highway 1	$500,000
RDS1269	Road Widening: 216 St – 88 Ave to Telegraph Trail	$2,350,000
RDS1310	56 Avenue at 240 Street Intersection Improvement	$122,302
RDS1329	16 Avenue at 272 Street Intersection Improvement	$700,000
	Total	**$3,672,302**

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-80
FROM:	ENGINEERING DIVISION	**FILE:**	0710-01
SUBJECT:	OPERATIONS CENTRE STAFF PARKING		

RECOMMENDATIONS:

That Council endorse, in concept, creation of a Township of Langley Public Works satellite yard and refer and consider funding to the 2023 budget process.

EXECUTIVE SUMMARY:

The Operations Centre currently occupies 6.0 ha (14.8 ac) of land. For several years, the facility has experienced space constraints related to staff office and parking areas. To address the space limitation challenges, several improvements and expansions have been implemented over the years to ensure effective and efficient delivery of service to our growing community.

In 2019, staff commissioned a study for a Satellite Works Yard (the Study). The Study found that overcrowding at the existing Murrayville location will result in inefficiencies and lost productivity, which will only worsen as the organization continues to grow. A cost-benefit analysis concluded the short-term need for an approximately 3.2 ha (8.0 ac) satellite yard complete with a building, estimated at approximately $31 - $41M (2019 values). A proposed satellite yard would be consistent with operational needs of other municipalities of similar size with respect to the number of facilities required for public works and available space.

While a satellite yard may not be achievable in the short term due to cost implications, the existing facility lacks between 30 to 40 staff parking stalls to meet current needs. A project is underway to create an additional 10 stalls in the north staff parking lot, which leaves a deficit of between 20 and 30 parking stalls.

This report outlines possible options to address the short-term parking challenges, as described below, and potential next steps:

1. Leased Parking Space – lease property near the Operations Centre for staff parking.
2. Carpooling Program – develop a program to allow staff utilization of fleet vehicles for carpooling.
3. Vehicle Take Home Program – create policy to allow select staff to take home fleet vehicles.
4. Leased Office Space – lease office space for a complement of staff to relocate from the Operations Centre.

PURPOSE:

This report is in response to Council's resolution of March 28, 2022, directing staff to prepare a report regarding options to address staff parking at the Township's Operations Centre facility.

BACKGROUND/HISTORY:

At the March 28, 2022, Regular Meeting, Council directed staff to prepare a report regarding options to address staff parking at the Operations Centre, based on Council discussions, including consideration of tree protection and public consultation.

Tree restoration and public consultation is being addressed through a separate process. To ensure maximum participation given the inherent challenges of scheduling public engagement during the upcoming summer holiday season, staff are currently targeting a September 2022 open house to ensure a full and robust engagement program can be implemented. As such, this report specifically provides options for staff parking along with the history of the facility's parking and space constraints.

The Operations Centre was developed in 1996, is located at 4700 224 Street, and is approximately 6.0 ha (14.8 ac) in size. All departments from Facilities and Sustainability and Public Works work at the Operations Centre along with Engineering Business Support, Human Resources (Safety), and Purchasing. Additionally, the Fire Training Centre is comprised of 0.7 ha (1.7 ac) on the subject lands.

The existing facility is experiencing space constraints with not only staff parking but also fleet parking within the Operations Centre yard and workspace within the building itself. The Operations Centre has seen many expansions and renovations over the years to meet the demand of the growing municipality. The table below provides a chronological list of improvements made to the Operations Centre to improve/increase capacity.

Year	Area	Description
2008	Ops Yard	Expanded the northwest corner to provide additional fleet parking
2008	Ops Yard	Expanded southeast corner to provide space for additional covered salt storage and other materials
2008	Ops Yard	Began expansion of yard south into what is now Old Yale Park, this area was developed over ten years and houses materials and equipment along with a small turf farm
2012	Ops Yard	Leased land beneath the Golden Ears Bridge to store materials and equipment from Ops Yard
2013	Ops Yard	Expanded the works yard southeast corner into an area which was previously leased out and moved equipment and materials from northern section to create more fleet parking
2014	Staff Parking	Annual lease for 4780 224 St to provide an additional 24 staff parking stalls
2015	Ops Yard	Expanded the works yard into an area which was previously leased out; the expansion allowed for more storage of materials, equipment, and vehicles.
2016	Ops Building	Renovated the Engineering Operations area to increase workstations
2016	Staff Parking	Added 23 staff parking stalls to lane along the Ops Centre north property line
2017	Ops Building	Renovated the Engineering Business Support and Engineering Services areas to increase workstations and offices
2018	Ops Building	Renovated the Fleet and Purchasing areas to increase workstations
2018	Staff Parking	Optimized the south staff parking lot to gain additional staff parking stalls
2018	Staff Parking	Converted 4 existing stalls in the north staff parking lot into Carpool Only to encourage ride sharing
2018	Street Parking	Neighbors of the Ops Centre submitted a petition to introduce time restricted parking along 47 Ave, 46A Ave, and 224 St which was implemented
2019	Ops Building	Renovated the Facilities and Sustainability area to increase the number of workstations
2021	Ops Building	Constructed temporary office space in the sewer bay with 4 workstations
2021	Ops Yard	Developed a 102B Ave Storage Yard on a small property purchased by the Township
2021	Staff Parking	Implemented regulated parking permit system to ensure only employees and visitors are utilizing parking lots and 224 St south of 48 Avenue
2022	Ops Building	Reduce main crew assembly/lunchroom area to allow for expansion of locker rooms and general renovations to areas including the downstairs washrooms, first aid room, and Human Resources

DISCUSSION/ANALYSIS:

Even with the expansions and renovations listed in the above table, reflecting growth in both the community and organization, the Operations Centre continues to experience space constraints regarding the building, parking, and the yard. Accordingly, staff have commissioned studies over the years which review the needs of the Township's operations and those of similar jurisdictions. The most recent studies were undertaken in 2012 and 2019.

2019 Operations Centre Study:

In the fall of 2019, staff commissioned a study for the need and planning of a Satellite Works Yard (the Study). The Study was completed by a local firm of industrial engineers and management consultants that provide facility planning engineering services.

The Study determined the existing conditions of employees and fleet vehicles versus parking stalls. The table below provides a summary of the data with updated numbers for 2022.

Parameter	2019 (Study)	2022 (updated)
Employees (RFT / TFT)	360	380
Employee Parking Stalls	208	214
Township Fleet and Equipment	326	360
Township Fleet Parking Stalls	253	255

As can be noted, the number of stalls needed has increased since the Study in 2019, necessitating employees parking in the surrounding residential areas to attend work, which remains a contentious matter within the neighborhood. Similarly, vehicles and equipment without assigned stalls are being parked in storage areas, along travel lanes, and in empty corners. The lack of space for the fleet also creates traffic congestion in the yard when employees start and end their day, which can and has led to accidents and employee safety concerns.

Population growth was used as an indicator of the future demand for services in the Study. The table below compares population growth to the available Operations Centre land.

Year	Population	Pop. Growth	Ops	Ops Growth
1996	80,000	-	4.6 ha	-
2016	117,000	46% (since 1996)	6.0 ha	31% (since 1996)
2021	145,000	24% (since 2016)	6.0 ha	0% (since 2016)
2041	211,000	45% (since 2021)	6.0 ha	0% (since 2021)

The following options were considered in the Study, with a summary description provided below:

1. No satellite yard and no further expansion of the Operations yard. This is not a recommended option as we exceeded capacity with respect to parking stalls for employees and fleet vehicles and the worsening congestion in the yard will result in inefficiencies and loss of production estimated to cost $6.5 – $8 M annually by 2041.
2. No satellite yard and expand the Operations yard by purchasing adjacent lots to the immediate north. This is not recommended as it would be difficult to acquire all three properties at or close to the same time and would not result in the preferred location in the NW region of the Township, where the rate of growth is fastest.
3. Develop a satellite yard from vacant land and relocate the fire training centre to also allow for an expansion of the Operations yard. This is the RECOMMENDED option as it allows the satellite yard and building to be built to suit specific needs, allowing for further needed expansion at the Operations yard, and has the least estimated cost.

4. Develop a satellite yard from vacant land and the fire training centre remains. This option is not recommended as the Operations yard does require growth even with a satellite yard.
5. Develop a satellite yard from land with an existing building(s) and relocate the fire training centre to also allow for an expansion of the Operations yard. This option is not recommended as the existing building(s) will likely not meet our needs and will require demolition or significant modifications; and
6. Develop a satellite yard from land with an existing building(s) and the fire training centre remains. This option is not recommended as the Operations yard does require growth even with a satellite yard.

Below is a cost summary of the six options based on an unencumbered 3.2 ha (7.8 ac) satellite yard (at 2019 values) between 2020 and 2041:

Option	Description	2019 Cost (millions)
1	No satellite yard, no further expansion	$55 - 69
2	No satellite yard, expand Operations yard	$41 - 54
3	**Satellite yard, vacant land, and relocate fire training centre (preferred)**	**$31 - 41**
4	Satellite yard, vacant land, and fire training centre remains	$35 - 46
5	Satellite yard, w/building(s), and relocate fire training centre	$43 - 56
6	Satellite yard, w/building(s), and fire training centre remains	$47 - 61

The cost for Option 1 is from the loss of productivity due to congestion in the yard and travel time to various worksites. Having a satellite yard reduces congestion and travel time. Option 3 is recommended, it scored highest in the cost benefit analysis which considered cost, level of service, employee happiness, environmental risk, impact on neighbor's, GHG emissions, safety, and similarity with other municipalities. Staff note that the cost of industrial lands has significantly increased since 2019, with values now upwards of $8M per acre.

The Study concluded that a 3.2 ha (7.8 ac) satellite yard with a building will be required in the short term. The preferred location of a property would be in the northwest area of the Township, generally flat topography, and unencumbered by features such as watercourses, and should be outside the ALR to allow for optimal use. Site servicing will need to be considered as well. The recommended satellite yard would align with other municipalities of similar size with respect to the number of yards and available space. The satellite yard can be implemented in phases, starting with land acquisition.

Staff Parking:

While acquisition of a satellite yard was not considered as a short-term solution due to the significant costs, the Study did indicate that in 2019 there was a shortfall of between 30 to 40 staff parking stalls. Since the Study, 6 parking stalls have been added relative to approximately 20 additional employees.

Currently there are a total of 214 parking stalls available at the Operations Centre, north and south of the office building. However, when all departments are fully staffed, parking remains a challenge with staff having to drive around the neighbourhood to find parking along nearby streets including 224 Street, resulting in recent concerns having been raised by local area residents.

The planned gravel parking lot in Old Yale Park would have allowed for an additional 27 stalls. Currently, staff are working towards adding approximately 10 stalls to the north staff parking lot located within the Operations Centre lands. The project consists of removing a temporary structure from the north parking lot which currently houses museum artifacts. The artifacts are being relocated to a temporary location until such time that the new museum is completed for permanent location.

With the additional 10 stalls planned to be added, a deficit of 20 to 30 parking stalls remains. The following table incorporates options for addressing the parking challenges at the Operations Centre.

Option	Description	Estimated Level of Effort to Implement	Estimated Level of Funding Required	Estimated Likelihood of Success	Estimated Impact to Address the Issue	Consideration
1. Old Yale Park	Utilize parking lot for staff parking by dedicating 9 of 18 parking stalls as Staff Only during regular working hours	Low Require lighting in parking lot and along pathway for fall and winter	<$100,000	Low Parking in the surrounding neighbourhood is closer than the Old Yale parking lot, hence may not be utilized to full capacity	Short Term	Community engagement should be undertaken in planning phase
2. Leased Parking Space	Lease a property near the Operations Centre to park staff vehicles	Low Assuming minimal work would be required to provide parking stalls	<$100,000	Low/Medium Based on previous reviews, property near the Operations Centre is limited to a few sites	Medium Term Subject to length of lease	Leased property needs to be close to the Operations Centre to avoid some sort of shuttle service.
3. Carpooling Program	Develop a program to allow staff to take home a fleet vehicle for carpooling with other employees	Low Requires a new policy	$100,000 - $500,000	Medium/High Depends on uptake by employees. 5 carpool groups of 3 would free up 15 staff parking stalls	Medium Term	Affects fleet resale value due to higher km; reduce GHG's with more EVs utilized
4. Vehicle Take Home Program	Allow employees with assigned vehicles to take them home	Low Require a change of existing policy	$100,000 - $500,000	High Requires 20 to 30 employees to take vehicles home	Medium Term	Affect fleet resale value due to higher km; reduce GHG's with more EVs utilized
5. Leased Office Space	Lease a building or portion of one with parking for compliment of office staff	Medium	$500,000 - $1,000,000	High	Long Term	Would likely require a full department to relocate from the Operations Centre
6. Expedite Fire Training Centre Relocation	The 0.7 ha space could be split in two for staff parking and Operations Yard vehicles, equipment, and storage	High	$1,000,000 - 10,000,000	Medium	Medium Term	Finding and developing a suitable site could take some time
7. Construct a New Satellite Yard and Facility	Construct a new satellite yard and facility that is strategically positioned to accommodate the growth of TOL	High	>$10,000,000	High	Long Term solution, with securing and developing taking time	In the meantime, short/medium term solutions will be required

Note that other options were considered by staff but are not being presented as they were not considered worthy of advancement based on cost-benefit analyses. The options not presented included charging a fee to staff for parking; reducing staffing levels and levels of service; constructing an above ground parking structure; working remotely including a hybrid model; occupying office space at the various recreation centres; and expanding a bike-to-work program.

The table presented above incorporates a variety of options with a preliminary review of each to address staff parking along with the ultimate long-term solution of developing a Public Works satellite yard. Based upon level of effort, estimated cost, and likelihood of success, staff will be proceeding with a detailed analysis of four of the presented options to mitigate the current staff parking challenges at the Operations Centre, as identified below:

2. Leased Parking Space.
3. Carpooling Program.
4. Vehicle Take Home Program; and
5. Leased Office Space.

In addition to further exploring the four options listed above, it is also recommended that Council endorse the advancement of a strategy to fund and develop a Public Works satellite yard as part of the upcoming 2023-2027 budget process.

Staff will proceed with a comprehensive analysis of the above four options described to mitigate staff parking challenges at the Operations Centre, unless otherwise directed by Council.

Respectfully submitted,

Roeland Zwaag
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
PROTECTIVE SERVICES - FIRE	S. Gamble

ATTACHMENT A Operations Centre Map with Chronological Order of Improvements



ATTACHMENT A

E.8

Township of Langley BC

Est. 1873

Operations Parking - Expansion

Staff Overflow Parking

Time Restricted Parking

N W E S

0 20 40 80 120 160 Meters

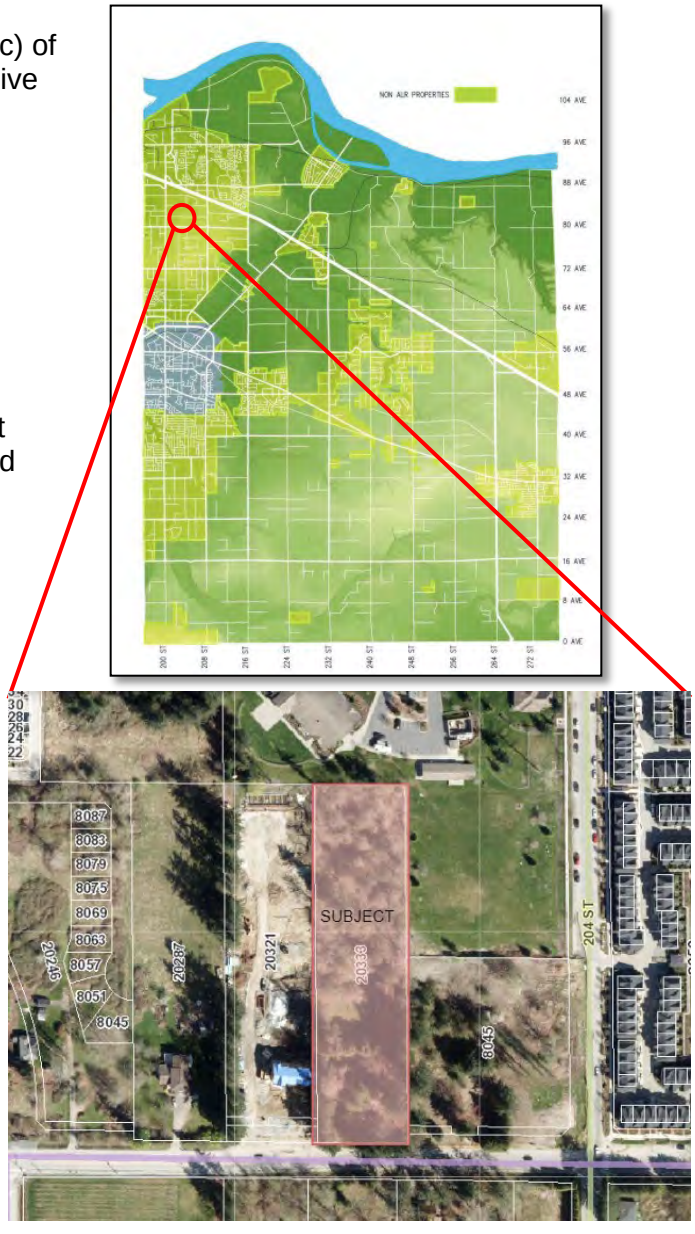
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-77
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0161
SUBJECT:	REZONING APPLICATION NO. 100653 AND DEVELOPMENT PERMIT APPLICATION NO. 101205 (CASTLEHILL PROPERTIES (YORKSON-WEST) LTD. / 20333 - 80 AVENUE)		

PROPOSAL:

Application to rezone approximately 1.0 ha (2.46 ac) of land located at 20333 - 80 Avenue to Comprehensive Development Zone CD-77 with an accompanying development permit to facilitate development of 56 townhouse units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5805 subject to 11 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5805) of Development Permit No. 101205; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Properties (Yorkson-West) Ltd.) Bylaw No. 5805, rezoning 1.0 ha (2.46 ac) of land located at 20333 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 56 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of a cross access easement in favour of the properties to the east and west for pedestrian access;
8. Registration of an access easement for emergency access purposes in favour of the property to the west (20321 – 80 Avenue);
9. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Prohibiting access from the site to 80 Avenue except for emergency vehicles;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5805 authorize issuance of Development Permit No. 101205, 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), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements to the acceptance of the Township;

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

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

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5805 in conjunction with Development Permit No. 101205.

EXECUTIVE SUMMARY:

Ciccozzi Architecture Inc. has applied on behalf of the owner to rezone approximately 1.0 ha (2.46 ac) of land located at 20333 - 80 Avenue to Comprehensive Development Zone CD-77 with an accompanying development permit to facilitate development of 56 townhouse units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.

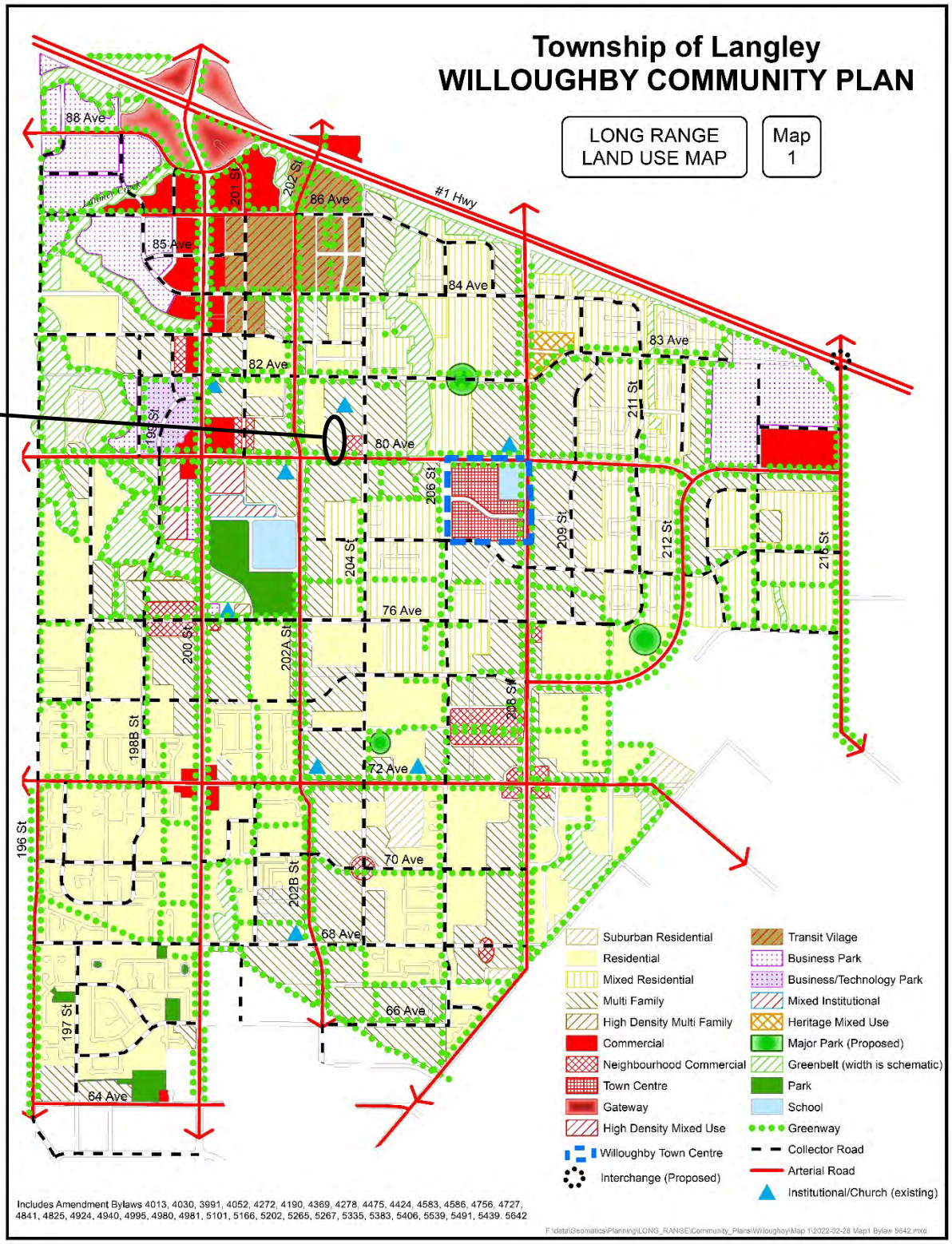
The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density.

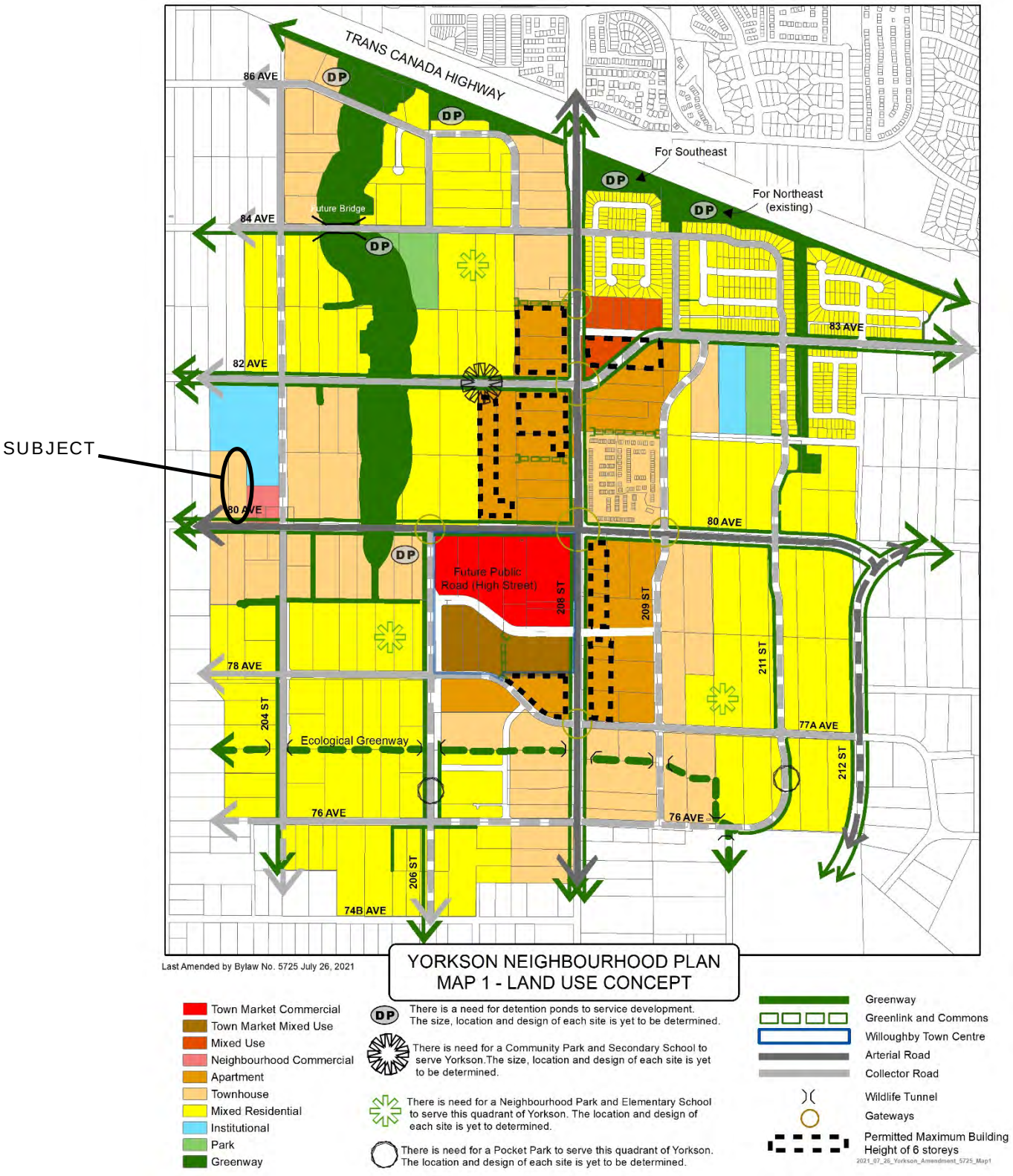
Staff recommend that Council support the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101205 at time of final reading of Rezoning Bylaw No. 5805.

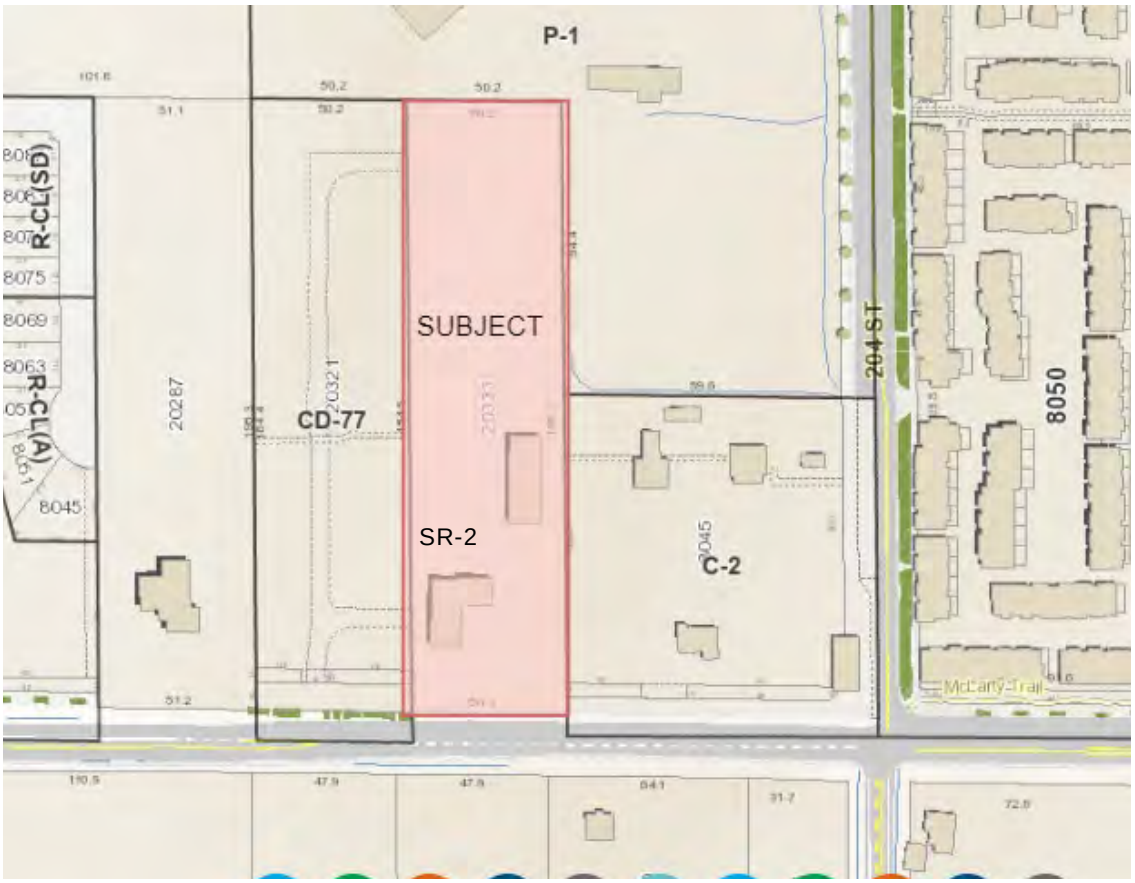
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5805 and Development Permit No. 101205.

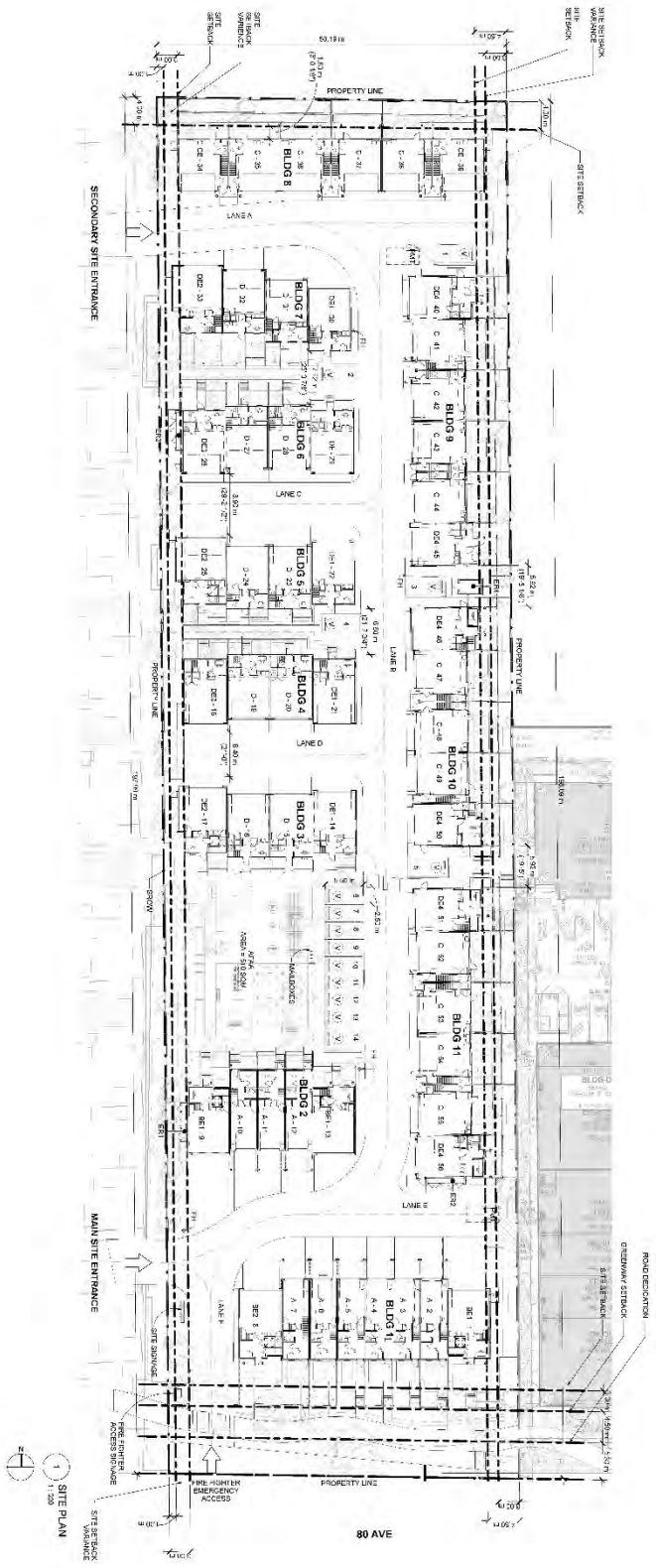
SUBJECT


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
206 St
209 St
211 St
212 St
216 St
204 St
202A St
200 St
198B St
196 St
197 St
202B St
208 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
TRANS CANADA HIGHWAY
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
DP
For Southeast
For Northeast
(existing)
Future Bridge
Future Public
Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5725 July 26, 2021
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development.
The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2021_07_26_Yorkson_Amendment_5725_Map1



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Castlehill Properties (Yorkson-West) Ltd. 21152 – 81A Avenue Langley BC V2Y 0E8
Agent:	Ciccozzi Architecture Inc. 15 Floor – 1095 West Pender Street Vancouver BC V6E 2M6
Legal Description:	Lot 28 Section 26 Township 8 New Westminster District Plan 28836
Civic Address:	20333 - 80 Avenue
Area:	1.0 ha (2.46 ac)
Willoughby Community Plan:	Multi Family
Yorkson Neighbourhood Plan:	Townhouse (15 – 25 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77

BACKGROUND/HISTORY:

The subject lands are currently vacant, zoned Suburban Residential Zone SR-2, and designated Townhouse (15 – 25 units per acre (upa) / 37 – 62 units per hectare (uph)) in the Yorkson Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Ciccozzi Architecture Inc. has applied on behalf of the owner to rezone 1.0 ha (2.46 ac) of land located at 20333 - 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 56 townhouse units. A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the townhouse units.

Adjacent Uses:

North:	The Church of Jesus Christ of Latter Day Saints Temple, zoned Civic Institutional Zone P-1, designated Institutional in the Yorkson Neighbourhood Plan;
South:	80 Avenue, beyond is property currently under application as part of a development for 156 townhouse units (ToL Project 08-26-0179) and currently zoned Suburban Residential Zone SR-2;
East:	A commercial development currently under construction, zoned Commercial Zone C-2; and
West:	A townhouse development for 50 townhouse units currently under construction, zoned Comprehensive Development Zone CD-77.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5805 proposes to rezone the site to Comprehensive Development Zone CD-77 to facilitate development of 56 townhouse units. The project complies with the provisions of the site's Townhouse land use designation in the Yorkson Neighbourhood Plan, and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density (56 uph / 22.7 upa proposed).

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on June 15, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101205 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, and architectural style and massing of the proposed townhouse development for Council's consideration.

The proposed development consists of 56 townhouse units in 11 3-storey buildings ranging from four to eight units. Nine (16%) of the 56 units are tandem units, less than the 40% maximum permitted in the Zoning Bylaw. The floor area of the individual units ranges from 142.6 m^2 to 183.5 m^2 (1,535 ft^2 to 1,976 ft^2). All units will have second floor living areas (kitchen, dining room, living room), and two to four bedrooms. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The street facing elevations feature design elements such as pitched roofs and strongly identifiable entrances. Materials include hardi horizontal and vertical siding, hardi shingle siding, hardi board and batten, and decorative wood brackets. The variations in colours and materials proposed are used to highlight the individuality of units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have also been incorporated into the buildings design to provide articulation and differentiate buildings.

The proposed building heights (3-storeys), site coverage (35%), and siting comply with the requirements of the Comprehensive Development Zone CD-77 and the Willoughby Development Permit Area "B" guidelines.

Access and Parking:

Pedestrian access into the site is provided via the greenway along 80 Avenue. Additionally, a pedestrian access directly from the site to the commercial site to the east will be available. This access will also be accessible to residents of the townhouse site to the west (20321 – 80 Avenue, ToL Project 08-26-0146).

As vehicular access from the site to 80 Avenue will not be permitted, access to the development will be provided and is secured via cross-access easement through the townhouse site to the west. Prior to final reading of the Rezoning Bylaw, the applicant will be required to register a

cross access easement (included as a condition of rezoning) to provide pedestrian and emergency access (via 80 Avenue) to the townhouse site to the west and prohibit vehicular access directly to 80 Avenue.

The application exceeds the parking requirements of the Zoning Bylaw by providing 132 parking spaces whereas 126 parking spaces are required.

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (47 side by side garage) (2 spaces required / unit)	94	100 (of which 3 are adaptable)
Residential Spaces (9 tandem units) (2.3 spaces required / unit)	21	21
Visitor Parking Spaces (0.2 spaces required / unit)	11	11
Total	**126**	**132**

As a prerequisite of final reading, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $5,776 per townhouse unit for a total of $323,456.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m^2 / 86 ft^2 per townhouse) resulting in a requirement of 448 m^2 (4,822 ft^2) with 466 m^2 (5,018 ft^2) of outdoor amenity space proposed. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. Trellises frame the pedestrian access points on the site. The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that two significant trees exist on the subject site and none are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 71 replacement trees are required and 71 replacement trees are proposed. In addition, approximately two street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 73 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit. A Community Stormwater detention facility exists north of 86 Avenue at 204 Street to support the proposed development and overall catchment area.

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. There are no watercourse on the subject site.

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately 16 new students for Donna Gabriel Robins Elementary School (located approximately 450 m southeast of the subject site), seven students for Peter Ewart Middle School (located approximately 550 m southwest of the site) and 14 students for RE Mountain Secondary School (located approximately 650 m southwest of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 150 m to the east of the site.

Transit:

Currently, transit service is provided along 208 Street (approximately 650 m east of the subject site) via the 595 bus.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 56 townhouse units and complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5805 (subject to 11 development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5805) of accompanying Development Permit No. 101205, and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Colin Moore
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101205
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101205

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

1. Name: Castlehill Properties (Yorkson-West) Ltd.

   Address: 21152 – 81A Avenue
   Langley BC V2Y 0E8

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 28 Section 26 Township 8 New Westminster District Plan 28836

   CIVIC ADDRESS: 20333 – 80 Avenue

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

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

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

RENFREW TOWNHOMES

20333 80th AVE, LANGLEY, BRITISH COLUMBIA - RZ100653/DP1011205



PROJECT STATISTICS

SITE DA'A

CIVIC ADDRESS:	PARCEL:	)ESCRIPTION:	PROPOSED ZONING:CD
20333 80 AVE	LOT 28	.T 28, SEC 26, TWP 8, 4WD, PL NWP28836	

REQUIRED DEVELOIMENT DATA:

LOT SUMMARY

CURRENT ZONING:	SR-2		
PROPOSED ZONING:	CD (Based on CD-77) AREA "B"		
	S.Q.F.	S.Q.M	AC
SITE AREA (GROSS) TOTAL:	,07,094.0 SQ FT	9,949.40 SQ M	2.46 AC
ROAD DEDICATION AREA:	,880.0 SQ FT	453.40 SQ M	0.11 AC
SITE AREA (NET) TOTAL:	,02,214.0 SQ FT	9,041.0 SQ M	2.35 AC
OUTDOOR SPACE:			
REQUIRED	,822.23 SQ FT	448.0 SQ M	
PROPOSED	,489.59 SQ FT	510 SQ M	

LOT COVEIAGE

LOT COVERAGE AREA (GROS) ALLOWABLE	40%	
PROPOSED	35%	

DENSITY (BASEI ON NET)

ALLOWED	25 Units per Acre (MAX.) FAR 0.77
PROPOSED	22.8 Units per Acre

BUILDING HEIGHT:	ALLOWED	PROPOSED
	3 Storeys	3 Storeys

SETBACIS

	REQUIRED	PROPOSED
NORTH (INTERIOR LOT LINE)	4 M	4 M
WEST (INTERIOR LOT LINE)	3 M	2 M
WEST (VARIANCE)	-	1 M (Variance)
SOUTH (FACING 80TH AVE)	3 M	3 M
SOUTH (GREENWAY)	4.5 M	4.5 M
SOUTH (ROAD DEDICATION)	9 M	5.3 M
EAST (INTERIOR LOT LANE)	4.5 M	4.5 M
EAST (VARIANCE)	-	3 M (Variance)

PARKING SUMMAIY

	!EQUIRED	PRO/IDED
REGULAR STALLS (2 PER UNIT)	112	112
VISITOR STALLS (0.2 PER UNIT)	13	14
FOR DOUBLE GMAGE UNITS	9.4	10
FOR TANDEM UNTS	3	3
ACCESSIBLE STALL	N/A	1
SMALL CAR STALLS	N/A	0
DOUBLE GARAGE	N/A	14
TANDEM (40% MAX.)	21	18

AREA BREAKDOWN

FaR CALCULATION

NAME	AREA (SF)	AREA (M2)
BUILDING 1	10,785.27	1,001.98
BUILDING 2	7,001.04	650.41
BUILDING 3	5,772.80	536.31
BUILDING 4	5,661.23	525.94
BUILDING 5	5,839.59	542.51
BUILDING 6	5,664.36	526.23
BUILDING 7	5,777.08	536.70
BUILDING 8	8,311.28	772.14
BUILDING 9	8,469.72	786.86
BUILDING 10	6,638.73	616.75
BUILDING 11	8,469.72	786.86
TOTAL:	78,390.82	7,282.69

BUILDING AREA

NAME	AREA (SF)	/REA (M2)
BUILDING 1	5,041.94	468.41
BUILDING 2	2,810.95	261.15
BUILDING 3	2,555.81	237.44
BUILDING 4	2,505.12	232.73
BUILDING 5	2,535.33	235.54
BUILDING 6	2,566.38	238.42
BUILDING 7	2,558.04	237.65
BUILDING 8	4,345.59	403.72
BUILDING 9	4,247.68	394.62
BUILDING 10	3,492.36	324.45
BUILDING 11	4,295.48	399.06
TOTAL:	36,954.68	3,433.19

UNIT ANALYSIS

NAME	AREA (SF)	AREA (M2)	TYPE	COUNT
UNIT A	1,535.32	142.64	2 BED + DIN	9
UNIT BE1	1,935.85	179.85	3 BED + DIN (ADAPTABLE)	3
UNIT BE2	1,886.45	175.26	3 BED + DIN (ADAPTABLE)	1
UNIT C	1,849.92	171.86	3 BED	15
UNIT CE	1,885.59	175.18	3 BED	2
UNIT D	1,781.32	165.49	3 BED + DIN	10
UNIT DE1	1,842.89	171.21	3 BED + DIN	5
UNIT DE2	1,976.90	183.66	3 BED + DIN (ACCESSIBLE)	3
UNIT DE3	1,815.47	168.66	3 BED + DIN	2
UNIT DE4	1,867.70	173.52	3 BED + DIN	6
TOTAL:				56 UNITS

CODE SUMMARY COMPLIANCE WITH BCBC 2018

TOWNHOUSES BUILDING SUMMARY:

MAJOR OCCUPANCY CLASSIFICATION: GROUP C

CONSTRUCTION ARTICLE: 9.10.8.1

BUILDING HEIGHT: 3 STOREYS

BUILDING AREA: <600 M²

CONSTRUCTION: COMBUSTIBLE PERMITTED

FLOOR ASSEMBLY: NO FIRE-RESISTANCE RATING OR FIRE SEPARATION REQUIRED WITHIN DWELLING UNITS

SPRINKLER SYSTEM: NOT REQUIRED

FIRE ALARM SYSTEM: NOT REQUIRED

STANDPIPE SYSTEM: NOT REQUIRED

ARCHITECTURAL DRAWING LIST

SHEET	NAME
A0.0	COVER SHEET
A0.1	CONTEXT PLAN
A0.2	SHADOW STUDIES
A0.3	SITE SURVEY AND SETBACKS
A0.4.1	WALL ASSEMBLY SCHEDULES
A0.4.2	WALL ASSEMBLY SCHEDULES
A0.4.3	FLOOR & ROOF ASSEMBLY SCHEDULES
A0.4.4	WINDOW & DOOR SCHEDULE
A0.4.5	GENERAL NOTES
A0.5	PHASING PLAN
A0.6	COLOUR SCHEME PLAN
A0.7	CHARACTER & ELEVATIONS (TAUPE)
A0.8	CHARACTER & ELEVATIONS (WHITE)
A0.9	CHARACTER & ELEVATIONS (GREY)
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN (NORTH)
A1.2	SITE PLAN (SOUTH)
A1.3	FIRE FIGHTER ACCESS
A1.4	SITE SECTIONS
A1.5	PERSPECTIVE STUDIES
A1.6	WASTE DISPOSAL STAGING
A2.01.1	BUILDING 1 FLOOR PLANS
A2.01.2	BUILDING 1 FLOOR AND ROOF PLANS
A2.01.3	BUILDING 1 SLAB EDGE PLAN
A2.01.4	BUILDING 1 ELEVATIONS
A2.01.5	BUILDING 1 SECTIONS
A2.02.1	BUILDING 2 FLOOR PLANS
A2.02.2	BUILDING 2 ROOF & SLAB EDGE PLAN
A2.02.3	BUILDING 2 ELEVATIONS
A2.02.4	BUILDING 2 SECTIONS
A2.03.1	BUILDING 3 FLOOR PLANS
A2.03.2	BUILDING 3 ROOF AND SLAB EDGE PLAN
A2.03.3	BUILDING 3 ELEVATIONS
A2.03.4	BUILDING 3 SECTIONS
A2.04.1	BUILDING 4 FLOOR PLANS
A2.04.2	BUILDING 4 ROOF AND SLAB EDGE PLAN
A2.04.3	BUILDING 4 ELEVATIONS
A2.04.4	BUILDING 4 SECTIONS
A2.05.1	BUILDING 5 FLOOR PLANS
A2.05.2	BUILDING 5 ROOF AND SLAB EDGE PLAN
A2.05.3	BUILDING 5 ELEVATIONS
A2.05.4	BUILDING 5 SECTIONS
A2.06.1	BUILDING 6 FLOOR PLANS
A2.06.2	BUILDING 6 ROOF AND SLAB EDGE PLAN
A2.06.3	BUILDING 6 ELEVATIONS
A2.06.4	BUILDING 6 SECTIONS
A2.07.1	BUILDING 7 FLOOR PLANS
A2.07.2	BUILDING 7 ROOF AND SLAB EDGE PLAN
A2.07.3	BUILDING 7 ELEVATIONS
A2.07.4	BUILDING 7 SECTIONS
A2.08.1	BUILDING 8 FLOOR PLANS
A2.08.2	BUILDING 8 ROOF AND SLAB EDGE PLAN
A2.08.3	BUILDING 8 ELEVATIONS
A2.08.4	BUILDING 8 SECTIONS
A2.09.1	BUILDING 9 FLOOR PLANS
A2.09.2	BUILDING 9 ROOF AND SLAB EDGE PLAN
A2.09.3	BUILDING 9 ELEVATIONS
A2.09.4	BUILDING 9 SECTIONS
A2.10.1	BUILDING 10 FLOOR PLANS
A2.10.2	BUILDING 10 ROOF AND SLAB EDGE PLAN
A2.10.3	BUILDING 10 ELEVATIONS
A2.10.4	BUILDING 10 SECTIONS
A2.11.1	BUILDING 11 FLOOR PLANS
A2.11.2	BUILDING 11 ROOF AND SLAB EDGE PLANS
A2.11.3	BUILDING 11 ELEVATIONS
A2.11.4	BUILDING 11 SECTIONS
A3.01	UNIT A PLAN
A3.01.1	UNIT A & AE CROSS SECTION
A3.02	UNIT BE1 PLAN (ADAPTABLE)
A3.03	UNIT BE2 PLAN (ADAPTABLE)
A3.03.1	UNIT BE CROSS SECTION
A3.04	UNIT C PLAN
A3.05	UNIT CE PLAN
A3.05.2	UNIT C & CE CROSS SECTION
A3.06	UNIT D PLAN
A3.07	UNIT DE1 PLAN
A3.08	UNIT DE2 PLAN (ACCESSIBLE)
A3.09	UNIT DE3 PLAN
A3.10	UNIT DE4 PLAN
A3.10.1	UNIT D, DE1, DE2, DE3 & DE4 CROSS SECTION
A6.0	WALL SECTIONS
A6.1	WALL SECTIONS
A6.2	WALL SECTIONS
A6.3	WALL SECTIONS
A7.0	STAIR DETAILS
A8.0	ROOF DETAILS
A8.1	ROOF DETAIL
A8.2	PLAN DETAILS
A8.3	SECTION DETAILS
A8.4	SECTION DETAILS
A8.5	SECTION DETAILS
A8.6	PARTY WALL DETAILS
A8.7	PARTY WALL DETAILS
A8.8	EXTERIOR DETAILS
A8.9	MAIL BOX DETAILS

PROJECT CONTACT LIST

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VICINITY PLAN



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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.06.01	ISSUED FOR CONSULTANT REVIEW
2021.07.28	ISSUED FOR ISDC REVIEW
2021.11.26	ISSUED FOR REZONING / DP
2022.02.25	RE-ISSUED FOR REZONING / DP
2022.04.08	ISSUED FOR BP CONSULTANT REVIEW

SEAL:

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15th FLOOR
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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:
RENFREW TOWNHOMES
20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
IB/GG/JP	AD
SCALE: N. T. S.	PROJECT NO. 722

SHEET TITLE:
COVER SHEET

REV. NO.: SHEET NO.: **A0.0**

SCHEDULE A **F.1**



COLOUR SCHEME LEGEND

TAUPE SCHEME:

WHITE SCHEME:

GREY SCHEME:

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

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE: As indicated	PROJECT NO.: 722

SHEET TITLE:

COLOUR SCHEME PLAN

F.1

REV. NO.:

SHEET NO.: A0.6

SCHEME 1 (TAUPE)

MATERIAL PALETTE

- A — **BRICK VENEER** — ARCTIC WHITE, INTERSTATE BRICK
- B — **HARDIE PANEL** — BOARD & BATTEN, REVERE PEWTER, BM HC-172
- C — **SHINGLES** — WHITE DOVE, BM OC-17
- D — **HARDIE PANEL** — HORIZONTAL SIDING, WHITE DOVE, BM OC-17
- E — **ROOF** — ASHPHALT SHINGLE, TO MATCH WEATHERED WOOD
- F — **WOOD DETAILS (BRACKETS, POSTS, FENCES)** — WEATHERED WOOD
- G — **CANOPY** — LIGHT GREY, STANDING SEAM STEEL
- H — **SILL, HEADER & TRIMS** — PAINTED WOOD, KENDALL CHARCOAL, BM HC-166
- I — **FASCIA** — PAINTED WOOD, STORM, BM AF-700
- J — **WINDOWS** — STD. BLACK, ALUMINUM FRAME
- K — **GARAGE DOORS** — WHITE FINISH
- L — **PAINTED ENTRY DOORS** — PAINTED WOOD, ONYX, BM 2133-10
- M — **RAILINGS AND RWLS** — ALUMINUM, BLACK
- N — **TILE** — DECORATIVE TILE, BLACK
- O — **CONCRETE**
- P — **DECK FLASHING** — ALUMINUM, WHITE FINISH









PRECEDENT IMAGES





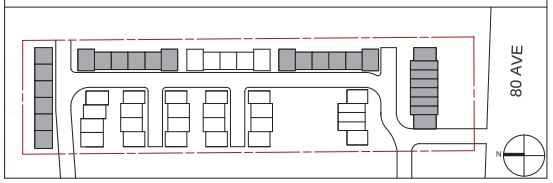








KEY PLAN



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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

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

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE: As indicated	PROJECT NO.: 722

SHEET TITLE:

CHARACTER & ELEVATIONS (TAUPE)

REV. NO.:

SHEET NO.: A0.7

SCHEME 2 (WHITE)

MATERIAL PALETTE

- A — **BRICK VENEER** — ARCTIC WHITE INTERSTATE BRICK
- B — **HARDIE PANEL** — BOARD & BATTEN WHITE DOVE BM OC-17
- C — **SHINGLES** — WHITE DOVE BM OC-17
- D — **HARDIE PANEL** — HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166
- E — **ROOF** — ASHPHALT SHINGLE TO MATCH WEATHERED WOOD
- F — **WOOD DETAILS (BRACKETS, POSTS, FENCES)** — WEATHERED WOOD
- G — **CANOPY** — LIGHT GREY STANDING SEAM STEEL
- H — **SILL, HEADER & TRIMS** — PAINTED WOOD KENDALL CHARCOAL BM HC-166
- I — **FASCIA** — PAINTED WOOD STORM BM AF-700
- J — **WINDOWS** — STD. BLACK ALUMINUM FRAME
- K — **GARAGE DOORS** — WHITE FINISH
- L — **PAINTED ENTRY DOORS** — PAINTED WOOD BOOTHBAY GRAY BM HC-165
- M — **RAILINGS AND RWLS** — ALUMINUM BLACK
- N — **TILE** — DECORATIVE TILE BLACK
- O — **CONCRETE**
- P — **DECK FLASHING** — ALUMINUM WHITE FINISH









PRECEDENT IMAGES





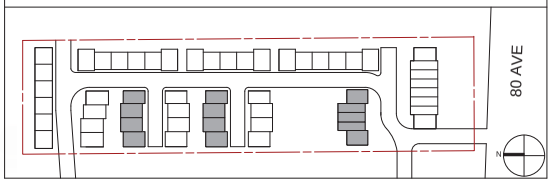








KEY PLAN



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SEAL:

CICCOZZI ARCHITECTURE

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

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE:	PROJECT NO.:
As indicated	722

SHEET TITLE:

CHARACTER & ELEVATIONS (WHITE)

REV. NO.:

SHEET NO.: A0.8

SCHEME 3 (GREY)

MATERIAL PALETTE

A	**BRICK VENEER**	ARCTIC WHITE INTERSTATE BRICK
B	**HARDIE PANEL**	BOARD & BATTEN LIGHT FRENCH GRAY SW 0055
C	**SHINGLES**	KENDALL CHARCOAL BM HC-166
D	**HARDIE PANEL**	HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166
E	**ROOF**	ASHPHALT SHINGLE TO MATCH WEATHERED WOOD
F	**WOOD DETAILS (BRACKETS, POSTS, FENCES)**	WEATHERED WOOD
G	**CANOPY**	LIGHT GREY STANDING SEAM STEEL
H	**SILL, HEADER & TRIMS**	PAINTED WOOD KENDALL CHARCOAL BM HC-166
I	**FASCIA**	PAINTED WOOD STORM BM AF-700
J	**WINDOWS**	STD. BLACK ALUMINUM FRAME
K	**GARAGE DOORS**	WHITE FINISH
L	**PAINTED ENTRY DOORS**	WOOD STAIN TO MATCH WOOD DETAILS
M	**RAILINGS AND RWLS**	ALUMINUM BLACK
N	**TILE**	DECORATIVE TILE BLACK
O	**CONCRETE**	
P	**DECK FLASHING**	ALUMINUM WHITE FINISH









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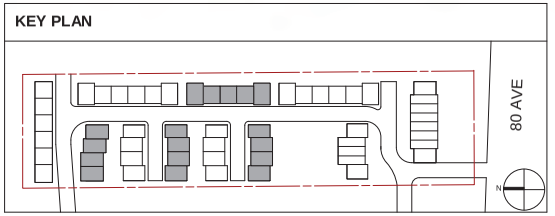
CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

KEY PLAN



DRAWN BY:	CHECKED BY:
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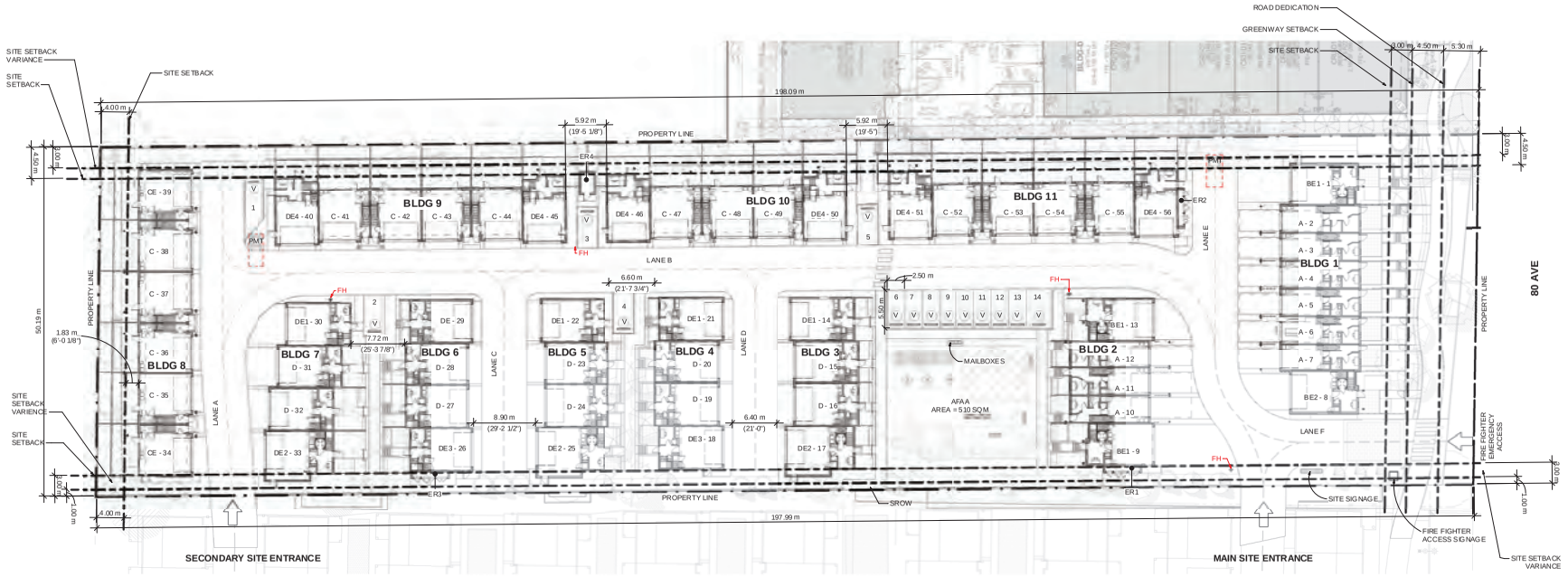
SHEET TITLE:

CHARACTER & ELEVATIONS (GREY)

REV. NO:

SHEET NO:

A0.9



1 SITE PLAN
1 : 300

3 SITE LEGEND
1 : 300

VISITOR STALL
SITE ENTRY
PMT
FIRE HYDRANT



2 SITE SIGNAGE
NTS

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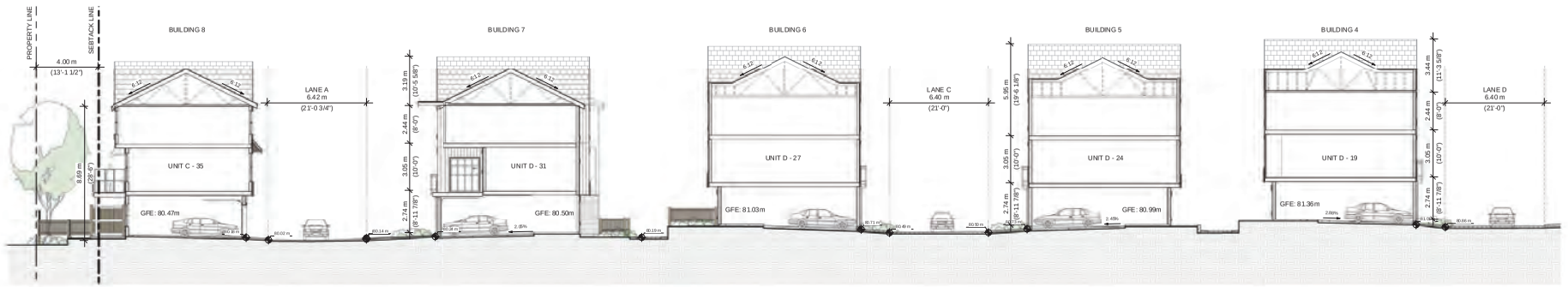
OVERALL SITE PLAN

F.1

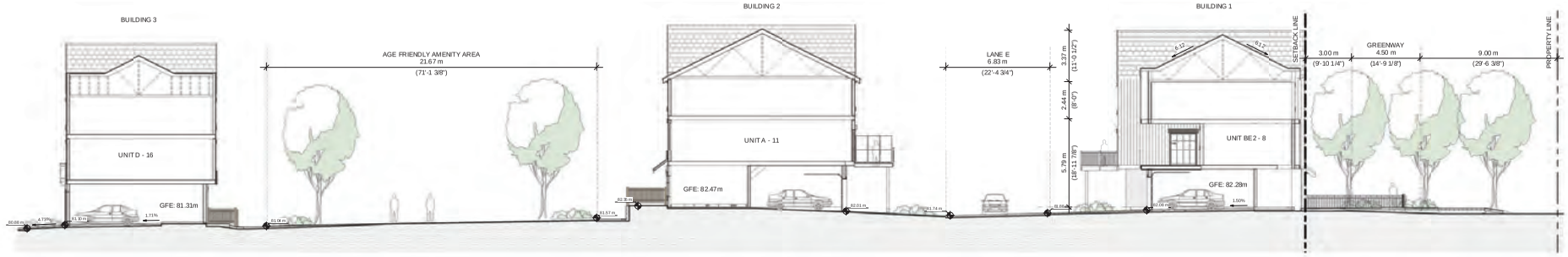
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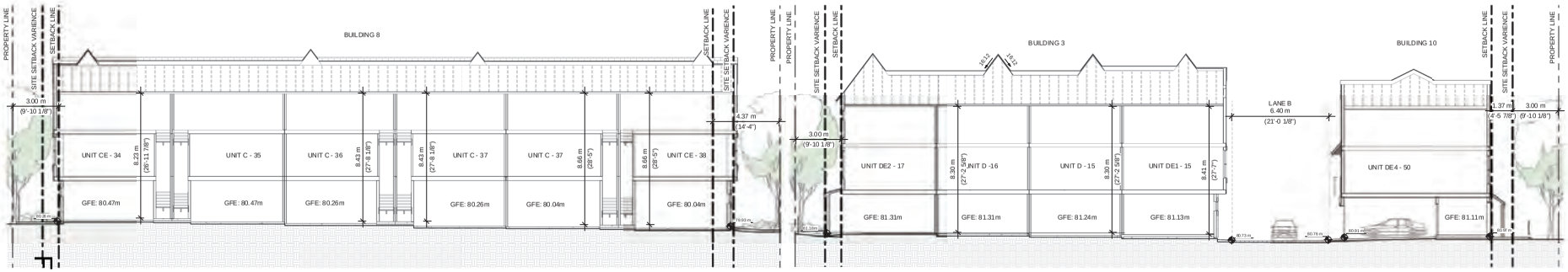
A1.0



1 SITE SECTION 1A
3/32" = 1'-0"



2 SITE SECTION 1B
3/32" = 1'-0"



3 SITE SECTION 2
3/32" = 1'-0"

4 SITE SECTION 3
3/32" = 1'-0"

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RENFREW TOWNHOMES

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LANGLEY, BC

DRAWN BY:	CHECKED BY:
IB/GG/JL	AD
SCALE: 3/32" = 1'-0"	PROJECT NO.: 722

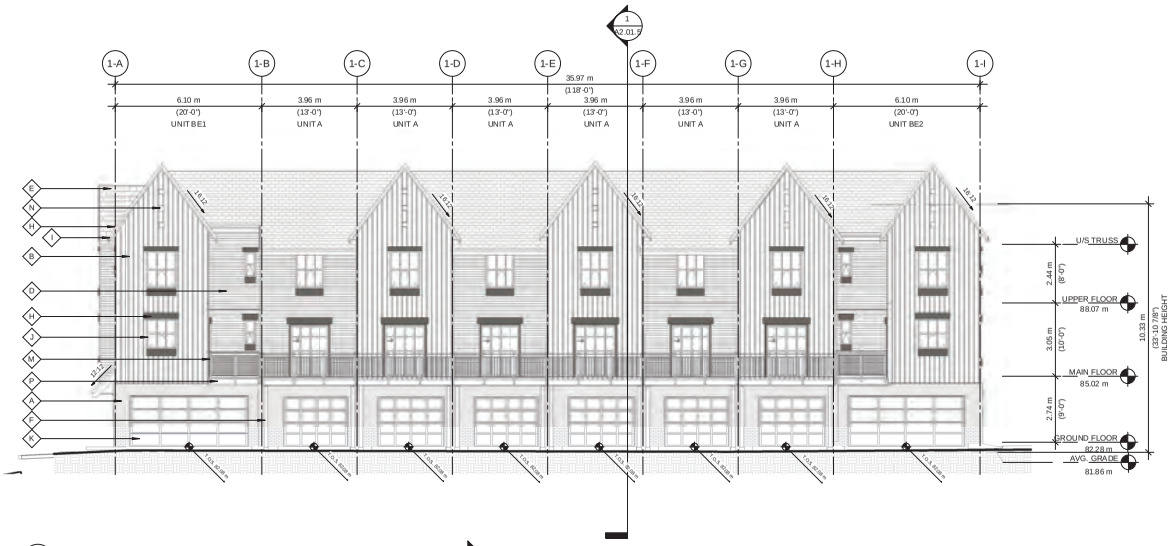
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SITE SECTIONS

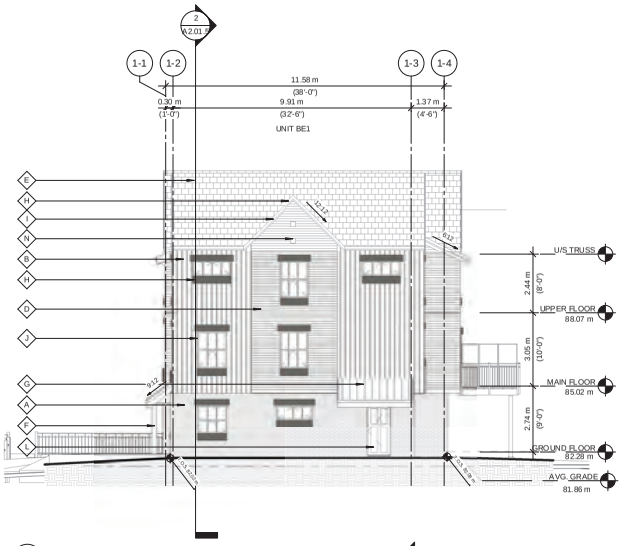
F.1

REV. NO.:

SHEET NO.: A1.4



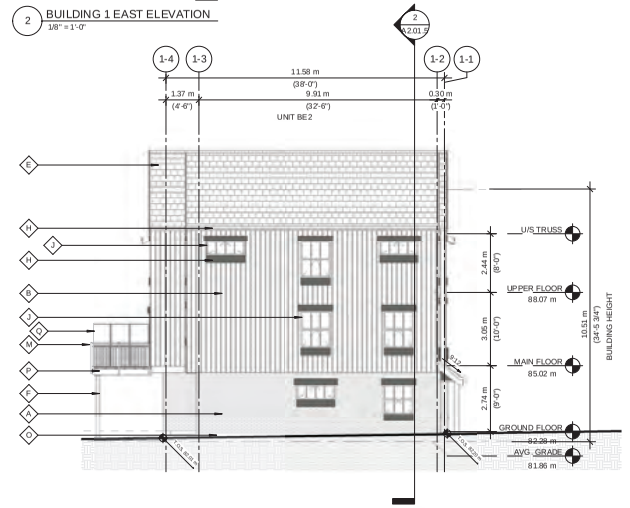
1 BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 1 EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



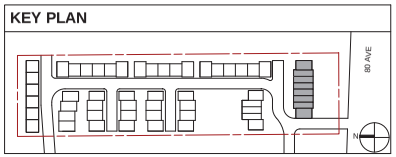
4 BUILDING 1 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING WHITE DOVE BM OC-17	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN REVERSE PEWTER BM HC-172	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES WHITE DOVE BM OC-17	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS PAINTED WOOD ONYX BM 2133-10

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
N	TILE DECORATIVE TILE BLACK	Q	PRIVACY SCREEN OPAQUE GLASS
O	CONCRETE		

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

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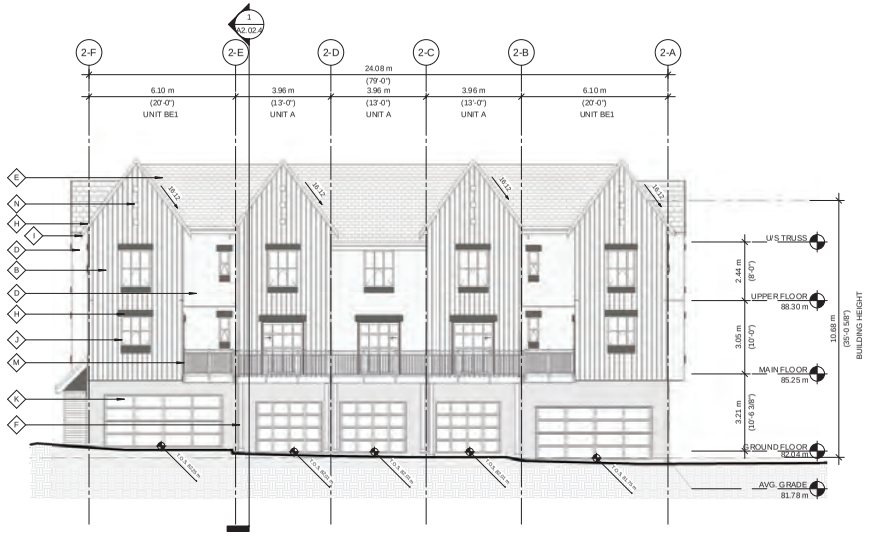
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BUILDING 1 ELEVATIONS

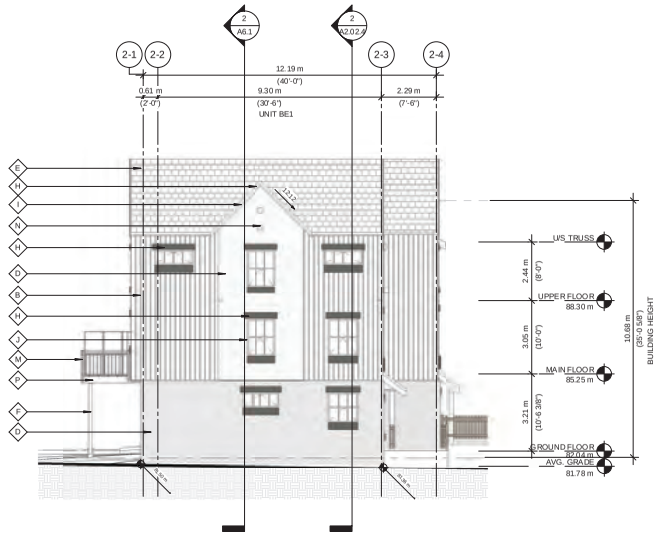
REV. NO.:

SHEET NO.:

A2.01.4



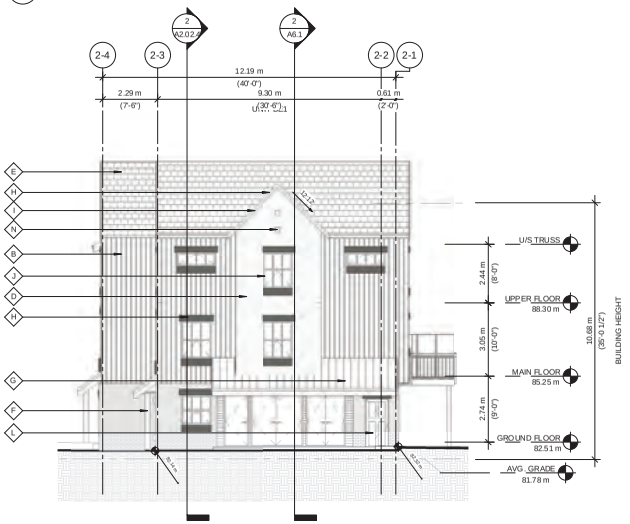
1 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2 EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"



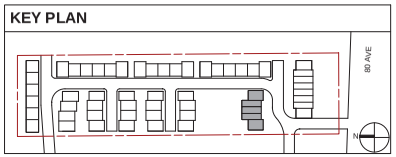
4 BUILDING 2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN WHITE DOVE BM OC-17	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES WHITE DOVE BM OC-17	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS PAINTED WOOD BOOTHBAY GRAY BM HC-165

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
N	TILE DECORATIVE TILE BLACK	Q	PRIVACY SCREEN OPAQUE GLASS
O	CONCRETE		

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE:	PROJECT NO.
As indicated	722

SHEET TITLE:

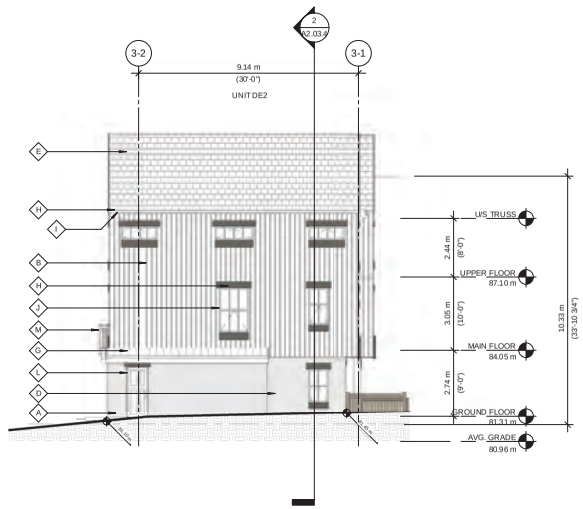
BUILDING 2 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.02.3**



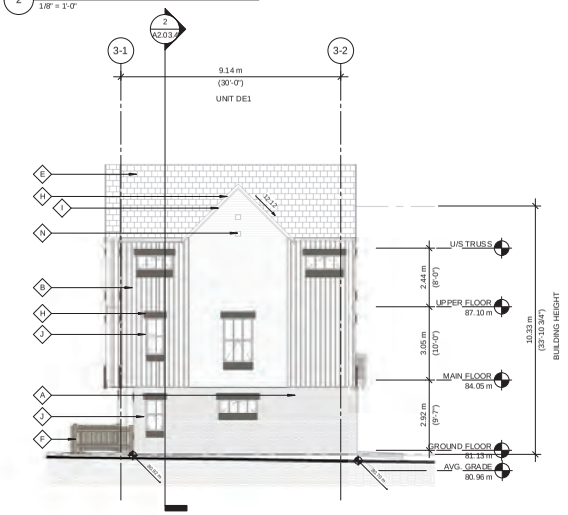
1 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"



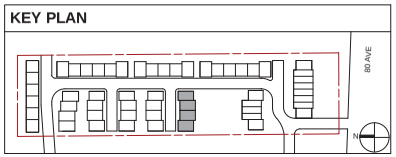
4 BUILDING 3 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN LIGHT FRENCH GRAY SW 0055	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES KENDALL CHARCOAL BM HC-166	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS WOOD STAIN TO MATCH WOOD DETAILS

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH		
N	TILE DECORATIVE TILE BLACK				
O	CONCRETE				

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TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE: As indicated	PROJECT NO.: 722

SHEET TITLE:

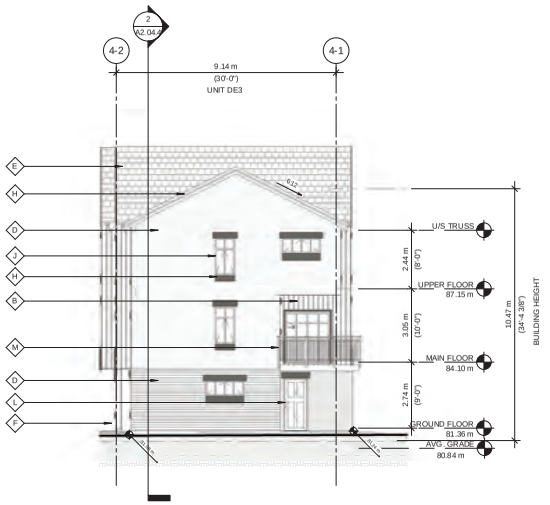
BUILDING 3 ELEVATIONS

REV. NO.:

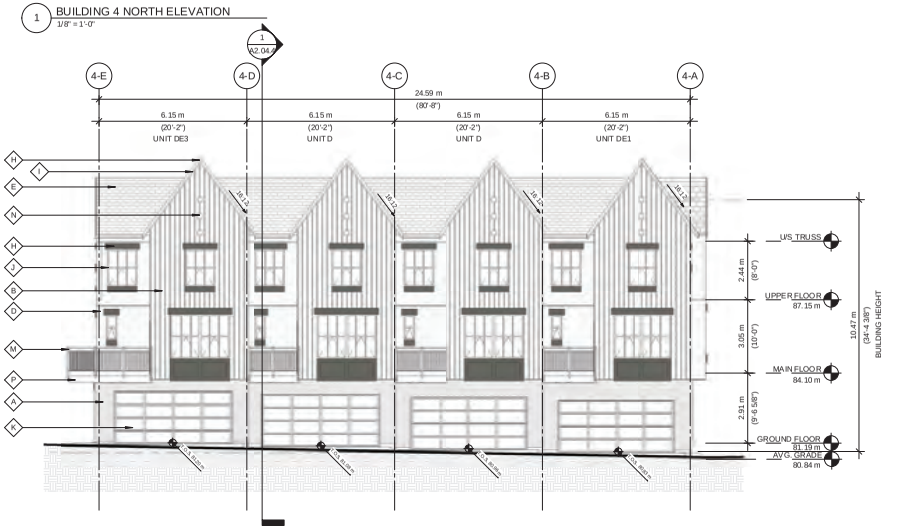
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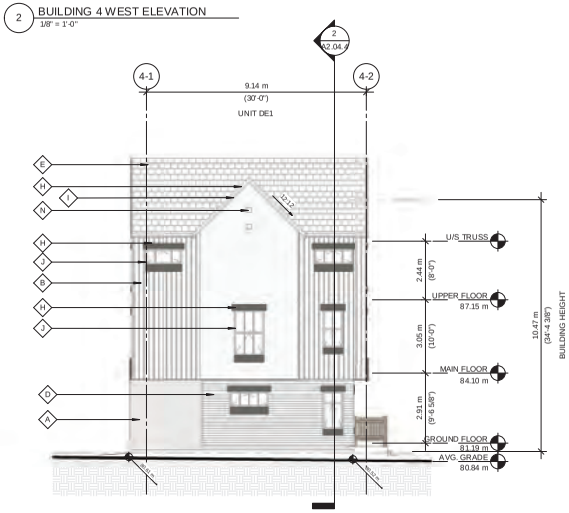
1 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 4 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"



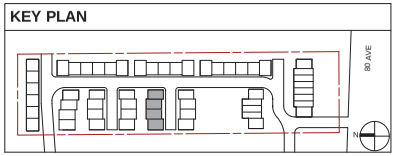
4 BUILDING 4 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN WHITE DOVE BM OC-17	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES WHITE DOVE BM OC-17	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS PAINTED WOOD BOOTHBAY GRAY BM HC-165

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH	O	CONCRETE
N	TILE DECORATIVE TILE BLACK	Q	PRIVACY SCREEN OPAQUE GLASS		

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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE:	PROJECT NO.
As indicated	722

SHEET TITLE:

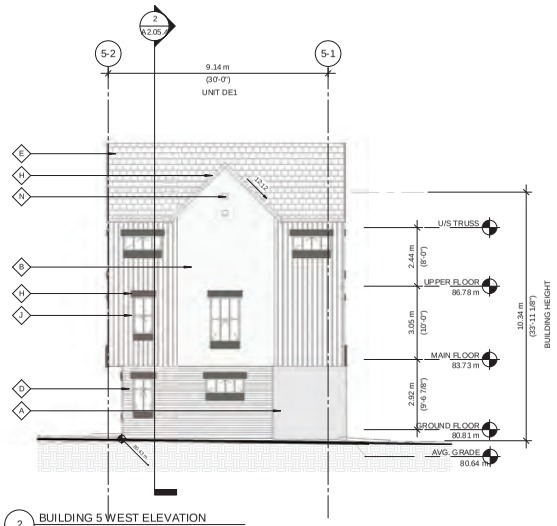
BUILDING 4 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.04.3**



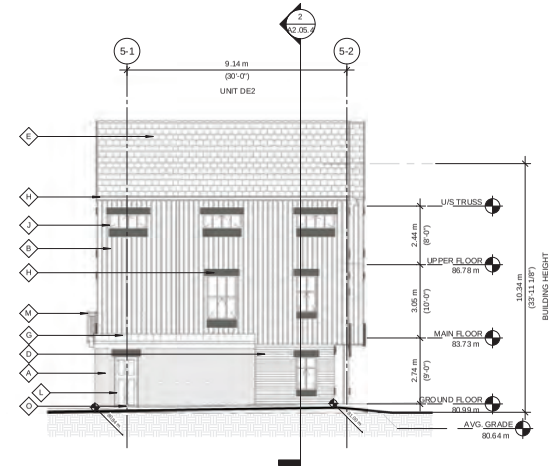
1 BUILDING 5 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 5 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 5 SOUTH ELEVATION
1/8" = 1'-0"



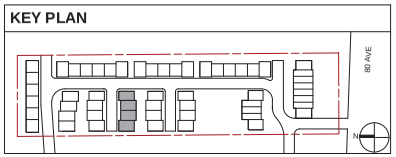
4 BUILDING 5 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN LIGHT FRENCH GRAY SW 0055	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES KENDALL CHARCOAL BM HC-166	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS WOOD STAIN TO MATCH WOOD DETAILS

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH		
N	TILE DECORATIVE TILE BLACK				
O	CONCRETE				

KEY PLAN



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SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
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CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
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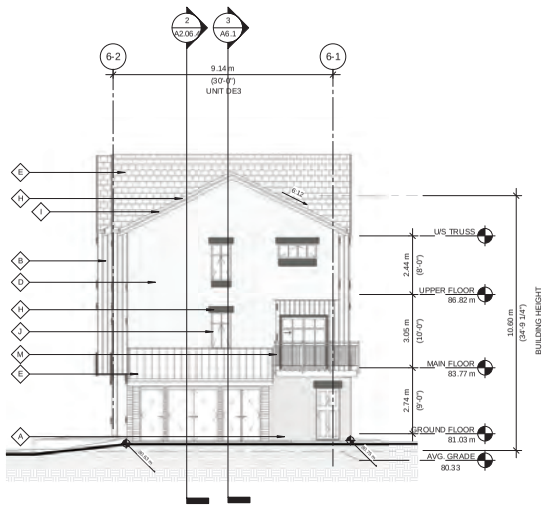
BUILDING 5 ELEVATIONS

REV. NO.:

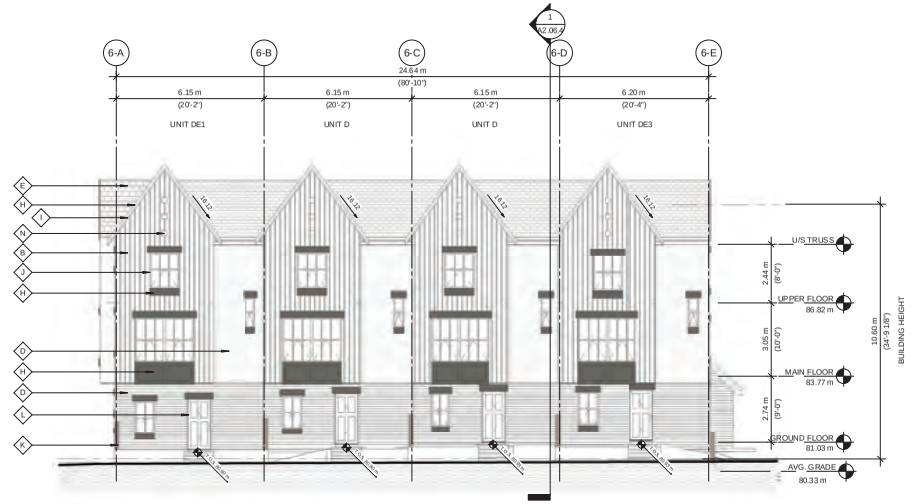
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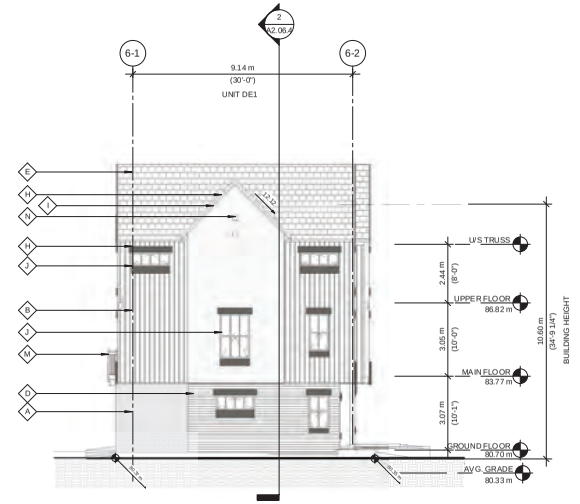
1 BUILDING 6 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 6 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 6 NORTH ELEVATION
1/8" = 1'-0"

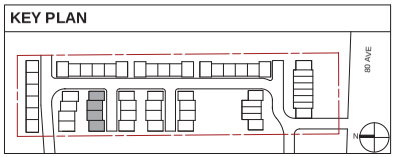


4 BUILDING 6 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

- A — BRICK VENEER: ARCTIC WHITE, INTERSTATE BRICK
- B — HARDIE PANEL: BOARD AND BATTEN, WHITE DOVE, BM OC-17
- C — SHINGLES: WHITE DOVE, BM OC-17
- D — HARDIE PANEL: HORIZONTAL SIDING, KENDALL CHARCOAL, BM HC-166
- E — ROOF: ASHPHALT SHINGLE, ESTATE GREY
- F — WOOD DETAILS: WEATHERED WOOD
- G — CANOPY: LIGHT GREY, STANDING SEAM STEEL
- H — SILL, HEADER & TRIMS: KENDALL CHARCOAL, BM HC-166
- I — FASCIA: STORM, BM AF-700
- J — WINDOWS: STD. BLACK, ALUMINUM FRAM
- K — GARAGE DOORS: WHITE PAINT FINISH
- L — ENTRY DOORS: PAINTED WOOD, BOOTHBAY GRAY, BM HC-165
- M — RAILINGS AND RWLS: ALUMINUM, BLACK
- N — TILE: DECORATIVE TILE, BLACK
- O — CONCRETE
- P — DECK FLASHING: ALUMINUM, WHITE FINISH
- Q — PRIVACY SCREEN: OPAQUE GLASS

KEY PLAN



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SEAL:

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15th FLOOR
1095 WEST PENDER STREET
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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:
RENFREW TOWNHOMES
20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE: As indicated	PROJECT NO.: 722

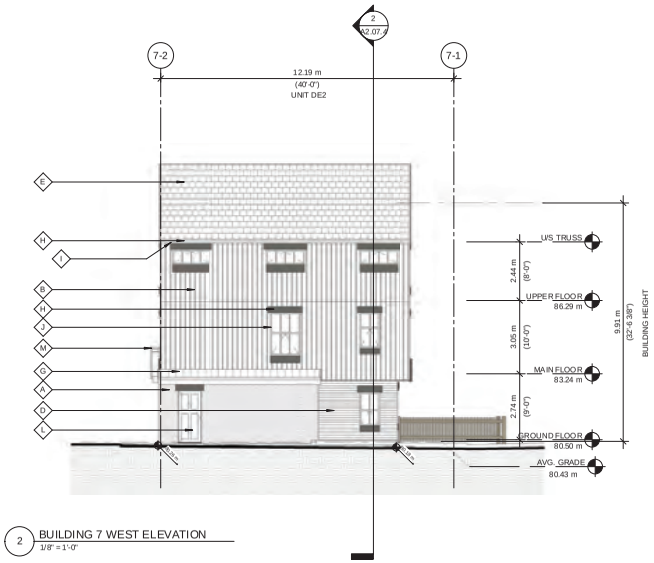
SHEET TITLE:
BUILDING 6 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.06.3**



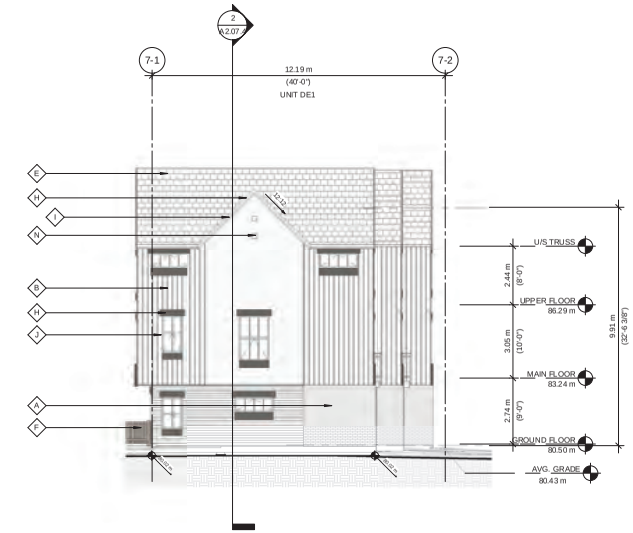
1 BUILDING 7 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 7 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 7 SOUTH ELEVATION
1/8" = 1'-0"



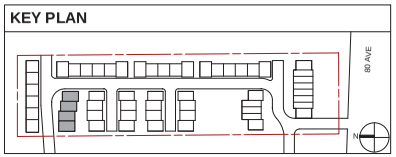
4 BUILDING 7 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN LIGHT FRENCH GRAY SW 0055	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
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M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH		
N	TILE DECORATIVE TILE BLACK				
O	CONCRETE				

KEY PLAN



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CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
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SCALE: As indicated	PROJECT NO.: 722

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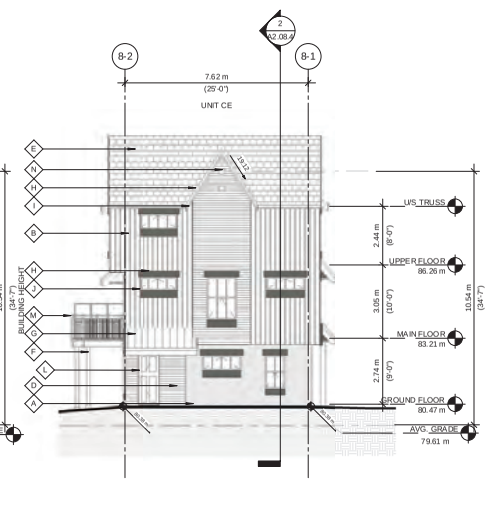
BUILDING 7 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.07.3**



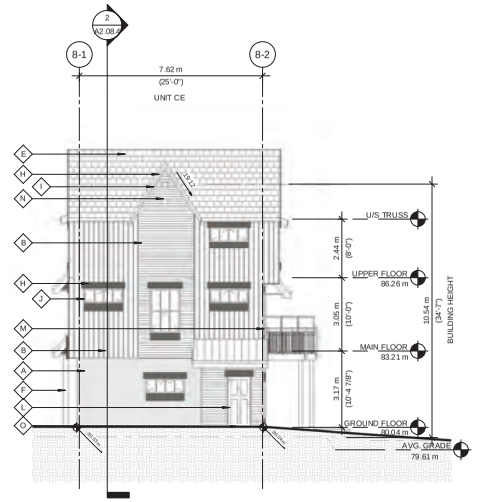
1 BUILDING 8 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 8 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 8 NORTH ELEVATION
1/8" = 1'-0"

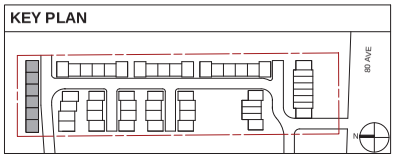


4 BUILDING 8 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D HARDIE PANEL HORIZONTAL SIDING WHITE DOVE BM OC-17	G CANOPY LIGHT GREY STANDING SEAM STEEL	J WINDOWS STD. BLACK ALUMINUM FRAM	M RAILINGS AND RWLS ALUMINUM BLACK	P DECK FLASHING ALUMINUM WHITE FINISH
B HARDIE PANEL BOARD AND BATTEN REVERSE PEWTER BM HC-172	E ROOF ASHPHALT SHINGLE ESTATE GREY	H SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K GARAGE DOORS WHITE PAINT FINISH	N TILE DECORATIVE TILE BLACK	Q PRIVACY SCREEN OPAQUE GLASS
C SHINGLES WHITE DOVE BM OC-17	F WOOD DETAILS WEATHERED WOOD	I FASCIA STORM BM AF-700	L ENTRY DOORS PAINTED WOOD ONYX BM 2133-10	O CONCRETE	

KEY PLAN



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PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

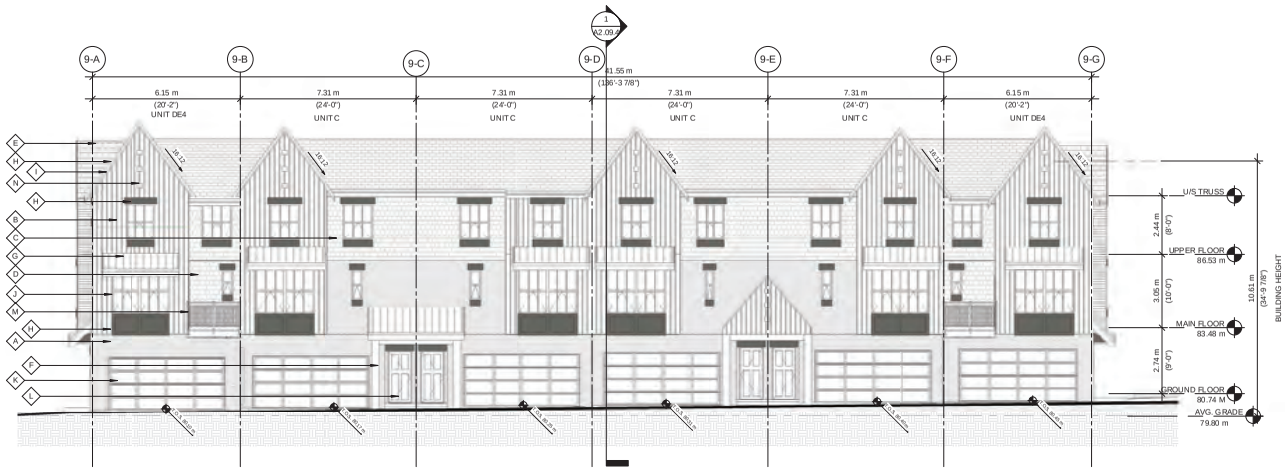
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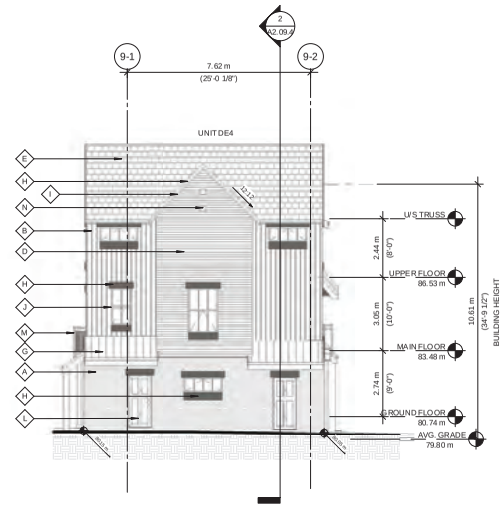
BUILDING 8 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.08.3**



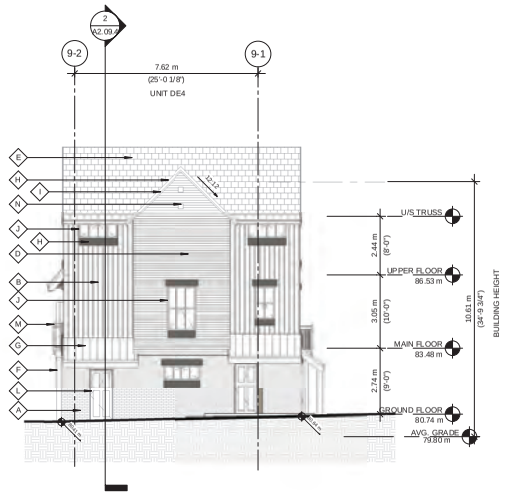
1 BUILDING 9 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 9 NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING 9 EAST ELEVATION
1/8" = 1'-0"



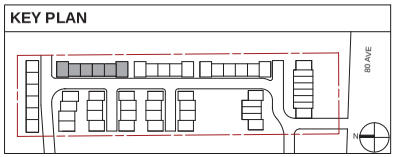
4 BUILDING 9 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING WHITE DOVE BM OC-17	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN REVERSE PEWTER BM HC-172	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES WHITE DOVE BM OC-17	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS PAINTED WOOD ONYX BM 2133-10

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
N	TILE DECORATIVE TILE BLACK	Q	PRIVACY SCREEN OPAQUE GLASS
O	CONCRETE		

KEY PLAN



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CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

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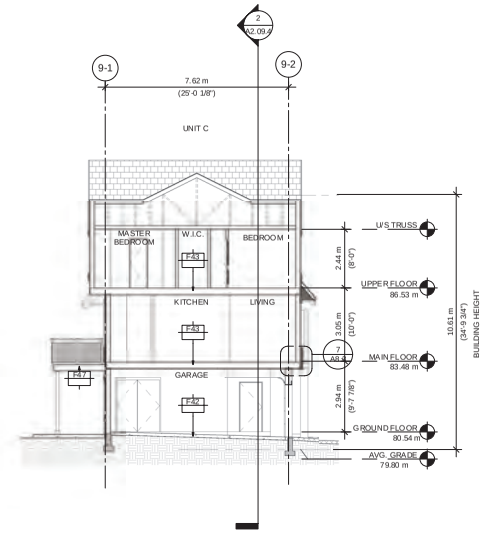
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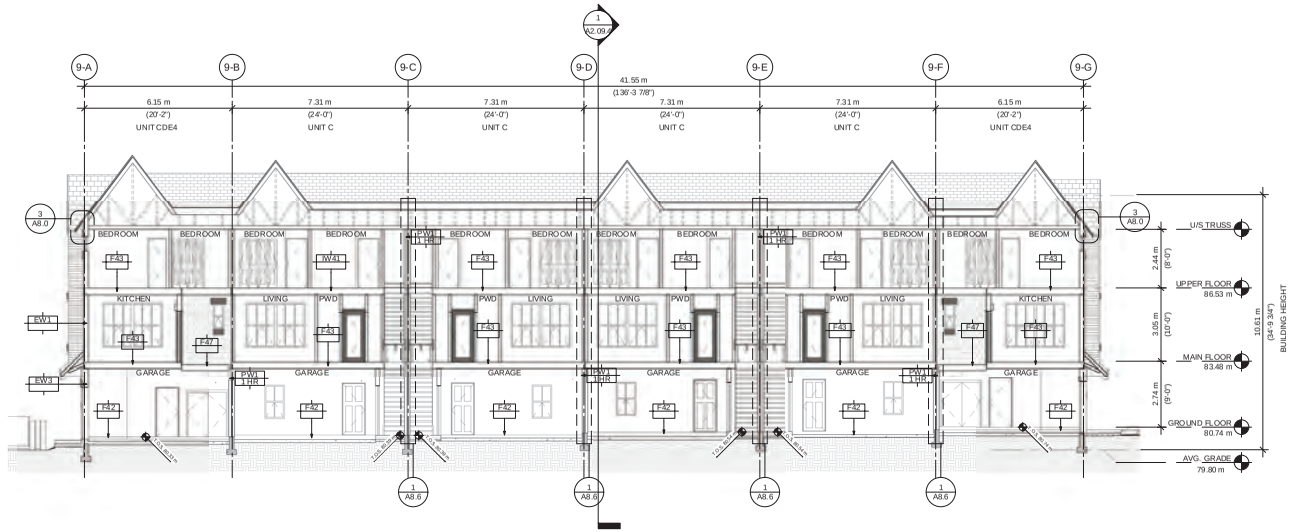
BUILDING 9 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.09.3**



1 BUILDING 9 CROSS ELEVATION
1/8" = 1'-0"



2 BUILDING 9 LONGITUDINAL SECTION
1/8" = 1'-0"

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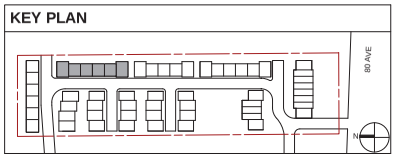
DRAWN BY:	CHECKED BY:
AP	AD
SCALE: 1/8" = 1'-0"	PROJECT NO. 722

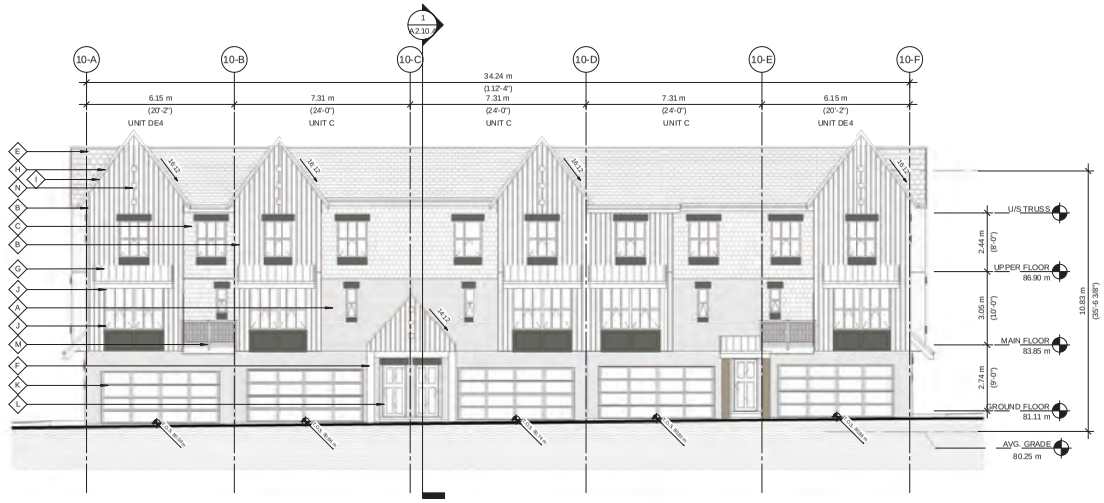
SHEET TITLE:
BUILDING 9 SECTIONS

REV. NO.:

SHEET NO.: **A2.09.4**

KEY PLAN

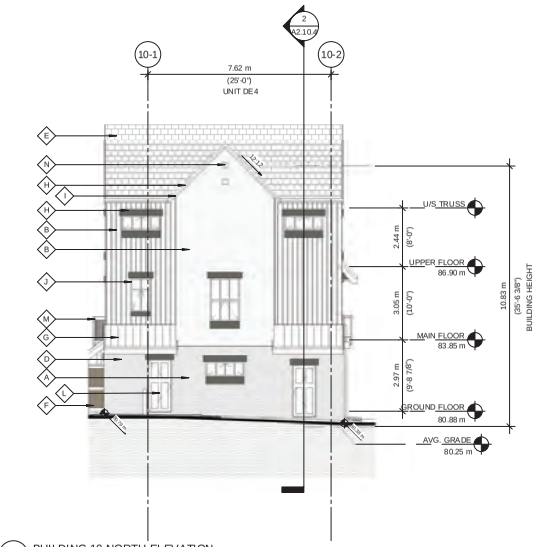




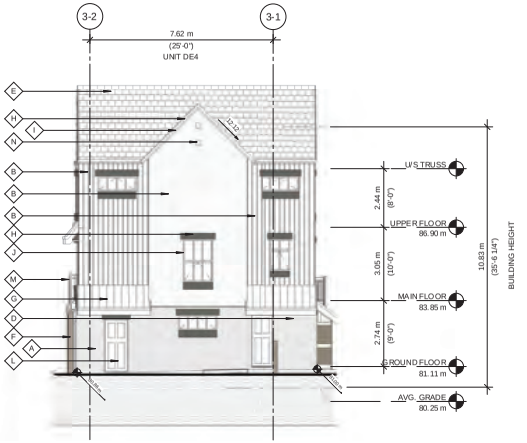
1 BUILDING 10 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 10 EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 10 NORTH ELEVATION
1/8" = 1'-0"



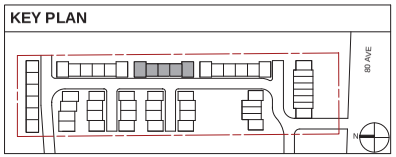
4 BUILDING 10 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: GREY

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING KENDALL CHARCOAL BM HC-166	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM
B	HARDIE PANEL BOARD AND BATTEN LIGHT FRENCH GRAY SW 0055	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH
C	SHINGLES KENDALL CHARCOAL BM HC-166	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS WOOD STAIN TO MATCH WOOD DETAILS

M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH		
N	TILE DECORATIVE TILE BLACK				
O	CONCRETE				

KEY PLAN



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REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.06.01	ISSUED FOR CONSULTANT REVIEW
2021.07.28	ISSUED FOR ISDC REVIEW
2021.11.26	ISSUED FOR REZONING / DP
2022.02.25	RE-ISSUED FOR REZONING / DP
2022.04.08	ISSUED FOR BP CONSULTANT REVIEW

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15th FLOOR
1095 WEST PENDER STREET
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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

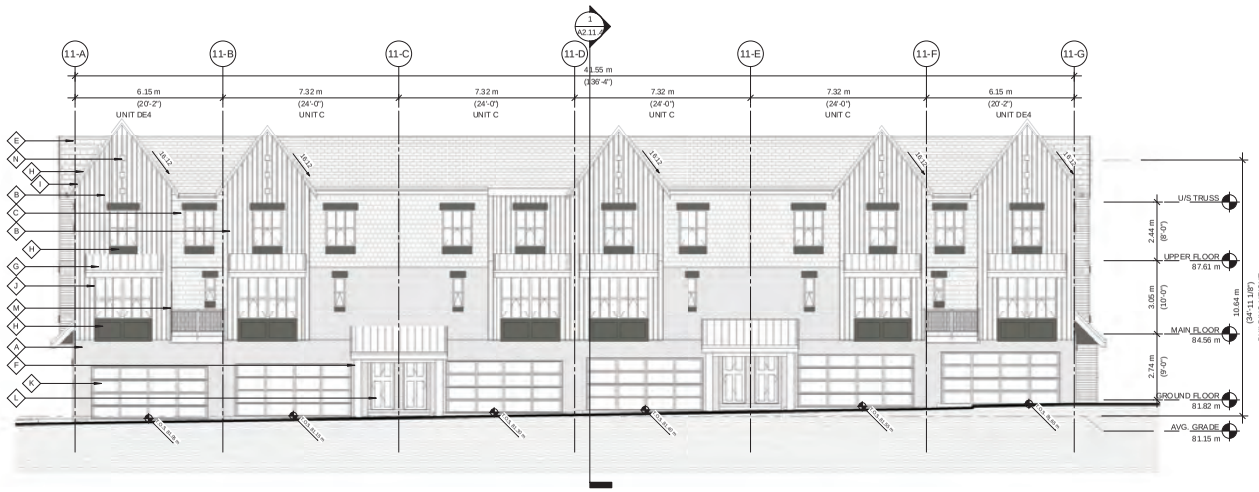
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AP	AD
SCALE:	PROJECT NO.
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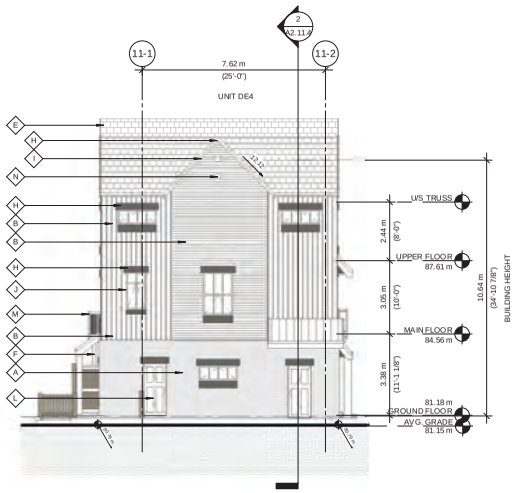
BUILDING 10 ELEVATIONS

REV. NO.:

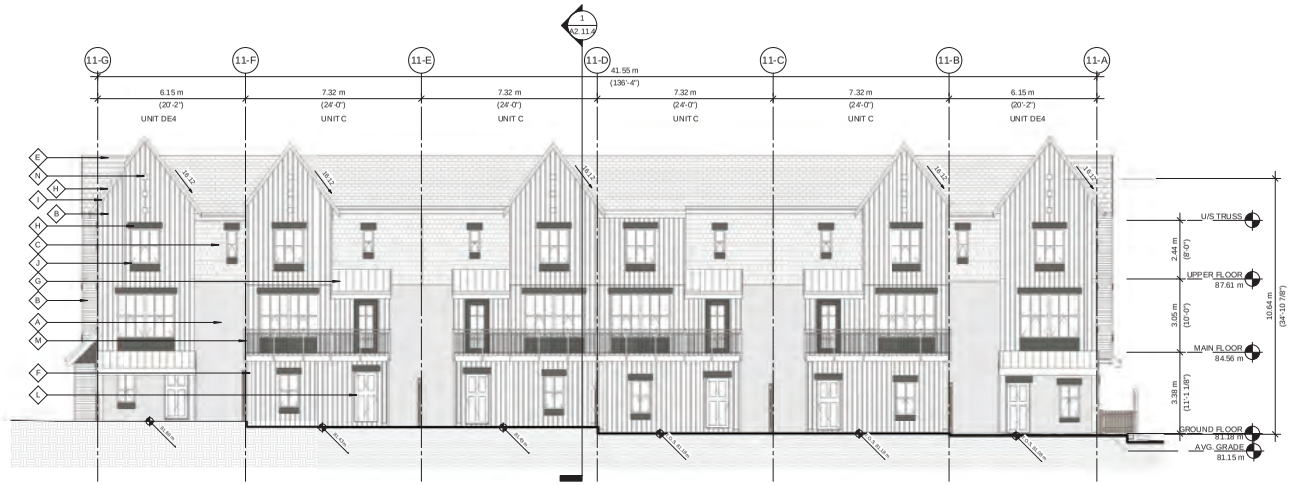
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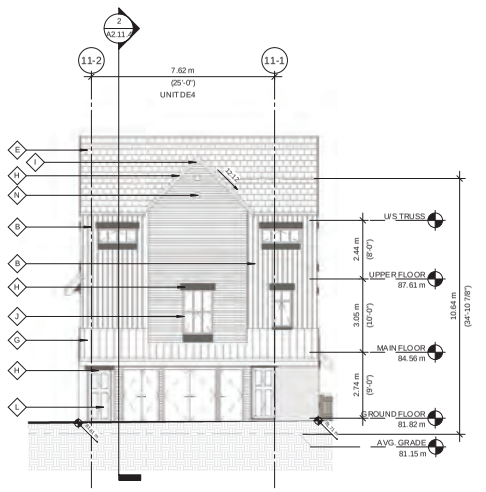
1 BUILDING 11 WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 11 NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 11 EAST ELEVATION
1/8" = 1'-0"

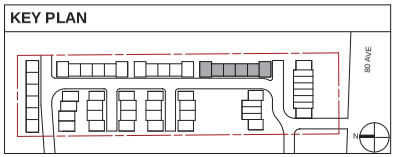


4 BUILDING 11 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: TAUPE

A	BRICK VENEER ARCTIC WHITE INTERSTATE BRICK	D	HARDIE PANEL HORIZONTAL SIDING WHITE DOVE BM OC-17	G	CANOPY LIGHT GREY STANDING SEAM STEEL	J	WINDOWS STD. BLACK ALUMINUM FRAM	M	RAILINGS AND RWLS ALUMINUM BLACK	P	DECK FLASHING ALUMINUM WHITE FINISH
B	HARDIE PANEL BOARD AND BATTEN REVERSE PEWTER BM HC-172	E	ROOF ASHPHALT SHINGLE ESTATE GREY	H	SILL, HEADER & TRIMS KENDALL CHARCOAL BM HC-166	K	GARAGE DOORS WHITE PAINT FINISH	N	TILE DECORATIVE TILE BLACK	Q	PRIVACY SCREEN OPAQUE GLASS
C	SHINGLES WHITE DOVE BM OC-17	F	WOOD DETAILS WEATHERED WOOD	I	FASCIA STORM BM AF-700	L	ENTRY DOORS PAINTED WOOD ONYX BM 2133-10	O	CONCRETE		

KEY PLAN



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CANADA V6E 2M6
TEL: 604 687-4741

CASTLEHILL HOMES

PROJECT:

RENFREW TOWNHOMES

20333 80TH AVE
LANGLEY, BC

DRAWN BY:	CHECKED BY:
AP	AD
SCALE:	PROJECT NO.
As indicated	722

SHEET TITLE:

BUILDING 11 ELEVATIONS

REV. NO.:

SHEET NO.: **A2.11.3**

PLANT SCHEDULE

PMG PROJECT NUMBER: 21-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	13	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	4	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	8	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD;B&B
		EX. TREE	-	-
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	20	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	4	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL;1.8M; STD.; B&B
	17	THUJA 'GREEN GIANT'	GREEN GIANT CEDAR	2M HT.; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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

74 REPLACEMENT TREES REQUIRED & PROVIDED:
37 CONIFEROUS TREES
37 DECIDUOUS TREES



WISHBONE BENCH - SINGLE PEDESTAL PICNIC TABLE
TEXTURED SILVER WITH TAN SLATS



WISHBONE BENCH - TENJA 6'
WITH BACK, TEXTURES SILVER WITH TAN SLATS



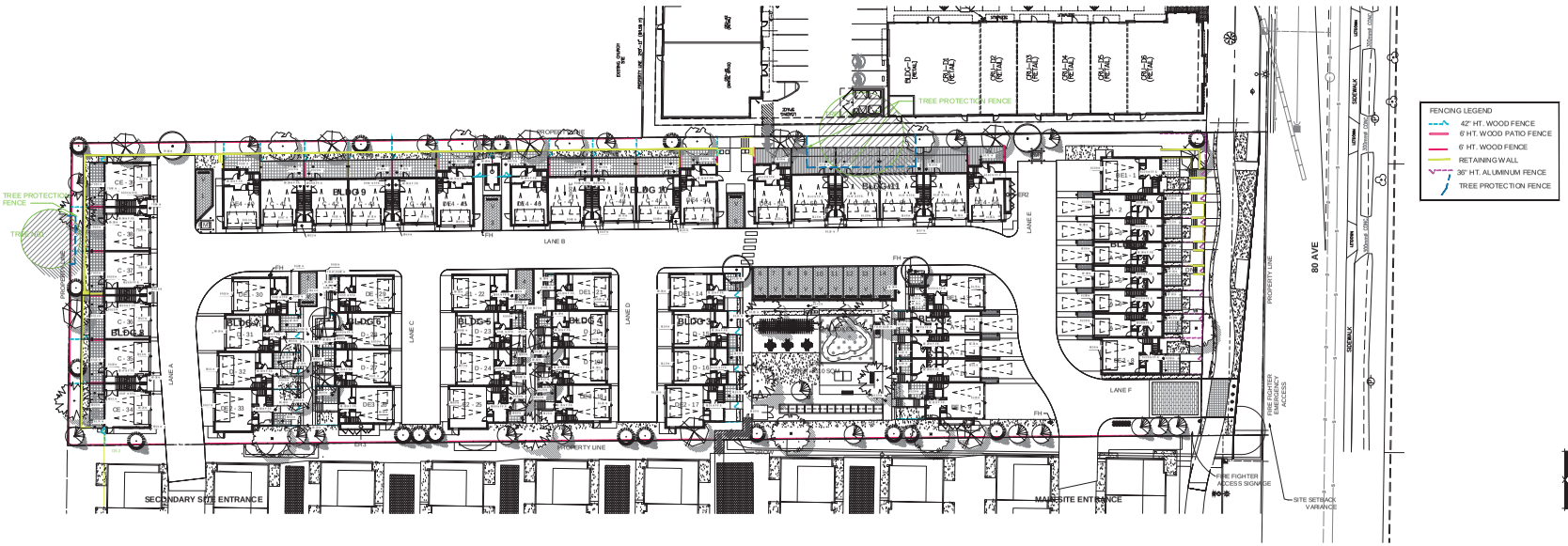
CEDAR SHED INDUSTRIES - 8'X 8' CEDAR
STORAGE SHED



CEDAR SHED INDUSTRIES -
POTTING TABLE



CHILDRENS' PLAY - KOMPAN SHERPA PCE105100-0603



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	21.APR.14	COORDINATION WITH CIVIL & ARBORIST	MM
5	21.APR.07	COORDINATION WITH TOWNHOUSE	MM
4	21.MAR.07	ISSC COORDINATION	MM
3	21.FEB.27	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
2	21.NOV.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

CLIENT:

PROJECT:
RENFREW TOWNHOMES

20333 80TH AVE.
TOWNSHIP OF LANGLEY, B.C.

TOL NO. 08-26-

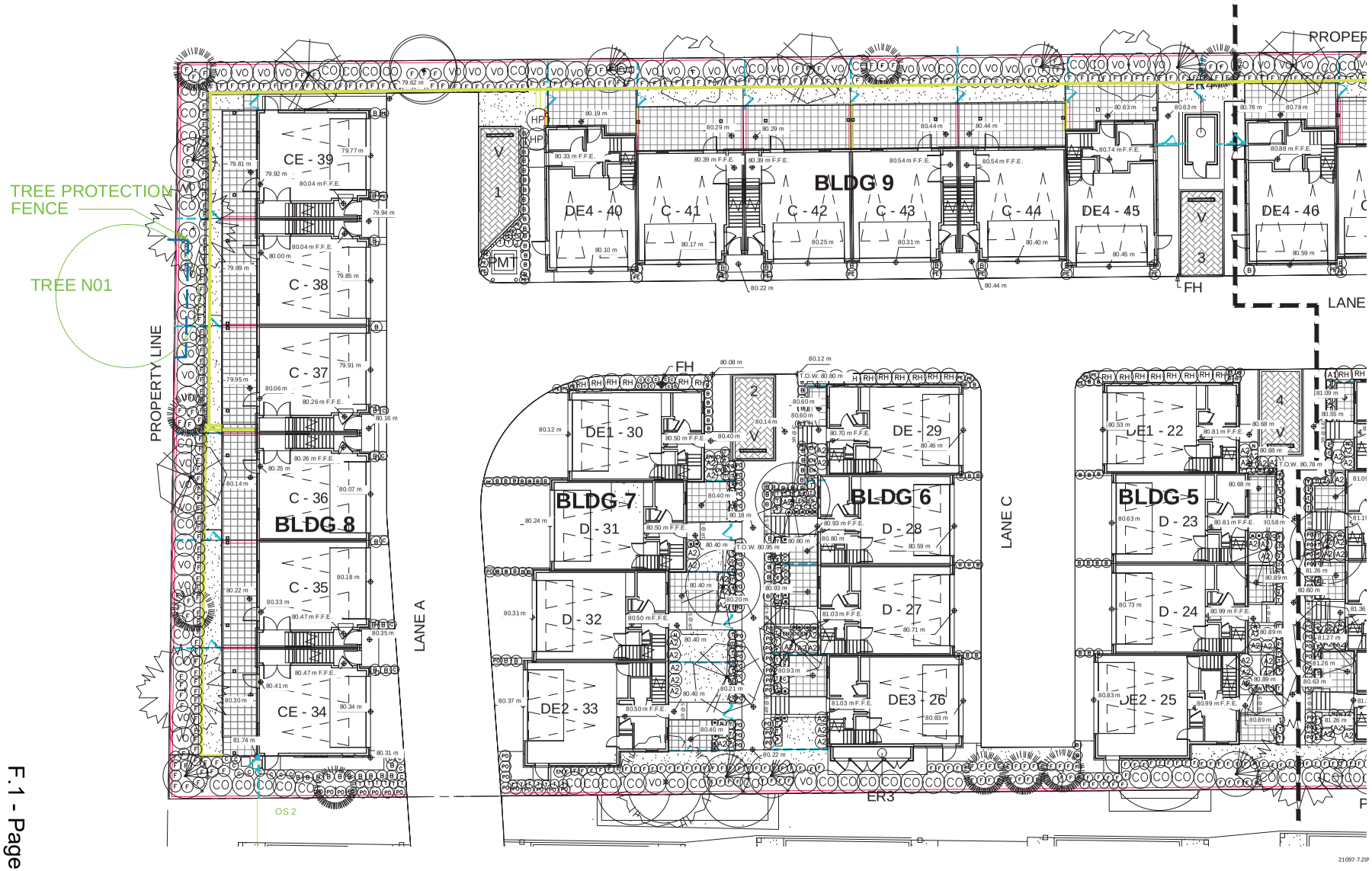
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DATE: 21.JUL
SCALE: 1"=30'
DRAWN: MM
DESIGN: MM
CHK'D: PCM

DRAWING NUMBER: L1
OF 8

21097-7.ZIP

PMG PROJECT NUMBER: **21-097**



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	22.APR.14	COORDINATION WITH CIVIL & ARBORIST	MM
5	22.APR.21	COORDINATION WITH TOWNHOUSE	MM
4	21.MAR.21	ISSC COORDINATION	MM
3	21.FEB.21	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
2	21.NOV.20	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.20	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

CLIENT:

PROJECT:
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TOWNSHIP OF LANGLEY, B.C.

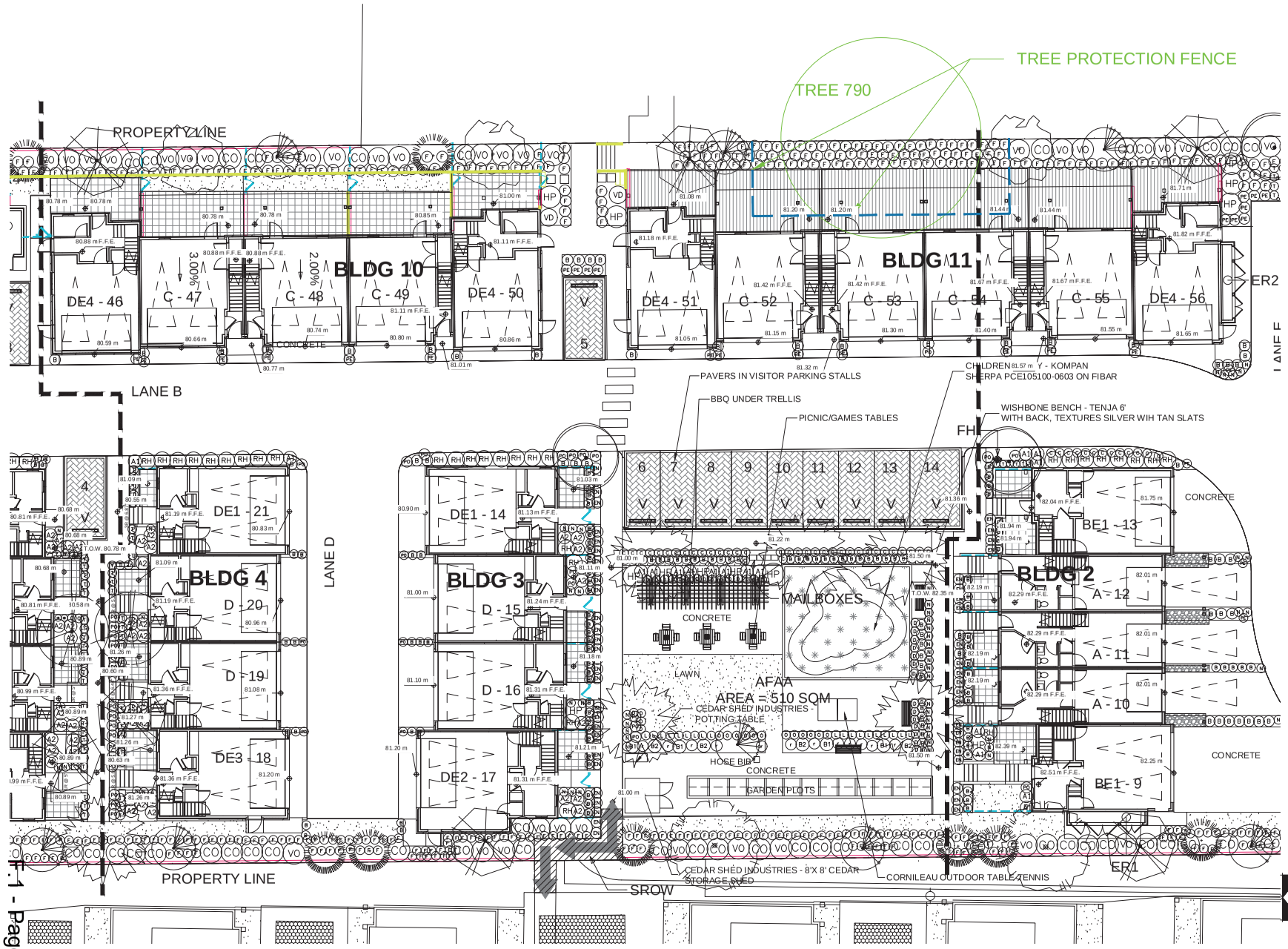
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DATE:	21.JULY.21	DRAWING NUMBER:	L2
SCALE:	1"=10'-0"		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	PCM		OF 8

PMG PROJECT NUMBER: **21-097**

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6	22.APR.14	COORDINATION WITH CIVIL & ARBORIST	MM
5	22.APR.14	COORDINATION WITH TID NEIGHBOUR	MM
4	22.MAR.07	ISSC COORDINATION	MM
3	22.FEB.07	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
2	21.NOV.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

CLIENT:

PROJECT:
RENFREW TOWNHOMES

20333 80TH AVE.
TOWNSHIP OF LANGLEY, B.C.

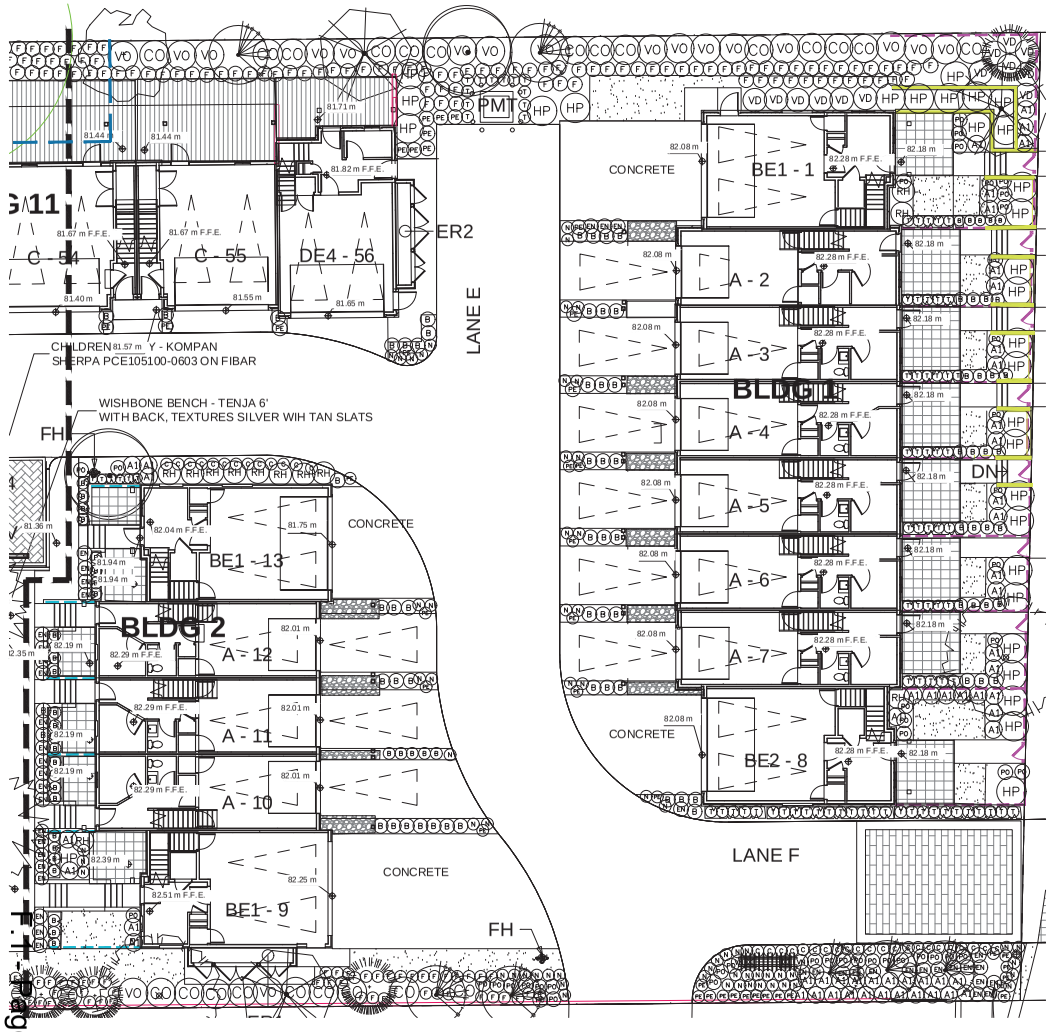
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DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE:	21.JUNE.10	DRAWING NUMBER:
SCALE:	1"=10'-0"	L1
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	PCM	OF 8

21097-7.ZIP

PMG PROJECT NUMBER: **21-097**



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-097

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A1	65	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
A2	68	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 25CM
B	343	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	.6M HT
C	100	CORNUS ALBA 'KESSELRINGII'	KESSELRING DOGWOOD	#2 POT; 50CM
D	84	ESCALLONIA NEWPORT DWARF	ESCALLONIA; DEEP PINK	#2 POT; 30CM
E	41	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
F	56	RHODODENDRON 'FURNIVALS DAUGHTER'	RHODODENDRON; PINK/MAY	#3 POT; 50CM
G	212	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT; B&B
H	4	VACCINIUM 'BLUECROP'	BLUECROP BLUEBERRY	#3 POT; 60CM
I	4	VACCINIUM 'NORTHLAND'	NORTHLAND BLUEBERRY	#3 POT; 60CM
J	81	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
K	15	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
L	113	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
M	87	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
N	133	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VINE				
O	2	CLEMATIS x 'NELLY MOSER'	CLEMATIS; LIGHT PINK; SPRING	#2 POT; 60CM
PERENNIAL				
P	38	HEMEROCALLIS 'FRAGRANT RETURNS'	DAYLILY - YELLOW	#1 POT; 1-2 FAN
Q	25	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
R	19	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	15CM POT; #1 POT
S	110	NEPETA x FAASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
T	12	ORIGANUN HERACLEOTICUM	GREEK OREGANO	9 CM POT
U	12	SALVIA VULGARIS	SAGE	15CM POT
GC				
V	737	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

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3	22.FEB.13	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
2	21.NOV.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.29	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

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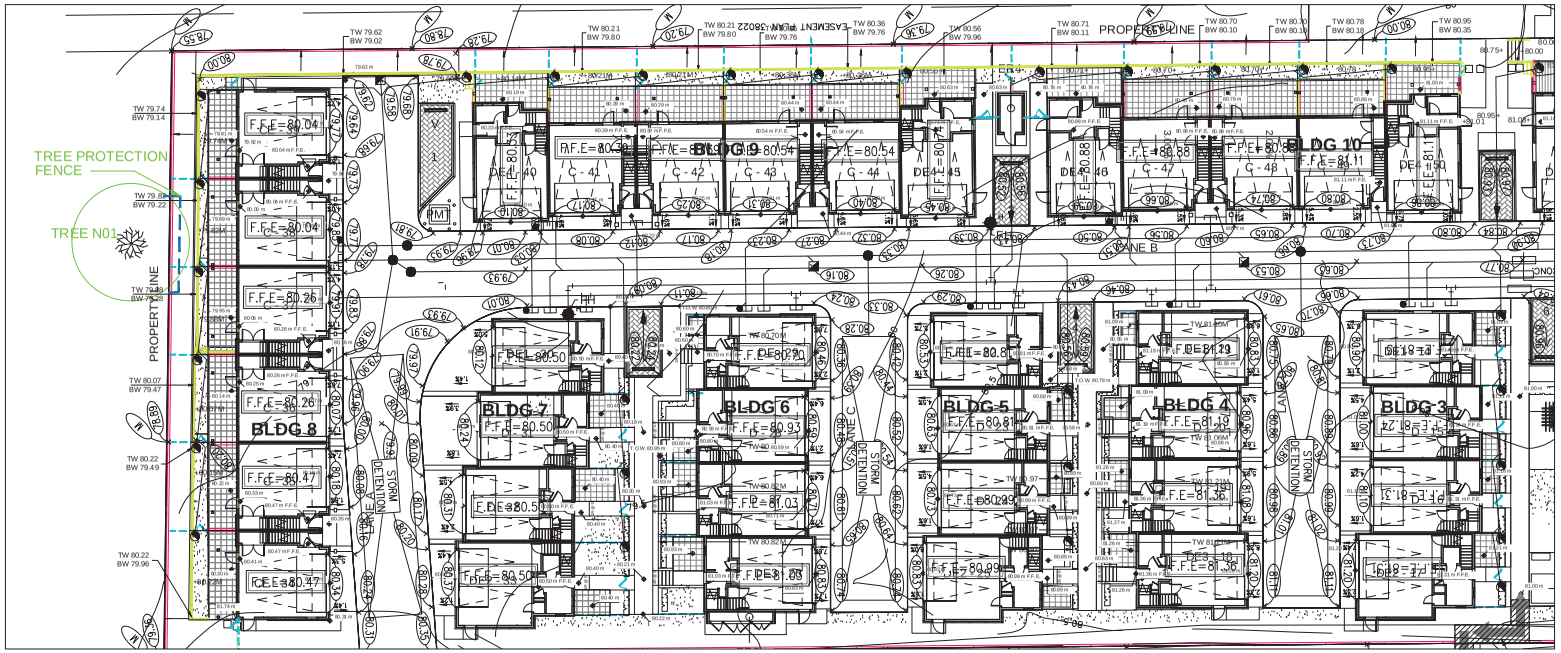
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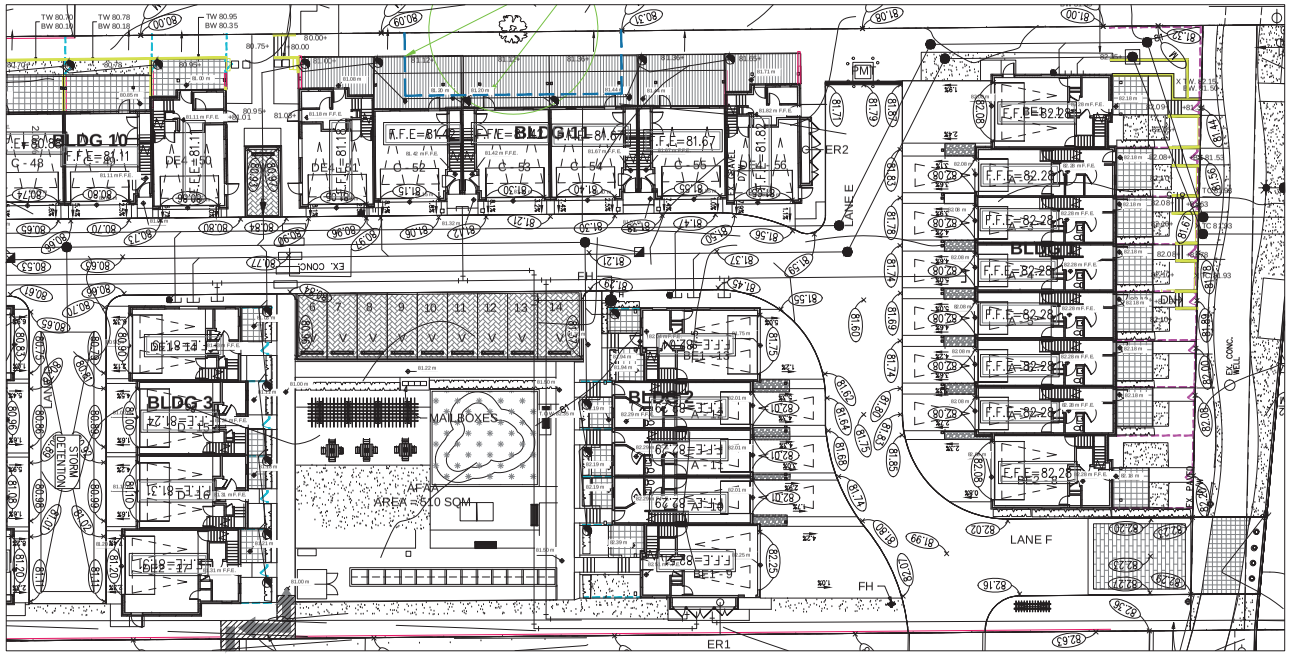
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DATE:	21.JUNE.10	DRAWING NUMBER: L4
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DESIGN:	MM	
CHK'D:	PCM	OF 8

21097-7.ZIP

PMG PROJECT NUMBER: 21-097





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2	21.NOV.19	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.19	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

CLIENT:

PROJECT:
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TOWNSHIP OF LANGLEY, B.C.

TOL NO. 08-26-0161

DRAWING TITLE:
GRADING PLAN

DATE:	21.JULY.21	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L1
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	PCM	OF 8

21097-7.ZIP

PMG PROJECT NUMBER: **21-097**

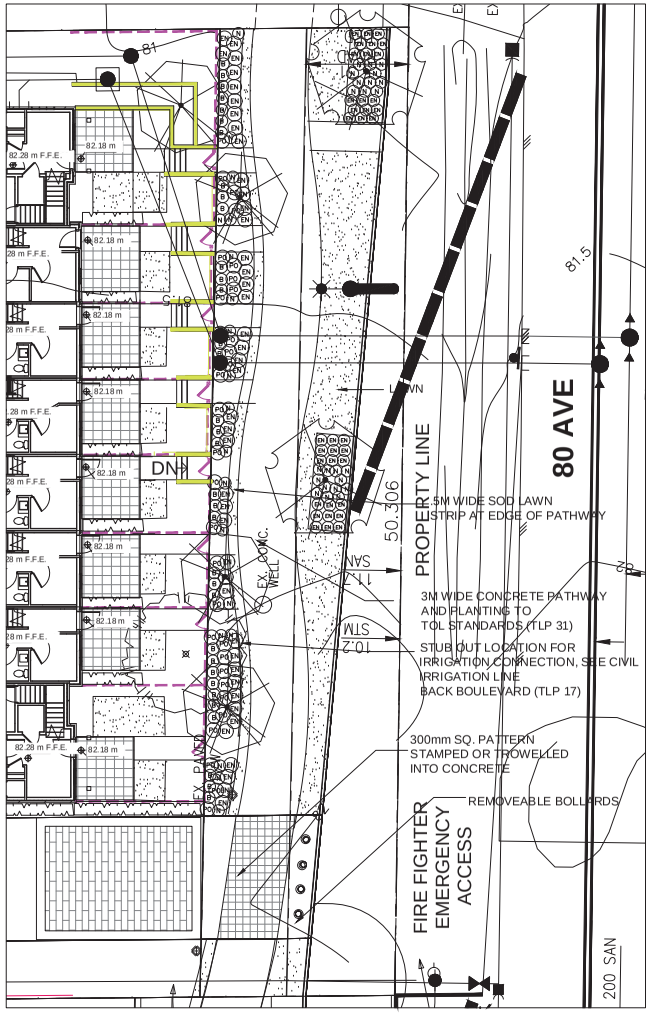
PLANT SCHEDULE

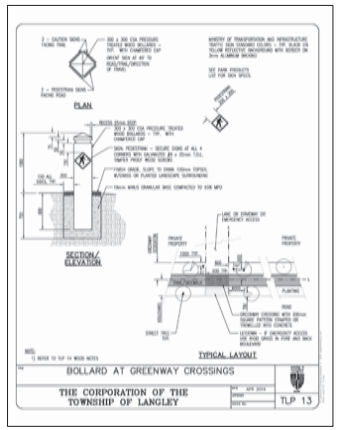
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PMG PROJECT NUMBER: 21-097

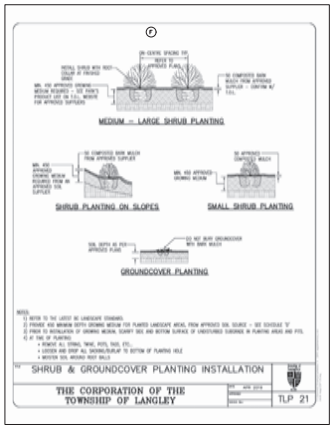
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
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	2	ACER PLATANOIDES 'GLOBOSUM'	GLOBE NORWAY MAPLE	6CM CAL.; 2.5M HT; B&B
SHRUB				
B	35	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	.6M HT
EN	79	ESCALLONIA NEWPORT DWARF	ESCALLONIA; DEEP PINK	#2 POT; 30CM
GRASS				
PO	32	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
N	41	NEPETA x WALKERS LOW	DWARF CATMINT	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C.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 B.C.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.

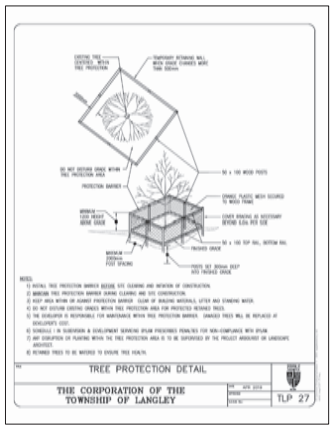


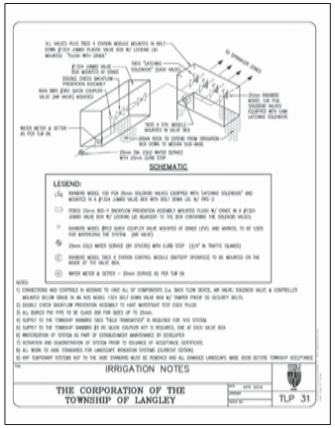


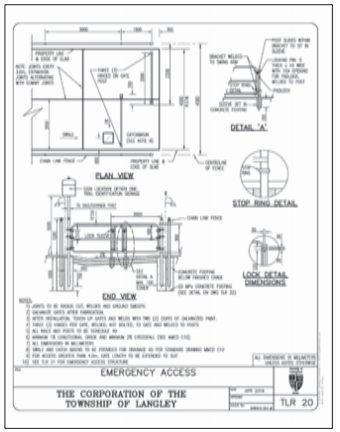


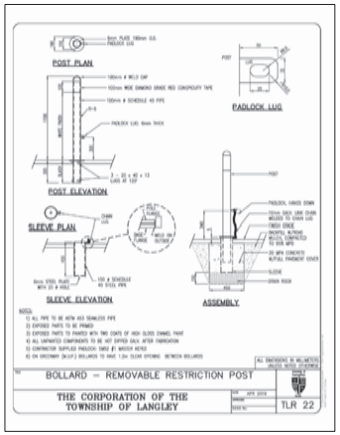












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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	21.APR.14	COORDINATION WITH CIVIL & ARBORIST	MM
5	21.APR.07	COORDINATION WITH TOWNHOUSE	MM
4	21.MAR.01	ISSC COORDINATION	MM
3	21.FEB.17	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
2	21.NOV.19	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM
1	21.OCT.19	NEW SITE PLAN, CIVIL/ARBORIST COORD'N.	MM

CLIENT:

PROJECT:
RENFREW TOWNHOMES

20333 80TH AVE.
TOWNSHIP OF LANGLEY, B.C.

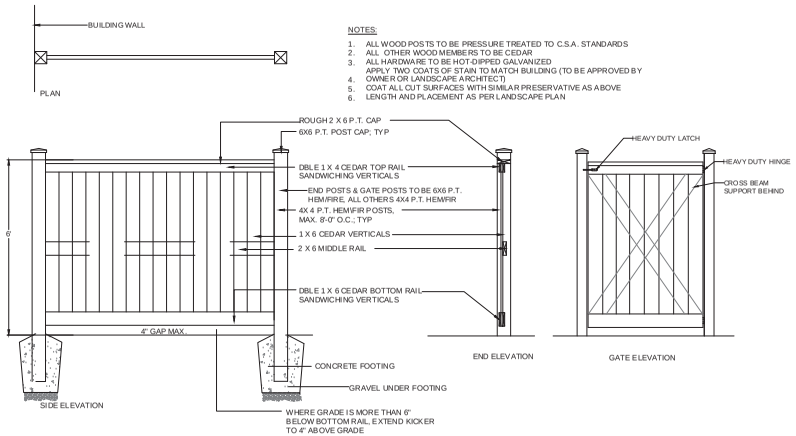
TOL NO. 08-26-0161

DRAWING TITLE:
GREENWAY PLAN & DETAILS

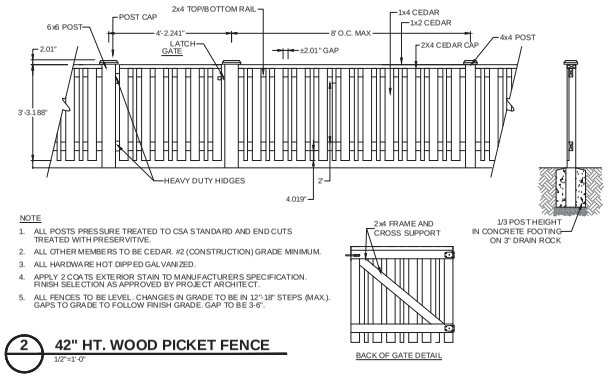
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DRAWN:	MM	
DESIGN:	MM	
CHK'D:	PCM	OF 8

21097-7.ZIP

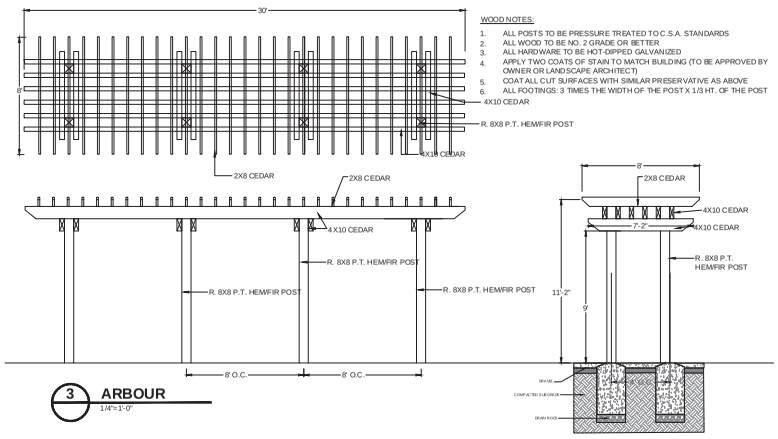
PMG PROJECT NUMBER: **21-097**



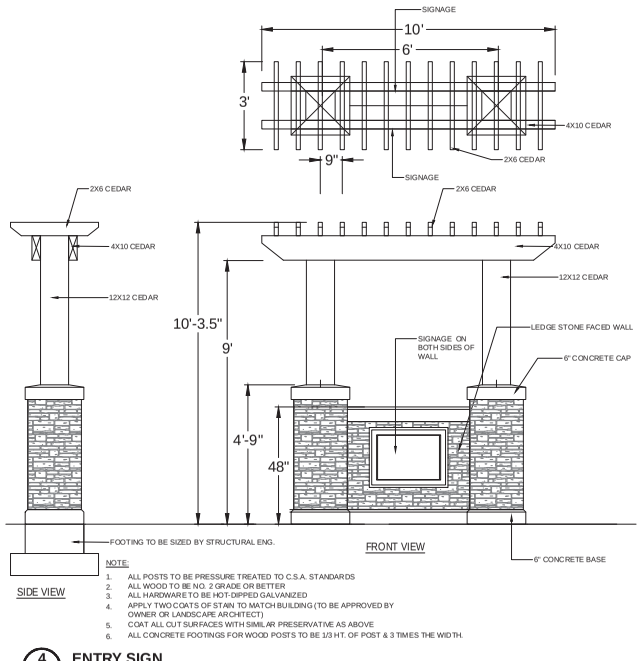
1 **6' HT. WOOD PRIVACY FENCE**
1/2"=1'-0"



2 **42" HT. WOOD PICKET FENCE**
1/2"=1'-0"



3 **ARBOUR**
1/4"=1'-0"



4 **ENTRY SIGN**
1/2"=1'-0"

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	21.NOV.29	NEW SITE PLAN, CIVIL/ARCHITECT COORDIN.	MM
1	21.OCT.29	NEW SITE PLAN, CIVIL/ARCHITECT COORDIN.	MM

CLIENT:

PROJECT:
RENFREW TOWNHOMES

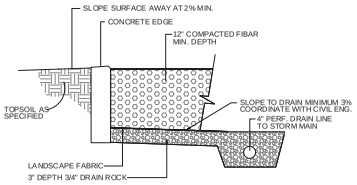
20333 80TH AVE.
TOWNSHIP OF LANGLEY, B.C.

TOL NO. 08-26-0161

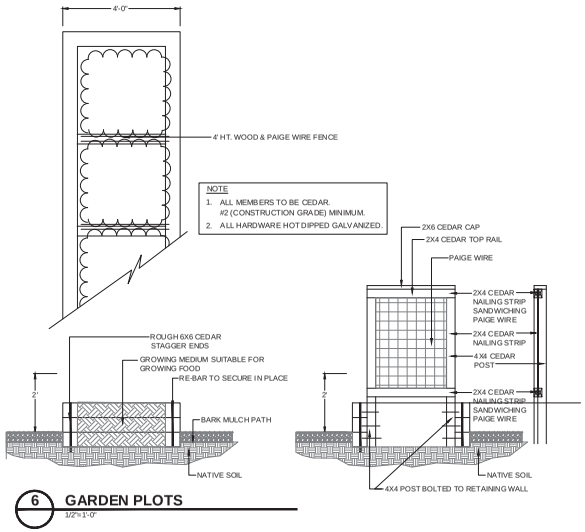
DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	21.JULY.21	DRAWING NUMBER:
SCALE:	AS NOTED	
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 8

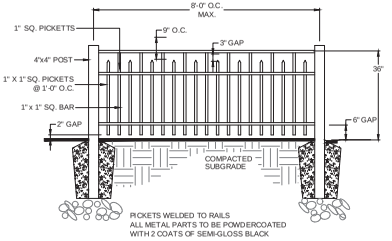
21097-3.ZIP PMG PROJECT NUMBER: **21-097**



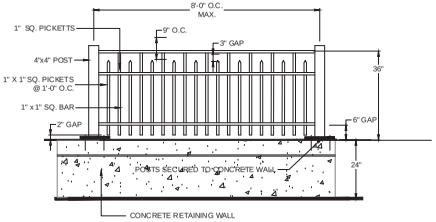
5 **PLAY AREA EDGING**
1"= 1'-0"



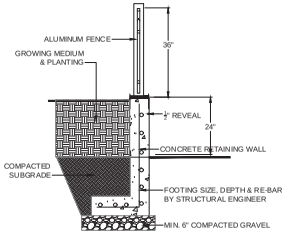
6 **GARDEN PLOTS**
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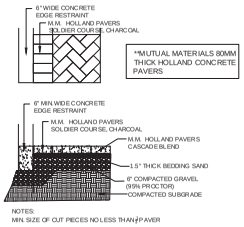
7A **36" HT. ALUMINUM FENCE**
1/2"=1'-0"
STREET FRONTAGE FENCE



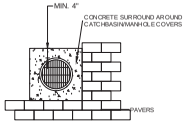
7B **36" HT. ALUMINUM FENCE**
1/2"=1'-0"
STREET FRONTAGE FENCE
MOUNTED ON CONCRTE WALL



8 **ALUMINUM FENCE ON CONCRETE RETAINING WALL**
1/2"=1'-0"
STREET FRONTAGE FENCE



9A PAVERS ON GRADE
SCALE = 1:20



9B PAVERS AROUND UTILITY COVERS
SCALE = 1:20

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	21.NOV.19	NEW SITE PLAN, CIVIL/ARBORIST COORD IN.	MM
1	21.OCT.19	NEW SITE PLAN, CIVIL/ARBORIST COORD IN.	MM

CLIENT:

PROJECT:
RENFREW TOWNHOMES

20333 80TH AVE.
TOWNSHIP OF LANGLEY, B.C.

TOL NO. 08-26-0161

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	21.JULY.21	DRAWING NUMBER:
SCALE:	AS NOTED	L8
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 8

21097-3.ZIP

PMG PROJECT NUMBER: **21-097**

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

22 January, 2021

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-26-0161 / GOLDSTONE

CIVIC: 20333 - 80 Avenue

LEGAL: Lot 28 Section 26 Township 8 NWD Plan 28836

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**56**	**16**	**7**	**14**

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

CICCOZZI ARCHITECTURE

June 23, 2022

ATTACHMENT D

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

ATTN: Colin Moore
Senior Planner

RE: Willoughby Yorkson Townhouses (RZ100653/DP101205) – PIM Summary
20333 – 80 Avenue, Langley

Dear Colin;

This is to confirm that we held virtual PIM meeting on June 15, 2022, from 5:00 pm to 7:30 pm. During the meeting only one member of public attends the meeting for 15 minutes and asked questions about Site access, building materials, construction timing, construction method, floor layouts and flexibility in change it, and price point which has been responded by Owner and Ciccozzi Architecture.

Attendance list:
Owner – Sham Sandhu & Aaryan Kochhar
Township Of Langley – Colin Moore
Ciccozzi Architecture Inc. – Ali Danesh, Arman Niazi, & Andrew Park

The webpage is still accessible to public until June 30, 2022. To date, we have 266 visitors browsing the webpage but haven't received any comments yet.

Yours truly,
Ciccozzi Architecture Inc.

Alireza Danesh, Architect AIBC
Senior Architect

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (CASTLEHILL PROPERTIES (YORKSON-WEST) LTD.)
BYLAW NO. 5805

EXPLANATORY NOTE

Bylaw No. 5805 rezones 1.0 ha (2.46 ac) of land at 20333 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 56 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (CASTLEHILL PROPERTIES (YORKSON-WEST) LTD.)
BYLAW NO. 5805

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 (Castlehill Properties (Yorkson-West) Ltd. Bylaw No. 5805”.

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

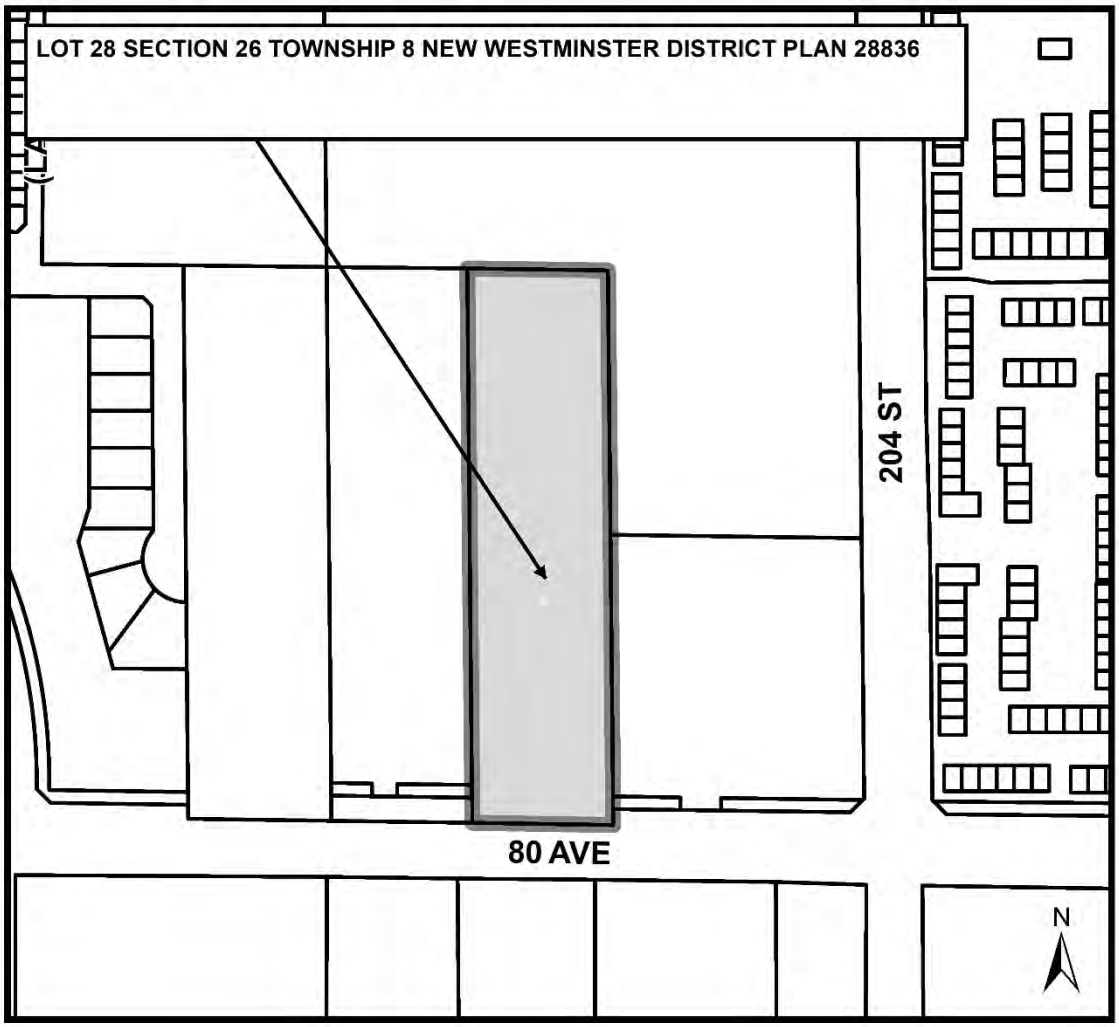
   Lot 28 Section 26 Township 8 New Westminster District Plan 28836

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77.

READ A FIRST TIME the	day of	, 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. 5805



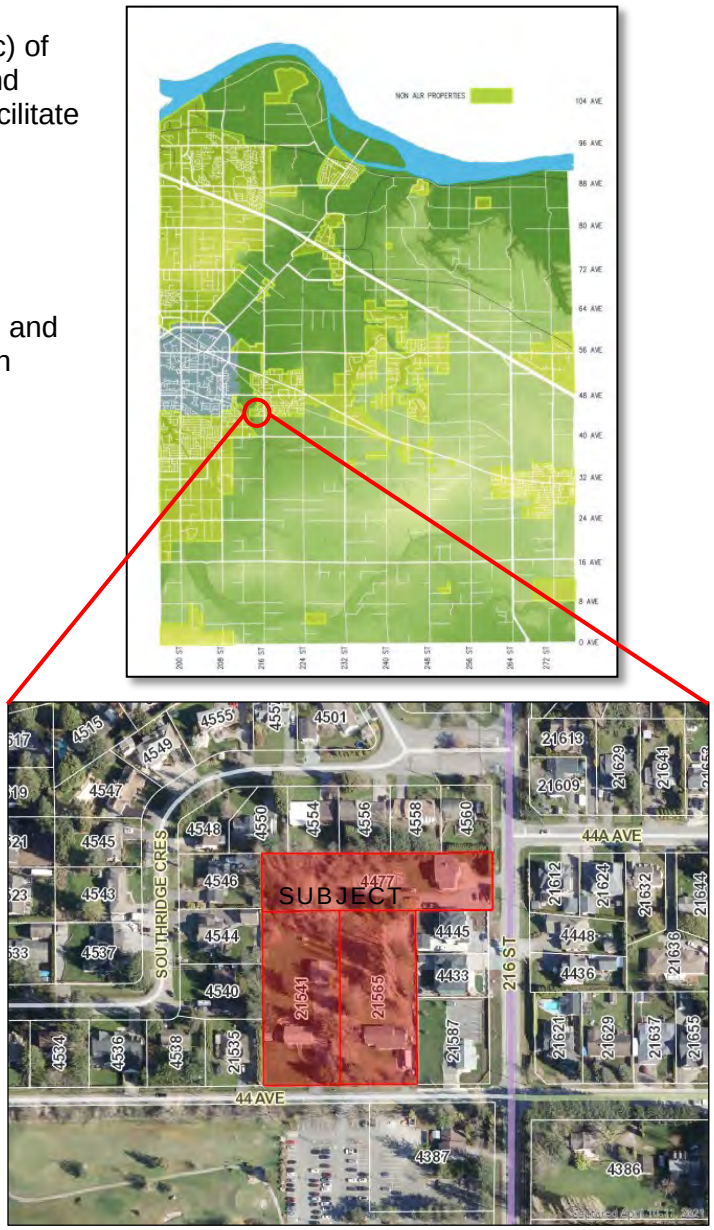
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-78
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-36-0152
SUBJECT:	REZONING APPLICATION NO. 100685 (LANSTONE PROPERTIES (MURRAYVILLE) LTD. / 21541 AND 21565 – 44 AVENUE AND 4477 – 216 STREET)		

PROPOSAL:

Application to rezone approximately 1.21 ha (3 ac) of land located at 21541 and 21565 – 44 Avenue and 4477 – 216 Street to Residential Zone R-1E to facilitate development of 10 single family lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5808 subject to nine (9) development prerequisites being satisfied prior to final reading; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Murrayville Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Properties (Murrayville) Ltd.) Bylaw No. 5808, rezoning 1.21 ha (3 ac) of land located at 4477 – 216 Street, and 21541 and 21565 – 44 Avenue to Residential Zone R-1E to facilitate development of 10 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 on-site stormwater management facilities 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 216 Street, 215A Street, and 44 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a statutory right of way for the future widening of 216 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of a restrictive covenant requiring registration of an exterior design control agreement at the time of subdivision (informed by a neighbourhood character study) ensuring that high quality building design and site development standards are implemented;
7. Registration of restrictive covenants acceptable to the Township:
    a. Requiring that the front setback for proposed Lot 10 (as indicated on the preliminary subdivision plan included in this report) be measured from the western boundary of the statutory right of way;
    b. Requiring the driveway for proposed Lot 10 (as indicated on the preliminary subdivision plan included in this report) be situated a minimum of 15 metres south of the intersection of 216 Street and 44A Avenue;
8. Compliance with the Community Amenity Contributions Policy; and
9. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, Murrayville Pedestrian Overpass fee, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

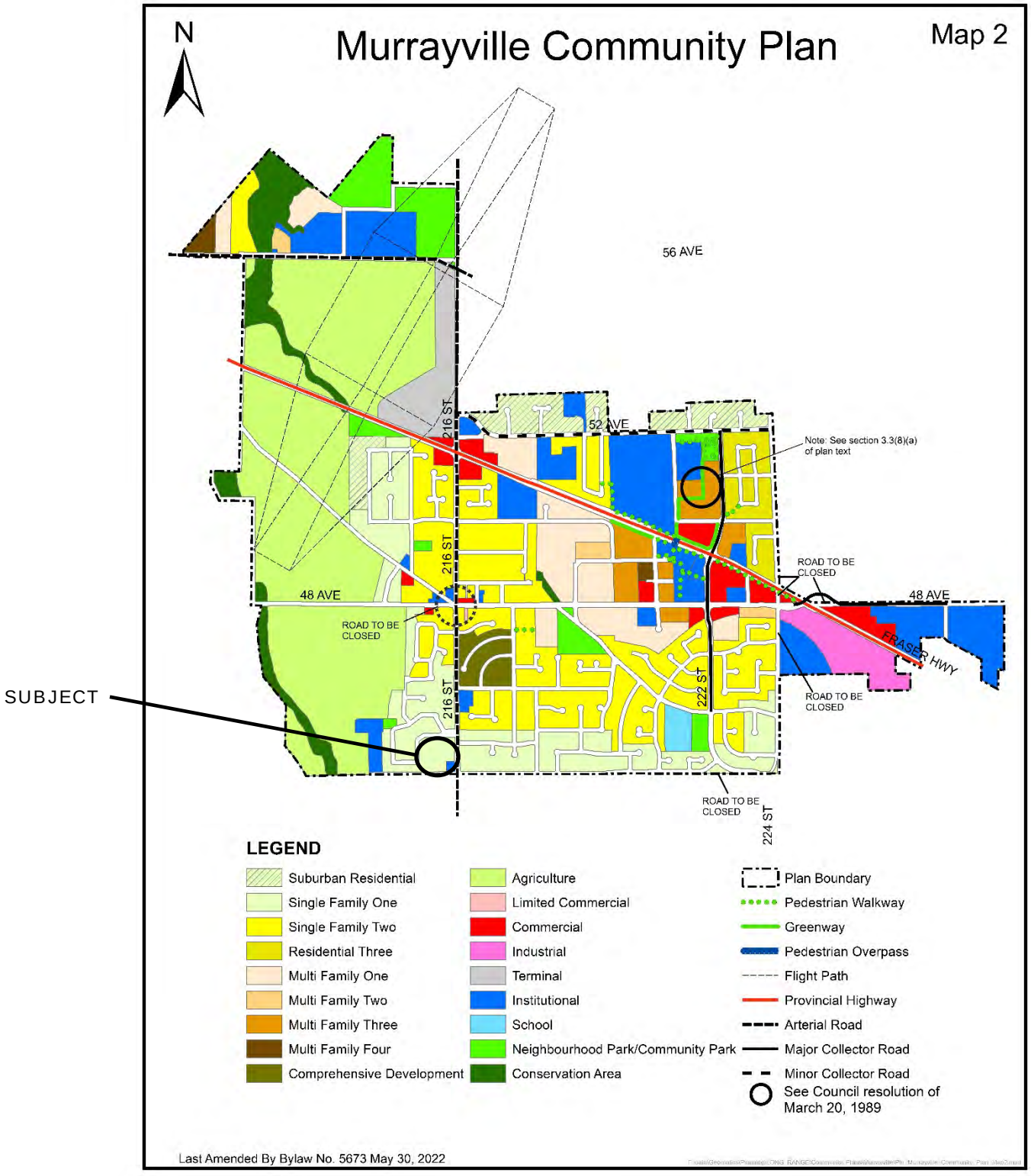
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5808.

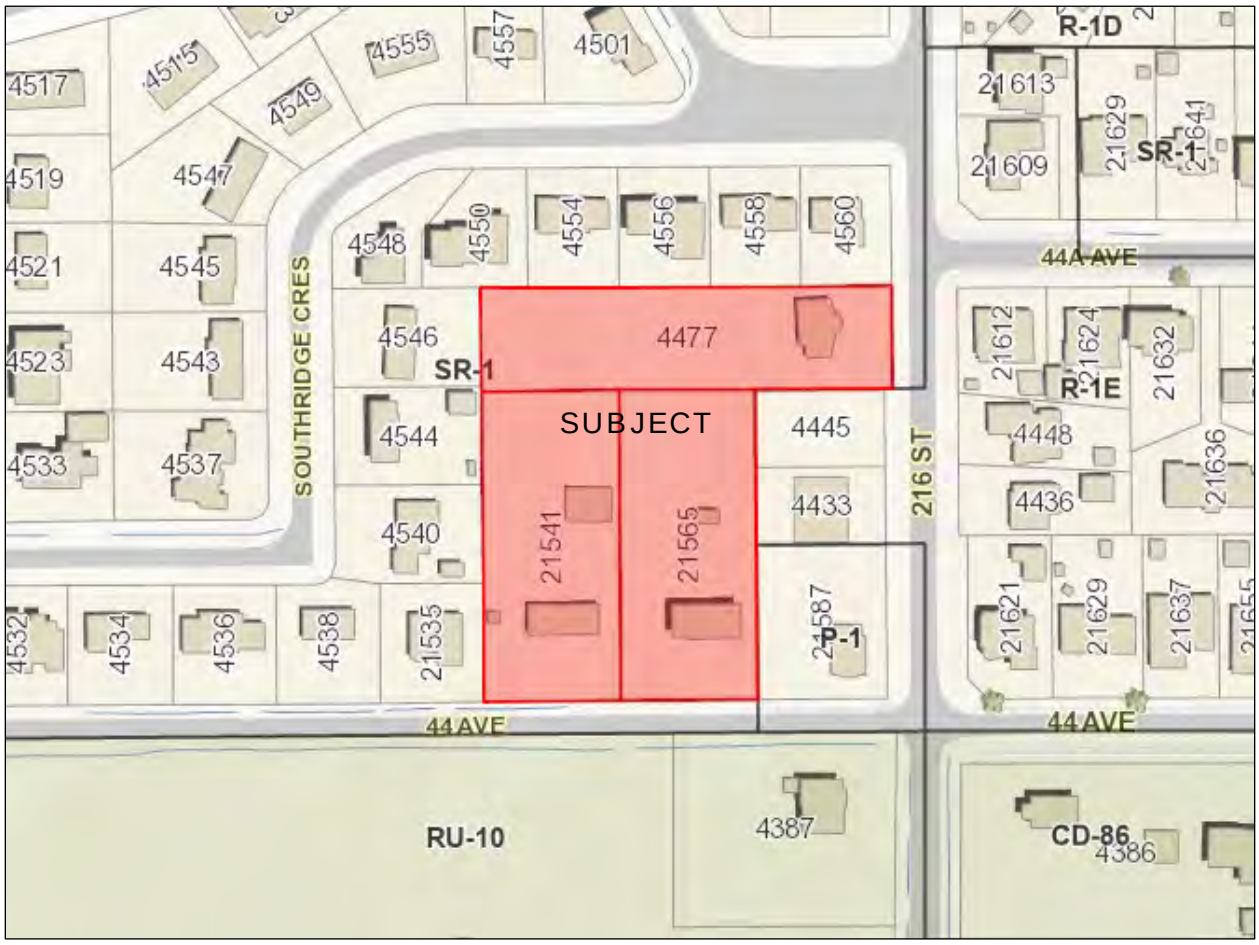
EXECUTIVE SUMMARY:

Lanstone Properties (Murrayville) Ltd. has applied to rezone approximately 1.21 ha (3 ac) of land located at 21541 and 21565 – 44 Avenue and 4477 – 216 Street to Residential Zone R-1E to facilitate development of 10 single family lots. The proposed development complies with the land use and density provisions of the Murrayville Community Plan. Staff recommend that Council support the rezoning request, subject to the completion of nine (9) development prerequisites.

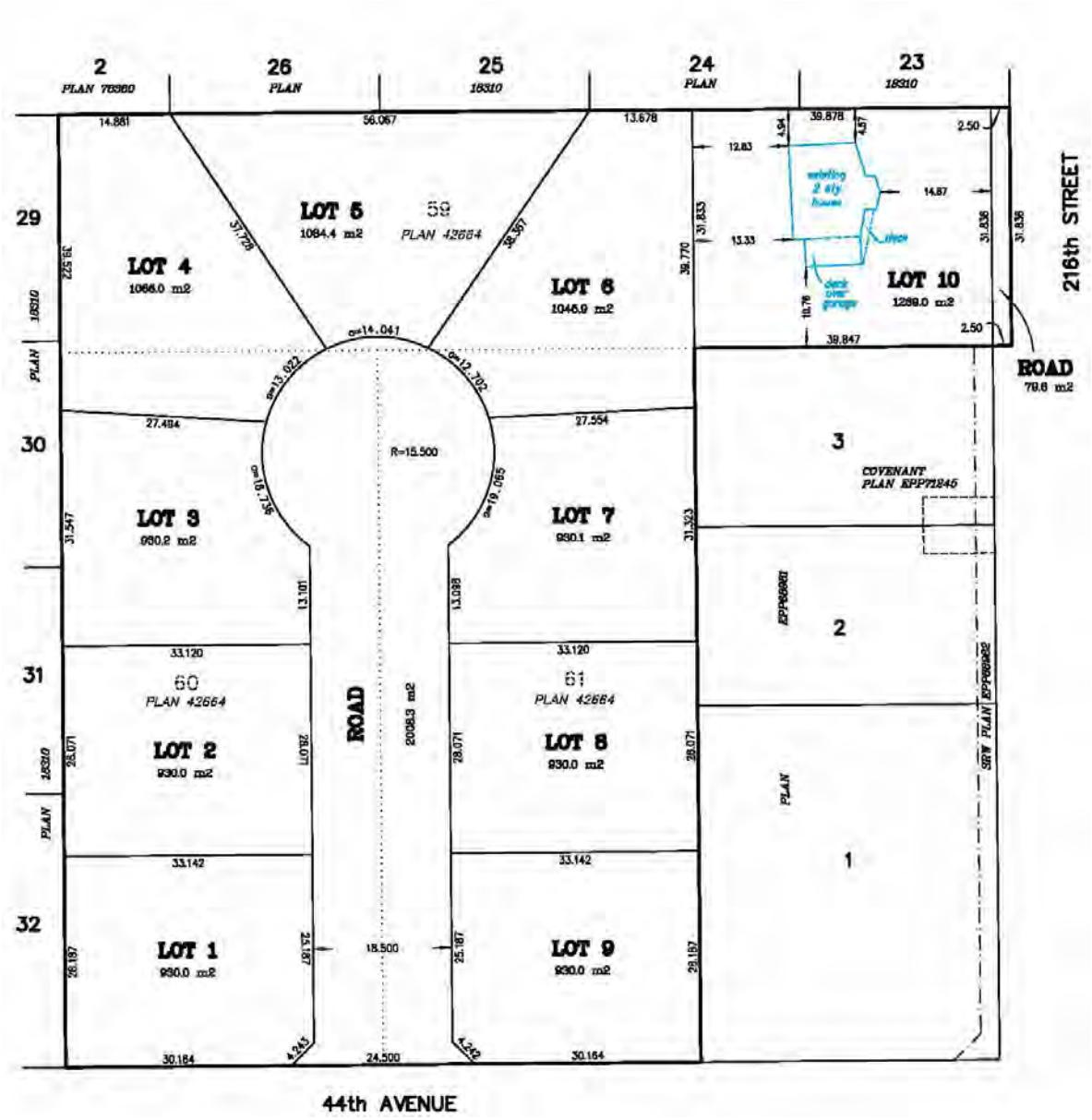
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5808.


N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
48 AVE
48 AVE
216 ST
216 ST
216 ST
222 ST
224 ST
Note: See section 3.3(8)(a) of plan text
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
FRASER HWY
SUBJECT
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Lanstone Properties (Murrayville) Ltd. CRU 101, 23189 Francis Avenue Langley BC V1M 0G4
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey BC V3S 3M2
Legal Description:	Lots 59, 60, and 61 Section 36 Township 7 New Westminster District Plan 42664
Civic Address:	21541 and 21565 – 44 Avenue; and 4477 – 216 Street
Area:	1.21 ha (3 ac)
Murrayville Community Plan:	Single Family One
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Residential Zone R-1E

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-1 and designated Single Family One (4 units per acre (upa) / 10 units per hectare (uph)) in the Murrayville Community Plan.

DISCUSSION/ANALYSIS:

Lanstone Properties (Murrayville) Ltd. has applied to rezone 1.21 ha (3 ac) of land located at 21541 and 21565 – 44 Avenue and 4477 – 216 Street to Residential Zone R-1E to facilitate the development of 10 single family lots, consistent with density provisions of the Murrayville Community Plan. The proponent indicates that the existing single family dwelling on the subject properties will be demolished to accommodate the proposed development.

Adjacent Uses:

North:	Single family residential properties zoned Suburban Residential Zone SR-1 and designated Single Family One in the Murrayville Community Plan;
South:	44 Avenue, beyond is the Langley Golf and Banquet Centre zoned Rural Golf Course Zone RU-10, designated Small Farms / Country Estates in the Rural Plan, and located in the Agricultural Land Reserve;
East:	216 Street, beyond are single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan; and
West:	Single family residential properties zoned Suburban Residential Zone SR-1 and designated Single Family One in the Murrayville Community Plan.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-1. Bylaw No. 5808 proposes to rezone the site to Residential Zone R-1E to facilitate development of 10 single family lots. The project complies with the provisions of the site's Single Family One land use designation in the Murrayville Community Plan in terms of density (4 upa / 10 uph permitted, 3.3 upa / 8.3 uph proposed), and with the provisions of the proposed Residential Zone R-1E.

Recognizing the well-established nature of the neighbourhood, a development prerequisite has been included requiring provision of an exterior design control agreement at the time of subdivision. The purpose of the agreement is to ensure that new homes to be constructed are complementary to the form and character of the existing homes in the neighbourhood.

Subdivision:

The applicant is proposing to subdivide the subject site to create 10 single family lots. The lot configuration is arranged to match the proposed zoning. Nine lots are proposed to be accessed via a new local road off 44 Avenue with one lot accessed from 216 Street. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on February 8, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment A.

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 for a total of $68,080.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 51 significant trees exist on the subject site with 20 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 30 replacement trees are required and 30 replacement trees are proposed. In addition, approximately 15 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 65 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, on-site stormwater management facilities, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Murrayville Community Plan. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permits.

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 B) estimating that the proposed development will generate approximately five new students for James Hill Elementary School (located approximately 1 km east of the subject site), two new students for H.D. Stafford Middle School (located approximately 2.3 km east of the subject site), and three students for Langley Secondary School (located approximately 2.4 km north of the site).

Parks:

The closest existing park is Denny Ross Memorial Park located approximately 700 m to the northeast of the site.

Transit:

Currently, transit service is provided along 48 Avenue (approximately 900 m northeast of the subject site) via the 560 bus.

Policy Considerations:

The proposed rezoning application will facilitate development of 10 single family dwellings and is consistent with the site's Single Family One land use designation in the Murrayville Community Plan as well as the proposed Residential Zone R-1E Zone.

Staff recommend that Council give first and second reading to Bylaw No. 5808 (subject to nine (9) development prerequisites) and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Public Information Summary

ATTACHMENT B School District 35 Comments

Coastland
engineering & surveying ltd.
M.E. HELLE, A.Sc.T., CPWI 3
Willowbrook Business Centre
#101, 19292 - 60th Avenue
[illegible]
Tel: 604-532-9700
Fax: 604-532-9701
E-mail: genmail@coastland.bc.ca
Incorporated 1976
Civil Engineering Consultants + Land Development + Municipal Engineering

February 9, 2022

Our File: 2819
Langley File: 07-36-0152

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 February 8, 2022, for the above referred file number, the following is a summary of the meeting:

- 14 people attended the meeting. All attendees live in the immediate area.
- All but 1 attendee signed in, FOIPPA s. 22(1) did not sign in.
- Three comment sheets were completed.

Summary of discussion held with the attendees are as follows:

a) Parking was a common concern expressed.
We explained that almost all of the 9 homes proposed in the cul-de-sac will have a 3 car garage which allows for 3 stalls outside the garage with a further 2 – 3 on street stalls, resulting in 8 – 9 stalls available per home. This availability far exceeds the expectation required for a single family home.

b) Are suites proposed?
We responded stating that the Township bylaws, allows for every single family residential home to be permitted one suite. The developer stated that he envisions only half of the 10 homes will have a suite based upon recent sales in a nearby development in Murrayville.

c) A few attendees commented on the volume of traffic on 216 Street, especially since the new 216 Street's interchange has opened up at Highway #1.
We offered no comment as this is an issue for the transportation section at City Hall to address.

d) Style of homes to be built.
We explained that there will be design controls registered on title to ensure that the development will be of a high standard. Sample streetscapes of what the developer envisioned to build were available to the attendees to gage the style, height and size of the proposed homes.

All attendees were encouraged to sign in upon entry to the meeting and informed that a comment sheet was available to provide their input into the project.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held February 8, 2022.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3
MEH/cme

Attachments

G:\2819\PLANNING\2819 Comments to Joel Nagtegaal 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)		

NAME (PRINT)	ADDRESS	TELEPHONE NUMBER
FOIPPA s. 22(1)		
		FO PPA s. 22(1)

COMMENT SHEET

PROPOSED RESIDENTIAL SUBURBAN DEVELOPMENT
LOCATED AT 21541/65 – 44 AVENUE & 4477 – 216 STREET, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-36-0152

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1) [redacted]

(Please Print) (Signature)

Address: FOIPPA s. 22(1) [redacted]

City & Postal Code: Langley FO PPA s. 22(1) [redacted]

Telephone: FOIPPA s. 22(1) [redacted]

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

Good plan - Could even make lots smaller

- Builder should make buildings Net Zero

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Phone: 604-532-9700

COMMENT SHEET

PROPOSED RESIDENTIAL SUBURBAN DEVELOPMENT
LOCATED AT 21541/65 – 44 AVENUE & 4477 – 216 STREET, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-36-0152

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name:

FOIPPA s. 22(1)

(Please Print)

FOIPPA s. 22(1)

(Signature)

Address:

FOIPPA s. 22(1)

City & Postal Code:

Langley

Telephone:

FO PPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

We have checked out the plans and they look wonderful.
As residents of Murrayville we support this project.

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Phone: 604-532-9700

COMMENT SHEET

PROPOSED RESIDENTIAL SUBURBAN DEVELOPMENT
LOCATED AT 21541/65 – 44 AVENUE & 4477 – 216 STREET, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-36-0152

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

(Please Print) (Signature)

Address: FO PPA s. 22(1)

City & Postal Code:

Telephone:

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

Email Plan

FOIPPA s. 22(1)

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Phone: 604-532-9700

2819

Mike Helle

From: Mike Helle <hell@coastland.bc.ca>
Sent: Wednesday, February 09, 2022 7:16 AM
To: FOIPPA s. 22(1)
Cc: 'Joel Nagtegaal'; Lanson Foster (lanson@lanstonehomes.com)
Subject: CESL 2819 TOL 07-36-0152 44 Avenue site
Attachments: CESL 2819 ISDC.pdf

As requested at the Public Information Meeting held last evening , attached please find one of the displayed plans you requested .The plan we displayed is sheet 2 , sheet 1 is an overall servicing scheme to demonstrate the off-site component of the proposal.

If you have any questions in the proposed development, please feel free to contact me. I have also included the Township planner, that was in attendance to monitor the meeting, as well the developer should you desire to discuss items with these individuals directly.

Thank-you.

Dear Valued Clients,

As the COVID pandemic continues, so do our concerns. It is in everyone's best interest to maintain physical distancing and avoid any contact, including meetings whenever possible.

Coastland is open to the public for scheduled meetings only , drop ins are not permitted. We continue to take all precautions and safety measures. We are permitting entry into our offices ONLY for scheduled meetings deliveries of payments, plans etc. however we advise that it is mandatory that you wear a face mask and maintain a minimum 1.8m (6 feet) distance upon arrival.

Please feel free to contact our office if you have any questions concerning our safety protocol. By working together, we help keep our workplace and community safe and healthy for everyone.

Michael E. Helle, A.Sc.T.B.C., CPWI 3
President
Coastland Engineering & Surveying Ltd.
#101-19292-60 Avenue
Surrey, B.C. , V3S3M2
Telephone: 604-532-9700 ext.203
Fax.: 604-532-9701
e-mail: hell@coastland.bc.ca
www.coastlandengineering.com

Mike Helle

From: Mail Delivery Subsystem <MAILER-DAEMON>
Sent: Wednesday, February 09, 2022 7:16 AM
To: hell@coastland.bc.ca
Subject: Returned mail: see transcript for details
Attachments: details.txt; Untitled attachment 00133.txt

The original message was received at Wed, 9 Feb 2022 10:16:18 -0500 from d23-16-252-142.bchsia.telus.net [23.16.252.142]

----- The following addresses had permanent fatal errors ----- <FO PPA s. 22(1)
(reason: 552 1 Requested mail action aborted, mailbox not found)

----- Transcript of session follows ----- ... while talking to mta7.am0.yahoodns.net.:
>>> DATA
<<< 552 1 Requested mail action aborted, mailbox not found
554 5.0.0 Service unavailable

8 November, 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 07-36-0152 / COASTLAND ENGINEERING

CIVIC: 21541 & 21565 - 44 Avenue and 4477 - 216 Street
LEGAL: Lots 59, 60 and 61 Section 36 Township 7 NWD Plan 42664

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	**10**	**5**	**2**	**3**

Given the current school catchments this development would impact James Hill Elementary School, H.D. Stafford Middle School and Langley Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (LANSTONE PROPERTIES (MURRAYVILLE) LTD.) BYLAW NO. 5808

EXPLANATORY NOTE

Bylaw No. 5808 rezones 1.21 ha (3 ac) of land located at 4477 – 216 Street, and 21541 and 21565 – 44 Avenue to Residential Zone R-1E to facilitate development of 10 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LANSTONE PROPERTIES (MURRAYVILLE) LTD.)
BYLAW NO. 5808

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 (Lanstone Properties (Murrayville) Ltd.) Bylaw No. 5808”.

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

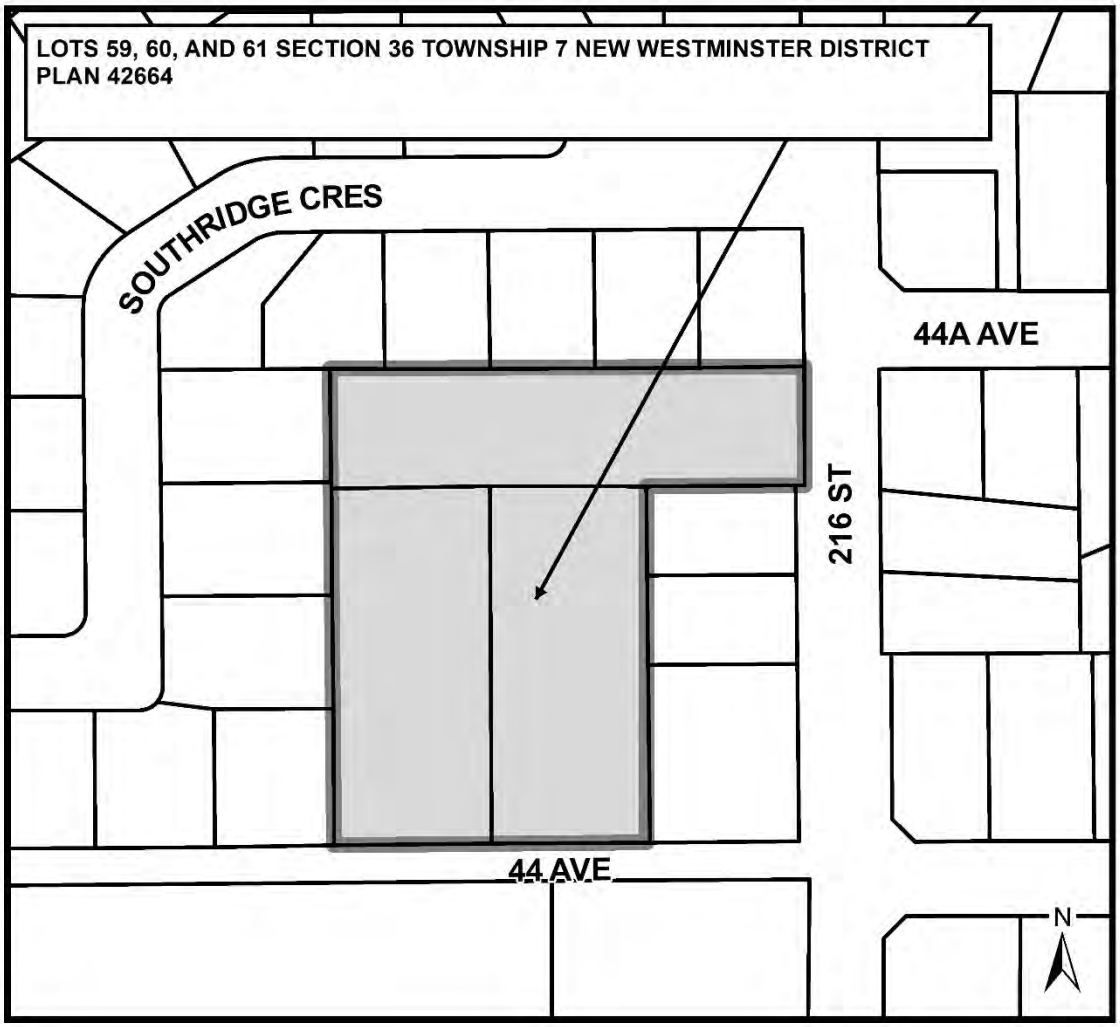
   Lots 59, 60, and 61 Section 36 Township 7 New Westminster District Plan 42664

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1E.

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. 5808



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	22-81
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0086
SUBJECT:	REZONING APPLICATION NO. 100547 AND DEVELOPMENT PERMIT APPLICATION NO. 101029 (QUALICO MITCHELL WILLIAMS LLP / 21480 AND 21536 - 80 AVENUE AND 7941 AND 7993 - 216 STREET)		

PROPOSAL:

Application to rezone 3.9 ha (9.6 ac) of land located in the Williams Neighbourhood Plan area to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development of 20 single family lots and 93 townhouse units. A development permit for the single family lots is also included.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5807 subject to 15 development prerequisites being completed prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5807) of Development Permit No. 101029; and authorize staff to proceed with the written submission opportunity.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5807 rezoning 3.9 ha (9.6 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development of 20 single family lots and 93 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan, including completion of 212 Street / 80 Avenue Connector;
7. Provision of the ALR buffer, greenways (80 Avenue and 216 Street), and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. 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);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
10. Receipt of final approval from the Ministry of Transportation and Infrastructure;
11. Registration of access rights of way with associated covenants providing alternative accesses to the proposed lots until such time as the road network connections are developed;
12. Registration of restrictive covenants:
    a. Prohibiting access to 216 Street and 80 Avenue;
    b. Prohibiting development of the townhouse lot until such time as a Development Permit is issued by Council and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    c. Prohibiting clearing and grading of the townhouse site until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    d. Requiring an ALR buffer and notifying of the adjacency of the ALR in accordance with the Williams Neighbourhood Plan; and
    e. Identifying the western lot line of the proposed R-1F zoned double fronting lots as the front lot line;
13. Demolition of existing buildings and structures;
14. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and

15. 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;

That Council at time of final reading of Rezoning Bylaw No. 5807 authorize issuance of Development Permit No. 101029 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zones R-1A and R-1F, and Residential Compact Lot Zone R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with the Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit; 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. 5807 in conjunction with Development Permit No. 101029.

EXECUTIVE SUMMARY:

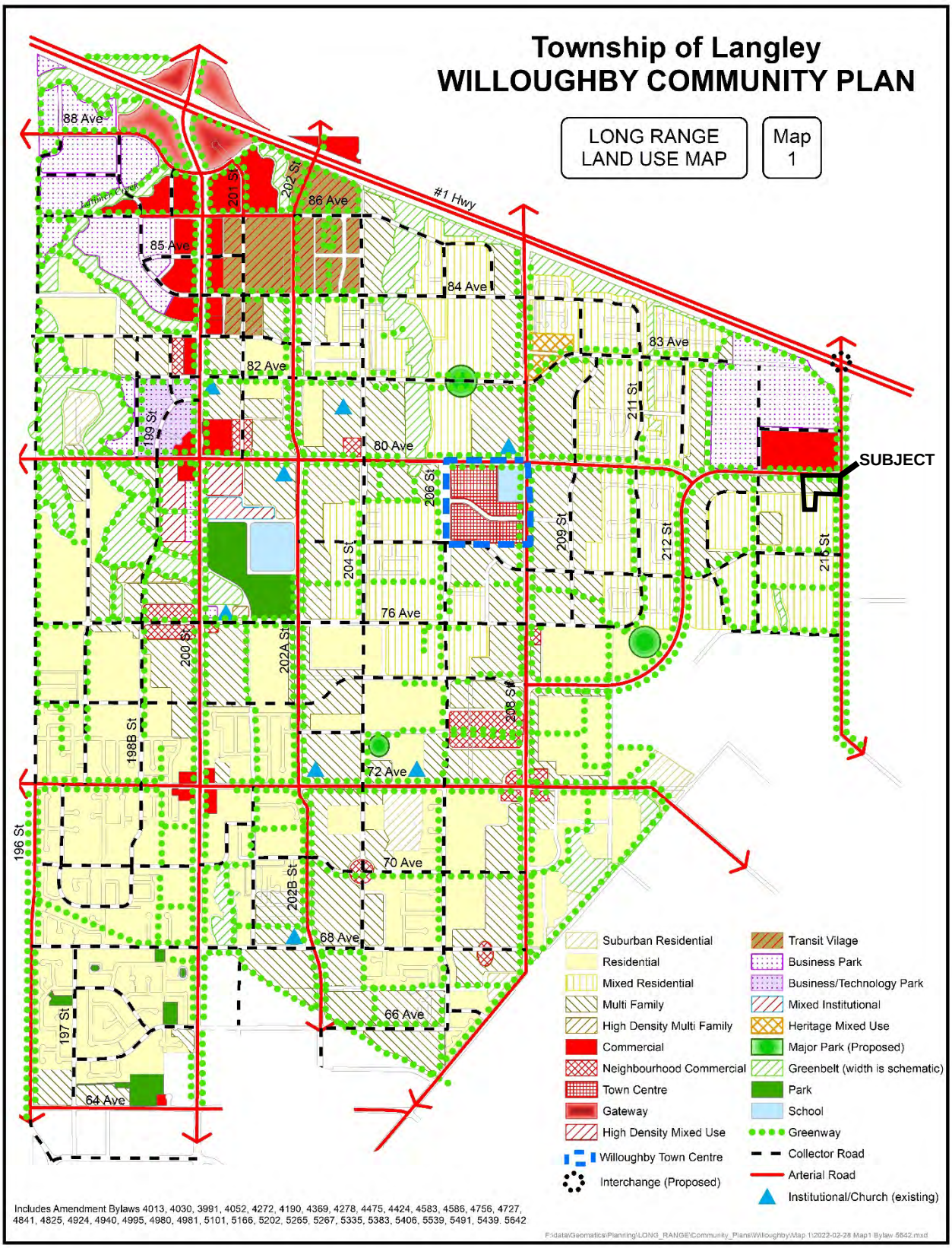
Qualico Mitchell Williams LLP has applied on behalf of the property owners to rezone 3.9 ha (9.6 ac) of land located south of 80 Avenue and west of 216 Street to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development of 20 single family lots and 93 townhouse units. Development Permit applications for single family form and character, greenhouse gas reductions and energy conservation, as well as a subdivision application are running concurrently.

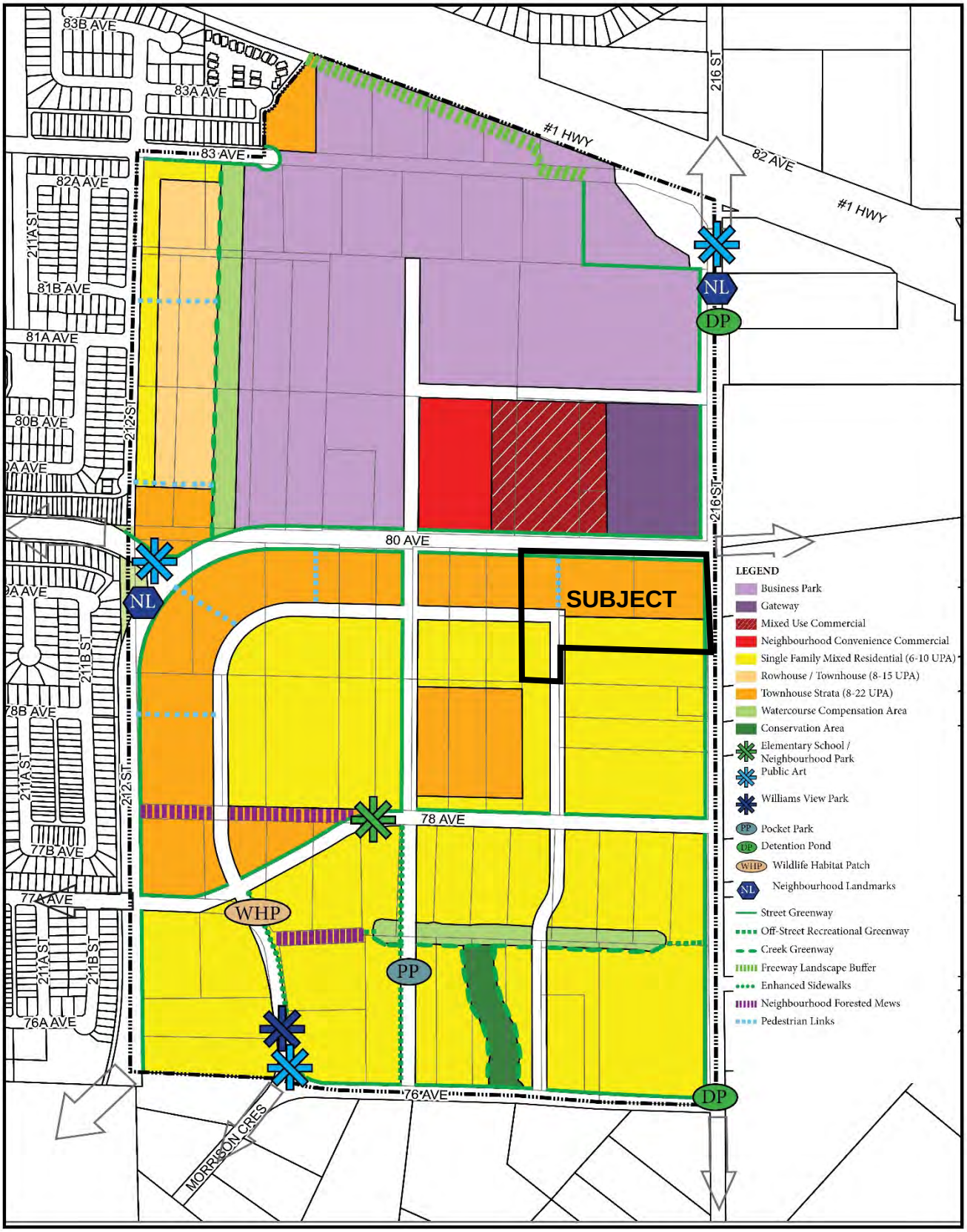
Applicants typically advance development permits to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning in tandem with form and character items. However, in this case the applicant is proposing that the form and character development permit for the townhouse site be presented for Council's consideration in the future. The proposed application timing, advancing only the rezoning component of the project at this time, will allow the applicant to proceed with design and construction of 80 Avenue and 216 Street while the detailed on-site design is developed.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the rezoning request subject to the completion of 15 development prerequisites and authorize issuance of Development Permit No. 101029 at time of final reading of Bylaw No. 5807.

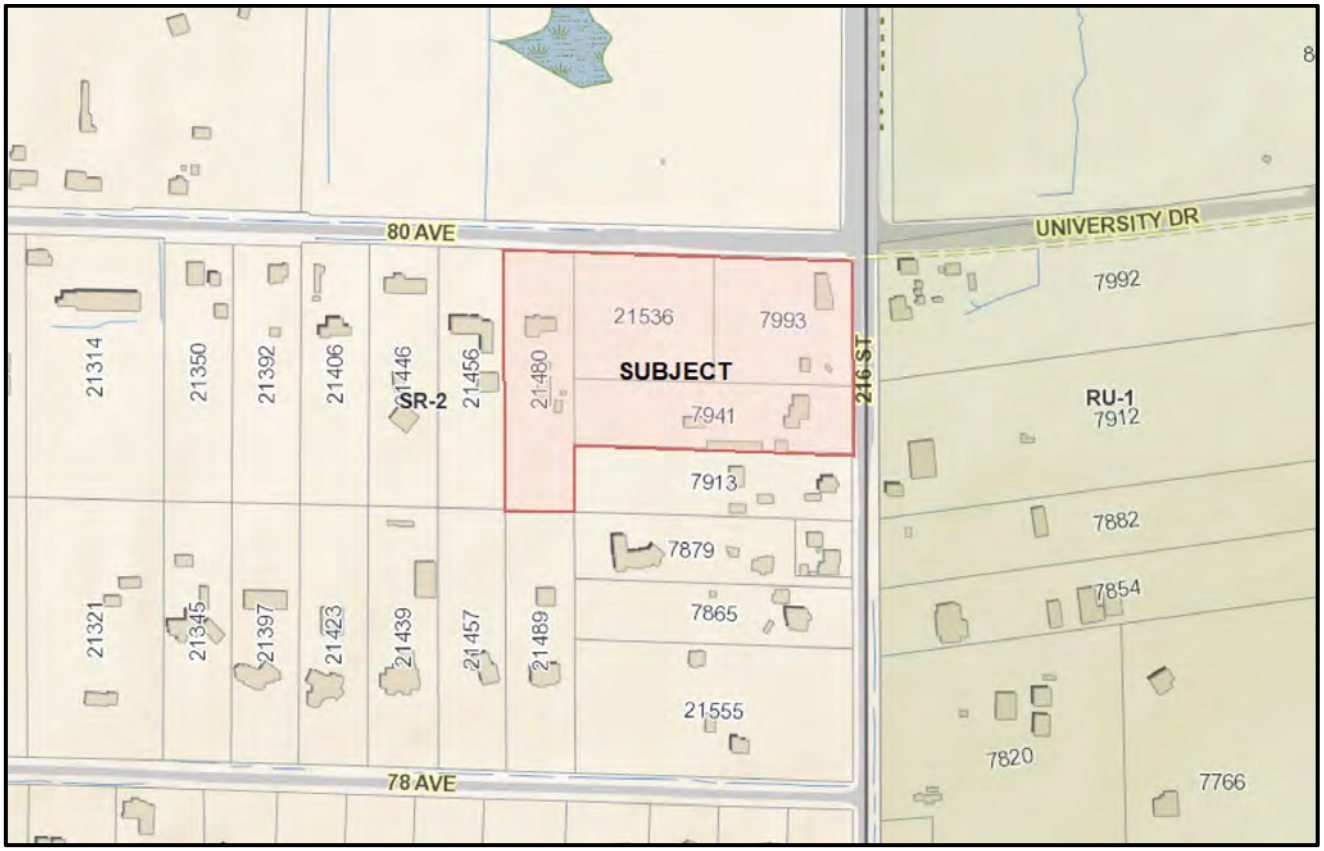
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5807 and Development Permit No. 101029.

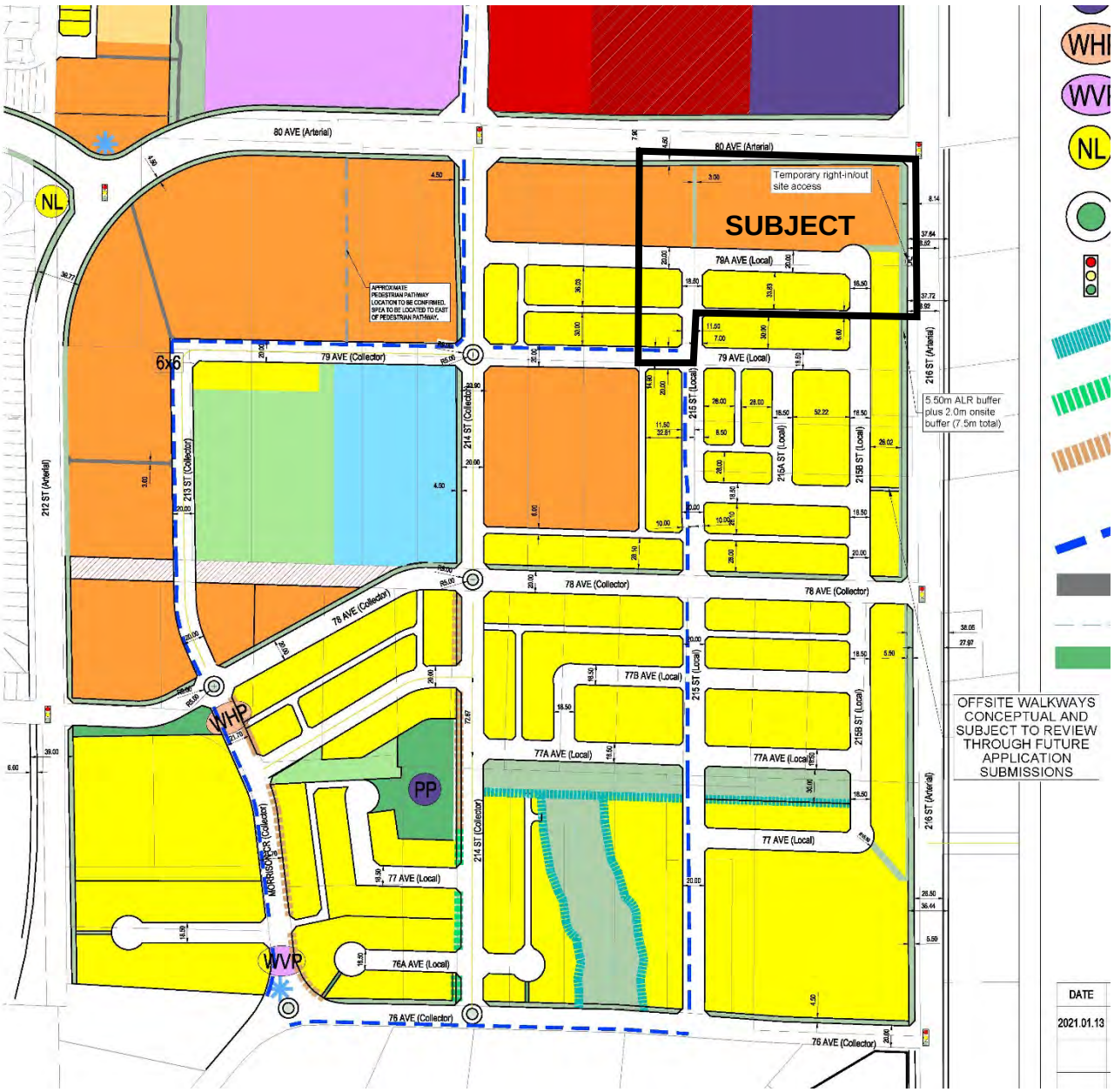

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban 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
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd



WILLIAMS NEIGHBOURHOOD PLAN – LAND USE PLAN



ZONING BYLAW NO. 2500



EXCERPT FROM COMPREHENSIVE DEVELOPMENT PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1117488 BC Ltd. 201, 6525 - 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 - 177B Street Surrey, BC V3S 5N4
Legal Description:	West and East Half Lot 7 Section 24 Township 8 New Westminster District Plan 1098 East Half Lot 6 Section 24 Township 8 New West Minister District Plan 1098 Parcel "F" (L61862E) Lot 8 Section 24 Township 8 New Westminster District Plan 1098
Location:	21480 and 21536 - 80 Avenue 7941 and 7993 - 216 Street
Area:	3.9 ha (9.6 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-172
Williams Neighbourhood Plan:	Single Family Mixed Residential and Townhouse Strata

BACKGROUND / HISTORY:

The Williams NP was adopted by Council in 2018. The subject application is one of the first residential proposals to advance for consideration in the Williams NP area. The proposed development site is currently zoned Suburban Residential Zone SR-2 and designated Single Family Mixed Residential and Townhouse Strata in the Williams NP.

The Ministry of Transportation and Infrastructure (MOTI) opened a new interchange to Highway 1 at 216 Street in 2020. Preliminary approval of the application has been provided by the MOTI. Final approval from MOTI is included as a condition of rezoning.

DISCUSSION / ANALYSIS:

The applicant has applied to rezone the subject 3.9 ha (9.6 ac) site from Suburban Residential Zone SR-2 to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development of 20 single family lots and 93 townhouse units. For Council's consideration, the proponent's application includes a form and character Development Permit for the single family lots. Staff are concurrently considering a subdivision application to create the proposed lots and provide the required dedications, and a

greenhouse gas emission reduction and energy conservation development permit application for the single family lots.

Site Description:

The site slopes generally down from the northwest to southeast. The site was historically used for large lot suburban residential and agricultural uses. Most of the existing buildings have been removed from the subject site except for buildings at 21480 - 80 Avenue. Removal of all buildings is a condition of rezoning.

Adjacent Uses:

North:	80 Avenue beyond which are lots zoned Suburban Residential Zone SR-2, designated Gateway and Mixed Use Commercial in the Williams NP currently under application to be rezoned (ToL Project 08-25-0119 and 08-25-0120);
South:	Lands zoned Suburban Residential Zone SR-2, designated Single Family Mixed Residential in the Williams NP;
East:	216 Street beyond which are lands located in the Agricultural Land Reserve zoned Rural Zone RU-1, designated Small Farms / Country Estates in the Rural Plan; and
West:	Lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP under application to be rezoned (ToL Project 08-24-0091 and 08-24-0085).

Williams Neighbourhood Plan:

As the subject proposal is one of the first residential applications to advance for consideration by Council in the Williams NP area, the applicant is responsible for satisfying the following general prerequisites prior to final reading. Below each point, staff have provided the status of each item.

- The required joint elementary school and neighbourhood park site to serve the area must be secured and located to the acceptance of the Township of Langley and the Langley School District.
    - Included in a nearby development application (ToL Project 08-24-0085) is 2.0 ha (5.0 ac) of land for an elementary school site and 2.0 ha (5.0 ac) of land for a neighbourhood park site. The Township of Langley and the Langley School District have indicated preliminary acceptance of the proposed site. The lands are required to be secured prior to final reading of the subject rezoning bylaw and the applicant is required to comply with the Township's Neighbourhood Park Land policy.

- The required community stormwater management facility to serve that area must be secured and located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering and Community Development.
    - The applicant for ToL Project 08-25-0098 (received third reading July 26, 2021) is advancing design of a community stormwater detention pond with associated amenities as per the Williams NP at the southwest corner of the intersection of Highway 1 and 216 Street. The community stormwater management facility is required to be dedicated and construction secured prior to final reading of the rezoning bylaw.

- Major roads and engineering services including drainage, water, and sanitary sewer, stormwater management facilities, and road dedications, widenings and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development.

- The applicant for ToL Project 08-25-0098 is advancing design of a sanitary lift station southeast of the proposed community stormwater management facility as well as the associated forcemain infrastructure to connect to the system at 83 Avenue in the Yorkson Neighbourhood Plan area. The sanitary infrastructure is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.
- The applicant is advancing all roadworks and greenway works fronting and serving the site on 215 Street, 215B Street, 216 Street, 79 Avenue, 79A Avenue and 80 Avenue to support the subject development.

The Williams NP defines two sub-residential areas in the Residential District – one north of 78 Avenue and one south of 78 Avenue. In the north portion of the Residential District, the Williams NP requires provision of the following:

- A Comprehensive Development Plan (CDP) that aligns with the vision, goals, and policies of this NP. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the North and/or South Residential District including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater detention, integration of greenways and other amenities, energy conservation measures and development and servicing phasing.
  - An excerpt of the CDP is provided above to show lands south of 80 Avenue and included in full as Attachment B to this report.
- A viewscape analysis of the Willoughby Escarpment.
  - The applicant has completed a viewscape analysis (Attachment C) of the Willoughby Escarpment. The outcomes of the viewscape analysis indicate that the subject development is located out of view from the Milner Valley.
- A Transportation Impact Assessment (TIA) prepared by a professional transportation consultant to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP.
  - As a TIA was recently updated for the Williams NP area, the required road network improvements are included as components of the development and the proposed development does not request an amendment to the Williams NP, further TIA work was not required.

Zoning Amendment:

Bylaw No. 5807 proposes to rezone the rear loaded lots Residential Zone R-1A (seven lots) and Residential Compact Lot Zone R-CL(A) (10 lots). The three double fronting lots between 215B Street and 216 Street are proposed to be rezoned to new Residential Zone R-1F noting that the 215B Street side of the lot will be considered the front lot line. The townhouse site is proposed to be rezoned Comprehensive Development Zone CD-172 which includes a density allocation as per the Williams NP. The Residential Zone R-1F and Comprehensive Development Zone CD-172 were first advanced to Council for consideration with application 08-24-0085 and are designed to respond to specific policies in the Williams NP regarding road patterning, streetscape, porches, parking, and allocation of compact lots.

The Residential Zone R-1F provides:

- an additional parking space for a secondary suite per lot;

- a wider lot (minimum 15 m, noting that the subject seven lots are proposed with a 16 m width) to ensure that the garage is not the dominant feature of the building façade facing the street, while maintaining sufficient distance between driveways for street parking spaces; and
- front porches and front yard setbacks of 4.5 m to promote a positive relationship to the street but with space to support tree planting.

The Williams NP limits the maximum number of residential compact lots to 50% of the total single family lots with the primary difference between the compact lot zones and standard single family lot zones being lot size, lot coverage, and front yard siting. The proposed Residential Zone R-1F requires a larger minimum lot size (400 m^2), increased front yard setback (4.5 m), and reduced lot coverage (45%) from those requirements in the compact lot zones thereby complying with the applicable Williams NP policies. The proposed density of the 20 single family lots is 14.4 units per hectare (uph) / 5.8 units per acre (upa). This amount is slightly less than the minimum density required in the Single Family Mixed Residential Land Use designation of 15 uph (6 upa) to 25 uph (10 upa) and is considered in accordance with policy in the Williams NP that allows for lower densities where site constraints impact the developable area. In this case, the required arterial road dedications, greenway dedications and provisions for siting and buffering along the ALR edge were considered.

The Williams NP includes policies requiring an additional non-tandem parking space on a lot to support development of secondary suites in single family homes and also for the provision of space for one vehicle to park on-street in front of each front loaded dwelling unit. The applicant has included a wider lot (15 m lot width proposed for the R-1F lots and 12 m lot width for the rear loaded lots) accompanied with a wider and deeper driveway area on the lot to accommodate the on and offsite requirements. Inclusion of the additional parking space on site exceeds Section 107.6.4) of the Zoning Bylaw limiting parking on a single residential lot to four vehicles. Therefore, included with the rezoning bylaw, is an amendment to Zoning Bylaw Section 107.6.4) to allow for one additional parking space on a lot in the Williams NP area.

Policy within the Williams NP emphasises development that supports the pedestrian realm through the encouragement of development of rear-loaded lots in an H-block format and homes that include functional porches. The single family lots are primarily provided in a rear-loaded pattern fronting 79 and 79A Avenue. In response to the dimensions between 214 Street and 216 Street, three of the proposed lots are double fronting between 215B Street and 216 Street. These lots include additional depth to provide an increased setback from 216 Street (7.5 m) and ALR buffer consistent with the requirements of the Williams NP and this pattern will continue along the 216 Street and likely 76 Avenue edges of the Williams NP area. In accordance with the Williams NP, the R-1F zone proposed for the double fronting lots is designed to include additional width to achieve garages that comprise less than 50% of the front building face towards 215B Street. The zone and exterior design control agreement are drafted to require porches as defined in the Williams NP and to address the double fronting nature of the lots. Specific design development is required as a component of the exterior design control agreement for the 216 Street side of the double fronting lots to achieve a modified front yard appearance, pedestrian connections and visibility from the lots to the greenway while also achieving the ALR buffer.

Townhouse Zoning (Comprehensive Development Zone CD-172)

A new Comprehensive Development Zone CD-172 is proposed for the townhouse site that incorporates land use provisions and policies of the Williams NP including siting requirements to support tree planting and the streetscape, front porches to support the pedestrian realm and

additional parking for units that front arterial roads. Proposed Comprehensive Development Zone CD-172 was first drafted with application 08-24-0085 to be available for use by future townhouse

developments in the Townhouse Strata land use designation incorporating the permitted density of the land use plan of 20 uph (8 upa) to 54 uph (22 upa). The proposed 93 units results in a proposed density of 37.5 uph (15 upa) within the range specified in the zone and Williams NP.

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.

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. In accordance with the current Policy, the applicant hosted a virtual Public Information Meeting in combination with application 08-24-0085 March 29, 2022. A summary of the Public Information Meeting is included as Attachment D to this report.

Development Permit (Form and Character):

The Williams 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 and Development Permit Area "I – Agricultural Edge and Escarpment Protection" which establishes objectives and guidelines for the form, character and siting of residential development to respect the environmental sensitivity of the area and increase agricultural awareness. The primary objective of the development permit area designations 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 Willoughby Community Plan related to single family residential development are attached to this report (Attachments E and F). 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 (see Attachment A). The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development. The exterior design control agreement will include provisions with regards to the ALR buffer, porches, parking and trees consistent with policies in the Williams NP and the Willoughby Community Plan.

A future development permit will provide Council and the public the opportunity to review the form, character, and siting of the proposed townhouse development. Included as a condition of rezoning is a requirement for a restrictive covenant to be registered on the proposed townhouse lot to prohibit tree clearing, grading and development until such time as a development permit has been issued by Council.

Greenhouse Gas (GHG) Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas

emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to subdivision and building permit. Future Energy Conservation and GHG Emission Reduction Development Permits will accompany the townhouse Development Permit application.

Subdivision:

The applicant is proposing to subdivide the lands to create 21 lots (20 single family and one townhouse). The subdivision plan aligns with the proposed zones.

Tree Protection / Replacement:

The tree management plans submitted by the applicant indicate there are 154 significant trees on the overall site and that four significant trees exist on the 20 single family lot portion of the site with one tree identified for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 101 replacement trees are required to be planted over the 20 single family lots with the applicant proposing to plant 67 trees and funds for the remaining 34 trees being secured for tree planting on identified public lands. In addition, 40 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). 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 as the form and character development permits for the townhouse site are proposed to advance in the future, the development prerequisites include a restrictive covenant prohibiting tree clearing (with the exception of servicing areas) until such time as a development permit is issued for the proposed townhouse lots fronting 80 Avenue and 216 Street. Tree management plans for those lots will be reviewed in conjunction with development permit applications on the lands.

In keeping with policies in the Williams NP encouraging tree planting to support the 'treed' appearance of the Willoughby Escarpment including a requirement for a continuous evergreen tree row integrated with the townhouse site design on the downslope side of the site, the applicant is proposing a 4.5 m front yard setback from the property line to the building to provide front yard space to accommodate replacement tree planting on both the single family lots and the townhouse sites. The eastern edge of the site also accommodates additional tree planting in the ALR buffer required to be provided on both the single family lots and the townhouse site.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct a 4.5 m wide street greenway on 80 Avenue and a 5.5 m wide street greenway on 216 Street as well as pedestrian links providing midblock connections to the greenways. The Williams NP also requires an ALR buffer as per the Willoughby Community Plan Development Permit Area I – Agricultural Edge and Escarpment Protection guidelines. The lots fronting 216 Street, including the townhouse site, have been designed to include the required buffer. A condition of rezoning is acceptance of landscape and servicing plans for the required amenities, dedication of the required lands, and construction of the works to the acceptance of the Township as well as compliance with the Williams Amenity Zoning Policy.

Adaptable Housing:

In accordance with Section 5.3.9. of the Williams NP, a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading noting that the single family portion of the development is proposed to include one adaptable housing unit in keeping with this requirement. The adaptable units for the townhouse development will be determined and secured at time of development permit.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are $5,776 per townhouse unit and $6,808 per single family lot for a total of $673,328.

School Sites:

School District 35 has provided comments (Attachment G) and anticipates that the proposed development will generate approximately 33 new students for Richard Bulpitt Elementary (located approximately 1 km southwest of the site), 15 new students for Yorkson Creek School (located approximately 1.9 km northwest of the site) and 23 students for RE Mountain Secondary School (located approximately 2.7 km southwest of the site). A condition of development is provision of an elementary school site in the Williams NP area currently proposed as a component of a development application to the west of the subject site (ToL Project 08-24-0085).

Parks:

The closest existing parks are Richard Bulpitt Neighbourhood Park and Lynn Fripps Neighbourhood Park located approximately 1 km southwest and northwest of the subject site. A condition of the subject development is provision of a neighbourhood park site in the Williams NP area currently proposed as a component of a development site to the west of the subject site (ToL Project 08-24-0085).

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including road works, greenways, ALR buffer, tree replacement, and utility upgrades and extensions to the acceptance of the Township. Road dedications, closures, widening, and necessary traffic improvements (both on-site and offsite including 215, 215B and 216 Streets, 79, 79A and 80 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP.

Access is not permitted to 216 Street and 80 Avenue. As the road network has not yet been built out connecting the subject site to 78 Avenue in the south or the future 214 Street to the west, a condition of rezoning is securing rights of way for temporary access other than 80 Avenue and 216 Street until such time as ultimate connections are available. Temporary access is proposed to 216 Street on the alignment of an ultimate pedestrian connection and will be removed once alternative ultimate connections are available to the west or south.

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. Additionally, a condition of rezoning is compliance with the Willoughby Arterial Road Completion Amenity Program Policy.

Staff note that should construction of the community stormwater management facility and associated amenity as well as the sanitary lift station and force main not be completed by others when the subject application is ready to advance to final reading, they will be required to be provided by the applicant.

Transit:

Transit service is currently provided along 208 Street via the 595 bus route and along Glover Road via the C62/807 bus route.

Policy Considerations:

Qualico Mitchell Williams LLP has applied on behalf of the owner to rezone 3.9 ha (9.6 ac) of land located in the Williams Neighbourhood Plan to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-72 with an accompanying single family Development Permit to accommodate development of 20 single family lots and 93 townhouse units.

The proposal is consistent with the land use provisions and overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council give first and second reading to Bylaw No. 5807 (subject to 15 development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5807) of accompanying Development Permit No. 101029, and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101029 (Single Family Form and Character)
ATTACHMENT B	Comprehensive Development Plan
ATTACHMENT C	Viewscape Analysis
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	Excerpt from Development Permit Area B – Residential Guidelines
ATTACHMENT F	Development Permit Area I – Agricultural Edge and Escarpment Protection Guidelines
ATTCHMENT G	Comments from Langley School District

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101029

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

1. Name: Qualico Mitchell Williams LLP

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

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Portions of:
   West and East Half Lot 7 Section 24 Township 8 New Westminster District Plan 1098

   East Half Lot 6 Section 24 Township 8 New West Minister District Plan 1098

   Parcel “F” (L61862E) Lot 8 Section 24 Township 8 New Westminster District Plan 1098

   CIVIC ADDRESS: Portions of:
   21480 and 21536 - 80 Avenue
   7941 and 7993 - 216 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 Zones R-1A and R-1F, and Residential Compact Lot Zone R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with the Willoughby Community Plan Development Permit Area guidelines; and,
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following item 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.

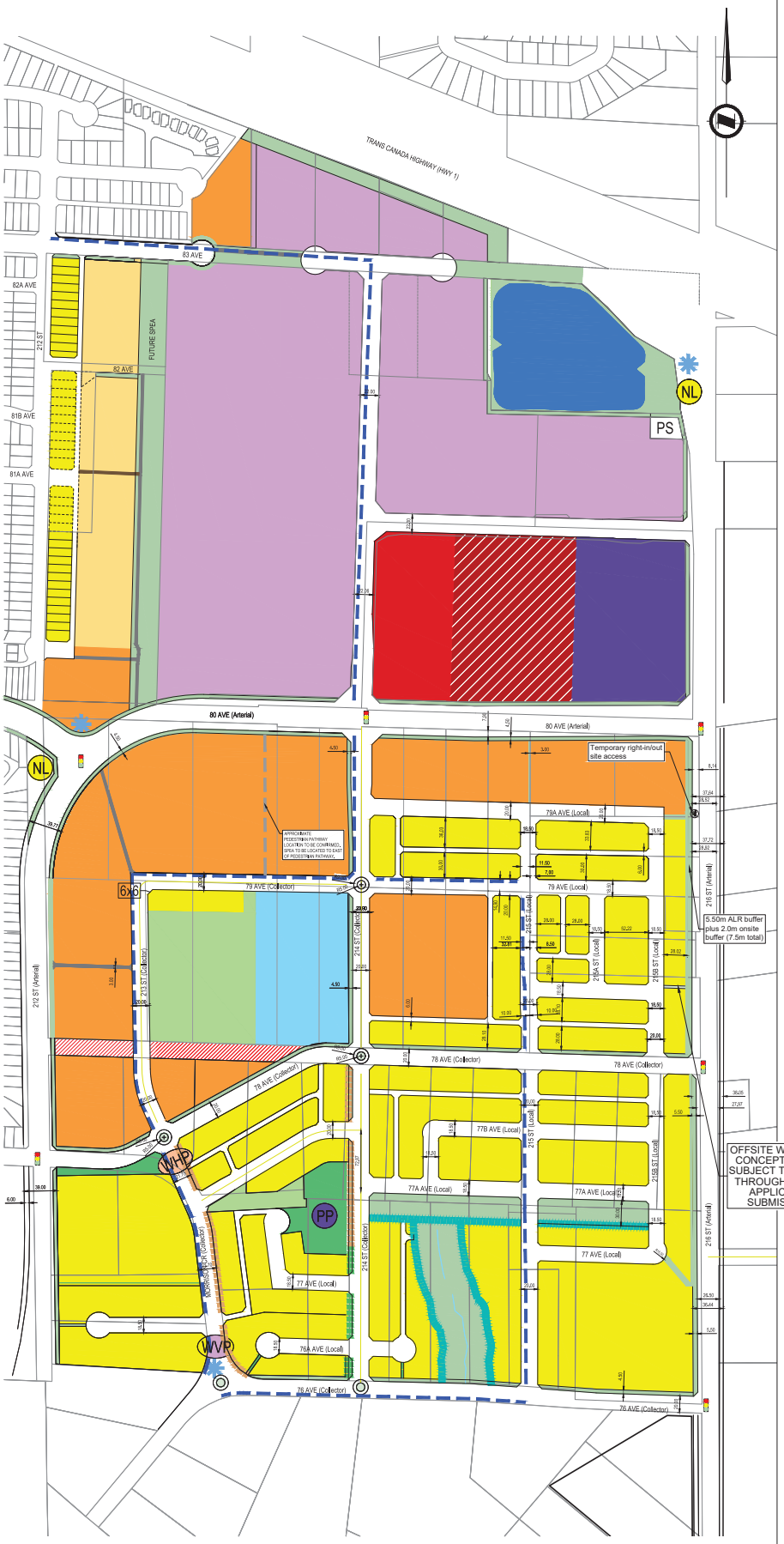
All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

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.



LEGEND

- Controlled Subject Properties
- Single Family (Mixed Density) (8-22 UPA)
- Townhouse Strata (8-22 UPA)
- Rowhouse / Townhouse (8-15 UPA)
- School (5 acres)
- Park
- Detention Pond
- PS — Pump Station
- Light Industrial
- Neighbourhood Convenience
- Mixed Use Commercial
- Gateway
- Water Compensation Area / Riparian
- 4.5m Walkway
- Open Space
- Forested Mews
- Public Art
- PP — Pocket Park
- WHP — Wildlife Habitat Patch
- WVP — Williams View Park
- NL — Neighbourhood Landmark
- Roundabout
- Traffic Light
- Creek Greenway (6.0m)
- Off Street Recreational Greenway (4.5m)
- Enhanced Sidewalk (2.0 buffer b/w curb and sidewalk) (3.0 concrete sidewalk) (1.0 buffer b/w property line and sidewalk)
- Cycling Route (per Williams NP)
- Pedestrian Link (3m)
- Potential Channel Extension
- Riparian Area

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.01.13	17	Phases Updated	VS
2022.06.09	18	Updated Phase 3 to Sketch 14	VS

OVERALL JV Lands

WILLIAMS NEIGHBOURHOOD

Township of Langley, BC

DATE: June 9, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1 : 2500 @ 22" X 34"
MCSL PROJECT: 2111-03859-00
MUN. PROJECT: TBD

McElhanney Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: Thursday, June 9, 2022 9:35:37 AM FILE: M:\PROJ\2111-03859-02\QUALICO - WILLIAMS NEIGHBOURHOOD\PH 2\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\OVERALL\22-06-09 03859-02 OVERALL REV 18.DWG

ATTACHMENT C

McElhanney

Our File: 2111-03859-03
ToL Proj: 08-24-0086

June 10, 2022

Township of Langley
Community Development
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Teresa Hanson, Senior Development Planner

Williams Phase 3 Viewscape View Comparisons

The viewscape comparison includes three views selected at different location to the south and south east of the development site. Each comparison includes the following:

- Keyplan and description of viewpoint
- "Before" and "After" comparison with regard to just tree removal on site, according to tree management plan proposed by the arborist. The "After" image contains simulated building models to illustrate visibility (if any) of proposed buildings when trees are removed. The "After" image does not contain replacement trees.
- Close-up view of the "Before" and "After" comparison
- A bareland view of the scale of proposed building models from the viewpoint, in absence of all trees and above-ground structure in line of view.
- "Final Development" view, where proposed replacement trees are added in per landscape and arborist tree replacement plans and at heights simulating growths approximately25 years after development.

McElhanney
#2300-13450 102 Avenue
Surrey, BC V3T 5X3
Tel 604 596 0391
www.mcelhanney.com

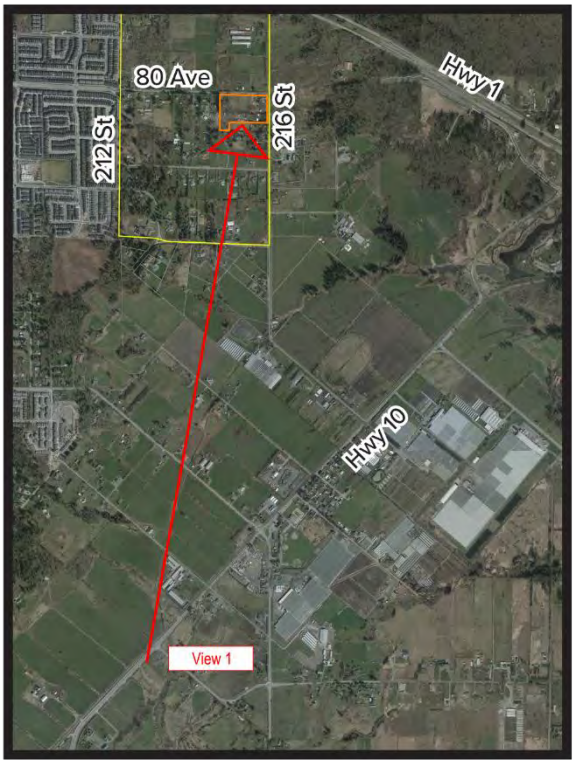
VIEW 1 COMPARISON

View 1 is the furthest of the three vantage points to the site. It is taken from near Highway 10 and 64 Avenue, looking northeast toward the subject site.

The orange boundary in the key plan on the right is the subject site, and the yellow boundary indicates Williams Neighbourhood. Key roads have been noted in the key plan for reference.

The site extents from View 1 are contained between the two black lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible, a zoomed-in comparison is provided. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the entire site.

Please note that the foreground vegetation between the vantage point and the railway has been digitally removed along Highway 10 to expose the view toward the site. Also note that the tree coverage in the distance exists in line of sight of the subject lands.



Key Plan



View 1 Before



View 1 After



View 1 Before - Zoom



View 1 After - Zoom

Subject site development assumes 11m building height in the proposed views. Building model (red) is shown below for this view in absence of trees and above-ground structures in line-of-sight.



Figure below shows the view of the final development at approximately 25 years. The model includes the following:

- Existing trees of the development site after tree removal per the tree management plan
- Building models at 11m height (coloured red, but not visible in this view)
- Existing trees outside of the development site, including those that are in line of view of this site
- Proposed replacement trees per the landscape and arborist tree replacement plans

At a distance from this viewpoint, the final development would not be visible due to tree and structure in line of sight. Refer to Appendix A for plan view of replacement tree locations within the site.



View 1 Final at approx. 25 years

VIEW 2 COMPARISON

View 2 is taken from west of 216 Street on 7431 216 Street property, looking north toward the subject site.

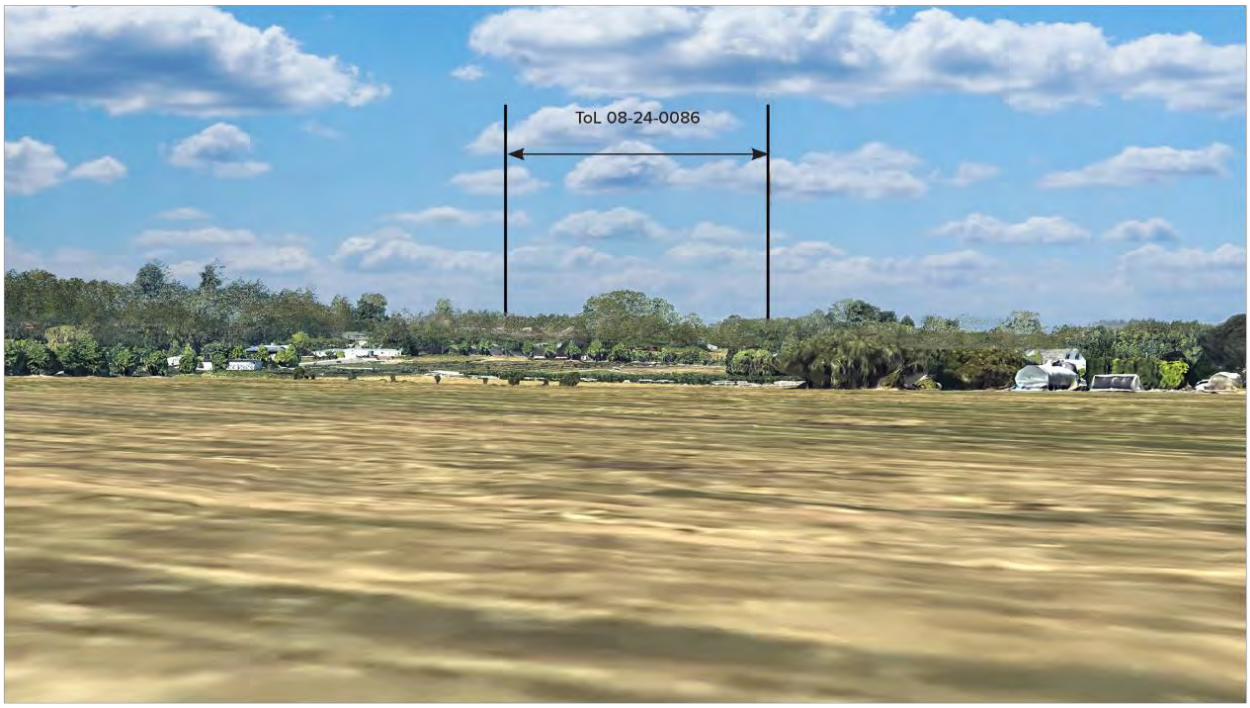
The orange boundary in the key plan on the right is the subject site, and the yellow boundary indicates Williams Neighbourhood. Key roads have been noted in the key plan for reference.

This vantage point is chosen as 216 Street has tall roadside shrubs and trees that block the view toward the site. The site extents from this view are contained between the two black lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible, a zoomed-in comparison is provided below.

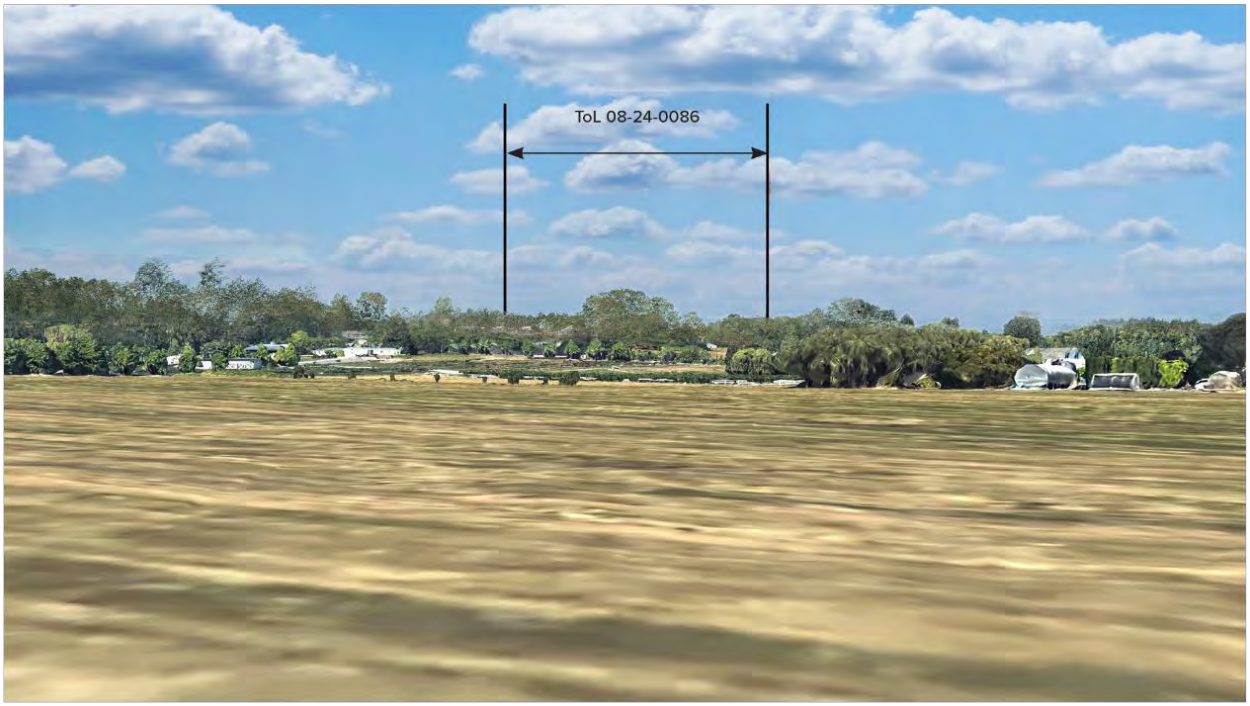
Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the entire site.



Key Plan



View 2 Before



View 2 After



View 2 Before - Zoom



View 2 After - Zoom

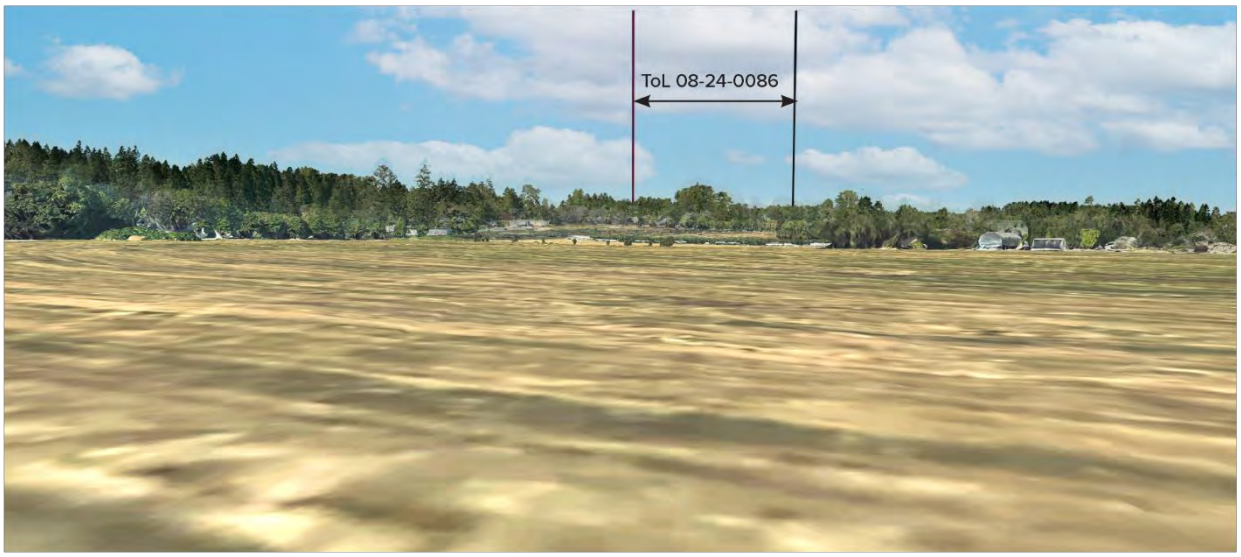
Subject site development assumes 11m townhouse building height in the proposed view. Building model (red) is shown below for this view in absence of trees and above-ground structures in line-of-sight. Based on this perspective the proposed buildings are relatively difficult to see but have been circled for ease of view.



Figure below shows the view of the final development at approximately 25 years. The model includes the following:

- Existing trees of the development site after tree removal per the tree management plan
- Building models at 11m height (coloured red, but not visible in this view)
- Existing trees outside of the development site, including those that are in line of view of this site
- Proposed replacement trees per the landscape and arborist tree replacement plans

At a distance from this viewpoint, the final development would not be visible due to trees in line of sight. Refer to Appendix A for plan view of replacement tree locations within the site.



View 2 Final at approx. 25 years

VIEW 3 COMPARISON

View 3 is taken from along Highway 10 in front of 7170 Glover Road, looking northwest toward the subject site.

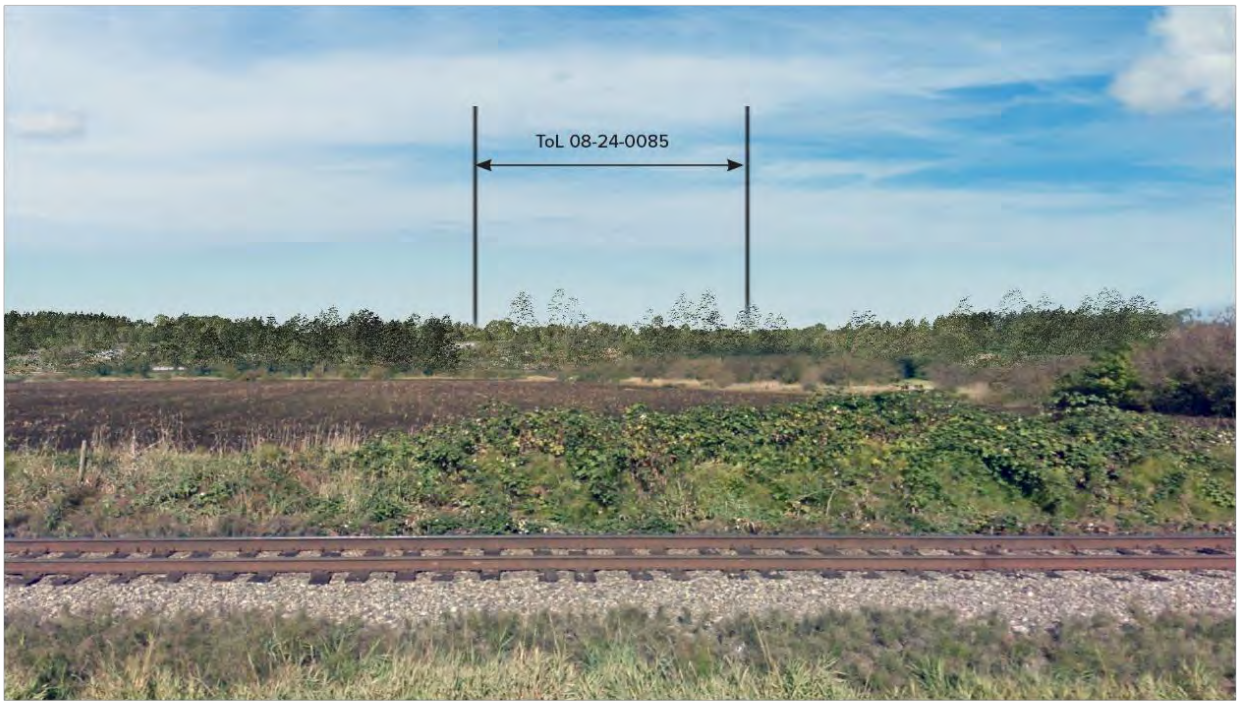
The orange boundary in the key plan on the right is the subject site, and the yellow boundary indicates Williams Neighbourhood. Key roads have been noted in the key plan for reference.

The site extents from this view are contained between the two block lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible, a zoomed-in comparison is provided.

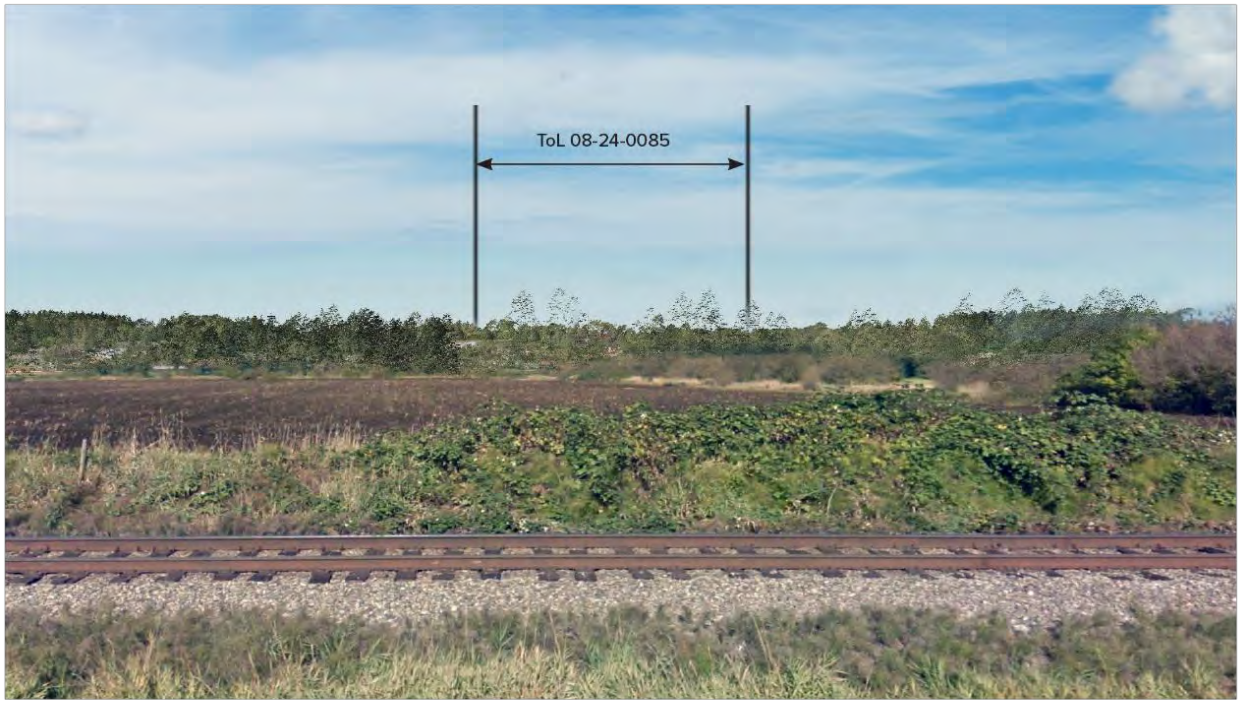
Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the entire site.



Key Plan



View 3 Before



View 3 After



View 3 Before - Zoom



View 3 After - Zoom

Subject site development assumes 11m building height in the proposed views. Building model (red) is shown below for this view in absence of trees and above-ground structures in line-of-sight. In this image, the proposed buildings could be visible with the complete removal of all foreground vegetation.



Figure below shows the view of the final development at approximately 25 years. The model includes the following:

- Existing trees of the development site after tree removal per the tree management plan
- Building models at 11m height (coloured red, but not visible in this view)
- Existing trees outside of the development site, including those that are in line of view of this site
- Proposed replacement trees per the landscape and arborist tree replacement plans

At a distance from this viewpoint, the final development would not be visible due to trees in line of sight. Refer to Appendix A for plan view of replacement tree locations within the site.



View 3 Final at approx. 25 years

Sincerely,
McElhanney Ltd.

James Pernu
JPernu@mcelhanney.com | 604-424-4889

Attachment:

- Appendix A – Sketch 16



NOTES

1. Layout based on survey.
2. The preliminary layout based on Sketch 14
3. This drawing is not to be used for legal transactions.

LEGEND

- Site Boundary
- Street Greenway
- Pedestrian Pathway (SRW)
- 2m Required Buffer on Private Property
- TH Replacement Trees
- Single Family Replacement Trees

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.06.09	0	Replacement Trees added	BJ

Sketch 16

21480 / 21536 80 Ave, 7993 / 7941 216 St
Township of Langley, BC

DATE: June 09, 2022
PREPARED FOR: Qualico / Mitchell Group
SCALE: 1 : 1500 @ 11" X 17"
McE PROJECT: 2111-03859-03
MUN. PROJECT: 08-24-0086

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

F.3

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May 2, 2022

Our File: 2111-03859-02-03

Township of Langley

Community Development Division

20338 65 Avenue

Langley, BC V2Y 3J1

Attention: Teresa Hanson, Planner

Summary Report - Public Information Meeting

Proposed Williams Neighbourhood Plan Developments, Township of Langley Project Nos. 08-24-0085 & 08-24-0086

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The PIM for development applications 08-24-0085 & 08-24-0086 was held on Tuesday, March 29, 2022. The project represented properties located as follows:

Properties Included in Application 08-24-0085:

- 21264 80 Avenue
- 21314 80 Avenue
- 21350 80 Avenue
- 21392 80 Avenue
- 21247 78 Avenue
- 21277 78 Avenue
- 21321 78 Avenue
- 21345 78 Avenue
- 21397 78 Avenue

Properties Included in Application 08-24-0086:

- 21480 80 Avenue
- 21536 80 Avenue
- 7993 216 Street
- 7941 216 Street

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (*Attachment 1*):

1. **Direct mail-out to neighbouring properties**

   120 mail-out invites mailed on March 17, 2022, 12 days prior to scheduled PIM.

2. **Two (2) advertisements in the local newspaper (Langley Advanced Times)**

   March 17 and March 24, 2022.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. No invitations have been returned as undeliverable at the time of this report.

The notification and newspaper advertisements provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information and website access information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The website became publicly available on March 17thth, 2022 with the access QR code and website address being provided via notification letter and newspaper advertisements. The website presented an overview of the proposed project and invited those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact. It was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for 1.5 hours, from 7:00pm – 8:30pm on Tuesday, March 29, 2022. A representative from the Township of Langley Development Services Department, and representatives of the proponents (Qualico Developments and Mitchell Group) were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

James Pernu *Senior Planner – McElhanney*	**Raymond Sull** *Senior Engineer – McElhanney*
Victoria Salisbury *Planner – McElhanney*	**Jori Porter** *Arborist – McElhanney*
Lisa Blanchard *Biologist – Envirowest Consultants*	**Ian Whyte** *Biologist – Envirowest Consultants*

PUBLIC INFORMATION MEETING DETAILS

A total of 14 people registered for the event between March 17th and March 29th. Of the 14 registrants, there were 10 attendees (*Attachment 2*). In addition to the 10 attendees at the meeting, McElhanney Ltd. received one phone call prior to the meeting from a resident who could not attend the meeting. The resident's questions pertaining to the proposed development were answered.

The meeting was organized as follows:

- 5 min registration
- 40 min live presentation
- 45 min Question & Answer (Q&A) session

A total of 24 slides were presented at the PIM (*Attachment 3*). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either "Raise Hand" to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

Introduction
Welcome & Housekeeping (1)
Welcome & Housekeeping (2)
Virtual Engagement Guidelines
Project Team
Presentation Agenda
Project Overview (1)
Project Overview (2)
Project Overview (3)
Williams NP – Application A
Williams NP Amendment – Application A
Williams NP – Application B
Parking Plan – Application A
Parking Plan – Application B
Sample Single Family Design
Sample Strata Townhouse Design (1)
Sample Strata Townhouse Design (2)
Tree Management Plan – Application A
Tree Management Plan – Application B
Servicing – Applications A & B
Questions and Answers
Comments and Feedback (1)
Comments and Feedback (2)
Contact

An online questionnaire was also made available starting in the afternoon of the meeting, and attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included four (4) questions that pertain to the development, and community members were given an opportunity to provide additional comments.

Type of question presented:

5-star rating scale
Four (4) questions are presented in this style, ranked as follows: • *Strongly Opposed* • *Opposed* • *No Opinion* • *Support* • *Strongly Support*

The information collected from the questionnaires is summarized below for the four (4) questions. Please note that additional questions pertaining to the collection of personal information were included on the questionnaire but are not included in the summary below as they do not relate to project feedback. The complete questionnaires are included in the appendix of this report (*Attachment 4*).

Question 5 – Application A

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.



Opinions on the Neighbourhood Plan Amendment for Application A were evenly divided between Strongly Support, Support, and Strongly Opposed. The fourth respondent skipped this question.

Question 6 – Application A

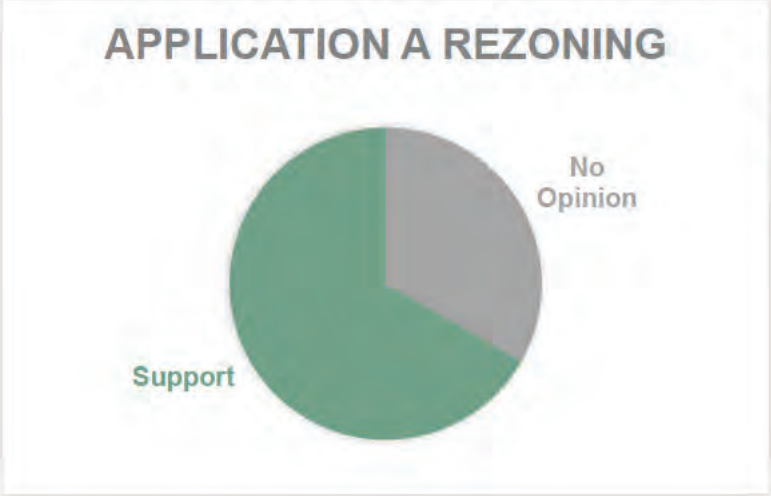
Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



Of the four (4) respondents to Question 6, two (2) indicated that they strongly support the proposed location for the school and park site, one (1) indicated that they support the location, and one (1) skipped this question.

Question 7 – Application A

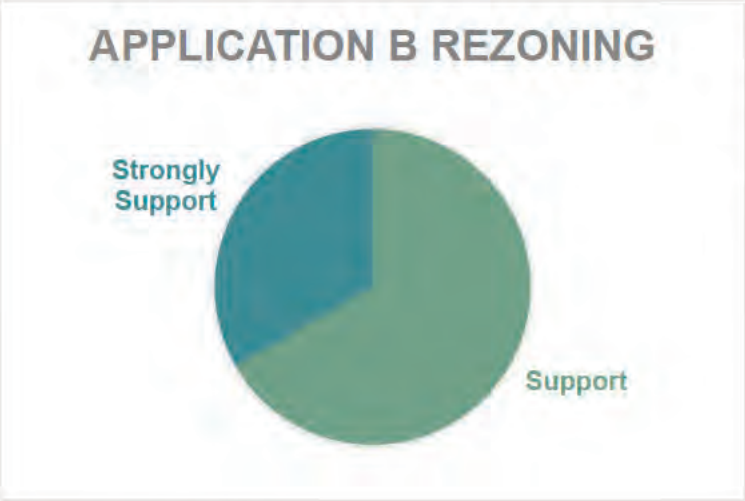
Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



Question 7 received 2 (two) responses in support of the proposed rezoning and 1 (one) response indicating "no opinion". The fourth respondent skipped this question.

Question 8 – Application B

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R1-A and Single Family Compact Residential Lot zone R-CL(A).



Question 8 received two (2) responses supporting the proposed rezoning, and one (1) response strongly supporting the proposed rezoning. One (1) respondent skipped this question.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on three (3) of the questionnaires. The below comments are direct quotes from participants' questionnaires and organized by themes:

Participant Comment 1: We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.

> *Response 1: The 80 Ave and 212 St connector intersection is expected to be completed concurrently with site servicing of these projects. This will include a significant amount of infrastructure realignment and will take several months to complete.*

Participant Comment 2: We would like further clarification on the realignment of 79 Ave further south. It is understandable if this only relates to that one section of 79 Ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79 Ave to shift further south.

> *Response 2: Realignment of 79 Avenue was in response to traffic circle conflicts identified at the original 79A Avenue location. The relocation of 79 Avenue aligns with the future road pattern to the east (79 Avenue). There are existing applications to the east that propose 79 Avenue in alignment with where it is proposed with this application (ToL 08-24-0091).*

Participant Comment 3: Response offered was quite non-specific, and “no opinion” doesn’t apply, so will try to clarify here… Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212 St & 80 Ave.

Response 3: Proposed densities must and do fit within the parameters identified in the Williams NP. Unit densities were calculated based on the Williams NP parameters and reviewed and confirmed by Township of Langley staff. The proposed amendment really is in a sense a reorganization of the densities and the built form to accommodate the required road network and access to the school park site.

Participant Comment 4: We would also like to know the timelines for the road and general construction as to when this will all start.

Response 4: The proponent is seeking to get final approval in 2023 in construction commencement in mid/late 2023. The timeline may be delayed.

Participant Comment 5: Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Response 5: As described in the meeting, additional parking has been provided in accordance with the Williams NP. This includes additional parking installed on lot for single family lots and four (4) parking stalls for townhouses adjacent to arterial roads. A significant number of parking stalls is available on 213 Street and 79 Avenue.

Participant Comment 6: Also would like to ask, if these applications provide any senior specific housing or allow for adaptations for senior living?

Response 6: A minimum of 5% of total units will be designed for adaptable housing.

Participant Comment 7: Final note: Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.

Response 7: Comment is noted. The neighbourhood will transform as a result of the Williams NP and the development planned within it. The intent of the Williams NP is to support and provide a variety of housing options to support different economic price points and to respond to a variety of household sizes and needs.

In addition to comments and feedback received through the virtual PIM process, McElhanney also received 2 phone calls from residents. In one call, the resident indicated that they were unable to attend the virtual PIM. Comments and questions discussed included questions regarding project timing, road widening requirements for 212 Street east side and a concern regarding Williams Plan designation for a "Landmark" feature and the potential impact/elimination of parking located within the existing road right-of-way at the southwest portion of 80th Avenue and 212 Street. Both residents conveyed general support for the development.

DISCUSSION

Based on the comments, the primary questions and concerns voiced were related to construction timing, clarification of the Neighbourhood Plan Amendment proposed to realign 79 Avenue, and adequate parking. The positive responses to Questions 5-8 of the questionnaire indicate that the respondents appear to be ultimately supportive of the proposed developments.

CONCLUSION

The completed questionnaires showed a majority of support for the proposed development applications. If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.

James Pernu, M.Sc.
Division Manager, Planning
jpernu@mcelhanney.com

Attachments:

1. Mail out and Newspaper Advertisement
2. Registration and attendance data
3. Powerpoint slides
4. Questionnaire responses

Attachment 1
Mail Out Invitation & Newspaper Ads

McElhanney

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

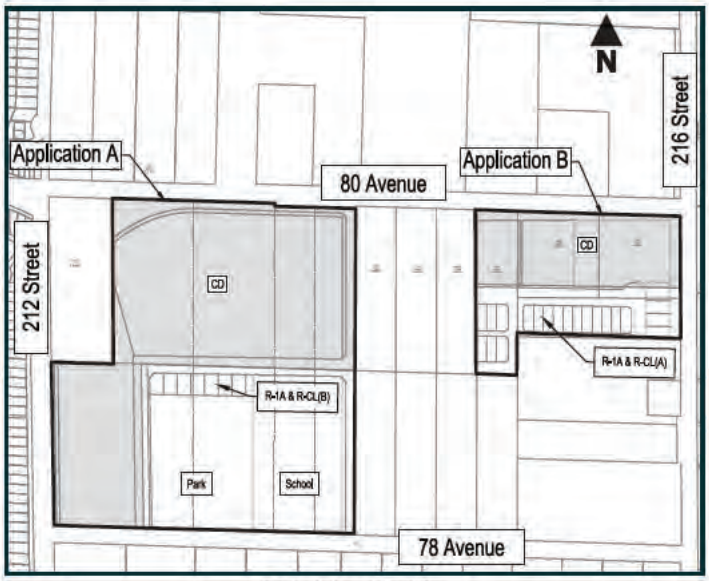
For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

You are invited to attend a virtual Public Information Meeting to review and discuss the proposed development project in the Williams Neighbourhood in the Township of Langley.

Proposed Applications:

	ToL Project	Addresses	No. of Single Family Lots	Approx. No. of Townhouse Units	Proposed Zonings
Application A	08-24-0085	21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	324	R-1A / R-CL(B) / CD
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	91	R-1A / R-CL(A) / CD

A Neighbourhood Plan Amendment for a road realignment and change in land use for a portion of the subject site, and a 5.0ac school site and 5.0ac. park site are also proposed.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

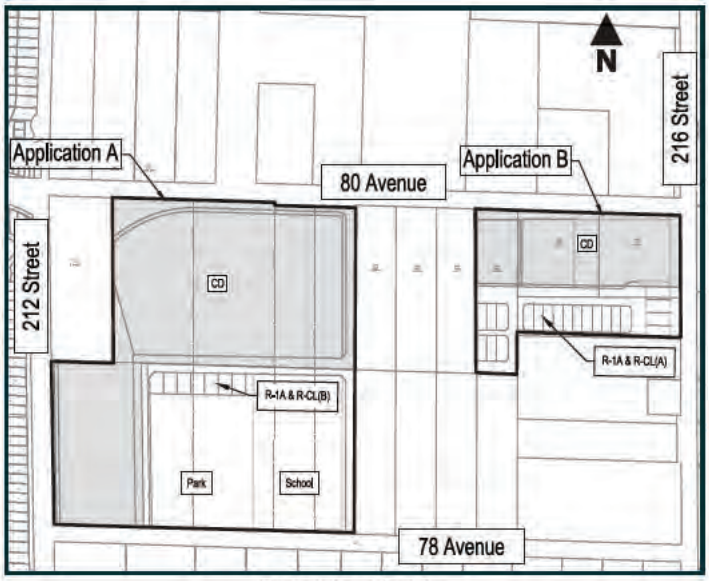
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Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

Suite 2300, Central City Tower
13450 102 Avenue
Surrey, BC V3T 5X3

PUBLIC INFORMATION MEETING INVITATION

Tuesday March 29, 2022
7:00pm - 8:30 pm

Project Website
https://arcg.is/WvqS90

For more information contact:

James Pernu
Project Manager/Planner
(604)-424-4889
jpernu@mcelhanney.com

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THIS IS NOT A NOTICE OF PUBLIC HEARING

Abuse survivors share their stories

Former Aldergrove principal moves spectators with her experience during Women's Day event

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

Tia Dawson didn't think she was being abused because her husband didn't hit her.

At the time, she was living in Aldergrove and working as a school principal.

"I came from an abusive home as a child," Dawson recalled. "My dad was physically abusive. I thought that's what abuse was."

Dawson told her story publicly for the first time on March 8, at a Langley event to mark International Women's Day. It was hosted by Langley's Ishtar Women's Resource Society, which operates local shelters for abused women.

After years of emotional and financial abuse, Dawson was advised by a lawyer to take her three children and go to a transition house.

Dawson didn't know what that was, so she looked it up online.

"I have two degrees and I found myself at Ishtar," Dawson recounted.

"That's when I found out about different forms of abuse. It doesn't just happen to homeless people, to people of low-economic status. It happens to everyone."

Langley City Mayor Val van Broek shared her personal experience, too.

"I did grow up in an alcoholic family and suffered some trauma when I was a child, and it unfortunately led me on a path of abusive relationships as well," van den Broek said.

"Thankfully, I found a great man, my husband Rob, [who] made me see what love really is."

Ishtar support worker Margaret Akulia said Langley needs more than the two transition houses the society currently operates.



Tia Dawson shared her personal story. (Dan Ferguson/Langley Advance Times)

"It's not enough," Akulia said. "We need more."

Like Dawson, Akulia experienced emotional abuse.

"Women have to heal, and it takes a long time," Akulia said. "It took me decades.

"If you don't break inter-generational abuse, it will affect you, and your children, and their children," Akulia warned.

Ishtar director of operations Mardell Donnelly said, at the shelter she sees "women who are coming back into their own, to be treated the way they deserve to be treated."

It is quite personal, she explained.

"I have lived experience, and a lot of staff also have lived experiences," Donnelly commented.

Ishtar executive director Maureen Berlin said Langley needs to have second-stage housing for survivors of abuse to live in while recovering.

"Langley is one of the only communities that does not have second-stage housing," Berlin explained, even though it was the first to establish a transition house 49 years ago.

"Somehow in the evolution [of support services], we've been left out," Berlin observed.

The first step for women fleeing abuse is a transition house, where they have 30 to 40 days to stay, while second-stage housing provides them with more time, Berlin explained.

Ishtar Women's Resource Society is the oldest transition house in B.C. and has been providing a safe space in the Central Fraser Valley since 1973 for women facing abuse.

It operates a crisis line: 604-530-9442.

Ishtar also has a help line for children: 604-310-1234.

Regulators issue warning

Safety advisory posted about Langley business

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

A safety notice has been issued about Michael James Fader and Fader Industries, a Langley-based installer of furnaces, cooling systems, and water heaters.

Technical Safety BC is advising homeowners, businesses, building and strata managers – particularly in the Lower Mainland, on Vancouver Island, and in the Okanagan – to consult their records to see if they have had gas or electrical work performed by Fader or Fader Industries. And, if so, they're asked to contact Technical Safety BC if they have any safety concerns.

"It is also possible that Mr. Fader has performed work in other areas in B.C.," the notice said.

"While Mr. Fader is not currently authorized to perform regulated gas or electrical work in B.C. and does not hold a licence to do regulated work in either of these areas, he has conducted installations and repairs without a permit," the notice said.

"Significant hazards have resulted from some of Mr. Fader's work and those risks may have posed serious and sometimes severe safety risks to the public," it noted.

Anyone with any information regarding work carried out by Fader or Fader Industries is asked to contact Technical Safety B.C. (formerly BC Safety Authority) at 1-866-566-7233.

Langley Advance Times reached out to Fader Industries, asking if the business had any comment to make about the advisory.

"Yes we have, and not true," was the emailed response. A Fader Facebook page said the company serves Langley, Victoria, and Penticton.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday March 29, 2022 7:00pm - 8:30pm

Project Website Please scan QR Code or use: https://arcg.is/WvqS90

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted virtually.

The proponent has submitted two rezoning, subdivision applications and a land use amendment to the Township of Langley. The project details for the two applications are shown in the table below.

	ToL Project	Addresses	Proposed No. of Lots	Proposed Zonings
Application A	08-24-0085	21264 80 Ave / 21314 80 Ave / 21350 80 Ave / 21392 80 Ave/ 21247 78 Ave / 21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	R-1A R-CL(B) CD
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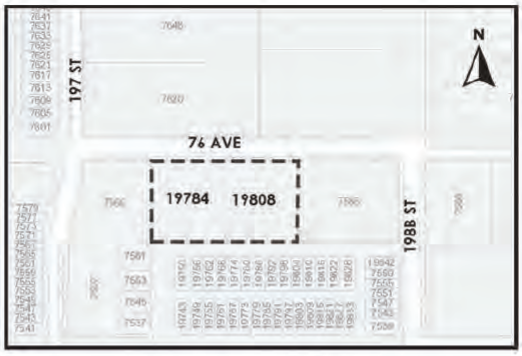
Meeting Schedule
7:00pm - 7:05pm Welcome
7:00pm - 7:30pm Presentation
7:30pm - 8:30 pm Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

PUBLIC INFORMATION MEETING

You are invited to attend a Public Information Meeting for a Development Application (Township of Langley No. 08-22-0105) seeking Rezoning, Subdivision, and a Development Variance Permit (for lot depth) at 19784 & 19808 76 Avenue, Langley, BC.



Date: Tuesday, March 29th, 2022
Time: 5:00 pm – 7:00 pm
Location: Willoughby Church Fellowship Hall
20525, 72 Avenue, Langley, BC

North Arc Properties proposes to rezone the property from SR-2 to R-CL(SD) and R-CL(RH) for the development of 27 residential lots.

The intention of this meeting is to seek input from neighbours on the proposal and address any questions you may have.

If you are unable to attend and are interested in learning more about this development application please contact:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Telethon shoots for $2M

Current and past Langley artists step up to help with flood relief show



Bruce Coughlan of Tiller's Folly

More than $1 million has been raised by the 12-hour Hell or High Water live-streaming telethon on Sunday, March 13, and organizers are optimistic that the number could reach their goal of $2 million.

The money was raised to help families of the fire and flood ravaged communities of Merritt, Lytton, Princeton, Abbotsford, Monte Creek and surrounding First Nation communities.

During the livestreaming telethon, pre-taped live performances, and messages from more than 50 recording artists – as well as dignitaries and local personal stories – were shared to the virtual audience across the country.

The two-hour live concert, from Mission's Clarke Foundation Theatre, included performances from George Canyon, Lisa Brokop, Tom Jackson, Jim Byrnes, and Mission's Kenny Hess (who lead organization of the event), as well as former Langleyites Aaron Pritchett and Bruce Coghlan, and currently Langley singer Karen Lee Batten.



Hess

Merritt Rotary raised about $850,000 leading up to the telethon, collectively, and with the communities of Abbotsford, Merritt, Princeton, Lytton, and Monte Lake the number is coming close to $2 million.

The proceeds will go directly to Rotary Merritt who will then work with non-profits currently working with affected areas to disperse the funds to communities and individuals affected by the natural disasters.

"I believe in British Columbians and Canadians," said Greg Girard one of the organizers.

"I know Canadians care about families, so much so, when we hit 1.5 million, I will shave off my head, eyebrows and soul patch live for all to see, for the last push to 2 million."

For more, visit www.hellorhighwater.ca and find out how you can support the fire and flood ravaged communities of B.C.



Langley's Karen Lee Batten was one of several artists who performed at the Hell or High Water concert and telethon. (Bob Friesen photos/Special to Black Press Media)

Local artist on fest roster

Line up reveals for returning Rockin River

Tom Zillich
Black Press Media

Tim McGraw and Darius Rucker will headline this summer's Rockin River Music Fest in Merritt, billed as "B.C.'s country music capital." But Langley's Karen Lee Batten is also on the roster.

After a two-year hiatus, the festival returns July 28 to 31 with a lineup that also features Chris Janson, Billy Currington, HARDY, Randy Houser, Kip Moore, Jo Dee Messina, and other country-music artists.



Pritchett

Rising star Tyler Joe Miller is also on the bill, along with Rodney Atkins, former Langley resident Aaron Pritchett, Cam, Mackenzie Porter, Madeline Merlo, Kenny Hess, Chris Buck Band, Donny Grubb Band, Appaloosa, Becca Hess, Cross Parallel, Merle Swaggard, and Batten – who recently took part in the Hell or High Water charity concert and telethon, and who has been performing the national anthem at recent Abbotsford and Vancouver Canuck games.

The festival lineup was announced March 15 by Live Nation Entertainment, and tickets went on sale March 17, at rockinriverfest.com.

McGraw, a three-time Grammy Award winner, will return to the Rockin River stage 17 years after playing in Merritt, during Merritt Mountain Music Festival.

"I can't begin to explain how happy I am to see the return of the Rockin River Music Festival," Merritt Mayor Linda Brown said.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday March 29, 2022 7:00pm - 8:30pm

Project Website Please scan QR Code or use: https://arcg.is/WvqS90

QR Code

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Meeting Schedule

7:00pm - 7:05pm Welcome

7:00pm - 7:30pm Presentation

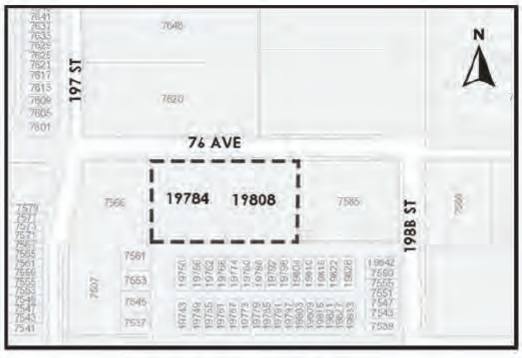
7:30pm - 8:30 pm Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

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Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Attachment 2
Registrants & Attendees

Meeting ID	Topic	Start Time	End Time	Duration (Min.)	Participants
86806262960	Public Information Meeting (08-24-0085 & 08-24-0086)	3/29/2022 18:28	3/29/2022 20:33	126	22
Project Team Attendees					
Name (Original Name)	**User Email**	**Join Time**	**Leave Time**	**Duration (Minutes)**	**Attended (yes / no)**
Victoria Salisbury	vsalisbury@mcelhanney.com	3/29/2022 18:28	3/29/2022 20:33	126	Yes
James Pernu	jpernu@mcelhanney.com	3/29/2022 18:36	3/29/2022 20:33	118	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	3/29/2022 18:44	3/29/2022 20:33	110	Yes
Teresa Hanson	thanson@tol.ca	3/29/2022 18:50	3/29/2022 20:33	104	Yes
Kevin Anderson	kanderson@qualico.com	3/29/2022 18:51	3/29/2022 20:19	88	Yes
Jori Porter	jporter@mcelhanney.com	3/29/2022 18:52	3/29/2022 20:33	102	Yes
Raymond Sull	rsull@mcelhanney.com	3/29/2022 18:54	3/29/2022 20:33	99	Yes
Sarah Yusuf	sarah.yusuf@qualico.com	3/29/2022 18:56	3/29/2022 20:19	83	Yes
Monique Wang	monique.wang@qualico.com	3/29/2022 19:54	3/29/2022 20:33	40	Yes
Danielle DeCosse	danielle@mitchellgroup.ca	3/29/2022 19:10	3/29/2022 20:19	70	Yes
Jacilyn O'Shea	jacilyn@mitchellgroup.ca	3/29/2022 19:02	3/29/2022 20:19	77	Yes
Ian Whyte	whyte@envirowest.ca	3/29/2022 19:03	3/29/2022 20:18	75	Yes
Lisa Blanchard	blanchard@envirowest.ca	3/29/2022 19:04	3/29/2022 20:18	74	Yes
Community Resident Registrants					
FO PPA s. 22(1)		3/29/2022 18:58	3/29/2022 20:19	81	Yes
		3/29/2022 18:59	3/29/2022 20:18	80	Yes
		3/29/2022 18:59	3/29/2022 20:21	82	Yes
		3/29/2022 19:02	3/29/2022 20:18	77	Yes
		3/29/2022 19:05	3/29/2022 19:40	35	Yes
		3/29/2022 19:07	3/29/2022 19:44	38	Yes
		3/29/2022 19:10	3/29/2022 20:19	69	Yes
		3/29/2022 19:11	3/29/2022 20:18	68	Yes
		3/29/2022 19:44	3/29/2022 20:22	39	Yes
		3/29/2022 19:48	3/29/2022 20:27	39	Yes
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No

	n/a	n/a	n/a	No

FOIPPA s. 22(1)

Attachment 3
PIM Presentation



ToL No. 08-24-0085
ToL No. 08-24-0086

DEVELOPER-LED PUBLIC INFORMATION MEETING

March 29, 2022

7:00pm – 8:30pm

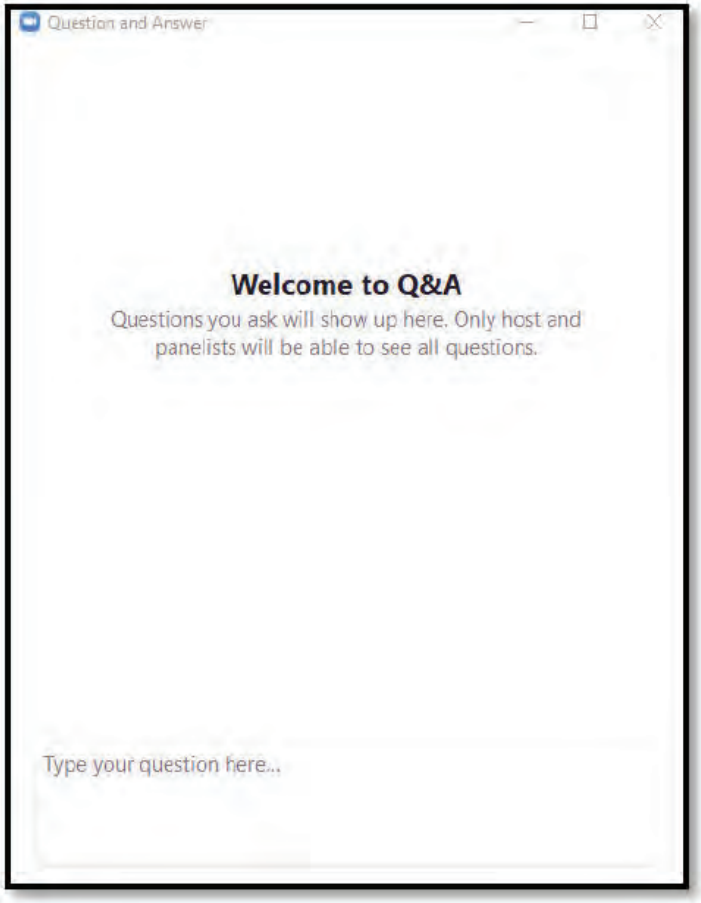
WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm Presentation
7:25pm – 8:30pm Q&A

There will be a question period at the end of the presentation.

Please submit your questions to the moderator via the Q&A box.



WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm Presentation
7:25pm – 8:30pm Q&A

If you'd like to present your question verbally, please click Raise Hand in webinar controls.



We will take all questions during the Q&A period.

VIRTUAL ENGAGEMENT GUIDELINES

✓ **Comments, questions, and feedback on the proposed development**

✓ **Respecting the views of fellow community members, staff, and the project team**

X **Zero tolerance for profane language, harassment, and discrimination of others**

Comments and/or participants that do not respect our guidelines will be removed at the discretion of the moderator. Thank you for taking part in shaping your community!

PROJECT TEAM

DEVELOPERS

QUALICO communities

MITCHELL GROUP

BUILDERS

STREETSIDE DEVELOPMENTS

MIRACON

CONSULTANT

McElhanney

PRESENTATION

- Project Overview
- Site Context
- Site Plan
- Neighbourhood Plan
- Parking Plan
- Tree Management
- Servicing
- Community Feedback



Image Source: Township of Langley. (2018). “Williams Neighbourhood Plan”. https://webfiles.tol.ca/CommDev/Neighbourhood%20Plans/Williams%20Neighbourhood%20Plan%20(No.%205335).pdf

PROJECT OVERVIEW

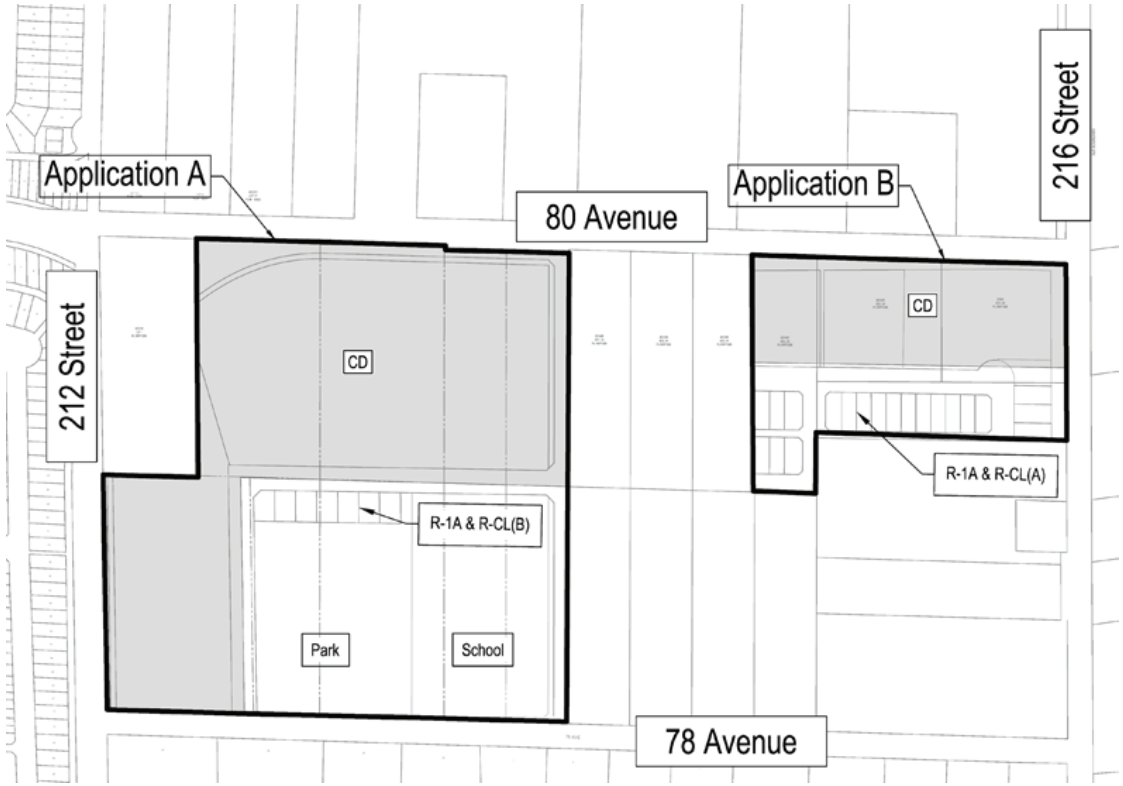
The presentation will address two proposed development applications:

Application A

- 21264 / 21314 / 21350 / 21392 80 Ave
- 21247 / 21277 / 21321 / 21345 / 21397 78 Ave

Application B

- 21480 / 21536 / 7993 / 7941 216 St

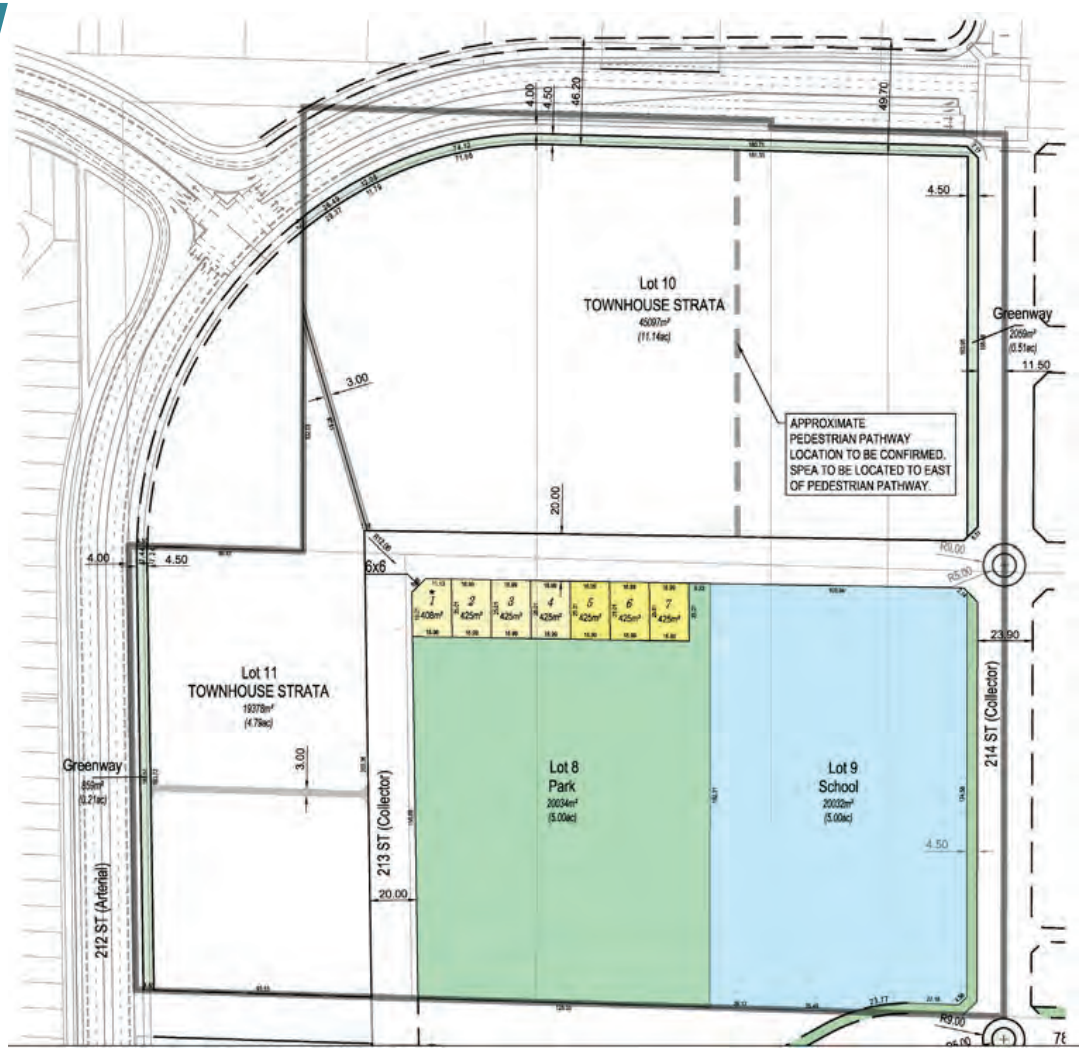


PROJECT OVERVIEW

APPLICATION A SITE PLAN

Rezone the existing 12.89 ha. site from SR-2 zone to Residential Compact Lot Zone R-CL(A), Residential Zone R-1A, and Comprehensive Development (CD), to allow for the development of:

- 7 Single Family Lots
- 2 Strata Townhouse site for approximately 324 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways



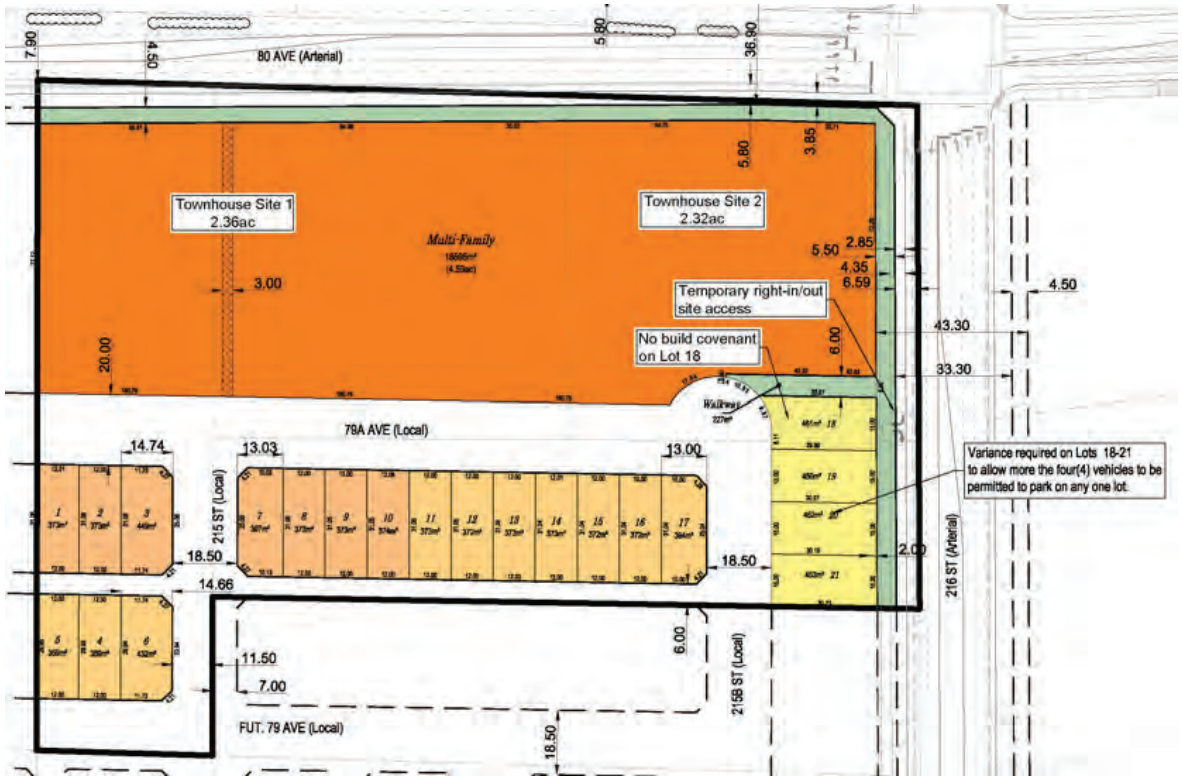
SITE PLAN

PROJECT OVERVIEW

APPLICATION B SITE PLAN

Rezone the existing 3.88 ha. site from SR-2 zone to Residential Zone R-1(A), Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development (CD), to allow for the development of:

- 21 Single Family Lots
- 1 Strata Townhouse site for approximately 91 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways

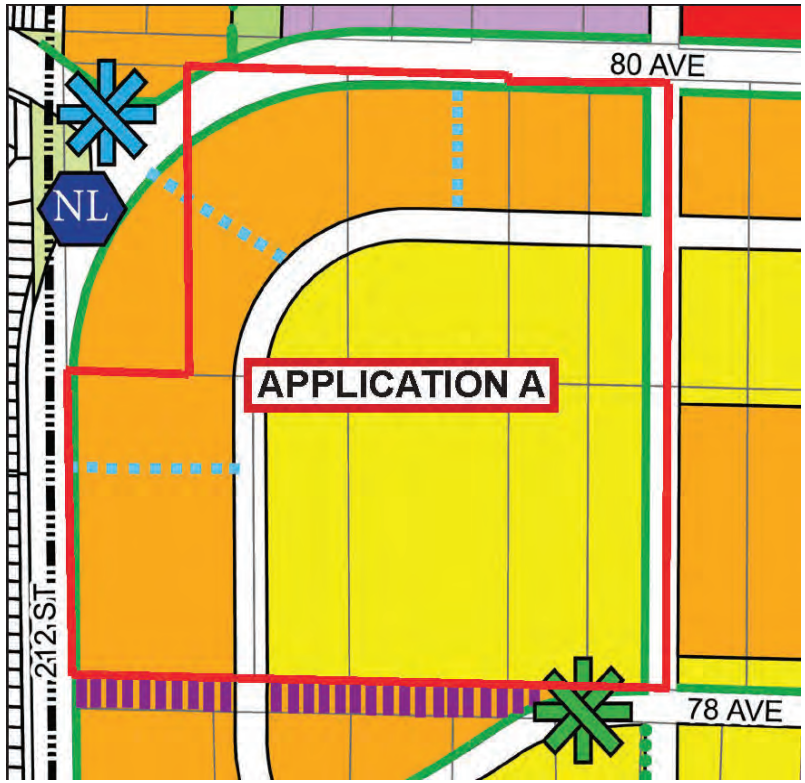


SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)

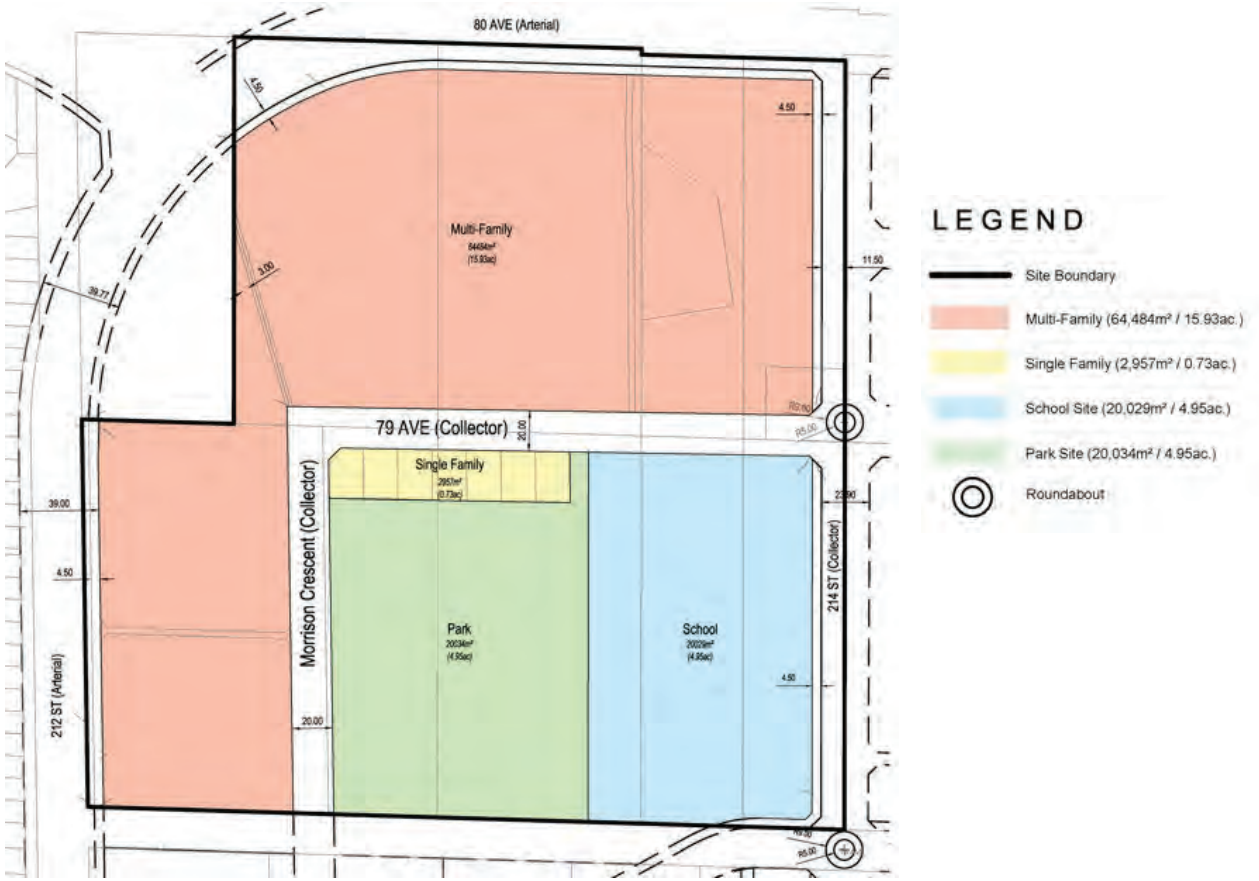




WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN AMENDMENT

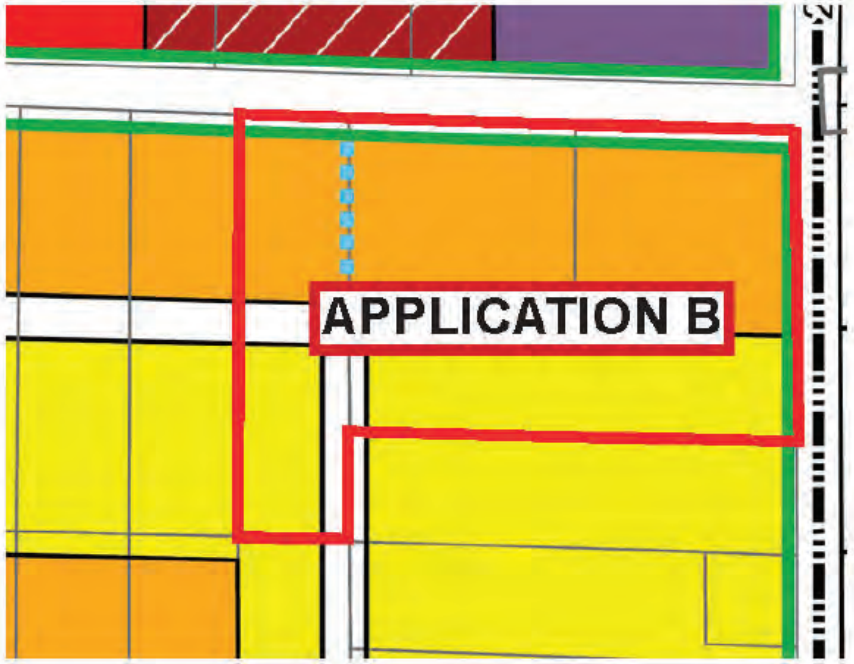
- Change in Single Family Mixed Residential boundary (6-10 upa)
- Change in Townhouse Strata boundary (8-22 upa)
- Road access to School / Park Site



WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION B NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)



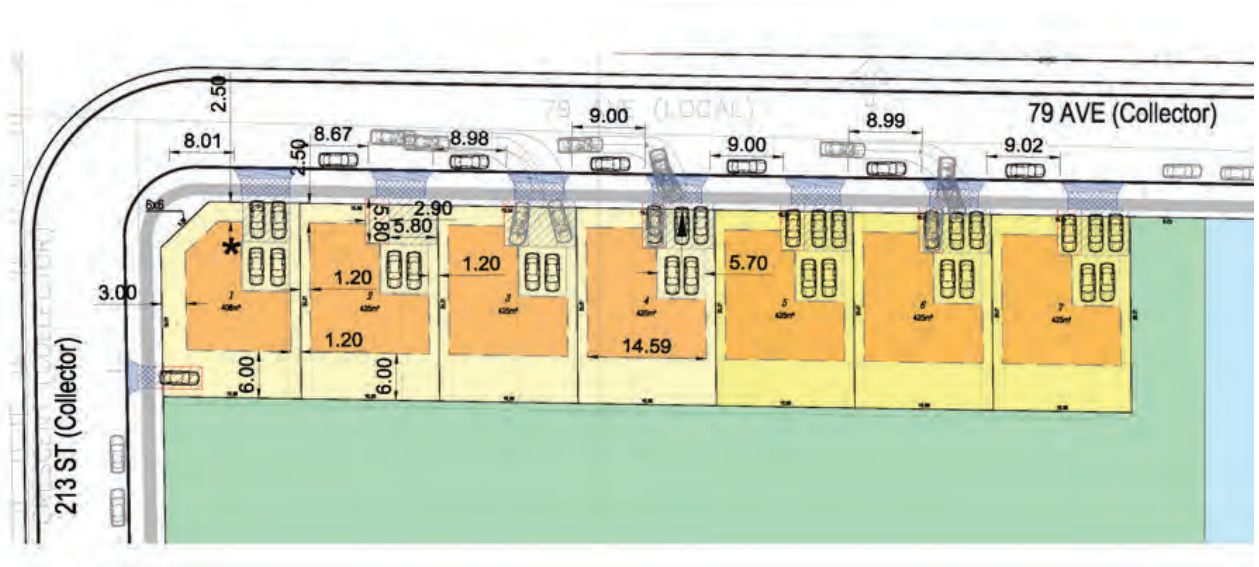
LEGEND

- Business Park
- Gateway
- Mixed Use Commercial
- Neighbourhood Convenience Commercial
- Single Family Mixed Residential (6-10 UPA)
- Rowhouse / Townhouse (8-15 UPA)
- Townhouse Strata (8-22 UPA)
- Watercourse Compensation Area
- Conservation Area
- Elementary School / Neighbourhood Park
- Public Art
- Williams View Park
- PP Pocket Park
- DP Detention Pond
- WHP Wildlife Habitat Patch
- NL Neighbourhood Landmarks
- Street Greenway
- Off-Street Recreational Greenway
- Creek Greenway
- Freeway Landscape Buffer
- Enhanced Sidewalks
- Neighbourhood Forested Mews
- Pedestrian Links

☑ Complies with [NP/CP] designation

PARKING PLAN

APPLICATION A PARKING PLAN



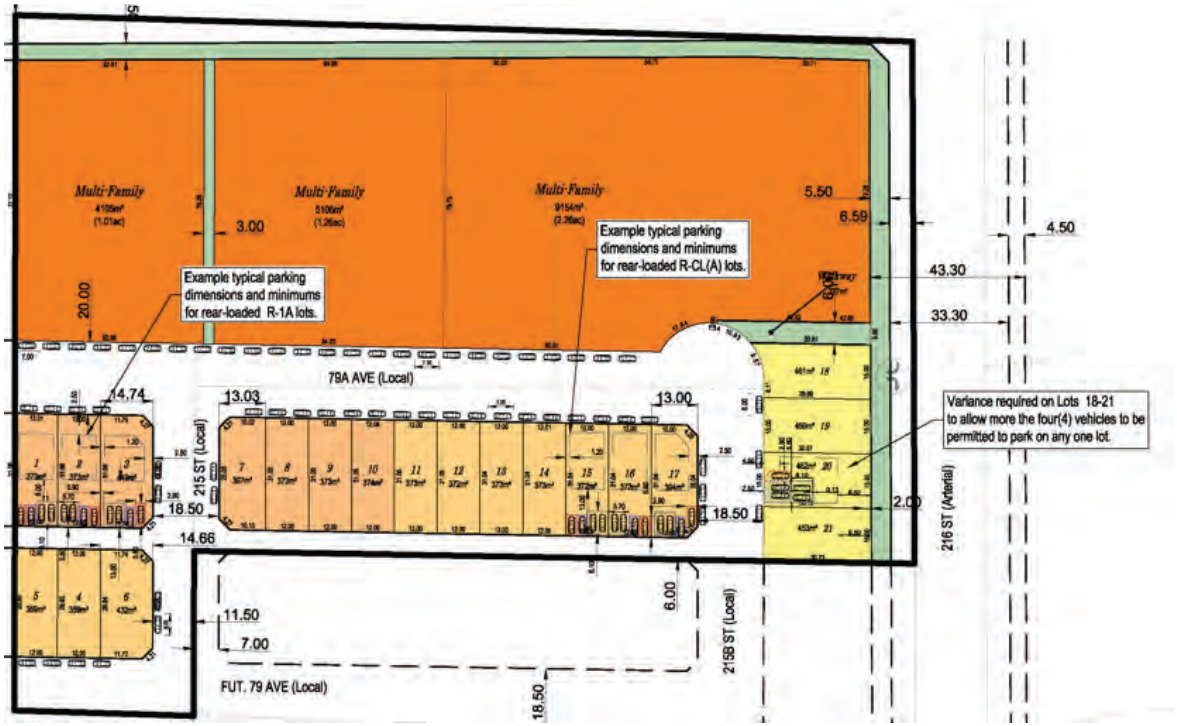
PARKING PLAN



Onsite Parking	
Required by Bylaw	Proposed
28	35

PARKING PLAN

APPLICATION B PARKING PLAN



PARKING PLAN



Onsite Parking	
Required by Bylaw	Proposed
67	88

Sample Single Family Architectural Design



Image Source – Miracon, Sample Single Family Design

Sample Strata Townhouse Architectural Design



Image Source – Streetside Developments, Sample Townhouse Design

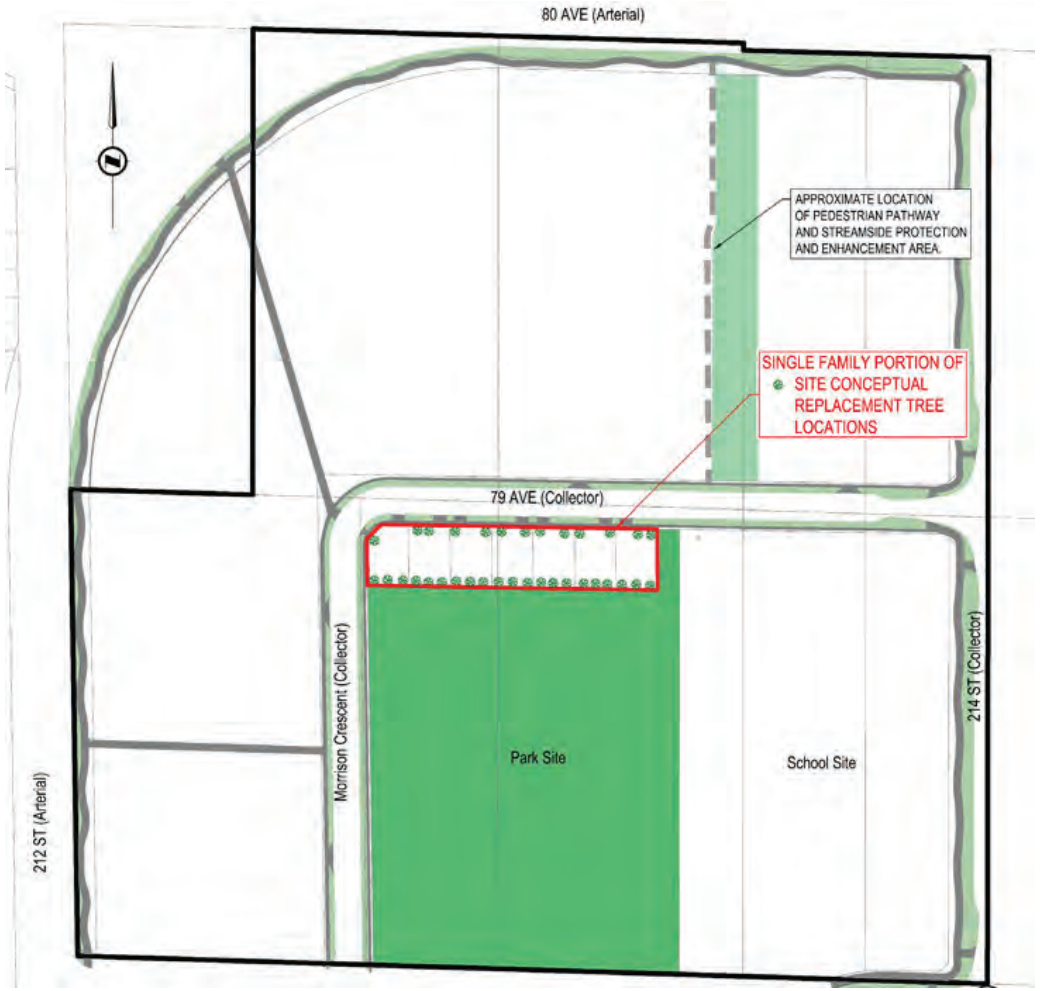
Sample Strata Townhouse Architectural Design



Image Source – Miracon Developments, Sample Townhouse Design

TREE MANAGEMENT PLAN

APPLICATION A





Tree Management	
Total Number of Trees Tagged on Single Family Site	26
Total Number of Trees Tagged on Townhouse Sites	195
Total Number Trees Tagged on School / Park Site	220
Total Number Untagged Trees not Suitable for Retention	200
Total Number Replacement Trees on Single Family Site Only	34

TREE MANAGEMENT PLAN

APPLICATION B



LEGEND

- Site Boundary
- Retained & Replaced Trees
- Sidewalk / Walkway
- Greenway

Tree Management	
Total Number of Onsite Trees Tagged	72
Total Number Untagged Trees not Suitable for Retention	82
Total Number Replacement Trees on Single Family Site Only	106

SERVICING

APPLICATIONS A & B

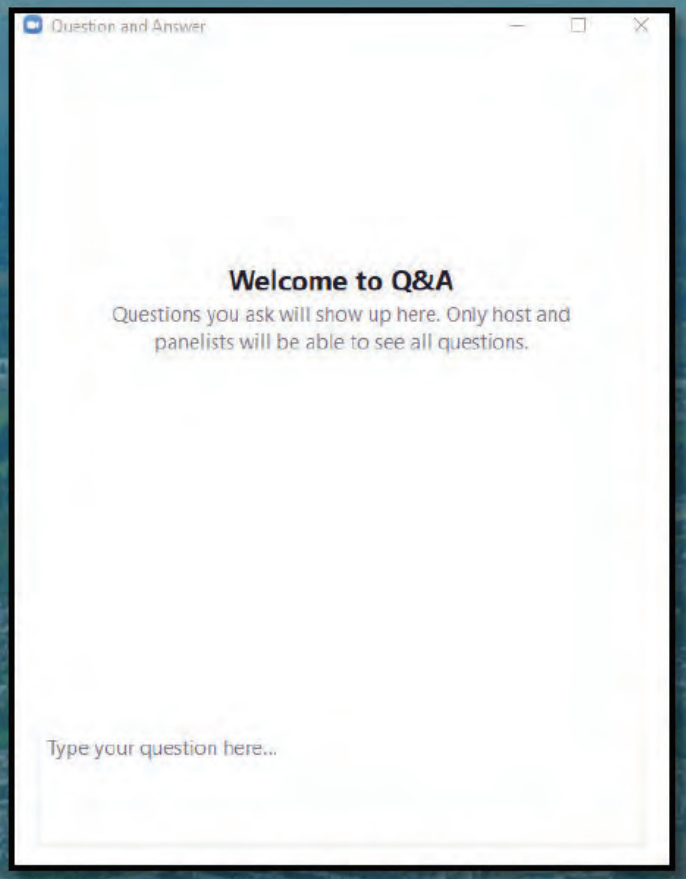


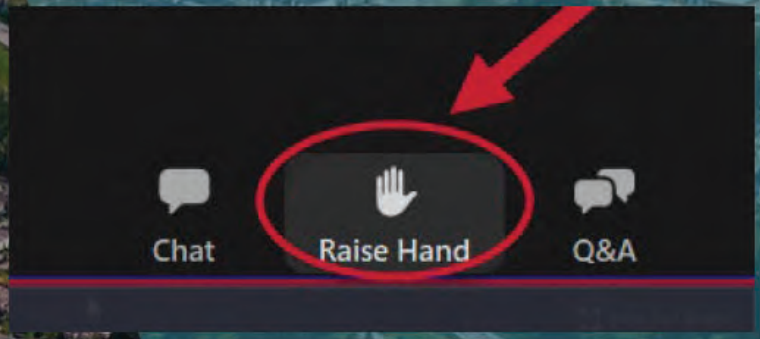
LEGEND

- Subject Site Boundary
- Greenway
- Existing Drainage Main
- Proposed Drainage Main
- Existing Sanitary Main
- Proposed Sanitary Main
- Existing Water Main
- Proposed Water Main

Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.






Comments &
Feedbacks
A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.
Please take a few minutes to fill it out.


Comments &
Feedbacks
The questionnaire will be closed at
11:59 pm on
Sunday, April 3, 2022



Contact

James Pernu
Division Manager
McElhanney Ltd.

jpernu@mcelhanney.com

Attachment 4
Completed Questionnaires

#1

INCOMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Tuesday, March 29, 2022 7:08:27 PM
Last Modified:	Tuesday, March 29, 2022 7:14:58 PM
Time Spent:	00:06:30
IP Address:	72.143.228.10

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address FOIPPA s. 22(1) **Langley BC** FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

Respondent skipped this question

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

Respondent skipped this question

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

Respondent skipped this question

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

Respondent skipped this question

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Respondent skipped this question

#2

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Tuesday, March 29, 2022 10:55:45 PM
Last Modified:	Tuesday, March 29, 2022 11:18:50 PM
Time Spent:	00:23:04
IP Address:	70.70.32.209

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address FOIPPA s. 22(1) **Langley BC** FO PPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **(no label)**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **Strongly Support**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Sorry we missed the presentation due to other commitments.
We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.
We would also like to know the time lines for the roads and general construction as to when this will all start.
Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Is it possible to get the presentation sent by email? If so the address is FOIPPA s. 22(1) and we would appreciate any other information about this project as it comes available.

Thank-you FO PPA s. 22(1)

#3

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Wednesday, March 30, 2022 7:41:47 PM
Last Modified:	Wednesday, March 30, 2022 9:18:22 PM
Time Spent:	01:36:34
IP Address:	174.1.105.114

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address

FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **(no label)**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **(no label)**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **(no label)**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **(no label)**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Response offered was quite non-specific, and 'no opinion' doesn't apply, so will try to clarify here...
Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212st & 80ave.
We would like further clarification on the realignment of 79ave further south. It is understandable if this only relates to that one section of 79ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79ave to shift further south.

Also would like to ask, if these applications provide for any senior specific housing or allow for adaptations for senior living.?

Final note:
Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.
Regards, FOIPPA s.

#4

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Saturday, April 02, 2022 8:41:52 PM
Last Modified:	Sunday, April 03, 2022 9:56:36 AM
Time Spent:	13:14:43
IP Address:	45.44.156.193

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

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

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Other (Please specify):
from my neighborhood FOIPPA s. 22(1) by email

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **Strongly Support**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **No Opinion**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

What is my major concern at this point. My fencing because there are so many of development area trees falling over from the FOIPPA s. 22(1) The developer owns the trees that crushed my fence, they should at least give me a good fence on those sides to keep out intruders as well, eventually that there are going to be people living along there.

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.

Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
b) No large-scale signage is allowed on building awnings.
c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

4475
06/02/06

4.3.5 DEVELOPMENT PERMIT AREA "I" – AGRICULTURAL EDGE AND ESCARPMENT PROTECTION

Lands identified as Agricultural Edge and escarpment Protection on Map 4, Development Permit Areas, are hereby designated as development permit areas under Section 488 (1) (c), (e) and (f) of the Local Government Act for protection of farming, the establishment of objectives for the form and character of intensive residential and multi family development.

The eastern edge of the Willoughby area is defined by the Willoughby "Escarpment", a heavily wooded hillside that provides a landmark cultural landscape from the Milner Valley that is adjacent to land in the Agricultural Land Reserve. The objectives of this development permit area designation are to ensure that new housing:

- Occurs in a manner that respects the environmentally sensitive nature of the area and the adjacent agricultural land,
- Increases agricultural awareness for new property owners,
- Provides guidelines to minimize potential land use conflicts, and
- Minimizes any change in the view of the area from Glover Road.

5335
01/10/18

The following activities do not require a development permit for Development Permit Area I:

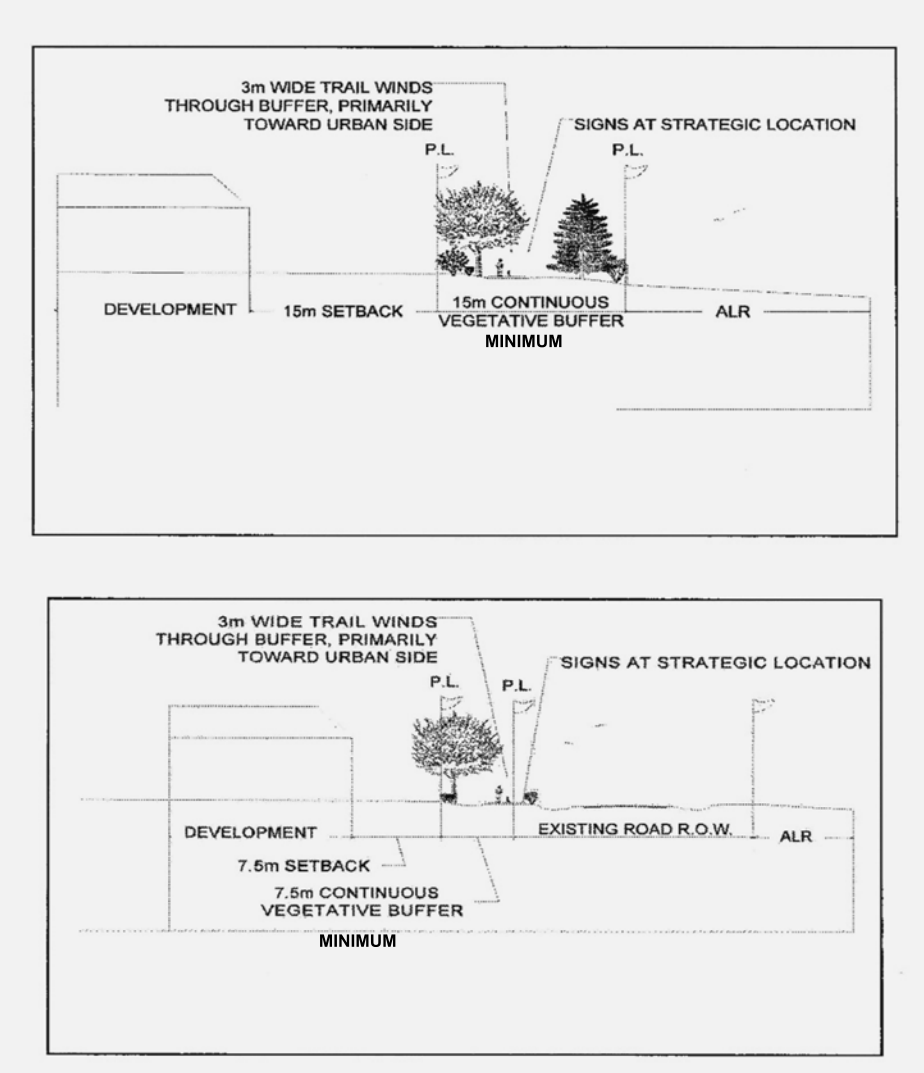
- the construction of, addition to, or alteration of a residential, agricultural or accessory building or structure, and
- the construction of, addition to, or alteration of an industrial, a commercial or an institutional building or structure on a lot that is not located immediately adjacent to the ALR boundary or a road that abuts the ALR boundary, provided a restrictive covenant is registered on property title that states that nearby lands are located in the ALR, which may expose the urban lands to nuisances associated with normal farm practices.

Development permit guidelines for this area are as follows:

- Residential development shall be ground oriented and in the form of single family, duplex, or townhouse. The materials used for the siding and roofing of new buildings shall be natural earth-tone colours to blend with the natural, treed environment.

- The provisions of the Tree Protection Bylaw shall apply and the location of new trees planted shall take into account the objective of maintaining a treed view from Glover Road.
- A 15 metre landscaped area shall be dedicated adjacent to the ALR boundary (or a 7.5 metre landscaped area where a road exists along the ALR boundary).
- Principal buildings in areas adjacent to the Urban/ALR boundary shall be sited as shown in the following diagrams:

5335
01/10/18



- Notification shall be provided on new property titles within the development permit area indicating the proximity to ALR lands and the potential for sound, odour and airborne impact from natural farm activities.
- Agricultural awareness signage shall be provided advising of farm activities.
- Best management practices (BMPs) shall be employed to treat stormwater runoff, attenuate peak flows, and maintain pre-development infiltration rates.

5335
01/10/18

- Building setbacks and buffers shall be established in accordance with the BC Ministry of Agriculture *Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges*, as updated from time to time. Any required buffers shall be installed prior to commencing building construction.

- A restrictive covenant shall be registered on property title that specifies the required building setback for principal buildings and prohibits the removal of vegetation in the adjacent buffer area

4825
30/05/11

4.4 MIXED USE DEVELOPMENT PERMIT PROVISIONS

4.4.1 DEVELOPMENT PERMIT AREA "J" – TOWN MARKET COMMERCIAL

4586
04/02/08

General

Lands identified as "Development Permit Area "J" – Town Market Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488 (1)(f) of the Local Government Act to establish objectives and provide guidelines for the form and character of commercial and residential development.

The objective of this development permit area designation is to encourage development of a pedestrian oriented commercial and residential community centre.

Unless the owner of land first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of development must not be started.

Development permit guidelines are as follows:

Development with residential above shall also conform to the development permit guidelines in section 4.1.2.3 (Multi Family).

Mid-rise development shall also comply with the mixed use design guidelines in section 4.1.2.3 (Town Centre Mixed Use).

These provisions apply to all buildings and all phases.

Site Design

- Development shall provide a walkable 'pedestrian-scale' Town Market.
- The Town Market shall be designed, as reflected in the accompanying concept illustration. The required design elements are:
  - A centrally located public plaza with food services (such as restaurants, neighbourhood pubs, cafes, coffee shops, bistro's, etc.) facing the plaza and including outdoor seating located adjacent to the intersection of the main pedestrian connection and main street surrounded by pedestrian scale development;
  - A main 'pedestrian scale' street through the site ;
  - Continuous weather protection;
  - A minimum of 50% of the required parking shall be provided underground with no more than 50% of parking being surface parking. Remaining surface parking should be located to the rear or sides of buildings and designed sympathetically to the pedestrian environment;
  - A *bio-lung* designed into the main pedestrian corridor through the development and connecting to adjacent properties;
  - Decorative amenity features in the plaza area;
  - Street facing commercial development; and
  - Consistent complementary exterior design and finish.

29 June 2022

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-24-0086 / 1117488 BC LTD

CIVIC: 7941 & 7993 216 Street and 21480 & 21536 80 Avenue

LEGAL: Parcel "F" (L61862E) Lot 8, East & West Half Lot 7, and East Half Lot 6; All of Section 24 Township 8 NWD Plan 1098

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	**22**	**10**	**4**	**5**
Townhouses	**93**	**24**	**12**	**18**

Given the current school catchments this development would impact Richard Bulpitt 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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5807

EXPLANATORY NOTE

Bylaw No. 5807 rezones 3.9 ha (9.6 ac) of land located in the Williams Neighbourhood Plan area to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-172 to provide for development of 20 single family lots and 93 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa). It was originally advanced to Council with Project 08-24-0085 and is repeated in this Bylaw to allow for either to advance first.

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa). It was originally advanced to Council with Project 08-24-0085 and is repeated in this Bylaw to allow for either bylaw to advance first.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5807

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 (Qualico Mitchell Williams LLP) Bylaw No. 5807".

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

   (1) Adding to the Table of Contents and Section 104.1 – zones the words "Residential Zone R-1F" and "Comprehensive Development Zone CD-172".
   (2) Adding to the end of Section 107.6.4) the following: "except where a secondary suite (as defined by the British Columbia Building Code) is permitted, then up to 5 *vehicles* may be permitted to park on any one *lot* in the Williams Neighbourhood Plan area as established by Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended."
   (3) Adding to Section 110.1 after the words "R-1E" the words "R-1F 400m^2 15m 25m" and after the words "CD-171" the words "CD-172 – 3,716 m^2"
   (4) Inserting the following after "Section 402 Residential Zones R-1B, R-1C, R-1D and R-1E" as "Section 402A Residential Zone R-1F".

402A **Residential Zone R-1F**

Uses Permitted

402A.1 In the R-1F Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 402A.2

Maximum Density

402A.2 1) Notwithstanding Section 110.1, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

402A.3 *Buildings and structures* shall not exceed a *lot coverage* of 45% and the *gross floor area* of the second *storey* shall not exceed 80% of the *gross floor area* of the first *storey* (including all attached garages).

Siting of Buildings and Structures

402A.4 Except as provided for in Section 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

Buildings and Structures	Minimum Front Lot Line Setback	Minimum Rear Lot Line Setback	Minimum Side Lot Line Setback (Interior and Abutting a Lane)	Minimum Side Lot Line Setback (Abutting a Street)
Principal building	4.5 m (2) (3)	6.0 m	1.2 m (2) (3)	3.0 m (2) (3)
Principal building garage	7.5 m to the front of the garage door			7.5 m to the front of the garage door
Accessory Building or Structure	N/A (1)	1.5 m (4)(5)	1.5 m (2)	3.0 m (2)(4)(5)

(1) *Accessory building*s and *structures* are not permitted within the front or flanking yard.
(2) Notwithstanding Section 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metres in *height* shall project into the triangular area created by a line joining two points:
  a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
  b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
(3) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire *street* and *lane* facing façade of the first *storey,* except that the façade of the second *storey* shall be set back a minimum of 1.5 metres from covered porches, verandahs, patios and entranceways. For the purposes of measuring this setback, structural supports of the first *storey*, covered porches, verandahs, patios and entranceways in the *street* and *lane* facing yards shall be considered part of the first *storey* façade.
(4) A minimum *rear lot line* and *side lot line* setback of 0.6 metres is permitted for an *accessory building* or *structure* with a *gross floor area* less than 6.0 m^2.
(5) Where a stair and landing, providing access to the rear yard from the first storey, projects beyond the rear face of the building, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

402A.5 *Buildings* and *structures* shall be provided in accordance with the following provisions:
1) A single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch is required on the first *storey* at the front entrance to the *principal building* facing the street.

2) No more than 50% of the width of the front or flanking elevation of the *principal building* may be comprised of garage door.
3) Entrance stairs to the *basement* are only permitted from the rear elevation of the dwelling.
4) Access to the rear yard shall be provided from the first storey either directly or by stairs.
5) The primary cooking facility, living and dining areas shall be located on the first *storey* of the *dwelling*.
6) Hoop, arch or similar type buildings having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type building covered or partially covered by tarpaulin or other fabric like materials, are not permitted.

Height of Buildings and Structures

402A.6 Except as provided for in Section 104.5:
1) The *height* of principal *buildings* and *structures* may not exceed 9 metres or two storeys plus an inground *basement* where permitted, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, excepts where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted inground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the *dwelling* may be fully exposed.
3) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres.

Parking and Loading

402A.7 Parking and loading shall be provided in accordance with Section 107 except as follows:

Buildings and Structures	Parking Requirement
Principal Building	2 side by side spaces in a fully enclosed garage plus 3 side by side outdoor spaces on the driveway in front of the garage (1)(2)(3)(4)

(1) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(2) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than 2 stairs shall encroach into this minimum required parking area.
(3) Parking is not permitted between the porch, as per Section 402A.5 1), and the front or flanking property line.
(4) No part of a parking space shall project into the triangular area created by a line joining two points measured at 7.0 metres from the projected lot line abutting a street or a lane.

Subdivision Requirements

402A.8 1) 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.

2) Notwithstanding the minimum lot area requirements in Section 110, the maximum density provisions of Section 402A.2 shall apply.

Landscaping, Screening and Fencing

402A.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

(5) Adding after Section 1071 "Comprehensive Development Zone CD-171" the following as Section 1072 "Comprehensive Development Zone CD-172.

1072 **COMPREHENSIVE DEVELOPMENT ZONE CD-172**

Uses Permitted

1072.1 In the CD-172 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1072.2

Density

1072.2 1) The density permitted shall be no less than 20 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) and in compliance with the density provisions outlined in the Williams Neighbourhood Plan as applicable.
2) Notwithstanding Section 1072.2 1), the maximum number of units permitted on lands zoned CD-172 by Bylaw 5807 shall be 327.

Lot Coverage

1072.3 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1072.4 1) Except as provided for in Section 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from any *lot line* or any trail accessible to the public.
2) *Accessory buildings* and *structures* are not permitted within the front or flanking yard.
3) Each *townhouse* unit shall include a single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch on the first *storey* at the front entrance to each *townhouse* unit facing a *street* or publicly accessible trail. Where access stairs and porches, project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced by 1.0 metres provided that such reduction shall apply only to the projecting feature. Where site conditions demand, an equivalent porch may be provided to the acceptance of the Manager of Development Planning.

Height of Buildings and Structures

1072.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* and the *height* for *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1072.6 Parking and loading shall be provided in accordance with Section 107 except that where a *townhouse* unit fronts an arterial road, an additional two parking spaces shall be provided for the *townhouse* unit.

Subdivision Requirements

1072.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1072.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age Friendly Amenity

1072.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Development Permit Requirements

1072.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

West and East Half Lot 7 Section 24 Township 8 New Westminster District Plan 1098

East Half Lot 6 Section 24 Township 8 New West Minister District Plan 1098

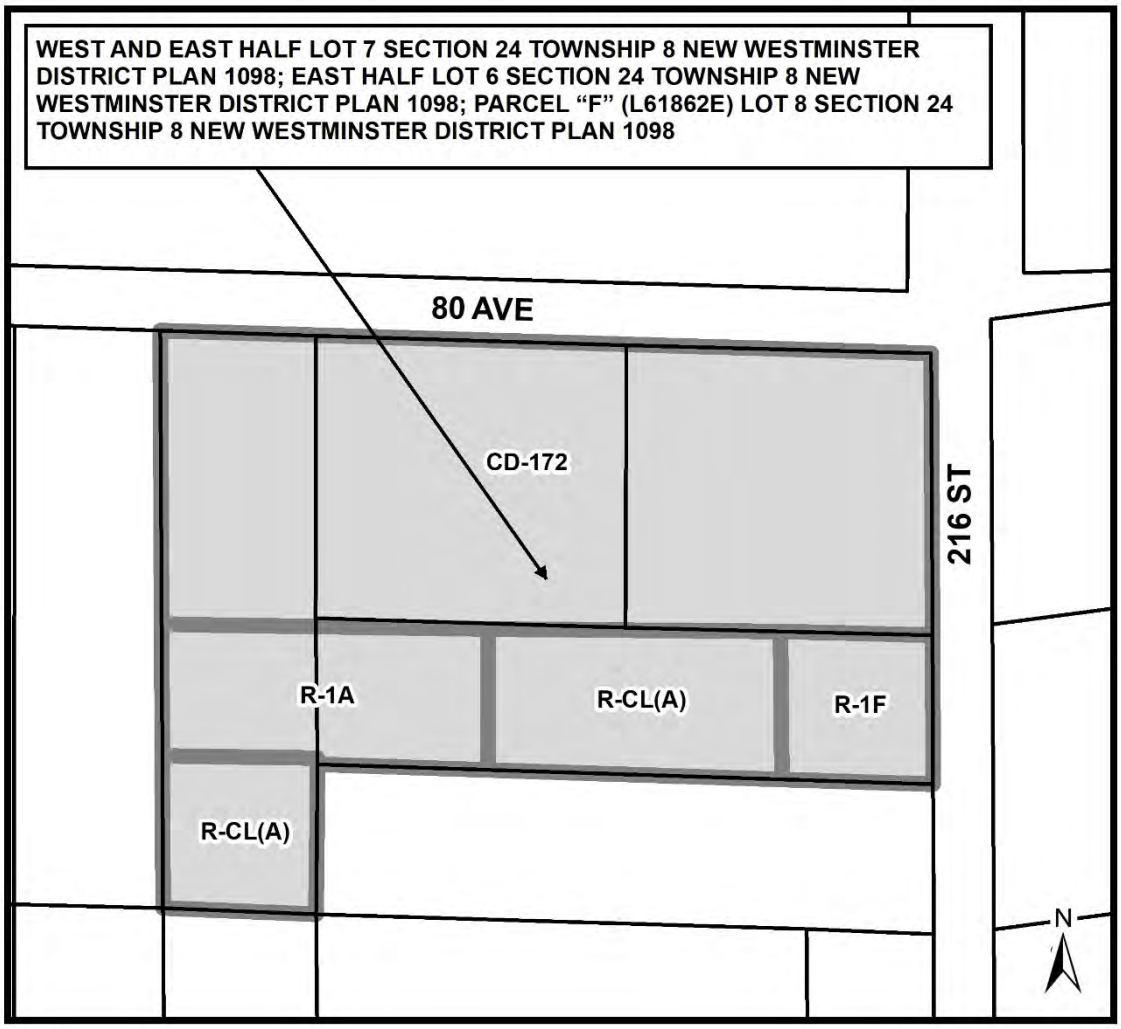
Parcel "F" (L61862E) Lot 8 Section 24 Township 8 New Westminster District Plan 1098

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-172.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTRE the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5807



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR MEETING	**REPORT:**	21-71
FROM:	FINANCE DIVISION	**FILE:**	1970-03
SUBJECT:	2023 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATION:

That Council give first, second and third reading to the Not-For-Profit Permissive Tax Exemption Amending Bylaw 2022 No. 5812.

EXECUTIVE SUMMARY:

The Township adopted three separate property tax exemption bylaws in 2014 for charitable and not-for-profit organizations (Bylaw 5117), churches (Bylaw 5118), heritage properties (Bylaw 5119) and in 2020 adopted partnering permissive tax exemption (Bylaw 5644). These bylaws must be maintained and updated to ensure continuing compliance with statutory requirements of eligibility and to update existing bylaws when needed with:

- Additions, as new eligible organizations establish themselves in the Township of Langley
- Deletions when properties no longer qualify
- Adjustments to properties to meet policy requirements
- Approval of the current year permissive

PURPOSE:

The purpose of this report is to update Not-For-Profit Tax Exemption Bylaw 2014, No. 5117 and Churches Permissive Tax Exemption Bylaw 2014 No. 5118 and Partnering Permissive Tax Exemption Bylaw 2020 No. 5645.

BACKGROUND/HISTORY:

Statutory property tax exemptions are provided under *Community Charter*, Section 220 for properties such as public hospitals, private schools, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over statutory exemptions.

Permissive property tax exemptions are provided under *Community Charter,* Sections 224, 225 and 226 for not-for-profit and charitable organizations, churches beyond the statutory exemption, partnering, heritage, riparian and other special exemption authority, and revitalization tax exemptions. These permissive exemptions are at the discretion of Council and are subject to Township budgetary constraints. Associated municipal permissive exemption bylaws must be adopted and forward to BC Assessment by October 31 annually.

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The Township adopted three separate permissive property tax exemption bylaws in 2014 for charitable and not-for-profit organizations, churches, and heritage properties. These bylaws need to be maintained to ensure continuing compliance with statutory requirements of eligibility. Each of these bylaws requires removal of properties no longer meeting permissive exemption requirements, adjusting properties for changes and finally, adding new organizations meeting requirements.

The *Community Charter* requires municipalities develop and disclose objectives regarding the use of permissive tax exemptions through a permissive tax exemption policy. It is the Province's objective that the policy for making decisions about permissive tax exemptions promote consistency and certainty to prospective applicants and allow the public to have input. Attached to this report is Township Council Policy 03-837 regarding permissive tax exemptions and related Guidelines.

In 2019, Council approved an update to the Permissive Tax Exemption Policy 03-087 that came into effect in 2021, instituting a limit of $75,000 on permissive property tax exemptions for Not-for-Profit organizations.

In accordance with Section 227 of the *Community Charter*, public notification of the estimated value of each new exemption must be advertised for two consecutive weeks in a local newspaper. Advertising will be published the week of July 11 and the week of July 15.

DISCUSSION/ANALYSIS:

The 2023 permissive tax exemption applications were reviewed according to criteria established by Council policy.

Attachment A identifies one new recommendation and recommendations for approval for existing Not-for-Profits
Attachment B identifies recommendations for approval for Churches and Places of Worship
Attachment C identifies recommendation for approval for the Partnering agreement

Applicable Policies:

Subject to the *Community Charter*, Section 224, the Township of Langley provides an exemption from property taxation annually to not-for-profit organizations and community facilities serving the Township and its residents. The criteria for permissive tax exemptions are described in Policy 03-837 as per Attachment D, respectively.

Legislation:

The province considers the authority to grant permissive tax exemptions a policy tool available to municipalities to promote or achieve specific goals.

Community Charter, Section 224 states that a council may, by bylaw in accordance with this section, exempt land or improvements, or both, from municipal portion of property taxes.

Council is not obliged to grant all permissive tax exemptions that are eligible under the Section 224, 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values and so forth.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes for the successful applicants.

The Township supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The approximate value of a 1% property tax increase in 2023 is equal to approximately $1.4 to $1.5 million.

The table below compares the estimated value of permissive tax exemptions recommended for 2023 with those exemptions granted for 2022.

Value of Permissive Tax Exemptions	Actuals 2022	Estimated 2023 before additions and deletions
Churches	$807,891	$848,285
Not-For-Profit Organizations	$663,034	$678,043
Heritage properties	$23,951	$25,149
Partnering Property	$1,713	$1,798
TOTAL	$1,496,589	$1,553,275

The table below provides a summary of property changes and the related values

Reconciliation of Changes (In estimated 2023 dollars)	Churches	Not-For-Profit	Heritage Properties	Partnering Property	TOTAL
Estimated 2023 taxes before changes	$848,285	$678,043	$25,149	$1,798	$1,553,275
Proposed additions		$2,642			$2,642
Proposed adjustments					$0
Proposed deletions					$0
Estimated Final 2023 taxes after changes	**$848,285**	**$680,685**	**$25,149**	**$1,798**	**$1,555,917**

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

Attachment A – Not-For-Profit
Attachment B – Churches and Places of Worship
Attachment C – Partnering Agreement
Attachment D – Policy 03-837

ATTACHMENT A – Not-For-Profit

Name	FOLIO	ADDRESS	2023 Estimated Municipal Tax Exemption
New Recommendation for 2023			
The Happy Herd Farm Sanctuary Society – Exempt 3 acres of land only. Rescues abused, neglected or at-risk farm animals.	0589514001	1920 269A St	2642
Recommended for Approval for 2023			
Critter Care Wildlife Society	0002311117	481 216 St	2,921
City of Surrey	0006411117	20575 0 Ave	33,461
Pacific Riding for Developing Abilities	0014811117	1088 208 St	6,908
Fernridge Community Hall	0026711112	2389 200 St	4,669
Langley Rod and Gun Club –45% of Class 6 and Class 8	0054411117	3854 208 St	75,000
Brookswood Senior Citizens	0072011006	19899 36 Ave	12,186
Langley Players Drama Club	0075211114	4307 200 St	1,655
Inclusion Langley Society	0078117006	19669 44 B Ave	2,179
Langley Elks Lodge #259 Foundation 37.5 %	0078412017	6 4044 200B St	3,852
Langley Riders Society	0083911111	4303 208 St	7,727
Canadian Museum of Flight	0101612006	5333 216 St	2,829
Langley Lions Society	0203911115	9402 208 St	2,805
Campbell Valley House of Hope	0236811116	460 216 St	14,318
Langley Animal Protection Society	0362111117	26220 56 Ave	25,960
Inclusion Langley Society	0372511112	24156 56 Ave	3,969
Nicomekl Enhancement Society	0384011005	5263 232 St	7,600
Murrayville Community Hall	0386211115	21667 48 Ave	4,007

Murrayville Community Hall – parking lot	0386311114		4,983
Aldergrove Festival Days Society	0445911112	6795 256 St	2,161
Harmsworth Community Association	0453111114	7170 232 St	2,583
The National Trust for Land & Culture (BC) Society	0461111000	6764 224 St	9,092
Langley Rugby Club	0769923068	21280 Crush Cres	5,448
BC Farm Museum	0552111006	9142 Queen St	17,276
BC Farm Museum	0552611118	9131 King St	14,291
Fort Langley Community Improvement Society	0571511119	9167 Glover Rd	28,620
Salvation Army Gateway of Hope	0598211008	3111 272 St	16,993
Aldergrove Old Age Pensioner's Association	0614911113	3015 273 St	9,042
Aldergrove Veterans & Seniors Society	0616611111	27247 Fraser Hwy	5,533
Langley Memorial Hospital – 82%	0758212007	Lot 4 - 221A St	75,000
Langley Memorial Hospital	0758211080	Lot 2 - 221A St	11,614
Scouts Canada	0758714091	20315 16 Ave	41,208
Langley Association for Community Living	0759822089	23535 44 Ave	19,319
Wagner Hills Farm Society	0764111043	8061 264 St	12,022
Milner Community Association	0764130095	6716 216 St	2,330
Inclusion Langley Society	0764528022	5171 221A St #103	7,200
Inclusion Langley Society	0764529049	5171 221A St #203	4,854
Inclusion Langley Society	0764529058	5171 221A St #202	7,692
Greater Vancouver Regional District - Pacific Parklands	0764827066	104 Ave	7.300
Flip City Gymnastics	0765411038	#4 20279 97 Ave	7,847
Flip City Gymnastics	0765411047	#5 20279 97 Ave	6,548
Flip City Gymnastics	0765411056	#6 20279 97 Ave	6,560
Flip City Gymnastics	0765411065	#7 20279 97 Ave	7,847

Governing Council of the Salvation Army	0766113000	19733 96 Ave	4,861
Willoughby Community Hall	0766114036	20809 83 Ave	16,509
Langley Gymnastics Foundation	0766735044	180 - 7888 200 St	29,422
Basketball BC	0766735062	210 - 7888 200 St	3,025
Pacificsport Foundation	0767225085	225 - 7888 200 St	1,281
Spartans Foundation	0767315086	232&234-7888 200 St	397
BC Amateur Softball Association	0767834042	201-8889 Walnut Gr Dr	2,191
Langley BMX - Only 1.83 Acres of land value = 9.25%	1084011117	20699 42 Ave	638
Girl Guides of Canada	0767816053	25199 76 Ave	141
Fort Langley Lions Club	1565311112	23022 88 Ave	1,965
Langley Quarter Midget Association	6585111000	26965 8 Ave	6,587
Phelp Community Society	7290511119	3758 248 St	2,301
Aldergrove (Pacific #265) Legion	0591711115	26607 Fraser Hwy	21,395
Encompass Support Services Society	0768811092	6275 - 203 Street	4,873
Horse Council of BC	0610011110	27336 Fraser Hwy	4,001
Sources community Resources Society	0758422021	207 & 208 20445 62 Ave	672
Langley Good Times Cruise In	0598511005	27173 Fraser Hwy	4,486
Aldergrove Food Bank 1958 SF	0758723054	27522 Fraser Hwy	4,318
Langley Community Living Society - 5227 SF	0758723036	6470 201 St	12,397
Inclusion Langley Society – 100%	0758434063	21743 47B Ave	2,630
Meals on Wheels - 100% Land & building.	0771113082	2900 272 St	10,833

ATTACHMENT B – Places of Worship

Places of Worship	Folio	Address	Estimated 2023 exemption amount
Aldergrove United Church	0610011110	27336 Fraser Hwy	2,445
Aldergrove Vineyard Fellowship	0758723054	27522 Fraser Hwy	3,031
Anglican Church Anglican Synod Office	7550311118	9160 Church St	2,164
Apostolic Faith Mission	0084911119	4035 207 St	4,367
Apostolic Church of God	0301011116	24497 Fraser Hwy	2,643
BC Conf Mennonite Brethren Churches - South Langley Mennonite Brethren	0020113002	20098 22 Ave	8,970
Brookswood Baptist Church	0063911006	20581 36 Ave	7,007
Christ Covenant Church	0463511119	6866 Glover Rd	19,212
Christian & Missionary Alliance-Canadian Pacific District / Aldergrove	0281511008	26291 28 Ave	16,582
Christian & Missionary Alliance-Canadian Pacific District / Mountain View	0145811119	7640 200 St	32,422
Christian Gospel Society	0768532036	21586 44 Ave	4,325
Christian Life Assembly	0766825036	21277 56 Ave	66,294
Christians Gospel Society	0323412008	22678 48 Ave	4,294
Christians Gospel Society	0765830013	20620 36 Ave	17,271
Church of Jesus Christ of Latter-Day Saints	0170912008	20030 82 Ave	21,571
Church of Jesus Christ of Latter-Day Saints	0769713035	20370 82 Ave	57,347
Congregation of The Assembly of Christians	0590114021	26580 29 Ave	3,047
Fort Langley Evangelical Free Church	0561511110	8870 Glover Rd	8,058
Harvest Baptist Church	0321313002	22594 Old Yale Rd	3,392
Hebron Presbyterian Church	2475311113	6656 Glover Rd	13,191
Holy Nativity Antiochian Orthodox Church	0768811074	4828 216A St	1,645
Immanuel Lutheran Church	0617611011	3232 272 St	16,653
Kalgidhar Darbar Sahib Society	0633411118	5998 264 St	2,630
Langley Christian Assembly Society	0759013042	4775 221 St	9,786
Langley Immanuel Christ Ref Church	0389611008	21713 50 Ave	14,459
Life Tabernacle of Langley	0076911017	4447 200 St	4,354
Pentecostal Assemblies of Canada-Living Waters Church	0571311111	9095 Glover Rd	2,831
Living Word Fellowship	0604911007	2623 272 St	4,657
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North Langley Community Church – Former Bethel Mennonite Church	0412116017	24687 56 Ave	6,350
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The Trustees of The Congregation of The United Church	0559411115	Parking Lot	5,652
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Wind Word Ministries	0627912007	26460 52 Ave	3,312

ATTACHMENT C – Partnering Agreement

Name	Folio	Address	2023 Estimated Municipal Tax Exemption
Tourism Langley	0769336096	50-5385 216 St	1,798

ATTACHMENT D

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION

Policy No:	**03-837**
Approved by Council:	**2006-05-13**
Revised by Council:	**2019-04-01**
Revised by Council:	**2019-07-22**
Revised by Council:	**2020-10-05**

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches and not-for-profit and charitable organization are responsible to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process. It is the responsibility of the applicant to ensure they complete the online permissive application every year. Applications are due June 1 annually, late applications may lose their exemption.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any

areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxes as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable. To qualify for an

exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the

program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5812

EXPLANATORY NOTE

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5812 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5812

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 “Permissive Tax Exemption Amending Bylaw No. 5812”.

2. The “Charitable and Not-For-Profit Bylaw 2014 No. 5117” as amended is further amended to include Schedule A.

3. The “Churches Permissive Tax Exemption Bylaw 2014 No. 5118” as amended is further amended to include Schedule B.

4. The “Partnering Agreement Permissive Tax Exemption Bylaw 2020 No. 5645 is amended to include Schedule C.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

Schedule A – Not-For-Profit

Name	Folio	Address	2023 Estimated Municipal Tax Exemption
New Recommendation for 2023			
The Happy Herd Farm Sanctuary Society – Exempt 3 acres of land only. Rescues abused, neglected or at-risk farm animals.	0589514001	1920 269A St	2642
Recommended for Approval for 2023			
Critter Care Wildlife Society	0002311117	481 216 St	2,921
City of Surrey	0006411117	20575 0 Ave	33,461
Pacific Riding for Developing Abilities	0014811117	1088 208 St	6,908
Fernridge Community Hall	0026711112	2389 200 St	4,669
Langley Rod and Gun Club –45% of Class 6 and Class 8	0054411117	3854 208 St	75,000
Brookswood Senior Citizens	0072011006	19899 36 Ave	12,186
Langley Players Drama Club	0075211114	4307 200 St	1,655
Inclusion Langley Society	0078117006	19669 44 B Ave	2,179
Langley Elks Lodge #259 Foundation 37.5 %	0078412017	6 4044 200B St	3,852
Langley Riders Society	0083911111	4303 208 St	7,727
Canadian Museum of Flight	0101612006	5333 216 St	2,829
Langley Lions Society	0203911115	9402 208 St	2,805
Campbell Valley House of Hope	0236811116	460 216 St	14,318
Langley Animal Protection Society	0362111117	26220 56 Ave	25,960
Inclusion Langley Society	0372511112	24156 56 Ave	3,969
Nicomekl Enhancement Society	0384011005	5263 232 St	7,600
Murrayville Community Hall	0386211115	21667 48 Ave	4,007
Murrayville Community Hall – parking lot	0386311114		4,983

Aldergrove Festival Days Society	0445911112	6795 256 St	2,161
Harmsworth Community Association	0453111114	7170 232 St	2,583
The National Trust for Land & Culture (BC) Society	0461111000	6764 224 St	9,092
Langley Rugby Club	0769923068	21280 Crush Cres	5,448
BC Farm Museum	0552111006	9142 Queen St	17,276
BC Farm Museum	0552611118	9131 King St	14,291
Fort Langley Community Improvement Society	0571511119	9167 Glover Rd	28,620
Salvation Army Gateway of Hope	0598211008	3111 272 St	16,993
Aldergrove Old Age Pensioner's Association	0614911113	3015 273 St	9,042
Aldergrove Veterans & Seniors Society	0616611111	27247 Fraser Hwy	5,533
Langley Memorial Hospital – 82%	0758212007	Lot 4 - 221A St	75,000
Langley Memorial Hospital	0758211080	Lot 2 - 221A St	11,614
Scouts Canada	0758714091	20315 16 Ave	41,208
Langley Association for Community Living	0759822089	23535 44 Ave	19,319
Wagner Hills Farm Society	0764111043	8061 264 St	12,022
Milner Community Association	0764130095	6716 216 St	2,330
Inclusion Langley Society	0764528022	5171 221A St #103	7,200
Inclusion Langley Society	0764529049	5171 221A St #203	4,854
Inclusion Langley Society	0764529058	5171 221A St #202	7,692
Greater Vancouver Regional District - Pacific Parklands	0764827066	104 Ave	7.300
Flip City Gymnastics	0765411038	#4 20279 97 Ave	7,847
Flip City Gymnastics	0765411047	#5 20279 97 Ave	6,548
Flip City Gymnastics	0765411056	#6 20279 97 Ave	6,560
Flip City Gymnastics	0765411065	#7 20279 97 Ave	7,847
Governing Council of the Salvation Army	0766113000	19733 96 Ave	4,861

Willoughby Community Hall	0766114036	20809 83 Ave	16,509
Langley Gymnastics Foundation	0766735044	180 - 7888 200 St	29,422
Basketball BC	0766735062	210 - 7888 200 St	3025
Pacificsport Foundation	0767225085	225 - 7888 200 St	1,281
Spartans Foundation	0767315086	232&234-7888 200 St	397
BC Amateur Softball Association	0767834042	201-8889 Walnut Gr Dr	2191
Langley BMX - Only 1.83 Acres of land value = 9.25%	1084011117	20699 42 Ave	638
Girl Guides of Canada	0767816053	25199 76 Ave	141
Fort Langley Lions Club	1565311112	23022 88 Ave	1,965
Langley Quarter Midget Association	6585111000	26965 8 Ave	6,587
Phelp Community Society	7290511119	3758 248 St	2,301
Aldergrove (Pacific #265) Legion	0591711115	26607 Fraser Hwy	21.395
Encompass Support Services Society	0768811092	6275 - 203 Street	4,873
Horse Council of BC	0610011110	27336 Fraser Hwy	4,001
Sources community Resources Society	0758422021	207 & 208 20445 62 Ave	672
Langley Good Times Cruise In	0598511005	27173 Fraser Hwy	4,486
Aldergrove Food Bank 1958 SF	0758723054	27522 Fraser Hwy	4,318
Langley Community Living Society - 5227 SF	0758723036	6470 201 St	12397
Inclusion Langley Society – 100%	0758434063	21743 47B Ave	2,630
Meals on Wheels - 100% Land & building.	0771113082	2900 272 St	10,833

Schedule B – Places of Worship

Places of Worship	Folio	Address	Estimated 2023 exemption amount
Aldergrove United Church	0610011110	27336 Fraser Hwy	2,445
Aldergrove Vineyard Fellowship	0758723054	27522 Fraser Hwy	3,031
Anglican Church Anglican Synod Office	7550311118	9160 Church St	2,164
Apostolic Faith Mission	0084911119	4035 207 St	4,367
Apostolic Church of God	0301011116	24497 Fraser Hwy	2,643
BC Conf Mennonite Brethren Churches - South Langley Mennonite Brethren	0020113002	20098 22 Ave	8,970
Brookswood Baptist Church	0063911006	20581 36 Ave	7,007
Christ Covenant Church	0463511119	6866 Glover Rd	19,212
Christian & Missionary Alliance-Canadian Pacific District / Aldergrove	0281511008	26291 28 Ave	16,582
Christian & Missionary Alliance-Canadian Pacific District / Mountain View	0145811119	7640 200 St	32,422
Christian Gospel Society	0768532036	21586 44 Ave	4,325
Christian Life Assembly	0766825036	21277 56 Ave	66,294
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Schedule C – Partnering Agreement

Name	Folio	Address	2023 Estimated Municipal Tax Exemption
Tourism Langley	0769336096	50-5385 216 St	1,798

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 11, 2022 - REGULAR EVENING MEETING	**REPORT:**	22-83
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0110
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100219 AND 100233 AND DEVELOPMENT PERMIT APPLICATION NO. 101199 (83 APARTMENTS EAST/WEST / 8264 – 208 STREET AND 20880 – 83 AVENUE)		

RECOMMENDATION:

That Council grant third reading to Housing Agreement Bylaw No. 5727 as amended.

EXECUTIVE SUMMARY:

On July 26, 2021, Council granted final reading to Bylaws No. 5725 and 5726 related to Quadra Holdings Ltd., to facilitate development of 410 rental apartment units, 127 of which were intended to be designated as affordable with the remaining 283 to be available at 10% below market rental rates. Three commercial retail units were also proposed in the development.

In conjunction with the Official Community Plan (OCP) Amendment and Rezoning Bylaws, a Housing Agreement Bylaw was considered (Bylaw No. 5727) to secure the rental and affordable rental units. The Housing Agreement Bylaw did not advance for final reading concurrently with the OCP and Rezoning Bylaws as the applicant had not yet secured a formal agreement with an operator for the affordable units.

The applicant is now proposing amendments to the Housing Agreement Bylaw to accommodate 199 of the 410 units as typical market units for sale, necessitated by financial market conditions affecting interest rates making the project as originally conceived not viable. Accordingly, the applicant has proposed the revisions outlined in this report to be able to proceed with the project with approximately 51% of the units (211) remaining as affordable units (64) and 10% below market rate (147), with the other 49% of the units (199) market units intended to offset some of the costs associated with the increase in interest rates.

The proposal does not affect use and density, and as such no amendments to the previously approved OCP and Rezoning Bylaw Amendments are necessary. However, the associated Housing Agreement Bylaw must be amended to ensure operation of the non-market affordable units in perpetuity, as intended, which is the subject of this report.

Staff recommend support of the proposed amendments to the Housing Agreement Bylaw as it will result in a successful project delivering over 200 affordable housing units in the Township of Langley. The project has been previously endorsed by Council and was also the subject of supportive comments during the June 27, 2022 Regular Meeting including associated letters of support being directed by Council to be forwarded to senior levels of government.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning Bylaw No. 5727.

BACKGROUND/HISTORY:

On June 28, 2021, Council considered Official Community Plan Amendment and Rezoning Application No. 100219 and Development Permit No. 101199, submitted by Quadra Holdings Ltd., to facilitate development of a comprehensive development consisting of four buildings composed of 410 rental apartment units (127 of which were proposed to be affordable, as defined by DCC Waiver Bylaw No. 5462) and three commercial units (Attachment A). The remaining rental units (283) were proposed to be available at 10% below market rate. Following the July 12, 2021 Public Hearing, Council granted third and final reading to Official Community Plan Amendment and Rezoning Bylaws No. 5725 and 5726 on July 26, 2021. The required OCP amendment and rezoning conditions were secured by a restrictive covenant.

In conjunction with the Official Community Plan Amendment and Rezoning Bylaws, Bylaw No. 5727 was considered to secure the rental and affordable rental units. This bylaw was not advanced for final reading concurrently as the developer had yet to secure an operator for the affordable units.

On June 27, 2022, Council passed the following motion regarding the project:

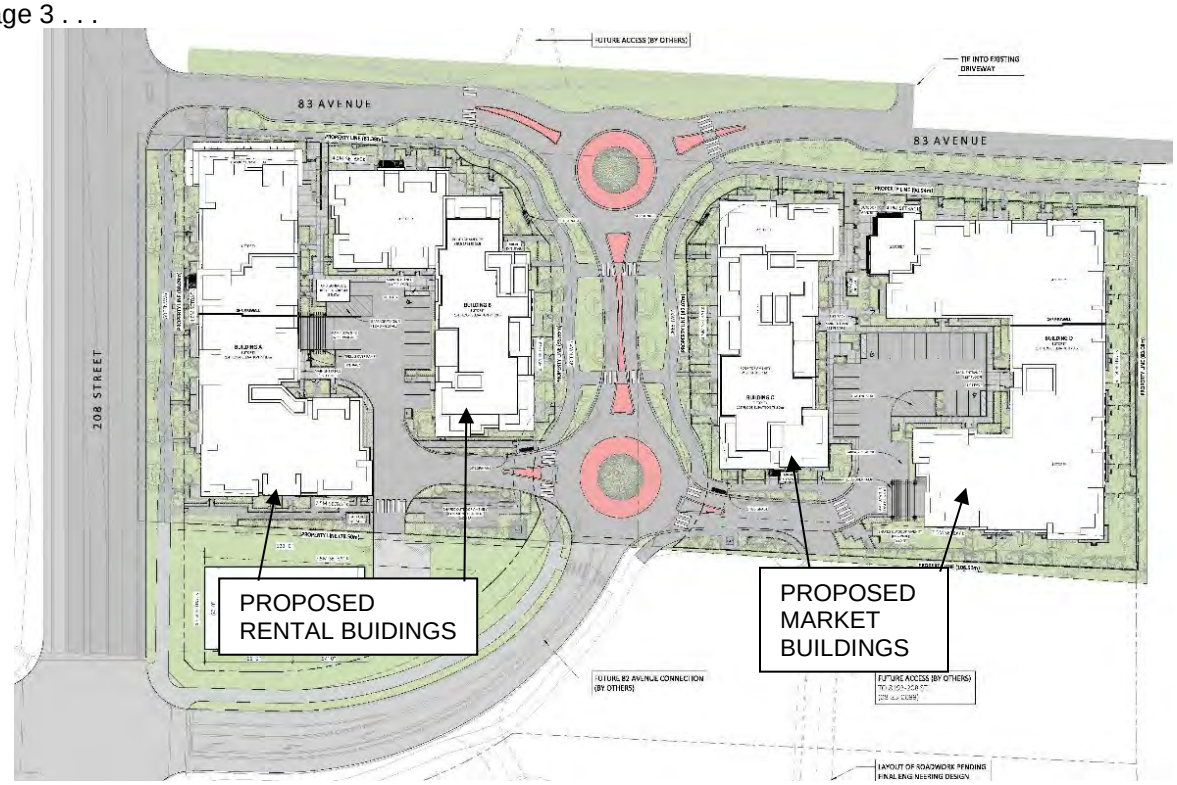
> *"Whereas the Township of Langley is experiencing accelerated growth along with consequent pressures to provide affordable housing options for residents; and*
>
> *Whereas the planned 400 unit affordable housing project at 208 Avenue and 83 Street that has already been approved by Council has been made financially unfeasible due to recent changes to interest rates and inflationary costs;*
>
> *Therefore be it resolved that Council write to the provincial and federal Ministers responsible for housing to request that they work towards a resolution in order to meet the current funding gap."*

DISCUSSION/ANALYSIS:

The applicant has indicated that the recent rise in interest rates has impacted the financial viability of the development. As such, the applicant is proposing that 199 of the units be for sale market units with the remaining 211 units being rental units (64 of which are proposed to be affordable units as defined by DCC Waiver Bylaw No. 5462). A comparison of the original and proposed revision is provided in the table below:

	Original Proposal	**Current Proposal**
Total	- 410 units total o 283 will be for rent at 10% below market rates o 127 are designated affordable	- 410 units total o 199 will be for sale market units o 147 will be for rent at 10% below market rates o 64 will be designated affordable

The project's proposed total number of units, overall layout of the site (see Site Plan below), and building designs remain the same. The 199 market units are proposed to be located on the easterly portion of the site, while the 211 rental units (147 rental and 64 affordable) are proposed to be located on the westerly portion of the site. The three commercial units that are part of the development are proposed to be retained in their original location on the west side of the development in the westernmost rental building fronting 83 Avenue.



SITE PLAN – SUBMITTED BY APPLICANT

DCC Waiver Bylaw No. 5462 Section 3.1a) requires that a minimum of 30% of units in a development be identified as affordable in order to receive a DCC waiver. The applicant proposes to delineate the development into 199 market units on the easterly portion of the site and 211 rental / affordable units on the westerly portion. Delineating the site in this manner results in 30% of units (64 units of 211) as affordable and consistent with DCC Waiver requirements. The proposed 199 market units would not be eligible for DCC and CAC exemptions. Staff note Council consideration of the proposal is accommodated pursuant to Section 3.3 of the DCC Waiver Bylaw.

Policy Considerations:

The applicant proposes amendments to Housing Agreement Bylaw No. 5727. The overall density of the project is unchanged and can be accommodated by the site's existing Comprehensive Development Zone CD-162 zoning.

It is recommended that Council receive this report for information and that Bylaw No. 5727 be granted third reading as amended.

Respectfully submitted,

Colin Moore
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Council Report 21-88 (without attachments)

ATTACHMENT A

Township of Langley
Est. 1873

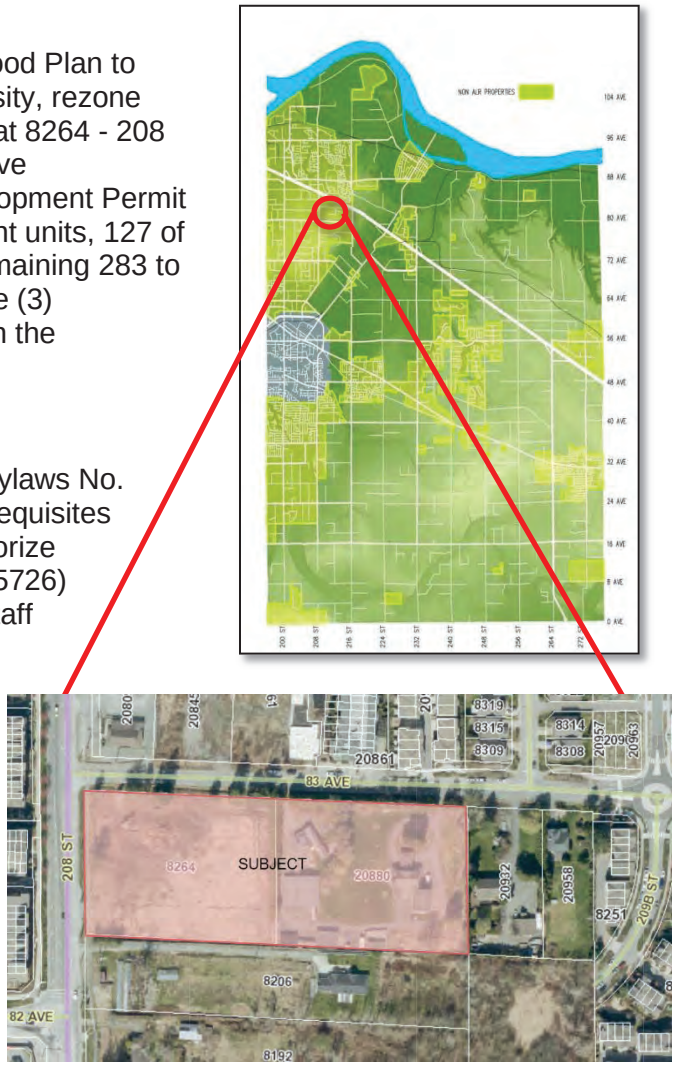
REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 28, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100219 AND DEVELOPMENT PERMIT APPLICATION NO. 101199 (QUADRA HOLDINGS LTD. / 8264 – 208 STREET AND 20880 – 83 AVENUE)

REPORT: 21-88
FILE: 08-25-0110

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan to increase the allowable building height and density, rezone approximately 2.02 ha (5.0 ac) of land located at 8264 - 208 Street and 20880 - 83 Avenue to Comprehensive Development Zone CD-162, and issue a Development Permit to facilitate development of 410 rental apartment units, 127 of which are designated as affordable with the remaining 283 to be available at below market rental rates. Three (3) commercial retail units are also proposed within the development.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5725 and 5726 subject to 10 development prerequisites and Housing Agreement Bylaw No. 5727; authorize issuance (at time of final reading of Bylaw No. 5726) of Development Permit No. 101199, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726, to rezone 2.02 ha (5.0 ac) of land located at 8264 - 208 Street and 20880 - 83 Avenue to Comprehensive Development Zone CD-162 to facilitate development of 410 rental apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 208 Street (including greenway), 82 Avenue (including greenway), south half of 83 Avenue (including greenway) and associated round-abouts in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street, both sides of 82 Avenue and the south half of 83 Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Registration of restrictive covenants acceptable to the Township:
    a. A Housing Agreement securing 127 units as affordable apartment rental units in compliance with Bylaw 5462 and 283 apartment units as rental at 10% below market rate for a term not less than 21 years;
    b. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    c. Prohibiting access to 208 Street and parking on 208 Street; and
    d. Securing vehicular and pedestrian access to 8192 and 8206 – 208 Street to the south through the subject development.
8. Approval of Rezoning Bylaw No. 5726 by the Ministry of Transportation and Infrastructure;
9. Compliance with the requirements of the Community Amenity Contributions Policy if applicable, Willoughby Arterial Roads Completion and Amenity Policy if applicable, Yorkson Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy; and

10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject site;

That Council at time of final reading of Rezoning Bylaw No. 5726 authorize issuance of Development Permit No. 101199 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township's Sign Bylaw;
d. All 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5725 and 5726 in conjunction with the hearing for proposed Development Permit No. 101199.

EXECUTIVE SUMMARY:

Quadra Homes Ltd. has applied to develop 2.02 ha (5.0 ac) of land located at 8264 - 208 Street and 20880 - 83 Avenue with 410 apartment units in four (4) buildings ranging in height from four (4) to six (6) storeys. Of the four (4) buildings, one (1) is proposed as a mixed-use with three (3) ground floor commercial retail units with 221.1 m^2 (2,380 ft^2) of commercial floor area facing 83 Avenue. The remaining three (3) buildings are proposed as residential only.

To facilitate the development the applicant is seeking to amend the Yorkson Neighbourhood Plan to increase the maximum permitted density, from an overall average density of 148 units per hectare (60 units per acre) to 202 units per hectare (82 units per acre), and to increase the maximum permitted height from four (4) storeys to six (6) storeys. The application also proposes to rezone the site to Comprehensive Development Zone CD-162 to accommodate the proposal. To support the requested plan amendments to increase the density and building height, the applicant is proposing to secure 100% of the units as rental. Further, 31% (127 units) of the units are proposed to be affordable (as defined in Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462) while the remaining 283 units are proposed to be available for rent at 10% below market rental rates. All units are proposed to be secured via a Housing Agreement for a minimum duration of 21 years.

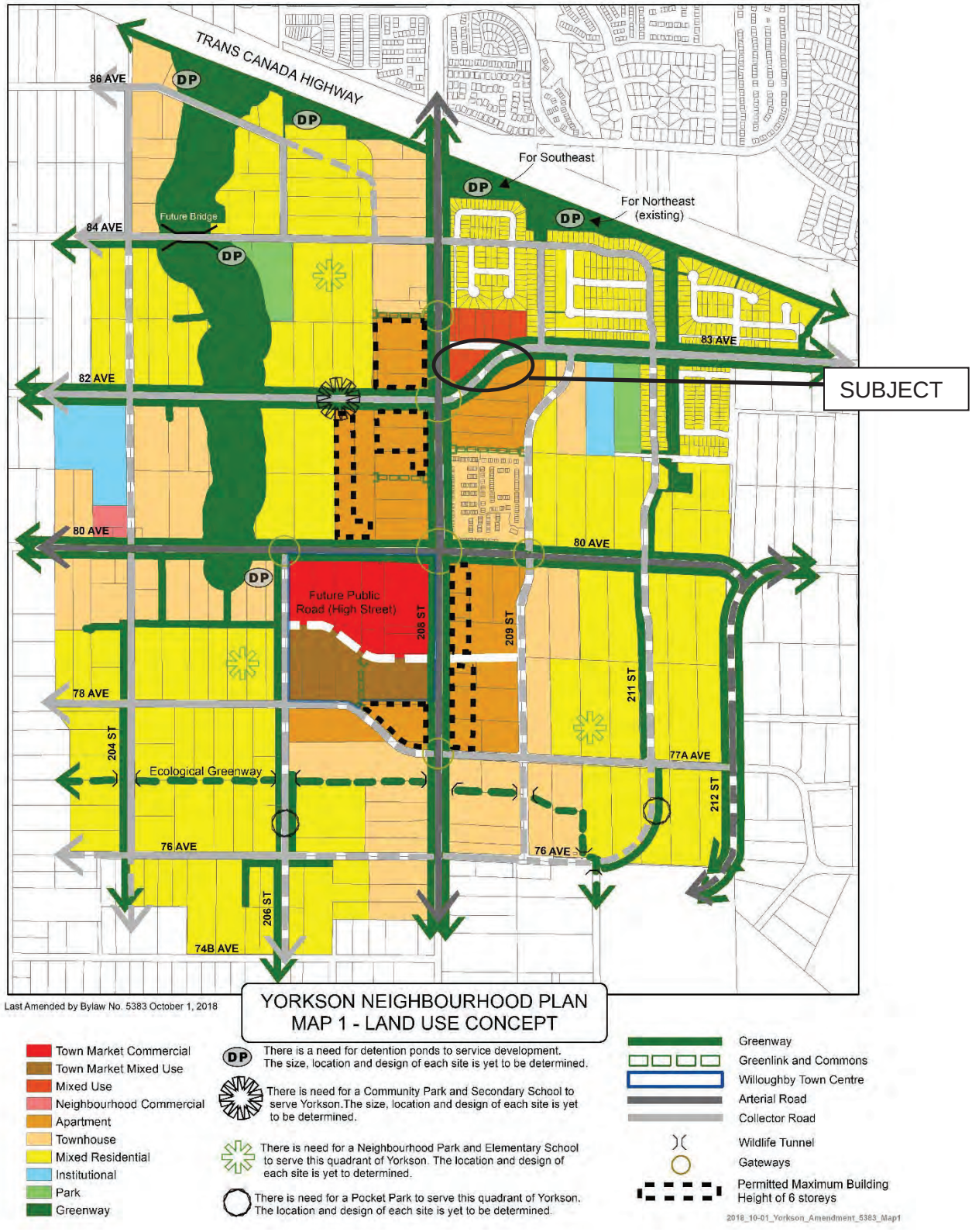
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

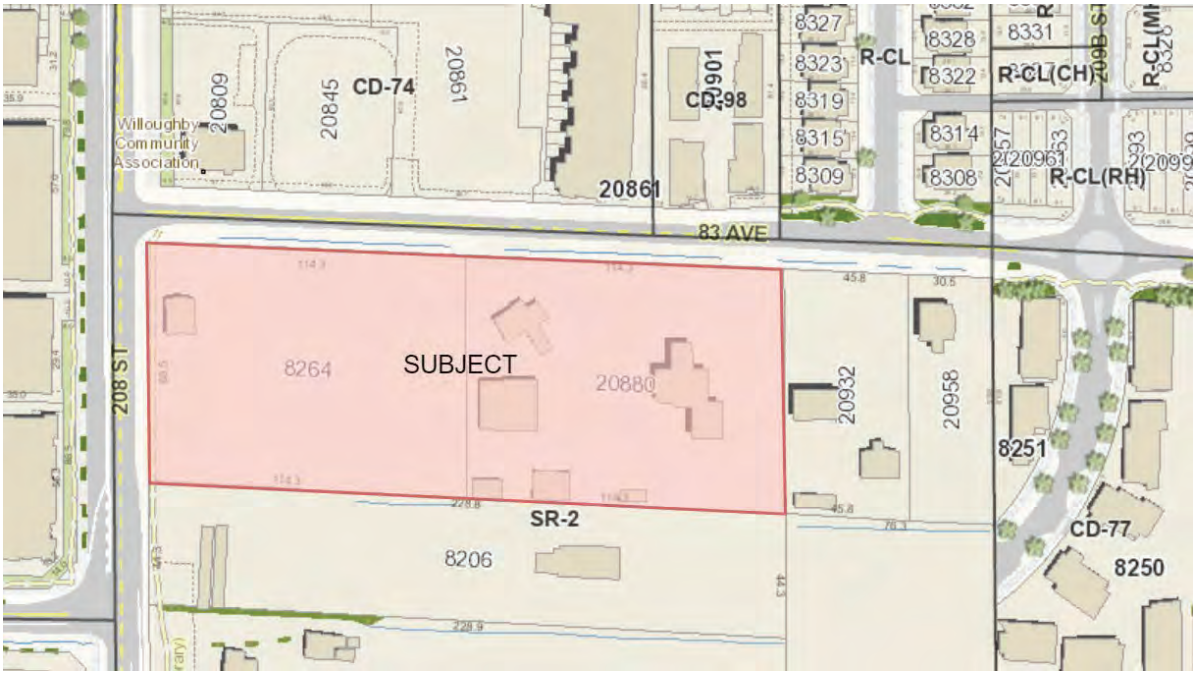
As the proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 10 development prerequisites and a housing agreement bylaw. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5726) of Development Permit No. 101199.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5725, Rezoning Bylaw No. 5726, Housing Agreement Bylaw No. 5727 and Development Permit No. 101199.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100219 AND
DEVELOPMENT PERMIT APPLICATION NO. 101199
(QUADRA HOLDINGS LTD. / 8264 – 208 STREET AND
20880 – 83 AVENUE)
Page 5 . . .





ZONING BYLAW NO. 2500



corner of 208th and 83rd

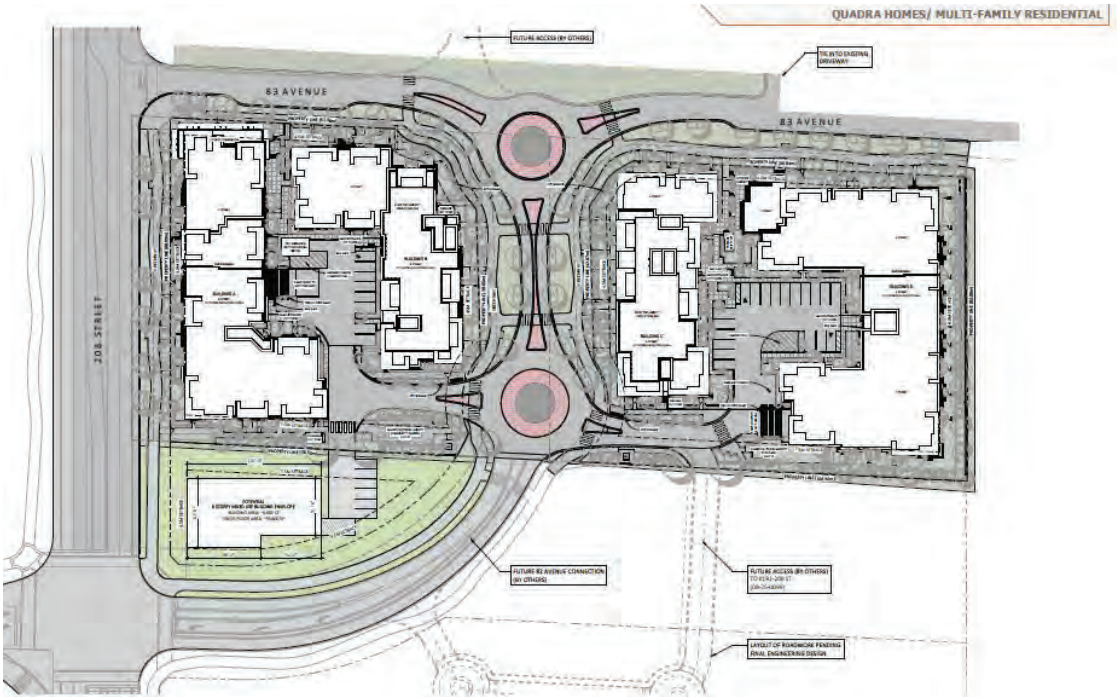


building b - north east corner



east site entry

RENDERINGS – SUBMITTED BY ARCHITECT



OVERALL SITE PLAN– SUBMITTED BY APPLICANT



WESTERN PORTION OF SITE PLAN– SUBMITTED BY APPLICANT



EASTERN PORTION OF SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	83 Apartments East Ltd. / 83 Apartments West Ltd. 201, 3550 Mt. Lehman Rd. Abbotsford BC, V4X 2M9
Agent:	Quadra Holdings Ltd. 201, 3550 Mt. Lehman Rd. Abbotsford BC, V4X 2M9
Legal Description:	West Half Lot 6 Section 25 Township 8 NWD Plan 1137; and East Half Lot 6 Section 25 Township 8 NWD Plan 1137
Location:	8264 – 208 Street and 20880 – 83 Avenue
Area:	2.02 ha (5.00 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-162
Willoughby Community Plan:	Heritage Mixed Use / Multi Family
Yorkson Neighbourhood Plan:	Mixed Use / Apartment

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and designated "Mixed Use" (62 – 99 units per hectare / 25 to 40 units per acre) and "Apartment" (99 - 198 units per hectare / 40 - 80 units per acre) in the Yorkson Neighbourhood Plan.

As part of a previous meeting, Council had been advised of the proposal for development of affordable rental units, and had endorsed further consideration, including expedited approvals.

DISCUSSION/ANALYSIS:

Quadra Homes Ltd. has applied on behalf of 83 Apartments East and West Ltd. to amend the Yorkson Neighbourhood Plan and rezone 2.02 ha (5.0 ac) of land to Comprehensive Development Zone CD-162 to facilitate development of a mixed-use development consisting of 410 rental apartment units and three (3) ground floor commercial retail units in three (3) six (6) storey buildings and one (1) four (4) storey building. The three (3) commercial units contain 221.1 m^2 (2,380 ft^2) of commercial floor area, proposed on the ground floor of the westernmost building facing 83 Avenue.

All 410 apartment units are proposed for rental use, with 31% (127 apartment units) proposed to be: a) affordable; and b) managed by a non-profit housing organization (as determined in Township of Langley Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw No. 5462). The remaining 283 apartment units are proposed to be offered at below market, at 10% below average market rental rates, proposed to be managed by Quadra Homes.

The affordable and below market rental units are intended to be secured for a minimum duration of 21 years, through registration of a Housing Agreement (Bylaw No. 5727). As staff understand, the proponent may seek Council's consideration of a potential municipal tax exemption to further support the project financially.

The applicant has indicated that they will also be applying for funding through the Canada Mortgage and Housing Corporation (CMHC), Rental Construction Financing Initiative.

In light of Council's previous endorsement of consideration of expedited approvals for the subject application, in response to the applicant's request to meet the conditions and timelines associated with CMHC, and in consideration of the affordable rental nature of the proposed development, the Public Information Meeting (PIM) requirements have been waived. Staff also note that the project fronts and contributes towards expansion of 208 Street, which has been identified by Council as "fast track" corridor.

As part of the development, the proponent will be responsible for dedication and construction of a new road connecting 82 and 83 Avenue that will bisect the site. Two (2) buildings are proposed to be constructed on each side of the new road as part of the development. The two (2) buildings on the west side of the site are proposed to be up to six (6) storeys in height. On the east side of the site, one (1) building is proposed to be six (6) storeys in height and the other easternmost building is proposed to be four (4) storeys in height in consideration of an appropriate transition to lower buildings to the east.

In addition to the new road, two (2) new roundabouts will be required to be dedicated and constructed by the proponent at the north and south end of the development. The southern roundabout will provide vehicular access to each side of the site, as well as provide future access to properties south of the subject development. As a condition of development, the proponent is required to provide a restrictive covenant to provide access to those lands to the south. This has been listed a condition of development in this report.

A development permit is also being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the development.

As noted above, the western portion of the site is designated Mixed-Use and allows for commercial units. Three (3) commercial units totaling 221.1 m^2 (2,380 ft^2) are proposed on the ground floor of the westernmost building and will face 83 Avenue to create a commercial street wall at the corner of 83 Avenue and 208 Street.

Adjacent Uses:

North: 83 Avenue, beyond which are five (5) lots. Existing uses on these lots include the Willoughby Community Hall, a townhouse development and an apartment building. The remaining two (2) undeveloped properties are designated Mixed Use in the Yorkson Neighbourhood Plan. All lots are zoned Comprehensive Development Zone CD-74;

South: A property designated Apartment in the Yorkson Neighbourhood Plan and zoned Suburban Residential Zone SR-2. A single family home currently exists on the property;

East: A property designated Apartment in the Yorkson Neighbourhood Plan and zoned Suburban Residential Zone SR-2. A single family home currently exists on the property;

West: 208 Street, beyond which are three (3) properties, each with a five (5) storey apartment building on the property, zoned Comprehensive Development Zone CD-75

Community / Neighbourhood Plan Amendment:

The site has a split designation in the Willoughby Community Plan of Multi Family (eastern portion of the site) and Heritage Mixed Use (western portion of the site). The Willoughby Community Plan includes a provision to allow the density of a site to be averaged where development sites are split designated, provided the total number of units on the entire development does not exceed the aggregate of the units permitted under each designation.

In the Yorkson Neighbourhood Plan the eastern portion of the site is designated “Apartment” and the western portion of the site is designated “Mixed Use”. The Apartment designation permits a density range between 99 units per hectare (40 units per acre) and 198 units per hectare (80 units per acre). The Mixed Use designation permits a density range between 62 units per hectare (25 units per acre) and 99 units per hectare (40 units per acre). Based on the average maximum density up to 148 units per hectare (60 units per acre) is permitted. This density would allow for a maximum of 300 residential units.

The proposed 410 units exceeds the density limitations of the Yorkson Neighbourhood Plan designations and results in an overall density of 202 units per hectare (82 units per acre). As such, the applicant is proposing to amend the Yorkson Neighbourhood Plan to increase the allowable density for the site from 148 units per hectare (60 units per acre) to 202 units per hectare (82 units per acre).

Further, the applicant has proposed to amend the Yorkson Neighbourhood Plan to increase the maximum building height of four (4) storeys up to six (6) storeys for three (3) of the proposed buildings. The easternmost building is proposed to remain four (4) storeys in height consistent with the Yorkson Neighbourhood Plan.

Finally, the western portion of the site is designated Mixed-Use and only permits commercial uses on the ground floor with residential uses permitted on upper floors only. The applicant has proposed to amend the Yorkson Neighbourhood Plan to allow residential and commercial units on the ground floor of the Mixed-Use portion of the site.

The developer has provided the following rationale in support of the proposal:

> *“The project has been designed as an affordable housing project entering into a housing agreement for 21 years. Being that the Township has an acute shortage of rental housing and the rental costs are escalating rapidly, a project at this scale can make a difference to availability and affordability to residents of the Township. All the benefit of the extra density has been transferred to rent reduction for the period of the rental agreement;*

In order to seamlessly fit into the existing streetscapes and 6 storey buildings in the area, the project proposes an increase in building height from the allowable 4 storeys to a mix of 4 and 6 storeys. This transition makes the project successful in fitting in with the context. With this increase in height, the project is able to provide maximum density, while reducing the building footprint, which in turn provides the residents of the development with more green space, efficient programming of site area and effective landscape design separating the public from the private realm.

The plan calls for commercial on the ground floor along 83rd Avenue for the West half of the project. We took the frontage along 83rd with an average of 30' deep of commercial space and consolidated the commercial area to the corner of 83rd and 200th. With the proximity of Willoughby Towns Centre, the rapidly changing retail environment and to protect the long-term viability we kept the commercial area to a minimum. We believe this complies with the intent of the OCP."

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan, Housing Needs Report and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management Plans as the plans anticipate development in the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Zoning Amendment:

Bylaw No. 5726 proposes to rezone the site to a new Comprehensive Development Zone (CD-162) to facilitate development of 410 rental apartment units and three commercial units along 83 Avenue.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-162 zoning in terms of siting, site coverage, height, use and density.

Housing Agreement:

The applicant has proposed to enter into a housing agreement, consistent with Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462 to secure 127 units (31%) for rental use to residents that comply with BC Housing, Housing Income Limits guidelines and the units managed by a non-profit organization. In addition, the applicant has proposed that the remaining 283 units (69%) will be available for

below market rental at 10% below average market rental rates (as determined by Canada Mortgage and Housing Corporation guidelines). The housing agreement is proposed to be registered on the property as part of Bylaw No. 5727 and is listed as a condition of development of this report.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. As noted above, the applicant has requested the requirement for a PIM be waived to expedite the project to facilitate funding through the CMHC, Rental Construction Financing Initiative. Staff note that should Council choose to advance the application, a Public Hearing would be required as the project includes a plan amendment, which would result in an additional opportunity for Council to receive public input.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 10% of apartment developments units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Section 5.4(a) of the Community Amenity Contributions (CAC) Policy exempts any not-for-profit development, as defined in Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462 of all CACs. As 31% of the development, equating to 127 units, is proposed as affordable, CACs for this project are eligible to be waived.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 12 significant trees exist within the subject lands with none proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 116 replacement trees are required with 169 proposed to be planted on-site. In addition, approximately 77 street trees are proposed to be planted. Post development approximately 246 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Full urban services are required to be provided to the site. A Servicing Agreement will be required to secure works and services such as construction of road and sidewalk works, tree replacement and utility upgrades and/or extensions as deemed necessary in accordance with the Subdivision and Development Servicing Bylaw and the Willoughby Community Plan and Yorkson Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Development Permit Area "B" – Residential and Area "L" – Mixed Use guidelines included in the Willoughby Community Plan (see Attachment C). Proposed Development Permit No. 101199 is attached to this report (see Attachment A).

The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, architectural style and massing. The site will be divided by a new road that will connect 82 and 83 Avenue that includes two (2) new roundabouts. Two (2) building will be located on each side of the new road. The buildings are proposed to be four (4) to six (6) storeys in height. A total of 410 rental apartment units are proposed with the following breakdown:

Type of Unit	Number of Units	Unit Size Range
Studio	27	38 m² (410 ft²) – 46 m² (498 ft²)
One-Bedroom	245	52 m² (570 ft²) – 73 m² (788 ft²)
Two-Bedroom	104	64 m² (693 ft²) – 89 m² (966 ft²)
Three- Bedroom	34	90 m² (975 ft²) – 94 m² 1,012 ft²)

Three (3) commercial units totalling 221.1 m^2 (2,380 ft^2) contained within the western building are proposed to face 83 Avenue.

The buildings feature hardie panel siding, cement panel siding, metal and wood trims/fascia. The colouring is provided in complementary tones which aids in breaking up the mass of the building. The proposed building heights, site coverage (45%) and building siting comply with the provisions of the Comprehensive Development CD-162 zone. The development in staff's opinion complies with the Development Permit Area "B" and "L" guidelines (Attachment C) of the Willoughby Community Plan.

Landscaping:

The landscape plans (refer to Schedule B of Attachment A) propose extensive plantings of trees, shrubs and groundcovers around the permitter of the site as well as on the rooftop amenity space.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 1,640 m^2 (17,652 ft^2) with 1,642 m^2 (17,674 ft^2) proposed. The amenity area is located on the roofs of the buildings for the use of residents. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Access and Parking:

Vehicular access is proposed from the new street that is proposed to connect 82 and 83 Avenue. Pedestrian accesses to the commercial units and the apartment building will also be provided from the new street, 208 Street and 83 Avenue.

The Zoning bylaw requires 613 parking spaces with 614 proposed as outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Commercial Parking (1 space / 20 m²)	9	9
Residential Spaces 22 units (studio @ 1 space)	22	22
Residential Spaces 388 units (1 bedroom +) @ 1.5 spaces)	582 (58 of which are to be for visitor parking)	583
Total	613	614

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately eight (8) new students for Lynn Fripps Elementary (located approximately 150 m east of the site), six (6) students for Yorkson Creek Middle School (located approximately 425 m northwest of the site) and nine (9) students for R.E. Mountain Secondary School (located approximately 1.9 km southwest of the site).

Parks:

The nearest neighbourhood parks is Lynn Fripps Park located 150 m to the southeast of the site.

Ministry of Transportation and Infrastructure:

As the site is located within 800 m of Highway 1 (a controlled access highway), the Ministry of Transportation and Infrastructure (MOTI) is required to approve the proposed rezoning bylaw prior to final reading. Security of MOTI approval is included as a condition of development.

Transit:

Currently, transit service (595 bus) is provided along 208 Street.

Environmental Considerations:

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

Policy Considerations:

The proposed Yorkson Neighbourhood Plan amendment, rezoning and development permit applications will facilitate the development of 410 rental apartment units of which 31% (127 units) will be affordable as determined in Township of Langley Development Cost Charge Waiver For Affordable And Supportive Housing Bylaw No. 5462. The remaining 283 units will be available for 10% below average market rent. The proposed amendments to the Yorkson Neighbourhood plan to increase the density to 202 units per hectare (82 units per acre), allow ground level residential units and increase height from four (4) to six (6) storeys in staff's opinion is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Staff recommend that Council give first and second reading to Bylaw Nos. 5725, 5726 (subject to ten (10) development prerequisites) and 5727 and authorize issuance (at time of final reading of Bylaw No. 5726) of accompanying Development Permit No. 101199 and authorize staff to schedule the required public hearing for Yorkson Neighbourhood Plan Amendment Bylaw No. 5725 and Rezoning Bylaw No. 5726.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101199
ATTACHMENT B	Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT C	School District 35 comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(QUADRA HOMES LTD.) BYLAW 2021 NO. 5727

EXPLANATORY NOTE

Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments West Ltd. to secure rental housing and affordable rental units on the subject properties located at 8264 – 208 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(QUADRA HOMES LTD.)

BYLAW 2021 NO. 5727

WHEREAS Section 483 of the Local Government Act provides that Council may enter into a housing agreement with an owner which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and

WHEREAS Council wishes to enter into such an agreement with respect to certain housing units located in the Township of Langley;

NOW THEREFORE the Council of the Township of Langley in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as “Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727”.

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an Agreement with 83 Apartments East Ltd. and 83 Apartments West Ltd. as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   West Half Lot 6 Section 25 Township 8 New Westminster District Plan 1137;

4. Upon execution of the Agreement by the Township Clerk this Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk is authorized to sign and file in the Land Title Office notices of the Agreement as required by the Local Government Act.

READ A FIRST TIME the	28	day of	June	, 2021.
READ A SECOND TIME the	28	day of	June	, 2021.
READ A THIRD TIME the		day of		, 2021.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

HOUSING AGREEMENT/ SECTION 219 COVENANT

THIS AGREEMENT dated for reference _____, 2022 affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

PID 002-017-908 West Half of Lot 6 Section 25 Township 8 New Westminster District Plan 1137 ("**Lands**")

AND IS BETWEEN:

83 APARTMENT WEST LTD. INC NO, BC1233898, having offices at

201-3550 Mt Lehman Road, Abbotsford B.C. V4X 2M9 ("**Owner**")

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation incorporated pursuant to the *Local Government Act*, having offices at 20338 65 Avenue, Langley, BC, V2Y 3J1

("**Township**")

GIVEN THAT:

A. the Owner is the registered owner of the Lands and has applied to the Township for amendments to the Yorkson Neighbourhood Plan , as well as for rezoning of the Lands to permit the construction of two hundred and eleven (211) Residential Units consisting of two (2) six (6) storey buildings for the purposes of market and affordable oriented rental housing;

B. The Owner, has agreed, as a condition for rezoning and issuance of the Development Permit, to the designation of at least thirty (30%) per cent of the Residential Units operated by a not-for-profit organization as affordable (in accordance with the DCC Waiver Bylaw in lieu of payment of Development Cost Charges and Community Amenity Charges;

C. before occupancy of any Residential Units, the Owner intends to enter into a lease/operating agreement with a Non-Profit Organization for the use and occupation of the Lands for the purposes set out in this Agreement;

D. the Township may, pursuant to section 483(1) of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, availability of Dwelling Units, as well as regarding rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time;

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E. the Owner and the Township wish to enter into this Agreement to provide for housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*;

F. the Council of the Township has enacted a bylaw under section 483 of the *Local Government Act* to enter into this Agreement.

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the Township covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement the following words have the following meanings:

(i) **"Affordable Unit"** means each of not less than sixty four (64) Residential Units, the location of which is shown in Appendix A2, which Affordable Units will only be occupied by one or more Eligible Tenants;

(ii) "**Agreement**" means this Housing Agreement/Section 219 Covenant together with the General Instrument;

(iii) "**BC Housing"** means the British Columbia Housing Management Commission or any successor organization or authority that assumes the powers and obligations of the British Columbia Housing Management Commission;

(iv) "**Buildings** " means the two (2) six (6) storey buildings containing two hundred and eleven (211) Residential Units;

(v) "**DCC Waiver Bylaw**" means Township of Langley Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw 2019 No. 5462;

(vi) "**Development**" means the two hundred and eleven (211) Residential Units, together with ancillary uses to be constructed on the Lands, as approved by the Township through its Development Authorization process;

(vii) **"Development Authorization"** means the rezoning of the Lands and the Development Permit(s), the Building Permit(s) to be issued by the Township authorizing development of the Lands, or any portion thereof;

(viii) **"Dwelling Unit**" has the meaning given in the Township's Zoning Bylaw;

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(ix) "**Eligible Tenant**" means a Tenant or Tenants of an Affordable Unit whose collective annual before-tax Income does not exceed the then current Housing Income Levels ("HILS"), as amended from time to time, published by British Columbia Housing Management Commission or its successors in function;

(x) "**General Instrument**" means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all appendices and addenda to the Form C charging the Lands and citing these Standard Charge Terms;

(xi) "**Income**" means the total income before tax from all sources of a Eligible Tenant;

(xii) "**Lands**" means the land described in on page 1 above and in Item 2 of the General Instrument and any part, including the Buildings or any portion of the Buildings, into which the Lands are Subdivided;

(xiii) **"LTO**" means the Land Title Office in Vancouver/New Westminster, British Columbia or its successor;

(xiv) **"Market Rent"** means the market rent payable in the Township for accommodation similar to the Residential Units, as determined by the Canada and Mortgage Housing;

(xv) **"Market Unit**" means all Residential Units, excluding the Affordable Units, occupied by a Resident whose Rent is based on the Market Rent for the Township (less 10%);

(xvi) "**Non-Profit Organization**" has the meaning ascribed in the DCC Waiver Bylaw;

(xvii) "**Operating Agreement**" means the agreement to be entered into between the Owner and the Non-Profit Organization;

(xviii) "**Owner**" means the Transferor described in the General Instrument, and any permitted successor or assign, and includes any future or subsequent owner of the Lands, a Residential Unit, or Residential Units;

(xix) " **Permitted Rent (Affordable)"** means, for an Affordable Unit, the maximum rent the Owner may charge an Eligible Tenant for an Affordable Unit, which Permitted Rent (Affordable) shall be Market Rent less twenty (20) percent, or as determined by the Non-Profit Organization, which ever is less;

(xx) " **Permitted Rent (Market)"** means, for a Market Unit, the maximum rent the Owner may charge a Resident for a Market Unit, which Permitted Rent (Market) shall be Market Rent less ten (10) percent;

(xxi) **"Related Person"** means, where the registered or beneficial Owner of the Rental Housing Units, is:

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(i) a corporation (as such term is defined in the *Business Corporations Act* (British Columbia), then a Related Person is:

(A) an officer, director, or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual

(xxii) "**Rental Purposes**" means a Residential Unit which is not occupied by the Owner or by a Related Person, but which is made available by such Owner to the general public, at arms-length, for use as rental accommodation, and occupied by a Resident and governed by a Tenancy Agreement as defined in section 1 of the *Residential Tenancy Act*, SBC 2002, c 78, as amended or replaced from time to time, between the Owner, or Non-Profit Organization, and a Resident;

(xxiii) **"Resident**" means a person other than a Related Person who inhabits a Residential Unit as his or her principal place of residence by way of a Tenancy Agreement ;

(xxiv) "**Residential Unit**" means any of the Dwelling Units to be constructed on the Lands as part of the Development, comprised of all Market Units and Affordable Units;

(xxv) "**Statutory Declaration**" means a Statutory Declaration in the form attached as Appendix 1 to this Agreement;

(xxvi) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the *Real Estate Act*;

(xxvii) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement between the Owner or Provider and a Resident granting that Resident the right to occupy a Residential Unit;

(xxviii)"**Term**" means the term of this Agreement as set out in Section 2.2;

(xxix) "**Township**" means The Corporation of the Township of Langley or any employee, contractor, agent, delegate or assignee designated by Township Council to act on its

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behalf with respect to this Agreement or any rights or powers granted to the Township hereunder;

(xxx) "**Zoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

1.2 Interpretation - In this Agreement:

(a) reference to the singular includes reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(f) the provisions of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes agents, officers and invitees of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

1.3 Purpose of Agreement - The Owner and the Township agree that this Agreement is intended to service the public interest by:

(a) restricting occupancy of the Residential Units to Eligible Tenants; and

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(b) ensuring that each and every Residential Unit shall, at all times, be used for Rental Purposes and made available solely to Eligible Tenants.

1.4 Appendices – The following appendices are attached and form part of this Agreement:

(a) Appendix 1 – Statutory Declaration

(b) Appendix 2 – Location of Affordable Units

(c) Appendix 3 – Operating Agreement.

ARTICLE 2
USE OF LAND

2.1 Land Use Restrictions – The Owner covenants and agrees with the Township that:

(a) the Lands and all Residential Units must be used only in strict accordance with this Agreement;

(b) the Owner will at all times ensure that the Lands are used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing all bylaws of the Township and all federal, provincial, municipal, or local laws, statutes or regulations relating to environmental matters, including all rules, regulations, policies, guidelines, criteria, or the like promulgated under or pursuant to any such laws;

(c) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be registered against title to the Lands as a Section 219 Covenant and that a notice under subsection 483(5) of the Local Government Act will be filed on the title to the Lands at the LTO;

(d) it will pay all Development Cost Charges and applicable Community Amenity Contributions, unless, before the rezoning of the Lands and issuance of any Development Authorizations, both it and the Township agree, in writing, to the designation of at least thirty (30%) per cent of the Residential Units to be operated during the Term by a not-for-profit organization as Affordable Units and otherwise comply with all obligations set out in the DCC Waiver Bylaw;

(e) the Lands, will not be Subdivided during the Term; and

(f) the Owner will not apply for a building permit for any construction or development on the Lands unless and until the Owner complies with the requirements of section 2.1(d) of this Agreement.

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2.2 Term – This Term of this Agreement shall commence on execution of this Agreement and remain in effect for twenty-one (21) years after the date of issuance of the last occupancy permit issues for the Development.

ARTICLE 3
GENERAL TENANCY RESTRICTIONS

3.1 The Owner covenant and agrees with the Township in respect of the use of the Lands and any Residential Unit on, or to be constructed on, the Lands that:

(a) the Lands will not be used in any way that is inconsistent with the terms of this Agreement;

(b) during the Term, it will not allow any Residential Unit to be used, except for Rental Purposes, pursuant to a Tenancy Agreement;

(c) it hereby authorizes the Township to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement;

(d) the Residential Units must be designed and constructed in accordance with the Development Authorizations;

(e) without limiting the generality of Section 3.1(d), all Residential Units shall be designed and constructed to the same standards;

(f) the Affordable Units shall be constructed at the same time as the Market Units;

(g) parking stalls will be constructed and assigned to each of the Residential Units in accordance with the Zoning Bylaw; and

(h) it will keep and maintain or cause to be kept and maintained, the Building and the Residential Units and all parts thereof in good repair and in a safe, clean, neat, and tidy condition, reasonable wear and tear, excepted, and will insure, or cause to be insured, the Residential Units to the full replacement cost, against perils normally insured against by strata corporations and owners of similar property in the Township of Langley by reasonable and prudent owners of similar residential units, buildings, and lands.

3.2 The Owner covenants and agrees with the Township that the Owner will not:

(a) be issued with a Development Authorization unless the Development Authorization includes all Residential Units; and

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(b) occupy, or permit any person to occupy any Residential Units, in part or in whole, constructed on the Lands and the Township will not be obligated to permit occupancy of any Residential Units constructed in a Building until all of the following conditions are satisfied:

(ii) the Residential Units have been constructed in accordance with the Development Authorizations;

(iii) the Residential Units have received final building permit inspection granting occupancy; and

(iv) the Owner is not in breach of any of its obligations under this Agreement or any other agreement between the Township and the Owner in connection with the construction of the Residential Units.

3.3 The Owner must not rent, lease, license, or otherwise permit occupancy of any Residential Unit except to a Tenant and except in accordance with the following additional conditions:

(a) the Residential Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) no Residential Unit shall be rented on less than a thirty (30) days rental period, whatsoever;

(c) rent for the Market Units shall be not exceed the Permitted Rent (Market); and

(d) each and every Affordable Unit shall only be rented to an Eligible Tenant for not more than the Permitted Rent (Affordable).

3.4 The Owner will not demolish any Residential Unit unless the Owner first obtains a demolition permit from the Township. The Township shall provide a demolition to the Owner in the following circumstances:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Residential Unit, and the Owner has delivered to the Township a copy of the engineer's or architect's report; or

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(b) the Building in which a Residential Unit is located is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the Township in its sole discretion.

3.5 Should a demolition permit be issued in accordance with section 3.4, the Lands shall not be redeveloped unless such redevelopment includes the provision of not less than the number of Residential Units that were demolished.

3.6 Management and Long-Term Maintenance - The Owner covenants and agrees with the Township that, in order to ensure the long-term maintenance of the Residential Units, it will ensure that it or the Non-Profit Organization will furnish good and efficient management of the Residential Units and will permit representatives of the Township to inspect the Residential Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees with the Township that it will ensure that the Residential Units are maintained in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

3.3 Tenancy Restrictions – The Owner further covenants and agreed with the Township as follows:

(a) **Notification of this Agreement** – The Owner of any Residential Unit must in every Tenancy Agreement:

(i) disclose the existence of this Agreement;

(ii) disclose the restrictions applicable to the Residential Unit under this Agreement;

(iii) ensure every tenancy for the rental of a Residential Unit and every purchase and sale agreement is made conditional upon complying with section 3.7(b), whichever is applicable, of this Agreement; and

(iv) provide the prospective Eligible Tenant with a copy of this Agreement;

(b) **Statutory Declaration** - At least seven (7) days prior to the occupation of an Residential Unit by an individual, the Owner of the Residential Unit who is renting to the individual must collect and store for a period of two years a Statutory Declaration, in the form set out in Appendix "1" sworn by the individual under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration;

(c) upon written request by the Township, the Owner must provide the Township with a copy of the Statutory Declaration, such copy to be used only in accordance

with the Township's requirements under the *Freedom of Information and Protection of Privacy Act*, as amended or replaced from time to time; and

(d) **Applies to all Owners** – For clarity, the restrictions in this section 3.3 shall apply to Owners of all Residential Units.

3.4 Application of Agreement - The Owner acknowledges and agrees that this Agreement will apply to the Lands and upon the Building that is to be constructed on the Lands.

3.5 Owner's Duty to Comply – The Township may provide written notice, in accordance with Section 9.8 to the Owner of any matter involving a failure by the Owner or the Non-Profit Organization to comply with this Agreement or the Operating Agreement and upon receipt of such notice, the Owner shall take all necessary steps at its own expense to bring itself back into compliance with this Agreement or the Operating Agreement. Any failure or inability by the Owner to comply with this Agreement within thirty (30) days of receiving notice from the Township shall constitute a default of this Agreement and shall entitle the Township to exercise any of its rights in respect such default under this Agreement, including its rights under Article 5.

ARTICLE 4
ADMINISTRATION OF THIS AGREEMENT

4.1 Township to Administer - Except as otherwise provided for in this Agreement, the Township may monitor, administer, enforce and implement the terms of this Agreement.

4.2 Township Inquiries - The Owner hereby irrevocably authorizes the Township to make such inquiries as it considers necessary with the Owner, any strata corporation or otherwise in order to confirm that the Owner and any occupiers of any part of the Lands are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Township to provide such information to the Township.

ARTICLE 5
DEFAULT AND REMEDIES

5.1 Specific Performance - The Owner acknowledges and agrees with the Township that:

(a) damages are not an adequate remedy to the Township in respect of any breach of this Agreement by the Owner;

(b) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement and that the Township is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in

respect of any breach by the Owner of this Agreement and shall also be entitled to its legal costs on a solicitor and client basis;

(c) it is entering into this Agreement to benefit the public interest in making the rental accommodation for Residents available;

(d) that the Township's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out; and

(e) the Township's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

5.2 Cumulative Remedies - No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude the Township from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

5.3 The Owner acknowledges that the Township requires the Residential Units are provided for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the Township $100.00 (the "**Daily Amount**") as liquidated damages and not as a penalty, due and payable at the offices of the Township on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the Consumer Price Index. The Owner agrees that payment may be enforced by the Township in a court of competent jurisdiction as a contract debt or by adding the amount to taxes for the Lands as taxes in arrears.

5.4 Rent Charge - By this section, the Owner grants to the Township a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the Township of the Daily Amount as described in section 5.3. The Township agrees that enforcement of the rent charge granted by this section is suspended until the date that is thirty (30) days after the date on which any amount due under section 5.3 is due and payable to the Township in accordance with section 5.3. The Township may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver

ARTICLE 6
SECTION 219 COVENANT

6.1 Agreement Constitutes Section 219 Covenant - The Owner agrees, pursuant to section 219 of the *Land Title Act*, that:

(a) the terms and conditions of this Agreement constitute a covenant in respect of the use and occupancy of the Lands and annexed to and running with the Lands; and

(b) the Township may register this Agreement in the LTO against title to the Lands and any Residential Unit as a covenant pursuant to section 219 of the Land *Title Act*.

ARTICLE 7
MISCELLANEOUS

7.1 Housing Agreement - The Owner acknowledges and agrees that:

(a) this Agreement constitutes a housing agreement entered into under section 483 of the *Local Government Act*; and

(b) the Township may register a notice of housing agreement under section 483 of the *Local Government Act* in the LTO against title to the Lands or any Residential Unit.

7.2 Modification - This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Township, and provided the amended Agreement is signed by the Township and the Owner.

7.3 Indemnity - The Owner will indemnify and save harmless the Township and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands or any Residential Unit; and

(c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner

7.4 Release - The Owner by this Agreement releases and forever discharges the Township and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

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(a) ownership, lease, operation or management of the Lands or any Residential Unit under this Agreement; and

(b) the exercise by the Township of any of its rights under this Agreement or an enactment.

7.5 Municipal Powers Unaffected - This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the Township any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.6 Agreement for Benefit of Township only - The Owner and the Township agree that:

(a) this Agreement is entered into only for the benefit of the Township;

(b) this Agreement is not intended to protect the interests of the Owner, any Eligible Tenant, or any future owner, lessee, occupier or use of the Lands, a Residential Unit or any portion thereof;

(c) the Township may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner; and

(d) upon expiry of this Agreement, the Township at the written request of the owner, will execute a release and discharge of the agreement at the cost of the Owner.

7.7 No Public Law Duty - Where the Township is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Township is under no public law duty of fairness or natural justice in that regard and agrees that the Township may do any of those things in the same manner as if it were a private party and not a public body.

7.8 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Township addressed:

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To: Township of Langley
General Manager of Engineering and Community Development
20338 – 65 Avenue
Langley, British Columbia V2Y 3J1

And to: the Owners:
83 Apartments West Ltd.
201-3550 Mt Lehman Road,
Abbotsford B.C. V4X 2M9

with a copy to:
83 Apartments West Ltd.
201-3550 Mt Lehman Road,
Abbotsford B.C. V4X 2M9

or to the most recent postal address provided in a written notice given by each of the parties to the other or recorded on title at the LTO. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.9 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.10 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.11 Waiver - All remedies of the Township will be cumulative and may be exercised by the Township in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Township exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

7.12 Sole Agreement - This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Township and the Owner respecting the use and occupation of the Residential Units, and there are no warranties, representations, conditions or collateral agreements made by the Township except as set forth in this Agreement.

7.13 Further Assurance - Upon request by the Township the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Township to give effect to this Agreement.

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7.14 Covenant Runs with the Lands - This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.15 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

7.16 Equitable Remedies - The Owner acknowledges and agrees that damages would be an inadequate remedy for the Township for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.17 No Joint Venture - Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the Township or give the Owner any authority to bind the Township in any way.

7.18 Applicable Law - Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.19 Deed and Contract - By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Sale of Residential Units -The Owner must not, without the prior written consent of the Township acting in its sole discretion, sell or transfer the Residential Units, separately in a single or related series of transactions, with the result that when the purchaser or transferee of the Residential Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Residential Units.

IN WITNESS WHEREOF, the parties hereby affixed their signatures on the day and year first above written.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, by its
authorized signatories:

_____

83 APARTMENTS WEST LTD., by its
authorized signatories:

_____

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APPENDIX 1

STATUTORY DECLARATION

HOUSING AGREEMENT BETWEEN
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
AND

[INSERT NAME OF OWNER]

(the "**Housing Agreement**")

TO WITNESS:

I, _____ of _____, British Columbia,
[*Print name*] [*Address*]

DO SOLEMNLY DECLARE THAT:

1. This declaration is made with respect to the Lands municipally described as _____, Langley, British Columbia and legally described as PID: _____ (the "**Lands**").

2. I am the owner of the Lands and the Residential Housing Units constructed on the Lands and make this declaration to the best of my personal knowledge and believe the statements in this declaration are true.

3. I confirm that all Residential Units are rented to a Tenant.

4. I confirm that all Affordable Units are rented to an Eligible Tenant.

5. I confirm that a not for profit organization is operating the Affordable Units.

6. This declaration is made pursuant to the Housing Agreement registered against title to the Lands.

7. I have received and reviewed a copy of the Housing Agreement and acknowledge that the terms and definitions in the Housing Agreement apply to this statutory declaration.

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8. I agree to comply with the Owner's obligations under the Housing Agreement and other charges in favour of the Township registered in the Land Title Office against the Lands for so long as I am the Owner of the Lands.

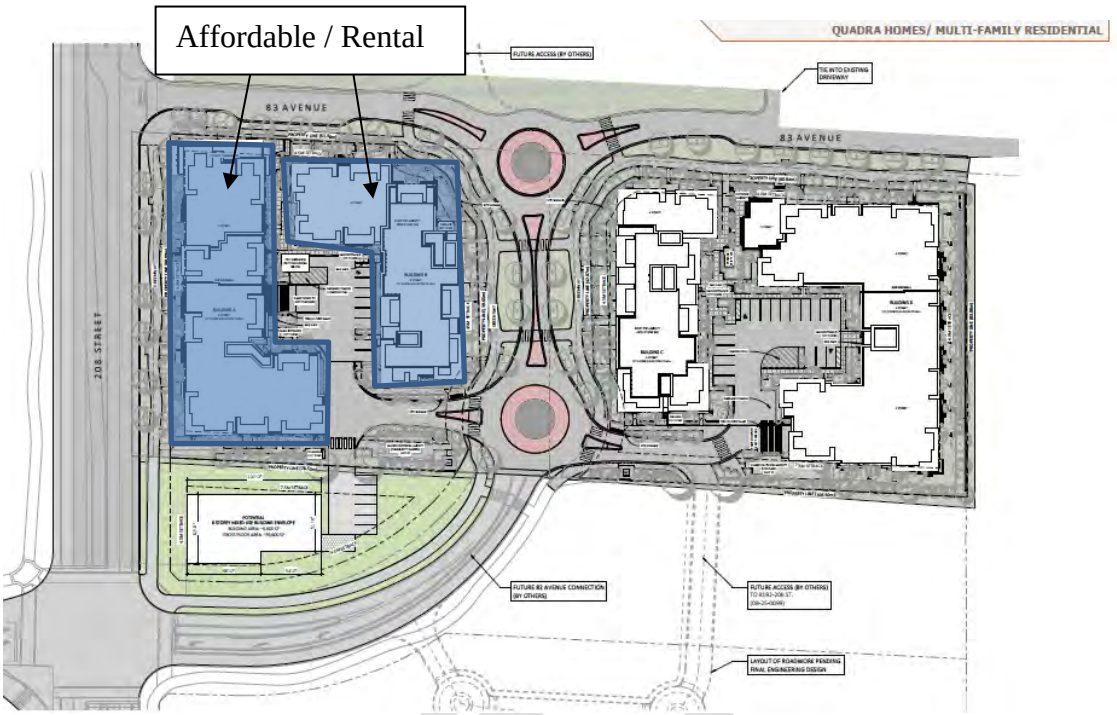
9. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME AT	)	
_____ THIS	)	
_____ DAY OF_____, 20___	)	
	)	
	)	
_____	)	_____
Print name:		DECLARANT
A commissioner of oaths for the	)	
the Province of British Columbia	)	
[*Affix Commissioner's stamp or seal*	)	
	)	
	)	
	)	

NOTE: A false declaration may result in a fine of up to $2000.00, up to six months' imprisonment, or both.

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APPENDIX 2 – LOCATION OF AFFORDABLE UNITS



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APPENDIX 3 - OPERATING AGREEMENT

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2018 NO. 5330

EXPLANATORY NOTE

Bylaw 2018 No. 5330 rezones 8.3 ha (20.4 ac) of land located at 3354, 3424, 3430, 3474, and 3502 – 208 Street to Residential Zone R-1D to permit the subdivision of 84 fee simple single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2018 NO. 5330

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

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5330".

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

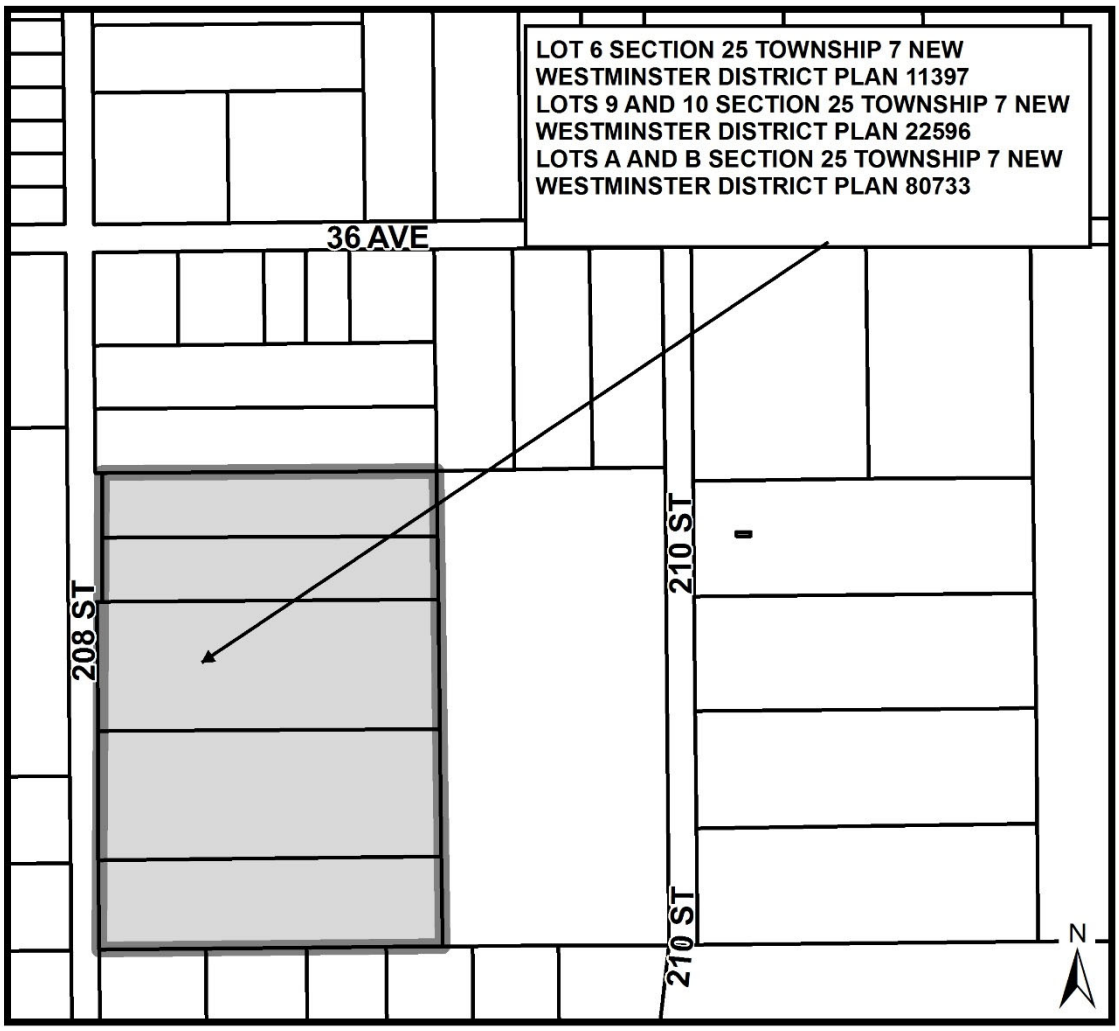
   Lot 6 Section 25 Township 7 New Westminster District Plan 11397;
   Lot 9 Section 25 Township 7 New Westminster District Plan 22596;
   Lot 10 Section 25 Township 7 New Westminster District Plan 22596;
   Lot A Section 25 Township 7 New Westminster District Plan 80733; and
   Lot B Section 25 Township 7 New Westminster District Plan 80733

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	29	day of	January	, 2018.
READ A SECOND TIME the	29	day of	January	, 2018.
PUBLIC HEARING HELD the	19	day of	February	, 2018.
READ A THIRD TIME the	05	day of	March	, 2018.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5330



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2018 NO. 5331

EXPLANATORY NOTE

Bylaw 2018 No. 5331 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2018 NO. 5331

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as “Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5331”.

2. Appendix “A” is a copy of the phased development agreement.

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

4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaws as Appendix “A.”

READ A FIRST TIME the	29	day of	January	, 2018.
READ A SECOND TIME the	29	day of	January	, 2018.
NOTICE WAS ADVERTISED ON	9, 15	day of	February	, 2018.
PUBLIC HEARING HELD the	19	day of	February	, 2018.
READ A THIRD TIME the	05	day of	March	, 2018.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

PHASED DEVELOPMENT AGREEMENT

THIS AGREEMENT dated for reference _____, 2018

BETWEEN:

Qualico Developments (Vancouver) Inc., Inc. No. A26101
#310 5620 – 152 Street
Surrey, BC V3S 3K2

(the "**Developer**")

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

A. Definitions

1. In this Agreement

"**Approving Officer**" means the Approving Officer having jurisdiction for subdivision approval under the *Land Title Act* and *Strata Property Act*;

"**Assumption Agreement**" means an assumption agreement under sections 21(7) through (11);

"Lands" means the lands legally described in Schedule A;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the "Township of Langley Phased Development Agreement Bylaw No. 5331, 2018;

"**Release**" means a release or discharge sufficient to remove a charge or other interest registered against the title to land at the Land Title Office;

"**Section 219 Covenant**" means a covenant that precludes construction of a building on the Lands, other than for servicing infrastructure, until the conditions of use of buildings or land are satisfied in accordance with the covenant, which Section 219 Covenant will be released when the Township has certified in writing that the conditions have been satisfied;

"**Site Plan"** means the plan attached as Schedule "C" to this Agreement;

"**Specified Bylaw Provisions**" means:

(a) any and all provisions of the Zoning Bylaw that are applicable to the Lands as of the date of this Agreement, that regulate:

(i) the use of land, buildings and other structures;

(ii) the density of the use of land, buildings and other structures;

(iii) the siting, size and dimensions of:

A. buildings and other structures; and

B. uses that are permitted on the land; and

(iv) the location of uses on the land and within buildings and other structures;

(v) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(vi) the conditions that will entitle an owner to different density regulations;

(b) the subdivision and development standards set out in the Subdivision Bylaw as of the reference date of this Agreement;

"**Subdivision Bylaw**" means Township of Langley Subdivision and Development Servicing Bylaw No. 4861, 2011 as it stands on the date of this Agreement, a copy of which is certified by Corporate Officer and delivered to each of the Parties as of the reference date of this Agreement;

"**Term**" means ten (10) years from the date of adoption of the PDA Bylaw;

"**Zoning Bylaw**" means Township of Langley Zoning Bylaw No. 2500, 1987 as it stands on the date of this Agreement, a copy of which is certified by the Corporate Officer and delivered to each of the Parties as the reference date of this Agreement;

B. Phases

2. The phasing of the development of the Lands may proceed in accordance with the phasing plan set out in Schedule C.

C. Amenities and Other Terms and Conditions

3. (a) The Developer shall complete and submit to the Township professional engineering assessments for the proposed development on the Lands as necessary, including a geotechnical assessment to confirm suitability of the Lands for the intended use, a review of any potential impacts on the Township's roads, water, sanitary sewer and drainage systems and traffic circulation, prior to final subdivision approval.

(b) If applicable under Provincial enactments, the Developer shall obtain

(i) approval in principle of a remediation plan from the Ministry of Environment prior to the issuance of a development permit in respect of the Lands, and

(ii) a Certificate of Compliance prior to the issuance of the final building permit in respect of the Lands.

(c) The Developer shall concurrently with this Agreement execute and deliver to the Township if requested by the Township, an Indemnity Agreement, satisfactory to the Township Council, protecting the Township from any and all liability or damages arising out of or related to the presence of any contaminated soil on the Lands.

(d) The Developer shall reroute all overhead utility wires underground on the Lands and on any public land adjacent to the Lands.

(e) The Developer shall at all times comply with Best Management Practices from the Ministry of Environment respecting protection of endangered species and species at risk.

4. The Developer at its sole cost shall

(a) transfer land to the Township, in addition to required park land dedications, for public open space pocket parks, and dog off-leash park areas,

(b) provide greenway and multi-use trail improvements,

(c) provide a portion of a new recreation facility,

(d) provide improvements to fire halls, and

(e) provide public art

(the "Amenities") in the Township, all for the benefit of the Township residents. The Developer and Township acknowledge and agree that the maximum liability of the Developer under this section 4 is the amount the parties have agreed to under section 5. These amenities will be located at sites stipulated by the Township in accordance with specifications and standards stipulated by the Township.

5. The Developer agrees that, without limiting section 4, the Developer has elected in lieu of directly providing the Amenities to pay the Township the sum of $1,607,083.40 on or before the date the Township's Approving Officer approves the subdivision after the reference date of this Agreement to allow new development on the Lands, on the understanding that:

the Township will use the monies solely for one or more of the Amenities; and

(i) the Township will in its sole discretion determine the Amenities to be provided, the location in the Township, and the specifications and standards.

D. <u>Bylaw Changes</u>

6. Changes to the definition of the Specified Bylaw Provisions can only be made by amending this Agreement.

7. Changes made during the Term to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands, including any parcels created therefrom, unless:

(a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:

(i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

(ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

(iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

(iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

(b) this Agreement has been terminated pursuant to sections 15 or 16; or

(c) the Developer has agreed in writing that the changes apply, in accordance with section 10.

8. Changes made during the Term to provisions of the Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands, including any parcels created therefrom, unless:

(a) the change is a change to standards for water, sanitary sewer, or storm sewer that are of general application across the Township;

(b) the changes fall within the limits established by section 516 of the Local Government Act, being:

(i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

(ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

(iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

(iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

(c) this Agreement has been terminated pursuant to sections 15 or 16; or

(d) the Developer has agreed in writing that the changes apply, in accordance with section 10.

9. In the event of the repeal by the Township of the Zoning Bylaw or the Subdivision Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the Local Government Act, the Developer and the Township agree that the Specified Bylaw Provisions continue to apply to the Lands for the balance of the term of this Agreement, despite such repeal.

10. (1) The agreement of the Developer that changes to provisions of the Zoning Bylaw and the Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Lands will only be effective if it is in writing and includes the terms set out in Schedule "D";

(2) Following execution of the agreement that includes the terms set out at Schedule "D", section 7 of this Agreement will continue to apply, and further or subsequent changes made by the Township to its Zoning Bylaw and Subdivision Bylaw that fall within the definition of the Specified Bylaw Provisions will not apply to the development of the Lands unless the Developer agrees in writing that they apply, by way of a further agreement that includes the terms set out at Schedule "D"; and

(3) In the event of the transfer of title to a portion of the Lands, the right of consent of the transferee is limited to the lands acquired by the transferee, and the transferee shall not have any right of consent as regards lands that it has not acquired.

11. Changes made to the provisions of the Zoning Bylaw and Subdivision Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the development of the Lands, including any parcels created therefrom. For certainty, the interpretation of whether a section in the Zoning Bylaw and Subdivision Amendment Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw and Subdivision Bylaw.

12. In the event of the transfer of title of a portion of the Lands, the right of consent of the transferee under section 516 of the *Local Government Act* is limited to the lands acquired by the transferee, and the transferee shall not have any right of consent as regards any land that the transferee has not acquired.

F. Amendment, Termination, Enforcement, Arbitration and Title Transfer

F.1. Amendment

13. (1) No amendment to this Agreement shall be effective unless it is made in writing and is duly executed by the Developer and the Township.

(2) The Township, by resolution without a new public hearing, and the Developer, may agree to "minor amendments" of this Agreement. For the purposes of this Agreement, a "minor amendment" is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:

(a) the Lands;

(b) the definition of the Specified Bylaw Provisions'

(c) the Term of this Agreement;

(d) the provision of this Agreement regarding what cannot constitute a minor amendment; or

(e) the provisions of this Agreement regarding transfer.

(3) Nothing in subsection (2) prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

(4) A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

F.2 Term, Termination, Enforcement and Arbitration

(1) Term

14. The Term of this Agreement is ten (10) years from the date of the adoption of the PDA Bylaw, unless otherwise terminated in accordance with the provisions hereof.

(2) Termination

15. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.

16. The Township may, but is not obliged to, terminate this Agreement before the expiry of the Term if the Developer does not, at the time it registers the first Subdivision of the Lands after the reference date of this Agreement at the Land Title Office, also register the Servicing Covenant against the title to each parcel to which it applies.

17. Sections 30 and 33 shall survive the termination of this Agreement.

18. The Developer and the Township agree that neither party may terminate this Agreement before the expiry of the Term, except as provided in sections 15 and 16.

(3) Enforcement

19. (a) The Developer and the Township agree that the following enforcement procedures and remedies will be available if the other does not comply with any other section hereof when required:

(i) apart from disputes related to such matters that are referred to in section 20, either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis;

(ii) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis; and

(iii) the Developer or the Township, as the case may be, will be responsible to the other for the cost, losses and damages that flow from any breach of the terms of the Agreement by the other;

provided however that, in the event of a default in performance of any such sections, each will give the other written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

(b) The Developer covenants and agrees that expiry of the Agreement and any termination in accordance with section 15 or 16 or otherwise, does not entitle to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of as performed (and specifically agrees that the Specified Zoning Bylaw Provisions of this Agreement for the period prior to expiry or termination provides sufficient consideration for the Amenities) and the release and indemnity provisions under section 33 apply in this regard.

(c) The Developer covenants and agrees it will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities provided under this Agreement, or seek restitution in relation to any of the Amenities provided under this Agreement, and if does any of the foregoing, the Township may provide this Agreement to the Court as a full and complete answer.

(d) Without limitation, paragraphs (b) and (c) apply whether or not the Developer proceeds with any development on the Lands.

(e) The Developer shall execute, deliver and register in the Land Title Office a Covenant under section 219 of the *Land Title Act*, in the form and with the content of Schedule F, concurrently with and conditional upon the adoption of the PDA Bylaw, with the intention that this covenant shall be registered against title to the Lands in order to secure the obligations of the owner of the Lands to use and develop the Lands in accordance with the provisions of this Agreement.

(f) Following termination of this Agreement development of the Lands shall continue to be governed by the section 219 Covenants attached as Schedule B and F.

(4) Interpretation and arbitration

20. (1) In the event of any dispute related to matters under the following provisions:

(a) section 1 and Schedule B and F [terms of section 219 Covenant];

(b) sections 3 and 4 [all issues related to the amenities and other terms and conditions];

(c) section 21 (7) to (10) [Assumption Agreement terms];

and any failure to reach agreement on any matter related thereto, such dispute or disagreement may be submitted by either party to and be finally settled by a single arbitrator pursuant to the *Arbitration Act* (British Columbia), provided that it is understood and agreed that:

(d) the Developer's ability to proceed with construction is not to be delayed while any arbitration related to any of the above matters other than Assumption Agreement terms occurs, but rather the Developer may proceed on the basis of the position it takes on any such matter, provided it first provides security to the Township by way of a clean irrevocable letter of credit securing the reasonable difference in cost of satisfying the matter according to the Developer's position and the costs of satisfying the matter according to the Township's position; and

(e) this section 20 is not intended to, nor is to be construed as, preventing the parties hereto, or either of them, from seeking relief from the courts to establish appropriate terms on which the Developer may proceed with construction pending an arbitration (i.e. regarding the scope of the dedication, obligation, Assumption Agreement terms, etc.);

(2) If the parties cannot agree to a single arbitrator, then such arbitrator shall be chosen by reference to a Judge of the Supreme Court of British Columbia;

(3) The parties shall share equally in the costs of:

(a) referring the choice of an arbitrator to a Judge of the Supreme Court of British Columbia, and

(b) any arbitration;

(4) The determination made by a single arbitrator will be final and binding upon the Developer and the Township; and

(5) The provisions of this section will be deemed to be a submission to arbitration within the provisions of the *Arbitration Act* (British Columbia), except on the question of arbitrator remuneration.

F.3 Rights and obligations upon title transfer

Rights of Developer

21. (1) Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.

Rights of transferees – generally

(2) In the event of a sale, the "class of persons" by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act,* is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy. By signing this Agreement, the Township gives its consent to the assignment of such rights to any party within such 'class of persons' consent, with such rights being as more particularly set out in subsections (4) through (10) inclusive of this section.

(3) A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights.

Obligations of transferees – generally

(4) Further to sections 503 and 516 of the *Local Government Act*, the terms of this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement, with such obligations being as more particularly set out in subsections (5) through (10) inclusive of this section.

Obligations of the Developer and transferee – transfer of the whole of the Lands

(5) In the event of a transfer of the whole of the Lands to a party within the "class of persons" referenced in subsection (2), then:

(a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;

(b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if, but only if, the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and

(c) notwithstanding subsection (b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.

Rights of transferee – transfer of a subdivided portion of the Lands

(6) In the event of a transfer of any subdivided portion of the Lands:

(a) the transferee shall have all right, title, benefit, interest, privilege and advantage of the Developer further to Part E [Bylaw changes and development permits] of this Agreement in respect of the portion of the Lands transferred to the transferee, but only in respect of that portion of the Lands transferred; and

(b) for greater certainty, the agreement of the transferee is not and will not be required under Part E [Bylaw changes and development permits] of this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee;

(c) subject to subsection (8), the transferee:

(i) shall not have any rights under any provision of this Agreement other than those in Part E [Bylaw changes and development permits], as against either the Developer or the Township; and

(ii) notwithstanding subsection (1), the transferee shall have no rights, or remedies against either the Developer or the Township, in the event of the termination of this Agreement further to the provisions hereof.

Obligations of the Developer and the transferee – transfer of a subdivided portion of the Lands

(7) Unless an Assumption Agreement is entered into between the Township, the Developer and the transferee, a transfer of a subdivided portion of the Lands does not in any way affect:

(a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;

(b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or

(c) the Township's right to terminate this Agreement (and by doing so terminate the rights of the transferee) under section 16 of this Agreement.

(8) An Assumption Agreement under subsection (7), entered into between the Township, the Developer and the transferee, can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.

(9) Unless otherwise provided for in an Assumption Agreement under subsections (7) and (8), the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:

(a) cooperate fully and promptly execute all documentation that the Developer may require; and

(b) provide all authorizations, access and information that the Developer may require

to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

(10) In the event that a transferee transfers all or any part of the transferee's land to a subsequent transferee, the respective rights and obligations of the transferee and the subsequent transferee in respect of such part of the transferee's land, will, insofar as the matters dealt with in subsections (6), (7), (8) and (9) are concerned, be on the basis as set out in those subsections.

(11) The Township will not act unreasonably in deciding whether to enter into an Assumption Agreement, including considering whether its interests are prejudiced in a substantial practical way.

G. Other

Binding Effect and statutory approval

22. This Agreement shall, subject to section 21, enure to the benefit of and be binding upon the parties hereto, and their respective successors and permitted assigns.

23. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for at section 516 of the *Local Government Act*.

24. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

Further Acts

25. The Developer and the Township shall do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.

No Other Agreements

26. This Agreement is the entire agreement between the parties regarding its subject. It is mutually understood, acknowledged and agreed by the parties that the Township has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this Agreement. For certainty, the parties also acknowledge and agree that they have also entered into covenant agreements, statutory right of way agreements, a development cost charge front-ender agreement, a latecomer agreement and an agreement of purchase and sale.

Time of the Essence

27. Time is of the essence of this Agreement.

Force Majeure

28. All obligations of the parties shall be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term.

No Waiver

29. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

Severability

30. If any part of this Agreement other than Part E [Bylaw changes and development permits] is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that Part E is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding shall not limit such nonconforming use protection as has accrued to the Developer or transferee under section 528 of the *Local Government Act* in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

31. In this Agreement:

    (a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

    (b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

    (c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in Langley, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

32. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

33.

(a) The Developer shall indemnify and keep indemnified the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.

(b) The Developer hereby releases, saves harmless and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether based in law or equity, whether known or unknown, for any loss, damage or injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities and the development of the Lands as contemplated under this Agreement, or any breach by the Developer of any covenant in this Agreement, save and except as a result of any breach by the Township of this Agreement.

(c) The indemnity and release provisions of sections 33 (a) through (c) shall survive the expiry or termination of this Agreement.

Notice

34. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or transmitted by facsimile addressed as follows:

(a) if to the Developer:

Qualico Developments (Vancouver) Inc., Inc. No. A26101
#310 5620 – 152 Street
Surrey, BC V3S 3K2

(b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

With a copy to:

Lidstone & Company
128 West Pender Street, Suite 1300
Vancouver, BC V6B 1R8

Attention: Don Lidstone, Q.C.

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and any notice, demand, statement, request or other evidence transmitted by facsimile will be considered to have been given to the party to whom it is addressed on the next business day following the date of such transmission.

Execution

35. This agreement may be executed in counterparts, and such counterparts together shall constitute a single instrument.

Costs

36. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

37. The following schedules are annexed to and form part of this Agreement:

Schedule "A" – Lands

Schedule "B" – [Intentionally Deleted]

Schedule "C" – Site Plan

Schedule "D" – Form for Agreement to Bylaw Changes

Schedule "E" – [Intentionally Deleted]

Schedule "F" – Enforcement Covenant

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

QUALICO DEVELOPMENTS (VANCOUVER) INC., INC. NO. A26101	**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**
Per:_____ Authorized Signatory	Per:_____
Per:_____ Authorized Signatory	Per:_____

SCHEDULE A

LANDS

PID: 013-299-026; LOT A SECTION 25 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 80733;

PID: 013-299-034; LOT B SECTION 25 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 80733;

PID: 003-142-612; LOT 9 SECTION 25 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 22596;

PID: 009-261-923; LOT 10 SECTION 25 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 22596;
and

PID: 009-522-263; LOT 6 SECTION 25 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 11397

SCHEDULE B

[Intentionally Deleted]

SCHEDULE C

SITE PLAN



SCHEDULE D

FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, ____

BETWEEN:

Qualico Developments (Vancouver) Inc., Inc. No. A26101
#310 5620 – 152 Street
Surrey, BC V3S 3K2

(the "**Developer**")

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
20338-65 Avenue
Langley, BC V2Y 3J1

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw No. _____ dated the ___ day of _____, _____ (the "**PDA**");

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

[set out legal description] (the "**Lands**");

C. The Township has, pursuant to Bylaw No. _____,_____ amended the provisions of its Zoning Bylaw or Subdivision Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the "**Amended Provisions**")

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.

2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:
(a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which shall continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or

(b) impact lands that may be the subject of the PDA other than the Lands.

3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:

(a) the foregoing agreement in respect of the Amended Provisions does not imply, and shall not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and

(b) any further or subsequent changes to the Township's Zoning Bylaw or Subdivision Bylaw made by the Township that fall within the definition of Specified Bylaw Provisions in the PDA, other than the Amended Provisions, shall not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

Qualico Developments (Vancouver) Inc., Inc. No. A26101 by its authorized signatories

Per: Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatories

Per: Authorized Signatory

Per: Authorized Signatory

SCHEDULE E

SPECIFIED BYLAW PROVISIONS

[Intentionally Deleted]

SCHEDULE F

ENFORCEMENT COVENANT

TERMS OF INSTRUMENT - PART 2

W H E R E A S:

A. The Grantor is the registered owner in fee simple of:

PID

(the "**Lands**");

B. The Grantee is the Township of Langley;

C. The Grantor has agreed to develop the Lands in accordance with a Phased Development Agreement dated for reference the ____ day of ____, 2018 and made between the Grantor and the Grantee (the "**Phased Development Agreement**").

NOW THEREFORE, in consideration of the payment of the sum of $10.00 by the Grantee to the Grantor and the premises and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, each of the parties hereto covenants and agrees with the other as follows:

1. In this Covenant the following terms have the following meanings:

   (a) "**Development**" means the Development of the Lands contemplated by the Phased Development Agreement and includes an activity that alters the Lands or any vegetation on the Lands in preparation for or in connection with the installation on the Lands of buildings, improvements, works or services, including without limitation, a highway;

   (b) "**Grantor**" means _____; and

   (c) "**Grantee**" means _____.

2. The Grantor covenants with the Grantee that it will construct and cause to be constructed any building or structure on the Lands in accordance with the Phased Development Agreement and the Development Permit issued in respect of the Lands under No. _____.

3. If the Grantor is in breach of an obligation under the Phased Development Agreement, or the Grantee terminates the Phased Development Agreement as a result of a breach of the Phased Development Agreement by the Grantor, the Grantor covenants that it will not further subdivide the Lands, under the *Land Title Act (British Columbia)* or the *Strata Property Act (British Columbia)* or Regulations under those Acts without the consent of the Township.

4. The restrictions and covenants herein contained shall be covenants running with the Lands and shall be perpetual, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Land Title Office pursuant to section 219 of the *Land Title Act*. Notwithstanding the foregoing, the Grantee agrees to discharge this Agreement from title to the Lands (or the applicable portion thereof) forthwith upon the issuance by the Township of an occupancy permit in respect of any building constructed on the Lands (or the applicable portion thereof).

5. The Grantor and the Grantee agree that the enforcement of this Agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the Lands shall not be interpreted as creating any duty on the part of the Grantee to the Grantor or to any other person to enforce any provision or the breach of any provision of this Agreement.

6. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if the Agreement had not been executed and delivered by the Grantor.

7. The Grantor hereby releases and forever discharges the Grantee, its officers, employees and agents, of and from any claim, cause of action, suit, demand, expenses, costs and expenses, and legal fees whatsoever which the Grantor can or may have against the said Grantee for any loss or damage or injury, including economic loss, that the Grantor may sustain or suffer arising out of the breach of this Agreement by the Grantor or a party for whom the Grantor is at responsible at law.

8. The Grantor covenants and agrees to indemnify and save harmless the Grantee, its officers, employees and agents, from any and all claims, causes of action, suits, demands, expenses, costs and expenses, and legal fees whatsoever that anyone might have as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or by anyone who suffers loss of life or injury, including economic loss, to his person or property, that arises out of the breach of this Agreement by the Grantor or a party for whom the Grantor is at responsible at law.

9. It is mutually understood, acknowledged and agreed by the parties hereto that the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement.

10. This Agreement shall be registered as a first charge against the Lands and the Grantor agrees to execute and deliver all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.

11. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this Agreement. This is a personal covenant between the parties.

12. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out. Notwithstanding the foregoing, it is understood and agreed by the Grantee that this Agreement shall only be binding upon the Grantor as personal covenants during the period of its ownership of the Lands.

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

14. Wherever the expressions "Grantor" and "Grantee" are used herein, they shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

15. The Grantor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.

16. Time is of the essence of this Agreement.

17. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.

*, the registered holder of a charge by way of * against the within described property which said charge is registered in the Land Title Office under number *, for and in consideration of the sum of One ($1.00) Dollar paid by the Grantee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Grantee, its successors and assigns, that the within section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C (pages 1 and 2) attached hereto.

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, June 15, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:
S. Hedao, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

L. George, M. Kramer, K. Mackie, S. Martin, and L. Solomon

Staff:
K. Snowden, Assistant Fire Chief
P. Ward, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – June 15, 2022

Moved by L. George,
Seconded by M. Kramer,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the June 15, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – May 18, 2022

Moved by L. George,
Seconded by L. Solomon,
That the Seniors Advisory Committee adopt the Minutes of the May 18, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Multimorbidity and Socioeconomic Deprivation among Older Adults

Item deferred.

D. REPORTS

1. Co-Chairs Report

Councillor Arnason provided an update on upcoming events and public input opportunities in the Township.

Councillor Ferguson commented on the Metro Vancouver Liquid Waste Committee and the Indigenous Relations Committee meetings that he attended recently.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Extreme Heat

2022 SAC Work Plan Item #8: Impact of climate change and extreme weather on seniors

- Age- and Dementia-friendly Action Plan Action 2M: Seek ways to further engage older adults, people living with dementia, and caregivers in emergency preparedness programs, and ensure updates to emergency response guidelines are inclusive of the full diversity of residents.

K. Snowden, Assistant Fire Chief, provided an update on Extreme Heat Preparedness and Response. The following information was provided:

Langley Emergency Program Background:

- Joint Program of the Township and City of Langley
- All-hazards approach
- Maintain and update emergency plans
- Encourage citizens and businesses to be prepared
- Train responders to follow provincial model of response
- Train volunteers to respond
- https://www.langleyprepared.ca

Review of Extreme Heat Event Response Guidelines:

- Began in early April 2022
- Ongoing process
- Information from several agencies and community groups
- Need stakeholder input
- Working closely with Fraser Health
- Every level of government working on their response to extreme heat

F. WORK PROGRAM

Key Elements of Response:

Level 1 – Heat Warning
- Public communication

Level 2 – Extreme Heat Emergency
- Public communication
- Activation and communication of "places to keep cool"
- Possible activation of Emergency Operations Centre
- Community coordination meetings/communication
- Wellness checks from local organizations/neighbours/friends

Discussion ensued and the following comments were provided:
- It would be beneficial to train businesses to recognize heat distress.
- Having a registry of people who would like a wellness check would be helpful.
- Could mobile cooling units be used?
- Distribute air conditioners to facilities that have a common area where people congregate.
- How can seniors who don't walk or drive be transported to places to keep cool? Suggestions – facility busses, volunteer drivers, TransLink, Handy Dart.
- The Provincial Health Authority is working on a script for people to use who are doing wellness checks.
- Thermometer distribution to vulnerable people could be helpful.
- Knowing the location of vulnerable seniors would be very helpful during extreme heat events.

COUNCIL
Moved by K. Mackie,
Seconded by M. Kramer,
That the Seniors Advisory Committee recommends that Council direct staff to collect and develop maps on vulnerable senior populations to inform future planning initiatives, including extreme heat preparedness and response.
CARRIED

2. Spaces to Connect (Phase 1)

2022 SAC Work Plan Item #4: Seniors' centres
- Age- and Dementia-friendly Action Plan action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

P. Ward presented draft terms of reference for the "Spaces to Connect – Phase 1" project. The draft was based on the suggestions the committee provided at their March meeting. The project will focus on community gathering places that are intended for social interactions and social programs (e.g., community meeting spaces, multi-purpose rooms, and spaces with seating and/or games). The purpose is to better understand the availability and accessibility of gathering places. The scope of work will include mapping, data collection, and analysis,

F. WORK PROGRAM

promising practices research, and observations, implications, and recommendations for future work. Discussion ensued, with committee members indicating support for the proposed project.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: July 20, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00 pm

J. TERMINATE

Moved by M. Kramer,
Seconded by K. Mackie,
That the meeting terminate at 9:02pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, June 22, 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 B.Whitmarsh, Council Co-Chair

I. Han, M. Mann, T. Meyers, A. Smith, and U. Tayyab

Guests:
S. Mowbray, Partner, MNP Consulting Services
H. Clark, Manager, MNP Consulting Services
M. Ludwid, Soil Scientist, Associated Environmental Consultants Inc.
D. Hyde, Project Manager, South Coast Region, Ministry of Transportation and Infrastructure

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 - June 22, 2022

Moved by U. Tayyab,
Seconded by I. Han,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the June 22, 2022 meeting, as amended.
CARRIED

Clerk's Note: Item F.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - May 25, 2022

Moved by M. Mann,
Seconded by U. Tayyab,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the May 25, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Agriculture Sector Inventory and Capacity Study

V. Gafka introduced H. Clark and S. Mowbray from MNP Consulting Services who are conducting an Agriculture Sector Inventory and Capacity Study for the Township. This study is being conducted as there is a significant gap at the local level in understanding the agriculture and equine sectors' true inventory, capacity, and activities. The team is currently in the data collection stage of the project which involves surveys and interviews, and a report will be presented in late fall.

To gather study information, businesses in the Township that are engaged in primary agriculture, processing, equine activities, and other components of the value chain are invited to participate in an online survey and/or interview. Types of information that will be collected include:

- Land use;
- Types of products and services the business offers;
- Business capabilities (i.e., grow, manufacture, assemble, process, package, etc.); and
- Agribusiness opportunities and challenges related to operating in the Township.

Up to 15 targeted interviews will be conducted with some key participants to better understand capabilities, capacity, and relationships between key players. 257 agri and equine businesses have been identified as operating in the Township. The businesses comprised in this list span the agri and equine value chain and include, but are not limited to, veterinarians, primary producers, breeders, processors, warehousing and distribution, and those involved in agritourism.

Discussion ensued and the following comments were provided from the committee:

- It would be beneficial to have some in-person interviews, as well as electronic.
- Is proposed, targeted key informant interview level sufficient?
- Suggest doing all of the 15 interviews in-person. This will provide richer data.
- It could be challenging to collect this data during the summer months.

C. DELEGATIONS AND PRESENTATIONS

2. Highway 1 Project (216 to 264 Streets) and ALR

M. Ludwid, Soil Scientist, Associated Environmental Consultants Inc., and D. Hyde, Project Manager, South Coast Region, Ministry of Transportation and Infrastructure, provided a presentation regarding the Highway 1 Improvements project from 216 to 264 Street and the potential impacts and mitigations to agricultural land.

Project benefits include:

- Drainage to meet 200-year design storm events and climate change projections:
- Capacity, safety improvements
- Vertical clearance;
- Reconfigure 232 Street interchange;
- Increase transit to the Fraser Valley.

The Agricultural Impact Assessment will review:

- Current Conditions;
- The proposed project;
- Mitigations; and
- Residual Impacts.

13 properties in the ALR will be impacted; 1.8 ha will have a temporary disturbance; 1.1 ha will be acquired.

Mitigations include:

- Avoidance – reduce footprint/design revisions;
- Improved drainage;
- Improved access; and
- Soil salvage and reuse;
  All properties will be left “whole” – no financial loss to farmer.

Design is based on landowner concerns and reduced loss of ALR land. In general, benefits to agriculture are:

- Improved and safer access to transportation networks;
- Improved goods and equipment travel due to increased road capacity; and
- Improved drainage and access to maintenance.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Post Farm Tour Debrief

M. Gunn reported that feedback from the Farm Tour was very positive and that attendees appreciated seeing the Derek Doubleday Arboretum and the Langley Learning Farm. The event was well organized and participants are looking forward to next year's event and possibly going to various farms.

2. Future of Farming Summary Report

M. Gunn reported that the draft report was presented to the AAEEC in November 2021 and then again in January 2022 to the new members for feedback. The report is now ready to be presented to Council.

MOTION
Moved by U. Tayyab,
Seconded by T. Meyers,
That the AAEEC endorse the Future of Farming Summary Report (see Attachment A) and authorize the Community Co-Chair of the AAEEC to present the Report to Council on behalf of the Committee.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

No report.

2. Farmer's Institute Update

A. Smith reported that the survey is now complete and will be forwarded to the AAEEC for information. It will be published to the public soon.

3. Committee Thank you

R. Nelson thanked the committee members for volunteering their time and expertise to the AAEEC.

Councillor Whitmarsh also thanked the members and noted how much he has enjoyed being a part of the committee and the opportunity to learn more about agriculture in the Township.

I. NEXT MEETING

Date: January 2023
Location: TBD
Time: 7:00 pm

J. TERMINATE

Moved by A. Smith,
That the meeting terminate at 8:55pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Attachment 1 Future of Farming Summary Report

AAEEC

Future of Farming Task Force Summary Report

2022



Background/History:

Agriculture has a long history in the Township of Langley (Township) and is part of the community's identity. The economic impact is significant with farm gate receipts measured at over $340 million in 2016, an increase of 23% from 2010. The number of reported farms has decreased 30% and the total farm area has experienced a decrease of 16.2% from 1996 to 2016[1]. However, with approximately 75% of the land base within the Agricultural Land Reserve (ALR), the right conditions for agriculture (high quality soils, proximity to markets and a mild climate) and more land available for farming (not currently being farmed) than anywhere else in the Fraser Valley, there is significant potential for the Township to increase the amount of locally grown food.

On December 2, 2019, Council referred the idea of striking a Future of Farming Task Force (Task Force) to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) for consideration:

"Whereas only 14% of Township of Langley Agricultural Land Reserve land is over 20 acre parcels;

Whereas this means the majority of farmers in the Township of Langley are farming on small or medium-sized land parcels;

Whereas current regulations from both the Township and the Provincial Ministry of Agriculture under Bill 52 are making farming more difficult, especially for small and medium size farmers who are the future of food-producing farming; and

Whereas the Township of Langley has a long and proud history of farming and wishes to ensure that viable food-producing farming in the Township remains a priority for the Township in the next 100 years, especially as 75% of the Township land mass is in the Agricultural Land Reserve;

Therefore be it resolved that the Township of Langley Council appoint a broad-based community Farm Task Force to investigate the future of farming in the Township of Langley, the need for farming protection and assistance to small and medium sized farms, as well as food security provisions and regulations; and further

Be it resolved that this Future of Farming Task Force bring their recommendations on food security and small/medium sized farm protection and assistance forward to Langley Township Council in the next 12-18 months."

At its January 29, 2020 meeting, after discussion, the AAEEC considered the Council referral and passed the following recommendation:

"That the Agricultural Advisory and Economic Enhancement Committee (AAEEC) recommends that Council strike or establish a Farming Task Force to investigate the future of farming, the need for farming protection and assistance to small and medium sized farms, food security provisions and related regulations; and further

That, in keeping with Council Policy, the Task Force not extend beyond 180 days, unless otherwise approved by Council, and provide reports/recommendations to Council via the AAEEC within the next 12-18 months."

[1] 2019, TOL Agriculture Profile Updated

At the January 29, 2020 meeting, the AAEEC included the Future of Farming Task Force in its proposed Work Program for 2020 and requested staff to prepare Terms of Reference for the Task Force.

At the February 10, 2020 Regular Afternoon Meeting, Council endorsed the AAEEC recommendation for establishing a Future of Farming Task Force.

The March 25, 2020 AAEEC meeting was cancelled, due to the COVID-19 Pandemic, but the draft Terms of Reference were circulated to the AAEEC by email and a consensus was reached to endorse the draft Terms of Reference.

At the April 20, 2020 Special Meeting of Council, the Terms of Reference, refer to Appendix A, was endorsed by Council. The purpose of the Terms of Reference was to provide an understanding of the background, purpose, membership composition, expected terms of service and deliverables. The membership of the Task Force included the AAEEC members and input from other representatives with expertise or experience in the subject areas such as, the Ministry of Agriculture and Food (MAF), Langley Sustainable Agriculture Foundation (LSAF), Langley Environmental Partners Society (LEPS), and the Langley Farmers' Institute (LFI).

Township Staff's role was to support the Task Force by scheduling the meetings, preparing agendas, attending the meetings to facilitate the discussion, provided technical advice, obtained input and prepared summary notes of the meetings.

The Terms of Reference outlined three tasks for the Task Force to complete to provide input and feedback into the investigation of the future of farming in the Township and ultimately develop recommendations for Council to consider.

The three Key Tasks were as follows:

1. Undertake a review of the Agricultural Viability Strategy (AVS), Providing a Welcoming Business Environment and a Secure Agriculture Land Base, to identify action items for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.
2. Consider the existing regulatory context, specifically, bylaws and policies in the Township that currently provide guidance and regulate farming. The objective was to compile information and comment on the effectiveness of the bylaws and polices that would subsequently assist in forming the recommendations in relation to the future of farming, farming protection, assistance to small and medium sized farms and food security.
3. Conduct a case study(ies) analysis, as time permitted, to determine the complexities for farmers applying to the Township to complete farm work and provide possible recommendations to reduce the complexities and barriers in relation to the future of farming, farming projection, assistance to small and medium sized farms, and food security.

The Task Force started operating in exceptional times due to the COVID-19 Pandemic, causing cancellation of the AAEEC meetings, including the Task Force, during the months of March through August 2020. The AAEEC and the Task Force resumed work in September 2020.

Discussion/Analysis:

The purpose of the Future of Farming Task Force was to identify actions for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.

The Future of Farming Task Force provided input and feedback into the exploration of the future of farming within the context of the Council-adopted AVS, with specific focus on two sections: (1) Providing a Welcoming Business Environment and (2) Securing the Agriculture Land Base, consideration of the existing bylaws and policies and relevant case studies, with an overall objective to promote the business of farming in the Township.

Five Lenses

At the September 23, 2020 AAEEC meeting, Staff presented and facilitated discussion regarding the interpretation of the five key themes referenced in the Key Tasks in the Terms of Reference, referred going forward as the 'Five Lenses': 'future of farming', 'farming protection', 'assistance to small and medium sized farms', 'food security', and 'regulations'. The Five Lenses were defined to ensure the interpretation of the Key Tasks was in the context of the Task Force and Terms of Reference while keeping in mind the objective of promoting the business of farming. The following are the Five Lenses definitions, refer to Appendix B, for additional details.

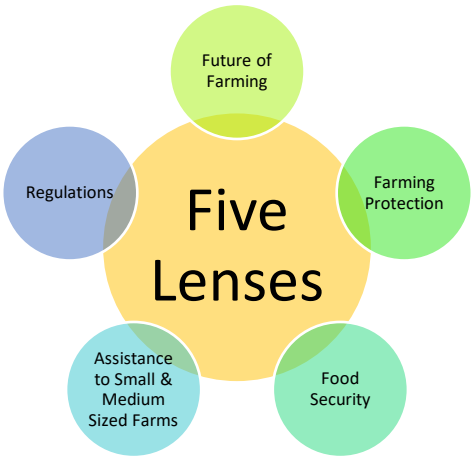


Table 1: Five Lenses Definitions

Lense	Definition
Future of Farming	*"The Township's ability to continue to provide a welcoming environment for farmers to operate normal farm practices while encouraging new farmers to enter the industry and the current non-farmed land in the Agriculture Land Reserve be utilized for farming."*
Farming Protection	*"The preservation of farmland and farm operations conducting normal farm practices as proposed in the AVS on all available agriculture land."*
Assistance to Small & Medium Sized Farms	*"Provide assistance to Langley Farmers that identify as small and medium sized farms and are farming on a small-scale."*

Food Security	*"To encourage more locally produced food to become a more self-reliant community to deliver food to all people at all times to meet most of their dietary needs and food preferences for an active and healthy life."* *"To encourage more locally produced food in a sustainable manner to adapt to a changing climate becoming a more self-reliant community to provide food to all people at all times."*
Regulations	*"The Township of Langley bylaws and policies that farmers must abide by to conduct their farming business and the associated provincial policies or regulations."*

AVS Review

In preparation for the October 28, 2020 AAEEC meeting, the Task Force was provided with a couple of resources to assist and guide the conversation. The first resource was a one-page Future of Farming and Legislative Framework Summary document that provided an overview of key strategies, legislation frameworks and programs related to farming. It included all relevant levels of governments, including federal, provincial, regional, and municipal. The second resource was a spreadsheet that included titles and links to a more comprehensive set of documents and programs related to the various levels of government. The resources were intended to provide a means of understanding the broader context in which the Township and the farmers operate. The Task Force members were also asked to review the AVS, with a focus on two sections: Section 2.1 – Providing a Welcoming Business Environment (pages 21 – 49) and Section 2.3 – Providing a Secure Land Base (pages 66 to 76). The AVS, is a comprehensive document that identifies ways that the Township can pro-actively support the agricultural sector over a 20-year time frame. The AVS has a variety of initiatives, policies, and actions that include promoting agriculture, increasing awareness of farming, protecting agricultural land, promoting agricultural use, processing and value-added, as well as others.

At the October 28, 2020 AAEEC meeting, the Task Force received a presentation from Township Staff on the Legislative Framework relating to the Future of Farming, including the documents referred to above as well as an overview of the AVS. The Task Force focused on two of the four main areas that more aligned with the Five Lenses: Providing a Welcoming Business Environment (2.1) and a Secure Agricultural Land Base (2.3).

The purpose of the Providing a Welcoming Business Environment (2.1) strategy area is to create the conditions that welcome agricultural development in the Township, show farmers that agriculture is important and to support agriculture at the Township level[2]. Some key sections that were highlighted during the discussion were:

- 2.1.1 Township of Langley Council

[2] 2013, Agricultural Viability Strategy

- 2.1.2 Agricultural Advisory Committee
- 2.1.3 Partnerships
- 2.1.4 Promotion of Agriculture
- 2.1.8 Farms on ALR Lands
- 2.1.12 Education and Training
- 2.1.13 Mentoring and Succession Planning

The purpose of a Secure Agricultural Land Base (2.3) strategy area is to attract agricultural development to lead to increasing levels of agricultural production and to encourage potential farmers to assume the risks associated with expansion[3]. Some key sections highlighted during the discussion were:

- 2.3.1 Protection of Agricultural Land
- 2.3.3 Agricultural Zoning
- 2.3.5 Buildings on Agricultural Land

Under each section, the AVS lists Policies (Partners) and Implementation (supporting identified actions) that could be undertaken to achieve the outcomes. The Task Force feedback was used to identify the key sections of the AVS that the Task Force could refer to in order to develop potential action items related to the Five Lenses.

Regulatory Content

At the November 25, 2020 AAEEC meeting, the Task Force received a presentation from Township Staff on the Township's Farm Bylaws and provided feedback to update the Future of Farming and Legislative Framework Summary document.

As a regulated community, the Local Government Act authorizes the Township to make farm bylaws in relation to farm areas with the approval of the Minister of Agriculture and Food. The Township of Langley has four Farm Bylaws: *Cannabis Production Farm Bylaw*, *Farm (Mushroom Growing Storm Water and Waste Water Management and on-Farm Composting), Migrant Agricultural Worker Accommodation* and the *Audible Bird Scare Devices Farm Bylaw*.

Agriculture in Langley operates under a multifaceted and multi-layered setting of Township, regional, provincial, and federal policies, programs, and regulatory context. The Future of Farming and Legislative Framework Summary Document, provided policies, strategies, action plans or programs that were researched to be related to the Future of Farming and then some of the corresponding legislative framework at the Federal, Provincial, regional, and local level. As this was not an exhaustive list, Task Force members provided their comments which were incorporated into the updated document (refer to Appendix C). A brief summary of the some of the key governmental framework is as follows:

<u>Federal</u>

[3] 2013, Agricultural Viability Strategy

- **Agriculture and Agri-food Canada** – provides information, research, technology, and policies and programs to achieve security of the food system, health of the environment and innovation for growth.
- **Canadian Food and Inspection Agency** – dedicated to safeguarding food, animals, and plants, to enhance the health and well-being of Canada's people, environment, and economy.

Provincial

- **Agricultural Land Commission Act** - provides the legislative framework for the preservation of BC's agricultural land.
- **Agricultural Land Reserve** – a provincial zone in which agriculture is recognized as the priority use.
- **ALR General Regulation** – supplements the ALC Act, outlining rules related to collection of application fees, procedures, land subdivision and compliance enforcement.
- **ALR Use Regulation** – identifies specific farm uses, non-farm uses, residential uses, and soil or fill uses permitted in the ALR.
- **Farm Practices Protection (Right to Farm) Act** - ensures that a farmer following normal farm practices is not liable to any person and cannot be prevented by an injunction or court order from any nuisance related to the operation of the farm.
- **Code of Practice for Agricultural Environmental Management** – regulates storage and use of manure, other agricultural by-products and material on agricultural operations.

Regional

- **Metro Vancouver 2040 (Regional Growth Strategy)** – sets out goals, strategies, and policies to guide the future growth of the region and provides the land use framework for planning related to utilities, transportation, housing, environmental and climate change planning.
- **Fraser Health** – regional health authorities oversee the issuance of Food Premises Permits, permit to operate a food business, under the provincial Food Premises Regulation of the Food Safety Act.

Township of Langley

- **Official Community Plan** – outlines objectives, policies and guidelines for community planning and land use decisions.
- **Rural Plan** – provides direction for decision on the future of the rural area.
- **Zoning Bylaw** – describes permitted uses of land and development regulations for buildings and uses.
- **Farm Bylaws** – enables the Township to regulate a type of farming operation or specific piece of farming equipment.

Case Studies

At the November 25, 2020 AAEEC meeting, the Task Force was asked to prepare potential case studies for future meetings. The Terms of Reference identified that the purpose of the case studies was to determine the complexities for farmers applying to the Township to complete farm work and use the case studies to provide action items to reduce the complexities and barriers in relation to the Five Lenses.

At the January 27, 2021 AAEEC meeting, the Task Force provided Township Staff with suggestions and decided on three broad case study ideas to focus on within the scope of the Five Lenses:

1. Communications Strategy (Township Website and Marketing App)
2. Review of farming policies in the Township (including meat processing)
3. Attracting new farmers

Township Staff provided an overview presentation of the Task Force objectives to LSAF at their February 23, 2021 meeting. After discussion, LSAF supported the Task Force direction and looked forward to a future presentation of the Task Force's findings.

At the February 24, 2020 AAEEC meeting, Staff provided the Task Force members with a Case Study Guidance Document, Appendix D, to provide clear direction for the Case Studies. The Task Force also received a presentation from the Young Agrarians Land Matching (YALMP) Program. YALMP, whose goal is to put new lands into production and ensure existing farmland continued to be farmed, highlighted key barriers for new farmers as well as an update on the success of the Langley Land Matching Program that the Township provided funding to develop. The YALMP had successfully completed five land matches in Langley but noted the main barriers are:

- Finding the correct land and landowner to a lease farmer (increased outreach opportunities required);
- On-farm housing for lease farmers; and,
- Lack of process facilities including small-scale/custom livestock processing.

Review of Township Farming Bylaws and Policies Case Study

Previously in the Task Force work, an overview list of regulation that related to farming was compiled in the Future of Farming and Legislative Framework Summary document, including Township bylaws and policies. The purpose of this case study was to complete a deeper dive, generally, into the farm related bylaws and policies to determine complexities for farmers but not review individual bylaws or policies.

The Case Study group met outside of the regular AAEEC meetings on the following dates during 2021: March 18, April 9, and April 23 to discuss the following topics:

- Review farm bylaws from other regulated communities; and
- Bylaw and policy feedback from members and community contacts.

At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

Case Study members reached out to their contacts in the farming community as well as LFI for feedback. A presentation from the Regional Agrologist and Land Use Planner from MAF was received on April 23, 2021, on the Strengthening Farming Program including the different departments of MAF, the Minister's Bylaw Standards Guide, Right-To-Farm Regulated Communities, and the types of inquiry topics received from Township residents. The LFI representative on the Task Force reached out to their members to voice their concerns navigating the Township's regulations.

Overall, the main theme received from the feedback was that the regulations/bylaws for farming are cumbersome, difficult to understand and often require numerous steps with other organizations, such as the ALC, to complete a project.

Communications Strategy Case Study

Communication is a key component for farmers and non-farmers to obtain information from their local government regarding proposed activities on their farm as well as means to receive information on upcoming events or requirements such as regulatory updates/changes. Farmers could also benefit from a platform to sell products to the consumer and network within the farming community and non-farming community. The Case Study group reviewed the feasibility and/or requirements to develop the following communication items:

- Township Agriculture Website Portal
- Farmer Electronic Food Hub

The Case Study group met outside the regular AAEEC meetings on April 8, 2021. The pros and cons of the current Township website were discussed, see Table 2, and other local government websites were reviewed for ideas.

Table 2: Township Website Pros and Cons

Pros	**Cons**
List of AVS projects completed	Agriculture found in two areas on website
Links to past reports	No link to agriculture from the main page or agriculture planner contact info
Some links to relevant outside resources	No FAQs
	No direct links to agriculture related Bylaws and Policies

The Case Study group completed research to determine if the Township's farming community could benefit from a dedicated agriculture portal and a platform for an electronic food hub by reviewing other local governments projects. There are many ways an electronic food hub could be created for the benefit for farmers and consumers. The *Food Hub Feasibility Study,* completed in 2015, recommended a

possible food hub model to investigate as it has the lowest level of investment required. It should also be noted that the recently adopted *Climate Action Strategy* has an action item, AG-2, for the Township to continue to expand and enhance local food promotion and education.

From the research, a searchable map or directory-based webpage or app could benefit farmers and consumers. It could also facilitate networking between farmers, restaurants, and other farmers with similar interests. For example: a farmer who sells eggs might find a farmer who sells sausage near them to potentially collaborate on a breakfast special.

During the research the Case Study group noted specific features of other local governments' websites that could be considered if a new Township agriculture page is developed:

- Visually appealing
- Easy to navigate with clear language and fact based
- Links to bylaws, policies, and regulations
- Link from main page to relevant agriculture webpages
- Langley Farming Business Directory

At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

Attracting New Farmers Case Study

The purpose of this Case Study group was to determine if there were additional avenues the Township could pursue to encourage the utilization of the ALR lands in the Township. The Group met outside regular AAEEC meetings on the following dates in 2021: March 17, April 7, and April 21. At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

The Group completed a review of other local government agriculture initiatives, within the Lower Mainland, that had considerable ALR lands (Richmond, Surrey, Chilliwack, Maple Ridge) as well as the other regulated communities (Abbotsford, Delta and Kelowna) for ideas on how they attract or retain agriculture within their community. Some of the key initiatives noted:

- Limiting non-agricultural uses on ALR lands
- Maintaining the integrity of the ALR and its existing boundaries
- Leasing City-owned ALR Land to farmers
- Amending bylaws, policies, and other regulations, as appropriate to support agricultural production and innovation
- Crop/Farm identification Sign Program to promote agricultural awareness
- Expanding community gardens
- Grants for agricultural continuing education and scholarship opportunities
- Local awareness through various media
- How to Start a Farm Guide

Staff from MAF provided a presentation on April 21, 2021 on their new entrant programs. To grow BC's next generation of farmers, MAF noted that the farmers require access to land, access to knowledge and access to capital. The top questions, relating to the Township, that the Regional Agrologist received were land use planning, regulation/legislation, farm status and how to start a farm. Questions regarding meat processing and residential flexibility were postponed as MAF indicated changes were coming and a presentation could be provided with more information at a future AAEEC meeting.

Scenario Questions

The three Case Study groups presented their final findings at the April 28, 2021 AAEEC meeting. During this meeting the Task Force decided to expand on the case studies and have each Task Force member achieve a greater understanding of the complexities for farmers. To do this, each participating Task Force Member worked through a potential real life question a farmer and/or ALR landowner might ask the Township and look for ways to reduce the "red tape", if any, including regulatory requirements, locating information, different staff/departments to determine an answer, etc. The first step was to determine the initial information that could be gathered from the Township's website and then reach out to the Township's front counter as a starting point for additional information. The following are the chosen scenario questions:

1. A property owner is thinking about setting up a meat processing facility on their property. What needs to be considered, ie. zoning, wastewater, and what is the process?
2. A property owner is considering a farm business where they would like to include a commercial kitchen with the possibility of serving food from products (veggies/fruit) produced on the property. What do they need to consider? What is the process?
3. A property owner is considering a bed and breakfast or some type of other agri-tourism accommodations such as campsites. What do they need to consider? What is the process?
4. A farmer is trying to determine if there are any grants to expand their farming operation or farm marketing? What do they need to consider? Where would they find the grants?
5. A farmer is considering selling their product (ie. meat, veggies, eggs, or homemade craft items) through farm gate sales? What do they need to consider? What is the process? Are there any restrictions on what can be sold or the set up of the farm gate structure?
6. A property owner is new to farming and wants to know if the Township lists farm activities, businesses and/or has a directory to be able to support local farmers?

During the May 26, 2021 AAEEC meeting, Task Force members shared their findings for details refer to Appendix E. At the end of the exercise, there were some common themes noted:

1. Information was difficult to find quickly or at all on the Township website.
2. Some searching in other external government bodies website was required to understand the whole picture.
3. Township Staff did respond to the inquiries and some of the inquires were directed to the Agricultural Planner.

Conclusions

During the June 23, 2021 AAEEC meeting, Township Staff presented to the AAEEC the main discussion points from each case study collected, over the past months, the findings from the scenario questions as

well as corresponding supporting sections of the AVS to develop the Task Force draft recommendations. The following are highlights of the key sections of the AVS that were drawn upon to support the development of the draft Task Force recommendations.

The AVS has implementation strategies to support Regulations and Bylaws. The following are a highlight of the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.1 Township Council	Support regulations and bylaws related to agriculture that are consistent with those of the Federal and Provincial levels of government	Analyze regulations and bylaws to determine areas of inconsistency Provide adjustments as required
2.1.1 Township Council	Encourage regional, provincial, and federal governments to establish agricultural policies and protocols that are sensitive to the needs of farm producers and processors	Work with stakeholders to develop initiatives Encourage appropriate agencies to support the needs of farm producers and processors
2.1.10 Good Neighbour Policy	Encourage positive relationships among all citizens	Prepare and promote a "good neighbour" policy
2.3.1 Protection of Agricultural Land	Review bylaws and regulations and amend where required to be consistent with provincial standards for farming as identified in the current *Guide for Bylaw Development in Farming Areas*	Ensure that all zoning bylaw amendments are consistent with the *Guide for Bylaw Development in Farming Areas* Review other bylaws and regulations to ensure consistency with the *Guide for Bylaw Development in Farming Areas*

The AVS has implementation strategies to assist existing and future farmers. The following are the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.4 Promotion of Agriculture	Encourage all citizens to learn the role and importance of agriculture in the Township	Feature agriculture on the Township website

2.1.8 Farms on ALR Land	Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed Support agricultural production on Township land where practical	Promote agriculture uses on Township website and other municipal venues Consider renting/leasing Township-owned land for agricultural use
2.1.9 Awareness of Normal Farm Practices	Use the "*Current News and Initiatives*" section of the website to educate residents about normal farm practices occurring at specific times and other practices that may create issues for citizens due to lack of awareness and understanding of agricultural practices	Develop wording for normal farm practices posted on the Township website, using Langley experiences, to increase resident awareness and understanding of agriculture
2.1.10 Good Neighbour Policy	Prepare and utilize a "good neighbour" policy to deal with issues of conflict in the spirit of being good neighbours	Incorporate "good neighbour" policy into a brochure and add to the Township website

The AVS has implementation strategies to provide more agriculture communication to the public. The following are the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.4 Promotion of Agriculture	Encourage all citizens to learn the role and importance of agriculture in the Township	Feature agriculture on the Township website
2.1.8 Farms on ALR Land	Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed	Promote agriculture uses on Township website and other municipal venues
2.1.9 Awareness of Normal Farm Practices	Use the "*Current News and Initiatives*" section of the website to educate residents about normal farm practices occurring at specific times e.g. bird control activities on fruit farms, and other practices that may create issues for citizens due to lack of awareness and understanding of agricultural practices	Develop wording for normal farm practices posted on the Township website, using Langley experiences, to increase resident awareness and understanding of agriculture
2.1.11 Agri-Tourism	Encourage agri- and culinary tourism	Consider agriculture, agri- and culinary tourism as a driver in the Township's *Economic Development Strategy*

After discussion, the Task Force formulated drafted recommendations which would be revisited after MAF provided a presentation on the residential flexibility and meat processing changes when the AAEEC meetings resumed in September, 2021.

During the September 22, 2021 AAEEC meeting, MAF provided a presentation on the changes to the residential flexibility and the amendments to the *Meat Inspection Regulation*. On July 12, 2021 an Order-In Council No. 438[4] regarding the provincial ALC Act was approved which brought amendments to the ALC Act's Agricultural Land Reserve Use Regulation. The amendments allow an additional residence on a parcel in the ALR, in addition to the primary residence, without ALC approval but with conditions. MAF's Food Safety and Inspection Branch provided a presentation on the amendments to the *Meat Inspection Regulation*[5], effective October 1, 2021. The amendments created new provincial licence categories (Abattoir license, Farmgate Plus license and Farmgate licence) based on stakeholder consultation to make it easier to bring locally raised meat to local markets. After the presentations, the Task Force members discussed the draft recommendations with the decision to have a final discussion at the next AAEEC meeting.

Township Staff presented to LSAF on October 26, 2021, generally, the recommendations of the Task Force to give LSAF an opportunity to provide any feedback. LSAF was supportive of the recommendations and looked forward to reading the AAEEC Future of Farming Task Force Summary Report (Summary Report) for Council.

At the October 27, 2021 AAEEC meeting, Township Staff provided a presentation on the thirteen draft recommendations based on input received from the Task Force over the past several months. After discussion, the Task Force members provided feedback to Township Staff.

During the November 24, 2021 AAEEC meeting, the Task Force reviewed the draft Summary Report and provided comments. Through discussions, the Task Force members prioritized and combined the recommendations producing a final ten recommendations for the Summary Report.

Emerging Actions

Over 14 months, the Future of Farming Task Force worked through the Key Tasks outlined in the Terms of Reference while utilizing the AVS and information gathered from the Case Studies and Scenario Questions to develop the following ten recommendations for Council to endorse for the AAEEC to investigate further:

1.
    a. Develop a dedicated agriculture webpage to include all things Agriculture in the Township including the contact information for the Agriculture Planner.

[4] https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/the-act-and-regulation/oic_438_2021_additional_residences.pdf

[5] https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/food-safety/meat-inspection-licensing

   b. Develop a dedicated business agriculture webpage to provide information for farmers (new and current).

2.
   a. Complete a review of current bylaws and policies to determine areas of inconsistency and provide adjustments if required, such as streamlining with Provincial Regulations, clear language, and relevance. Possible first priority could be given to the new meat licensing system and residential flexibility regulation changes introduced by the Provincial government.
   b. Complete an in-depth information gathering review of other jurisdiction's agriculture policies and bylaws for comparison.
3. Undertake a feasibility study to determine if the Township could potentially lease appropriate Township lands, if any, to new farmers.
4. Develop a *How to Start a Farm* guide including supporting new farmers to develop viable business plans and succession plans through education.
5. Develop a good neighbor policy/brochure to educate the farming and non-farming community about farming practices to avoid conflicts.
6. Build relationships with the Township farming community to expand the promotion of agriculture.
7. Investigate and establish a tool that provides an online Farming Business Directory with the ability to promote and sell agriculture products.
8. Create an Agriculture e-newsletter to distribute agriculture related information to the Township agricultural community and consumers.
9. Develop a strategy to build relationships with the non-farming ALR community to encourage the utilization of farmland by the property owners.
10. Continue to promote the Young Agrarians Land Matching Program.

Cost and Resource Allocation

The AAEEC members have expressed interest to develop strategies to implement the recommendations, if approved by Council, into the AAEEC workplan starting in 2022. Each individual strategy (including any associated costs), to implement the specific recommendation, would be facilitated by Township Staff with the assistance of the AAEEC and presented to Council for approval.

Recommendations

For Council to endorse the 10 recommendations proposed by the Future of Farming Task Force.

Appendix A – Future of Farming Task Force Terms of Reference

TOWNSHIP OF LANGLEY
FUTURE OF FARMING TASK FORCE

Terms of Reference

1.0 INTRODUCTION

To provide guidance and input into the exploration of the future of farming in the Township of Langley (the "Township"), a Future of Farming Task Force (the "Task Force") will be established by the Agriculture Advisory and Economic Enhancement Committee (the "AAEEC"), pursuant to Council's approval, consistent with Council Advisory Committee Establishment Bylaw 2008 No. 4700 and Council Policy 01-008 (Appointments to Committees, Boards, and Task Forces).

The AAEEC is a Council-appointed group of community volunteers that works to ensure that the agricultural industry and farmers, as well as other business sectors, have representation and advocacy for the contributions that they as well as farming provides to Township of Langley. The AAEEC and its annual work plans are guided, in part, by the Agriculture Viability Strategy (AVS) adopted by Council in 2013. The AVS identifies four main strategies to strengthen farming in the Township:

1. Provide a welcoming business environment for farming;
2. Provide the required services and infrastructure;
3. Provide a secure agriculture land base; and
4. Support farmer use of best farm management practices.

The AAEEC provides continuity of representation and advocacy as it forms a task force to complete the specifics of this Terms of Reference.

1.1 Purpose of this Document

This document outlines the Terms of Reference for the Task Force. The Terms of Reference provide an understanding of the background, purpose, membership composition, expected terms of service and deliverables.

2.0 PURPOSE

The purpose of the Task Force is provide input and feedback into the investigation of the future of farming in the Township. The Task Force is established by the AAEEC to:

- Undertake a review of the AVS sections, Providing a Welcoming Business Environment and a Secure Agriculture Land Base, to identify action plans for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.

- Consider the existing regulatory context, specifically, bylaws and policies in the Township that currently provide guidance and regulate farming. The objective is to compile information and comment on the effectiveness of the bylaws and policies that will subsequently assist in forming recommendations for improvements in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

- Conduct a case study(ies) analysis, as time permits, as a means to determine the complexities for farmers applying to the Township to complete farm work and provide possible action items to reduce the complexities and barriers in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

3.0 COMPOSITION

3.1 Membership

The Task Force shall consist of a minimum of four volunteers currently serving on the AAEEC and others with expertise or experience in the subject areas such as a representatives from the Ministry of Agriculture, Agriculture Land Commission, BC Agricultural Council, Langley Sustainable Agriculture Foundation and academia.

The Task Force will be non-voting and, as such, selecting a chair and establishing quorum will not be necessary.

3.2 Staff Support

Township staff will facilitate the participation and contributions of the Task Force by:

- Scheduling the meetings and preparing the agendas;

- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input; and

- Preparing summary notes of meetings.

3.3 Expected Terms of Service

The Task Force will complete its work within eight (8) months, that is, within the current calendar year (2020), in recognition of these exceptional times associated with the COVID-19 Pandemic.

The meetings for the Task Force may be held in lieu of an AAEEC meeting (or portion of the meeting).

All research will be undertaken without monetary support, and Task Force members will serve without remuneration on a voluntary basis.

The Task Force will be disbanded upon completion of draft recommendations presented to the AAEEC and Council.

4.0 DELIVERABLES

The Task Force is responsible for providing timely updates, oral or written, to the AAEEC as the research progresses. The AAEEC shall receive these updates for information. To accomplish this, the Task Force shall select one person from the group to be its spokesperson for communication purposes. The spokesperson for the Task Force will provide updates at each meeting of the AAEEC.

The Task Force shall provide a final presentation to the AAEEC summarizing its findings and recommendations.

A Final report and/or Report to Council that summarizes the Task Force's findings shall be prepared in the next 12 to 18 months (pending challenges associated with the COVID-19 Pandemic).

Appendix B – Future of Farming Task Force Definitions

Future of Farming

The Township has approximately 75% of its land base within the Agriculture Land Reserve (ALR) and more land is available here for farming than anywhere else in the Fraser Valley. The Township benefits from high quality soils and a mild climate suitable for growing a wide variety of crops as wells as proximity to markets. According to the study titled "The Township of Langley Food System Study" the Township has the ability to increase food production and become more self resilient in the face of climate change and global food system uncertainty. [6]

The Future of Farming in the context of the Task Force is defined as follows:

> *"the Township's ability to continue to provide a welcoming environment for farmers to operate normal farm practices while encouraging new farmers to enter the industry and the current nonfarmed land in the Agriculture Land Reserve be utilized for farming."*

Farming Protection

The *Farm Practices Protection (Right to Farm) Act* and the *Agriculture Land Commission Act* are legislative framework that are in place to protect farmers and farmland. The *Right to Farm Act* provides protection that relates to nuisances such as odour, noise, dust or other disturbances from normal farm practice operations. 'Normal farm practices' are defined in the *Right to Farm Act* as activities "that are conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances." The BC Agriculture Farm Practice Guides provides information to farmers on current industry and legislative standards for normal farm practices. The Township's AVS supports agriculture by addressing farm viability issues, including urbanization conflicts, environmental issues, and competition for agriculture land.

Farming Protection in the context of the Task Force is defined as follows:

> *"the preservation of farmland and farm operations conducting normal farm practices as proposed in the AVS on all available agriculture land."*

Assistance to Small and Medium Sized Farms

The Township has a diverse size of parcels located in the Agriculture Land Reserve with 85% smaller than 20 acres and only 15% larger than 20 acres for a total of 26,704 acres.[7] The average size farm parcel is roughly 11.4 acres with a minimum size of 4.2 acres and a maximum size of 241.7 acres. There are 708 parcels that are less than 4.2 acres, with an average size of approximately 2.5 acres.

[6] Wallapak, P., Hansen E., Mullinix K., (2017). *The Township of Langley Food System Study*. KPU Institute for Sustainable Food Systems.
[7] Census 2016.

Table 1. Breakdown of Parcels by Parcel Size

Parcel Size	Number of Parcels
Smaller than 10 acres	3,047
10 to 20 acres	635
Greater than 20 acres	639
Total	**4,321**

Source: Ministry of Agriculture, Agriculture Land Use Inventory 2016

In 2015 the annual gross receipts for the agriculture industry in Langley was $340 million. BC Assessment has minimum incomes required to qualify for farm classification: $10,000 on land less than 2 acres, $2,500 on land between 2 acres and 10 acres and on land greater than 10 acres, $2,500 plus 5% of the actual value of any farm land in excess of 10 acres. It is challenging to define exactly the definition of 'small' and 'medium' farm. Is the definition based on size or annual gross income of the farm?

Considering the varying thoughts, the definition of assistance to small and medium sized farms in the context of the Task Force is as follows:

> *"Provide assistance to Langley Farmers that identify as small and medium sized farms and are farming on a small-scale."*

Food Security

Canada is committed to achieving the United Nations Sustainable Development Goals (SDG) and the BC Food Security Task Force recommended a focus on SDG2 Zero Hunger (end hunger, achieve food security, improved nutrition and promote sustainable agriculture and increase incomes for small-scale food producers), SDG12 Responsible Consumption and Production (sustainable management of natural resources and reduce food waste) and SDG13 Combat Climate Change (transition to lower carbon practices). The World Food Summit (2016) defined Food Security as "when all people, at all times, have physical and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life." The Township's AVS encourages agriculture production and the Official Community Plan includes policies that support access to local food and food education. The Social Sustainability Strategy's Priority 4: Food, specifies there is a priority to mobilize an equitable and more self-reliant local food system. The Township's Food Systems Study found that there is potential for the Township to have a higher food self-reliance by bringing more ALR lands into production and producing commodities that can be grown with high yields based on the soil conditions.

The definition of Food Security in the context of the Task Force is as follows:

> *"to encourage more locally produced food to become a more self-reliant community to deliver food to all people at all times to meet most of their dietary needs and food preferences for an active and healthy life."*
>
> *"to encourage more locally produced food in a sustainable manner to adapt to a changing climate becoming a more self-reliant community to provide food to all people at all times."*

Regulations

There are numerous regulations and policies that affect agriculture within the Township at the national, provincial, and local level.

Regulations in the context of the Task Force is defined as follows:

> *"the Township of Langley bylaws and policies that farmers must abide by to conduct their farming business and the associated provincial policies or regulations."*

Appendix C - Future of Farming and Legislative Framework Summary Document

Future of Farming

Canada

- Food Policy for Canada
- RBC Farmer 4.0

British Columbia

- The Future of B.C.'s Food System
- Canada-BC Agri-Innovation
- BC Land Matching Program
- Environmental Farm Plan
- Bee BC Program
- Buy BC
- Feed BC
- Premise ID
- Biosecurity
- BC Food Security Gateway
- BC Investment Agriculture Foundation

Regional (Metro Vancouver, Fraser Health)

- Metro Vancouver Regional Food System Strategy + Action Plan
- Metro Vancouver Agricultural Land Use Inventory
- Food Safety

Township of Langley

- Agricultural Viability Strategy
- Buy Local

Legislative Framework

Canada

- Canadian Agri-Food Automation and Intelligence Network (CAAIN)
- Farm Products Council of Canada
- Canadian Food Inspection Agency
- Agriculture and Agri-Food Canada

British Columbia

- MoA, MoE
- Agriculture Land Commission
- Supply Management for specific commodities
- BC Assessment
- Farm Practices Protection Act (Right-to-Farm)
- Liquor Control and Licensing Act

Regional

- Regional Growth Strategies
- Air Quality Regulations
- Septic Systems
- Food Safety

Township of Langley

- Policies
- Zoning Bylaw / Farm Bylaws
- Rural Plan

Appendix D – Case Study Guidance Document

Township of Langley Future of Farming Task Force

Case Study Guidance Document

1.0 INTRODUCTION

The Task Force has been asked to provide input and feedback into the investigation of the future of farming in the Township of Langley (Township) in relation to the Five Lenses (future of farming, farming protection, assistance to small and medium sized farm, food security and regulations) defined early in the Task Force's work. The Task Force has completed two out of the three tasks stated in the Terms of Reference: Review of the AVS sections, Providing a Welcoming Business Environment and a Secure Agricultural Land Base and compilation of the bylaws and policies that relate to the Five Lenses. The final undertaking of the Task Force is to develop and complete case studies to determine the complexities for farmers in the Township and recommendations to potentially improve the future of farming in the Township.

At the January 27 AAEEC meeting, the Task Force brainstormed three broad case study ideas: Communication Strategy, Detailed Review of Farming Regulations and New Farmer Attraction. The Five Lenses will be the focus of the three case studies.

1.1 Purpose of this Document

The purpose of the Case Study Guidance document is to provide clear direction for the Case Studies to develop recommendations to be included in the Future of Farming Report to Council.

1.2 Membership

The members of the AAEEC will decide which of the case study(s) they wish to participate in.

1.3 Staff Support

Township staff will facilitate the participation and contributions of the Case Study groups by:

- Scheduling the meetings and preparing the agendas,
- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input; and,
- Preparing summary notes of meetings.

1.4 Case Study Timeframe

The Case Study groups will try to complete the work within the next five months, in recognition of these exceptional times associated with the COVID-19 Pandemic.

The meetings for the Case Studies may be held in lieu of an AAEEC meeting (or portion of the meeting) but also outside of the AAEEC meetings if the Case Study Group warrants additional individual group meetings.

2.0 Case Studies

The Five Lenses (Future of Farming, Farming Protection, Assistance to Small and Medium Sized Farms, Food Security and Regulations) that were developed at the beginning of the Task Force will be the underlining themes during the development, execution and final recommendations of the Case Studies. The relevant Agricultural Viability Strategy (AVS) policy items and initiatives to support the Case Studies will be highlighted further in this document.

2.1 Communication Strategy

Communication is a key component for farmers to obtain information from their local government regarding proposed activities on their farm as well as a means to receive information on upcoming events or requirements such as regulatory updates/changes. Farmers also require communication to sell products to the consumer and network within the farming community. The Case Study 'Communication Strategy' will review the feasibility and/or requirements to develop the following communication items:

- Township Agriculture Website Portal
- Farmer Electronic Food Hub

2.1.1 Township Website

The Township of Langley has two locations where agriculture related information can be found currently on the website: At Your Service – Sustainability - Agriculture and Your Township – Agriculture in Langley. Currently, there is no dedicated Agriculture portal from the Township's home page.

Research

The purpose of the research is to determine if the Township's farming community would benefit from a dedicated agriculture portal.

Case study members could complete the following research to evaluate the Township's website:

- Review the current Township agriculture website for ease of access to information
    - Provide a list of pros and cons
- Choose at least three other local government's website that have land in the agriculture land reserve (ALR) for ideas
    - Provide specific examples from the chosen websites that would be valuable to have on the Township's website for example: relevant Frequently Asked Questions, links to other websites

Potential Outcome

To recommend the creation of a dedicated agriculture portal on the Township's website to provide easy access for residents to find information on agriculture in the Township.

2.1.2 Farmer Electronic Food Hub

The Township is made up of unique farms with differing sizes and products. Currently the Township does not have an organized virtual food hub for all Township farmers to sell their products in one place. The idea of an online food hub was an outcome in the 2015 Food Hub Feasibility Study. The study was completed for the Township with the assistance of the Agricultural Advisory Committee and consultants (Greenchain Consulting and Urban Food Strategies). In this report a food hub is describe as "a business or organization that actively manages the aggregation, distribution, and marketing of source-identified food products primarily from local and regional producers to strengthen their ability to satisfy wholesale, retail and institutional demand".

Research

Case study members could complete the following research to evaluate a Virtual Food Hub:

- Review the recommendations of the 2015 Food Hub Feasibility Study
- Review the recommendations of the Township of Langley Food System Study by KPU
- Research current programs in the Township and BC that have similar online business platforms (ie Egg map, Langley Farmers' Facebook groups, Land to Table, Open Food Network, Okanagan Food Hub, Local Food Supply, Farmer's HIVE)
- Evaluate how the Buy Local Program, Tourism Langley and the Chamber of Commerce could be partners
- Liaise with the Township's Economic Development team
- Meet with the Township's website team to discuss logistics
- Reach out to website/app creators for a perspective on the feasibility of the project
- Brainstorm possible managers/owners of the website/app

Potential Outcome

To recommend the creation of a website and/or an app to provide a centralized virtual location for farmers to sell their products, restaurants to connect with farmers, and farmers to network within the Township community.

2.2 Review of Township Farming Bylaws and Policies

Previously in the Task Force work, a compilation of bylaws and polices that relate to farming was completed in a spreadsheet. The purpose of this Case Study, Review of Township Farming Bylaws and Policies, is to complete a deeper dive into the farm related bylaws and policies to determine complexities for farmers.

Research

Case study members could complete the following research to evaluate the Township's Bylaws and Polices related to farming:

- Review the Township bylaws in detail as they relate to the 5 Lenses
- Review the Township policies in detail as they relate to the 5 Lenses

- Compare farm bylaws with other regulated communities
- Reach out to a minimum of three farmers in the Township community with differing farming commodities through the Langley Farmers' Institute to hear their concerns navigating the Township's regulations
- Determine the external entities that are required to be applied or consulted prior to approval (ie ALC) and if the process requires streamlining

Potential Outcome

To provide feedback on complexities and barriers of the bylaws and polices with recommendations to focus on 'X' bylaw(s) or policy(ies) to provide clarity.

2.3 New Farmer Attraction

The Township has approximately 75% of its land mass in the ALR and approximately 48% of the farm parcels are under 10 acres and only 7% of farms are over 70 acres. In 2016, agriculture took place on 52% of the parcels within the Township's ALR. The soil in the Township can support a diverse crop production and more land is available here for farming (not currently being farmed) than anywhere else in the Fraser Valley. The purpose of this Case Study, New Farmer Attraction, is to determine if there are any additional avenues the Township can pursue to encourage the utilization of the ALR lands.

Research

Case study members could complete the following research to evaluate how to attract new farmers:

- Liaise with the Township's Economic Development team regarding their work with the Langley School District and workforce development
- Examine the LSAF/LEPS/LSS Learning Farm program
- Discuss with Young Agrarians limiting factors for the lessor and lessee to join the Land Matching program
- Review, at the minimum, three other ALR municipalities' farmer attraction program (ie Surrey's municipal land leases to farmers)
- Review the Ministry of Agriculture's support to new entrants into farming and if any support can be supported/promoted in the Township
- Review other agriculture projects in the Township and how the Township can support/promote them (agriculture in the classroom, LEPS Agriculture week, LSAF/LEPS Learning Farm with LSS)

Potential Outcome

- To provide recommendations on ways to encourage all ages to farm and how to boost utilization of ALR lands.

Appendix E – Case Study Scenario Questions – Summary Research

Case Study Scenario Questions – Summary Research

Each Task Force member was given a specific scenario question to work through a potential farmer question. The purpose of the scenario question was to work through a real life question a farmer and/or ALR landowner might ask the Township and look for ways to reduce the "red tape", if any, including regulatory requirements, locating information, different staff/departments to determine an answer. The following is a summary of the findings.

Scenario Questions:

1. *A property owner is thinking about setting up a meat processing facility on their property. What needs to be considered, ie. zoning, wastewater, and what is the process?*
    - Information was not found on the TOL website
    - Contacted CDInfo@tol.ca and received a quick response
        - Specific zoning requirements for a meat processing facility and/or abattoir
        - If a property is not currently zoned for a meat processing facility and/or an abattoir, rezoning would be required

2. *A property owner is considering a bed and breakfast or some type of other agri-tourism accommodations such as campsites. What do they need to consider? What is the process?*
    - Started on the ALC website which took 20 min to find information
    - Spent 1.5 hrs on the TOL website and it was difficult to find specific information but eventually located. Did not contact TOL.
    - Discovered the following information
        - Only three sleeping units permitted in the TOL; 10 permitted by BC Government
        - Must have permit from the ALC
        - Cannot be in an accessory building
        - One establishment per property
        - Residence must be owner occupied
        - Fire codes must be followed
        - Business license required

3. *A farmer is trying to determine if there are any grants to expand their farming operation or farm marketing? What do they need to consider? Where would they find the grants?*
    - Unable to find information on the TOL website
    - Emailed TOL through "Ask a Question" and received a quick response from Agriculture Planner

4. *A farmer is considering selling their product (ie. meat, veggies, eggs, or homemade craft items) through farm gate sales? What do they need to consider? What is the process? Are there any restrictions on what can be sold or the set up of the farm gate structure?*
    - Could not find specific information on TOL website regarding farmgate sales
    - Website was not easy to navigate
    - Emailed info@tol.ca and received a response but stopped there because TOL asked for a specific property address

5. *A property owner is new to farming and wants to know if the Township lists farm activities, businesses and/or has a directory to be able to support local farmers?*
    - Searched for 'support for local farmers' on TOL website and received almost 500 hits
    - Too many results from search questions
    - Send an email through "Ask a Question" and received a response from the Agriculture Planner
    - Separate agriculture webpage with more specific information is needed

6. *A property owner is considering leasing their property to a farmer. What are the steps for the property owner to apply for a secondary residence for the lessee?*
    - Searched for 'housing' on TOL website and received many hits
    - Too many results from search questions
    - Manually searched website and eventually found some information in the Zoning Bylaw regarding secondary housing