Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, November 14, 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 – November 14, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held November 14, 2022.

B. ADOPTION OF MINUTES

1. Special Council Meeting – July 26, 2022

That Council adopt the Minutes of the Special Council meeting held July 26, 2022.

2. Inaugural Council Meeting – November 7, 2022

That Council adopt the Minutes of the Inaugural Council meeting held November 7, 2022.

C. DELEGATIONS

1. Myrtle Clift
File 0550-07

Request by Myrtle Clift, to appear before Council to discuss traffic control at 272 Street and Fraser Hwy.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2022 Local Government Election Official Results
Report 22-98
File ADM 4200-27-001

That Council receive the 2022 Local Government Election Official Results report for information; and

That the Township Clerk be directed to prepare, for the consideration of Council, an amendment to the General Local Government Election Bylaw 2010 No. 4844 to authorize the redaction of the residential address of the candidates' nominators and by redacting the residential address of the Candidate and replacing that with the community in which the Candidate lives.

2. 2022 Grant Submission Updates
Report 22-105
File ENG 1855-35

That Council approve grant applications to the following agencies for funding assistance as shown:

- BC Active Transportation Infrastructure Grant Program for funding of up to $500,000 of cost sharing towards completion of the Fraser Highway Multi Use Pathway – North Side;
- BC Active Transportation Infrastructure Grant Program for funding of up to $500,000 of cost sharing towards completion of the Fraser Highway Multi Use Pathway – South Side;
- Union of British Columbia Municipalities Asset Management program for funding of up to $25,000 of cost sharing towards the Utilities Asset Management Plan;
- Union of British Columbia Municipalities Disaster Risk Reduction-Climate Adaptation program for funding of up to $1,250,000 towards the Anderson Creek Floodplain Mapping and Salmon River Bank Stabilization;
- Infrastructure Canada – Active Transportation fund for funding of up to $1,353,462 of cost sharing towards construction of the Multi-Use Pathway for 96 Ave; and further

That Council approve execution of agreements with Infrastructure Canada – Active Transportation for funding assistance as shown below:

- $49,973 towards Data Collection Strategy for Active Transportation; and
- $50,000 towards Network Assessment for Active Transportation.

E. REPORTS TO COUNCIL

3. Agricultural Land Commission Application
No. 100395 (McDonald / 1740 – 272 Street)
Report 22-103
File CD 13-17-0008

That Council advise the Agricultural Land Commission that the subdivision application submitted by Kurt Alberts on behalf of Reid and Jenny McDonald for a property located at 1740 – 272 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy and request consideration based on agricultural merits.

4. Agricultural Land Commission Application
No. 100404 (Ivanda / 1367 – 224 Street)
Report 22-102
File CD 10-07-0026

That Council advise the Agricultural Land Commission that the subdivision application submitted by YourLand Development & Research Solutions, on behalf of Georgina Ivanda, for a property located at 1367 - 224 Street within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

5. Stratification in the ALR
Report 22-108
File CD BA000039

That Council forward the following single family residential stratification applications included to the Agricultural Land Commission for consideration based upon applicable regulations:

1. Application by Jacqueline Gale for property at 555 – 224 Street, zoned RU-3;
2. Application by Shawn Bouchard for property at 20838 Louie Crescent, zoned RU-5;
3. Application by Crew H Developments Ltd. for property at 3437 – 240 Street, zoned RU-3;
4. Application by Colton Lesuk for property at 21616 – 18 Avenue, zoned RU-3; and
5. Application by Brian Krentz/Valerie Meers for property at 3766 – 240 Street, zoned RU-3.

E. REPORTS TO COUNCIL

6. Agricultural Land Commission Application No. 100397
(1221105 BC Ltd / OTG Developments Ltd. /
26019 – 56 Avenue)
Report 22-101
File CD 11-12-0038

That Council not authorize referral of the non-farm use application submitted by OTG Developments Ltd. to the Agricultural Land Commission (ALC) as the application does not comply with the Township of Langley Rural Zone RU-3 and is inconsistent with the provisions of the Township's Official Community Plan (OCP) and Rural Plan.

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

Development Permit Application No. 101227
(1263523 BC Ltd / Kasian Architecture /
20957, 20959, 20961 and 20963 - 83 Avenue)
Report 22-100
File CD 08-25-0117

That Council authorize issuance of Development Permit No. 101227 to 1263523 BC Ltd. for properties located at 20957, 20959, 20961 and 20963 - 83 Avenue to the acceptance of the General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

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

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

a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection being secured by letter of credit, including payment of associated administration fees);

E. REPORTS TO COUNCIL

d. Registration of a restrictive covenant:
   - prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;

e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Registration of a party wall and common element maintenance agreement on the title of all lots; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100223 and Development Variance Permit No. 100141 (Hewitson / McGovern / Township of Langley / 4491 and 4477 – 236 Street; and 23535 – 44 Avenue; and Lands in the 23400 Block of 44 Avenue)
Bylaw No. 5819
Bylaw No. 5820
Report 22-107
File CD 10-33-0109

That Council grant first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 amending the Rural Plan to permit 0.37 ha (0.92 ac) lot sizes on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5820 rezoning 7.1 ha (17.5 ac) of land located at 4491 and 4477 – 236 Street; 23535 – 44 Avenue; and lands in the 23400 Block of 44 Avenue) to Suburban Residential Zone SR-1 in order to facilitate a proposed six lot subdivision on the easterly portion of the lands and future subdivision of the westerly portion of the lands 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:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 236 Street in accordance with the Township's Master

F. BYLAWS FOR FIRST AND SECOND READING

Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;

4. Secure a 1.5 m wide statutory right-of-way for 236 Street along a portion of the east frontage of the subject site;
5. Secure a statutory right-of-way for the purpose of a turnaround on proposed Lot 1;
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 development and clearing of the westerly portion of the site (as indicated on Schedule A) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is provided and accepted by the Township;
    b. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
9. Compliance with the Community Amenity Contributions Policy;
10. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, 5% Park Land Acquisition Fee, 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 (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5820 authorize issuance of Development Variance Permit No. 100141 subject to the following conditions:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-1 from 55 m (180.4 ft) to 39.8 m (130.9 ft) for proposed Lot 1, 42.6 m (139.8 ft) for proposed Lot 2, and 49.7 m (163.1 ft) for proposed Lot 5;
b. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot

F. BYLAWS FOR FIRST AND SECOND READING

frontage requirement in the Suburban Residential Zone SR-1 from 40 m (131.2 ft) to 37.4 m (122.7 ft) for proposed Lot 6; 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 (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5820.

Explanation – Bylaw No. 5819

Bylaw No. 5819 amends the Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate creation of lot sizes less than 1.7 ha (4.2 acres) on a site specific basis at 4491 and 4477 – 236 Street; and 23535 – 44 Avenue and PID 009-643-231.

Explanation – Bylaw No. 5820

Bylaw No. 5820 rezones 7.1 ha (17.5 ac) of land at 4491 and 4477 – 236 Street; and 23535 – 44 Avenue and PID 009-643-231 from Rural Zone RU-1 and Community Care Facility Zone P-2H to Suburban Residential Zone SR-1.

2. Rezoning Application No. 100673 and Development Permit Application No. 101333 (North Arc Properties 76 Ave Ltd. / 19784 and 19808 – 76 Avenue)
Bylaw No. 5811
Report 22-106
File CD 08-22-0105

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 76 Ave Ltd.) Bylaw No. 5811 rezoning (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue in accordance with the Township's Master

F. BYLAWS FOR FIRST AND SECOND READING

Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;

4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
   a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units;
   b. Identifying the lots/units (minimum 5% of attached residential lots) required to incorporate the Adaptable Housing Requirements;
6. Registration of a statutory right of way to provide temporary access over proposed lots 16 and 17 until such time as alternative access is provided by a future lane on 7585 – 198B Street to 75B Avenue;
7. Registration of a 4.5 m (14.8 ft) wide statutory right of way for the purpose of a public pathway over Lot 1;
8. Discharge of covenants AC221446 and BM322963;
9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Latimer Greenway Amenity Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5811 authorize issuance of Development Permit No. 101333 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;
e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from

F. BYLAWS FOR FIRST AND SECOND READING

28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;

f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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. Registration of an easement securing the required visitor parking stalls;
c. Registration of party wall and common elements maintenance agreements on title of all lots;
d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
g. Submission or completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
h. Payment of supplemental Development Permit 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. 5811 in conjunction with Development Permit No. 101333.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5811

Bylaw No. 5811 rezones 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots).

3. Rezoning Application No. 100662 and
Development Permit Application No. 101286
(1330509 BC Ltd / Hub Engineering / 7106 – 204 Street)
Bylaw No. 5817
Report 22-104
File CD 08-14-0230

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1330509 BC Ltd.) Bylaw No. 5817 rezoning 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate the development of eight single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
4. Provision of ecological buffer plans and final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of restrictive covenants:
    a. restricting the number of fee simple single family lots to eight;
    b. identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements; and
    c. for the retention and maintenance of a 2.0 m ecological buffer located along the eastern property line of the subject site including a 6.0 m building setback from the westerly edge of the ecological buffer as shown in the Central Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy, the requirements of the Central Gordon Estate Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Policy; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services Administration fees, Development Works

F. BYLAWS FOR FIRST AND SECOND READING

Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5817 authorize issuance of Development Permit No. 101286 (form, siting, and character) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all Residential Compact Lot Zone R-CL(A) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to issuance; 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. 5817 in conjunction with proposed Development Permit No. 101286.

Explanation – Bylaw No. 5817

Bylaw No. 5817 rezones a 0.40 ha (1.0 ac) property located at 7106 – 204 Street to Residential Compact Zone R-CL (A) to facilitate the subdivision of eight single family lots.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Procedure Bylaw Amendments
Bylaw No. 5823
Report 22-99
File ADM 3900-25

That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823".

Explanation – Bylaw No. 5823

Bylaw No. 5823 amends the Council Procedure Bylaw in the following ways:

- Section 9.08 – the speaking period for each member of Council amended to two (2) times for five (5) minutes on each debated motion;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- Section 11.01 – amended to reinforce the Mayor, as a member of Council, must vote on motions;
- Appendix A – the agenda section "Mayor and Council Report" be retitled "Council Report"; and
- To amend the required 2/3 vote of Council to a majority vote of the Council members present, in the following sections:
    - Section 6.09 - Statutory Public Hearings: Council Motions for Third Reading, or Third Reading and Final Adoption;
    - Part 13 - Additional Delegations; and
    - Section 16.01 - Temporary Suspension of Rules and Orders of the Council Procedure Bylaw.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Rezoning Application No. 100660 and
Development Permit Application No. 101240 and
Development Variance Permit Application No. 100145
(Brydon Projects Yorkson Ltd. / 20453 – 78 Avenue)
Bylaw No. 5790
Report 22-89
File CD 08-23-0207

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brydon Projects Yorkson Ltd.) Bylaw No. 5790".

Explanation – Bylaw No. 5790

Bylaw No. 5790 rezones a property located at 20453 – 78 Avenue Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R CL(B), R-CL(RH) and R-CL(SD) to accommodate residential development of 31 units (15 single family lots, 8 rowhouses, and 8 semi-detached units).

Development Permit No. 101240

Running concurrently with this Bylaw is Development Permit No. 101240 (Brydon Projects Yorkson Ltd. / 20453 – 78 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site

H. BYLAWS FOR CONSIDERATION AT THIRD READING

development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighborhood Plan;

b. Written confirmation from the 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 Permit fees prior to issuance;

Development Variance Permit No. 100145

Running concurrently with this Bylaw is Development Permit No. 100145 (Brydon Projects Yorkson Ltd. / 20453 – 78 Avenue) in accordance with Attachment B subject to the following conditions:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 1,10 and 11, as shown on Schedule A.

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

1. Aldergrove Christmas Events – Request for Funds
File 1850-01

That Council receive the letter from the Aldergrove Community Association, the Aldergrove Business Association and the Aldergrove Agricultural Fair and Festival Association, requesting funds for the Aldergrove Christmas events. They request Council consider providing financial support to assist with rentals, plaza fees and specifically $4,000 for traffic control.

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

2. Adoption Awareness Month
File 0630-01

That Council receive the letter from Minister Mitzi Dean, Client Relations Branch, Ministry of Children and Family Development, requesting the month of November 2022 be proclaimed as Adoption Awareness Month.

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

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has requested reconsideration of the following motion from the May 9, 2022 Regular Council meeting:

1. Motion to Reconsider

That Council reconsider the following motion:

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707".; and

"Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708".

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Davis,

N. ITEMS FROM PRIOR MEETINGS

That Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707" be referred to staff for a proper plan for CAC contributions, contemplating all of the Gloucester lands including the golf course.
DEFEATED

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

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707" be referred to staff to review with the proponent a potential contribution to a climate change action fund, proportionate to the value being created.
DEFEATED

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

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707" be referred to staff to work with the proponent for a contribution towards a new fire hall for improved fire services in Gloucester.
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

Councillors Davis, Ferguson, and Woodward opposed

N. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has requested reconsideration of the following motion from the July 25, 2022 Regular Council meeting:

2. Motion to Reconsider

That Council reconsider the following motion:

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

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5807".
CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 101029

Running concurrently with this Bylaw is Development Permit No. 101029 (Qualico Mitchell Williams LLP / 21480 and 21536 - 80 Avenue and 7941 and 7993 - 216 Street) in accordance with Attachment A subject to the following conditions:

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

N. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has requested reconsideration of the following motion from the July 25, 2022 Regular Council meeting:

3. Motion to Reconsider

That Council reconsider the following motion:

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 Kunst,
That Council give third 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".
CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 101027

Running concurrently with this Bylaw is Development Permit No. 101027 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

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

N. ITEMS FROM PRIOR MEETINGS

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. 101213

Running concurrently with this Bylaw is Development Permit No. 101213 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) in accordance with Attachment B 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;
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.

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

P. OTHER BUSINESS

Mayor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

1. Community Amenity Contributions Policy Update

Be it resolved that Council hereby directs staff to prepare an update to Community Amenity Contributions Council Policy 07-166 for Council's

P. OTHER BUSINESS

consideration, no later than the December 12, 2022 Regular Council Meeting, as follows:

A. Add a new Climate Action Fund related to mitigating environmental impacts originating from development upon the Township of Langley for items within its Climate Action Strategy related to corporate buildings, habitat preservation and agricultural areas;

B. Update the prescribed percentages of available contributions per category as applicable and appropriate to achieve the proposed changes itemized herein and for a wider range of possible use of the Affordable Housing Reserve Fund;

C. Consider inclusion of amenity contributions proportionate to the value being created for exceptional land use changes, such as the conversion of agricultural or rural land to industrial or more intensive urban uses;

D. Implement an individual community or distinct area-based approach per residential unit type as appropriate;

E. Ensure improved regional parity and competitiveness with a provision for additional density per square metre for higher density development forms; and

F. Update and/or revise for the provision of an increased array of needed community amenities:

   a. A new indoor pool and community centre within Yorkson Community Park in Willoughby;
   b. A new soccer campus within the Smith Neighbourhood Plan in Willoughby;
   c. A new ice and dry floor recreation facility at the Langley Events Centre in Willoughby;
   d. Additional high-quality urban parks in urban areas;
   e. New Fire Hall(s) as may be required for improved service for north Willoughby and Brookswood-Fernridge; and
   f. A revised inclusion or removal of “Township-wide Greenway” and/or “Satellite RCMP Detachment”.

2. Community and Policy Planning Priorities

Be it resolved that Council hereby directs Community Policy and Planning to proceed with new and revised priorities, at the exception of all others, as follows:

A. Complete an update to Community Amenity Contributions Council Policy 07-166 as may or may not have been so directed by Council;

P. OTHER BUSINESS

B. Complete a review and update of neighbourhood plans within Willoughby to:

1. achieve alignment of terminology and a consistency of land use provisions and approaches;
2. update single family and commercial urban designations to more modern standards; and
3. other potential revisions for improved development processing timelines as may be possible within the reasonable timeframe for completion as discussed by Council;

C. Complete a consolidation of multiple greenway amenity policies within the Willoughby Community Plan replaced by one clear and consistent Council Policy adjusted as needed to ultimately complete the amenities outlined therein;

D. Complete the Booth, Rinn and Fernridge neighbourhood plans currently in draft form with economic reconsideration of some prescribed urban forms combined with the proposed community amenity requirements, land use designations and restrictions for the additional preservation of mature trees along with development;

E. Complete an update of the Williams Neighbourhood Plan to provide for more residential density and mixed-use developments and urban park area(s) as may be applicable and appropriate with consideration of additional Community Amenity Contributions specific to the Williams Neighbourhood Plan;

F. Complete an update to the Smith Neighbourhood Plan to ensure its economic viability, particularly as it relates to major roads and the provision of additional recreational and community amenities, with consideration of additional Community Amenity Contributions specific to the Smith Neighbourhood Plan; and

G. Disband the Willowbrook Planning Team effective immediately, and plan to provide for a wider spectrum of public input and engagement opportunities as part of the ongoing Willowbrook Community Plan Update process, subject to available resources and additional, future Council priorities and direction; and further

Be it resolved that Council hereby authorize staff to allocate funds from other Community and Policy Planning projects and the 2022 surplus as needed to immediately, and as a priority, begin to undertake these works, confirmed by a Memo to Council as proceeded with.

P. OTHER BUSINESS

3. WARCAP Consolidation with Roads DCC

Be it resolved that Council hereby directs staff to:

A. Bring forward for Council's consideration an update to the Development Cost Charges Bylaw to consolidate the Willoughby Arterial Road Community Amenity Program Policy 07-355 with Roads DCCs, as permitted pursuant to provincial legislation;

B. Consider timely inflationary or other revisions as may be required for 2023 and 2024 for the Development Cost Charges Bylaw to run concurrently with the revision for WARCAP consolidation; and

C. Bring forward for Council's consideration after Final Adoption and the expiration of the grace period of a potentially so revised Development Cost Charges Bylaw a resolution for Council's consideration to rescind Council Policy 07-355 while ensuring that development proponents do not contribute to these same community amenity and Roads DCC items more than once.

Councillors Pratt and vanPopta presented the following Notice of Motion within the deadlines according to Council's policy:

4. Final Resolution of North Langley Water Issues

Whereas:

1. Numerous concerns over many years have been expressed by the community about the chronically low pH levels of the groundwater-based Township of Langley potable water supply system within areas of North Langley and within Fort Langley, especially, and as it may also affect overall water quality;

2. The water supply and distribution system with Metro Vancouver for North Langley has sufficient capacity to supply additional quantities of potable water to Walnut Grove and Fort Langley from the Coquitlam Reservoir; and

3. Metro Vancouver has resolved pH concerns with the reliable provision of water above and beyond the required standards for pH with an ongoing target of 8.3-8.5 specifically maintained to protect against possible corrosion;

Therefore be it resolved that Council hereby directs staff to:

A. Decommission Fort Langley Well #2 and cease the extraction of ground water at this location as soon as possible with replacement potable water supply provided by additional bulk water purchases from Metro Vancouver;

P. OTHER BUSINESS

B. Immediately cease all ongoing activities to expand or otherwise improve Fort Langley Well #2 to otherwise attempt to address pH or water quality issues within previously approved budget envelopes for this purpose;

C. Outline the potential demolition, removal, restoration and/or disposition of Fort Langley Well #2 for Council's consideration within the 2023 budget process; and

D. Prepare an updated Report to Council with a potential timeline, cost(s) and capital and operating savings to cease all ongoing Township of Langley water treatment capital projects and extraction and treatment of ground water throughout the Township of Langley, where possible, potentially replaced by additional bulk water purchases from Metro Vancouver, for Council's consideration within the 2023 budget process.

Councillor Baillie presented the following Notices of Motion within the deadlines according to Council's policy:

5. 40 Additional Suppression Firefighters 2023-2026

Whereas:

1. The Township of Langley has experienced considerable growth in population and that this growth is expected to continue for the foreseeable future;

2. This additional population growth necessitates additional public safety infrastructure and staffing resources to adequately serve the community now and in the future; and

3. Public safety is a top priority for The Township of Langley Council;

Therefore be it resolved that Council direct staff to provide options within the 2023-2027 Five Year Financial Plan that will result in a complement increase of 40 career suppression firefighters within the next four annual budgets.

6. Election Signs Restricted to Private Property

Be it resolved that Council hereby directs staff to prepare an amendment to the Election and Political Signs Bylaw prohibiting any and all election signage on Township of Langley or publicly-owned property, roadway or otherwise, for Council's consideration.

P. OTHER BUSINESS

Mayor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

7. Salmon River Uplands within the Rural Community Plan

Be it resolved that Council hereby directs staff to prepare a Report to Council outlining the potential timelines, scope and other recommendations as may be appropriate to review the Salmon River Uplands area within the Township of Langley's Rural Community Plan including, but not necessarily limited to, minimum parcel sizes, desired long-term character of the area and the establishment of an appropriate area-based Community Amenity Contribution policy framework for residential development within the Rural Community Plan (the "Review");

That Council hereby directs staff to schedule Council consideration and staff processing of community plan amendments, rezonings, and development permits within the Salmon River Uplands area to be coincidental with the Review until a potential update as heretofore referenced has been duly considered by Council; and further

That Council considers any residential subdivision in the Salmon River Uplands area to be contrary to the public interest if subdivided under current minimum parcel sizes and before the Council addresses minimum parcel sizes in relation to the Review.

8. Initiation of Priority Project Works within Initial Preparations

Be it resolved that Council hereby directs staff to begin a general project scope review for the anticipated provision of an increased array of needed community and recreation amenities including the following projects:

A. A new indoor pool and community centre within Yorkson Community Park in Willoughby;

B. A new soccer campus within the Smith Neighbourhood Plan in Willoughby; and

C. A new ice and dry floor recreation facility at the Langley Events Centre in Willoughby;

That Council authorizes staff, once sites have been identified, to complete pre-project work for the above referenced projects including site analysis, survey(s), geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information and site service capacity;

That Council hereby pre-approves $250,000 within the 2023 budget to enable the undertaking of these above referenced pre-project works as an aggregate priority project; and

P. OTHER BUSINESS

That staff shall report back to Council on each individual project once an initial general project scope review is prepared with recommendations as to the processes and possible resolutions required to advance each individual project as so directed by Council.

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

9. Council Consideration of Project 08-26-0225

Whereas:

1. Council approved a development application for Vesta Properties Ltd at 200 Street and 84 Avenue comprising of a 74 acre planned community with 26 and 34 story towers and a collection of townhomes, apartments and other development;

2. Vesta Properties Ltd has applied for development of an additional 45 story tower with up to an additional 180 residential units within the same previously approved planned community with its adjacent properties completed or already under construction;

3. Council has considered the Vesta Properties Ltd's proposal for an additional 45 story tower, related information concerning the subject land(s), existing and proposed development in the Township of Langley and the overall interests of the community; and

4. Council has considered a process to treat Vesta Properties Ltd with scrupulous fairness in procedure within the context of quality planning principles as evidenced by plans, studies and reports the Township of Langley has considered in respect to the affected land(s) within this area;

Therefore be it resolved that Council hereby directs the Director of the Community Development Division to clearly communicate to Vesta Properties Ltd, in writing, advising it that:

A. Council has considered Project 08-26-0225 and has determined that this development application is not in the best interests of the Township of Langley due to concerns about additional traffic circulation and density at this location, overall ambiance of this community as already planned and the precedent set by a structure of such magnitude; and

B. Council hereby requests that Vesta Properties Ltd proceed to complete the planned community at this location of 82 Avenue and 200 Street as originally considered and ultimately approved by Council.

P. OTHER BUSINESS

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

10. Council Consideration of Project 08-14-0091

Whereas Bucci Developments Ltd has applied to amend the Official Community Plan and Rural Community Plan to redesignate up to 93 acres located at 6407 Glover Road to residential and commercial uses to accommodate its future exclusion from the Agricultural Land Reserve;

Therefore be it resolved that Council hereby directs the Director of the Community Development Division to clearly communicate to Bucci Developments Ltd, in writing, advising it that:

A. Council has considered its request to apply to the Agricultural Land Commission for the exclusion of 6407 Glover Road from the Agricultural Land Reserve and has elected to not apply for its exclusion under section 29 of the Agricultural Land Commission Act; and

B. Council considers the application to be contrary to the public interest due to the quality, location, and Council's preference to retain agricultural land within the Township of Langley in its substantial integrity.

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

11. Tree Protection Bylaw Amendments

Whereas the health and well-being of the natural environment, including trees, in the context of our urban setting is dynamic and dependent on a number of factors, including the weather;

Whereas the extremely dry weather conditions of the last few months have put a lot of stress on our trees and the underlying ground conditions; and

Whereas there have been a number of concerns brought forward by residents in recent months since the adoption of the new Tree Protection Bylaw about the significant process and costs associated with removal of trees, including those identified by qualified professionals as hazardous with potential public safety impacts;

Therefore be it resolved that Council direct staff to review and bring forward for Council's consideration amendments to the Tree Protection Bylaw to, amongst other things, provide for exemptions for dead or dying trees as soon as practically possible.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (a) Personnel;
Item H.1 - Section 90(1) (b) Personal;
Item H.2 - Section 90(1) (e) Property; (k) Negotiations;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations;
Item H.4 - Section 90(1) (a) Personnel; and
Item H.5 - Section 90(1) (a) Personnel.

R. TERMINATE

Township of Langley

Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Tuesday, July 26, 2022 at 5:00pm
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, S. Ferguson, M. Kunst, B, Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, R. Seifi, W. Bauer, and J. Winslade

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – July 26, 2022

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held July 26, 2022.
CARRIED

B. ADOPTION OF MINUTES

1. Special Council Meeting – July 25, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Special Council meeting held July 25, 2022.
CARRIED

2. Regular Council Meeting – July 25, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Council meeting held July 25, 2022.
CARRIED

C. BYLAWS FOR FINAL ADOPTION

1. Highway and Traffic Bylaw Amendment for School Zones
Bylaw No. 5813
Report 22-92
File ENG 5460-02-001

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw 2022 No. 5813".
CARRIED

D. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That the meeting terminate at 5:02pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

INAUGURAL MEETING OF TOWNSHIP COUNCIL

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

M I N U T E S

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, S. Gamble, S. Harvey-Renner, A. Marsden, S. Ruff, S. Scheepmaker, R. Seifi, and J. Winslade

W. Bauer and K. Stepto

OFFICIAL PIPING IN OF COUNCIL ELECT AND OFFICIALS

The Mayor-Elect and Councillors-Elect were piped into the Presentation Theatre by Colin Barrett, accompanied by an Honour Guard consisting of Township of Langley Fighfighters, Sean Lakeman and Darryl Fulton, and RCMP Constables, Lee Millar and Phil Colter.

A. NATIONAL ANTHEM

1. "O Canada" was led by Kehkeh Trawgaye of the Langley Community Music School.

B. OATH OF OFFICE

1. The Honourable Judge Dannielle Dunn administered the Oath of Office to Mayor-Elect Eric Woodward and Councillors-Elect Tim Baillie, Steve Ferguson, Margaret Kunst, Barb Martens, Michael Pratt, Kim Richter, Rob Rindt, and Misty vanPopta.

Mayor Woodward assumed the position of Chair.

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

C. KWANTLEN FIRST NATION COMMUNITY WELCOME

1. The Kwantlen First Nation offered a Community Welcome.

D. ACTING MAYOR APPOINTMENT

1. Acting Mayor Appointment

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That the Acting Mayor be rotated amongst Councillors as follows:

NAME	FROM	TO
Councillor Kunst	November 7, 2022	April 30, 2023
Councillor Richter	May 1, 2023	October 31, 2023
Councillor Baillie	November 1, 2023	April 30, 2024
Councillor Rindt	May 1, 2024	October 31, 2024
Councillor Martens	November 1, 2024	April 30, 2025
Councillor vanPopta	May 1, 2025	October 31, 2025
Councillor Pratt	November 1, 2025	April 30, 2026
Councillor Ferguson	May 1, 2026	October 31, 2026

CARRIED

E. MAYOR'S ACKNOWLEDGEMENT

See item G.1.

F. COUNCILLORS' INAUGURAL COMMENTS

1. Councillor Margaret Kunst

Councillor Kunst provided the following inaugural comments to all those present:

Good evening everyone! Thank you for coming tonight.

From the bottom of my heart, I would like to thank the residents of the Township of Langley for re-electing me once again to serve you for another 4 years. I am humbled by your support and promise to serve with honour and integrity.

I would like to start out by saying a big congratulations to our new Mayor Eric Woodward and all our new councillors Pratt, Bailey, Rindt, vanPopta and Martens on their election, also to Councillor Ferguson and Councillor Richter on your re-election. I look forward serving on this new council and getting to know each of you over the next 4 years.

F. COUNCILLORS' INAUGURAL COMMENTS

I'd like to recognize our Staff for all their work in organizing this event, and to members of the RCMP and our Township of Langley firefighters in attendance tonight. Thank you also to Kwantlen for your warm welcome tonight, and as a person of faith I appreciate when we can acknowledge our Creator at important moments like these.

I would also like to thank our outgoing Mayor Jack Froese, Councillors Arnason, Whitmarsh, Long and Davis, thank you for serving this community for so many years. And David – if you are here? I will miss your loud booming voice when adjourning our council meetings.
If there was such a thing as honorary adjourning powers when in the chamber – it should go to you!

I would now like to thank some really important people in my life. My Husband Fred, aka my sign guy, my 4 kids and their spouses, a big thank you to both my parents, I'm pretty sure my mom's campaigning skills garnered me at least a thousand votes, thanks Mom, and Jeanette Martin for doing my social media as well as all the volunteers who helped me with this last campaign.

While I enjoy our council meetings and moving things off the agenda, it's only one part of the job. The best part of this job for me is meeting with constituents to try and solve problems, representing council on a variety of committees, meeting with our seniors and hearing about the issues that matter to them as well as attending the long list of community events.
Its allowed me to meet so many people who are dedicated to keeping the Township a place where everyone can thrive.

This past term I have also appreciated getting to know members of our Kwantlen, Matsqui and Katzie First Nations, thank you for your friendship to me personally and to us as a community and in the spirit of Truth and Reconciliation I look forward to strengthening that relationship and continuing to work together on issues that matter to you.

As I go forward in this position of leadership I will once again use a favourite quote from a politician named Carly Fiorini as it captures how I think leadership is defined:

And I QUOTE "Leadership isn't defined by a person's title or position…True leadership is defined by character, the ability to see possibility in the people around you…
Leadership is impossible without humility and empathy because without them you can't collaborate with other people who are different from you.
If you can't collaborate, you can't solve problems." Unquote

On our desk we have a red and green button indicating a yes or no vote. We don't have the option of a grey button, although that might be nice sometimes it would be too easy and nothing would get done.

F. COUNCILLORS' INAUGURAL COMMENTS

You elected us to make difficult decisions, to put our egos aside, and with an open mind, work together to make the best decisions for our community now and for the future.

There is lots of work to do and I am excited to be a part of it once again. I look forward to new challenges and working with our new Mayor and council on the issues that matter to Township of Langley residents.

I'm humbled by your support and for the position you have entrusted me with, I look forward to listening and working hard over the next 4 years in my role as your Township of Langley Councillor.

Thank you!

2. Councillor Kim Richter

Councillor Richter provided the following inaugural comments to all those present:

I am very honoured and humbled to be here again today to serve you for another 4 years.

I thank first and foremost my family and friends who worked hard on this campaign with me. You know who you are. I unreservedly love and cherish you all.

Secondly, I thank each and every one of the 8756 Township residents who voted for me. I sincerely value and appreciate your ongoing support and trust. You are the reason why I do this job - I love being a strong voice for you on Council!

We are currently living in very uncertain times both globally and locally. We face 3 major crises: the Cost-of-Living Crisis, the Climate Crisis, and a Governance Crisis.

These are the 3 lenses through which I will view and address every issue that comes before this Council over the next 4 years.

Going forward, there is one thing I absolutely will not compromise on and that is "Integrity". If something does not seem right, I will not vote for it. And I will tell you why I did not vote for it.

All people deserve integrity. They deserve to be listened to, and to be heard. They deserve action. And they deserve a community they want, and are proud, to live in.

As long as I sit on Council, this is what I promise to do: I will stand up and speak out for you. I always have and I always will. You, the taxpayers and the residents of our Langley, deserve nothing less.

F. COUNCILLORS' INAUGURAL COMMENTS

As recently noted on a popular TV show*: "There is no power but what the people allow you to have". And their interests must always come first.

Historian Jon Meacham says: "Democracy is the mediation of differences". I agree.

Thank you for once again placing your trust in me. I will not let you down.

*House of Dragons - October 2022

3. Councillor Tim Baillie

Councillor Baillie provided the following inaugural comments to all those present:

Thank you voters, family (Karen), the Team, friends, and IAFF union brothers and sisters. This is an incredible honour and privilege. It is an honour to be with Mayor Woodward, Councillors Ferguson, Rindt, Martens, and vanPopta, and looking forward to working with Councillors Richter, Kunst, and Pratt. Our Contract with Langley Team clearly spelled out a platform for fire, homelessness, and youth sports.

Thank you to Dan Sheel, Rachel Cashato, Joe Babcock, Pat and Gerry Wilson and AJ Cheema.

Whether I agree or disagree on issues, I will be professional and stay on issue and move on.

My other focuses will be bike/walking paths, seniors, equality, indigenous issues, safety, and veterans – thank you for your service. November 11 is the most important day of the year.

Congratulations to new school board trustees: Joel Neufeld, Sarb Raj, and Holly Dickinson.

I am here to listen and learn. You can always reach out to me by email, phone, or over a cup of tea. I am looking forward to working and learning from the other council members in this new experience. I will be a supporter of small and medium businesses.

I was retired, but this is my new, full-time job now. I am looking forward to a new challenge and making Langley Township move forward to new and better things.

4. Councillor Rob Rindt

Councillor Rindt provided the following inaugural comments to all those present:

F. COUNCILLORS' INAUGURAL COMMENTS

I want to thank everyone here tonight. I am truly honoured to serve in the Township of Langley, a place where I have lived my entire life.

I want to thank everyone who put their names forward in this last election. Being my first campaign it was very inspiring to see everyone's passion about this community.

I want to thank Councillor Davis for his years of service in representing the farming community. I look forward to being a strong voice for the agricultural community and I thank you all for your support.

I want to thank our Mayor, Eric Woodward, and our entire Contract with Langley Team. Everyone worked so hard in all their efforts. It is truly humbling to how see many people came out to support our efforts and brought about much needed change. I feel so grateful to be a part of it.

Last, but not least, I want to thank my partner Rebekah who has held it together for our three businesses, our kids, our dogs. I couldn't do it without you. And I would like to thank all of you for your vote. I plan to use this opportunity to help all of the taxpayers and everyone who lives in the Township. I hope to leave a positive impact for my kids who are part of the future of our community.

Thank you for your faith in me and I look forward to the next four years.

5. Councillor Barb Martens

Councillor Martens provided the following inaugural comments to all those present:

Good evening to the people of the Township of Langley. I am honoured and truly humbled by the election outcome and am grateful to the voters who put their trust in me. I met many of you over the course of the campaign. I appreciated new connections made and conversations had. Your concerns resonated. Please know that I am here to serve all Township of Langley residents to the best of my ability and will put your safety and wellbeing at the forefront of decisions made. Langley has spoken and I look forward to the possibilities that the Mayor and all members of this Council will accomplish in the next four years.

I want to mention a few people here tonight. My children, Matthew and Abigail – thank you for your patience and support as your mama jumped into the political arena and threw our household into chaos. To my dear friend and colleague Colleen – thank you for being that friend that tells me what I need to hear, not what I want to hear. To my long-time friend Ghalib – thank you for encouraging me to pursue new opportunities and for leading by example. To my friend Heather – thank you for knowing when I needed a friend. And to James and Dan – I landed in the best neighbourhood 20 years ago. A campaign is only as successful as the

F. COUNCILLORS' INAUGURAL COMMENTS

people working behind the scenes. Thank you to those who worked tirelessly to support our team.

To my team-mates, I can't imagine a better group of people to work with. While technically opponents, we supported and promoted each other. I have gained lifelong friends. To AJ, I am disappointed to not have you alongside us, but I know that great things are in your future. Tim, I enjoyed our conversations and laughs while we walked and knocked on doors. Rob, thanks for your no-nonsense attitude and wicked sense of humour. Steve, thank you to you and Denise for taking me under your wing and for checking in on me regularly. Misty, I could not have asked for a better wing girl. And Eric, thank you for this opportunity, for building an incredible team and for keeping us all tracking forward all while you expertly executed a successful campaign.

In closing, to all mayoral, council and school board trustee candidates, I leave you with the words of Theodore Roosevelt although I would preface that the usage of the word "man" refers to all persons:

"It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who neither know victory nor defeat."

Langley is fortunate to have so many people who care enough about its future that they courageously put themselves in the political arena. Congratulations to you all on daring greatly! Thank you.

6. Councillor Misty vanPopta

Councillor vanPopta provided the following inaugural comments to all those present:

I'm Misty vanPopta. I want to take this moment to share my appreciation and thanks to you the taxpayers, my family and friends, and to my colleagues, for the journey to this seat that has taken me 12 years.

As many of you are aware, I ran for a council position in 2011. And thankfully, I was not elected. If you asked me then if I was happy that I lost, the answer would have obviously been no. But, knowing what I knew then, compared to what I know now, it was not the right time in 2011. I would not have been a councillor ready to make the hard decisions, a

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councillor strong enough in her own resolve, education and knowledge to have been an effective councillor. Life, or God if you will, has a funny way of preparing you for what you are meant to do, and when you're meant to do it. The time for me, is now.

The more you get to know me, the more you will see that I am pretty frank. Although I am a slow processor of thoughts, when I speak, it's usually pretty to the point. With that said, I'll be honest with you, I am petrified. Not of speaking here in front of you, not of getting out and meeting with people and hearing your thoughts and speaking to your concerns but scared of the enormity of the trust you have given me. I do not take this position lightly. I am ready to get my hands dirty, dig through the weeds of information and to make the tough decisions. But I know this will not always be enough from my detractors, for those who think differently then I. Politics is a polarizing experience, where it doesn't matter what I do or say, someone will not like it, while others praise it. I know that the next four years will change me forever. So, I want to document publicly what I promise to you.

To the taxpayers, I vow to always look at the big picture. To always look through the lens of those whose funds are in our hands and to do what is right, even in the face of making an unpopular decision. My goal as councillor is to look at our immediate concerns, but also at our long-term objectives. And at points, those issues may be conflicting. I ask for your trust that when votes are difficult, that I have weighed my decision for the greater good.

To my new colleagues, I vow to hear your words. I look forward to getting to know Councillor Richter and to learn from her wealth of knowledge and perspective. I look forward to reconnecting with Councillor Kunst and hearing of her experience over her first term. I look forward to friendly banter with Councillor Pratt over urban planning practices and policies, both on which we agree and both which we may differ. I look forward to working with township staff, learning their ways, and making new friends. And by the way, the candy on my desk is always for the taking.

To my Contract with Langley teammates. We did it. I vow to always make sure we have fun while working hard, while at the same time, to challenge each other to do better and do more for the residents. Like all of us, I am sad that AJ Cheema is not here beside us and I want to publicly thank him for his integral work accomplished on our behalf. To Dan, Nikkos, Joe, Paul, James, Rachelle, those on sign duties, those who made phone calls, Denise who knocked on more doors than probably even Councillor Pratt, to the many others behind the scenes, your faith in us and the mission did not go unnoticed. To Trustee Elect Neufeld, Dickinson and Rai, I look forward to our continued teamwork. I look forward to showing people that being a team aligned in some key issues, does not mean that we are lemmings to a cliff, or puppets to a master, but are people brought together with the same

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ethos and excitement to get great things accomplished for the town we all love.

To my family and friends, I vow to always remain me. Slightly outside the box, always driven, always fun and content. To my daughters who have watched me over the years struggle, this is what dedication and hard work can accomplish. Even if I fail at this, I vow to never fail as your mother. To my parents, sister, and friends, thank you for always questioning my sanity when I get these grand ideas in my head, while also supporting me at the same time. You keep me grounded. To my partner, whether you are near or far, I have never experienced the safety I have with you. To be championed as much as you have done. Thank you.

I cannot close out my list of gratitude without acknowledging our new mayor, my friend, Your Worship Mayor Woodward. I'll struggle with addressing you that way, given the length of our friendship, but although I will slip up with the new formalities, I vow to continue to collaborate with you as we have successfully done for over a dozen years. I value your perceptions, knowledge and generosity and look forward to the next 4 years and beyond.

So, thank you all for being here tonight, and being a part of my journey to serve Langley now and into the future.

7. Councillor Michael Pratt

Councillor Pratt provided the following inaugural comments to all those present:

I'm sure many of you have by now seen the video of a certain member of my family on election night, so I'll keep my remarks brief so that nobody gets too emotional. However, today is a special one for a few reasons. I have the fortune - or misfortune - of being the first person in my family elected to public office. However, my great grandfather ran in 1956 for the BC Liberals up in the South Peace against W.A.C Bennet's Social Credit Party, which was almost as wise as running for Council for the first time at 21 years old. We all know how much Councillor Ferguson loves his props, so I have with me today the briefcase that my great grandad carried with him as he toured the South Peace region many years ago. While he didn't win, I'd like to think the family tradition of fighting against the political odds lives on.

It struck me today as I was sitting in the Chambers before this meeting, that the first time I ever sat here was when I was 12 years old, and together with my sister – who is here tonight – presented to Council and to former Mayor Rick Green to ask for support in creating the Walk to Remember Memorial at the Derek Doubleday Arboretum. A few things have changed since then, but that was the first moment I realized the difference the local government makes. Thinking of the faith it took for the Council of the day to

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give a kid and his older sister a chance, it gives me hope that while I have the privilege of being a member of ***this*** Council, I might have the opportunity to return the favour, and take a chance on some crazy ideas that make this place even more special.

It's truly a privilege to be able to have the opportunity to sit here for the next 4 years, and I'd like to sincerely congratulate each one of my fellow councillors. We have the opportunity to do something incredibly worthwhile with the responsibility we've been given. After all, why else would we go through one of the toughest job interviews possible, if not to have the chance to leave our community in a better position than when we found it. We have a responsibility to govern on behalf of those who voted for us, but also those who didn't. If we forget this, then the divisiveness of our Council will be the thing that people remember about us, as opposed to the progress we have the opportunity to make. I'm looking forward seeing the members of the public who work to keep Council accountable, and I hope that you continue to do the necessary work of reminding us who we are here to serve.

This community of ours will soon reach and then eclipse 150,000 people, almost double the population when my family first moved here 25 years ago. We're the second fastest growing municipality in the Province of British Columbia, and I'm looking forward to getting to work on an ambitious agenda to provide the pieces of a community that our residents deserve and should expect from a town of this size.

However, tough times are ahead. In fact, for a lot of our residents, they're already here. We need to make sure we can deliver the programs that play such a key role in supporting them, and deliver new ones with the infrastructure required to do so, while making sure that we don't put ourselves in the position of having to make life even more expensive. I believe this Council can navigate these challenges, but that doesn't mean we can ignore them.

Next year, our Township turns 150 years old. I sincerely believe that these next 4 are some of the most crucial in this long history, and I'm truly honoured to be a part of this chapter. I want to thank everyone who had a hand in organizing tonight's proceedings, as well as all those who've sat on Council before us. To everyone who supported me and helped in ways big and small, I'll be forever grateful, and I hope you feel like tonight is a special one for you as well.

Lastly, to my friends and family who are here tonight, and those who couldn't make it: thank you for dealing with me over the last 4.5 years. I know it probably wasn't easy to hear me talking non-stop about mixed-use zoning, lack of transit, and all the ways this Township was the best place in the world, all things considered. Thank you for believing in me and for your support.

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Congratulations again to my fellow members of Council: I'm looking forward to getting to work.

8. Councillor Steve Ferguson

Councillor Ferguson provided the following inaugural comments to all those present:

First of all, I would like to thank everyone for attending this Inaugural meeting. Of course, friends, family, supporters, and those who follow Township Council. I would also like to thank all staff in our corporate administration departments for facilitating this event as well:
Mark, Jason, Pam, Melissa, Natalie, Suzanne, Kim, Wendy, Corene, Nadia and her IT team.

I also wish to express my appreciation for our union staff and representatives (Sarah Manchester and her team). Not to forget our other departments: Planning, Engineering, Building, Police, Fire and all other staff at the Township of Langley.

I was told many years ago that a great community has a symbiotic relationship with the Public, staff, and of course the elected Mayor and council.

I wanted to thank each and every person that put their name up as council candidates….it takes a great deal of commitment to run…however as former Mayor John Beales told people in his inaugural address of 1987…"hang in there, you never know what opportunities you may get in the future"!

I also want to thank Mayor Jack Froese, Councillor Blair Whitmarsh, Councillor David Davis, Councillor Bob Long, and Councillor Petrina Arnason for their service to our community.

New Councillors:

Councillor Michael Pratt….I have known you since you went to school (French immersion) with my daughter Lydia for some 12 years.
You worked hard with the Walk to Remember and your tree planting project (Our family sponsored a tree).

You ran last term 2018, earned a University degree in Planning, and put all your skills into running a phenomenal campaign and here you are……..The youngest Councillor ever elected to the Township!!!

Councillor Tim Baillie… Tim the Beatle's album Sgt Peppers had a song Penny Lane. In that the Lyrics stated: "He likes to keep his fire engine clean, It's a clean machine". I'm sure we will hear a few things about our Township Fire department over the next 4 years. I also know you

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have a passion for the homeless and other charities. You worked hard this campaign to become known and expressed your reasons for running at the door or at events on a regular basis. Well done!

Councillor Kim Richter…you are a tireless council member for Langley. You always research issues and study all agendas rigorously. I have watched you at council meetings (last term I sat beside you) and at conferences taking notes and asking questions. Producing Notices of Motions and working extremely hard as a Councillor.

Councillor Misty vanPopta: you have a real zeal for business, land use and community development AND of course environmental issues. I'm sure we'll be hearing a lot about those subjects from you over the next four years.

Councillor Rob Rindt….Signs on your tractor must have got you elected…. Who else can do that? Well "farming has always been in Langley Township's history". At least that's what former mayor Bill Poppy told me years ago when I was a director on the Otter Co-op board. I'm sure you will be the voice of farming over the next 4 years.

Councillor Margaret Kunst…I told you that it is harder getting re-elected than elected….you went to town and ran nothing short of a spectacular campaign, great ads, signs, brochures, and the list goes on…well done!

Councillor Barb Martens…You worked like crazy, knocking on doors, brimashaving, waving at cars, phoning residents, stuffing mailboxes and great videos….Well Done! Now you are the law and order person!…So your experience with the VPD and others will definitely place protection on your agenda these 4 years, but I also know that you have a passion for helping others less fortunate and those needing a HAND UP and A Voice!

Mayor Eric Woodward

What can I say? The very first time I met you, you were talking about a minor project by the name of Coulter Berry….the rest is history although somewhat lengthy in the development process…..Now that term ended, and I was defeated, however, I told you that I was running again…..and you told my wife…"Steve is coming back" (and of course you were elected) and so was I. I have watched you at the council table for 4 years, and I was both surprised and amazed at your ability to quickly learn the Budget process, Community Development, Fire Department and protection file and many other important council related items! I didn't always agree with everything you presented (agreed to disagree yet respect each other!) but that didn't mean that the next item on the agenda or the next meeting wouldn't be discussed separately and distinctly. I learned that from former Mayor John Scholtens, "simply recover from the things you don't agree with and move on to the next item on the agenda!" When you told me that you

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were thinking of running for Mayor, I told you that it's a lot different being a mayor than a councillor…Here today…is your test!

I know you have ideas around Parks and Recreation, Protection, Community Development, Permit processes, Fees and Charges, Taxes, amongst other issues, as many of us do. I am positive that starting day one…you are committed to those items! I believe this Council is more than prepared to work with you to make them happen. All for the advancement and benefit for the ratepayers of Langley Township!

Who have I missed? Me…..
I want to thank all those that have supported me and worked for me this election: Dan and Lisa, James and MJ, Manjit, Avtar, Jatinder, Sham, Angie, and family Paul, Suhki, Suhk, Eric, Linda, Margaret, Rob, Tim, Karen, Barb, Rob and Rebecca, Joel, Meghan, Misty, Mr. Singh, Hoshier, Sarb and Roger and family, Holly, and many, many others that I have missed to name....thank you so much!

Today, right now, I have completed 8 terms as an elected official in our Township of Langley and am beginning my 9th term working with 6 mayors! 25 years as a member of council.

Hello, Alderman Ferguson here, yes Mrs. McGillicuty, how are you?.....Are you on the voter's List?....I'll look.

You know what's still funny is that behind every successful man is a shocked wife. My wife Denise has been behind me all the way...
the weather, nails for signs, and tons of rain....I still remember how cold it gets....brrrr, brochures, signs, mail-outs, door knocking, Brima Shaving, social media, everything!

Couldn't have done it without you! Love ya' Honey.

G. MAYOR'S INAUGURAL ADDRESS

1. Mayor Woodward provided the following inaugural address to all those present:

I want to take a few minutes to just speak from the heart a little bit. First of all, I want to thank Chief Marilyn Gabriel for coming here tonight. I really appreciate that, and I'm honoured that you came. I also want to acknowledge former Mayor Rick Green. He is here with us, in the corner over there. Thank you for coming tonight. You know, I already can tell that the view from this particular seat is a little bit different than being a Councillor and I am honoured to have been chosen among four great candidates, to have the honour to serve, not only myself, but with the great team we ran on and the others that were elected. As they say, nothing without effort.

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I want to start by acknowledging the opponents for Mayor. First up, Rich Coleman. He served years for our community as our MLA in Victoria, and years of serving with the Township of Langley. I wish him well in his retirement and future years ahead of him with Michelle. Years of service to that amount are not to be negated and I wish Rich Coleman all the best in the future.

I want to acknowledge the eight years of service on Township Council of Blair Whitmarsh. He and I served for four years together on Council, and I respect his service immensely and wish him all the best as well.
I also want to acknowledge Michelle Sparrow for running a great campaign and offering herself for service and a different viewpoint for the community. I wish her very much the best as well.

I'm going to acknowledge previous Councillor, David Davis. I know that's been done already but I'm going to do it too. Thank you again, Councillor Davis. I sat next to you for two years and it was a pleasure getting to know you as a fellow Councillor, and again, I really appreciate your 11 years of service on Township Council.

I also want to acknowledge the many years of service of Councillor Bob Long. He served for many years, seven terms on Council consecutively. That is a statement to his presence in the community, not just in Aldergrove, but the whole Township, and his years of service I want to acknowledge and respect, and I wish him all the best for his retirement.

I also want to acknowledge Councillor Arnason who served two terms on Council. I sat next to her for four years and I respect her immensely as well, I wish her well in her in all her future endeavors in retirement.

Of course, I am going to acknowledge Mayor Jack Froese. 11 years on Township Council. He never lost an election. I hope I have the wisdom one day to know when not to run again and I respect Jack immensely for his years of service. I'm very glad that I did not have to face him in an election campaign. I want to wish all the best to Jack Froese and his new wife and wish them all the best for the future in their retirement.

The campaign is over now, and I really want to stress that. I want to replace the campaign with a positive, constructive conversation over the next four years to get things done. We campaigned on a very specific platform of capital projects, renewal of building permits, development processes, but it is really important to identify as well what kind of Township of Langley do we want to have? Not just four to eight years from now, but 20-25 years from now. It was touched on already, but by 2041 we will be projected to have over 210,000 people at current projected density, and I project that that will start to go up a bit more. What is the Township of Langley going to look like when we experience that kind of urban growth, not only from net immigration, but with the need for infrastructure, community amenities, and the urban forums that we are going to create to bring those new residents to

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Langley? We thought a lot about that during the campaign and I know we are going to continue to think a lot more about it over the next four years as a Council making decisions going forward. We are going to have a significant impact on what our community is going to look like as we start to contemplate what that additional population is going to cost, but also how do we create and maintain the character that is Langley today that we love and cherish so much. And I know that while we focus on a pool and roads and other infrastructure as part of a campaign, it is never far from my mind, and I know the minds of members of Council, of the long term and what we want Langley to be.

We don't get through a campaign like this on our own. There are so many people that created this Council. From volunteers to people for many years that encouraged all of us to run, to those who helped us complete and formulate the ideas that ultimately were selected by the community. There are so many people that go into creating a campaign that is successful, I think to the degree that we saw our team be chosen to lead Langley for the next four years.

It's interesting when a campaign ends because there's people that I spent time with every day for a number of weeks and I can't acknowledge them all, it's impossible, there is just so many people that helped make this happen from donors to volunteers putting up signs but also, more importantly, helping us take them down which is very, very important. To people like Dan Sheel that helped assemble the team that we have here today. To Joe Babcock who every day, for weeks, helped us formulate the videos that people saw and helped us communicate our message clearly and effectively. From Jonathan helping us get the message out in a number of important ways. There were just people after person after person that helped make this happen. I'll be forever grateful, and I know the team will be forever grateful. It's impossible to acknowledge the depth of gratitude and honour that we all have to have everybody who helped us get elected, but also in a position to pursue our vision and platform for the Township of Langley over the next four years.

I'm looking forward to getting to work because it is time to get to work and I think it has been touched on here as well, but I had it written down, to not only remember those that we know voted for us, but also to acknowledge that we are to govern for those that did not. I said that in 2018 as well and I meant it. I mean it here today. We have been chosen and we will lead all of the community and represent everyone and the interests of everyone in the best way we know how to get things done.

I want to also congratulate and acknowledge the service of some other people that didn't win here. I want to acknowledge Rod Ross who served on our Board of Education for a very long time, and I respect and have known him for almost 30 years. I want to acknowledge the service of David Tod and Suzanne Perreault. I want to congratulate Trustees-elect Neufeld, Dickinson, and Rai for their successful elections as well. I'm looking forward to working with you and Candice Ashdown and Tony Ward and Charlie Fox

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over the next four years. We have a number of challenges that involve the Board of Education and I'm looking forward to seeing what can get done in true partnership with SD35.

I want to congratulate Councillor Pratt for being the youngest person ever elected. Previously it was Jordan Bateman but congratulations to you for campaigning for about five years, so congratulations to you. Very often it does take two or three times running, so again, congratulations to you that is an immense accomplishment.

I also want to acknowledge the long-time service of Councillor Ferguson. He's managed to do that himself, so I don't need to go into that too much here tonight, but again its an immense accomplishment and it speaks to your presence in the community to be chosen again and again.

I also want to acknowledge Councillor Richter. At the end of this term I believe you'll be the longest service, continuously elected Councillor in Township history. Mr. Bakken did verify that for me, so I want to congratulate you and acknowledge your service and again an immense accomplishment to be re-elected yet again.

Congratulations on your re-election, Councillor Kunst. That is quite an accomplishment.

I also want to acknowledge Councillor Martens for finishing first in her first ever election. I'm not sure that has been done before.

I want to thank everybody that's been part of making this possible over the last four years. Once again, there are too many people to acknowledge from Peter and Christine to Rachelle to Barry and Kelly, and all the people in this audience - Katherine, John and Penny, Sukhi, Domi, there is just endless people – Gurminder – there is just endless people in the audience that I could acknowledge again and again for their contributions to helping make this happen. Everybody that helped create this Council should take pride in what we achieve over the next four years. It's my solemn promise and commitment that we are going to do everything we possibly can to make the Township of Langley a better place and proceed to get what we were elected to do, and get it done.

I also want to especially acknowledge the Langley United Soccer Association and Langley Minor Hockey who helped us immensely to highlight the problems and challenges that we are facing in our community from roads to sport and recreation infrastructure, to all kinds of challenges that this Council has to deal with and I'm, looking forward to getting on with that work, first thing tomorrow morning.

There's something else that I want express, that in this election we've seen for the first time in a long time a political party be chosen, a slate, be chosen to govern the Township of Langley with three independent

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Councillors. That is a responsibility that we are never going to lose sight of. A responsibility to be chosen as a team comes with great opportunities, but also great responsibility and some risk. I'm committed to collaboration, openness of ideas and focusing on getting things done with all members of Council, each and every day. It is something I am going to take personally, having been a Councillor for four years, where frankly, that didn't always happen. I want to learn from that, I want to govern in a way that makes everybody recognize and understand that we accept and understand that responsibility. We want to make sure that we govern appropriately, carefully, and that we govern with due humility and concern for the impact that the decisions we are going to make will have on the future of the Township of Langley.

I think I am going to leave it there. I'm going to let the next few Council meetings speak for themselves. I want to thank everybody who came out again tonight to see us sworn in. I want to thank everybody who participated in the election, the candidates that did not succeed as well. I know what it is like to run for Council, and I want to wish everybody that ran in this election all the best and I really appreciate them putting their names forward, and their ideas forward. I actually wrote down quite a few of them during the course of the campaign and it's those ideas and that civic society and that presentation that we are going to hopefully prove over the next four years that we are worthy of the honour being bestowed, the opportunity to pursue our vision for the future of the Township of Langley. Thank you again for coming out tonight. Thank you again for everybody that participated in this election and thank you very much again.

H. TERMINATE

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta.
That the meeting terminate at 8:28pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Friday, September 16, 2022 3:41 PM
To: legservicesinfo
Subject: Delegation Requests by Myrtle Clift

Please note the following response to Delegation Requests has been submitted at Friday September 16th 2022 3:36 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  11/14/2022
- **Name of delegate or organization wishing to appear**
  Myrtle Clift
- **Topic**
  To percent a Petition, for better traffic control at 272 Street and Fraser Hwy. in the Township of Langley.
  Your Engineer Department does not think Aldergrove needs a safety intersection.
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Request your support
- **Desired resolution**
  We need your support to get a four way, left hand turn signal, for the safety of the hundreds of us citizens in the Township of Langley. There has been known that at least to my knowledge four pedestrians, have been hit by vesicles making left hand turns.
- **Full name**
  Myrtle Clift
- **Email address**
  s.22(1)
- **Address**
  s.22(1)
- **Primary Phone**
  s.22(1)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 – REGULAR MEETING	**REPORT:**	22-98
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	4200-27-001
SUBJECT:	2022 LOCAL GOVERNMENT ELECTION OFFICIAL RESULTS		

RECOMMENDATION(S):

That Council receive the 2022 Local Government Election Official Results report for information; and

That the Township Clerk be directed to prepare, for the consideration of Council, an amendment to the *General Local Government Election Bylaw 2010 No. 4844* to authorize the redaction of the residential address of the candidates' nominators and by redacting the residential address of the Candidate and replacing that with the community in which the Candidate lives.

EXECUTIVE SUMMARY:

The Official Election Results were declared by the Chief Election Officer on Monday, October 17, 2022 at 11:00am pursuant to section 146 of the *Local Government Act.* With the Advance Voting Opportunities held over seven days between October 5 and 13, 2022; Special Voting Opportunities held at various locations during the week of October 11, 2022, Mail-in Voting Opportunities and General Voting Day on Saturday, October 15, 2022, a total of 26,035 electors voted for a Mayor, eight Councillors, and five School Trustees. The official election results are attached to this report as *Attachment A*. Our goal was to make the voting experience a quick and easy process and we achieved that. There were few line-ups or delays.

PURPOSE:

To provide the Official Election Results of the 2022 Local Government Election held Saturday, October 15, 2022, including figures from the ballot accounts (*Attachment C*), as required by section 158 of the *Local Government Act.* This report also provides comments on the election process. Staff have received several concerns about the residential address of the nominators and candidates being made public on the Township's website. Currently, the signature of the nominators are redacted and it is proposed to also redact the residential address of the nominators as well. Similarly, it is proposed to redact the residential address of the candidate but replace it with the community in which they live, such as Brookswood, Walnut Grove, etc. The original nomination documents will not be altered but what is placed on the Township's webpage will be redacted. This is a safety concern that should be addressed.

BACKGROUND/HISTORY:

The following initiatives were undertaken for the 2022 Local Government Election:

- Decreased the number of Advance Voting Opportunities from eight days to seven days but increase the number of hours from 80 to 84 throughout the different communities of the Township and maintained consistent hours of voting – all advance voting locations were from 8am to 8pm. This resulted in an increase of 56% (from 4,566 in 2018 to 7,128 in 2022) in the number of voters voting in the advance. There may have been other factors at play in the significant increase, such as the mild, sunny weather and convenience of voting while going to the pool or gym thus freeing up Saturday. This was the first election that an Advance voting opportunity was held at the Langley Events Centre and it proved very popular – especially with events going on throughout the day and a hockey game at night.
- Utilized DataFix Municipal VoterView program again this year to provide real-time, live updating of the List of Registered Electors in all voting places thus ensuring electors could not vote twice and providing quick and efficient service to voters (including new registrations, voter information data changes such as change of address, change of marital status, etc.).
- A total of 43,051 packages containing 96,390 Voter Notification Cards were mailed out to qualified electors in the Township on September 13, 2022 and featured a barcode to be scanned by election staff at the voting places. Over 75% of the voters were recorded by way of the bar code on their Voter Notification Card which made the voting process much faster. The cards were mailed in a package to each household with registered voters, to reduce the cost of mailing. Because the envelopes were pre-sorted with postal code accuracy to a high degree, the postal rate was reduced to 91 cents per envelope. The total postage cost was $44,322.50 which included $5,099.05 HST because the voter cards were mailed from Ontario rather than being shipped to BC and being mailed from BC. Ontario HST is 13% as opposed to BC Provincial sales tax of 5%.
- Township's elections pages were revamped and updated with current election information including list and map of voting places, key dates, qualifications for voting, candidate information, and statutory election notices. Included on the Township's webpage was the application for a mail-in ballot.
- Posted on the Township webpage, a 150-word profile and photo for each candidate, which provided information to the voters on the 42 candidates.
- Periodically throughout the day, we timed a voter from the time they entered the voting place until the time they left. In most cases, this was just a few minutes and in some cases as much as 10-15 minutes creating lineups for electors waiting to mark their ballots.
- For complete advertising campaign please see '*Attachment E*'
- A secure, searchable List of Registered Electors to assist Township electors in determining if they were registered to vote was again used this year on the Township's website – 3,590 hits were registered – substantially more than in 2018. Because of the confidentiality of the voters list, the input parameters are quite tight and just under 70% of the enquiries were successful.
- Four training sessions were held for all election staff (160) prior to the election, including training on the VoterView computer program. Overall, the training time should be extended and start sooner, possibly including weekend training to allow for those that work full time but want to do their due process and help with elections in the most efficient way possible without burning out staff.

- Updating the Nomination packages for the candidates to reflect current information and legislation. We encouraged candidates to use a flash drive with the package on it and most found it contained all information required. The nomination forms for Mayor and Councillor were the same and consistent throughout the province. There were no printed copies of the Nomination package or the Voters list.
- Updated the Civic Info website with candidates' contact information and election results.
- Implemented all of the 2018 election suggestions.
- Scanned and emailed the 42 nomination packages to Elections BC for them to contact each candidate to provide the Campaign financing requirements.
- Provided the statutory advertisements in local papers and on the website in a reader-friendly format.
- This was the second year (2021 School Trustee By-election) of providing the voters with the option of voting by mail. The results were disappointing. We estimated 5,000 voters would take advantage of this opportunity, but only 249 voters applied for a ballot by mail and only 143 were received prior to 8pm Saturday, October 15th. Since then, we have received another 68 ballots which, under the Local Government Act, cannot be counted, so they will be shredded unopened. The cost of this program was high ($10,000 for external computer programming) plus printing and mailing costs. Most of the unused supplies (envelopes etc.) can be used next time. Due to the required security to obtain a ballot, some voters may have found it difficult or intimidating to use. Notwithstanding the mediocre success this year, we are recommending that the mail-in ballot option be provided again in 2026.

The voters list received on July 27 contained 95,935 voters. It took a number of days to 'clean up' the approximately 3000 Township of Langley properties to ensure proper address accuracy as per Canada Post requirements, enabling a better postage rate. With all the additions (758 new voter registrations vs 938 new registrations in 2018) and deletions (for example, no longer living in the Township), the final list totaled 96,390. These changes resulted in an increase of 11,300 voters over 2018. Using the VoterView program, it allowed instant updating of the List of Registered Electors, which is then forwarded electronically to Elections BC following the election. Elections BC receives an up to date (as of October 15) list of electors at no cost to them. Again, this year, Elections BC took on the role of supervising the filing of campaign financing disclosure forms to be uniform throughout the province. The deadline for candidates to file their Campaign Financing Disclosure papers with Elections BC is Friday, January 13, 2023. Elections BC will be continuing to provide access to the Campaign Financing Disclosure papers on the Elections BC website. The Township website does provide a link to the Elections BC website and the financial disclosures of all the 42 candidates.

The Township's IT department was extremely helpful in arranging for the use of 100 laptops and setting them up on General Voting Day, as well as providing internet conductivity to all voting locations. The results were tabulated from the 17 voting places (14 regular voting places, plus Advance, Special and Mail) on General Voting Day.

DISCUSSION/ANALYSIS:

11 Non-Resident Property Electors voted in the 2022 Local Government election of which 6 were new registrations on General Voting Day. There were many name and address changes to the List of Registered Electors. We found that the Advance Voting Opportunity at WC Blair did attract a significant number of electors more than was originally intended but the venue was incredibly small for 1600 electors. A new location will need to be determined for the 2026 election. Extending the time for all advance voting to be consistent 8am to 8pm clearly enabled many more electors to attend the Advance Voting as all voting locations were up in comparison to 2018.

Most general voting day places did not meet our estimated of number of voters which was based on the number of registered voters in that area times the percentage turn-out in 2018 in all areas. Only the Lynn Fripps voting location exceeded their 2018 voters and that was by only 71 voters. This, we believe, is due primarily to the large number of voters at the Advance Voting Opportunities that reduced the number of voters on General Voting Day. A chart showing the actual voter turnout over the past four elections, is attached as *Attachment "D".* The following chart shows a breakdown of the voters at the Advance Voting Opportunities:

Advance Voting Opportunity	**2018 Total Votes**	**2022 Total Votes**
Willowbrook	460	594
Fort Langley	227	640
Walnut Grove	721	1,071
Willoughby	393	928
Aldergrove	510	827
Murrayville	808	1,614
Brookswood	1083	1,454
Trinity Western	354	N/A
Total	**4,556**	**7,128**

Recommendations/Suggestions for improvements for the next General Local Election – Saturday, October 17, 2026, include:

- Recommend improvements to the Election and Political Signs Bylaw. A tremendous amount of Township resources was spent on dealing with election signs and responding to many complaints from the public. Emphasize to ALL candidates that election staff are adhering to legal processes by a variety of sources, and it would be respectful for candidates to abide by their requests to move signage and campaigning when asked to do so.
- Received several requests from the public to recycle/reuse the signs picked up by the Township, determine legal implications, if any. Possibly ask candidates at the time of nomination papers being filed, if this is something they might be interested in signing off on.
- Build upon the success of the 2022 election by continuing with voting machines, (two machines at the larger voting places), internet strike-off of voters, and voter notification cards as well as mail-in voting opportunities.
- Build upon the successful Advance Voting by finding a larger location other than WC Blair Recreation Centre. All voting locations should have an 'In' door and an 'Out' door for ease of moving electors through.
- Having an Advance voting location with separate voting results from each location rather than having all seven days and locations combined as one worked very well and should continue as such.

Respectfully submitted,

Darlene Foxgord
CHIEF ELECTION OFFICER

and

Bob Wilson
DEPUTY CHIEF ELECTION OFFICER
for
CORPORATE ADMINISTRATION

ATTACHMENT A	Official Election Results for the 2022 Local Government Election
ATTACHMENT B	Breakdown of Votes by Voting Location
ATTACHMENT C	Ballot Account
ATTACHMENT D	Actual Voter Turnout and percentage – 2008 – 2022
ATTACHMENT E	2022 Local General Elections – Communications Plan

Attachment A

Local Government Act
Section 146

TOWNSHIP OF LANGLEY

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2022

I, Darlene Foxgord, Chief Election Officer for the Township of Langley, do hereby declare elected the following candidates, who received the highest number of valid votes for the following offices:

MAYOR

WOODWARD, Eric

COUNCILLOR

BAILLIE, Tim
FERGUSON, Steve
KUNST, Margaret
MARTENS, Barb
PRATT, Michael V.
RICHTER, Kim
RINDT, Rob
VAN POPTA, Misty

SCHOOL TRUSTEE – TEA #1, SCHOOL DISTRICT No. 35

DICKINSON, Holly
FOX. Charlie
NEUFELD, Joel
RAI, Sarb
WILSON, Marnie

Dated at Langley, BC

this 17th day of October 2022.

Darlene Foxgord

Darlene Foxgord

Chief Election Officer

2022 Local General Election
Votes by Voting Place

Candidate	Type	Alder	Hope	Coghlan	Poppy	Peacock	Fort	GPRC	Glenw	Hill	Kennedy	Fripps	Parkside	Garnett	Wix-B	Advance Civic F	Advance Fort	Advance WG	Advance LEC	Advance Alder	Advance Murray	Advance Brooks	Special Voting	Mail-in Voting	Total Votes Cast
SPARROW, Michelle	Mayor	182	174	38	129	146	221	238	115	216	305	237	80	296	67	55	61	116	80	82	162	150	34	4	**3188**
WHITMARSH, Blair	Mayor	327	297	96	443	273	499	577	205	649	565	347	154	420	164	147	130	212	174	146	489	407	41	43	**6805**
WOODWARD, Eric	Mayor	544	634	108	548	569	587	635	391	622	827	852	258	732	215	242	344	552	477	387	641	611	65	70	**10911**
COLEMAN, Rich	Mayor	330	209	75	241	193	274	312	185	354	283	295	122	410	129	145	97	183	191	203	314	279	74	25	**4923**
GARDNER, Brit	Councillors	375	347	87	351	284	590	445	217	457	632	507	163	512	152	120	150	225	192	167	378	314	25	38	**6728**
PILCHER, Sierra	Councillors	217	152	61	160	145	170	193	127	206	224	258	102	344	87	94	61	131	134	145	203	197	20	18	**3449**
WARD, Tony	Councillors	311	238	71	321	228	335	426	188	517	404	317	133	379	149	130	118	188	152	157	376	277	39	22	**5476**
ARNASON, Petrina	Councillors	373	387	104	436	329	585	596	303	543	574	351	166	436	191	176	189	293	176	194	510	464	56	52	**7484**
CHANG, Michael	Councillors	275	251	48	294	236	333	295	127	406	386	454	128	500	110	145	89	202	253	144	324	261	31	30	**5322**
PRATT, Michael V.	Councillors	429	425	119	482	332	683	662	270	657	667	503	187	560	194	173	217	315	211	199	499	505	20	39	**8348**
MORAES, Karen	Councillors	192	191	34	185	187	219	265	85	217	334	222	71	281	58	70	64	120	118	101	201	163	24	16	**3418**
CAMERON, Scott	Councillors	274	224	74	225	223	286	296	173	328	353	312	111	378	109	113	101	196	170	162	314	246	54	21	**4743**
TAKHAR, Navin	Councillors	223	134	54	152	121	136	190	144	214	183	263	89	319	63	97	45	111	148	149	185	223	15	18	**3276**
WARTAK, Gerald	Councillors	186	154	62	148	139	184	223	130	226	241	248	83	315	84	90	49	121	126	120	230	219	25	18	**3421**
MARTENS, Barb	Councillors	570	702	108	577	652	589	677	387	677	959	832	237	787	233	266	345	589	474	353	713	665	70	72	**11534**
RESPONDEK, Kam	Councillors	122	107	32	108	104	130	146	67	132	161	122	48	171	38	48	29	56	56	47	141	127	7	5	**2004**
GILL, Sukhman	Councillors	257	150	65	184	107	155	188	149	242	184	235	102	343	95	102	59	105	140	219	224	195	28	11	**3539**
RINDT, Rob	Councillors	473	528	116	552	506	562	555	338	553	707	685	206	575	227	196	299	482	370	312	576	512	40	48	**9418**
MacDONALD, Cathy	Councillors	280	224	67	202	196	237	279	192	291	285	322	122	444	101	124	100	182	204	145	282	265	51	20	**4615**
DINESEN, Stephen	Councillors	247	189	78	236	168	199	272	157	353	299	266	90	343	115	100	77	124	125	143	273	218	28	25	**4125**
RICHTER, Kim	Councillors	439	453	107	512	405	582	670	334	633	678	481	236	573	212	209	177	374	260	246	540	515	70	50	**8756**
CHEEMA, AJ	Councillors	415	432	74	382	382	407	380	277	391	583	595	165	535	152	169	265	427	351	288	451	431	28	51	**7631**
BAILLIE, Tim	Councillors	442	515	86	417	493	469	510	313	487	758	716	193	601	160	189	301	466	383	274	550	528	34	59	**8944**
TOWNSLEY, Teresa	Councillors	293	265	68	267	208	433	454	217	362	421	322	116	366	149	108	108	189	146	153	344	336	34	15	**5374**
FERGUSON, Steve	Councillors	500	554	100	524	541	507	611	377	657	759	694	229	658	199	252	288	513	395	308	636	534	58	59	**9953**
SUAREZ RUBIO, Carlos	Councillors	82	47	12	73	53	112	89	42	101	107	110	36	138	35	27	32	44	50	30	75	62	4	8	**1369**
POITRAS, Carey	Councillors	191	209	61	175	167	308	301	149	286	345	230	81	231	88	61	87	145	98	85	247	262	23	15	**3845**
DELORME, James	Councillors	170	141	56	155	140	171	182	125	190	197	225	64	281	78	88	58	104	112	110	192	182	25	14	**3060**
DARNELL, Rebecca	Councillors	285	243	62	240	178	324	385	155	329	348	223	96	307	108	91	126	179	140	131	284	283	28	26	**4571**
JOEHL, Alex	Councillors	149	86	28	131	73	95	176	83	197	156	125	55	162	54	48	32	68	51	75	131	113	11	4	**2103**
VAN POPTA, Misty	Councillors	464	537	104	473	505	528	529	322	583	745	701	212	597	187	219	306	520	382	297	593	509	56	52	**9421**

2022 Local General Election
Votes by Voting Place

KUNST, Margaret	Councillors	536	515	144	671	406	772	810	344	935	821	605	239	629	282	207	229	346	297	255	704	625	59	53	**10484**
RAI, Sarb	School Trustee	489	510	100	391	471	419	527	340	494	676	767	205	732	166	214	269	470	419	354	514	534	32	55	**9148**
LOCKHART, Gareth	School Trustee	413	367	100	395	345	554	502	263	534	668	486	170	569	162	158	148	249	212	198	423	406	59	37	**7418**
PERREAULT, Suzanne	School Trustee	441	451	109	442	409	629	612	289	582	744	587	196	732	193	190	213	326	286	236	525	453	38	52	**8735**
DICKINSON, Holly	School Trustee	539	635	107	527	598	535	682	385	626	893	921	252	870	205	274	321	541	483	350	657	641	64	53	**11159**
TURNER, Neil	School Trustee	424	323	101	397	289	392	504	266	634	456	406	172	505	178	155	116	190	186	194	465	359	37	29	**6778**
WAKELIN, Stacey	School Trustee	352	328	89	296	312	455	455	209	388	554	452	156	551	142	160	146	275	244	207	355	369	34	44	**6573**
WILSON, Marnie	School Trustee	510	451	112	516	389	624	658	280	595	727	619	243	728	222	220	202	329	308	265	556	506	51	50	**9161**
ROSS, Rod	School Trustee	391	310	95	418	241	440	478	235	552	493	397	159	466	173	178	149	261	205	222	486	391	54	43	**6837**
FOX, Charlie	School Trustee	641	457	133	615	399	696	678	331	832	739	501	303	635	295	232	232	344	271	332	675	533	53	53	**9980**
NEUFELD, Joel	School Trustee	555	627	113	521	592	553	609	374	699	889	866	247	806	214	269	338	553	451	349	693	594	68	71	**11051**
Ballots Cast		1402	1321	320	1369	1189	1592	1774	900	1866	1989	1750	619	1873	582	594	640	1071	928	827	1614	1454	218	143	**26035**
Total Votes Cast		**14908**	**14173**	**3458**	**14512**	**12734**	**16979**	**18272**	**9660**	**18947**	**21330**	**18657**	**6477**	**20217**	**6235**	**6351**	**6767**	**11416**	**9701**	**8534**	**17131**	**15464**	**1667**	**1488**	**275078**

Ballot Account
October 15, 2022
General Local Election

Voting Place	Ballots Issued	Voted Ballots	Spoiled	Unused	Unaccounted
Aldergrove Secondary	2000	1402	32	566	
Alex Hope Elementary	1500	1321	17	162	
Coghlan Community Hall	500	320	0	180	
DW Poppy Secondary	2200	1369	13	818	
Dorothy peacock	1500	1189	7	304	
Fort Langley Elementary	2200	1592	11	597	
George Preston Rec Cen	3000	1774	11	1215	
Glenwood Elementary	1300	900	3	397	
James Hill Elementary	3000	1866	12	1122	
James Kennedy Elem	1600	1989	7	601	3
Lynn Fripps Elementary	2600	1750	10	840	
Parkside Cent. Elem	1200	619	12	569	
RC Garnett Elementary	2600	1873	23	704	
Wix-Brown Elementary	1000	582	0	418	
Advance Voting	7800	7128	11	661	
Mail	5000	143	4	4747	106
Extra Ballots	500	0	0	500	
Special Voting	500	218	4	278	
	40,000	26,035	177	14,679	109

Actual Voter Turnout and Percentage - 2008 to 2022

Attachment D

Voting Place	2008 Actual Voters	% of total voters - 2008	2011 Actual Voters	% of total voters - 2011	2014 Actual Voters	% of total voters - 2014	2018 Actual Voters	% of total voters - 2018	2022 Actual Voters	% of total voters - 2022
Aldergrove	1197	8.17%	1651	8.74%	1742	7.69%	1608	6.24%	1402	5.39%
Alex Hope Elem	840	5.73%					1352	5.25%	1321	5.07%
Coghlan Hall	434	2.96%	294	1.56%	352	1.55%	330	1.28%	320	1.23%
DW Poppy	1330	9.08%	1623	8.60%	1743	7.70%	1604	6.24%	1369	5.26%
Dorothy Peacock	845	5.77%	1189	6.27%	1380	6.10%	1284	4.99%	1189	4.57%
Fort Langley	983	6.71%	1367	7.27%	1670	7.37%	1809	7.03%	1592	6.11%
George Preston	1656	11.30%	2732	14.50%	2563	11.31%	2353	9.14%	1774	6.81%
Glenwood	853	5.82%			1205	5.32%	972	3.78%	900	3.46%
James Hill	1641	11.20%	2022	10.72%	2107	9.30%	2268	8.80%	1866	7.17%
James Kennedy	1391	9.49%	2576	13.64%	3052	13.46%	2143	8.32%	1989	7.64%
Lynn Fripps*	675	4.61%	1182	6.30%	1241	5.48%	1679	6.52%	1750	6.72%
Parkside	507	3.46%	624	3.30%	785	3.47%	827	3.21%	619	2.38%
RC Garnett	887	6.05%	1024	5.42%	1925	8.50%	2034	7.90%	1873	7.19%
Wix-Brown	671	4.58%	746	4.00%	662	2.92%	706	2.74%	582	2.24%
Advance***	682	4.65%	1630	8.62%	1993	8.80%	4566	17.73%	7128	27.38%
Special**	62	0.42%	204	1.06%	234	1.03%	212	0.82%	218	0.84%
Mail-in Ballots									143	0.55%
	14,654	100%	18,864	100%	22,654	100%	25,747	100%	26,035	100%

* Mountain Secondary was the North Willoughby Voting Place in 2008 and 2011.

** Additional Special Voting places were added in 2011 and beyond

*** Advance Voting locations and times were expanded over the period.

2022 Local General Elections

Communications Plan and Outcomes

Overview

Key Contact: Darlene Foxgord **Department:** Elections **Election Date:** October 15, 2022
Need/Opportunity: Communications campaign
Communications: Andrew Hopkins and Peter Chevrier
Need Description: Communications of election information for candidates and voters
Primary Audience: Township of Langley eligible voters
Timing: July 2022 until late October 2022
Budget: $13,550 for all paid actions. Many actions done internally without additional costs.

Strategy
Use offline and online tools to communicate election information for candidates and voters with a push for people to get out and vote. Include information on advance voting, mail-in voting, voting locations, candidates, and more. Run paid campaigns from late August through October, touching on key milestone dates, actions and providing important voting information. Goal is to do more than 2018 and achieve higher voter turnout.

Key Messages
- Your Voice. Your Vote. General Local Elections for Mayor, Councillor, and School Trustee are happening October 15.
- Potential candidates can get nomination information at tol.ca/elections.
- Mail-in ballots can be requested at tol.ca/elections.
- Find out more about candidates running for Mayor, Councillor and School Trustee at tol.ca/elections.
- Vote early. Cast a ballot at an advance voting location in your community.

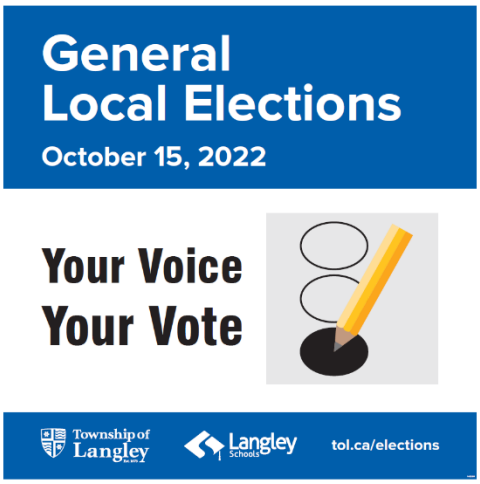
Summary of Communications Activities

TOL Direct Communications
- A dedicated multi-page website - tol.ca/elections with full information for candidates and voters
- Large image ad on tol.ca homepage carousel starting in August
- Featured News link on tol.ca homepage
- Alert bar on tol.ca homepage
- News posts on tol.ca/news
- Mini Ads in emphasis boxes on high traffic TOL webpages like Recregister
- 9 paid newspaper print ads in 2 local newspapers (Langley Advance Times and Aldergrove Star)
- 38 free and paid social media posts on Facebook and Twitter and Instagram
- 5 eNewsletters sent to 3,000 subscribers from July to October
- 3 bus shelter ads
- 13 community sign boards around the Township
- 2 digital sign ads - at LEC and George Preston CC
- 1 News release sent to 2 local newspapers (Langley Advance Times and Aldergrove Star)
- Elections general information Rack Cards in community facilities
- Mail Ballots guide brochure to provide information on requesting a mail ballot
- Election posters in community facilities
- Recreation and Community Centre front desk TVs
- Posters for Special Voting Opportunities at seniors' facilities where they will be provided
- HUB (internal employee portal) post
- "I Voted" and "Future Voter" stickers to raise awareness in community
- Pencil and fillable bubble icon for consistent imaging and branding

Other Indirect Communications

- Newspapers ran numerous election-related articles and candidate ads
- Community social media channels syndicating TOL posts, other posts, and news
- Individuals' social media channels syndicating TOL posts, other posts, and news

Specific Major Activity Details



Webpage - tol.ca/elections

Includes the following subpages:

- Voting Dates & Locations
- Candidates
- Voting Information
- Mail Ballot Voting
- Elections Workers
- Results
- Additional Information

Tol.ca Website Homepage

- Large carousel image and caption on homepage
- Featured News post on homepage linking to election website
- Alert bar at top of page on election weekend

Paid Conventional and Digital Advertising

Newspaper Ads (Langley Advance Times and Aldergrove Star)

- **Legislated Ads - Approximately $8,000 total**
  August 18/19 and 25/26 – Full page, legislated ad with info on candidate nominations.
  September 22/23 and 29/30 – Full page, legislated ad with extensive voting info.

- **Additional Newspaper Ads in Township Page = $2,200 total**
  September 15/16 – General election info and date
  September 22/23 – Mail ballots
  September 29/30 – Advance voting locations
  October 6/7 – Advance voting locations
  October 13/14 - General Election Day voting locations

Facebook Ads/Boosts

- **Facebook = $1,850 total**
  August 31 – Candidate nominations period
  September 9 – General election Info
  September 16 – Mail ballots
  September 26 – Advance voting
  September 29 – Find out more about candidates
  October 11 – Vote on October 15

Community Signs

- **Community signs. Mid-September – October 17 = $900 total for production/installation**
  4'x4' signs
  13 locations:

Bus Shelter Ads

- **In 3 locations late September – late October = $600 total**

Measured Outcomes

Website - tol.ca/elections

Pageviews for the main election website and all subpages. Up significantly over 2018 outcomes.

Overall Elections Communications Period

	Pageviews	Increase	Unique Pageviews	Increase
July 11, 2022 – October 18, 2022	153,111	**+41% in 2022**	106,258	**+29% in 2022**
July 16, 2018 – October 23, 2018	108,024		82,307	

2 weeks to Elections

	Pageviews	Increase	Unique Pageviews	Increase
October 1, 2022 – October 18, 2022	120,168	**+41% in 2022**	80,012	**+22% in 2022**
October 6, 2018 – October 23, 2018	85,482		65,432	

Election Days

	Pageviews	Increase	Unique Pageviews	Increase
October 15, 2022	58,273	**+66% in 2022**	30,002	**+18% in 2022**
October 20, 2018	34,916		25,280	

- tol.ca homepage featured news post
- tol.ca homepage carousel image
- Call out boxes directing to tol.ca/elections on 4 high traffic tol.ca webpages
    - /recreation-culture/recregister/
    - /contact-us/
    - /at-your-service/township-services/garbage-recycling-green-cart/collection-calendars/
    - /at-your-service/township-services/garbage-recycling-green-cart

eNewsletters

- General eNewsletter – July **Emails Sent:** 3,563 **Unique Opens:** 2,471
- General eNewsletter – August **Emails Sent:** 3,626 **Unique Opens:** 2,320
- General eNewsletter – September **Emails Sent:** 3,680 **Unique Opens:** 2,373
- Election Special Edition – September 28 **Emails Sent:** 3,725 **Unique Opens:** 2,400
- General eNewsletter – October **Emails Sent:** 3,738 **Unique Opens:** 2,424

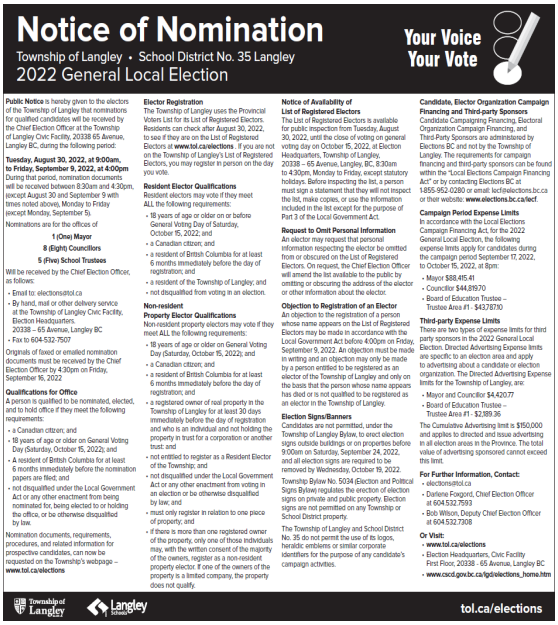
Social Media

- **Total Facebook Impressions:** 325,339
- **Cumulative Facebook Accounts Reached:** 116,102
- **Total Facebook Link Clicks:** 2,827
- **Total Twitter Impressions:** 7,709
- **Total Twitter Engagements:** 348
- **Cumulative Instagram Accounts Reached:** 7,418

Community Media Coverage

https://www.langleyadvancetimes.com/news/advance-voting-way-up-in-langley-township-for-2022-elections/
https://www.langleyadvancetimes.com/news/thousands-fill-out-early-ballots-in-langley-township-city/
https://www.langleyadvancetimes.com/news/when-and-where-to-cast-your-ballot-voting-days-and-locations-in-langley/

Paid Newspaper Ad Examples



Notice of Nomination

Township of Langley • School District No. 35 Langley
2022 General Local Election

Your Voice
Your Vote

Public Notice is hereby given to the electors of the Township of Langley that nominations for qualified candidates will be received by the Chief Election Officer at the Township of Langley Civic Facility, 20338 65 Avenue, Langley BC, during the following period:

Tuesday, August 30, 2022, at 9:00am, to Friday, September 9, 2022, at 4:00pm
During that period, nomination documents will be received between 8:30am and 4:30pm, except August 30 and September 9 with times noted above), Monday to Friday (except Monday, September 5).

Nominations are for the offices of

1 (One) Mayor
8 (Eight) Councillors
5 (Five) School Trustees

Will be received by the Chief Election Officer, as follows:

- Email to: electionsatol.ca
- By hand, mail or other delivery service at the Township of Langley Civic Facility, Election Headquarters, 20338 – 65 Avenue, Langley BC
- Fax to 604-532-7507

Originals of faxed or emailed nomination documents must be received by the Chief Election Officer by 4:30pm on Friday, September 16, 2022

Qualifications for Office
A person is qualified to be nominated, elected, and to hold office if they meet the following requirements:

- a Canadian citizen; and
- 18 years of age or older on General Voting Day (Saturday, October 15, 2022); and
- a resident of British Columbia for at least 6 months immediately before the nomination papers are filed; and
- not disqualified under the Local Government Act or any other enactment from voting in an election or be otherwise disqualified by law; and
- not disqualified under the Local Government Act or any other enactment from being nominated for, being elected to or holding the office, or be otherwise disqualified by law.

Nomination documents, requirements, procedures, and related information for prospective candidates, can now be requested on the Township's webpage – **www.tol.ca/elections**

Elector Registration
The Township of Langley uses the Provincial Voters List for its List of Registered Electors. Residents can check after August 30, 2022, to see if they are on the List of Registered Electors at **www.tol.ca/elections** . If you are not on the Township of Langley's List of Registered Electors, you may register in person on the day you vote.

Resident Elector Qualifications
Resident electors may vote if they meet ALL the following requirements:

- 18 years of age or older on or before General Voting Day of Saturday, October 15, 2022; and
- a Canadian citizen; and
- a resident of British Columbia for at least 6 months immediately before the day of registration; and
- a resident of the Township of Langley; and
- not disqualified from voting in an election.

Non-resident Property Elector Qualifications
Non-resident property electors may vote if they meet ALL the following requirements:

- 18 years of age or older on General Voting Day (Saturday, October 15, 2022); and
- a Canadian citizen; and
- a resident of British Columbia for at least 6 months immediately before the day of registration; and
- a registered owner of real property in the Township of Langley for at least 30 days immediately before the day of registration and who is an individual and not holding the property in trust for a corporation or another trust; and
- not entitled to register as a Resident Elector of the Township; and
- not disqualified under the Local Government Act or any other enactment from voting in an election or be otherwise disqualified by law; and
- must only register in relation to one piece of property; and
- if there is more than one registered owner of the property, only one of those individuals may, with the written consent of the majority of the owners, register as a non-resident property elector. If one of the owners of the property is a limited company, the property does not qualify.

Notice of Availability of List of Registered Electors
The List of Registered Electors is available for public inspection from Tuesday, August 30, 2022, until the close of voting on general voting day on October 15, 2022, at Election Headquarters, Township of Langley, 20338 – 65 Avenue, Langley, BC, 8:30am to 4:30pm, Monday to Friday, except statutory holidays. Before inspecting the list, a person must sign a statement that they will not inspect the list, make copies, or use the information included in the list except for the purpose of Part 3 of the Local Government Act.

Request to Omit Personal Information
An elector may request that personal information respecting the elector be omitted from or obscured on the List of Registered Electors. On request, the Chief Election Officer will amend the list available to the public by omitting or obscuring the address of the elector or other information about the elector.

Objection to Registration of an Elector
An objection to the registration of a person whose name appears on the List of Registered Electors may be made in accordance with the Local Government Act before 4:00pm on Friday, September 9, 2022. An objection must be made in writing and an objection may only be made by a person entitled to be registered as an elector of the Township of Langley and only on the basis that the person whose name appears has died or is not qualified to be registered as an elector in the Township of Langley.

Election Signs/Banners
Candidates are not permitted, under the Township of Langley Bylaw, to erect election signs outside buildings or on properties before 9:00am on Saturday, September 24, 2022, and all election signs are required to be removed by Wednesday, October 19, 2022.

Township Bylaw No. 5034 (Election and Political Signs Bylaw) regulates the erection of election signs on private and public property. Election signs are not permitted on any Township or School District property.

The Township of Langley and School District No. 35 do not permit the use of its logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities.

Candidate, Elector Organization Campaign Financing and Third-party Sponsors
Candidate Campaigning Financing, Electoral Organization Campaign Financing, and Third-Party Sponsors are administered by Elections BC and not by the Township of Langley. The requirements for campaign financing and third-party sponsors can be found within the "Local Elections Campaign Financing Act" or by contacting Elections BC at 1-855-952-0280 or email: lacf@elections.bc.ca or their website: **www.elections.bc.ca/lecf**.

Campaign Period Expense Limits
In accordance with the Local Elections Campaign Financing Act, for the 2022 General Local Election, the following expense limits apply for candidates during the campaign period September 17, 2022, to October 15, 2022, at 8pm:

- Mayor $88,415.41
- Councillor $44,8970
- Board of Education Trustee – Trustee Area #1 - $42,7270

Third-party Expense Limits
There are two types of expense limits for third party sponsors in the 2022 General Local Election. Directed Advertising Expense limits are specific to an election area and apply to advertising about a candidate or election organization. The Directed Advertising Expense limits for the Township of Langley, are:

- Mayor and Councillor $4,42077
- Board of Education Trustee – Trustee Area #1 - $2,189.36

The Cumulative Advertising limit is $150,000 and applies to directed and issue advertising in all election areas in the Province. The total value of advertising sponsored cannot exceed this limit.

For Further Information, Contact:

- elections@tol.ca
- Darlene Foxgord, Chief Election Officer at 604.532.7593
- Bob Wilson, Deputy Chief Election Officer at 604.532.7308

Or Visit:

- **www.tol.ca/elections**
- Election Headquarters, Civic Facility First Floor, 20338 - 65 Avenue, Langley BC
- **www.cscd.gov.bc.ca/lgd/elections_home.htm**

Township of Langley | Langley | tol.ca/elections



Notice of Election by Voting

Township of Langley • School District No. 35 Langley
General Voting Day: Saturday, October 15, 2022

Your Voice
Your Vote

Public Notice is hereby given to the electors of the Township of Langley that an election by voting is necessary to elect one Mayor, eight Councillors, and five School Trustees for a four-year term commencing November 2022. As authorized under section 99(5) of the Local Government Act, "Jurisdiction of Residence" is provided as indicated.

The persons nominated as candidates and for whom votes will be received are:

MAYOR – One (1) to be elected

Name	Jurisdiction of Residence
Michelle Sparrow	Township of Langley
Blair Whitmarsh	Township of Langley
Eric Woodward Contract with Langley	Township of Langley
Rich Coleman Elevate Langley Voters Assoc	Township of Langley

COUNCILLOR – Eight (8) to be elected

Name	Jurisdiction of Residence
Britt Gardner	Township of Langley
Sierra Fitchner Elevate Langley Voters Assoc	City of Langley
Tony Ward	Township of Langley
Petrina Arnason	Township of Langley
Michael Chang	Township of Langley
Michael V. Pratt	Township of Langley
Karen Monaco	Township of Langley
Scott Cameron Elevate Langley Voters Assoc	Township of Langley
Nasrin Tokhor Elevate Langley Voters Assoc	Township of Langley
Gerald Warbick Elevate Langley Voters Assoc	Township of Langley
Barb Markens Contract with Langley	Township of Langley
Kam Respondek	Township of Langley
Sukhman Gill Elevate Langley Voters Assoc	Township of Langley
Rob Ritchi Contract with Langley	Township of Langley
Cathy MacDonald Elevate Langley Voters Assoc	Township of Langley
Stephen Dineen Elevate Langley Voters Assoc	Township of Langley
Kim Richter	Township of Langley
AJ Cheema Contract with Langley	Township of Langley
Tim Baillie Contract with Langley	Township of Langley
Teresa Townsley	Township of Langley
Steve Ferguson Contract with Langley	Township of Langley
Carlos Suarez Rubio	City of Langley
Cayley Pollitsi	Township of Langley
Rebecca Damell	Township of Langley
Alex Joshi	Township of Langley
James Delorme Elevate Langley Voters Assoc	City of Abbotsford
Misty Van Poyla Contract with Langley	Township of Langley
Margaret Kunst	Township of Langley

SCHOOL TRUSTEE – Five (5) to be elected

Name	Jurisdiction of Residence
Barb Ria Contract with Langley	Township of Langley
Gareth Lockhart	Township of Langley
Suzanne Perreault	Township of Langley
Holly Dickinson Contract with Langley	Township of Langley
Neil Turner	Township of Langley
Stacey Wakelin	Township of Langley
Marnie Wilson	Township of Langley
Rod Bass	Township of Langley
Charlie Fox	Township of Langley
Joel Neufeld Contract with Langley	Township of Langley

A profile and photo for most of the candidates is posted on the Township's website at **www.tol.ca/elections**

General Voting Day Places
Voting will be open to qualified electors of the Township of Langley on **Saturday, October 15, 2022**, between the hours of **8:00am and 8:00pm** at the following locations:

Aldergrove Community Secondary School	26850 – 29 Avenue
Alex Hope Elementary School	21150 – 85 Avenue
Coghlan Community Hall*	6795 – 256 Street
D.W. Poppy Secondary School	23752 - 52 Avenue
Dorothy Peacock Elementary School	20292 - 91A Avenue
Fort Langley Elementary School	8877 Bartlett Street
George Preston Recreation Centre	20699 - 42 Avenue
Glenwood Elementary School	20785 – 24 Avenue
James Hill Elementary School	22144 Old Yale Road
James Kennedy Elementary School	9060 – 212 Street
Lynn Fripps Elementary School	21020 – 83 Avenue
Parkside Centennial Elementary School	3300 – 270 Street
R.C. Garnett Demonstration Elementary School	7096 - 201 Street
Wix-Brown Elementary School	23851 – 24 Avenue

*All of these locations are wheelchair accessible with the exception of Coghlan Community Hall. Some voters may experience difficulty with access at Fort Langley Elementary, Glenwood Elementary and Wix-Brown Elementary Schools.

For Further Information, Contact:

- Darlene Foxgord, Chief Election Officer at 604-532-7593 **dfoxgord@tol.ca**
- Bob Wilson, Deputy Chief Election Officer at 604-532-7308 **bwilson@tol.ca**

Advance Voting Opportunities
Advance voting will be available as follows. All dates and locations are open 8:00am - 8:00pm:

Wednesday, October 5	
Township Civic Facility, 1st floor	20338 65 Ave
Thursday, October 6	
Fort Langley Community Hall	9167 Glover Road
Friday, October 7	
Walnut Grove Recreation Centre, Gym	8889 Walnut Grove Drive
Saturday, October 8	
Langley Events Centre, Gym 3	7888 200 Street
Tuesday, October 11	
Aldergrove Credit Union Community Centre, Multipurpose room, Second floor	27032 Fraser Highway
Wednesday, October 12	
W.C. Blair Recreation Centre, Studio 4	22200 Fraser Highway
Thursday, October 13	
George Preston Recreation Centre, Rooms B & C	20699 42 Avenue

Elector Registration - Resident
If you are not on the List of Registered Electors, visit www.tol.ca/electors to determine if you are on the list) you may register at the time of voting by completing the required application form at the "New Registration" table in the voting place where you are going to vote. To register you must meet **ALL** the following qualifications:

- 18 years of age or older on the day of registration
- Canadian citizen
- resident of B.C. for at least 6 months immediately before the day of registration
- resident of the Township of Langley
- not otherwise disqualified by law from voting.

All voters, as well as those resident electors registering at the time of voting, are required to produce **2 pieces of identification** (at least one with a signature). Picture identification is not necessary, although helpful in identifying the voter. The identification must show both residency and identity.

Elector Registration - Non-Resident Property
Persons (not corporations) who own property in the Township of Langley but live outside the Township, may register to vote as a Non-Resident Property Elector. To register you must meet ALL the following qualifications:

- 18 years of age or older on the day of registration
- Canadian citizen

Or Visit:

- **www.tol.ca/elections**
- Election Headquarters, Civic Facility 20338 - 65 Avenue, Langley, BC
- **http://www.cscd.gov.bc.ca/lgd/elections_home.htm**

- resident of B.C. for at least 6 months immediately before the day of registration
- registered owner of real property in the Township of Langley for at least 30 days immediately before the day of registration
- not otherwise disqualified by law from voting.

In addition to the required ID, non-resident property electors will be required to produce a recent title search print from the Land Title Office. Corporations do not have the right to vote, and only one individual for a parcel of land may vote. In the case of multiple owners of a parcel of land, a majority of the owners must sign a consent form, designating one of the property owners to vote. If a corporation is one of the owners of the parcel of land, the property does not qualify as a non-resident property. The Non-Resident Property Elector form and Consent form are available at Election Headquarters in the Civic Facility, 20338 65 Avenue, Langley.

A person can only vote once in the election, either as a resident of the Township of Langley or as a Non-Resident Property Elector. City of Langley residents who own property in the Township cannot vote for School Trustees in the Township.

General Election Information
The Township of Langley will be utilizing voting machines, which optically read and count the ballot as the elector inserts it. The List of Registered Electors is in electronic format (rather than on paper) and Voter Notification Cards have been mailed out to Registered Resident Electors. These Voter Notification Cards feature a barcode, which election officials will scan to bring the voter's name up on the computer at each voting place.

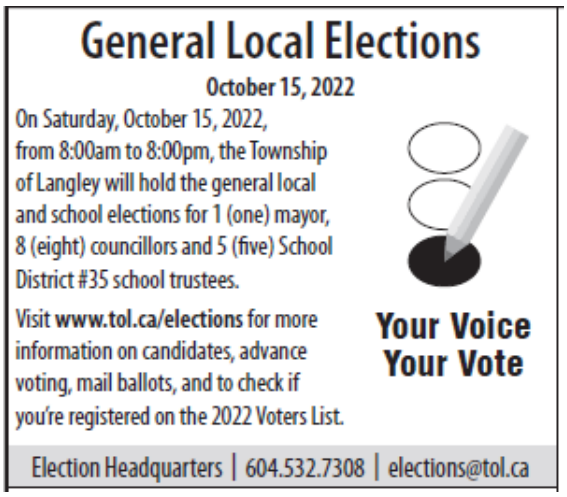
Election Signs/Banners
Candidates are not permitted under the Township of Langley Bylaw, to erect election signs outside buildings or on properties before **9am Saturday, September 24, 2022** and all election signs are required to be removed by **Wednesday, October 19, 2022**.

Township Bylaw No. 5034 (Election and Political Signs Bylaw) regulates the erection of election signs on private and public property.

Neither the Township of Langley nor School District No. 35 permits the use of its logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities. No election signs are permitted on Township or School District property.

Candidate, Elector Organization Campaign Financing And Third Party Sponsors
Candidate campaigning financing, Electoral Organization campaign financing and Third Party Sponsors are administered by Elections BC and not by the Township of Langley. The requirements for campaign financing and third party sponsors can be found within the "Local Elections Campaign Financing Act" or by contacting Elections BC at 1-855-952-0280 or **http://www.elections.bc.ca/lecf**

Township of Langley | Langley | tol.ca/elections



General Local Elections

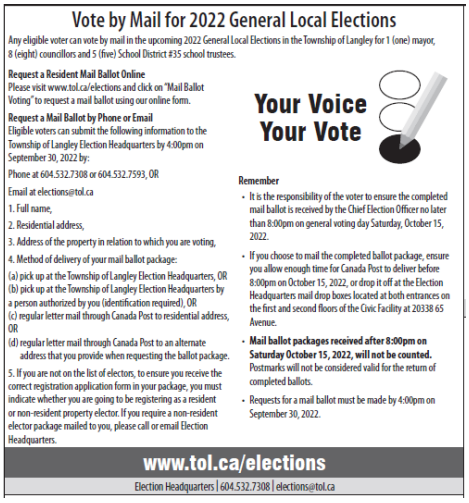
October 15, 2022

On Saturday, October 15, 2022, from 8:00am to 8:00pm, the Township of Langley will hold the general local and school elections for 1 (one) mayor, 8 (eight) councillors and 5 (five) School District #35 school trustees.

Visit **www.tol.ca/elections** for more information on candidates, advance voting, mail ballots, and to check if you're registered on the 2022 Voters List.

Your Voice
Your Vote

Election Headquarters | 604.532.7308 | elections@tol.ca



Vote by Mail for 2022 General Local Elections

Any eligible voter can vote by mail in the upcoming 2022 General Local Elections in the Township of Langley for 1 (one) mayor, 8 (eight) councillors and 5 (five) School District #35 school trustees.

Request a Resident Mail Ballot Online
Please visit www.tol.ca/elections and click on "Mail Ballot Voting" to request a mail ballot using our online form.

Request a Mail Ballot by Phone or Email
Eligible voters can submit the following information to the Township of Langley Election Headquarters by 4:00pm on September 30, 2022 by:

Phone at 604.532.7308 or 604.532.7593, OR

Email at elections@tol.ca

1. Full name,
2. Residential address,
3. Address of the property in relation to which you are voting,
4. Method of delivery of your mail ballot package:

(a) pick up at the Township of Langley Election Headquarters, OR
(b) pick up at the Township of Langley Election Headquarters by a person authorized by you (identification required), OR
(c) regular letter mail through Canada Post to residential address, OR
(d) regular letter mail through Canada Post to an alternate address that you provide when requesting the ballot package.

5. If you are not on the list of electors, to ensure you receive the correct registration application form in your package, you must indicate whether you are going to be registering as a resident or non-resident property elector. If you require a non-resident elector package mailed to you, please call or email Election Headquarters.

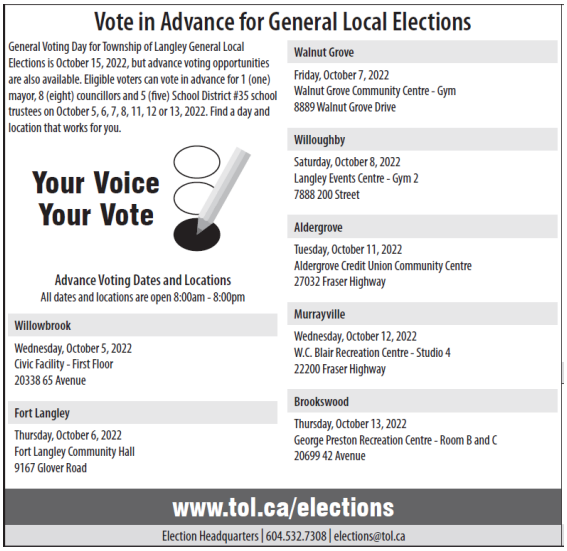
Your Voice
Your Vote

Remember

- It is the responsibility of the voter to ensure the completed mail ballot is received by the Chief Election Officer no later than 8:00pm on general voting day Saturday, October 15, 2022.
- If you choose to mail the completed ballot package, ensure you allow enough time for Canada Post to deliver before 8:00pm on October 15, 2022, or drop it off at the Election Headquarters mail drop boxes located at both entrances on the first and second floors of the Civic Facility at 20338 65 Avenue.
- **Mail ballot packages received after 8:00pm on Saturday October 15, 2022, will not be counted.** Postmarks will not be considered valid for the return of completed ballots.
- Requests for a mail ballot must be made by 4:00pm on September 30, 2022.

www.tol.ca/elections

Election Headquarters | 604.532.7308 | elections@tol.ca



Vote in Advance for General Local Elections

General Voting Day for Township of Langley General Local Elections is October 15, 2022, but advance voting opportunities are also available. Eligible voters can vote in advance for 1 (one) mayor, 8 (eight) councillors and 5 (five) School District #35 school trustees on October 5, 6, 7, 8, 11, 12 or 13, 2022. Find a day and location that works for you.

Your Voice
Your Vote

Advance Voting Dates and Locations
All dates and locations are open 8:00am - 8:00pm

Willowbrook
Wednesday, October 5, 2022
Civic Facility - First Floor
20338 65 Avenue

Fort Langley
Thursday, October 6, 2022
Fort Langley Community Hall
9167 Glover Road

Walnut Grove
Friday, October 7, 2022
Walnut Grove Community Centre - Gym
8889 Walnut Grove Drive

Willoughby
Saturday, October 8, 2022
Langley Events Centre - Gym 2
7888 200 Street

Aldergrove
Tuesday, October 11, 2022
Aldergrove Credit Union Community Centre
27032 Fraser Highway

Murrayville
Wednesday, October 12, 2022
W.C. Blair Recreation Centre - Studio 4
22200 Fraser Highway

Brookswood
Thursday, October 13, 2022
George Preston Recreation Centre - Room B and C
20699 42 Avenue

www.tol.ca/elections

Election Headquarters | 604.532.7308 | elections@tol.ca



Vote on Saturday, October 15

Polls are open 8am – 8pm.

Make a plan to vote in Township of Langley General Local Elections at any voting location.

Registered Voter Notification Cards have been mailed. Keep the card and bring it with you when you vote. Please note your voter card is not required for you to vote. You should bring two (2) acceptable forms of identification with you to the voting place.

Your Voice
Your Vote

Voting Locations

Aldergrove Community Secondary School	**Glenwood Elementary School**
26850 - 29 Avenue	20785 - 24 Avenue
Alex Hope Elementary School	**James Hill Elementary School**
21150 - 85 Avenue	22144 Old Yale Road
Coghlan Community Hall	**James Kennedy Elementary School**
6795 - 256 Street	9060 - 212 Street
D.W. Poppy Secondary School	**Lynn Fripps Elementary School**
23752 - 52 Avenue	21020 - 83 Avenue
Dorothy Peacock Elementary School	**Parkside Centennial Elementary School**
20292 - 91A Avenue	3300 - 270 Street
Fort Langley Elementary School	**R.C. Garnett Demonstration Elementary School**
8877 Bartlett Street	7096 - 201 Street
George Preston Recreation Centre	**Wix-Brown Elementary School**
20699 - 42 Avenue	23851 - 24 Avenue

www.tol.ca/elections

Election Headquarters | 604.532.7308 | elections@tol.ca

Bus Shelter Ad



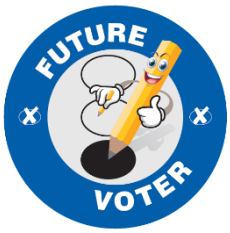
Wayfinding signage



Print Materials - Rack cards, posters, stickers, ballot guide, community signs, and digital signage









Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 - REGULAR MEETING	**REPORT:**	22-105
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2022 GRANT SUBMISSION UPDATES		

RECOMMENDATIONS:

That Council approve grant applications to the following agencies for funding assistance as shown:

- BC Active Transportation Infrastructure Grant Program for funding of up to $500,000 of cost sharing towards completion of the Fraser Highway Multi Use Pathway – North Side;
- BC Active Transportation Infrastructure Grant Program for funding of up to $500,000 of cost sharing towards completion of the Fraser Highway Multi Use Pathway – South Side;
- Union of British Columbia Municipalities Asset Management program for funding of up to $25,000 of cost sharing towards the Utilities Asset Management Plan;
- Union of British Columbia Municipalities Disaster Risk Reduction-Climate Adaptation program for funding of up to $1,250,000 towards the Anderson Creek Floodplain Mapping and Salmon River Bank Stabilization;
- Infrastructure Canada – Active Transportation fund for funding of up to $1,353,462 of cost sharing towards construction of the Multi-Use Pathway for 96 Ave; and further

That Council approve execution of agreements with Infrastructure Canada – Active Transportation for funding assistance as shown below:

- $49,973 towards Data Collection Strategy for Active Transportation; and
- $50,000 towards Network Assessment for Active Transportation.

EXECUTIVE SUMMARY:

The Province of British Columbia offers funding through the BC Active Transportation Infrastructure Grant Program on a cost sharing basis for projects which meet the objective of advancing Active Transportation throughout the Province.

The Union of British Columbia Municipalities offers the Asset Management Program to municipalities for projects that contribute to a municipality's asset management practices. Additionally, they offer funding under the Disaster Risk Reduction-Climate Adaptation program to contribute to planning that will reduce the future risk of climate change as well as address flooding infrastructure improvements and slope failure restorations.

Infrastructure Canada offers the Active Transportation Fund to municipalities for planning and capital projects which advance active transportation within the community. In summer and fall 2022, these agencies offered funding programs which require Council's endorsement as part of the application process or to execute grant agreements that have been awarded, to facilitate the funding contributions.

There is a deadline for submission of applications with the affected agencies requiring a resolution of Council by December 1, 2022 to consider. Notification of successful funding is anticipated in early 2023.

All projects currently have the required matching municipal funding contribution amounts previously approved as part of the 2022 budget process, with the exception of the Multi-Use Pathways Project for 96 Avenue from 204 Street to 208 Street with a targeted grant funding amount of $1,353,462 from Infrastructure Canada – Active Transportation Program, necessitating a municipal contribution amount of $872,308 which is proposed to be included as part of the 2023 budget for Council's consideration.

PURPOSE:

To seek Council's approval for grant funding submissions to the Province of BC, Union of British Columbia Municipalities, and Infrastructure Canada, and to execute grant agreements with Infrastructure Canada.

BACKGROUND/HISTORY:

Province of BC – Active Transportation Infrastructure Grants (ATIG)

The Province of BC annually offers 50% cost sharing funding, to a maximum of $500,000 per project for capital projects which meet the Province's Active Transportation Design Guidelines and are considered 'shovel-ready'. A municipality may advance a maximum of two projects under the program per intake.

Union of British Columbia Municipalities (UBCM) - Disaster Risk Reduction-Climate Adaptation (DRRCA)

UBCM offers the Disaster Risk Reduction-Climate adaptation program for projects which reduce risks from future disasters due to natural hazards and climate related risk by supporting planning and small-scale structural activities. Two intakes are planned for the program on September 30, 2022 and February 24, 2023. Municipalities may submit one small scale project per intake. Activities are 100% funded, up to $150,000 for studies and $2 million for small scale structural activities.

Proposed projects must demonstrate that they will reduce or eliminate long-term risk and the potential impact of future disasters. This funding is intended to assist communities in rebuilding in a better, stronger, and safer way to become more resilient overall. Eligible projects include flood protection works, daylighting or opening buried watercourses, floodplain restoration, slope stabilization projects, and wetland restoration.

Infrastructure Canada – Active Transportation Fund

The Active Transportation Fund (ATF) is a $400 million national merit-based contribution program to improve active transportation infrastructure across Canada as well as support Active Transportation planning and stakeholder engagement activities. Planning programs include feasibility studies, business cases, research, and community assessments. Capital Projects fund multi-use paths, sidewalks, footbridges, separated bicycle lanes, and connections to other roadways. Planning projects are 100% funded to a maximum of $50,000, while capital projects provide 60% cost sharing.

DISCUSSION/ANALYSIS:

Staff have identified Road Widening: Fraser Hwy 24600 to 24900 Blocks as meeting all of the requirements of the ATIG. The project was fully funded by Council through the 2022 budget process, with construction initiated in fall 2022. In order to maximize grant funding, staff have split the project into north and south components for the purposes of the grant submission. Ultimately, this may allow for a Provincial contribution of up to $1 million, subject to Council and grant approval.

For the UBCM – DRRCA, staff are proposing two projects which will increase community resiliency. Anderson Creek floodplain mapping will allow the Township to better understand the extents and risk of flooding and to inform climate change adaptation within the Anderson Creek watershed. During the atmospheric river event that occurred in November 2021, roads were overtopped at many locations throughout the Anderson Creek watershed and many reports of flooding on private property were also received. If not mitigated, flooding hazards will likely increase with climate change.

During the November 2021 Atmospheric River event, a slope failure occurred next to the Salmon River Bridge on 56 Avenue. This slope failure has increased the risk that a future event may impact the adjacent bridge abutments causing significant damage. Staff have discussed the project with the Province of BC, who have advised that the project does not qualify for funding under any of the Provincial Disaster Financial Assistance legislation, owing to the program not funding slope reinstatements or work that prevents future infrastructure damage. As such, staff are proposing the project under the UBCM-DRRCA which will allow for 100% of the $1.1 million estimated project costs to be covered.

Under the ATF, staff have received notice that two planning projects have been approved by Infrastructure Canada and require Council's direction to execute the grant agreements. These two projects are complimentary to the planned update of the Township's Master Transportation plan and are for the development of an Active Transportation Use Data Collection Strategy and Active Transportation Network Assessment.

Also proposed under the ATF are multi-use paths for 96 Avenue from 204 Street to 208 Street that are included as part of the planned road widening which includes upgrading the road to a four-lane divided urban standard with curb, gutter, multi-use paths, medians and left turn lanes, street lighting, and landscaping. The active transportation components of the project represent approximately $2,225,770 of the planned project, allowing for a 60% grant request of $1,353,462.

Financial Implications:

Should grant funding be successful, the Township will realize funding for existing and proposed capital and operating budgets totalling $3,728,435. Except for multi-use paths for 96 Avenue from 204 Street to 208 Street, all projects currently have required matching municipal funding approved within 2022 capital and/or operating budgets. The municipal contribution for 96 Avenue from 204 to 208 Streets will be presented for Council's consideration as part of the 2023 budget submission.

Project	Total Project Budget	Proposed Grant Funding	Additional Matching Required
Road Widening Fraser Hwy 24600 to 24900 Blocks	$14,856,350	$1,000,000	$0
Utilities Asset Management Plan	$225,000	$25,000	$0
Anderson Creek Flood Plain Mapping	$150,000	$150,000	$0
Salmon River Bank Stabilization	$1,100,000	$1,100,000	$0
Multi-Use Pathway: 96 Ave	$8,100,000	$1,353,462	$6,746,538 (1)
Data Collection Strategy	$49,753	$49,753	$0
Network Assessment	$60,467	$50,000	$0
Total:	**$24,541,570**	**$3,728,215**	**$6,756,538**

(1) *Subject to council's consideration of the 2023 budget. Includes Road Widening estimated at approx. $5.8M, which is not eligible for the grant; and approx. $872K of matching funds for the eligible multi-use pathways, both funded from DCCs.*

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
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:	NOVEMBER 14, 2022 – REGULAR MEETING	**REPORT:**	22-103
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-17-0008
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100395 (MCDONALD / 1740 – 272 STREET)		

PROPOSAL:

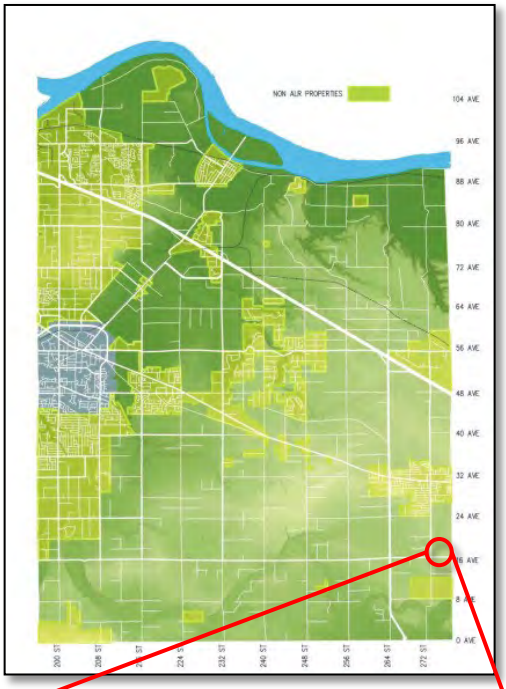
Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 15.8 ha (39.0 ac) parcel located at 1740 – 272 Street into a 0.4 ha (1.0 ac) homesite and a 15.4 ha (38.0 ac) remnant lot.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the Township's Zoning Bylaw subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw subject to compliance with the Agricultural Land Commission's Homesite Severance Policy.





RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Kurt Alberts on behalf of Reid and Jenny McDonald for a property located at 1740 – 272 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy and request consideration based on agricultural merits.

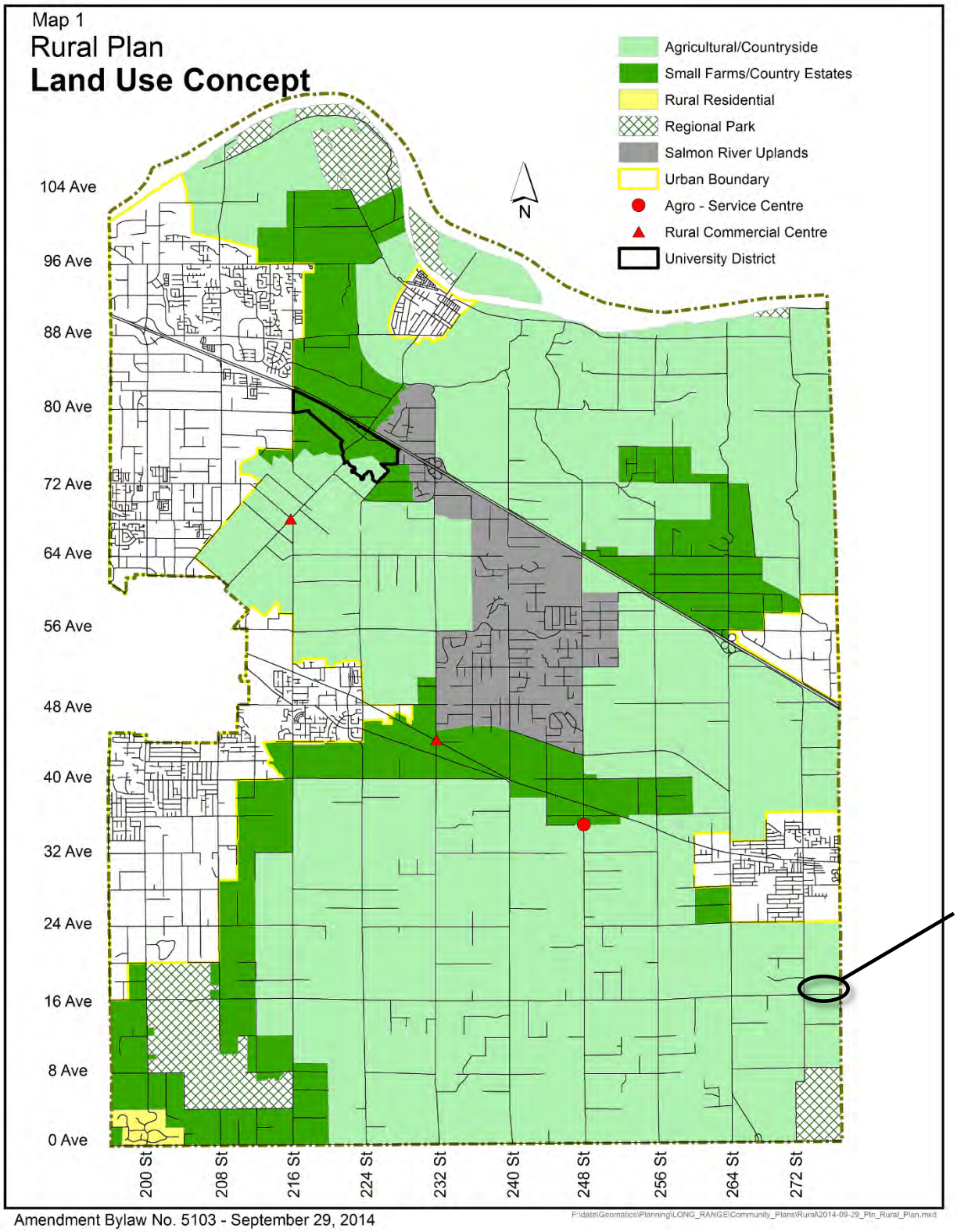
EXECUTIVE SUMMARY:

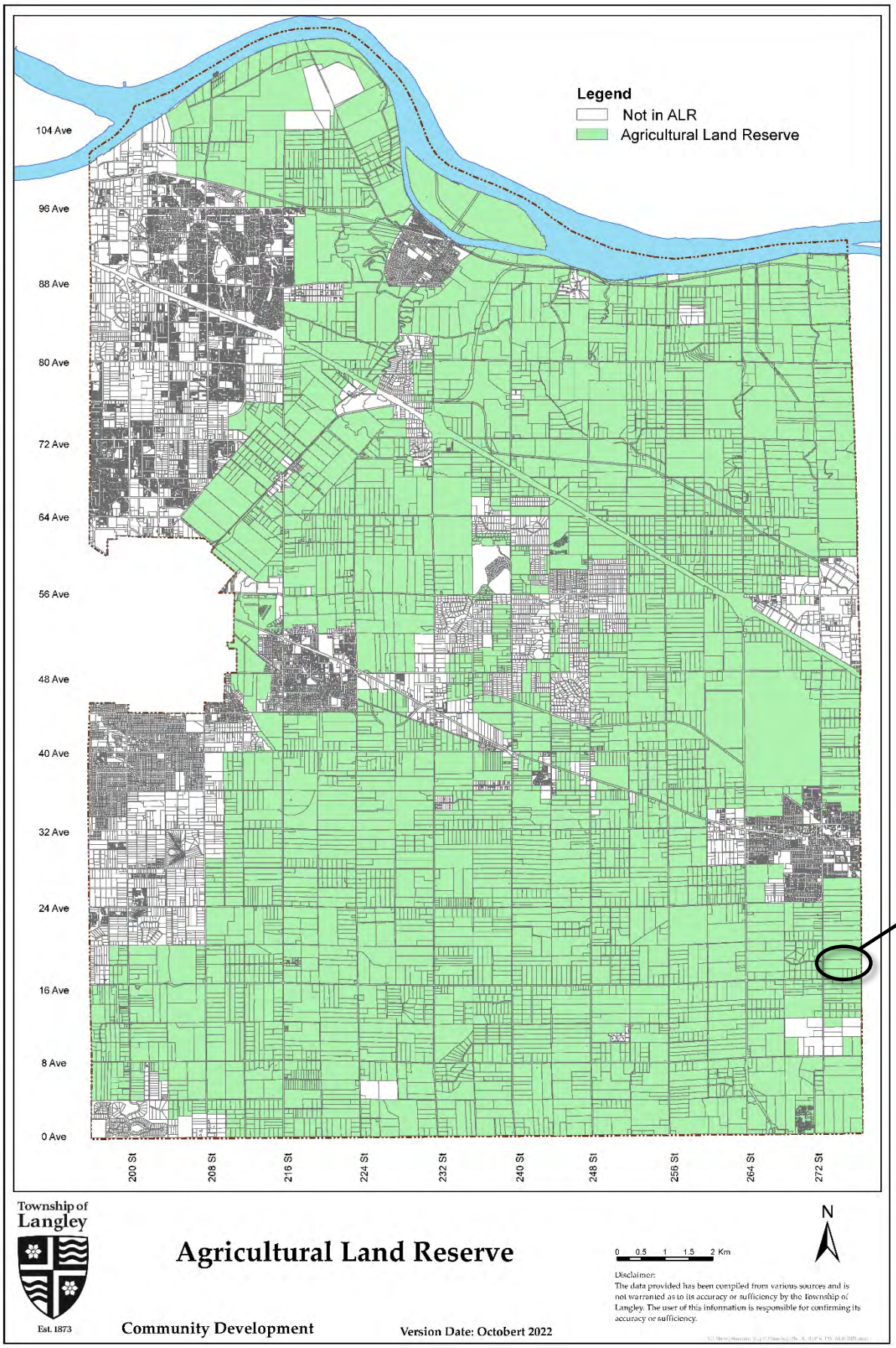
The applicant, pursuant to Section 21(2) of the ALC Act, has applied for a homesite severance subdivision of a 15.8 ha (39.0 ac) parcel located at 1740 – 272 Street into a 0.4 ha (1.0 ac) homesite and a 15.4 ha (38.0 ac) remnant lot.

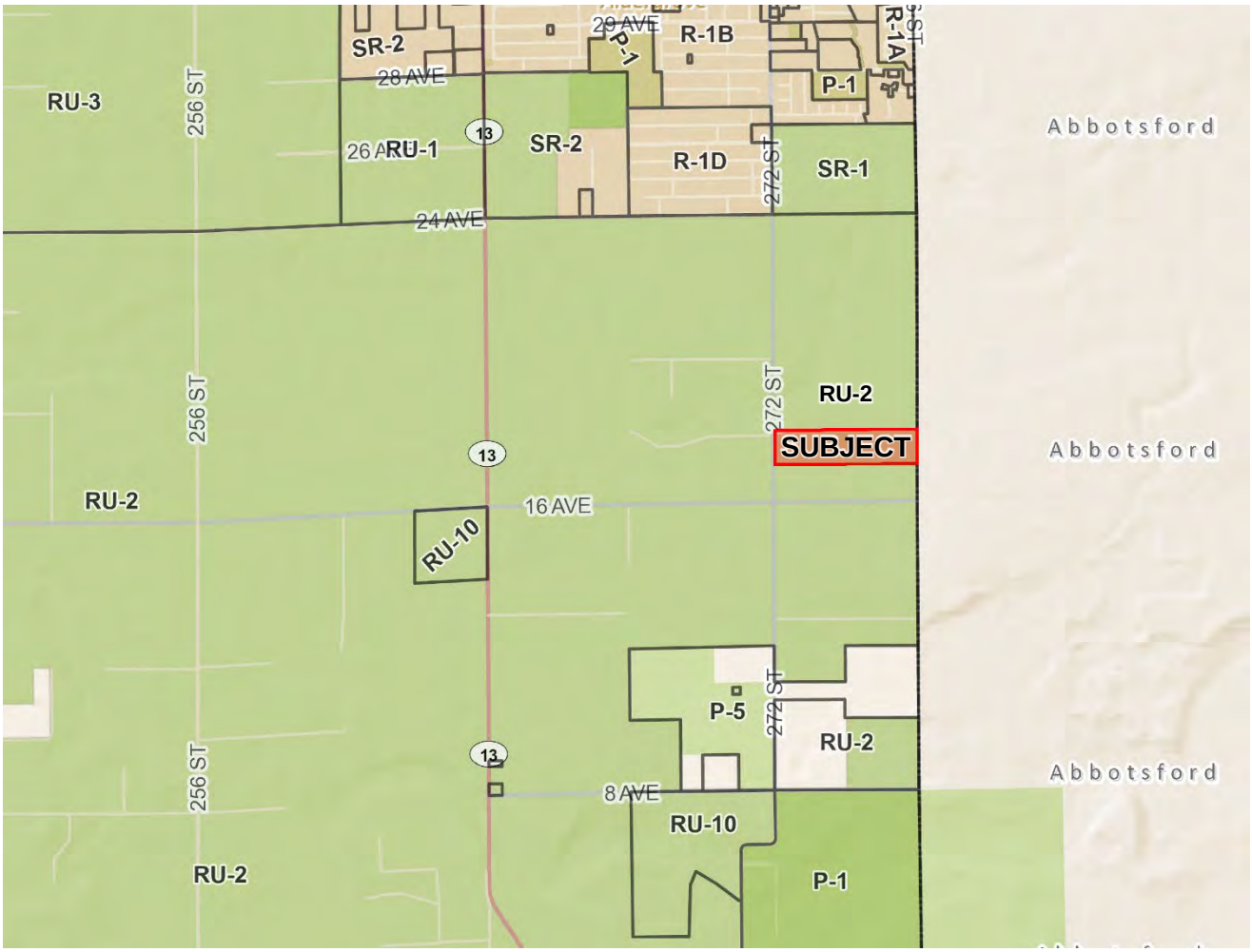
Staff recommend that Council advise the ALC that the subdivision complies with Section 110.8 of the Township's Zoning Bylaw, provided it is deemed a homesite severance by the ALC and request consideration based on agricultural merits.

PURPOSE:

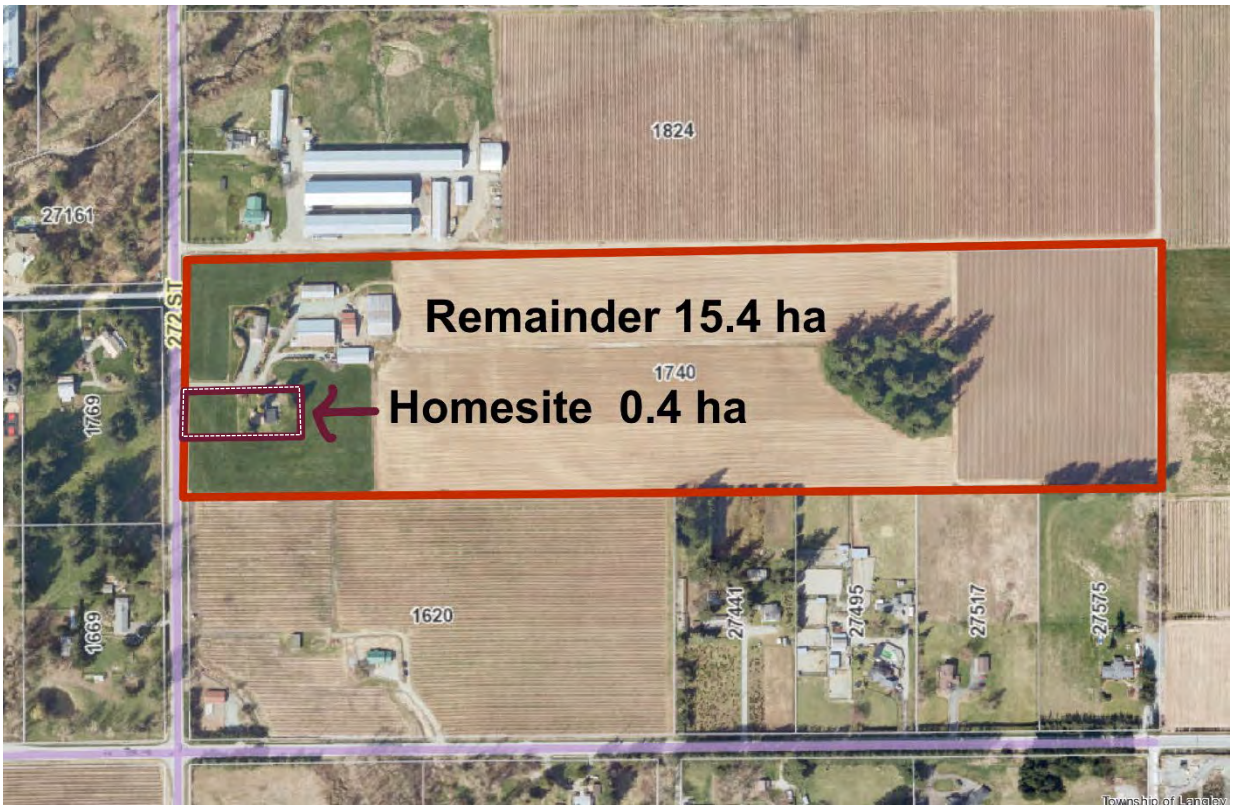
This report is to provide Council with information and a recommendation with respect to an ALR homesite severance subdivision application submitted under Section 21(2) of the ALC Act.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: Octobert 2022
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	Jenny and Reid McDonald 1740 – 272 Street Langley BC V4W 2R1
Agent:	Kurt Alberts Box 760 Langley BC V1M 2S2
Legal Description:	Lot 3 Section 17 Township 13 New Westminster District Plan 5723
Location:	1740 – 272 Street
Area:	15.8 ha (39.0 ac)
Existing Zoning:	Rural Zone RU-2
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agricultural/Countryside
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 1740 – 272 Street within the ALR and designated Agricultural/Countryside in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-2 in accordance with Zoning Bylaw No. 2500 (enacted in 1987), which permits a minimum lot size for subdivision of 8.0 ha (19.8 ac).

The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owners would like to retain a portion of the property and are proposing to create a homesite severance on the west portion of the lot.

DISCUSSION / ANALYSIS:

ALC policy makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where the property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to sell the parcel but retain a homesite on the land.

The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 15.8 ha (39.0 ac) site located at 1740 – 272 Street into two parcels, a 0.4 ha (1.0 ac) homesite and a 15.4 ha (38.8 ac) remnant parcel.

The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy. Section 110.8 of the Township's Zoning Bylaw enables the Township's Approving Officer to approve a homesite severance subdivision (subject to the ALC's approval) at a lot size less than the Zoning Bylaw minimum (8.0 ha / 19.8 ac in this case), provided the remnant lot is not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 15.4 ha (38.8 ac).

Homesite Severances are guided by ALC Policy L-11, which states:

> *"The purpose of this policy is to provide a consistent approach to situations where property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land".*

The applicant has submitted details of the ownership history in support of the residency and ownership requirements of ALC Policy L-11. This is a determination that must be made by the ALC, not the Township. Should the ALC decide that the application complies with the ALC's Homesite Severance Policy, the application may be considered for approval.

Should the ALC determine the current application does not comply with the Homesite Severance Policy, any subsequent subdivision application would be evaluated based on its ability to meet the Township's Zoning Bylaw Section 110.1 Minimum Subdivision Requirements (RU-2 Zone 8.0 ha (19.8 ac)) and would also require ALC approval.

Description of the Property:

The subject site is 15.8 ha (39.0 ac) in size and contains two single family dwellings and several agricultural buildings all currently accessed via a shared driveway from 272 Street.

Adjacent Uses and Property Sizes:

North: A rural property zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;

South: Five rural properties zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;

East: Two rural properties in the City of Abbotsford;

West: 272 Street, beyond which are two rural properties zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural - Level 4, requiring each lot to be serviced by a private well and septic system. Additional servicing details and requirements are to be addressed at time of subdivision, should the application be approved by the ALC.

Policy Considerations:

The subject site is located within the ALR in an area designated Agricultural/Countryside in the Rural Plan. Staff recommend that Council advise the ALC that the proposal complies with the Township's Zoning Bylaw as a homesite severance subdivision application.

If the ALC's approval of the subdivision indicates that the application is consistent with the provisions and intent of the Commission's Homesite Severance Policy, the application can be considered as a homesite severance. Section 110.8 of the Township's Zoning Bylaw states that the Approving Officer may approve an application for a homesite severance subdivision subject to the remnant lot being not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 15.4 ha (38.8 ac) in size.

Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Subdivision and Development Servicing Bylaw requirements and any additional requirements imposed by the ALC as a condition of approval should such be granted.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022– REGULAR MEETING	**REPORT:**	22-102
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-07-0026
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100404 (IVANDA / 1367 – 224 STREET)		

PROPOSAL:

Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 3.94 ha (9.74 ac) parcel located at 1367 - 224 Street into a 0.32 ha (0.79 ac) homesite and a 3.62 ha (8.94 ac) remnant lot.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the Township's Zoning Bylaw subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw subject to compliance with the Agricultural Land Commission's Homesite Severance Policy.



RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by YourLand Development & Research Solutions, on behalf of Georgina Ivanda, for a property located at 1367 - 224 Street within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

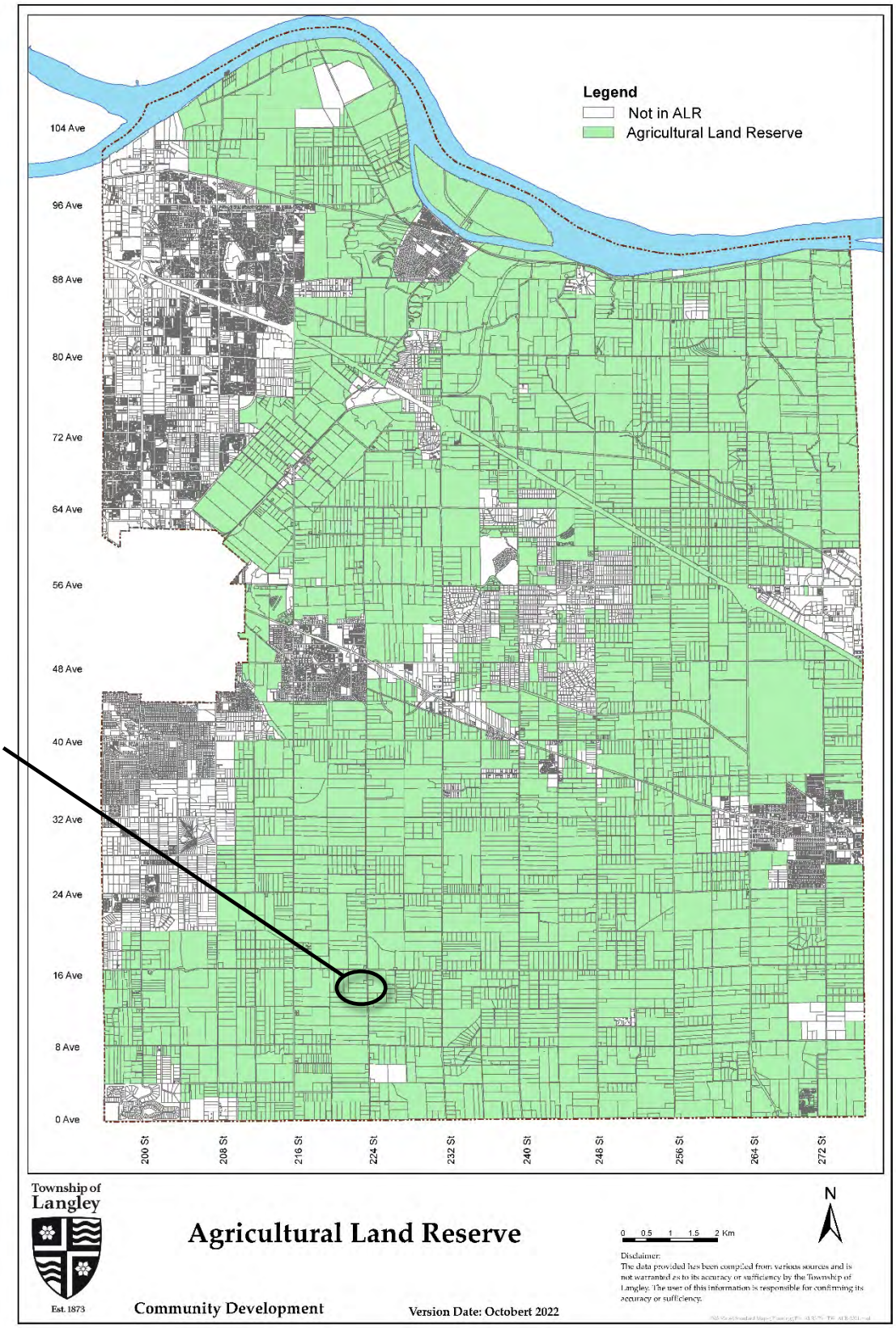
EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied for a homesite severance subdivision of a 3.94 ha (9.74 ac) parcel located at 1367 - 224 Street into a 0.32 ha (0.79 ac) homesite and a 3.62 ha (8.94 ac) remnant lot.

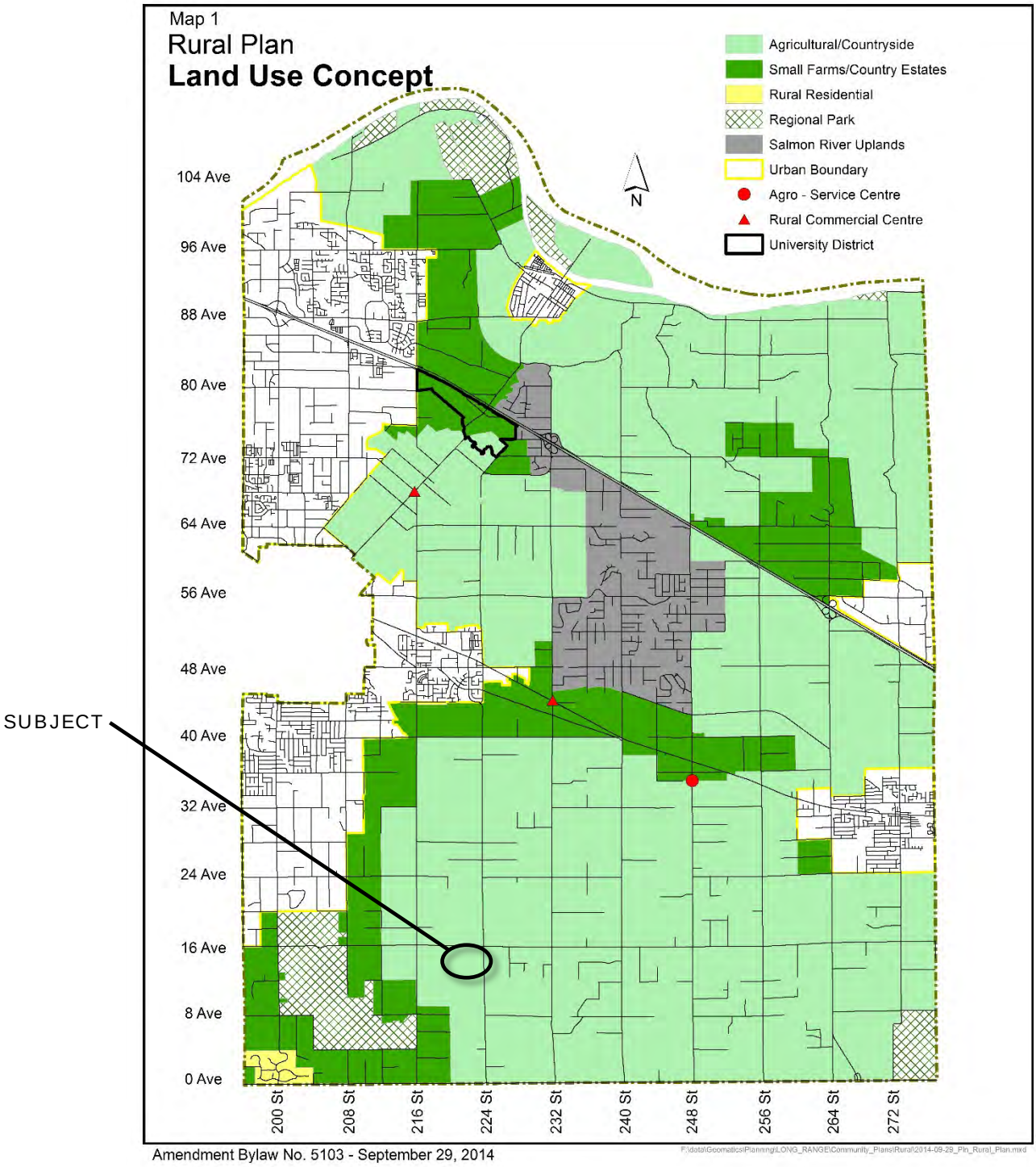
Staff recommend that Council advise the ALC that the subdivision complies with Section 110.8 of the Township's Zoning Bylaw, provided it is deemed a homesite severance by the ALC and request consideration based on agricultural merits.

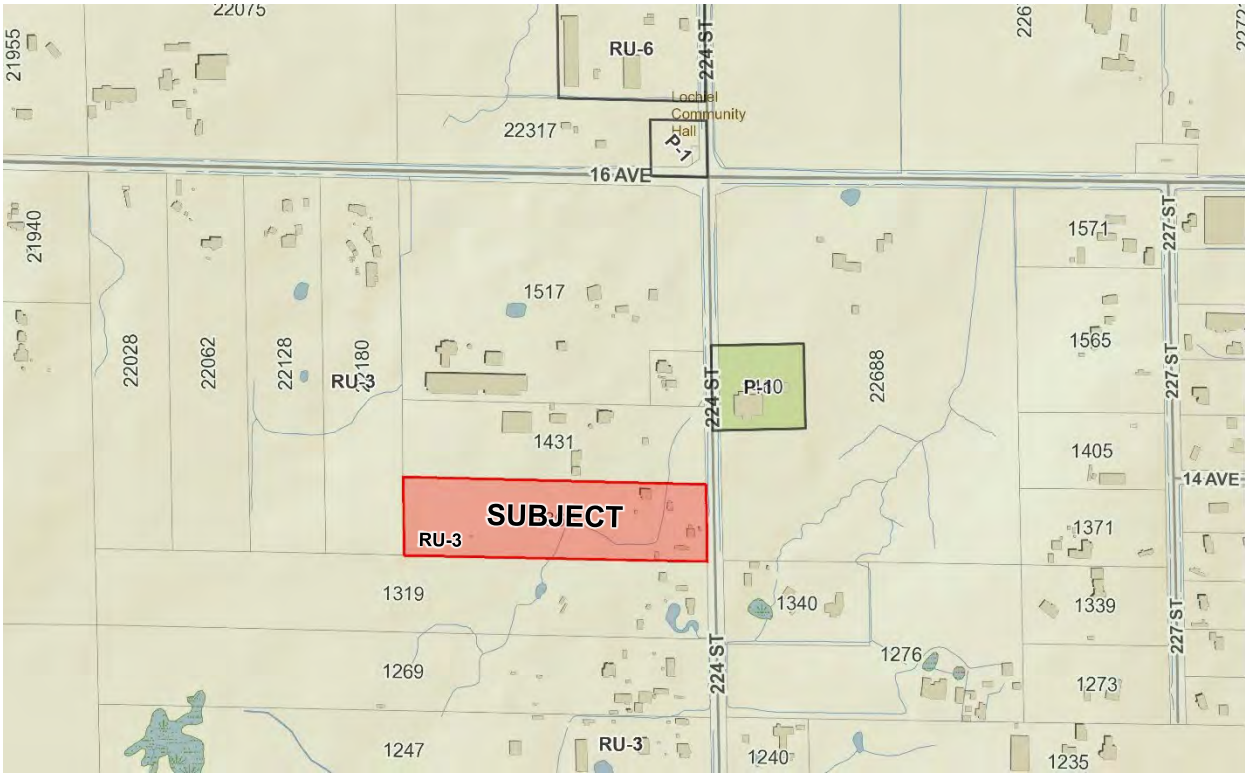
PURPOSE:

This report is to provide Council with information and a recommendation with respect to an ALR homesite severance subdivision application submitted under Section 21(2) of the ALC Act.

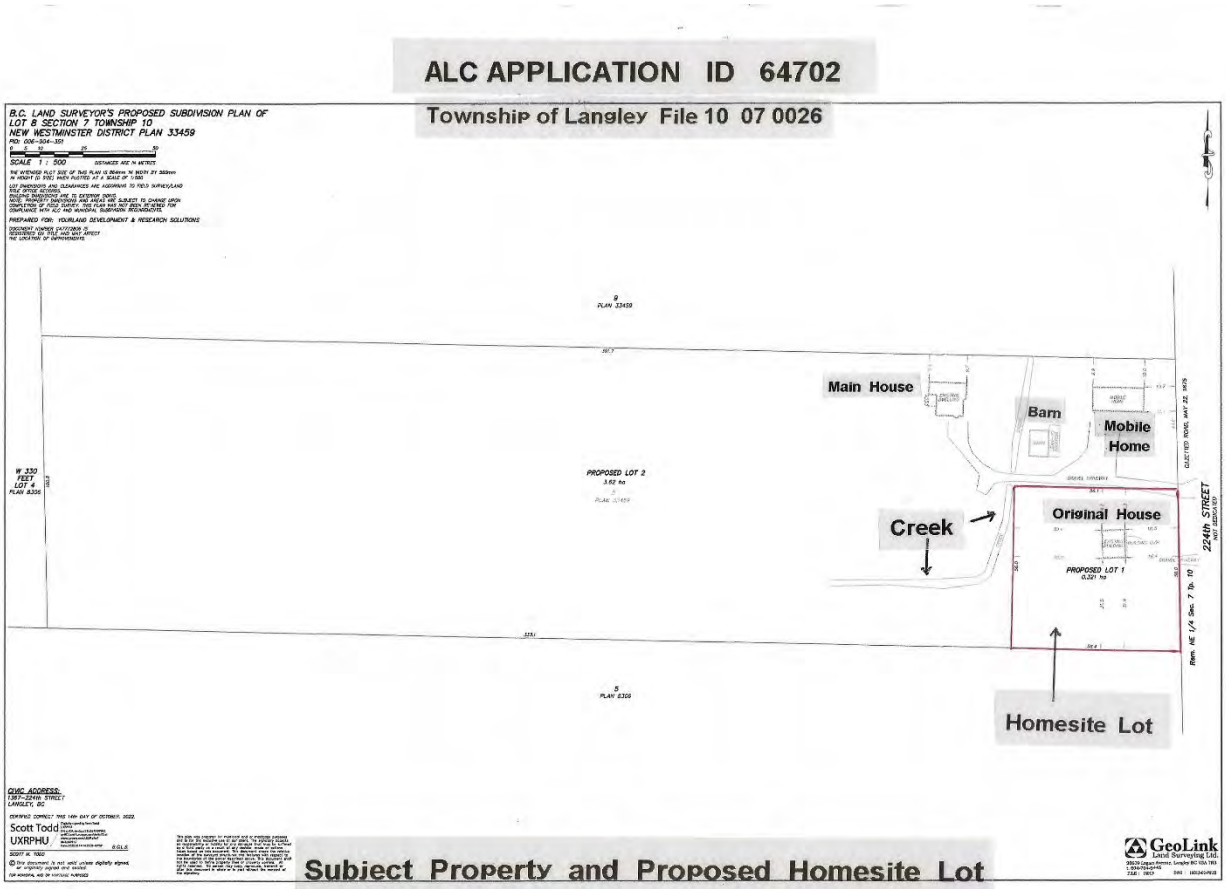

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: October 2022
0 0.5 1 1.5 2 Km
N
Disclaimer:
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AGRICULTURAL LAND COMMISSION APPLICATION
NO. 100404 (IVANDA / 1367 – 224 STREET)
Page 4 . . .





ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	Georgina Ivanda 1367 - 224 Street Langley, BC V2Z 2W7
Agent:	YourLand Development & Research Solutions 13145 - 22A Avenue Surrey, BC V4A 8Y5
Legal Description:	Lot 8 Section 7 Township 10 New Westminster District Plan 33459
Location:	1367 - 224 Street
Area:	3.94 ha (9.74 ac)
Existing Zoning:	Rural Zone RU-3
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agricultural/Countryside
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 1367 - 224 Street within the ALR and designated "Agricultural/Countryside" in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-3 in accordance with Zoning Bylaw No. 2500 (enacted in 1987), which permits a minimum lot size for subdivision of 8.0 ha (19.8 ac).

The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owners would like to retain a portion of the property and are proposing to create a homesite severance on the easterly portion of the lot adjacent to 224 Street.

DISCUSSION / ANALYSIS:

ALC policy makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where the property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land.

The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 3.94 ha (9.74 ac) parcel located at 1367 - 224 Street into a 0.32 ha (0.79 ac) homesite and a 3.62 ha (8.94 ac) remnant lot.

The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy. Section 110.8 of the Township's Zoning Bylaw enables the Township's Approving Officer to approve a homesite severance subdivision (subject to the ALC's approval) at a lot size less than the Zoning Bylaw minimum (8.0 ha / 19.8 ac in this case), provided the remnant lot is not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 3.62 ha (8.94 ac).

Homesite Severances are guided by ALC Policy L-11, which states:

> *"The purpose of this policy is to provide a consistent approach to situations where property under application has been principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land".*

The applicant has submitted details of the ownership history in support of the residency and ownership requirements of ALC Policy L-11. This is a determination that must be made by the ALC, not the Township. Should the ALC decide that the application complies with the ALC's Homesite Severance Policy, the application may be considered for approval.

Should the ALC determine the current application does not comply with the Homesite Severance Policy, any subsequent subdivision application would be evaluated based on its ability to meet the Township's Zoning Bylaw Section 110.1 Minimum Subdivision Requirements (RU-3 zone 8.0 ha (19.8 ac)) and would also require ALC approval.

Description of the Property:

The subject site is 3.94 ha (9.74 ac) in size and contains two single family dwellings, a mobile home, and associated farm buildings.

Adjacent Uses and Property Sizes:

North:	A rural property approximately 3.9 ha (9.7 ac), zoned Rural Zone RU-3, located within the ALR, and designated Agricultural/Countryside in the Rural Plan;
South:	A rural property approximately 7.9 ha (19.7 ac), zoned Rural Zone RU-3, located within the ALR, and designated Agricultural/Countryside in the Rural Plan;
East:	224 Street, beyond which is a rural property approximately 17.6 ha (43.6 ac), zoned Rural Zone RU-3, located within the ALR, and designated Agricultural/Countryside in the Rural Plan;
West:	A rural property, approximately 5.0 ha (12.5 ac), zoned Rural Zone RU-3, located within the ALR, and designated Agricultural/Countryside in the Rural Plan.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural - Level 4, requiring each lot to be serviced by a private well and septic system. Additional servicing details and requirements are to be addressed at time of subdivision, should the application be approved by the ALC.

Policy Considerations:

The subject site is located within the ALR in an area designated "Agricultural/Countryside" in the Rural Plan. Staff recommend that Council advise the ALC that the proposal complies with the

Township's Zoning Bylaw as a homesite severance subdivision application. If the ALC's approval of the subdivision indicates that the application is consistent with the provisions and intent of the Commission's Homesite Severance Policy, the application can be considered as a homesite severance. Section 110.8 of the Township's Zoning Bylaw states that the Approving Officer may approve an application for a Homesite Severance subdivision subject to the remnant lot being not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 3.62 ha (8.94 ac) in size.

Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Subdivision and Development Servicing Bylaw requirements and any additional requirements imposed by the ALC as a condition of approval should such be granted.

Should the ALC decide that the proposal does not comply with the ALC's Homesite Severance Policy, the application could not be considered as the subdivision would not meet the minimum lot size requirements of the Township's Zoning Bylaw.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 – REGULAR MEETING	**REPORT:**	22-108
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000039
SUBJECT:	STRATIFICATION IN THE ALR		

RECOMMENDATION:

That Council forward the following single family residential stratification applications included to the Agricultural Land Commission for consideration based upon applicable regulations:

1. Application by Jacqueline Gale for property at 555 – 224 Street, zoned RU-3;
2. Application by Shawn Bouchard for property at 20838 Louie Crescent, zoned RU-5;
3. Application by Crew H Developments Ltd. for property at 3437 – 240 Street, zoned RU-3;
4. Application by Colton Lesuk for property at 21616 – 18 Avenue, zoned RU-3; and
5. Application by Brian Krentz/Valerie Meers for property at 3766 – 240 Street, zoned RU-3.

EXECUTIVE SUMMARY:

The majority of the Township of Langley's (Township) rural lands, zoned RU-1, RU-2, RU-3, RU-5, permit two single family dwellings subject to the provisions of the Agricultural Land Commission (ALC) Act if located within the Agricultural Land Reserve (ALR). Based on historic subdivision patterns, several parcels in the Township are less than 2 acres in size including some located in the ALR that were created prior to the establishment of the ALR in 1972.

With the above as background and given the provisions of the provincial Strata Property Act (the Act), some landowners, having constructed two dwelling units on parcels less than 2 acres in size, have elected to deposit strata plans directly with the Land Title Office (LTO) pursuant to the Act to create a stratified title for each of the single family dwellings located on the same parcel. The Act does not require local government approval prior to owners of such lands being able to submit strata plans to the LTO, provided the dwelling units have not been previously occupied. However, a strata plan that includes a previously occupied building does requires local government approval pursuant to the Act, prior to applications being accepted at the LTO.

Despite historic practices, on October 18, 2022, the ALC released a bulletin indicating that parcels located in the ALR having an area less than 2 acres must be subject to the ALC subdivision approval process including stratification applications. This policy position by the ALC has impacted several applications located in the ALR for both conversion of previously occupied dwelling units as well as those seeking building permits for new single family dwellings intending to proceed with subsequent stratification. Accordingly, the subject applications are no longer permitted to be accepted at the LTO until receiving ALC approval which can only be advanced through a Council resolution, necessitating the subject report.

Subject to Council approval of the referral and subsequent ALC approval, stratification applications can be submitted and processed. Staff recommend that Council refer the subject applications for strata conversion of previously occupied or unoccupied single family dwellings to the ALC.

PURPOSE:

To obtain Council's approval to refer five ALR applications submitted under Section 21(2) of the ALC Act to the ALC for consideration pursuant to applicable regulations.

BACKGROUND / HISTORY:

The following information provides background regarding how strata conversion applications have been processed by the Township historically, as well as information regarding the ALR subdivision application process.

Strata Conversion Delegation:

Section 242 of the Strata Property Act (the Act) defines the approving authority for conversion of previously occupied buildings as the Council of the municipality where the land is located. Accordingly, prior to November 21, 2016, the Community Development Division had forwarded all applications to deposit a strata conversion plan for a previously occupied single family residential, commercial, or industrial building to Council.

Section 242(10) of the Act permits Council to "delegate to an approving officer or other person designated in the resolution the exercise of the powers and performance of the duties of the approving authority." At its November 21, 2016 Meeting, Council considered and approved the recommendation by staff to delegate to the Approving Officer the ability to approve an application to deposit a strata conversion plan for a previously occupied single family residential, commercial, or industrial building.

Subdivision in the Agricultural Land Reserve:

An owner of land located in the ALR may apply to the ALC to subdivide land in the ALR. Per Section 25 of the ALC Act, a person must not subdivide agricultural land unless an application is submitted and approved by the ALC or permitted under Section 3 of the ALR General Regulation, which allows an approving officer to approve applications under specific conditions. Additionally, Section 25(3) of the ALC Act states a subdivision application received by the ALC may not proceed unless authorized by a resolution of the local government.

However, Section 23(1) of the ALC Act states: *"Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was by separate certificate of title issued under the Land Registry Act, R.S.B.C 1960 c. 208, less than 2 acres in area".* Accordingly, owners of property in the ALR (under 2 acres) have elected to advance an application for previously unoccupied buildings directly to the LTO, or strata conversion application to the Township for previously occupied buildings without an ALC application.

On October 18, 2022, the ALC released an informational bulletin (IB-09 – Subdivision and Plans That Cause Subdivision in the ALR) stating:

> *"Subdivision is not a use of land. The ALCA treats subdivision and use as distinct concepts, with separate prohibitions, and separate procedures governing applications for approval of the Commission."*
>
> *"…an approving officer under the Land Title Act, the Local Government Act, or the Strata Property Act must not approve a subdivision of property in the ALR, even a property to which the restrictions on use do not apply because of section 23(1), unless the requirements for subdivision that apply in all other cases are met. That is, subdivision may only be approved if permitted under section 3 of the ALR General Regulation or if the Commission has granted permission after an application: ALCA, s. 18(4)."*
>
> *"Depositing a strata plan in a Land Title Office causes subdivision: Strata Property Act, s. 239; Land Title Act, s. 1 "parcel", "subdivision". The Commission's permission (or compliance with section 3 of the ALR General Regulation) is therefore required as with any other subdivision."*

Per the bulletin, the ALC deems registration of a strata plan as a subdivision and the Section 23(1) use exception does not apply to stratification applications. Consequently, based on the current

information available from the ALC, stratification applications in the ALR without prior application and approval from the ALC can no longer be deposited directly to LTO if the dwellings were previously unoccupied or if previously occupied without a Township referral. At this time, the ALC approval process would require a staff report to Council and subsequent resolution in order to be forwarded to the ALC for their consideration.

DISCUSSION / ANALYSIS:

The majority of the Township's rural zoned land (i.e., RU-1, RU-2, RU-3, RU-5) permit two single family dwellings subject to the provisions of the ALC Act. Due to historic approvals, a significant number of parcels of land in the Township included in the ALR at the time of its establishment are less than 2 acres in size.

Given the above information, some landowners have elected to apply to deposit a strata plan on such lands to provide strata title for single family dwellings located on the same parcel. Previously unoccupied buildings did not require local government approval and could be applied for directly at the LTO. A strata plan that includes a previously occupied building requires local government approval processed through the Township's stratification application process.

Per the information provided in the ALC bulletin, an ALC subdivision application and approvals process is now required with respect to the subject stratification applications. The Township is currently aware of five applications at different stages in the process. The table below provides information on these "in-stream" applications, including strata conversion applications (involving previously occupied buildings) and stratification applications (involving previously unoccupied buildings). Corresponding plans submitted to date (subject to the Township review and approvals process) are included as Attachment A.

	Township Project Number:	**Applicant:**	**Property Address:**	**Current Zoning:**	**Township Approval Status:**	**ALC Application Submitted:**
1	10-06-0030	Jacqueline Gale	555 – 224 Street	Rural Zone RU-3	Approved	Yes
2	09-12-0012	Shawn Bouchard	20838 Louie Crescent	Rural Floodplain Zone RU-5	Not Approved	Yes
3	10-28-0051	Crew H Developments Ltd.	3437 – 240 Street	Rural Zone RU-3	Not Approved	Yes
4	10-18-0025	Colton Lesuk	21616 – 18 Avenue	Rural Zone RU-3	Not Approved	Yes
5	10-27-0062	Brian Krentz and Valerie Meers	3766 – 240 Street	Rural Zone RU-3	Not Approved	Yes

Servicing:

Servicing requirements are required to be addressed in accordance with the Subdivision and Development Servicing Bylaw 2019 No. 5382.

Policy Considerations:

Prior to the ALC bulletin released on October 18, 2022, stratification applications in the ALR for previously occupied buildings were addressed through a delegated staff approval process and advanced directly to the LTO for previously unoccupied buildings. Per the bulletin, the subject applications now require ALC approval. Accordingly, a Council resolution is required to forward to the ALC for consideration.

If Council refers the applications to the ALC and the ALC subsequently approves the stratifications, the proponents would be required to submit stratification applications for those involving previously occupied buildings which would be considered by staff through the Township development application review and approvals process.

Unless otherwise directed by Council, staff aim to complete additional investigation and research to determine whether a “Standing Resolution” of Council would be acceptable for future similar cases to avoid unnecessary administrative procedures allowing staff to forward such applications to the ALC without a specific resolution of Council on an on-going basis.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Strata Plans Submitted by Applicants

SHEET 1 OF 18 SHEETS

STRATA PLAN OF LOT 1 SECTION 6 TOWNSHIP 10 NEW WESTMINSTER DISTRICT REFERENCE PLAN EPP88831

STRATA PLAN EPS8126

ATTACHMENT A

BCGS 92G.007

5 0 5 10 15 20 25 30 35 40

DISTANCES ARE HORIZONTAL GROUND LEVEL AND ARE IN METRES.
INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

Legend

- DENOTES CONTROL MONUMENT
- DENOTES STANDARD IRON POST FOUND
- O DENOTES STANDARD IRON POST SET
- m^2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT DENOTES PART
- © DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY

Address
555 224 STREET
LANGLEY, B.C.

92H0601 GCM No. 333989
DATUM: NAD83 (CSRS) 4.0.0.BC.1 MVRD UTM ZONE 10
UTM NORTHING 5,428,967.215
UTM EASTING 529,009.416
ABSOLUTE ACCURACY IS 0.03 METRES.

SECTION 6

N.1/2 N.E.1/4 SECTION 6

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 41, TOWNSHIP OF LANGLEY, NAD 83 (CSRS) 4.0.0.BC.1 MVRD

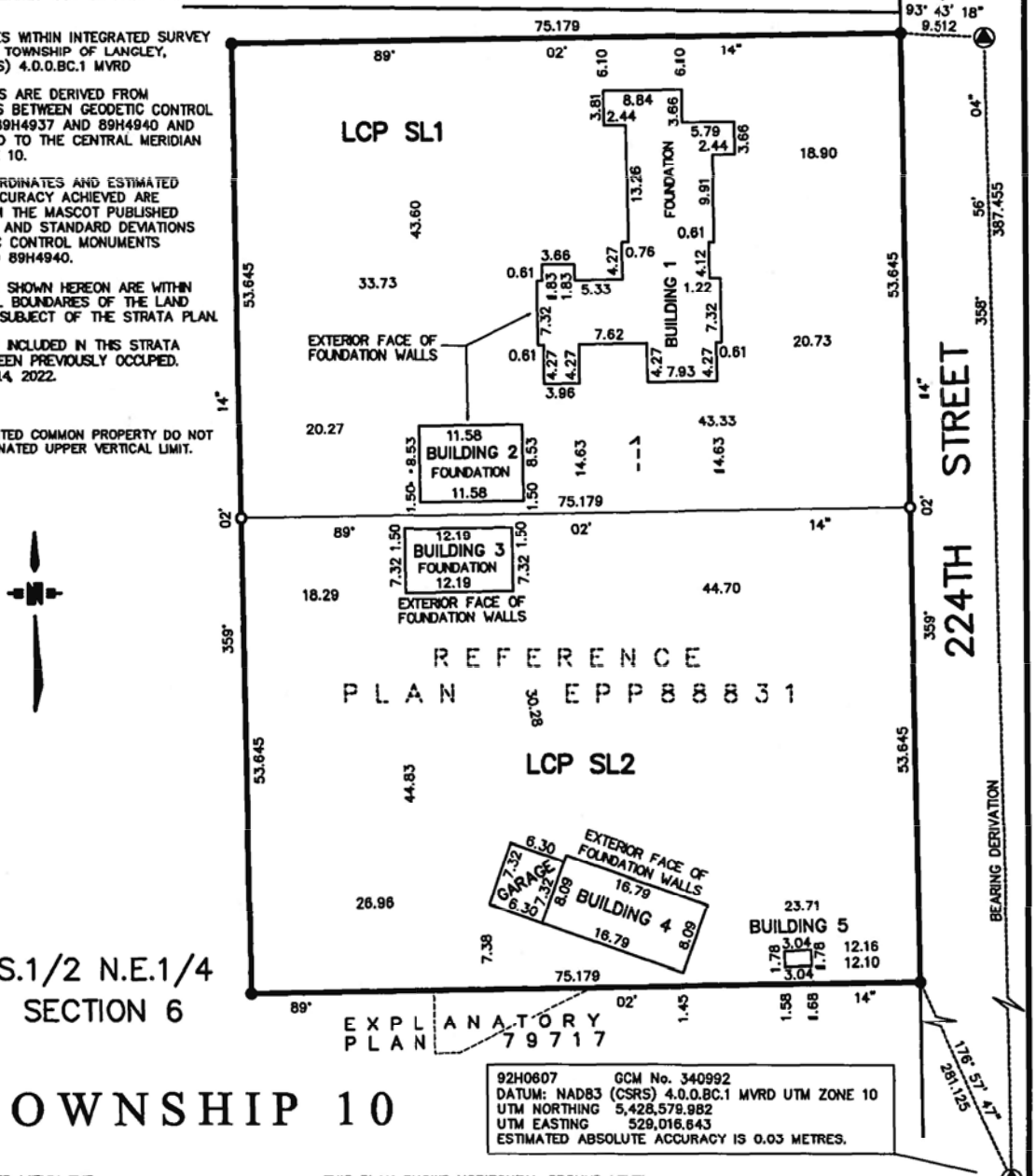
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 89H4937 AND 89H4940 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 89H4937 AND 89H4940.

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

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE BEEN PREVIOUSLY OCCUPIED. DATED JUNE 14, 2022.

AREAS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL LIMIT.



S.1/2 N.E.1/4 SECTION 6

TOWNSHIP 10

92H0607 GCM No. 340992
DATUM: NAD83 (CSRS) 4.0.0.BC.1 MVRD UTM ZONE 10
UTM NORTHING 5,428,579.982
UTM EASTING 529,016.643
ESTIMATED ABSOLUTE ACCURACY IS 0.03 METRES.

THIS PLAN LIES WITHIN THE TOWNSHIP OF LANGLEY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF NOVEMBER, 2021.
RANDY ARNOLD, BCLS 636

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996019
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELIPSOIDAL ELEVATION OF 30.4 METRES.

OFFSETS TO PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE SHOWN TO EXTERIOR FOUNDATION WALLS UNLESS OTHERWISE INDICATED.

CONDOR
Land Surveying Ltd.
B-45515 Knight Road
Chilliwack B.C. V2R 5L2
Phone 604-858-6349
reception@
condor-surveyors.ca

FILE 20095_3 185570

PROPOSED STRATA PLAN OF LOT 2 EXCEPT: PARCEL "B" (N96360E) LYING NORTH AND WEST OF ROAD; DISTRICT LOT 53, GROUP 2, N.W.D. PLAN 4283

B.C.G.S. 92G.027 TOWNSHIP OF LANGLEY

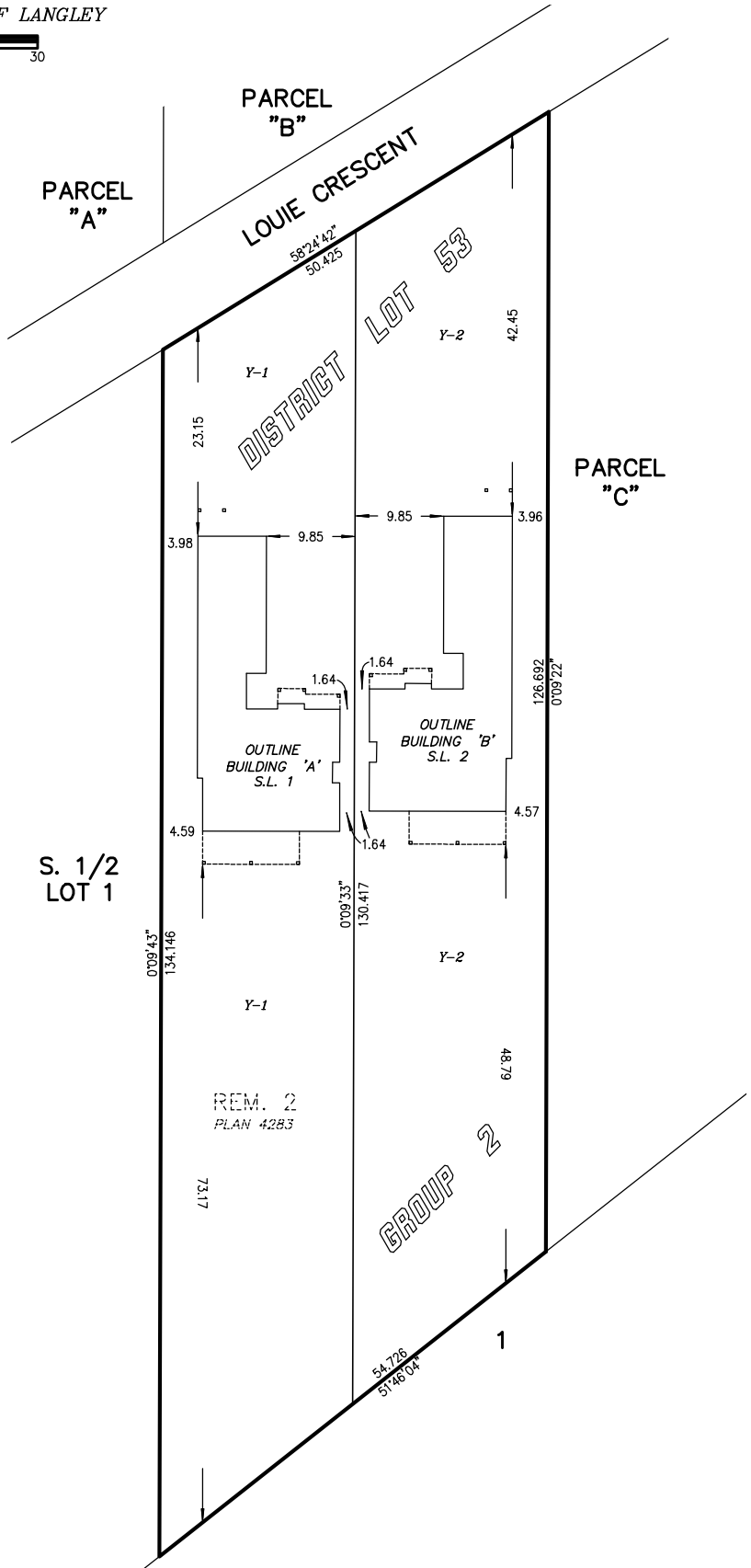
10 5 0 10 20 30

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

LEGEND:

SL Denotes Strata Lot
Y–1 Denotes Yard, LCP of SL 1 (Typical)

Civic Address
20838 Louie Crescent
Langley, B.C.



Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: JL20–90_PROPOSED

This Plan Lies Within The Metro Vancouver Regional District

October 12, 2022

E.5

PROPOSED STRATA PLAN OF PARCEL "A" (EXPLANATORY PLAN 14099), SOUTH EAST QUARTER SECTION 28, TOWNSHIP 10, NEW WESTMINSTER DISTRICT

B.C.G.S. 92G.008 TOWNSHIP OF LANGLEY

5 2.5 0 5 10 15

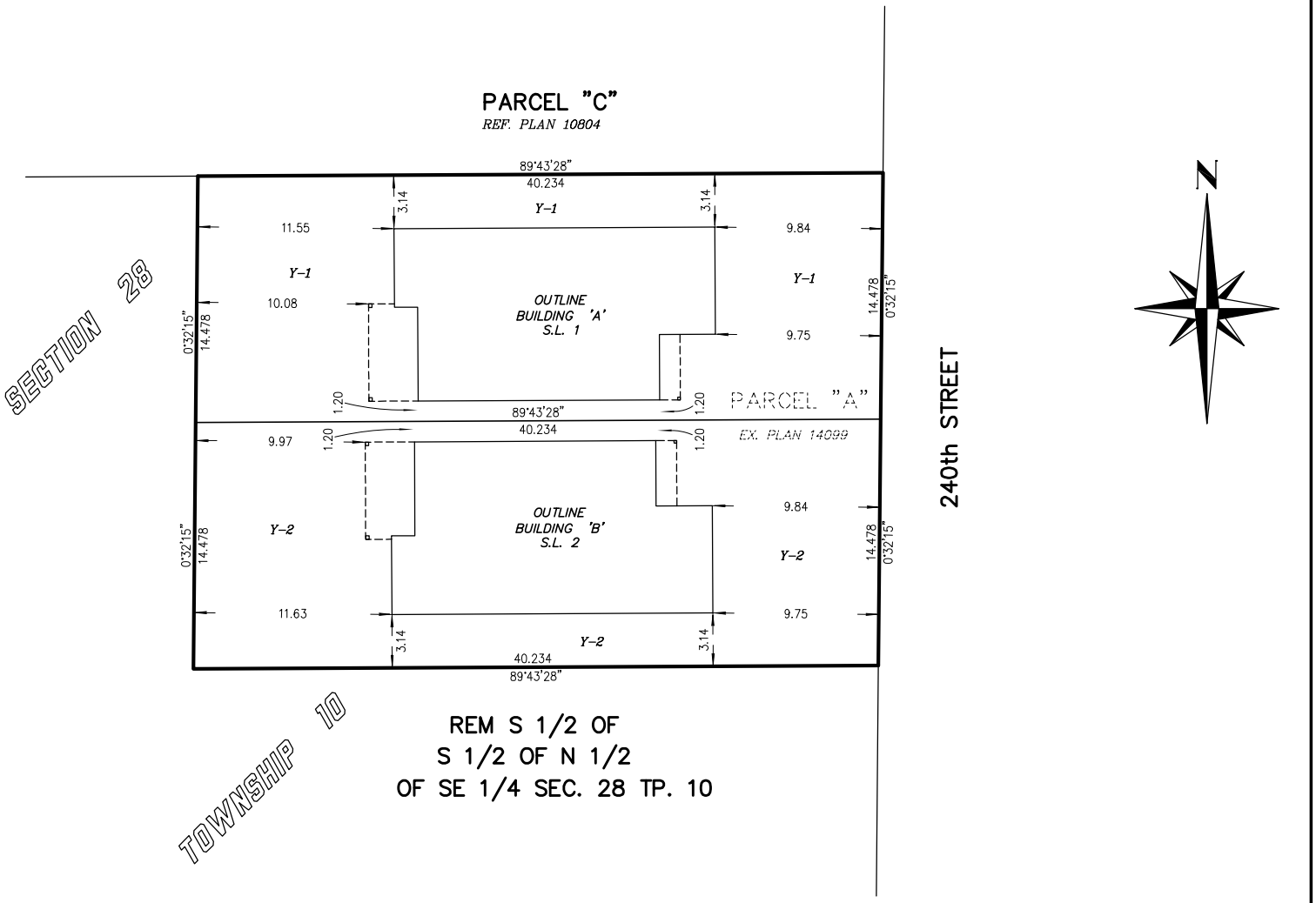
All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250

LEGEND:

SL Denotes Strata Lot
Y–1 Denotes Yard, LCP of SL 1 (Typical)

Civic Address

3437 240th Street,
Langley, B.C.



Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: LT22–11_PROPOSED

3

This Plan Lies Within The Metro Vancouver Regional District

October 17, 2022

STRATA PLAN OF LOT 15, SECTION 18, TOWNSHIP 10, NEW WESTMINSTER DISTRICT PLAN 19582.

B.C.G.S. 92G.007 TOWNSHIP OF LANGLEY

STRATA PLAN EPS8527

10 5 0 10 20 30

All Distances are in Metres.
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

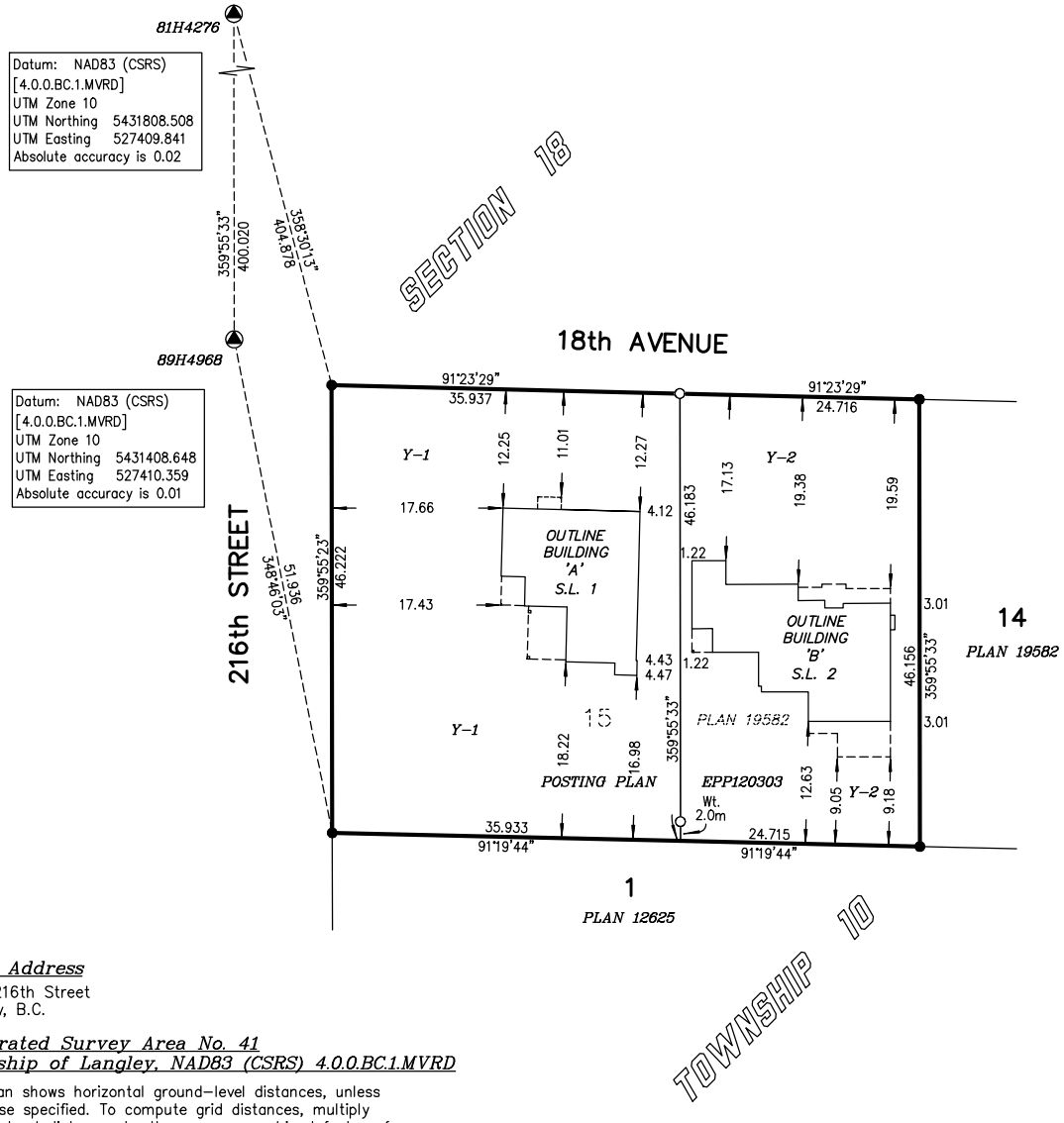
N

LEGEND:

SL Denotes Strata Lot
TA Denotes Total Area
PT. Denotes Part
m2 Denotes Square Metres
NH Denotes Non Habitable
LCP Denotes Limited Common Property
Y–1 Denotes Yard, LCP of SL 1 (Typical)

Denotes Control Monument Found
Denotes Standard Iron Post Found
Denotes Standard Iron Post Set

NOTE: This plan shows one or more witness posts, which are not set on the true corner(s).



Civic Address

1790 216th Street
Langley, B.C.

Integrated Survey Area No. 41
Township of Langley, NAD83 (CSRS) 4.0.0.BC.1.MVRD

This plan shows horizontal ground–level distances, unless otherwise specified. To compute grid distances, multiply ground–level distances by the average combined factor of 0.9995996. The average combined factor has been determined based on geodetic control monument 89H4968.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 89H4968 and 81H4276.

Grid bearings are derived from observations between geodetic control monuments 89H4968 and 81H4276 and are referred to the central meridian of UTM Zone 10.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA

FILE: JL21–166_P1

This Plan Lies Within The Metro Vancouver Regional District

The building included in this strata plan has been previously occupied, as to building containing Strata Lot 1.

The building included in this strata plan has not been previously occupied, as to building containing Strata Lot 2.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The field survey represented by this plan was completed on the 7th day of September, 2022.

Matthew C. Onderwater, BCLS #805.

PROPOSED STRATA PLAN OF PARCEL 'A' (EX. PLAN 16327) OF THE NORTH HALF OF THE NORTH HALF LOT 4, SECTION 27, TOWNSHIP 10, N.W.D. PLAN 674.

SCALE 1:500

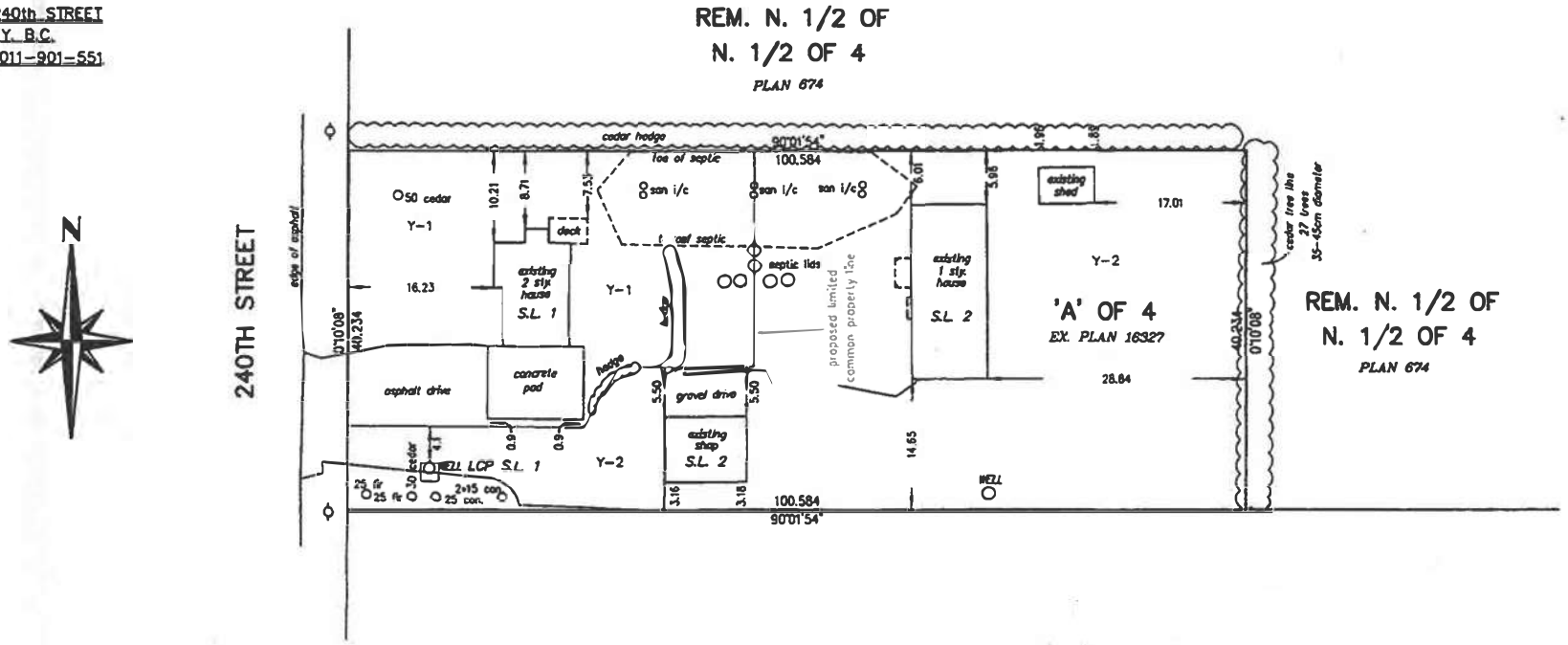
10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS:
3766 240th STREET
LANGLEY, B.C.
P.I.D.: 011-901-551

LEGEND:

SL DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY AREA
Y-1 DENOTES YARD, LCP OF STRATA LOT 1 (TYPICAL)



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JL17153_PS2

Certified correct, completed on the 30th day of May, 2018.

©

B.C.L.S.

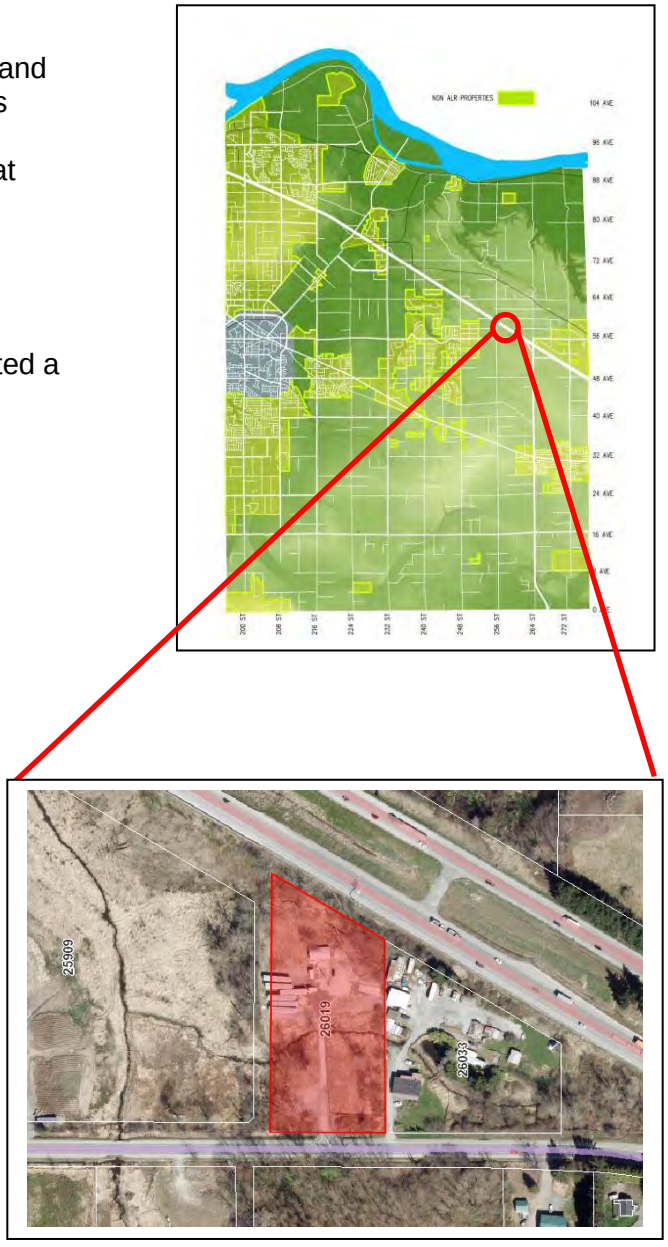
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 – REGULAR MEETING	**REPORT:**	22-101
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-12-0038
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100397 (1221105 BC LTD / OTG DEVELOPMENTS LTD. / 26019 – 56 AVENUE)		

PROPOSAL:

Non–farm use application to the Agricultural Land Commission submitted by OTG Developments Ltd. on behalf of 1221105 BC Ltd. to permit a commercial truck parking and storage facility at 26019 – 56 Avenue.



RECOMMENDATION SUMMARY:

That Council not authorize referral of the non-farm use application for the property located a 26019 – 56 Avenue to the Agricultural Land Commission.

RATIONALE:

The non-farm use application does not comply with the Township's Zoning Bylaw and is inconsistent with provisions of the Township's Official Community Plan and the Rural Plan.

RECOMMENDATION:

That Council not authorize referral of the non-farm use application submitted by OTG Developments Ltd. to the Agricultural Land Commission (ALC) as the application does not comply with the Township of Langley Rural Zone RU-3 and is inconsistent with the provisions of the Township's Official Community Plan (OCP) and Rural Plan.

EXECUTIVE SUMMARY:

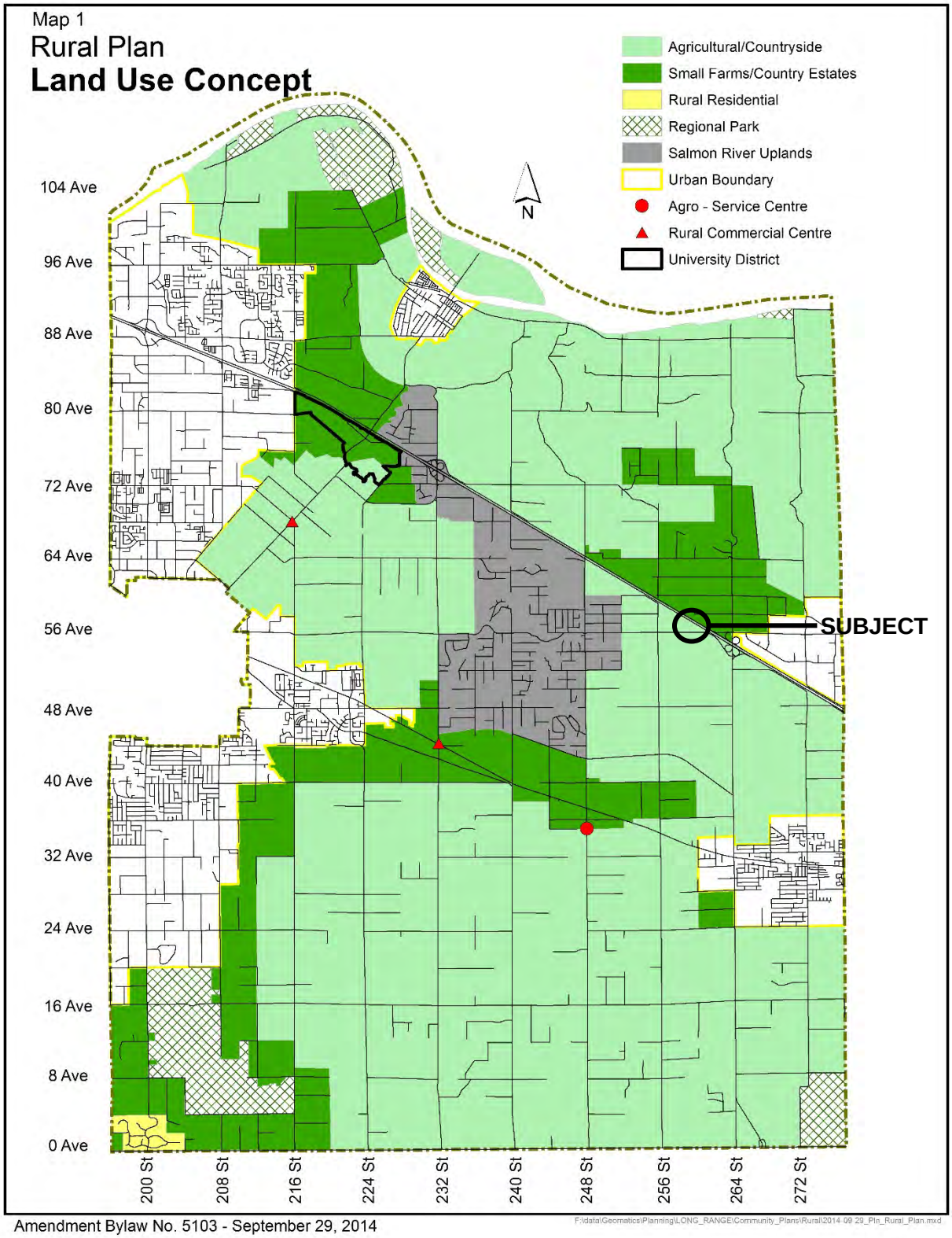
The Township of Langley has received a non-farm use application proposing to permit a commercial truck storage operation on a 0.5 ha (1.2 ac) portion of the 0.92 ha (2.29 ac) property located at 26019 – 56 Avenue within the Agricultural Land Reserve (ALR).

The property is zoned Rural Zone RU-3, designated Agriculture in the OCP, and designated Agricultural / Countryside in the Rural Plan. Staff recommend that Council not forward the application to the ALC for consideration as the proposed use does not comply with the Rural Zone RU-3 zoning and is inconsistent with the provisions of the OCP and Rural Plan.

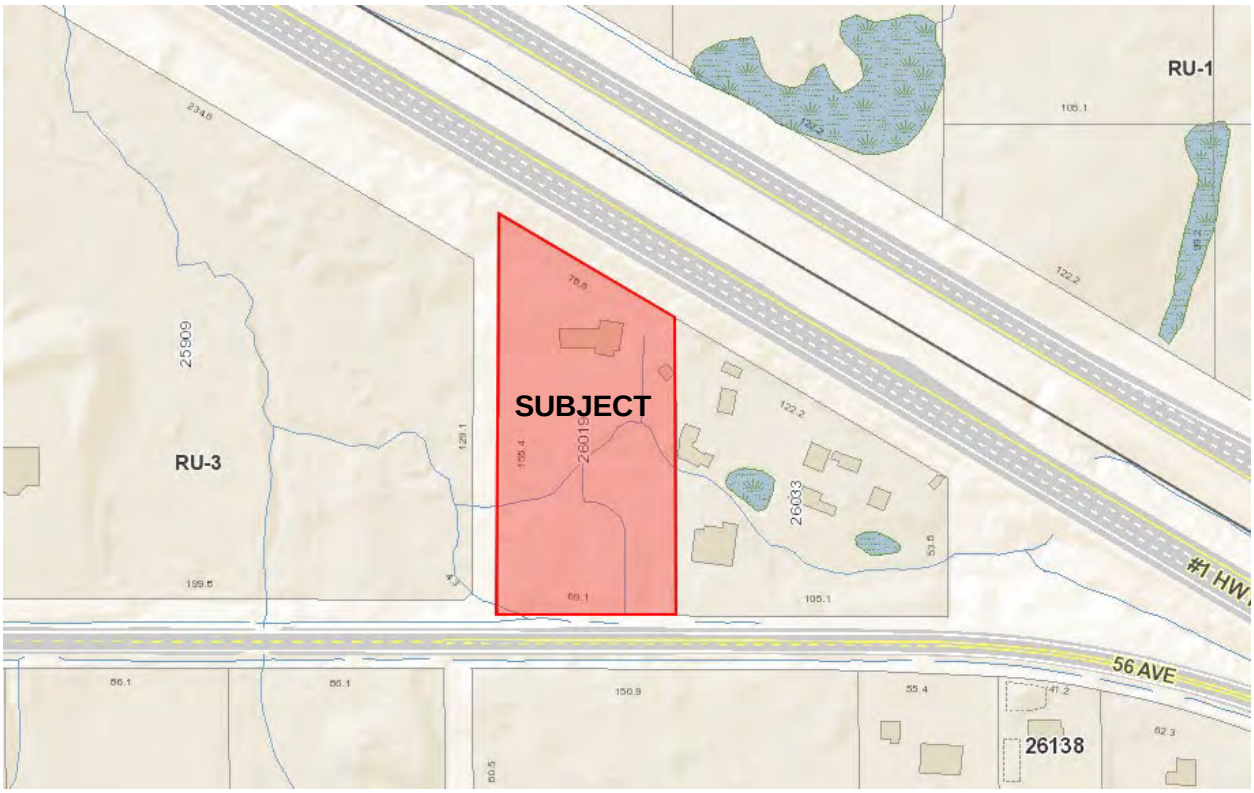
Should Council advance the application and the ALC approve the proposed non-farm use application, the proponent would need to apply for land use amendments to the Metro Vancouver Regional Growth Strategy (RGS), OCP, Rural Plan, and Zoning Bylaw to permit a commercial truck storage operation on the property.

PURPOSE:

To provide 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 OTG Developments Ltd.



Rural Plan – Land Use Concept



ZONING BYLAW NO. 2500



Site Plan – Provided by Applicant

REFERENCE:

Owner:	1221105 BC Ltd. 26019 – 56 Avenue Langley, BC V4W 1J8
Agent:	OTG Developments Ltd. 201, 45269 Keith Wilson Road Chilliwack, BC V2R 5S1
Legal Description:	Lot 32 Except: Part Shown on Plan 23059, Section 12 Township 11 New Westminster District Plan 2577
Location:	26019 – 56 Avenue
Area:	0.92 ha (2.29 ac)
Existing Zoning:	Rural Zone RU-3
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agriculture/Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND / HISTORY:

The property is designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3, and is in the ALR. A red coded watercourse, Coghlan Creek, traverses the property through its central portion. The applicant has applied for a non-farm use under Section 20(2) of the ALC Act in order to permit a commercial truck storage operation on a 0.5 ha (1.2 ac) portion of the 0.92 ha (2.29 ac) property.

The applicant states the property currently contains a derelict storage building. The applicant also states that the current owner has been utilizing the property without a business licence for the storage of approximately five commercial trucks since 2019, and that the previous owner had also utilized the property for the storage of commercial trucks. The proposed use of a commercial truck storage operation on the subject property is not recognized as a permitted non-farm use according to ALR Use Regulation, thus requiring a non-farm use application.

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 OCP, Rural Plan, and Zoning Bylaw.

Adjacent Uses and Property Sizes:

North: Highway 1, beyond which are properties zoned Rural Zone RU-1, located in the ALR, and designated Small Farms/Country Estates in the Rural Plan;

South: 56 Avenue, beyond which is a 1.2 ha (3.0 ac) property zoned Rural Zone RU-3, located in the ALR, and designated Agricultural/Countryside in the Rural Plan;

East: 0.9 ha (2.2 ac) property zoned Rural Zone RU-3, located in the ALR, and designated Agricultural/Countryside in the Rural Plan;

West: Unconstructed road dedication, beyond which is a 3.8 ha (9.5 ac) property zoned Rural Zone RU-3, located in the ALR, and designated Agricultural/Countryside in the Rural Plan.

DISCUSSION / ANALYSIS:

The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to permit a commercial truck storage operation on a 0.5 ha (1.2 ac) portion of the 0.92 ha (2.29 ac) property, as shown on the site plan included in this report.

The site plan submitted by the applicant indicates the proposed commercial truck storage operation will include the placement of a 20 ft x 40 ft portable modular office building, a 10 m wide paved access, and a gravelled parking area that could accommodate approximately 15 to 20 trucks located primarily at the northern end of the property and a secondary portion in the southern part of the property.

The Township has no record of a business licence associated with the property since 1996. Should Council advance the application and the ALC approve the proposed non-farm use application, the applicant will need to apply for land use amendments to the RGS, OCP, Rural Plan, and Zoning Bylaw prior to application for a business licence to permit the proposed commercial truck storage operation.

Planning Considerations:

The property is designated ‘Agriculture’ in the Township’s OCP. Section 2.2.1 of the OCP states:

> *“Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production.”*

The proposed non-farm use does not comply with Section 2.21 of the OCP as the proposed use (commercial truck storage operation) is considered an industrial use.

Section 2.2.3 of the OCP states:

> *“Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.”*

The proposed non-farm use is also not compliant with Section 2.2.3 as industrial uses are not encouraged in the ‘Agriculture’ designation and are not in conformity with the Rural Plan.

The property is designated ‘Agricultural/Countryside’ in the Township’s Rural Plan. Section 5.5.1 of the Rural Plan states:

> *"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 proposed non-farm use does not comply with Section 5.5.1 of the Rural Plan as the proposed use (commercial truck storage operation) is not considered to be an agricultural use as defined in the Township's Zoning Bylaw.

Watercourses:

Coghlan Creek, a Class A watercourse, is located on the subject property. Since the property is located within the ALR, setbacks will be established through the Provincial Riparian Areas Protection Regulation (RAPR). The RAPR implements a default 30 m non-disturbance area from the high-water mark of a watercourse (unless a lesser setback is determined to be acceptable in accordance with RAPR to the acceptance of the Ministry of Forest, Lands and Natural Resource Operations following an evaluation by a Qualified Environmental Professional).

Servicing:

The property is currently in Rural Service Level 4 requiring the provision of rural services (septic and well). Should the ALC approve the application, the conditions of subsequent RGS, OCP, Rural Plan, and rezoning amendments, along with determination of an appropriate Service Level pursuant to the Subdivision and Development Servicing Bylaw to accommodate the proposed use would be required.

Policy Considerations:

The property is designated Agriculture in the OCP and designated Agricultural/Countryside in the Rural Plan. The proposed non-farm use is inconsistent with the provisions in the OCP and Rural Plan. The property's Rural Zone RU-3 zoning does not permit a commercial truck storage operation as a principal use.

Given that the proposed non-farm use does not comply with the Township's Zoning Bylaw and is inconsistent with provisions of the OCP and Rural Plan, staff recommend that Council not authorize referral of the application to the ALC. However, should Council advance the application and the ALC approve the proposed non-farm use application, the proponent would need to apply for land use amendments to the RGS, OCP, Rural Plan, and Zoning Bylaw to permit a commercial truck storage operation on the property.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 – REGULAR MEETING	**REPORT:**	22-100
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0117
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101227 (1263523 BC LTD / KASIAN ARCHITECTURE / 20957, 20959, 20961 AND 20963 - 83 AVENUE)		

PROPOSAL:

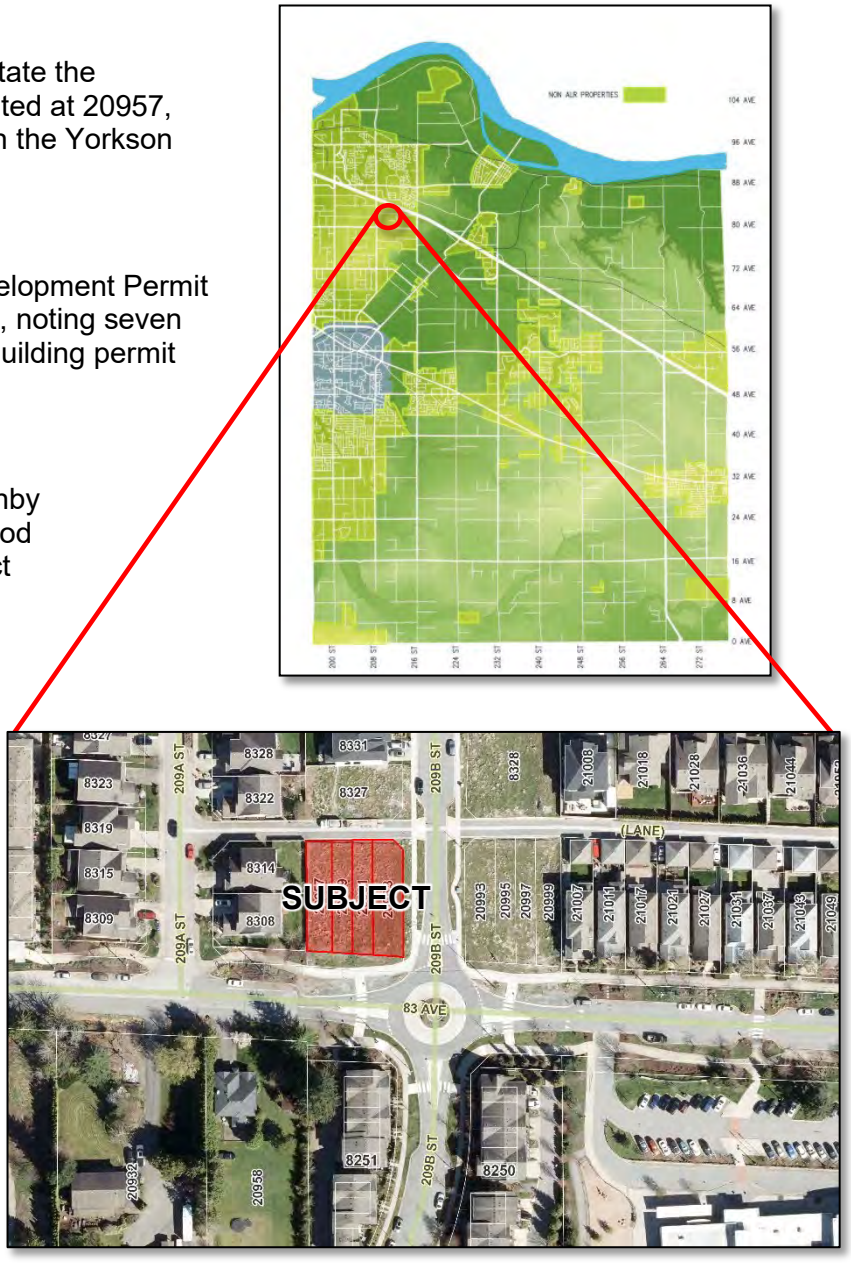
Development Permit application to facilitate the construction of four rowhouse units located at 20957, 20959, 20961 and 20963 - 83 Avenue in the Yorkson Neighbourhood.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No.101227 subject to two (2) conditions, noting seven (7) conditions to be completed prior to building permit issuance.

RATIONALE:

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



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101227 to 1263523 BC Ltd. for properties located at 20957, 20959, 20961 and 20963 - 83 Avenue to the acceptance of the General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

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

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

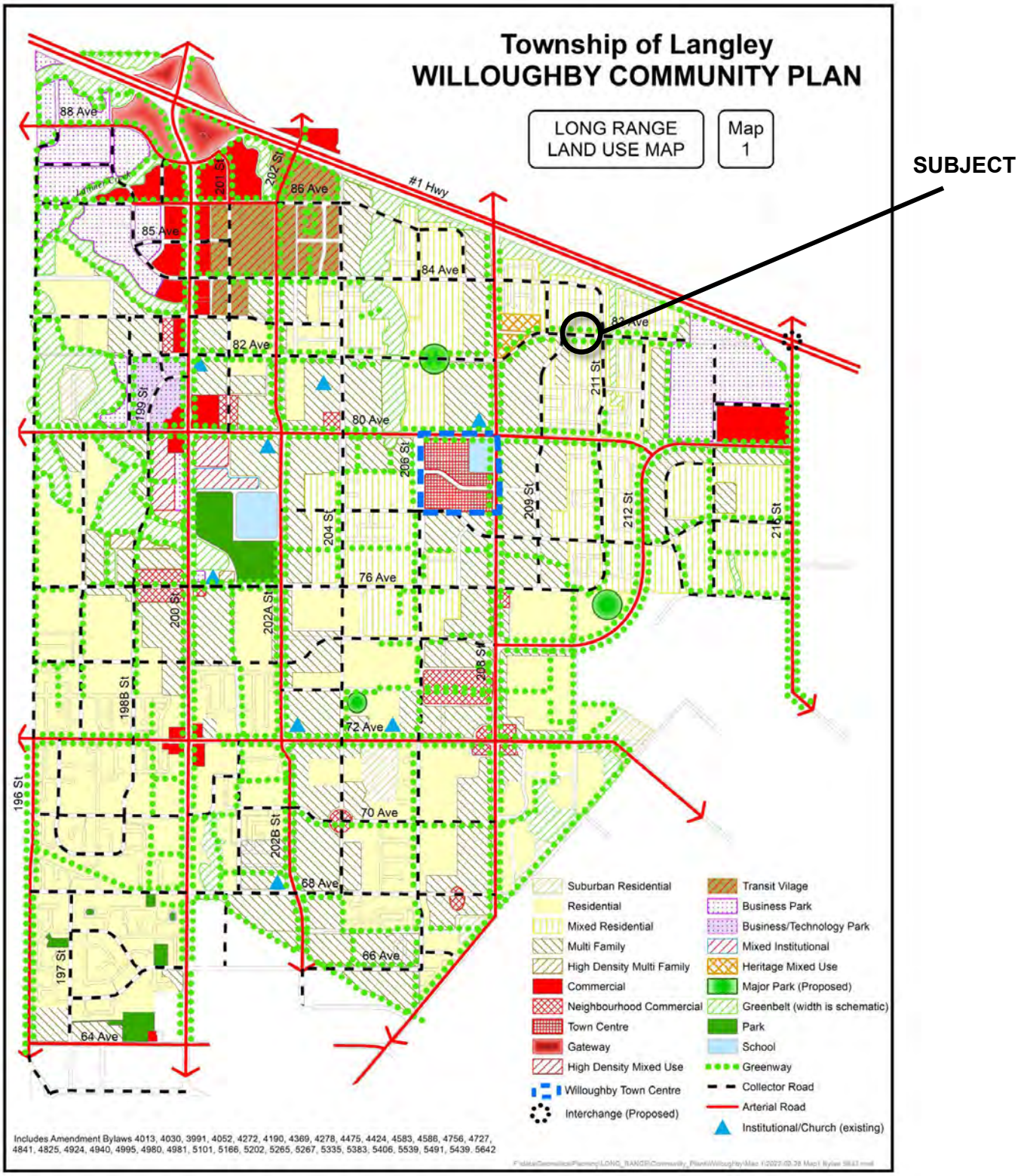
a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
b. On-site landscaping to be secured by letter of credit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

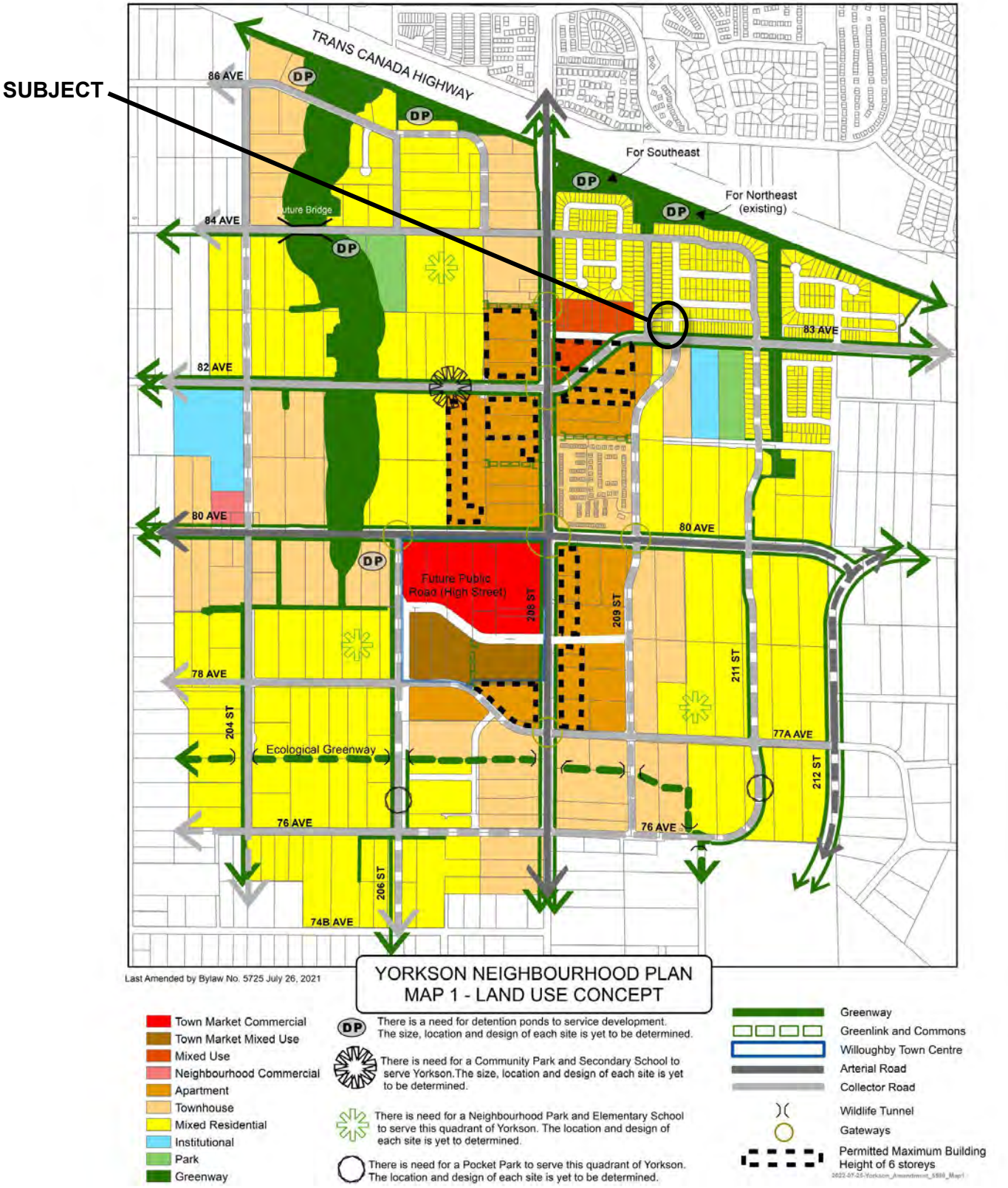
EXECUTIVE SUMMARY:

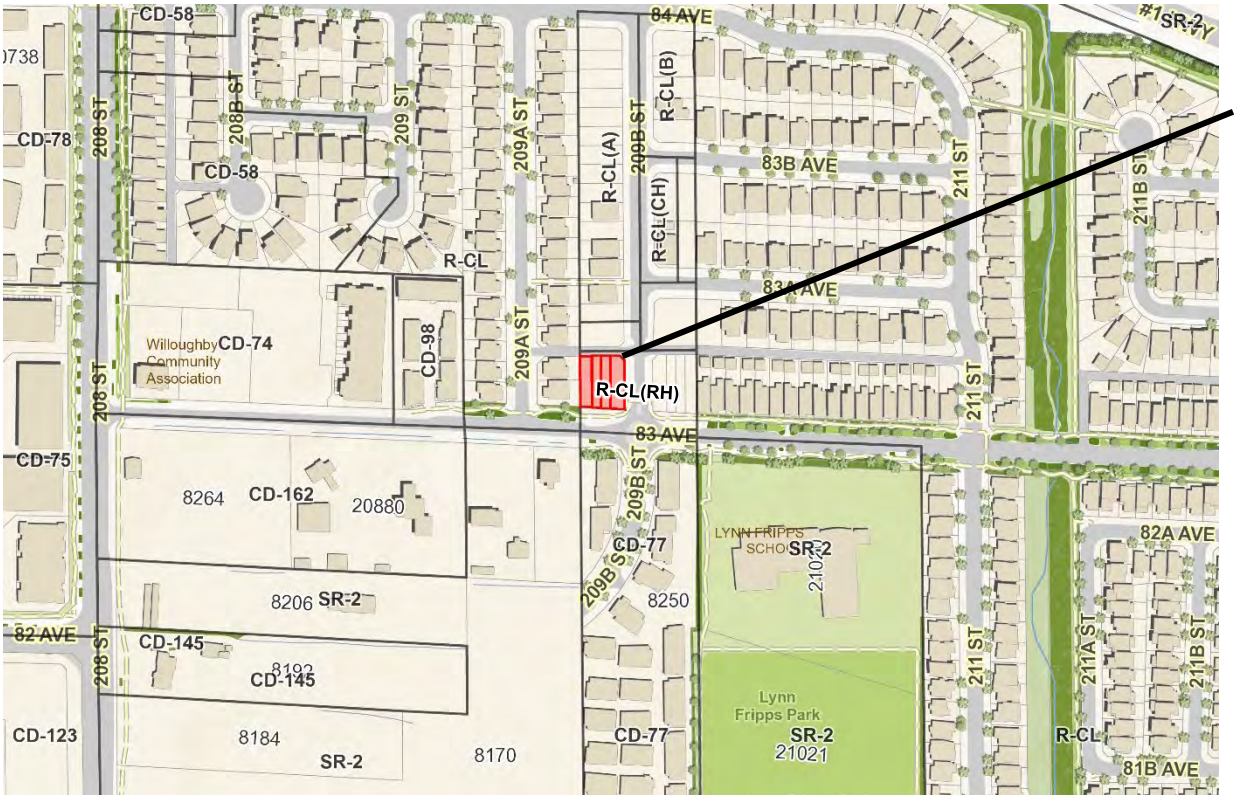
Kasian Architecture has applied for a Development Permit to facilitate the construction of one rowhouse building with four units in the Yorkson Neighborhood Plan area. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and it complies with the site’s Residential Compact Lot R-CL(RH) zoning. Issuance of Development Permit No. 101227 is recommended subject to two (2) conditions, noting seven (7) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101227 for property located at 20957, 20959, 20961 and 20963 - 83 Avenue in the Yorkson Neighbourhood Plan area.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4588, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

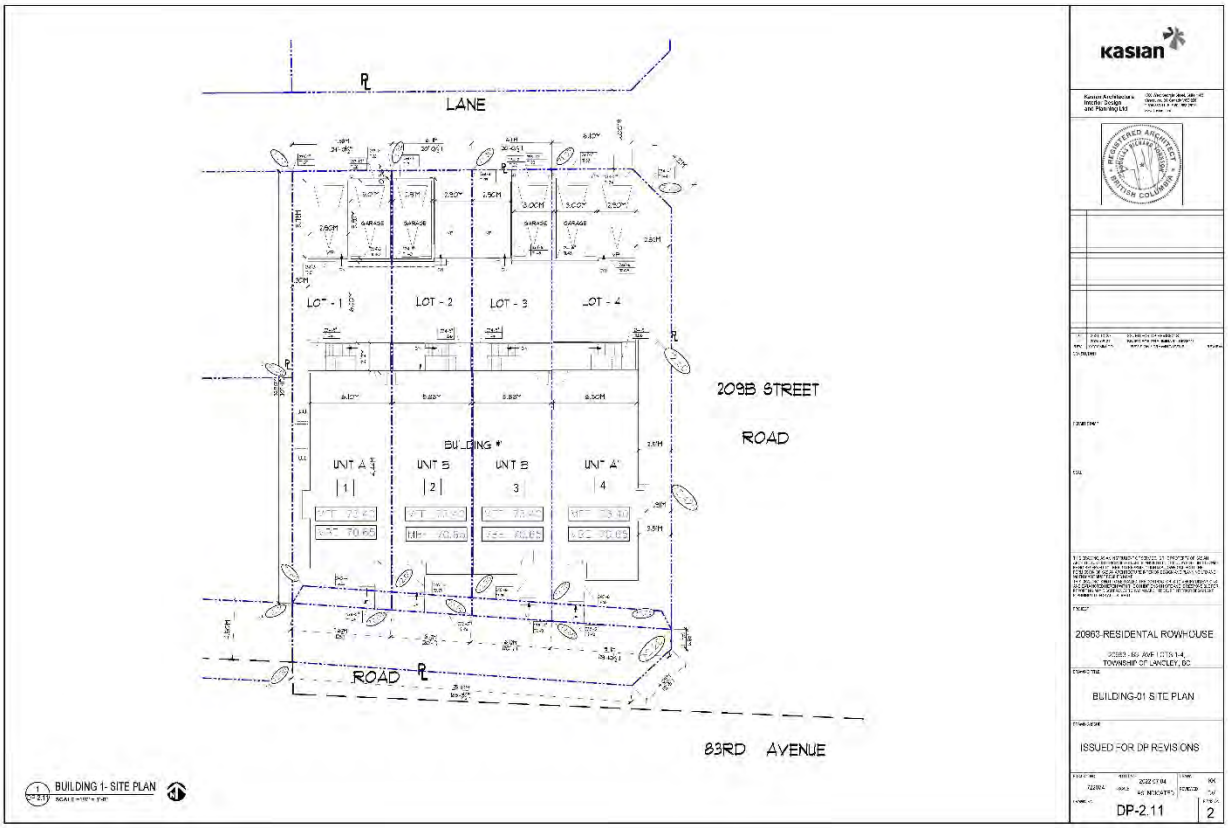

SUBJECT
TRANS CANADA HIGHWAY
For Southeast
For Northeast
(existing)
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
DP
Future Bridge
Future Public
Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5725 July 26, 2021
YORKSON NEIGHBOURHOOD 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



ZONING BYLAW NO. 2500



RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1263523 BC Ltd. 6171 – 138 Street Surrey, BC V3X 1E8
Agent:	Kasian Architecture Interior Design & Planning 303, 19951 - 80A Avenue Langley, BC V2Y 0E2
Legal Description:	Lot 1 Section 25 Township 8 New Westminster District Plan EPP68522 Lot 2 Section 25 Township 8 New Westminster District Plan EPP68522 Lot 3 Section 25 Township 8 New Westminster District Plan EPP68522 Lot 4 Section 25 Township 8 New Westminster District Plan EPP68522
Location:	20957, 20959, 20961, and 20963 83 Avenue
Area:	0.98 ha / 2.42 ac
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Mixed Residential
Existing Zoning:	Residential Compact Lot Zones R-CL(RH)

BACKGROUND / HISTORY:

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

The subject site was part of a larger rezoning application (ToL Project: 08-25-0086) for a mixed residential development consisting of 25 single family lots, eight rowhouse lots and four manorhome units approved by Council on September 11, 2017.

The applicant elected to only advance the Development Permit for the single-family lots as part of the original rezoning and subdivision application. The subject Development Permit application is for one rowhouse building with four units as shown on the site plan included in this report.

DISCUSSION / ANALYSIS:

Kasian Architecture has applied for a Development Permit to facilitate the construction of one rowhouse building with four units in the Yorkson Neighbourhood Plan area.

The Yorkson Neighbourhood Plan area is designated as a mandatory development permit area in the Willoughby Community Plan. The subject site is located in the “Development Permit Area ‘B’ – Residential” which establishes objectives and guidelines for the form, character, and siting of

residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

A site plan, building elevations, renderings, and a landscape plan have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101227 is included as Attachment A to this report. Development permit guidelines relevant to the site are contained in the Willoughby Community Plan (Attachment B).

Adjacent Uses:

North: Site zoned Residential Compact Lot Zone R-CL (CH), designated "Mixed Residential" in the Yorkson NP,

South: 83 Avenue, beyond is site zoned Comprehensive Zone CD-77, designated "Mixed Residential" in the Yorkson NP;

East: 209 B Street, beyond which is site zoned Residential Compact Lot Zone R-CL (RH), designated "Mixed Residential" in the Yorkson NP, currently under Development Permit application (ToL Project 08-25-0118) for four (4) rowhouse units;

West: Site zoned Residential Compact Lot Zone R-CL, designated "Mixed Residential" in the Yorkson NP,

Development Permit:

The application consists of one rowhouse building with four units. Unit front entries at the main level will be accessed via 83 Avenue. The proposed units have a detached single car garage and exterior parking pad accessed from a lane. Each unit has four bedrooms on the upper floor, main living areas (kitchen, dining / living room on the main floor), and a basement (a covenant will be registered on title to prohibit basement suites). Exterior materials include hardi siding, hardi panel, and hardi wall shingles.

The proposed height, lot coverage, and siting comply with the provisions of the Residential Compact Lot Zone R-CL(RH). Proposed Development Permit No. 101227 is attached to this report as Attachment A.

Access and Parking:

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

	Parking Spaces Required	Parking Spaces Provided
4 Rowhouse units @ 2 spaces per unit	8	8
Visitor parking spaces @ 1 space per 5 units	N/A	N/A
Total	8	8

The applicant will be also required to register a covenant prohibiting garages from being used or developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan, a minimum of 5% of the units in a single family development shall provide adaptable housing. At the time of rezoning,

restrictive covenants were registered identifying the minimum number of units and type of units to be built in accordance with Schedule 2 Adaptable Housing Requirements of the Official Community Plan.

Tree Protection:

The tree management plan submitted by the applicant at the rezoning stage indicated there were no significant trees within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 147 replacement trees were required as part of the overall project, and 147 replacement trees were proposed for the entire rezoning site. In addition, approximately 30 street trees were required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy) at time of rezoning. Post development, approximately 177 trees will be in place for the entire site.

Landscaping:

The on-site landscaping (Schedule "B" of Development Permit No. 101227) proposes planting of flowering shrubs, trees, and sod around the perimeter of the site and in the front and rear yards of each unit. The final landscape plan will be secured as a condition of a building permit.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates the development will generate approximately one new student for Lynn Fripps Elementary School (located approximately 100 m southeast of the site), one new student for Yorkson Creek Middle School (located approximately 500 m northwest of the site), and one new student for RE Mountain Secondary School (located approximately 1.2 km southwest of the site).

Parks:

The closest existing park is Lynn Fripps Park located approximately 200 m to the south of the site.

Transit:

Bus line 595 is currently available on 208 Street, approximately 300 m west of the subject proposal. Transit service is also available on 200 Street.

Public Information Meeting:

In keeping with Section 4.1 Meeting Criteria of the Developer Held Public Information Meetings Policy 07-164, a Public Information Meeting is not required for a stand-alone Development Permit as is proposed in this application. As a result, no Public Information Meeting was held.

Servicing:

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

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental

management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Policy Considerations:

The proposed development is located in an area designated "Mixed Residential" in the Yorkson Neighbourhood Plan. The proposed development is consistent with development permit area provisions of the Willoughby Community Plan and with the existing Residential Compact Lot R-CL(RH) zoning. Council consideration of the Development Permit must be based on the form, character, and siting of the proposal. Staff recommend that Development Permit No. 101227 be issued as attached, subject to two (2) conditions as outlined in the Development Permit and seven (7) conditions noted at time of building permit.

Staff have notified adjacent property owners that this development permit application is being considered at the November 14, 2022 Council meeting and they may submit written input regarding the matter should they deem it necessary.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101227
ATTACHMENT B	Excerpt from Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT C	School District 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101227

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

1. Name: 1263523 BC Ltd.

   Address: 6171 – 138 Street
   Surrey, BC
   V3X 1E8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION:

   Lot 1 Section 25 Township 8 New Westminster District Plan EPP68522
   Lot 2 Section 25 Township 8 New Westminster District Plan EPP68522
   Lot 3 Section 25 Township 8 New Westminster District Plan EPP68522
   Lot 4 Section 25 Township 8 New Westminster District Plan EPP68522

   CIVIC ADDRESS: 20957, 20959, 20961 and 20963 - 83 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”; and
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

RESIDENTIAL ROWHOUSE

20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC



AVG. GRADE & BUILDING HT.

AVG. GRADE = $\frac{73.25+73.25+72.06+72.06}{4}$ = 72.66 M

BUILDING ELEVATION = 72.66 + 7.90 = 80.56 M

kasian

Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
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www.kasian.com

REGISTERED ARCHITECT
KENNETH RICHARD JOHNSTON
BRITISH COLUMBIA

REV.	YYYY.MM.DD	REVISION / DRAWING ISSUE	REVIEW
2	2021-10-29	ISSUED FOR DP REVISIONS	
1	2020-08-27	ISSUED FOR PRELIMINARY DESIGN	

CONSULTANT

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PROJECT

RESIDENTIAL ROWHOUSE

20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

COVER PAGE

DRAWING ISSUE

ISSUED FOR DP REVISIONS

SCHEDULE A E.7

PROJECT NO.	PLOT DATE	DRAWN
722074	3-08-2022	SS
	SCALE 1'-0"	REVIEWED TD

DRAWING NO. DP-000 REVISION 2

RESIDENTIAL ROWHOMES

20963 83 AVE LOTS 1-4, TOWNSHIP OF LANGLEY , B .C

DATA SHEET

TOWN HOUSES		27 AUG 2020																	
PROJECT NAME:		20963 ROW HOMES																	
ADDRESS:		20963-83 AVE LOTS 1-4, TOWNSHIP OF LANGLEY, B.C																	
LEGAL DESCRIPTION																			
ZONE			R-CL(RH)																
GROSS SITE AREA			11876.41	S ft OR	1103.35	Sq mts OR	0.27	Acres											
ROAD DEDICATION				S ft OR		Sq mts OR													
NET SITE AREA			11876.41	S ft OR	1103.35	Sq mts OR	0.27	Acres											
LOT 1 AREA			2705.00	S ft OR	251	Sq mts OR	0.06	Acres											
LOT 2 AREA			2216.00	S ft OR	206	Sq mts OR	0.05	Acres											
LOT 3 AREA			2248.00	S ft OR	209	Sq mts OR	0.05	Acres											
LOT 4 AREA			3355.00	S ft OR	312	Sq mts OR	0.08	Acres											
REQUIED LOT COVERAGE					55.00%														
PROVIDED LOT COVERAGE					47.69%														
LOT COVERAGE = MAIN FLOOR AREA / NET LOT AREA							F.S.R												
LOT 1 AREA	1277		/	2705	47%		0.74												
LOT 2 AREA	1148		/	2216	52%		0.87												
LOT 3 AREA	1148		/	2248	51%		0.86												
LOT 4 AREA	1365		/	3355	41%		0.64												

TYPES & AREAS — AREAS

S.NO	TYPE	NO.UNITS	GARAGE		BASEMENT FLOOR		MAIN FLOOR		UPPER FLOOR		ROOF GARDEN		TOTAL UNIT AREA(EXCUL. GARAGE		FAR AREA (EX. GARAGE)	
			S ft	Sq M	Sft	Sq M	Sft	Sq M	Sft	Sq M	Sft	Sq M	Sft	Sq M	Sft	Sq M
1	UNIT A	1	226.00	21.00	1034.00	96.06	1051.00	97.64	951.00	88.35			3036	282.05	2002.00	185.99
2	UNIT B	2	221.00	20.53	1007.00	93.55	1008.00	93.65	927.00	86.12			2642	273.32	3870.00	359.53
3	UNIT A1	1	242.00	22.48	1105.00	102.66	1123.00	104.33	1014.00	94.20			3242	301.19	2137.00	198.53
	TOTAL AREA	4													8009	744.06

TOTAL NUMBER OF UNITS PROPOSED		4	NO.S
NUMBER OF UNITS PER ACRE (NET SITE AREA)		15	NO.S
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)		15	NO.S
NUMBER OF UNITS PER HECTARE (NET SITE AREA)		133	NO.S

SETBACKS

	LOT-1	LOT-2	LOT-3	LOT-4
		BUILDING-1		
	FT	M		
NORTH SIDE	42.6	13.0		
SOUTH SIDE	16.4	2.5		
EAST SIDE	8.2	2.5		
WEST	4.9	1.2		

	FT	M
BUILDING HEIGHT	29.52	9.00

REQUIED PARKING			
TOTAL PARKING REQUIED	4*2	8	STALLS
TOTAL VISITOR PARKING REQUIED FOR TOWNHOUSE	4*0.2	0.8	STALLS
	TOTAL	8.8	STALLS
PROPOSED PARKING			
TOTAL PARKING PROVIDED	4*2	8	STALLS
TOTAL VISITOR PARKING PROVIDED FOR TOWNHOUSE			
	TOTAL	8	STALLS

SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-0.00	TITLE SHEET
DP-0.01	DATA SHEET
DP-0.03	BUILDING 1 3D VIEWS
DP-0.04	BUILDING 1 3D VIEWS
DP-2.11	SITE PLAN
DP-2.12	ENLARGED SITE PLAN
DP-2.13	ENLARGED SITE PLAN
DP-3.11	BUILDING- 1 FLOOR PLANS
DP-3.12	BULDING- 1 FLOOR PLANS
DP-5.11	BULDING- 1 ELEVATIONS
DP-5.12	BULDING- 1 ELEVATIONS
DP-6.11	BULDING- 1 COLOURED ELEVATIONS

CONTEXT MAP NTS



1 DP-001 BASE PLAN N.T.S

kasian

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Vancouver, BC Canada V6G 2Z6
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www.kasian.com

REGISTERED ARCHITECT RICHARD JOHNSON BRITISH COLUMBIA

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
2	2021-10-29	ISSUED FOR DP REVISIONS	
1	2020-09-27	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

RESIDENTIAL ROWHOUSE

20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

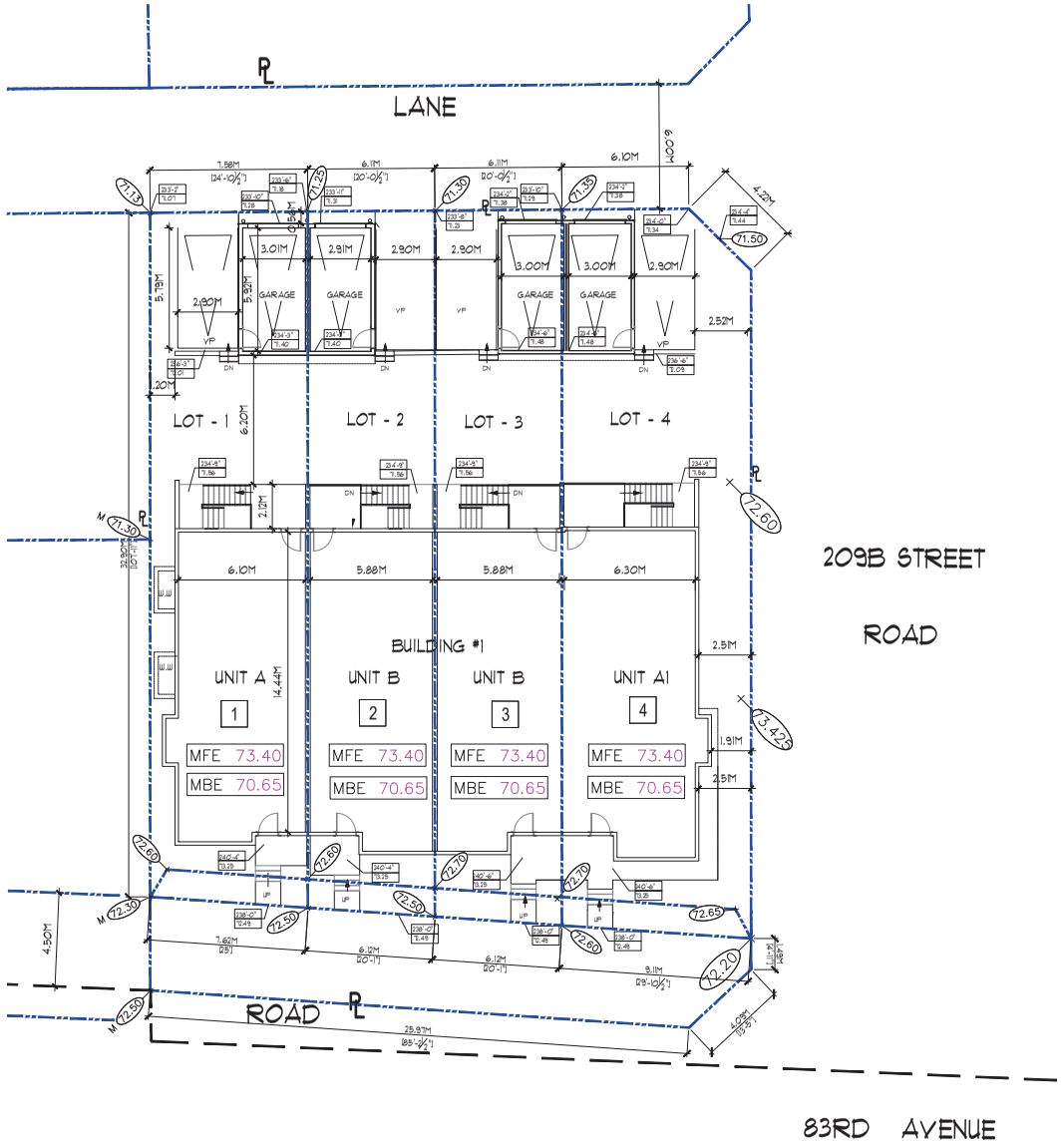
BUILDING-01 DATA SHEET

DRAWING ISSUE

ISSUED FOR DP REVISIONS

PROJECT NO.	PLOT DATE	DRAWN
722074	2022-07-04	KK
	SCALE: AS INDICATED	REVIEWED: DV

DRAWING NO. DP-0.01 REVISION 2



1 DP-2.11 BUILDING 1- SITE PLAN
SCALE =1/8" = 1'-0"

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REGISTERED ARCHITECT RICHARD HENRY BRITISH COLUMBIA

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
2	2021-10-29	ISSUED FOR DP REVISIONS	
1	2020-08-27	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

20963-RESIDENTAL ROWHOUSE

20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

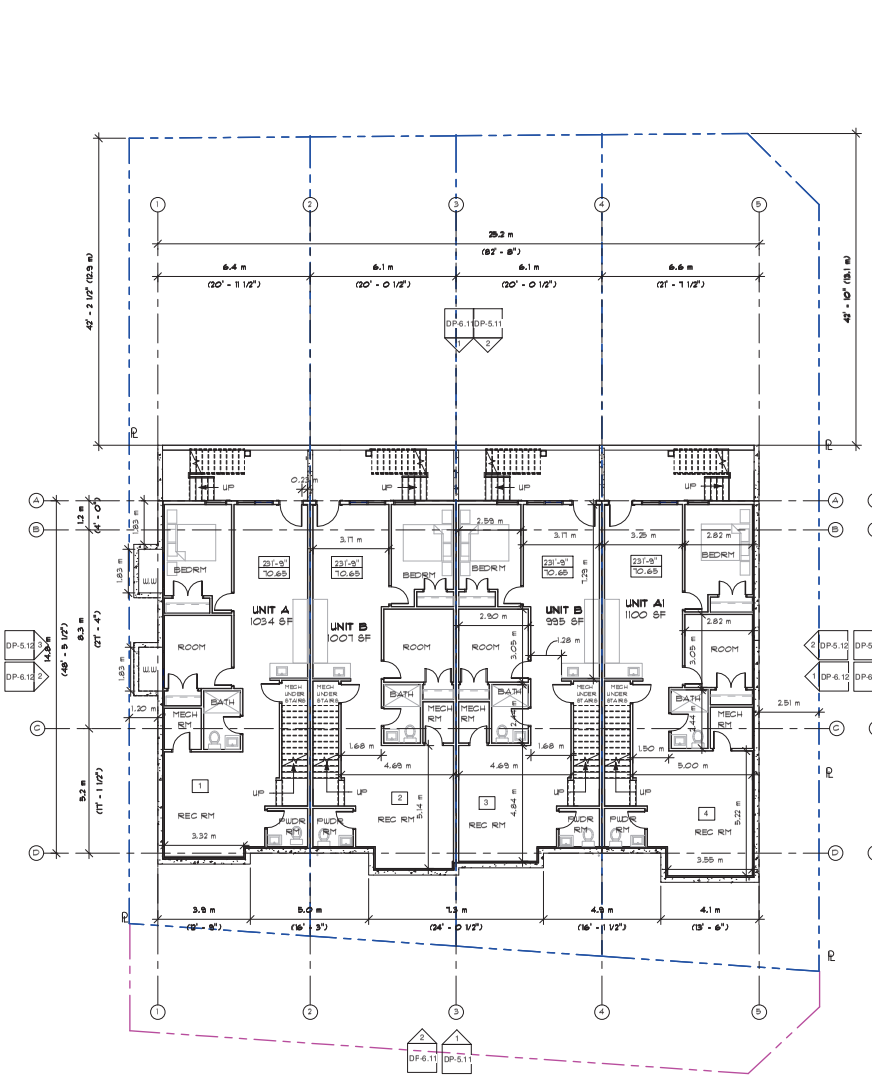
BUILDING-01 SITE PLAN

DRAWING ISSUE

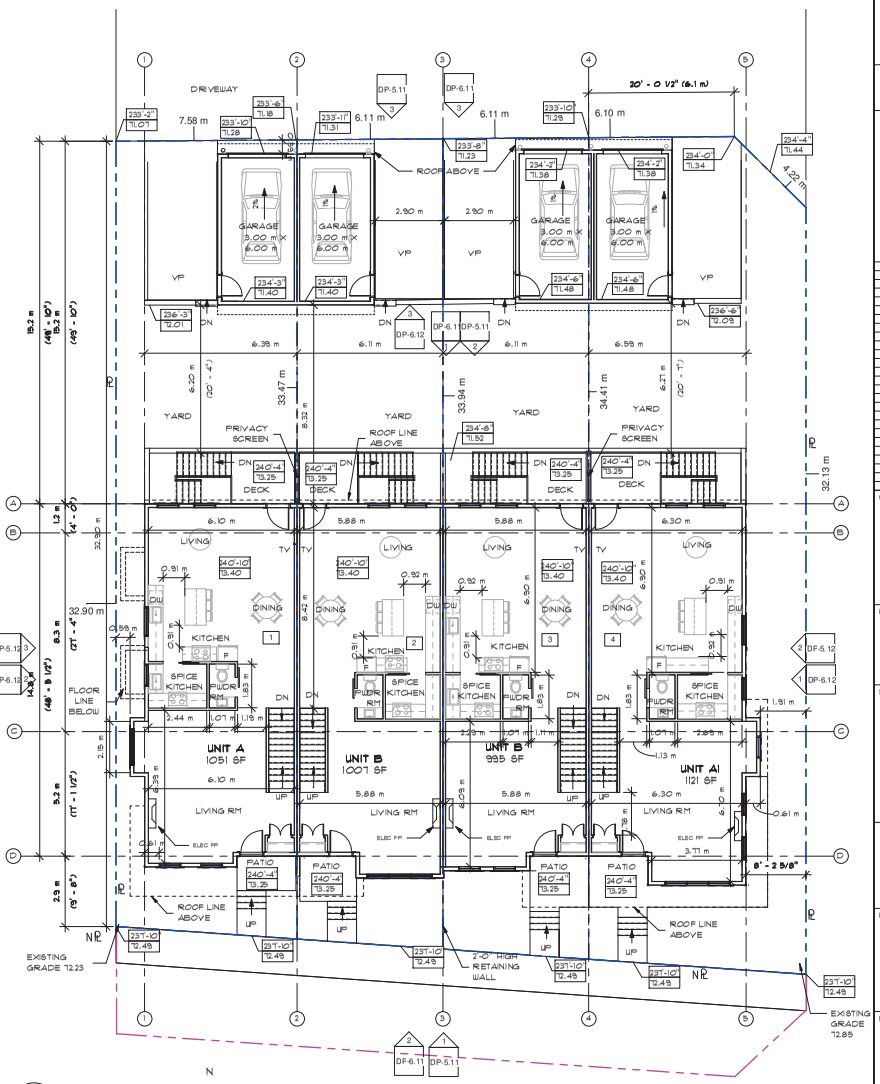
ISSUED FOR DP REVISIONS

PROJECT NO.	PLOT DATE	DRAWN
722074	2022-07-04	
	SCALE AS INDICATED	REVIEWED

DRAWING NO. DP-2.11 REVISION 2



1 DP-3.11 BASEMENT FLOOR PLAN
1/8" = 1'-0"



2 DP-3.11 MAIN FLOOR PLAN
1/8" = 1'-0"

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www.kasian.com

REV	YYYY.MM.DD	REVISION / DRAWING ISSUE	REVIEW
2	2021-10-29	ISSUED FOR DP REVISIONS	
1	2020-08-27	ISSUED FOR PRELIMINARY DESIGN	

CONSULTANT

PERMIT STAMP

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PROJECT

RESIDENTIAL ROWHOUSE

20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING-1 FLOOR PLANS

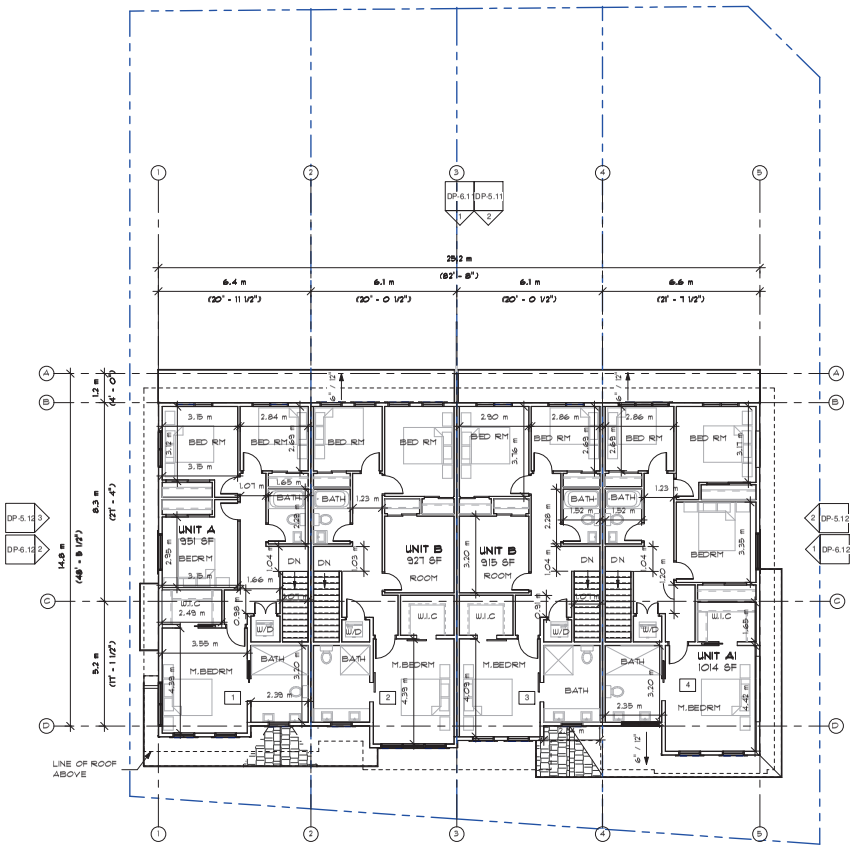
DRAWING ISSUE

ISSUED FOR DP REVISIONS

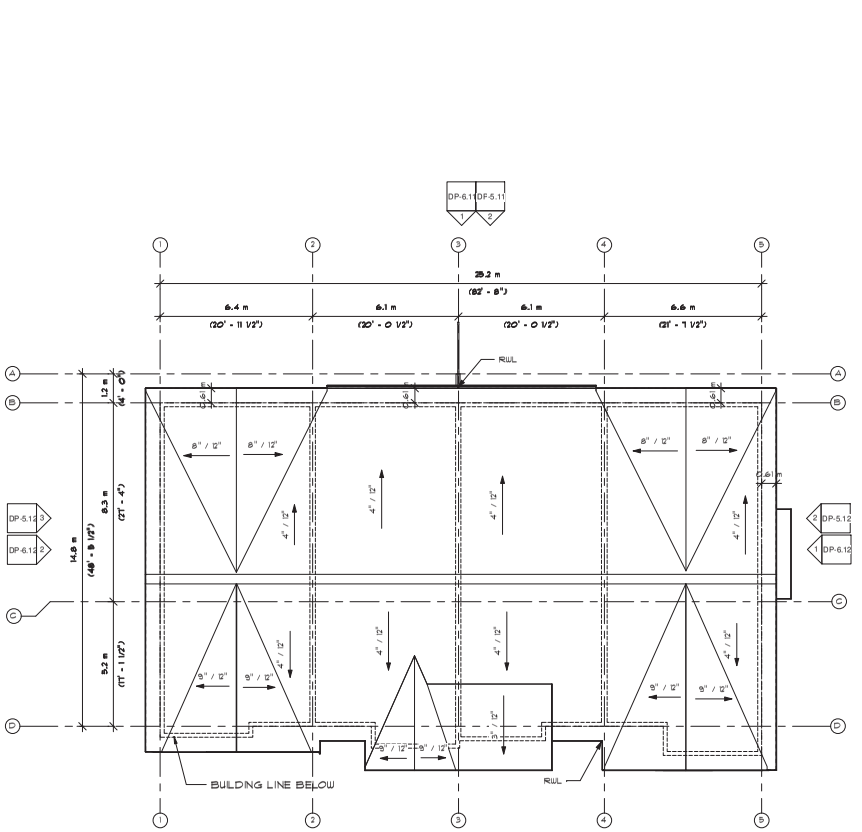
PROJECT NO.	PLOT DATE	DRAWN
722074	19-08-2022	KK
	SCALE 1/8" = 1'-0"	REVIEWED DV

DRAWING NO. DP-3.11 REVISION 2

E.7



1 SECOND FLOOR PLAN DP-3.12 1/8" = 1'-0"



2 ROOF PLAN DP-3.12 1/8" = 1'-0"

Kasian Architecture Interior Design and Planning Ltd
1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2627
www.kasian.com

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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1	2020-08-27	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

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20963 - 83 AVE LOTS 1-4,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

BUILDING-1 FLOOR PLANS

DRAWING ISSUE

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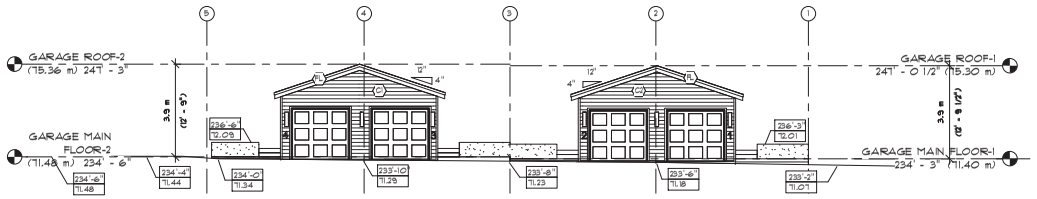
E.7



1 DP-5.11 BP-BUILDING SOUTH ELEVATION
1/8" = 1'-0"



2 DP-5.11 BP-BUILDING NORTH ELEVATION
1/8" = 1'-0"



3 DP-5.11 BP-GARAGE NORTH ELEVATION
1/8" = 1'-0"

MATERIALS INDEX :		COLORS
FL	FLASHING	BLACK
FA	FASCIA	WHITE
TR	TRIM	DARK GREY
C1	HARDI SIDING	WHITE
C2	HARDI SIDING	MEDIUM GREY
C3	HARDI SIDING	LIGHT GREY
NC	HARDI PANEL	NATURAL CEDAR
HP	HARDI PANEL	WHITE
WS1	HARDI WALL SHINGLES	WHITE
WS2	HARDI WALL SHINGLES	MEDIUM GREY
FD	FRONT DOORS	BLACK
AS	ASPHALT SHINGLES	GREY
RD	ROLL UP DOOR	DARK GREY
MS	METAL SHED ROOF	LIGHT GREY

AVG. GRADE & BUILDING HT.

AVG. GRADE = $\frac{73.25+73.25+72.06+72.06}{4}$ = 72.66 M

BUILDING ELEVATION. = 72.66 + 7.90 = 80.56 M

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TOWNSHIP OF LANGLEY, BC

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BUILDING-1 ELEVATIONS

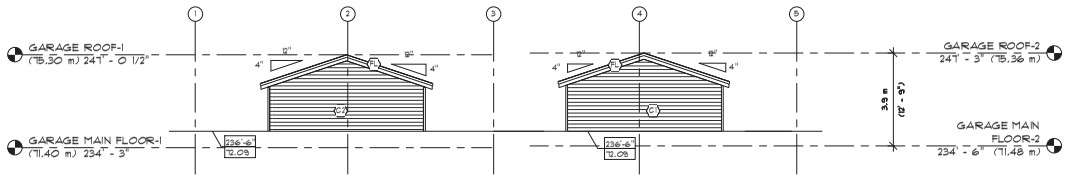
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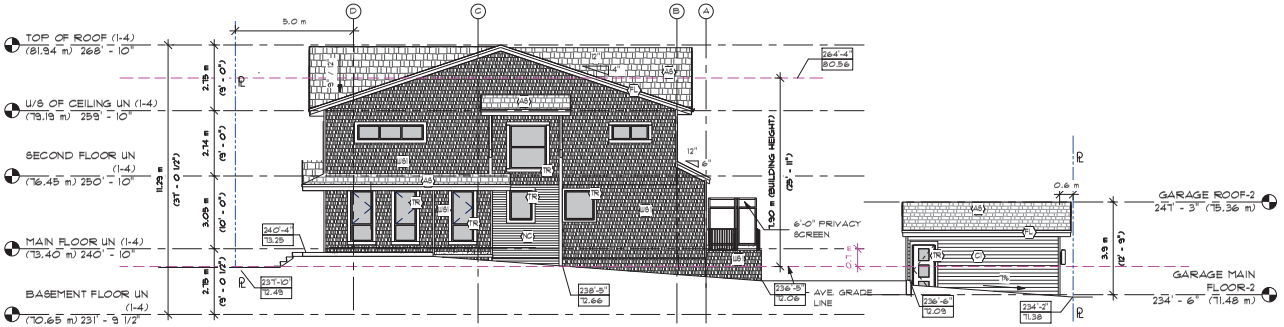
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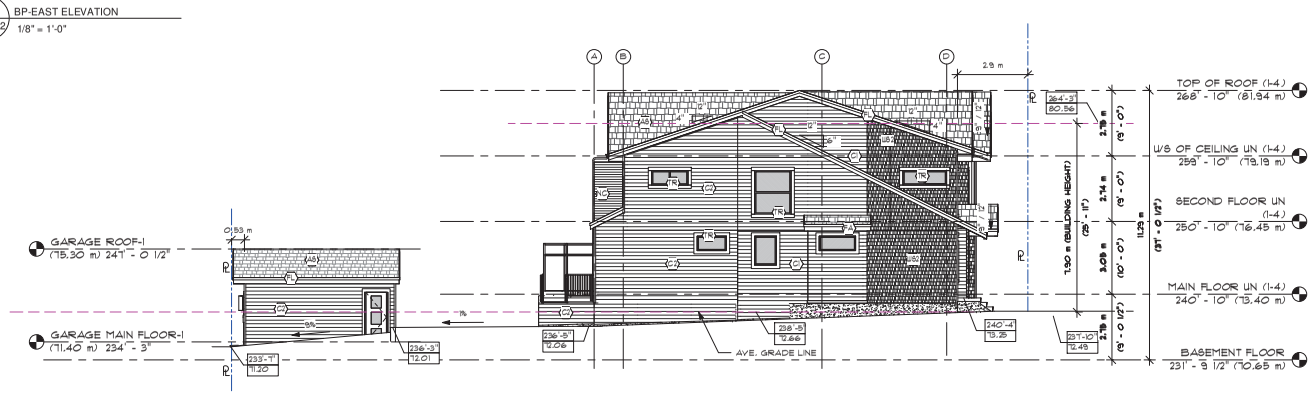
E.7



1 DP-5.12 BP-GARAGE SOUTH ELEVATION
1/8" = 1'-0"



2 DP-5.12 BP-EAST ELEVATION
1/8" = 1'-0"



3 DP-5.12 BP-WEST ELEVATION
1/8" = 1'-0"

MATERIALS INDEX :	COLORS	
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DRAWING TITLE

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E.7



1 / DP-6.11 COLORED NORTH ELEVATION
1/8" = 1'-0"



2 / DP-6.11 COLORED SOUTH ELEVATION
1/8" = 1'-0"



3 / DP-6.11 COLORED -GARAGE NORTH ELEVATION
1/8" = 1'-0"

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REGISTERED ARCHITECT RICHARD HOWES BRITISH COLUMBIA

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BUILDING-1 COLOR ELEVATIONS

DRAWING ISSUE

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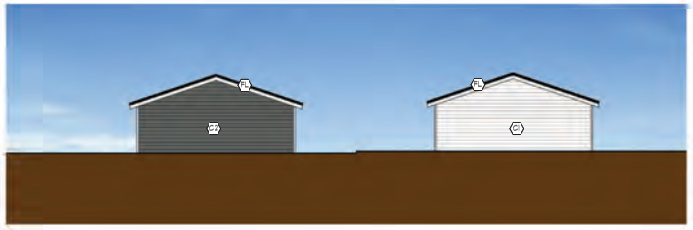
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1 / DP-6.12 COLORED EAST ELEVATION
1/8" = 1'-0"



2 / DP-6.12 COLORED WEST ELEVATION
1/8" = 1'-0"



3 / DP-6.12 COLORED -GARAGE SOUTH ELEVATION
1/8" = 1'-0"

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REGISTERED ARCHITECT
RICHARD HOWSON
BRITISH COLUMBIA

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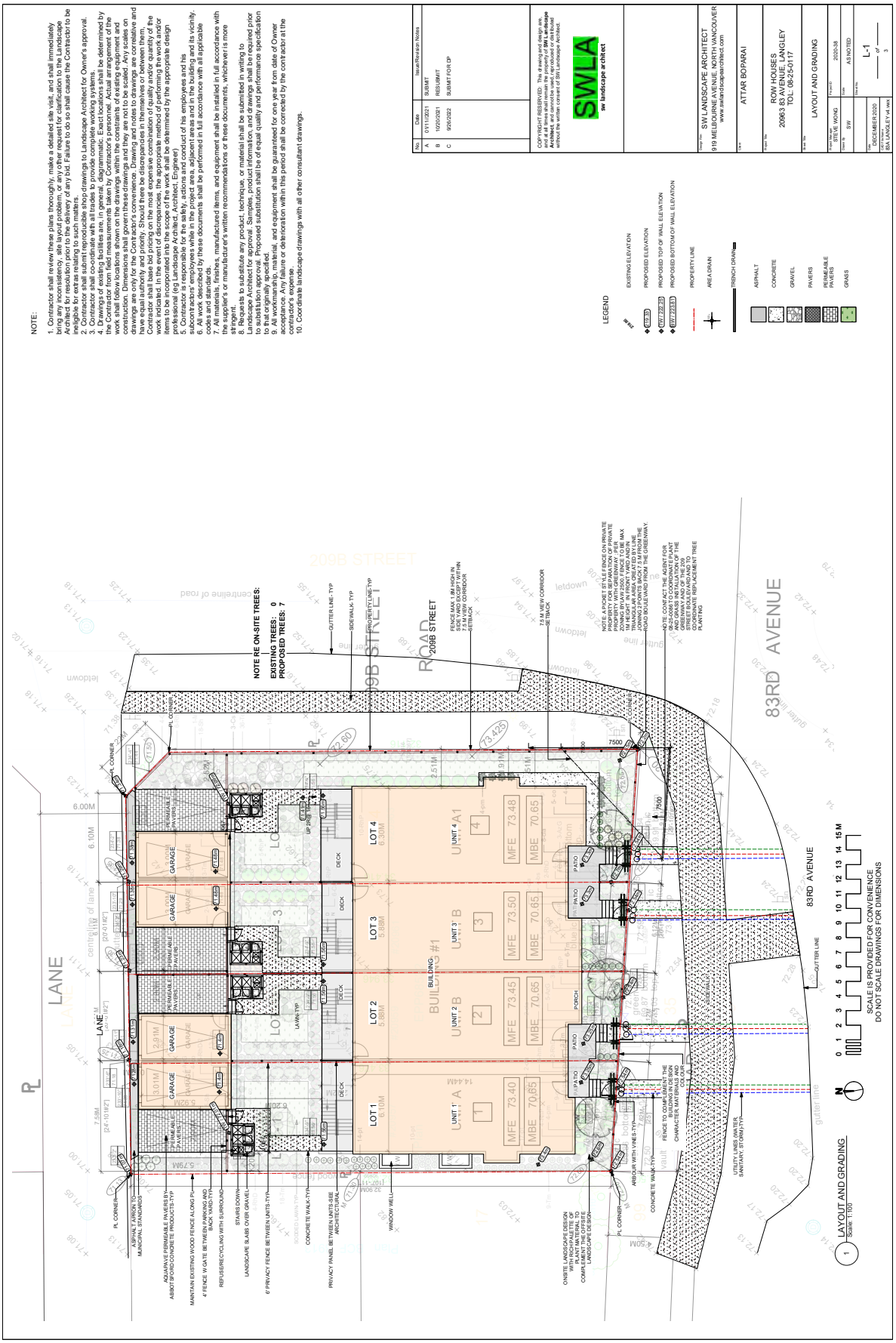
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	SCALE: As indicated	REVIEWED: DV

DRAWING NO. DP-6.12

REVISION 2

E.7

SCHEDULE B


NOTE:
1. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extra relating to such matters.
2. Contractor shall examine and coordinate these drawings to Landscape Architect for Owner's approval.
3. Contractor shall co-ordinate with all trades to provide complete working systems.
4. Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work may require departures from the drawings. Contractor shall make such changes without extra cost to construction. Dimensions shall govern these drawings and they are not to be scaled. Any scales on drawings are only for the Contractor's convenience. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work described. Landscape Architect shall be notified of discrepancies before proceeding. Provide all items to be incorporated into the scope of the work shall be determined by the appropriate design professional (eg Landscape Architect, Architect, Engineer)
5. Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors employees while in the project area, adjacent areas and in the building and its vicinity.
6. All work required by these documents shall be performed in full accordance with all applicable codes and standards.
7. All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
8. Requests to substitute any product, technique, or material shall be submitted in writing to Landscape Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
9. All work, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
10. Coordinate landscape drawings with all other consultant drawings.
NOTE RE ON-SITE TREES:
EXISTING TREES: 0
PROPOSED TREES: 7
LEGEND
EXISTING ELEVATION
PROPOSED ELEVATION
PROPOSED TOP OF WALL ELEVATION
PROPOSED BOTTOM OF WALL ELEVATION
PROPERTY LINE
AREA DRAIN
TRENCH DRAIN
ASPHALT
CONCRETE
GRAVEL
PAVERS
PERMEABLE PAVERS
GRASS
No. Date Issue/Revision Notes
A 01/11/2021 SUBMIT
B 10/20/2021 RESUBMIT
C 9/26/2022 SUBMIT FOR DP
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sw landscape architect
SW LANDSCAPE ARCHITECT
919 MELBOURNE AVENUE, NORTH VANCOUVER
www.swlandscapearchitect.com
ATTAR BOPARAI
ROW HOUSES
20963 83RD AVENUE, LANGLEY
TOL: 08-25-0117
LAYOUT AND GRADING
DRAWN: STEVE WONG
DESIGN: SW
CHECKED:
DATE: DECEMBER 2020
SCALE: 1:100
PROJECT: 2020-08
AS NOTED
L-1
1 LAYOUT AND GRADING
Scale: 1:100
SCALE IS PROVIDED FOR CONVENIENCE
DO NOT SCALE DRAWINGS FOR DIMENSIONS
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 M
209B STREET
83RD AVENUE
LANE
BUILDING #1
LOT 1
LOT 2
LOT 3
LOT 4
UNIT 1
UNIT 2
UNIT 3
UNIT 4
MFE 73.40
MFE 73.45
MFE 73.50
MFE 73.48
MBE 70.65
GARAGE
DECK
PATIO
PORCH
6.00M
6.10M
7500



1 PLANTING PLAN
Scale: 1:100

N 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15M

SCALE IS PROVIDED FOR CONVENIENCE
DO NOT SCALE DRAWINGS FOR DIMENSIONS

PLANT LIST 83A AVE. LANGLEY- ONSITE

Botanical Name	Common Name	No.	Size	Spacing	Sym
TREES					
Acer palmatum 'Senkaki'	Coral Bark jap. maple	4	7 cm cal	as shown	AC
Styrax japonicus 'Snowcone'	Japanese snowbell	3	7 cm cal	as shown	SJ
SHRUBS					
Azalea 'Girard Fuchsia'	Azalea	23	#2 pot	as shown	AzG
Cornus alba 'Elegantissima'	Variegated dogwood	32	#2 pot	as shown	Ca
Cornus stolonifera	Redtwig dogwood	6	#2 pot	as shown	Cs
Hydrangea paniculata 'Pinky Winky'	Hydrangea	10	#2 pot	as shown	Hp
Magnolia stellata 'Pink Star'	Star magnolia	5	1.5m	as shown	MsP
Rhododendron 'Dora Amateis'	Rhododendron	33	#5 pot	as shown	RhD
Rhododendron 'Kalinka'	Rhododendron	10	#5 pot	as shown	RhD-2
Rhododendron 'PJM'	Rhododendron	34	#5 pot	as shown	RhP
Sarcococca hookeriana humilis	Sweet box	48	#2 pot	as shown	Sh
Taxus media 'Hillii'	Yew	90	1.5m	as shown	Tm
Thuja occidentalis 'Smaragd'	Emerald cedar	36	1.5m	as shown	ToS
VINES, GROUND COVERS AND HERBACEOUS PERENNIALS					
Blechnum spicant	Deer fern	7	#1 pot	as shown	bs
Carex oshimensis 'Everillo'	Sedge	64	#1 pot	as shown	co
Clematis armandii	Evergreen clematis	16	#2pot	as shown	cla
Gaultheria shallon	Salal	13	#1 pot	as shown	gs
Hemerocallis 'Stella de Oro'	Daylily	29	#1 pot	as shown	hm
Hosta 'Wide Brim'	Hosta	14	#1 pot	as shown	hs
Pachysandra terminalis	Japanese spurge	41	#1 pot	as shown	pt
Polystichum munitum	Western sword fern	37	#1 pot	as shown	pm

Contractor to be certified by BCLNA
All plants and installation to meet or exceed latest Canadian Landscape standard (CLS) #1 standards
Contractor to verify numbers and placement of plants prior to installation

PLANT MATERIAL: All plant material are to meet current Canadian Landscape Standard (CLS) # 1 and installed according to current CLS standards.

SOD: sand based sod (Perennial rye/Kentucky bluegrass) with no netting. Supplied by Bos Sod Farms, or equivalent

GROWING MEDIUM: in accordance with CLS standards; FOR TURF AREAS: Level 2H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 15% fines (max 15% clay), 3-5% organic matter, with pH between 6-7; FOR PLANTING AREAS: Level 2P (Planting Areas), containing by weight: 40-80% sand, maximum 35% fines (max 25% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products, or equivalent; 6"min for lawn areas, 18" min for planted areas, over scarified base. Soil samples to be submitted by contractor to Pacific Soil Analysis for analysis to confirm conformance with CLS specifications.
Address: 5-11720 Voyageur Way
Richmond, BC V6X 3G9: Phone (604) 273-8226

MULCH: to be composted fir bark, having dark brown, fine texture and ½" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.

IRRIGATION: Complete automatic, in-ground irrigation system. Rainbird ESP-mw WiFi compatible controller, 4-22 stations, or equivalent, with outdoor control box, mounted on side of building, with electrical plug-in. Shrub spray, turf heads and valves to be Rainbird, Toro or Hunter or equivalent, and installed per Canadian Landscape Standard (latest edition), with shrub and lawn areas on separate zones. Contractor to submit shop drawing of proposed irrigation system for approval by Landscape Architect prior to installation.

No.	Date	Issue/Revision Notes
A	01/11/2021	SUBMIT
B	10/20/2021	RESUBMIT
C	9/26/2022	SUBMIT FOR DP

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SWLA
sw landscape architect

Design Firm: SW LANDSCAPE ARCHITECT
919 MELBOURNE AVENUE, NORTH VANCOUVER
www.swlandscapearchitect.com

Client: ATTAR BOPARAI

Project Title: ROW HOUSES
20963 83 AVENUE, LANGLEY
TOL: 08-25-0117

Sheet Title: PLANTING

Project Manager: STEVE WONG	Project ID: 2020-38
Drawn By: SW	Scale: AS NOTED
Date: DECEMBER 2020	Sheet No: L-2 of 3
CAD File Name: 83A LANGLEY v4.vwx	

LANDSCAPE STATEMENT OF INTENT

The intent of the landscape design is to have a landscape treatment that is attractive, low maintenance, sustainable and at a reasonable cost. Plants are chosen that are suited for the site conditions so the landscape will look good for many years to come.

GENERAL NOTES

- Contractor and their subcontractors and workers to be sufficiently insured and have WCB coverage
- Work to be done by the industry certified personnel. All work to be done to meet or exceed industry standards
- Contractor to adhere to safe work practices on site
- Contractor to confirm location of all utilities and to protect throughout construction
- Contractor to verify layout dimensions, measurements and grades prior to bidding and construction and to inform consultant of any discrepancies
- The landscape drawings are intended to meet municipal Zoning and Building By-Laws. The Contractor is responsible for obtaining approved Engineering drawings and sign-off for all structural and geotechnical work, including all retaining walls over 4 feet in height, or where there are issues with soil stability
- All stairs to have handrails and all drops in elevation of 600 mm or more to have guardrails per BC Building By-Law
- All manufactured products (eg segmental block walls/stairs, pavers, irrigation, lighting) to be installed per manufacturer's instructions
- If there are retained trees on site, all work to be outside the tree protection zone unless approved by certified ISA arborist

MATERIALS LIST (as applicable)

CONCRETE WALKS: Medium broom finish with 2% cross slope, over 4" compacted granular base, expansion joints as required, control joints 5'OC and where potential for cracking

CONCRETE STEPS: Medium broom finish, sloped 2% to front of tread

PERMAEABLE PAVERS: by Abbotsford Concrete Products, Standard Series, 4 5/16" by 8 3/4" by 3 1/8" inches, Granite Blend, running bond with soldier course, installed per manufacturer's instructions.

LANDSCAPE SLABS: by Abbotsford Concrete Products, Hydrapressed slabs, typically 18" by 18", 24" by 24" by 1 5/8", over 4" compacted granular base

ASPHALT: 3" of compacted hot mix asphalt applied in 2 lifts over 4" of well compacted ¾" minus base course.

GRAVEL LAYER: 2" of 3/8" crushed granite, over 4 inches of well compacted ¾" minus base course, over landscape weed barrier

ADDRESS POST: Architectural concrete finish, with square edges

WOOD FENCE : 1 X6 cedar boards, finished with Sikkens semi-transparent cedar stain

GATES: 1 X6 cedar boards, finished with Sikkens semi-transparent cedar stain

HANDRAILS FOR STAIRS: 36 " high, powder coated medium gloss black aluminum, installed to code

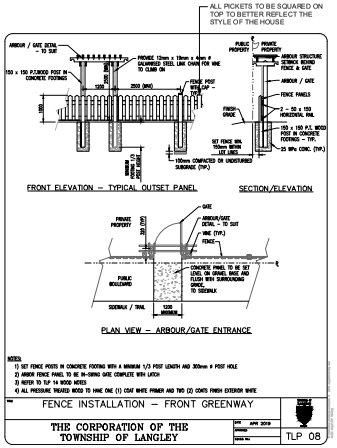
PLANT MATERIAL: All plant material are to meet current Canadian Landscape Standard (CLS) #1 and installed according to current CLS standards.

SOD: sand based sod (Perennial rye/Kentucky bluegrass) with no netting. Supplied by Bos Sod Farms, or equivalent

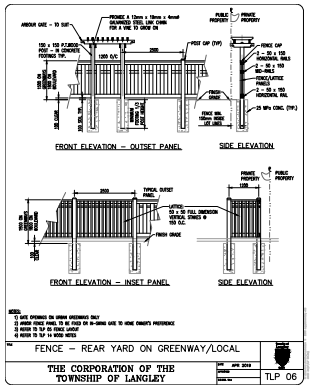
GROWING MEDIUM: in accordance with CLS standards; FOR TURF AREAS: Level 2H (High Traffic Lawn Areas), containing by weight: 70-90% sand, maximum 15% fines (max 15% clay), 3-5% organic matter, with pH between 6-7; FOR PLANTING AREAS: Level 2P (Planting Areas), containing by weight: 40-80% sand, maximum 35% fines (max 25% clay), 10-20% organic matter, with pH between 4.5-6.5. Supplied by Veratec Engineered Products, or equivalent; 6"min for lawn areas, 18" min for planted areas, over scarified base. Soil samples to be submitted by contractor to Pacific Soil Analysis for analysis to confirm conformance with CLS specifications. Address: 5-11720 Voyageur Way Richmond, BC V6X 3G9: Phone (604) 273-8226

MULCH: to be composted fir bark, having dark brown, fine texture and ½" minus, applied evenly at a 2" depth over plant beds. Available from Augustine Soil and Mulch (604 465-5193) or equivalent.

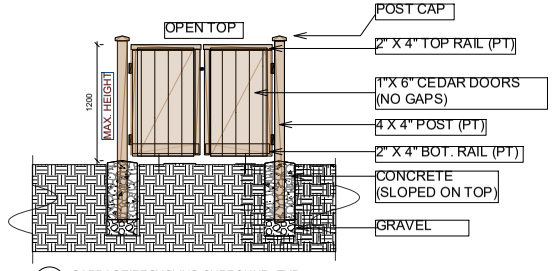
IRRIGATION: SUSTAINABLE, LOW FLOW SYSTEM: Rainbird ESP-mw WiFi compatible controller, 4-22 stations, or equivalent, with outdoor control box, mounted on side of building, with electrical plug-in. Shrub spray, turf heads and valves to be Rainbird or equivalent, and installed per Irrigation Industry Association of B.C. (IIABC) standards for residential installations, with shrub and lawn areas on separate zones. Contractor to submit shop drawing of proposed irrigation system for approval by Landscape Architect.



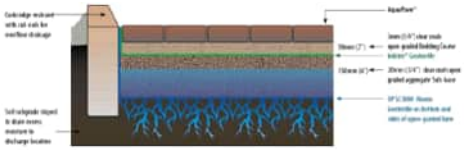
1 FENCE INSTALLATION-FRONT GREENWAY
Scale: N/A



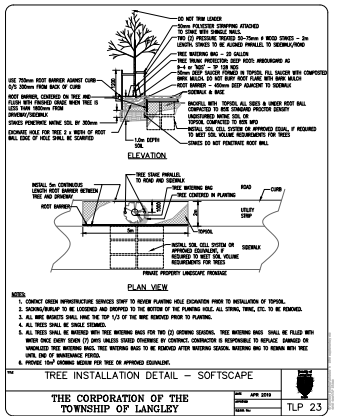
2 FENCE- SIDE BOULEVARD
Scale: N/A



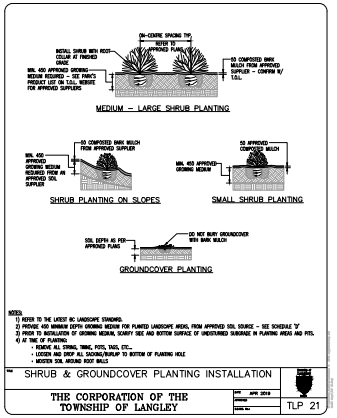
5 GARBAGE/RECYCLING SURROUND- TYP
Scale: 1:20



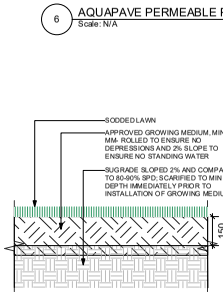
Typical Residential Driveway/Sidewalk Construction



3 TREE INSTALLATION DETAIL
Scale: N/A

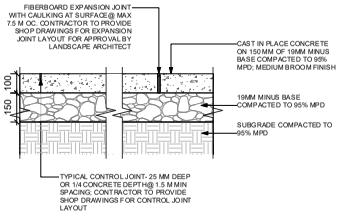


4 SHRUB PLANTING DETAIL
Scale: N/A



6 AQUAPAVE PERMEABLE PAVER DETAIL
Scale: N/A

7 SODDED LAWN
Scale: 1:10



8 CIP FLATWORK
Scale: 1:10

No.	Date	Issue/Revision Notes
A	01/11/2020	SUBMIT
B	10/20/2021	RESUBMIT
C	9/26/2022	SUBMIT FOR DP

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SWLA
sw landscape architect

Design Firm: SW LANDSCAPE ARCHITECT
919 MELBOURNE AVENUE, NORTH VANCOUVER
www.swlandscapearchitect.com

Client: ATTAR BOPARAI

Project Title: ROW HOUSES
20963 83 AVENUE, LANGLEY
TOL: 08-25-0117

Sheet Title: DETAILS

Project Manager: STEVE WONG	Project ID: 2020-38
Drawn By: SW	Scale: AS NOTED
Date: DECEMBER 2020	Sheet No: L-3 of 3
CAD File Name: 83A LANGLEY v4.vwx	

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 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.

- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 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

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

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

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- 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.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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28/09/15

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

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- 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).
- o 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.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o 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.
- o Tandem parking on end units is not permitted.

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

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
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

- Developments in each commercial node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw inspiration from Langley's rural heritage.

Langley Schools

7 May 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-25-0117 / 1263523 BC LTD/JOHNSON

CIVIC: 20957, 20959, 20961 and 20963 - 83 Avenue

LEGAL: Lots 1, 2, 3 and 4; all of Section 25 Township 8 NWD Plan EPP68522

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Rowhomes	**4**	**1**	**1**	**1**

Given the current school catchments this development would impact Lynn Fripps 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

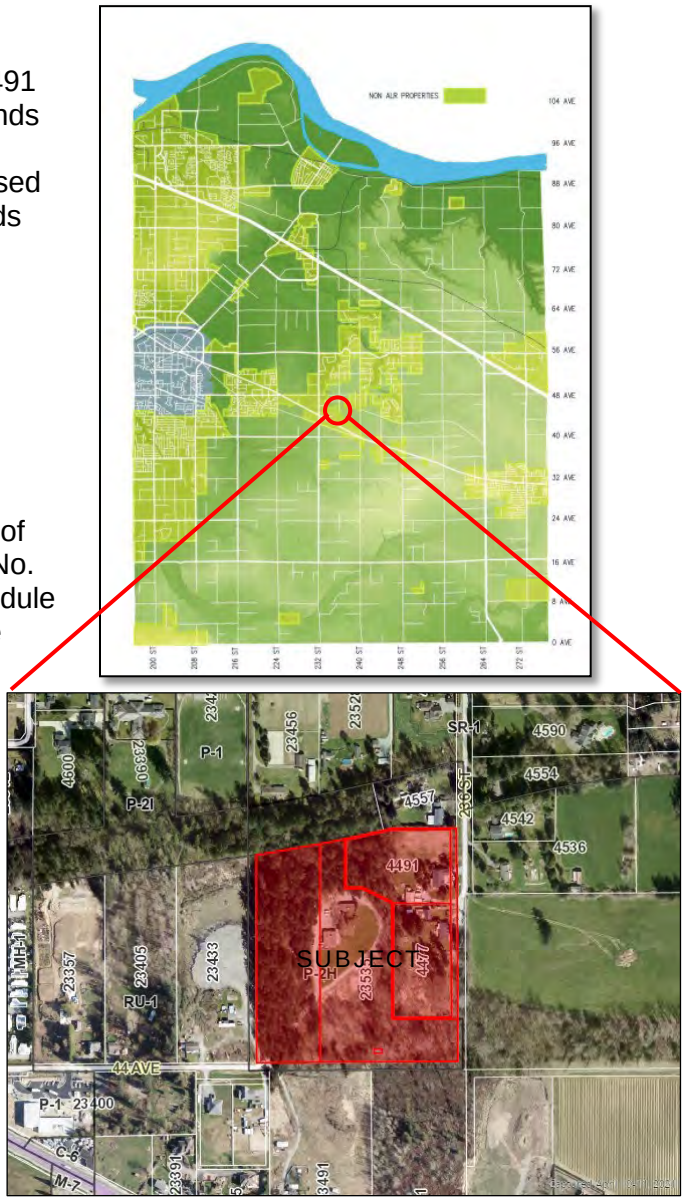
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 - REGULAR MEETING	**REPORT:**	22-107
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-33-0109
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100223 AND DEVELOPMENT VARIANCE PERMIT NO. 100141 (HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY / 4491 AND 4477 – 236 STREET; AND 23535 – 44 AVENUE; AND LANDS IN THE 23400 BLOCK OF 44 AVENUE)		

PROPOSAL:

Application to amend the Rural Plan and rezone approximately 7.1 ha (17.5 ac) of land located at 4491 and 4477 – 236 Street; 23535 – 44 Avenue; and lands in the 23400 Block of 44 Avenue to Suburban Residential Zone SR-1 in order to facilitate a proposed six lot subdivision on the easterly portion of the lands and provide for potential future subdivision of the westerly portion of the lands.



RECOMMENDATION SUMMARY:

That Council grant first and second reading of Bylaws No. 5819 and 5820 subject to 10 development prerequisites being satisfied prior to final reading of Rezoning Bylaw No. 5820; that Council authorize issuance (at time of final reading of Bylaw No. 5820) of Development Variance Permit No. 100141; and further that staff be authorized to schedule the required Public Hearing should Council give the Bylaws first and second reading.

RATIONALE:

The proposed development is consistent with the overall objectives of the Township's Official Community Plan, the Rural Plan, the range of existing land uses in the area and is not located in the ALR.

RECOMMENDATIONS:

That Council grant first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 amending the Rural Plan to permit 0.37 ha (0.92 ac) lot sizes on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5820 rezoning 7.1 ha (17.5 ac) of land located at 4491 and 4477 – 236 Street; 23535 – 44 Avenue; and lands in the 23400 Block of 44 Avenue) to Suburban Residential Zone SR-1 in order to facilitate a proposed six lot subdivision on the easterly portion of the lands and future subdivision of the westerly portion of the lands 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:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 236 Street 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 1.5 m wide statutory right-of-way for 236 Street along a portion of the east frontage of the subject site;
5. Secure a statutory right-of-way for the purpose of a turnaround on proposed Lot 1;
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 development and clearing of the westerly portion of the site (as indicated in Attachment A) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is provided and accepted by the Township;
    b. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
9. Compliance with the Community Amenity Contributions Policy;
10. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, 5% Park Land Acquisition Fee, 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 (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5820 authorize issuance of Development Variance Permit No. 100141 subject to the following conditions:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-1 from 55 m (180.4 ft) to 39.8 m (130.9 ft) for proposed Lot 1, 42.6 m (139.8 ft) for proposed Lot 2, and 49.7 m (163.1 ft) for proposed Lot 5;
b. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-1 from 40 m (131.2 ft) to 37.4 m (122.7 ft) for proposed Lot 6; 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 (Hewitson / McGovern / Township of Langley) Bylaw No. 5819 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hewitson / McGovern / Township of Langley) Bylaw No. 5820.

EXECUTIVE SUMMARY:

Aplin & Martin Consultants Ltd., on behalf of the owners, has applied to amend the Rural Plan and the Zoning Bylaw in order to rezone the subject lands to facilitate a proposed six lot subdivision on the easterly portion of the subject site and provide for potential future subdivision of the westerly portion of the site. There are currently no plans to subdivide or make any other amendments to the status of the western portion of the site.

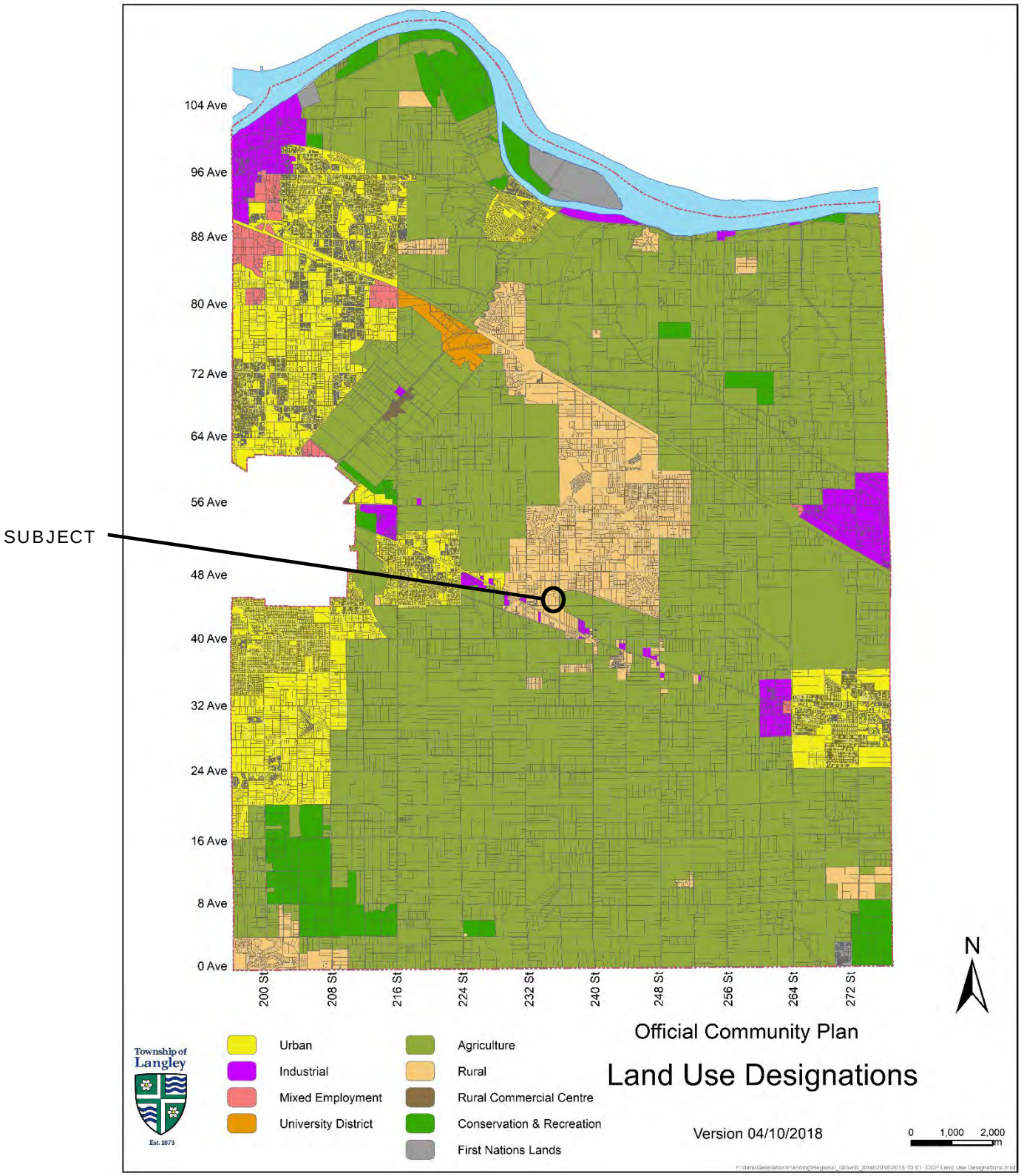
The western portion of the subject site is currently zoned Community Care Facility Zone P-2H and accommodates the Inclusion Langley Society, while the eastern portion is currently zoned Rural Zone RU-1 and accommodates two single family strata lots. The subject site is not located in the Agricultural Land Reserve and is surrounded by a range of zones, land uses and lot sizes. Within 400 m of the subject site there are institutional land uses, a mobile home park, commercial land uses, rural land uses, and suburban residential lots.

Given the overall objectives of the Rural Plan, the range of land uses in the site's surrounding context, as well as its location outside of the ALR, staff recommend Council grant first and second readings to Bylaws No. 5819 and 5820.

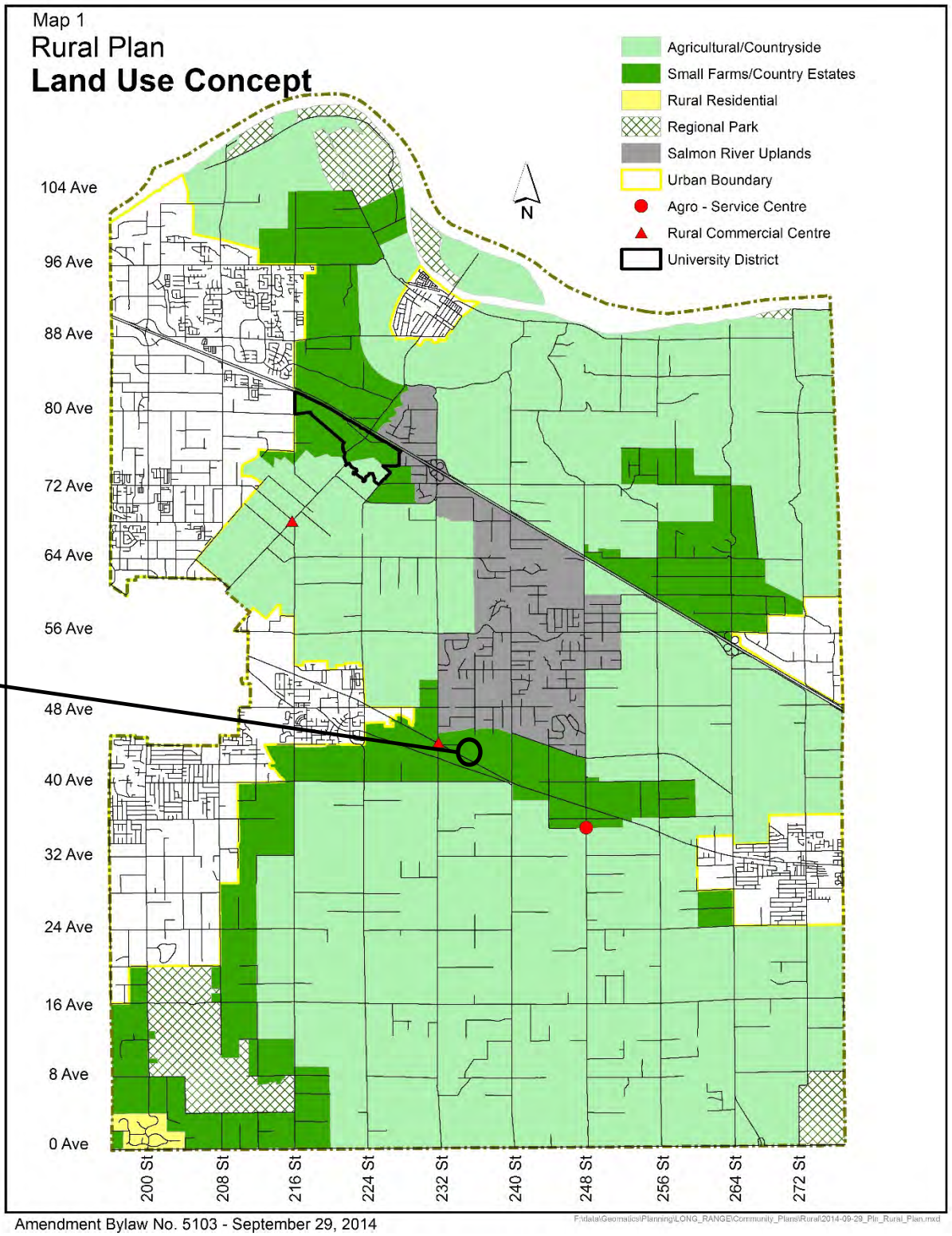
PURPOSE:

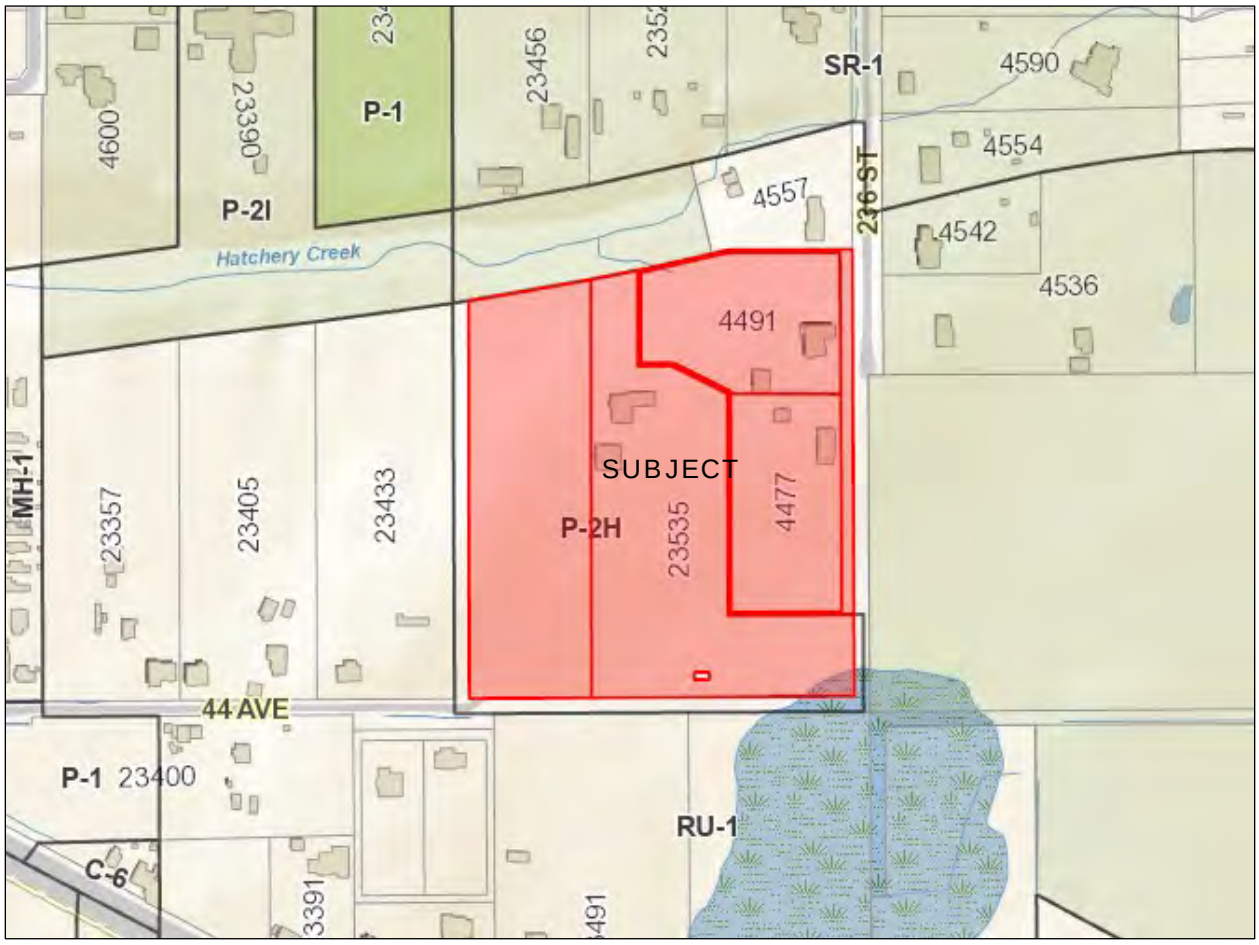
The purpose of this report is to advise and make recommendations to Council with respect to proposed Rural Plan Amendment Bylaw No. 5819, Rezoning Bylaw No. 5820, and Development Variance Permit No. 100141.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100223 AND
DEVELOPMENT VARIANCE PERMIT NO. 100141
(HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY /
4491 AND 4477 – 236 STREET; AND 23535 – 44 AVENUE;
AND LANDS IN THE 23400 BLOCK OF 44 AVENUE)
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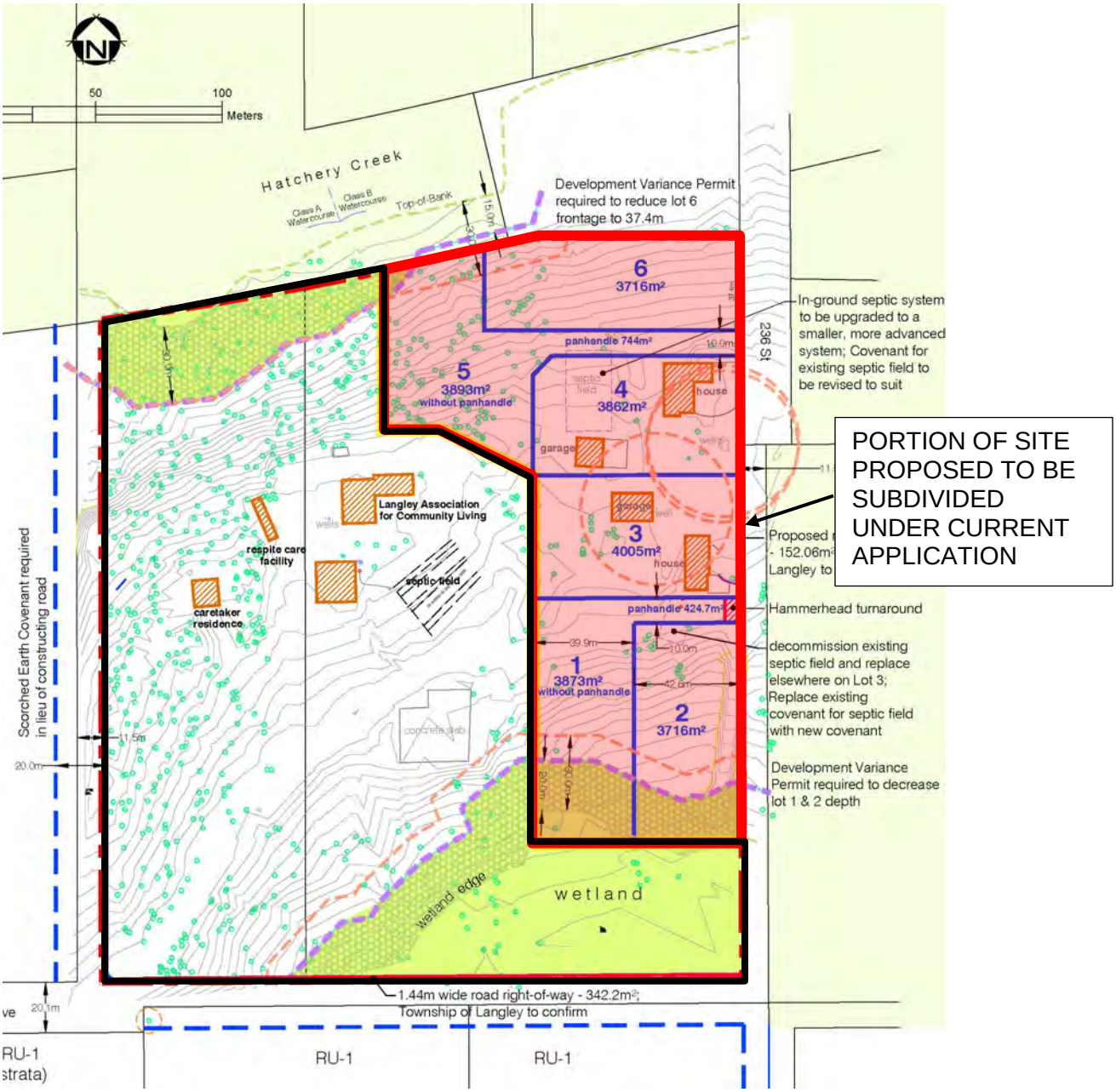


OFFICIAL COMMUNITY PLAN AMENDMENT AND
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ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Andrew and Darlene Hewitson 4477 – 236 Street Langley BC V2Z 2S4 Tod A. McGovern 4491 – 236 Street Langley BC V2Z 2S4 Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1
Agent:	Aplin & Martin Consultants Ltd. 1680, 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	Lot 1 Section 33 Township 10 New Westminster District Plan BCP13026; Lot 7 Section 33 Township 10 New Westminster District Plan 12012; Strata Lots 1 And 2 Section 33 Township 10 New Westminster District Strata Plan BCS3612
Civic Address:	4491 and 4477 – 236 Street; 23535 – 44 Avenue; and PID 009-643-231
Area:	7.1 ha (17.5 ac)
Rural Plan: (existing)	Small Farms / Country Estates
Rural Plan: (proposed)	Small Farms / Country Estates (with site-specific text amendment to permit minimum lot sizes of 3,716 m^2 (0.92 ac) on the subject properties)
Existing Zoning:	Rural Zone RU-1 and Community Care Facility Zone P-2H
Proposed Zoning:	Suburban Residential Zone SR-1

BACKGROUND/HISTORY:

The subject lands are currently designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1 and Community Care Facility Zone P-2H. The eastern portion of the site accommodates two single family homes and accessory buildings on two strata lots while the western portion of the site accommodates the Langley Inclusion Society.

On November 4, 1996, Council denied Rezoning Application No. 96-25 (and an accompanying Rural Plan amendment) proposing to rezone the eastern portion of the subject site from Rural Zone RU-1 to Suburban Residential Zone SR-2 to accommodate subdivision of the existing parcel into two fee simple lots.

On May 25, 2009, Council approved strata title conversion application SA100679 to convert the two existing single family dwellings on the eastern portion of the subject site into two strata title lots.

The current application proposes to amend the Rural Plan and the Zoning Bylaw in order to facilitate a proposed six lot subdivision on the eastern portion of the subject site and the future subdivision of the westerly portion.

DISCUSSION/ANALYSIS:

To accommodate the proposal to subdivide the easterly portion of the subject site (currently two strata titled lots) into six fee simple lots, the applicant has proposed to amend the Rural Plan to permit lot sizes of 3,716 m^2 (0.92 ac) on a site specific basis and rezone the properties from Rural Zone RU-1 and Community Care Facility Zone P-2H to Suburban Residential Zone SR-1. While the proposed lots comply with the minimum lot area requirements of the proposed Suburban Residential Zone SR-1, the applicant is proposing a development variance permit to vary the minimum lot depth requirements for proposed Lots 1, 2 and 5 and lot frontage requirements of proposed Lot 6 as shown on the site plan included in this report.

The proposed plan amendment, rezoning, subdivision, and development variance permit would facilitate six fee simple lots on the easterly portion of the site (in place of the two existing single family strata titled lots) as well as rezone the two westerly properties currently utilized by the Inclusion Langley Society. The proponent indicates that the existing single family dwellings and institutional buildings would be retained as part of the proposal and further notes that the two properties utilized by the Langley Inclusion Society would not be subdivided as part of the current application.

Adjacent Uses:

North: Rural property within the ALR designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1; and Rural property not within the ALR designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1;

South: Unconstructed road dedication (44 Avenue), beyond which are properties not within the ALR designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1;

East: 236 Street (a portion of which is unconstructed road dedication), beyond which are rural properties within the ALR designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1; and

West: Unconstructed road dedication, beyond which is rural property not within the ALR designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1.

Rural Plan Amendment:

The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"

Policies for the Small Farms / Country Estates designation (Section 5.6 of the Rural Plan) indicate the following:

> *5.6.1 The Small Farms/Country Estates designation shall provide for agricultural uses. Some limitations on intensive agricultural uses may be considered.*
>
> *5.6.2 The minimum lot size in the Small Farms/Country Estates area shall be 1.7 ha (4.2 acres), subject to the approval of the Agricultural Land Commission. Notwithstanding the minimum lot size, the Land Commission will review each application based on agricultural considerations.*

Section 2.1 of the Rural Plan includes the following as a goal of the plan:

> *The plan recognizes the wide variety of uses currently existing in the area and is designed to accommodate continued agricultural use, expanded recreational opportunities, some additional small farms/country estates use and limited new commercial and industrial activities.*

The applicant has provided the following rationale for the proposed amendment to the Rural Plan:

> *Further to the OCP, the Rural Plan provides more specific land uses, densities, policies, and design guidelines for rural areas. Lot sizes vary widely in the rural area due to subdivision activity prior to the adoption of the Agricultural Land Commission Act. As a result, a variety of land uses currently exist in the area. Under the Rural Plan, the subject site is designated as 'Small Farms/Country Estates', however, it does not fall within the Agriculture Land Reserve.*

> *The minimum lot size in the 'Small Farms/Country Estates' designation is 1.7 hectares (4.2 acres). As was indicated above, the proposed subdivision proposes smaller lots than the minimum lot size provision. In coherence with recent amendments to the Rural Plan, a text amendment is proposed on a site-specific basis to permit a minimum lot size less than 4.2 acres (specifically, 0.92 acres). The proposed amendment is considered consistent with the goals and objectives of the Rural Plan by continuing to support a rural residential lifestyle while also recognizing the wide range of uses currently existing in the area.*

As indicated by the proponent, a range of land uses currently exist in the area. Within 400 m of the subject site there are other institutional land uses, a mobile home park, commercial land uses, rural land uses, and suburban residential lots including lot sizes less than the proposed 3,716 m² (0.92 ac).

In order to accommodate subdivision at the proposed 3716 m² (0.92 ac) minimum lot size, Bylaw No. 5819 is proposing to add a provision, on a site specific basis, to the Small Farms / Country Estate designation permitting a minimum lot size of 3716 m² (0.92 ac).

Zoning Amendment:

The subject site is currently zoned Rural Zone RU-1 and Community Care Facility Zone P-2H. Bylaw No. 5820 proposes to rezone the site to Suburban Residential Zone SR-1. While the proposed lots comply with the minimum lot area requirements of Suburban Residential Zone SR-1, the applicant is proposing a development variance permit to vary the minimum lot depth (Lots 1, 2 and 5) and frontage requirements (Lot 6) as outlined below.

Development Variance Permit:

Bylaw No. 5820 proposes to rezone the site to Suburban Residential Zone SR-1. Section 110.1 of the Zoning Bylaw requires lots zoned SR-1 to have a minimum lot area of 3,716 m² (0.92 ac), minimum frontage of 40 m (131.2 ft), and minimum lot depth of 55 m (180.4 ft). The preliminary subdivision plan provided by the applicant indicates that all of the proposed lots meet the minimum lot area, however the following variances are proposed to lot frontages and lot depths:

Proposed Lot No.	Zoning Bylaw Requirement	Proposed Variance
1	55m (180.4 ft) Depth	39.8 m (130.9 ft) Depth
2	55m (180.4 ft) Depth	42.6 m (139.8 ft) Depth
5	55m (180.4 ft) Depth	49.7 m (163.1 ft) Depth
6	40m (131.2 ft) Frontage	37.4 m (122.7 ft) Frontage

Subdivision:

The easterly portion of the site currently accommodates two strata titled single family lots. The applicant is proposing to subdivide the easterly portion of the subject site to create six fee simple lots with access from 236 Street. Given the existing configuration and improvements on the strata lots, Lots 1 and 5 are proposed to be accessed via panhandle driveways. As a condition of development, a 1.5 m (4.9 ft) statutory right-of-way is required to be registered on the westerly portion of 236 Street in order to provide a half road standard. A turnaround,

(secured by a statutory right-of-way) is also required on proposed Lot 1. As the existing single family dwellings are strata titled, dissolving the strata will be a condition of the subdivision. 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 July 4, 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 B.

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 $54,464.

Additionally, in October 2021 Council adopted amendments to the CAC policy relating to OCP amendments. Specifically, Items 5.2(f) and (g) of the Policy state:

> *(f) Where an application includes an amendment to the OCP to increase the residential density beyond that established in the OCP, the target CAC for each additional unit shall be a minimum of three (3) times the target set out in Table 1 below, per additional unit proposed.*
>
> *(g) With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment*

As the Rural Plan does not include specific densities but rather minimum lot sizes, in response to the policy the applicant is proposing an additional $40,848. This is calculated at two additional lots having a target contribution amount of three times the base CACs (2 x 3 x $6,808) for a total contribution of $95,312.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural – Level 4. The minimum servicing requirement for each proposed lot is

with well water and an onsite septic disposal system (including nitrate removal) and registration of a covenant for its location (including both primary and reserve fields), design and maintenance. Additional servicing details and requirements will be addressed at time of subdivision. Staff note a restrictive covenant prohibiting any clearing or building on the westerly portion of the site until such time as a future development application (including associated services and road improvements) is approved is a development pre-requisite of the subject application.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates 163 significant trees exist on the easterly portion of the site proposed for subdivision under the current application and 42 are proposed for retention. In addition, staff note that in accordance with the development prerequisites, a restrictive covenant prohibiting clearing until such time as a future subdivision is approved will be registered on the westerly portion of the site. As a result, tree management plans for the westerly portion of the site, including the streamside protection and enhancement area, will be reviewed in conjunction with future development application(s) on these lands.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 37 replacement trees are required in conjunction with the subdivision of the easterly portion of the lands. The applicant is proposing 28 replacement trees to be planted on the proposed lots with funds for the remaining nine replacement trees being secured for tree planting on identified public lands. Post development approximately 70 trees will be in place with cash in lieu provided for the remaining nine replacement trees. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A Class A watercourse (Hatchery Creek) flows north of the project site and a Class B wetland is located on the southeasterly portion of the site. OCP Schedule 3 designates a 30 m (98 ft) wide SPEA adjacent to a Class A watercourse and a 20 m (66 ft) wide SPEA adjacent to a Class B watercourse. Protection of the SPEAs in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately three new students for Peterson Road Elementary School (located approximately 150 m northwest of the subject site) and two students for DW Poppy Secondary School (located approximately 1.2 km northeast of the site).

Parks:

The closest existing park is Brown Park located approximately 1.2 km to the northeast of the site.

Transit:

Currently, transit service is provided along Fraser Highway (approximately 500 m southwest of the subject site) via the 503 bus.

Policy Considerations:

The proposed amendment to the Rural Plan, rezoning, and development variance permit will facilitate the subdivision of the easterly portion of the subject lands into six lots and rezone the westerly portion of the subject lands to accommodate future subdivision. Given the overall objectives of the Rural Plan, the sites context in the range of surrounding land uses and that it is not located in the Agricultural Land Reserve, staff recommend Council grant first and second reading to Bylaws No. 5819 and 5820 subject to 10 development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5820) of Development Variance Permit No. 100141; and that staff be authorized to schedule the required Public Hearing should Council give the Bylaws first and second reading.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100141
ATTACHMENT B	Public Information Meeting Summary
ATTACHMENT C	School District 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100141

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

1. Name: Andrew and Darlene Hewitson
   Address: 4477 – 236 Street
   Langley BC V2Z 2S4

   Name: Tod A. McGovern
   Address: 4491 – 236 Street
   Langley BC VZ 2S4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 1 Section 33 Township 10 New Westminster District Plan BCP13026;
   Lot 7 Section 33 Township 10 New Westminster District Plan 12012;
   Strata Lots 1 And 2 Section 33 Township 10 New Westminster District Strata Plan BCS3612

   CIVIC ADDRESS: 4491 and 4477 – 236 Street;
   23535 – 44 Avenue;
   PID 009-643-231

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-1 from 55 m (180.4 ft) to 39.8 m (130.9 ft) for proposed Lot 1, 42.6 m (139.8 ft) for proposed Lot 2, and 49.7 m (163.1 ft) for proposed Lot 5;
   b. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-1 from 40 m (131.2 ft) to 37.4 m (122.7 ft) for proposed Lot 6.

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

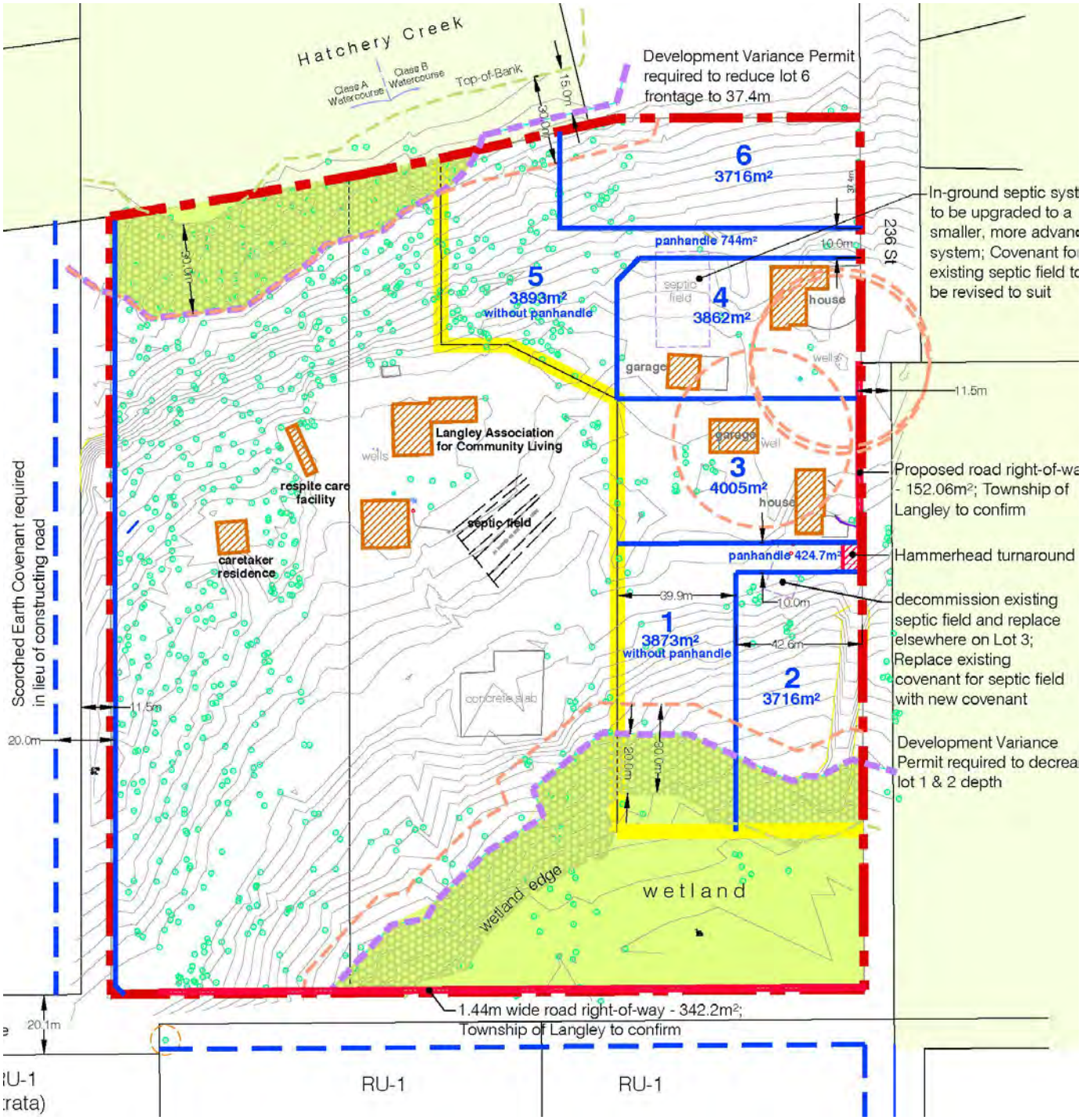
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

SCHEDULE A Site Plan

SCHEDULE A



SITE PLAN

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

August 29th , 2022

Our File: 18-1052
Township of Langley File: 10-33-0109

Township Of Langley
Building, Development, and Engineering
20338 - 65 Avenue
Langley, BC
V2Y 3J1

Attention: Victor Sunada, Project Manager, Special Projects | Engineering Division

Re: Summary of Public Information Meeting for Development Application # 10 33-0109 for 4491 / 4477 236 St. 23535 and "no address" 44 Ave, Langley

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On behalf of the Township Of Langley, Aplin & Martin Consultants Ltd. hosted a Public Information Meeting (PIM) on July 4th, 2022 regarding the **Development Application # 10-33-0109 for 4491 / 4477 236 St. 23535 and "no address" 44 Ave, Langley**. Below is an overview of the event.

PIM Notifications

On June 21st, 2022, Aplin Martin mailed 111 notifications to the landowners in the neighbourhood of the subject site. Appendix 1 provides a sample of the notification. As of August 29th, 2022, no notifications came back as "return to sender".

The development of a webpage for the "Public Information Meeting" was not required by the Township Of Langley.

APLIN MARTIN

Newspaper Advertisement for the PIM

Aplin Martin prepared a newspaper advertisement providing details of the July 4th, 2022 PIM session about the subject site. The ad was posted in "Langley Advance Times" on June 23rd and June 30th, 2022 (Appendix 2).

Public Information Meeting

LOCATION: SouthRidge Fellowship Church (22756 48 Avenue, Langley).
DATE: Monday, July 4th, 2022.
TIME: 5:00 pm to 7:00 pm

REGISTERED ATTENDEES: 16 people (see Appendix 4 - Sign-in sheet)

PROJECT TEAM ATTENDEES:

Team Member	Company	Role
Samira Khayambashi	Aplin Martin	Project Manager
Sandi Drew	Aplin Martin	Senior Planning Designer
Mark Casidy	Aplin Martin	Senior Project Engineer
Nick McMahon	Arbortech Consulting	Senior Consulting Arborist
Ian Whyte	Envirowest	Environmental Consultant
Victor Sunada	Township of Langley	Project Manager, Special Projects
Alex Rowley	Township of Langley	Development Planner

Aplin Martin prepared 10 presentation boards that were exhibited at the PIM illustrating the following:

- Context and Connectivity
- Regulatory Authority
- Environmental Features
- Tree Management
- Proposed Development Plan
- Timeline

Appendix 3 contains the full set of presentation boards. The PIM was informal allowing attendees to peruse the presentation at their leisure. Project team members were available for discussions, answering questions, and listening to the general comments. Appendix 5 provides photos of the PIM event.

APLIN MARTIN

COMMENTS

Completion of comment sheets was encouraged either at the event or to be submitted after the event by mail, email, or phone. Aplin contact information was provided on the comment form, on one of the presentation boards, and on business cards. As of August 29th 2022, we received one completed comment form and spoke to one individual. Appendix 6 contains comments received.

The main concerns of these two sets of comments are summarized below:

- Increase traffic volume generated from 4 additional homes.
- Potential for multi-families living on the same lot & potential for coach houses (related to increased traffic).
- 46th Ave, being the only access route to development, that is two lanes & no sidewalks and a "traffic nightmare" also unsafe for pedestrians.
- Septic systems near Hatchery Creek and their effect on the fish habitat in the watercourse
- The impact of the development on the existing water supply with 4 additional wells
- Supportive of rezoning to SR-1 to allow 6 lot subdivision on 236 St, but not the Township lands. Township lands have distinct/ separate character more suitable for Fraser Hwy corridor plan land use.

Should you have any further questions, please contact the undersigned at 604-639-3456

Sincerely,

APLIN & MARTIN CONSULTANTS LTD

Samira Khayambashi, MCIP, RPP
Planner/ Project Manager

AR;SK;SD
Enclosures
18-1052- Summary of the Public Information Meeting

APPENDIX 1:

Notification

DEVELOPER-LED PUBLIC INFORMATION MEETING

Join us for an in-person Public Information Meeting for the **future development of a site located at 44 Ave and 236 Street.**

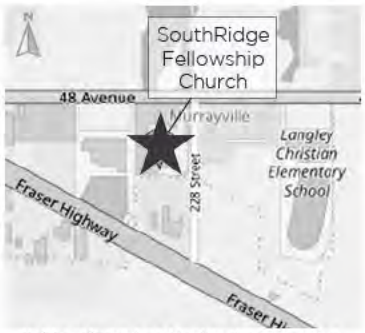
Please refer to the reverse side for more details.

WHEN?

Monday, July 4, 2022
5:00 pm to 7:00 pm

WHERE?

SouthRidge Fellowship Church
Fireside Room
22756 48 Avenue, Langley



Public Informat on Meeting Locat on Map

ADDRESS LABEL HERE

DEVELOPER-LED PUBLIC INFORMATION MEETING

WHAT IS HAPPENING?

4491 / 4477 236 St. 23535 and
"no address" 44 Ave, Langley
Township Of Langley Development Application No: 10-33-0109

The subject site property owners propose to amend the Official Community Plan to permit rezoning to Suburban Residential Zone SR-1 with a minimum 3716m² (40,000 ft²) lot size and subdivide the strata lot into 6 fee simple lots. The applicant is also seeking a Development Variance Permit to vary the lot dimensions of 3 proposed lots.

If you are unable to attend the meeting and are interested in learning more about this development please contact:

Aplin & Martin Consultants Ltd.
Samira Khayambashi, Planner
openhouse@aplinmartin.com | 604-597-9058



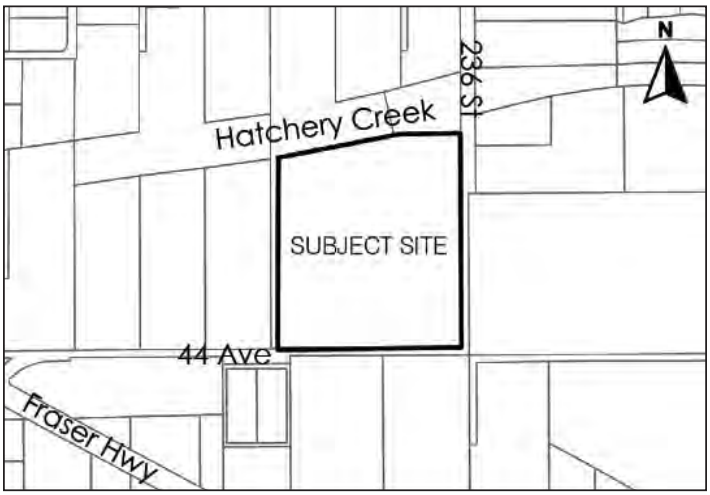
APPENDIX 2:

Newspaper Advertisement

DEVELOPER LED PUBLIC INFORMATION MEETING

For Development Application at:
4491 / 4477 236 St., 23535 "no address" 44 Ave, Langley

You are invited to attend an in-person Developer-led Public Information Meeting regarding Township of Langley Project No. 10-33-0109.



Date: **Monday, July 4, 2022**
Time: **5:00 pm to 7:00 pm**
Location: **SouthRidgeFellowship Church**
Fireside Room
22756 48 Avenue, Langley

The subject site property owners propose to amend the Official Community Plan to permit rezoning to Suburban Residential Zone SR-1 with a minimum 3716m2 (40,000 ft2) lot size and subdivide the strata lot into 6 fee simple lots. The applicant also is seeking a Development Variance Permit to vary the lot dimensions of 3 proposed lots.

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
604-639-3456

APPENDIX 3:

Presentation Boards

WELCOME!

THANK YOU FOR JOINING

The consultant team is here to seek your input on the proposed rezoning and residential development at:

- 23535 – 44 Avenue
- 4491 – 236 Street
- 4477 – 236 Street
- No civic address - 44 Avenue

PURPOSE OF THE PUBLIC INFORMATION MEETING

- Introduce the development project
- Share technical information about the subject site
- Seek ideas / comments



Township of Langley File #: 10.33-0109

Site Area: 7.1 Hectares / 17.6 Acres

CONTEXT AND CONNECTIVITY



- Subject Site
- Agricultural Land Reserve
- Arterial Road
- Collector Road
- Local Road
- Bus Route
- Bike Route

REGULATORY AUTHORITY

OFFICIAL COMMUNITY PLAN



LAND USE DESIGNATION

- Rural
- Agiculture
- Industrial

RURAL PLAN



LAND USE DESIGNATION

- Small Farms / Country Estates
- Salmon River Uplands
- Agricultural / Countryside

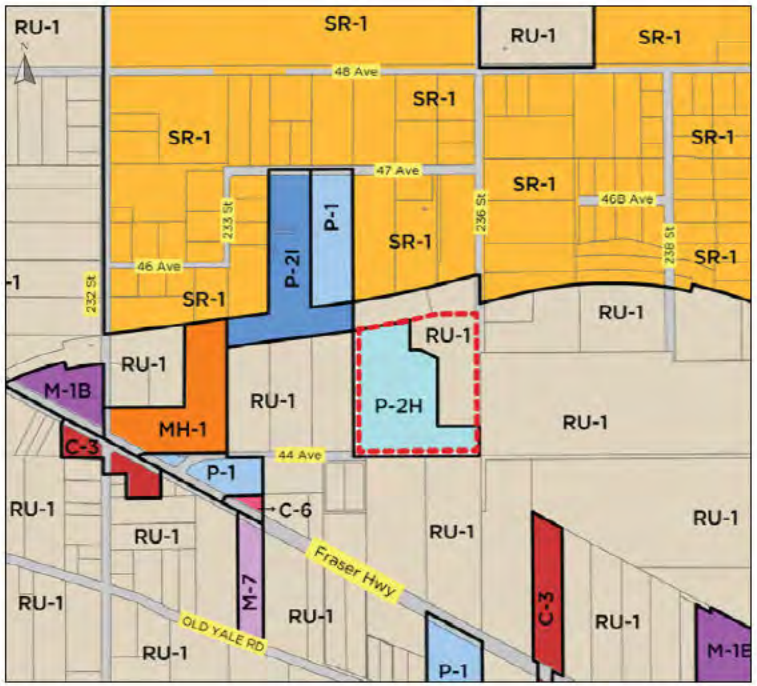
REGULATORY AUTHORITY

EXISTING ZONING

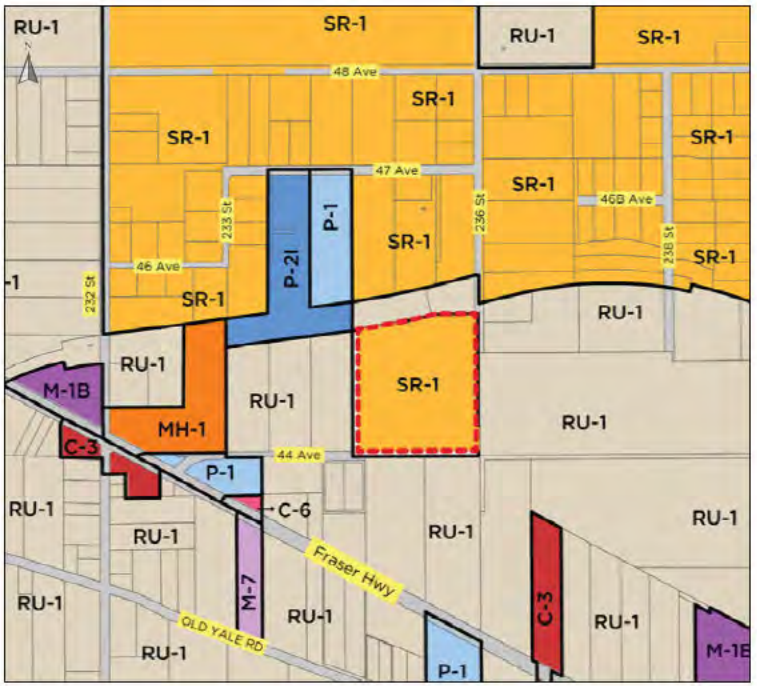
Subject Site

ZONING DESIGNATION

- RU-1: Rural
- Sr-1: Suburban Residential
- MH-1: Mobile Home Park
- C-3: Service Commercial
- C-6: Service Station
- P-1: Civic Institutional
- P-2H: Community Care Facility
- P-2I: Community Care Facility
- M-7: Salvage Industrial
- M-1B: Service Industrial

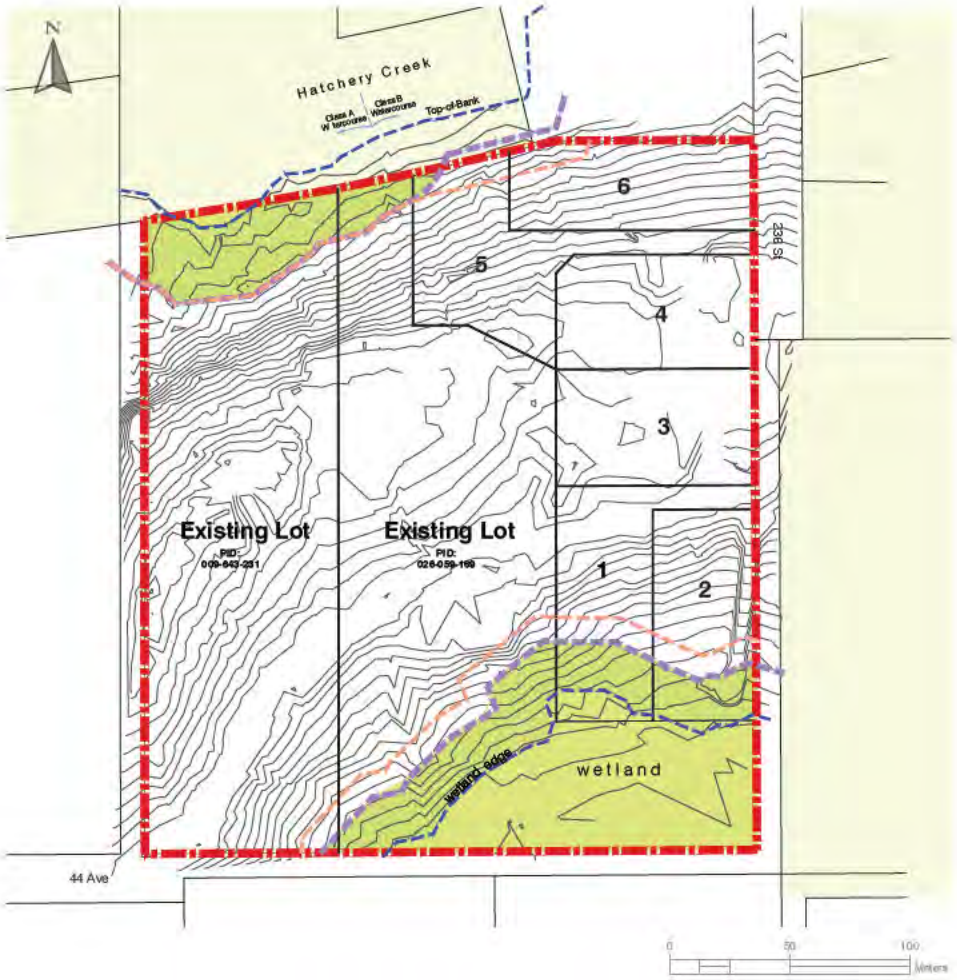


PROPOSED ZONING



ENVIRONMENTAL FEATURES

- Watercourse Top-Of-Bank or Wetland Limit
- Streamside Protection & Enhancement Area Limit
- Environmental Setback for In-Ground Septic Systems
- Property Line
- Streamside Protection & Enhancement Area
  - Hatchery Creek 3203 0m²; Wetlands 10899 6m²
- Environmental Setback Area
- Agricultural Land Reserve



TREE MANAGEMENT

LEGEND-TREE RETENTION:

TAGGED TREES:
(see arborist report and details herein for further details)

XXX denotes **ARBORIST TAG NUMBER** or **ID REFERENCE** (see tree inventory and assessment list)

XXX denotes **SURVEY TAG NUMBER** or **ID REFERENCE** (if applicable)

approx denotes **APPROXIMATE LOCATION** for an unsurveyed tree (if contemplated to be retained we recommend that the tree be accurately located before design is finalized)

denotes **RETENTION** tree (protection measures as specified)

LEGEND-TREE PROTECTION:

- Tree Protection Zones (TPZ) are comprised of a CPZ, RPZ and WSS as detailed below and with limitations and restrictions as described herein and in the arborist report.
- All tree protection setbacks are dimensioned from the centre of tree trunk and/or from the reference property line or site features as applicable.
- The project arborist should be consulted prior to barrier installation to provide on-site direction as well as to inspect and provide sign off once they are constructed.
- Barriers aligned with or dimensioned from property lines or ESA setbacks will require surveying/staking prior to the barrier installation and inspection.
- Temporary interim barriers for demolition phase may be applicable, but will be superseded after demolition with the final barrier alignment as specified.

denotes **CROWN PROTECTION ZONE - CPZ** (exclusion zone - no aerial encroachment of buildings, vehicles, cranes, etc)

denotes **ROOT PROTECTION ZONE - RPZ** (minimum alignment for **TREE PROTECTION BARRIERS** and no soil disturbance)

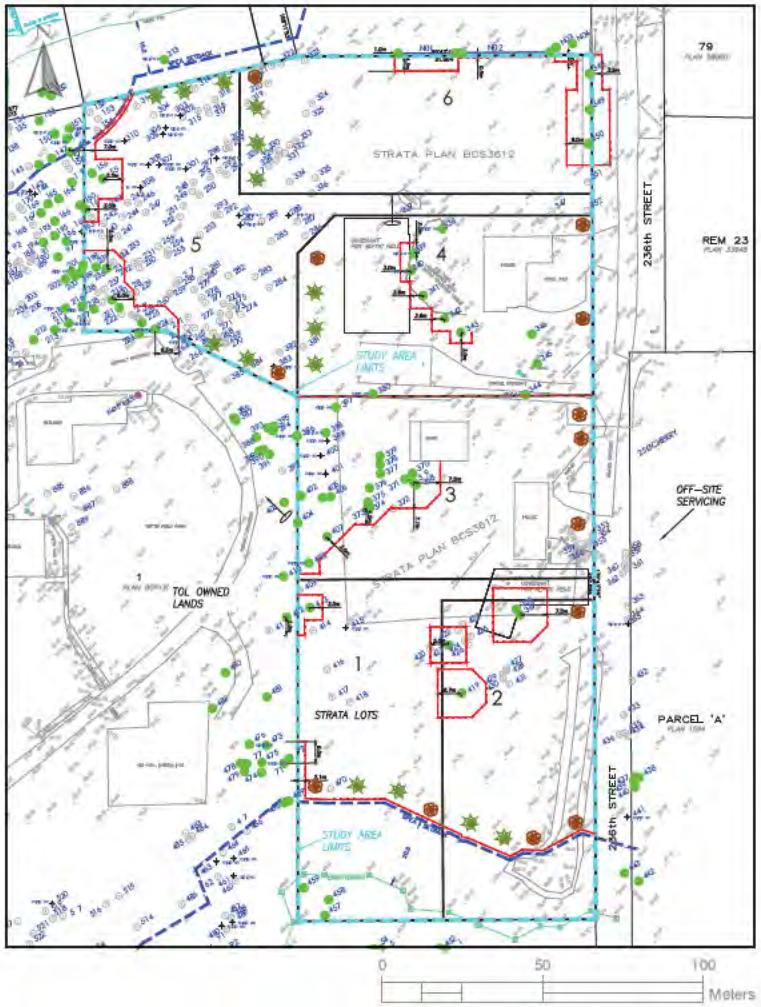
LEGEND-REPLACEMENT TREE PLANTING:

REPLACEMENT TREE (see plant list for species options) to be planted to current BCSLA/BCLNA specifications

denotes CONIFEROUS SPECIES

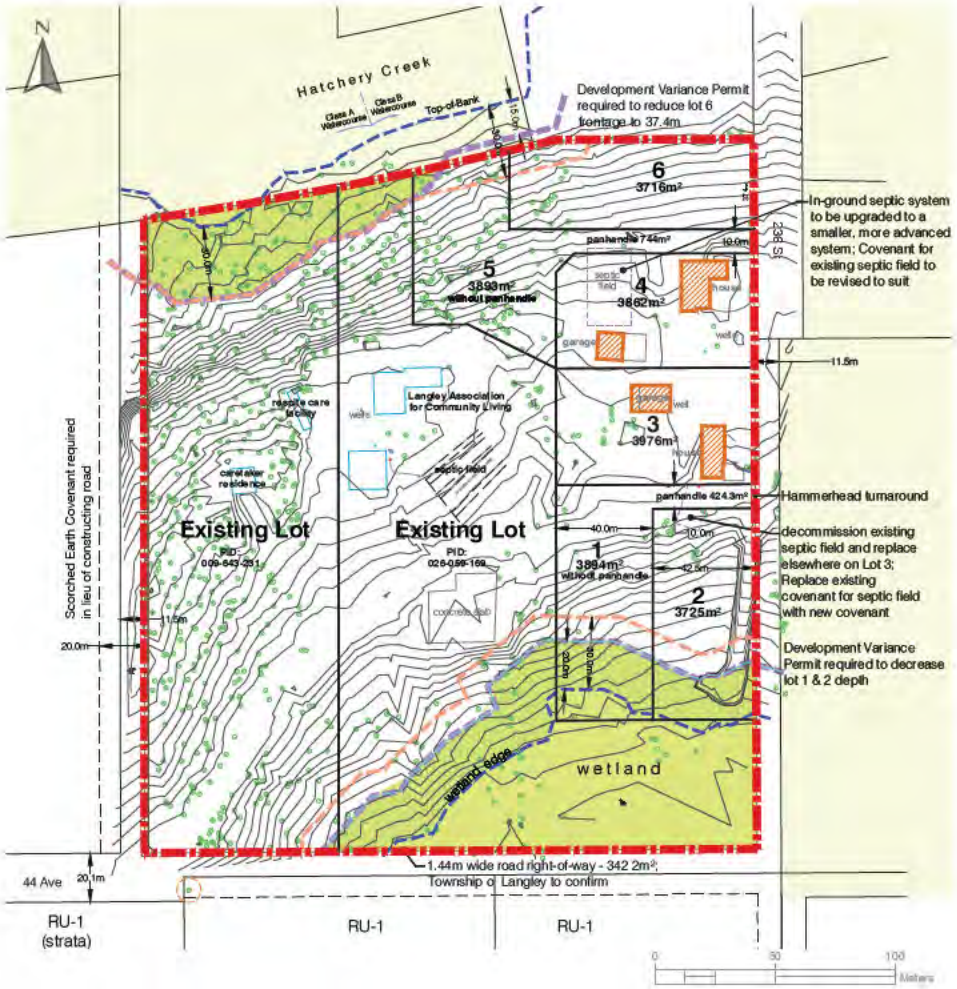
denotes DECIDUOUS SPECIES

SUMMARY OF SIGNIFICANT TREES IDENTIFIED, RETAINED, REMOVED & REPLACED		
1.	Number of Significant Trees identified on developable site (from Tree Survey)	Evergreen 153 Deciduous 43
2.	Number of Significant Trees to be removed	147
3.	Net number of Significant Trees to be retained and protected (1 minus 2)	49
4.	Number of Replacement Trees required a) (30 trees/acre x 6.3 acres of gross developable land) – [minus] b) (3 x total number of Retained Trees)	a) minus b) 20.4
5.	Total number of Retained or Replacement Trees (3 + 4)	69.4
6.	Number of Replacement Trees to be planted on-site	28
7.	Number of Replacement Trees to be planted off-site	41.8
	Proposed locations for replacement trees planted off-site	N/A
8.	Number of Retained and Replacement Trees divided by # of Residential Units (where applicable)	11.5
9.	Estimate of Number of Significant Trees in non-disturbance environmental areas above the top of bank	0
10.	Number of Street Trees to be planted (estimate)	0
11	Total number of Trees in place following Development (5 + 10). This excludes significant trees located in environmental areas and designated buffers	



PROPOSED DEVELOPMENT PLAN

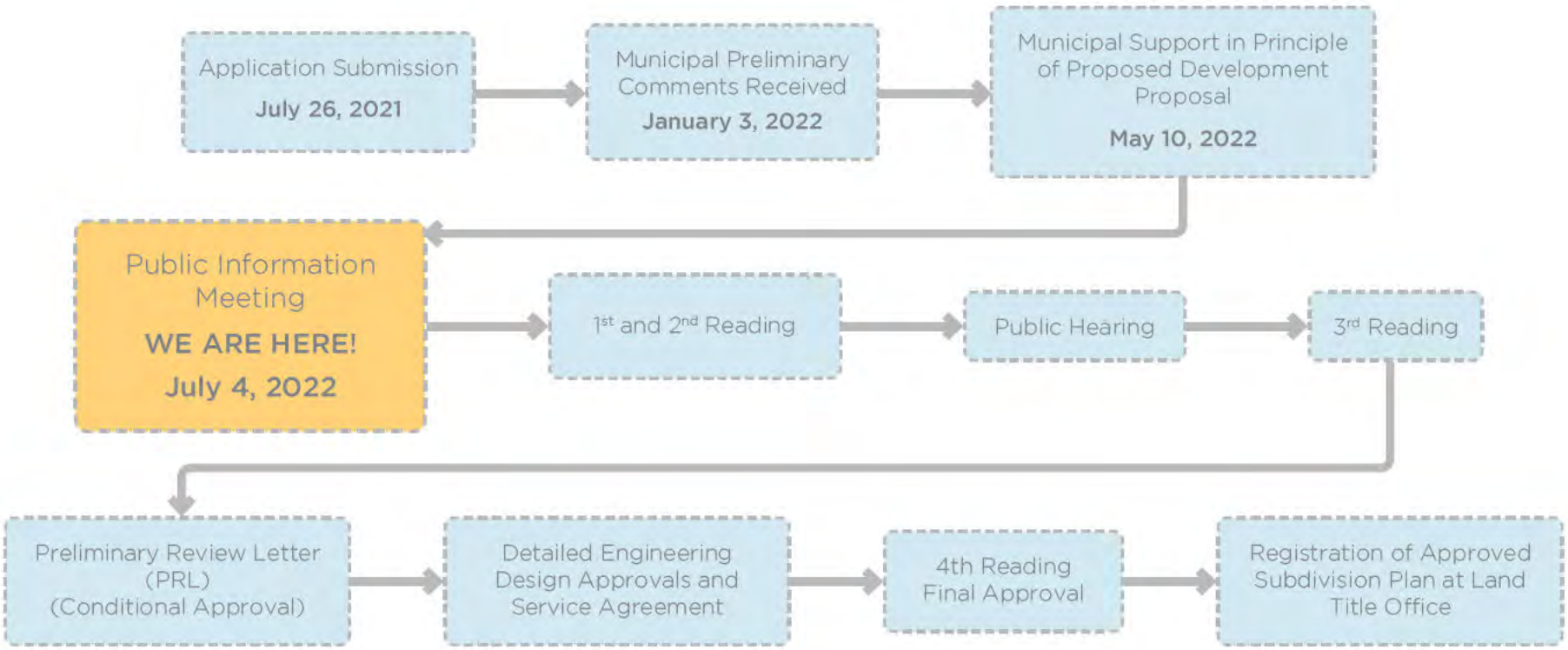
- Watercourse Top-Of-Bank or Wetland Limit
- Streamside Protection & Enhancement Area Limit
- Environmental Setback for In-Ground Septic Systems
- Property Line
- Structure Remaining Within 6 Lot Subdivision
- Streamside Protection & Enhancement Area
  - Hatchery Creek 3203 0m²; Wetlands 10899 6m²
- Environmental Setback Area
- Agricultural Land Reserve



- Lots will have in ground septic systems and water wells
- Location of the septic fields and water wells to be determined

TIMELINE

DEVELOPMENT REVIEW AND APPROVALS PROCESS



TELL US YOUR IDEAS

USE THE STICKY NOTES TO ADD YOUR COMMENTS AND QUESTIONS



THANK YOU FOR ATTENDING!

We encourage you to submit your comments and questions.

CONTACT:

Aplin Martin Consultants Ltd.
Samira Khayambashi, Planner
openhouse@aplinmartin.com
Phone: 604-597-9058
Fax: 604-597-9061

APPENDIX 4:

Sign-in Sheet

Public Information Meeting
July 4th, 2022
Development Application at: 4491 / 4477 236 St, 23535
and "no address" 44 ave, Langley

Name:	Address:	Phone:	Email:
FO PPA s. 22(1)			

APPENDIX 5:

Photos of the event



Attendance Photo-1



Attendance Photo-2



Attendance Photo-3



Attendance Photo-4



Attendance Photo-5

APPENDIX 6:

Comment Sheets

COMMENTS

Public Information Meeting
July 4th, 2022
Development Application at: 4491 / 4477 236 St, 23535
and "no address" 44 ave, Langley

Supportive of the rezone and proposed developmat of the lots off 236th street.

Not supportive of Township lands being rezoned. There properties are accessed off 44th Ave and have a distinct and seperate character from those along 236th. These lands are more a part of Fraser Hwy corridor and should be planned accordingly.

Please drop off your comment sheet in the comment box or:

- Email: openhouse@aplinmartin.com
- Fax: 604-597-9061

Thank you for your input. Your opinions are important to us and will guide us in our decision making as we progress through the design process of this project.

Name: FOIPPA s. 22(1)

Address:

Phone:

Email:

APLIN MARTIN

A&M file: 18-1052
Township file: 10-33-0109

12 July 2022

Telephone conversation with FOIPPA s. 22(1) (28 minutes) on proposed development
Phone FOIPPA s. 22(1)
FOIPPA s. 22(1), Langley FO PPA s. 22(1)

Main concerns:

- Increase traffic volume generated from 4 additional homes
    - o Potential for multi-families living on the same lot & potential for coach houses (related to increased traffic)
    - o 46th Ave, being only access route to development, is two lanes & no side-walks and a "traffic nightmare" & unsafe for pedestrians
- Septic systems near Hatchery Creek – concerned about the fish in the watercourse
- Impact to existing water supply with 4 additional wells

10 January, 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 10-33-0109 / TOWNSHIP/HEWITSON/MCGOVERN

CIVIC: 23500 Block of 44 Avenue and 4491 & 4477 236 Street

LEGAL: Lot 1, Plan BCP13026, Lot 7, Plan 12012, Strata Lots 1 & 2, Strata Plan BCS3612; All of Section 33, Township 10, NWD

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

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Single Family Units	**6**	**3**	**2**

Given the current school catchments this development would impact Peterson Road Elementary School, and D.W. Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY) BYLAW NO. 5819

EXPLANATORY NOTE

Bylaw No. 5819 amends the Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate creation of lot sizes less than 1.7 ha (4.2 acres) on a site specific basis at 4491 and 4477 – 236 Street; and 23535 – 44 Avenue and PID 009-643-231.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY) BYLAW NO. 5819

A Bylaw to amend the Rural Plan Bylaw 1993 No. 3250

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Hewitson / Mcgovern / Township of Langley) Bylaw No. 5819

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by adding the following Section 5.6.7 after Section 5.6.6

   Notwithstanding Section 5.6.2, on lands described as Lot 1 Section 33 Township 10 New Westminster District Plan BCP13026, Lot 7 Section 33 Township 10 New Westminster District Plan 12012, and Strata Lots 1 And 2 Section 33 Township 10 New Westminster District Strata Plan BCS3612 (not located in the ALR) the minimum lot size may be 3,716 m^2 (0.92 acres).

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
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY) BYLAW NO. 5820

EXPLANATORY NOTE

Bylaw No. 5820 rezones 7.1 ha (17.5 ac) of land at 4491 and 4477 – 236 Street; and 23535 – 44 Avenue and PID 009-643-231 from Rural Zone RU-1 and Community Care Facility Zone P-2H to Suburban Residential Zone SR-1.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HEWITSON / MCGOVERN / TOWNSHIP OF LANGLEY) BYLAW NO. 5820

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 (Hewitson / McGovern / Township of Langley) Bylaw No. 5820”.

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

   Lot 1 Section 33 Township 10 New Westminster District Plan BCP13026;

   Lot 7 Section 33 Township 10 New Westminster District Plan 12012; and

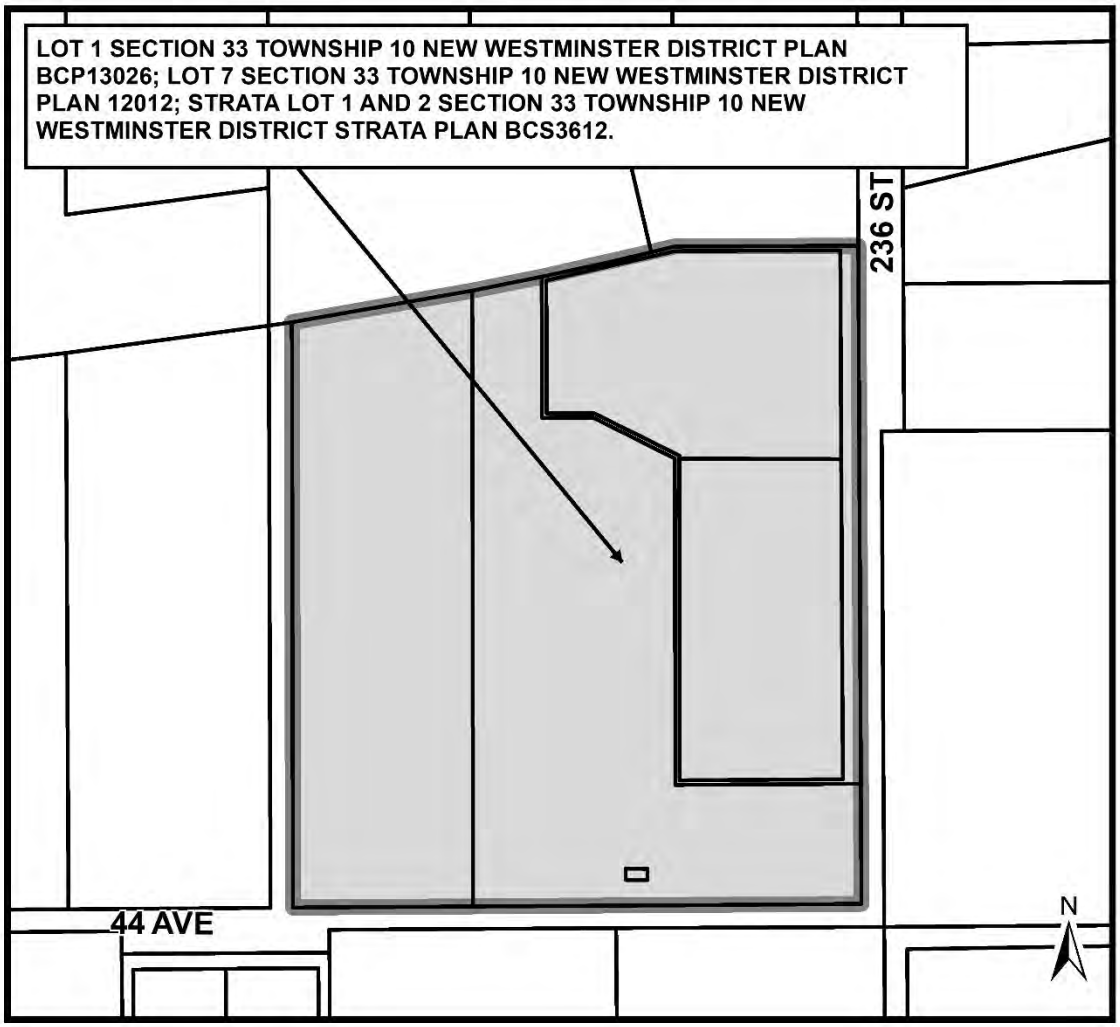
   Strata Lots 1 And 2 Section 33 Township 10 New Westminster District Strata Plan BCS3612

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-1.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5820



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 - REGULAR MEETING	**REPORT:**	22-106
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0105
SUBJECT:	REZONING APPLICATION NO. 100673 AND DEVELOPMENT PERMIT APPLICATION NO. 101333 (NORTH ARC PROPERTIES 76 AVE LTD. / 19784 AND 19808 – 76 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots, comprising of nine rowhouse lots and 18 semi-detached lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5811 subject to 10 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5811) of Development Permit No. 101333; and further that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 76 Ave Ltd.) Bylaw No. 5811 rezoning (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units;
    b. Identifying the lots/units (minimum 5% of attached residential lots) required to incorporate the Adaptable Housing Requirements;
6. Registration of a statutory right-of-way to provide temporary access over proposed Lots 16 and 17 until such time as alternative access is provided by a future lane on 7585 – 198B Street to 75B Avenue;
7. Registration of a 4.5 m (14.8 ft) wide statutory right-of-way for the purpose of a public pathway over Lot 1;
8. Discharge of covenants AC221446 and BM322963;
9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Latimer Greenway Amenity Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5811 authorize issuance of Development Permit No. 101333 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact

Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;

e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;
f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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. Registration of an easement securing the required visitor parking stalls;
c. Registration of party wall and common elements maintenance agreements on title of all lots;
d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
g. Submission or completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
h. Payment of supplemental Development Permit 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. 5811 in conjunction with Development Permit No. 101333.

EXECUTIVE SUMMARY:

North Arc Properties 76 Ave Ltd. has applied to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) with an accompanying development permit to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots). In order to complete the desired road pattern in the area and comply with the land use designation, the applicant has requested that variances for the lot depths be considered in conjunction with the Development Permit.

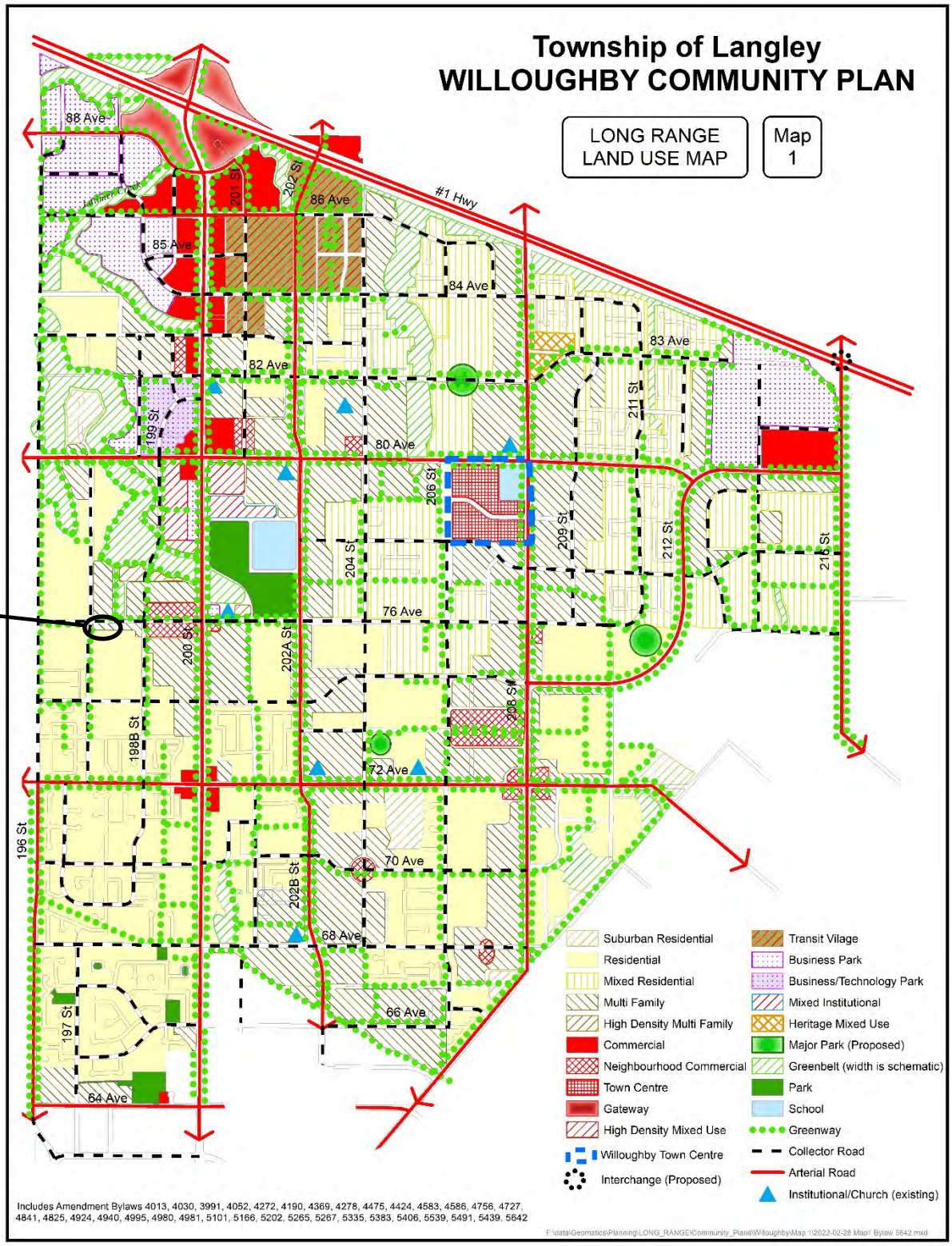
The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of lot coverage, parking, height, use, and density, noting the proposed variances for lot depth. Staff recommend that Council

support the rezoning request subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101333 at time of final reading of Rezoning Bylaw No. 5811.

PURPOSE:

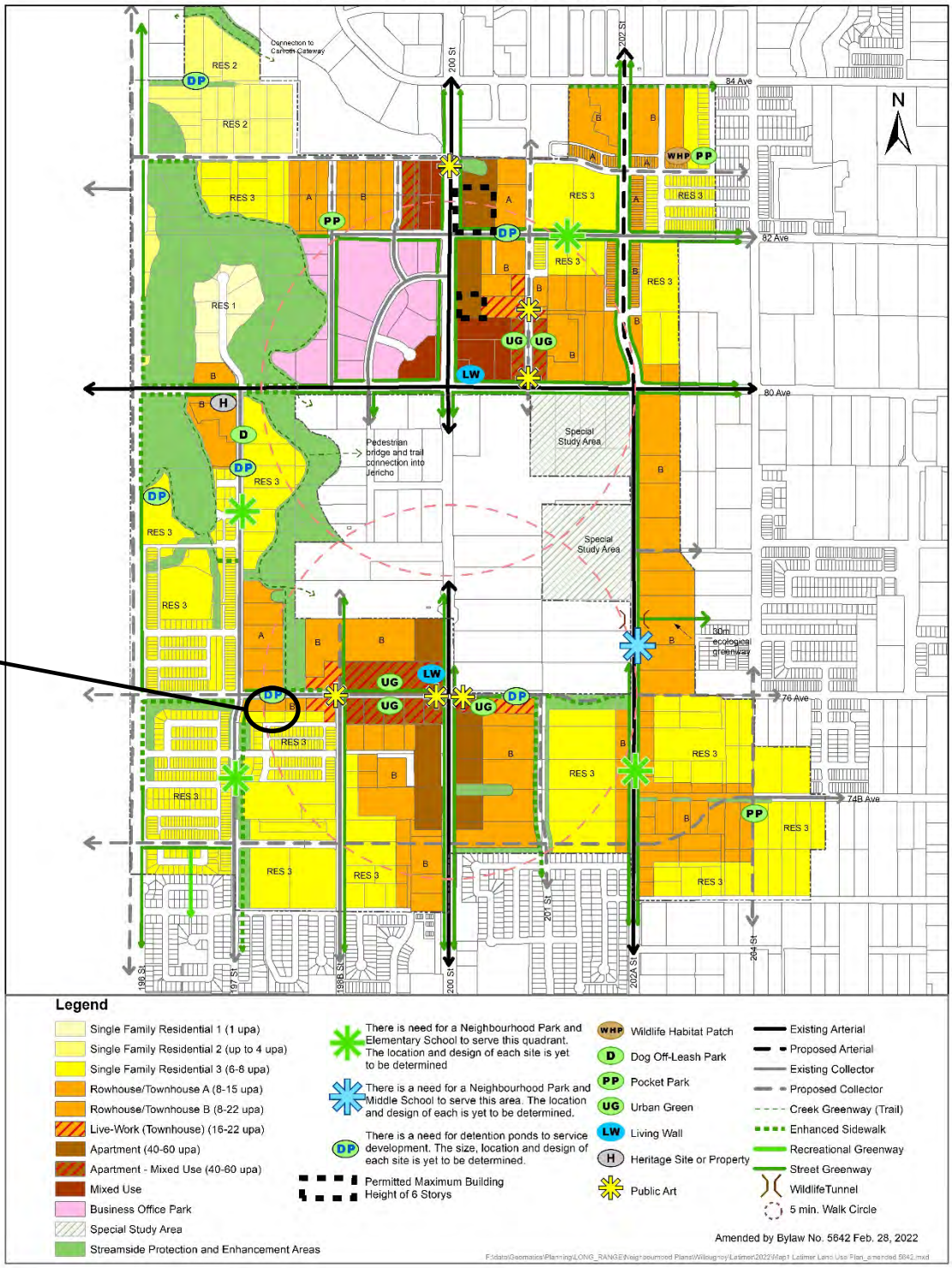
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5811 and Development Permit No. 101333.

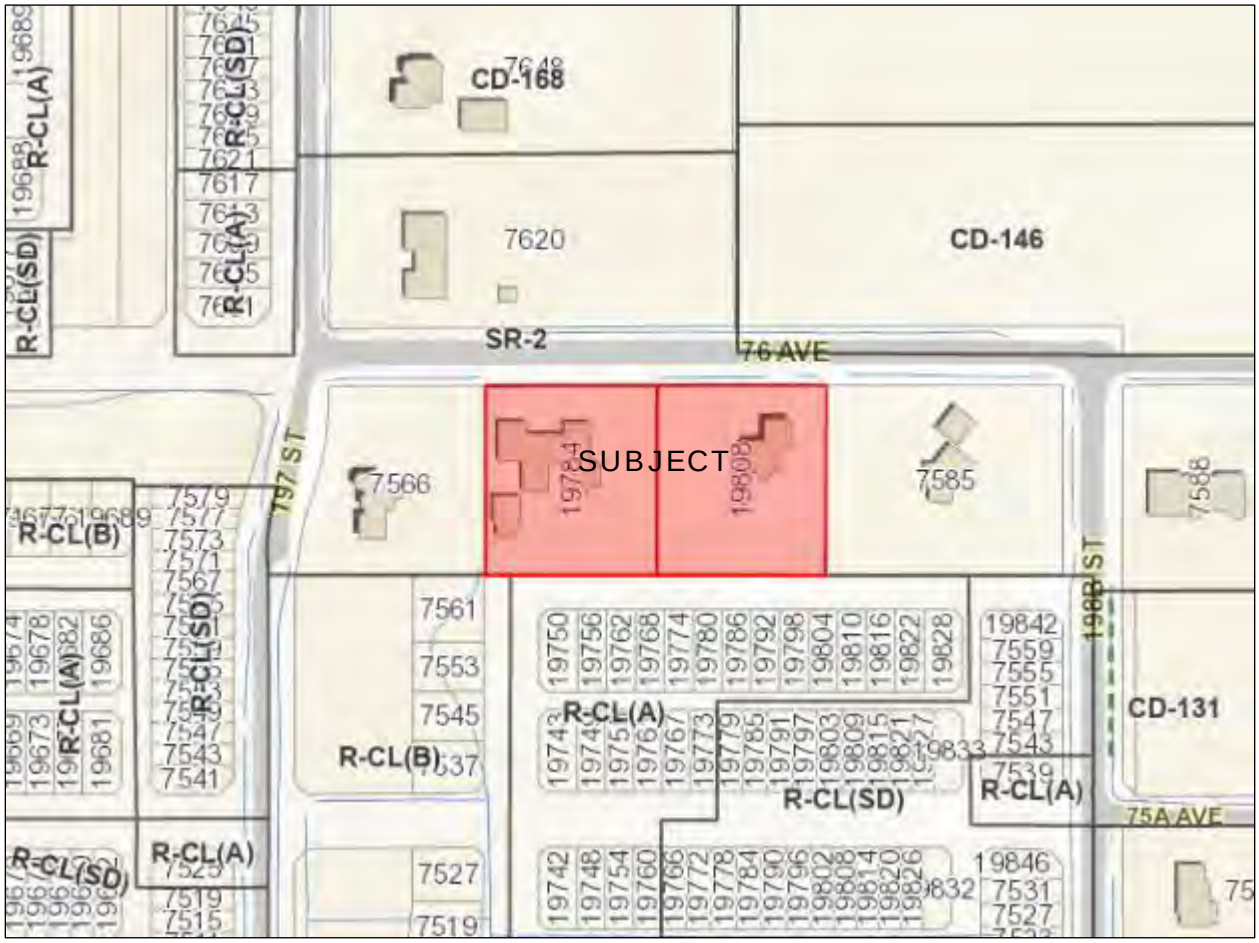
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	North Arc Properties 76 Ave Ltd. 206, 13049 – 76 Avenue Surrey BC V3W 2V7
Agent:	Aplin & Martin Consultants Ltd. 201, 12448 – 82 Avenue Surrey BC V3W 3E9
Legal Description:	Lot 2 and 3 Section 22 Township 8 New Westminster District Plan 82830
Civic Address:	19784 and 19808 – 76 Avenue
Area:	0.74 ha (1.84 ac)
Willoughby Community Plan:	Multi Family; Residential
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 units per acre (upa)); Rowhouse / Townhouse B (8 – 22 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(RH) and R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Rowhouse/Townhouse B (8 – 22 upa) and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

North Arc Properties 76 Ave Ltd. has applied to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots). A development permit (Attachment A) 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 units. In order to complete the desired road pattern in the area and comply with the land use designation, the applicant has requested that variances for the lot depths be considered in conjunction with the Development Permit.

Adjacent Uses:

North: 76 Avenue, beyond which is property designated Rowhouse/Townhouse A (8 – 15 upa), Streamside Protection and Enhancement Areas, and Live-Work (Townhouse) in the Latimer Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and Comprehensive Development Zone CD-146;

South: 75B Avenue, beyond which is property designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan and zoned R-CL(A) and R-CL(B);

East: Property designated Live-Work (Townhouse) and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan, zoned Suburban Residential Zone SR-2, and currently under application (ToL Project No. 08-22-0089); and

West: Property designated Rowhouse/Townhouse B (8 – 22 upa) and Single Family Residential 3 (6 – 8 UPA) in the Latimer Neighbourhood Plan and zoned Suburban Residential Zone SR-2 currently under application (ToL Project No. 08-22-0087);

Zoning Amendment:

Bylaw No. 5811 proposes to rezone the site from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate the development of 27 lots (nine rowhouse lots and 18 semi-detached lots).

The proposed development complies with the provisions of the site's Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 (6 – 8 upa) land use designation in the Latimer Neighbourhood Plan and with the provisions of the proposed Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of lot coverage, parking, height, use. As the subject development site is comprised of two land use designations in the Latimer Neighbourhood Plan, the below table summarizes the density provisions and the resulting number of permitted and proposed units across the two designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MIN GROSS DENSITY	MAX GROSS DENSITY	MIN UNITS PERMITTED	MAX UNITS PERMITTED	PROPOSED UNITS
Rowhouse / Townhouse B (8 – 22 upa)	0.4 ha (0.99 ac)	8 units per acre	22 units per acre	8	21	15
Single Family Residential 3 (6 – 8 upa)	0.34 ha (0.84 ac)	6 units per acre	8 units per acre	6	6	12
TOTAL	0.74 ha (1.83 ac)			14	27	27

The applicant proposes to average the density across the development site as permitted in Section 3.1.8 of the Willoughby Community Plan, which states:

> *"In instances where a development site has more than one designation under this Plan, the density permitted for each portion of the site may be averaged across the entire development site provided that the total number of units on the entire development site does not exceed the aggregate of the units permitted under each designation."*

As shown in the above table, the applicant proposes to develop the site in compliance with the permitted density provisions of the Latimer Neighborhood Plan on an overall site basis. The overall average density of the development is 14.75 units per acre.

Development Permit:

The subject site is located in "Development Permit Area B - Residential" of the Willoughby Community Plan (Attachment B). The proposed development consists of 18 semi-detached residential units in nine buildings and nine rowhouse units in two buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors as well as basements. Secondary suites are not permitted within either the rowhouse or semi-detached units. As a condition of the

rezoning application the applicant is required to register restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All of the units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches, and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, and wood trim. The variations in colours and materials as well as the building massing proposed is used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (2.5-storeys) and site coverage (ranging from 33% to 54%) comply with the requirements of the Residential Compact Lot Zones R-CL(SD) and R-CL(RH).

The on-site landscape plans propose planting shrubs, trees, and grass in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Proposed Variances:

The Latimer Neighbourhood Plan indicates that development within the subject sites Single Family 3 (6 – 8 upa) and Rowhouse/Townhouse B (8 – 22 upa) designations should be street facing and have access from a rear lane. To align with the preferred road network and lot pattern of the Latimer Neighbourhood Plan, the applicant proposes to reduce the lot depth from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 26 and 22.6 m (74.1 ft) for proposed Lot 27. The R-CL(RH) and R-CL(SD) zones currently require a 2.5 m (8.2 ft) front setback with stairs for front porches permitted to be sited a minimum of 1.5 m from the front lot line. Given the proposed shallower lot depths, the applicant proposes to reduce the front setback from 1.5 m to 0.92 m – 1.4 m to accommodate the entry stairs. Additionally, as proposed Lot 27 is adjacent to a cul-de-sac bulb, it results in a non-standard lot shape. Given the lot shape, the applicant proposes a variance to the side yard setback adjacent to the road on proposed Lot 27. The applicant has included the following rationale for the proposed variances:

> *"We will require a variance permit for the reduced setback as a result of the shallower lot depth created by the desired transportation network for the area. It is important to note that the rear yard separation from the lane to the building is maintained at 13.0m. The units are also shallower than standard R-CL units as a result of the site programming. The units are designed to maintain a street friendly experience for pedestrians and the home owners. The average setback over the entire side lot setback* [on lot 27] *would greatly exceed the 2.5m setback requirement. The irregular shape of lot 27 is a result of our development fulfilling the desired transportation network plan for the area."*

Staff do not object to the proposed variances as they result in street facing units with rear lane access, align with the existing and future road network in the area, and maintain the required rear yard space.

Greenhouse Gas Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101333.

Subdivision:

The applicant is proposing to subdivide the subject parcel to create 27 lots (nine rowhouse lots and 18 semi-detached lots). The lot reconfiguration is arranged to match the proposed zoning. 15 lots front 76 Avenue and 12 lots front 75B Avenue. As a condition of development, a statutory right-of-way is required to be registered on Lots 16 and 17 to provide additional access to 75B Avenue until such time as the lane connects to 75B Avenue, which is to be provided through adjacent development. Staff note that a rezoning / subdivision application (TOL Project No. 08-22-0089) is currently being processed on the adjacent site to the east. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access will be provided for each lot via a rear lane. The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 54 parking spaces for the semi-detached and rowhouse units (outdoors and within garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 18 semi-detached units, nine rowhouse units @ 2 spaces / unit	54	54
Visitor Parking Spaces @ 0.2 spaces / unit	5	5
Total	59	59

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 is $5,776 per semi-detached and rowhouse unit for a total of $155,952.

Adaptable Housing:

In accordance with Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of rowhouse 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.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The applicant has provided a 4.5 m (6.6 ft) wide statutory right-of-way as part of the subject proposal over proposed Lot 1 for servicing as well as to provide a pedestrian connection from the cul-de-sac bulb to 76 Avenue.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 11 significant trees exist on the subject site, none of which are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 56 replacement trees are required and 56 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 71 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Latimer Neighbourhood Plan. A community stormwater detention facility exists in the 7700 block of 197 Street to support the proposed development and overall catchment area. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

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 C) estimating that the proposed development will generate approximately 11 new students for Donna Gabriel Robins Elementary School (located approximately 1.4 km northeast of the subject site), four students for Peter Ewart Middle School (located approximately 650 m northeast of the site) and six students for RE Mountain Secondary School (located approximately 550 m east of the site).

Parks:

Willoughby Community Park is located approximately 350 m northeast of the development site.

Transit:

Transit service is provided along 200 Street (approximately 350 m northeast of the site) via the 501 bus route.

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on March 29, 2022. In accordance with the Policy, the applicant mailed 27 notices to the surrounding area and posted notification in the local newspaper. The results, indicating that no members of the public attended, are compiled and provided as Attachment D.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 27 lots (nine rowhouse lots and 18 semi-detached lots) and complies with the land use and density provisions of the Willoughby Community Plan and the Latimer 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 Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of site coverage, parking, height, use, and density noting the proposed variances to lot depth and permissible siting exceptions for the front entry stairs.

Staff recommend that Council give first and second reading to Bylaw No. 5811 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5811) of accompanying Development Permit No. 101333 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101333
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. 101333

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

1. Name: North Arc Properties 76 Ave. Ltd.

   Address: 206, 13049 – 76 Avenue
   Surrey BC V3W 2V7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 and 3 Section 22 Township 8 New Westminster District Plan 82830

   CIVIC ADDRESS: 19784 and 19808 – 76 Avenue

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

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
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. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;
e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;
f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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. Registration of an easement securing the required visitor parking stalls;
c. Registration of party wall and common elements maintenance agreements on title of all lots;
d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
g. Submission or completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
h. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans
SCHEDULE C	Site Plan

DUPLEX AND ROWHOMES DEVELOPMENT

19784/19808 76 AVE TOWNSHIP OF LANGLEY



DEVELOPMENT DATA

NET SITE AREA:

54,352 SQ. FT. 1.362 ACRES 5,514.0 M2 0.551 HA.

LOT COVERAGE:

Lot #	Lot Area s.f	Lot Coverage (s.f)	Lot Coverage (%
1	3,167	1,036	33%
2	2,234	949	42%
3	2,213	1,018	46%
4	2,206	1,018	46%
5	2,206	1,018	46%
6	2,206	1,018	46%
7	2,206	1,018	46%
8	1,844	1,008	55%
9	1,844	1,008	55%
10	2,206	1,009	46%
11	2,206	1,009	46%
12	1,844	1,008	55%
13	1,844	1,008	55%
14	1,844	1,008	55%
15	2,211	1,018	46%
16	2,209	1,024	46%
17	2,209	1,024	46%
18	2,209	1,024	46%
19	2,209	1,024	46%
20	2,209	1,024	46%
21	2,209	1,024	46%
22	2,209	1,024	46%
23	2,209	1,024	46%
24	2,209	1,024	46%
25	2,209	1,024	46%
26	2,209	1,024	46%
27	2,772	1,024	37%
TOTAL	59,352	27,439	46%

PARKING:

RESIDENTIAL: REQUIRED: 2.0 x 27 UNITS = 54 SPACES
PROVIDED: 54 SPACES

VISITOR: REQUIRED: 0.2 x 27 UNITS = 5.4 SPACES
PROVIDED: 5 SPACES

TOTAL: REQUIRED: 59 SPACES
PROVIDED: 59 SPACES



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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CKD

DRAWN : HD
DESIGN : HD
DATE : Oct. 21 22
SCALE : 1/8" = 1'-0"

PROJECT : DUPLEX & ROWHOMES
19784/19808 76 AVE TOL
SHEET CONTENTS : RENDERINGS AND DATA

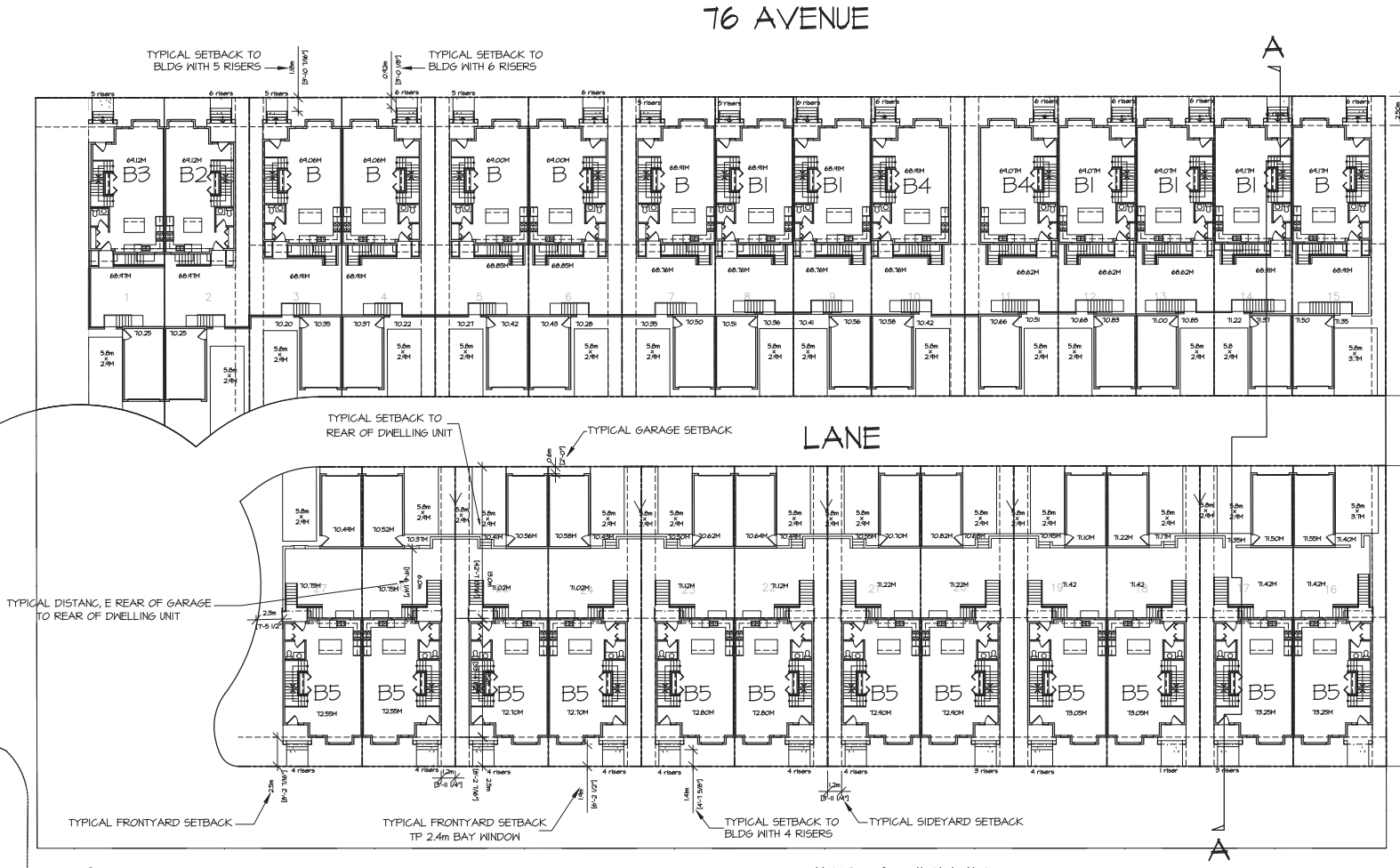
CLIENT : SOUTH ARG PROPERTIES 76 AVE LTD.

barnett dembek ARCHITECTS INC.

SCHEDULE A

SHEET NO. A0-0.0
PROJECT NO. 2009
REV. NO.

(604) 597-7100
(604) 597-2099
mail@barnettdembek.com



NORTH

CONCEPTUAL SITE PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CH'D

con-t.dwg

DESIGN : MD | DRAWN : | DATE : Oct. 21 22 | SCALE : 1/16" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
19784/19806 16 AVE T.O.L

SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barktex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO.	REV. NO.
21009	



VIEW ALONG 76 AVENUE

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



VIEW ALONG 75B AVENUE

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

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ISSUE	DATE	BY	ISSUED FOR

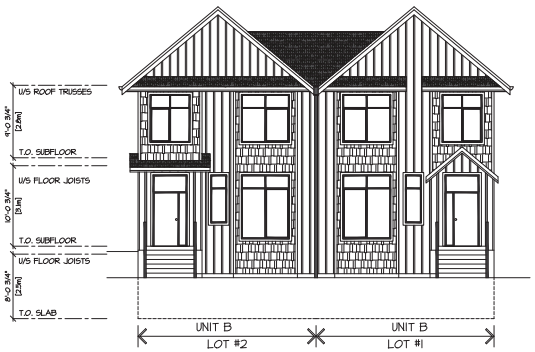
REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/16" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 76 AVE LTD.
PROJECT : DUPLEX & ROWHOMES 14784/14806 76 AVE T.O.L
SHEET CONTENTS : STREET ELEVATIONS

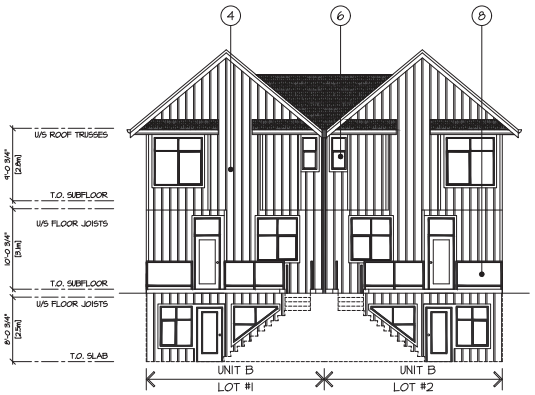
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barktex.com

CLIENT NO.	SHEET NO.
	AC-1.2
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

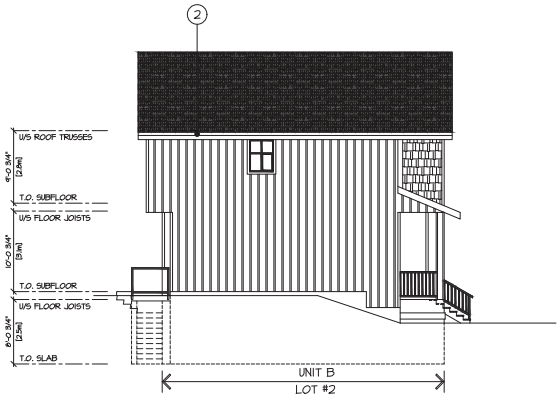


REAR ELEVATION

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

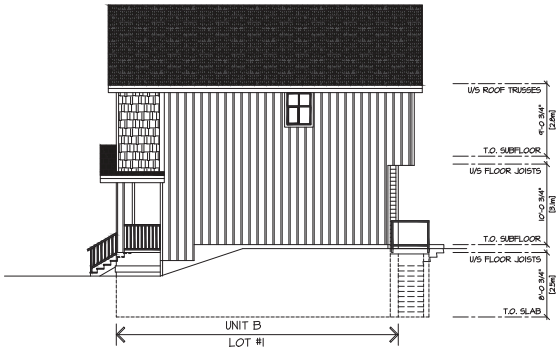
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTEN
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



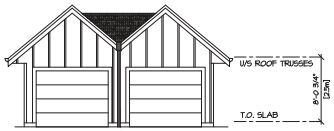
SIDE ELEVATION

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



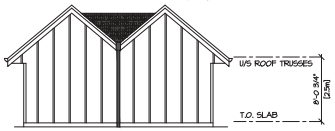
SIDE ELEVATION

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



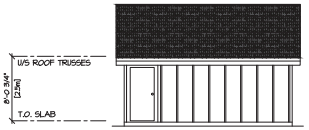
FRONT ELEVATION

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



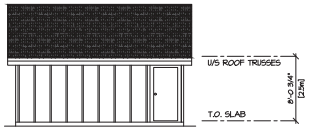
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

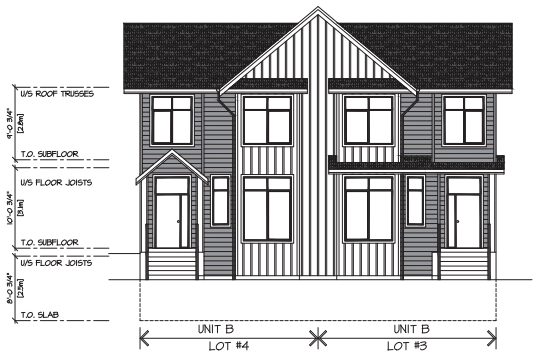
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek
ARCHITECTS INC
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7536 130 STREET,
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V3W 1H8
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FAX: (604) 597-2099
EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO. 21009	REV. NO.



FRONT ELEVATION

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

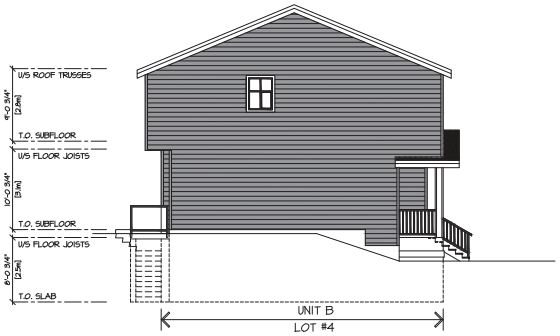


REAR ELEVATION

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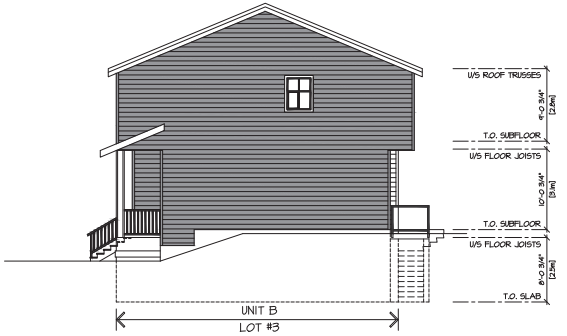
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
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3. 2x10 FASCIA C/W 1X4 TRIM
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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



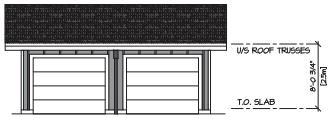
SIDE ELEVATION

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



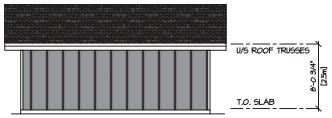
SIDE ELEVATION

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



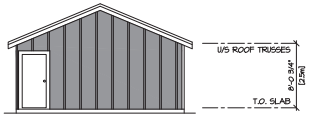
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

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

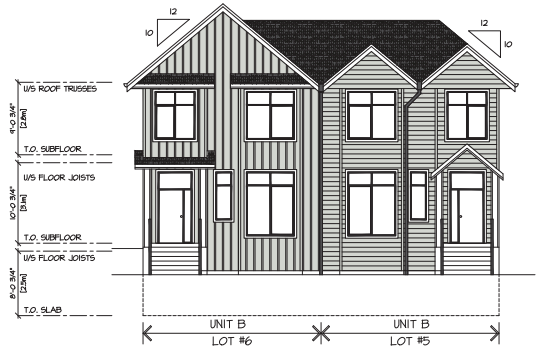
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

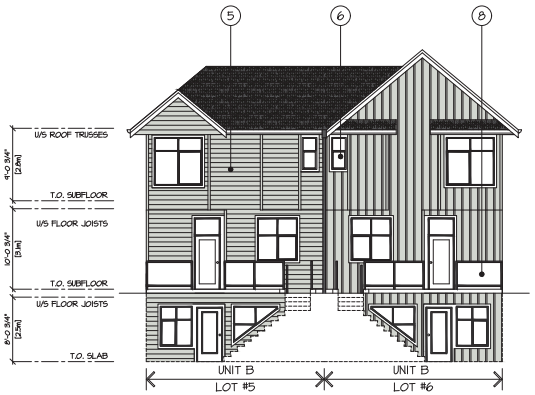
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
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EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.02
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

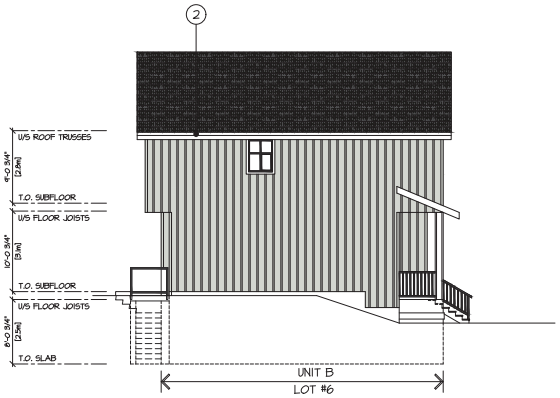


REAR ELEVATION

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

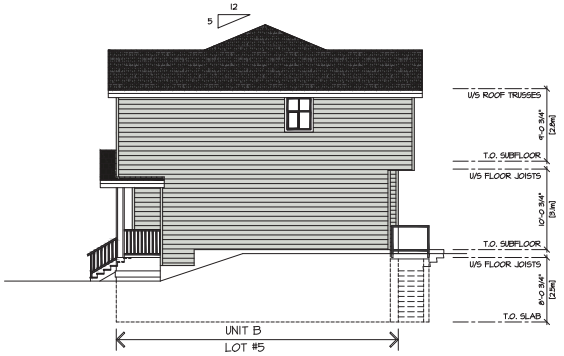
SCHEDULE OF FINISHES

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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



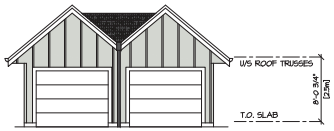
SIDE ELEVATION

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



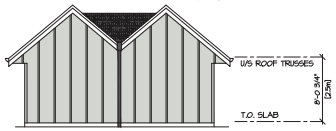
SIDE ELEVATION

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



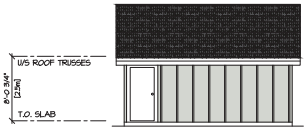
FRONT ELEVATION

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



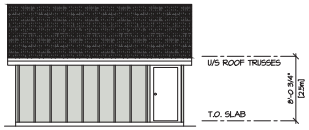
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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DESIGN : MD
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DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

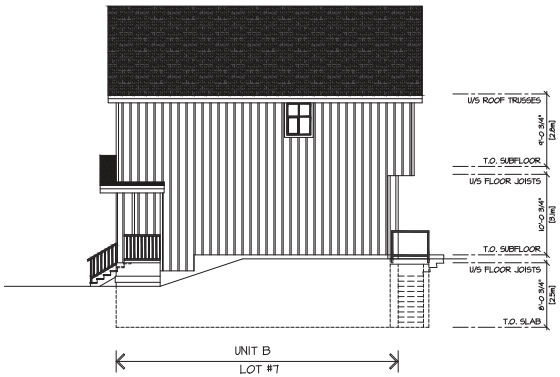
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek
ARCHITECTS INC
UNIT 135,
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EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.03
PROJECT NO.	REV. NO.
21009	



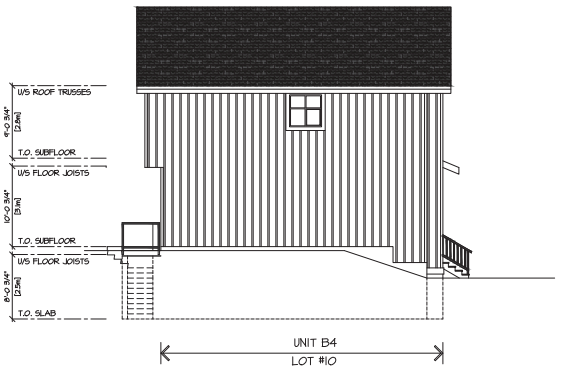
SIDE ELEVATION

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



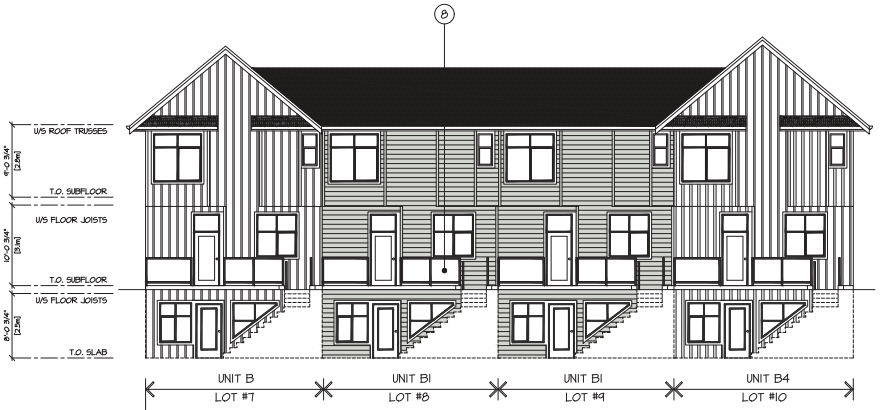
FRONT ELEVATION

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



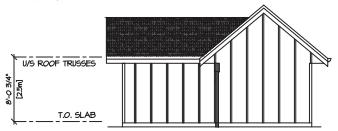
SIDE ELEVATION

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



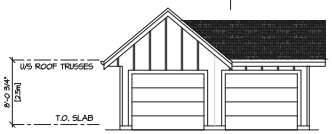
REAR ELEVATION

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



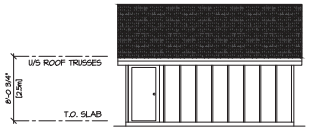
FRONT ELEVATION

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



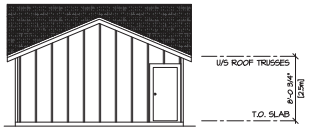
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTON
5. HORIZONTAL HARDI PLANK SIDING
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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES (4184/4186)& 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

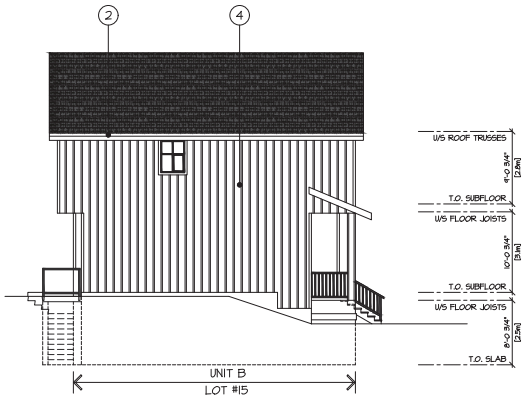
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-2.04
PROJECT NO. 21009	REV. NO.



FRONT ELEVATION

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



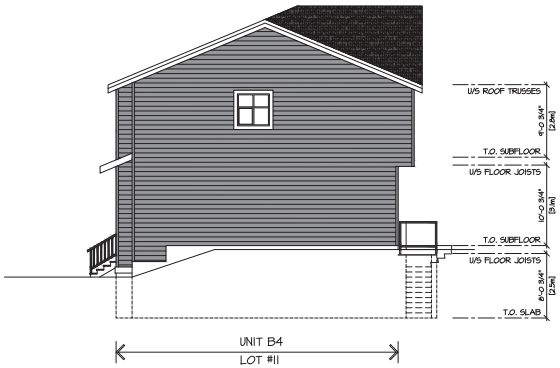
SIDE ELEVATION

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



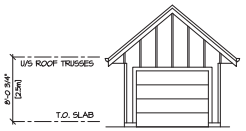
REAR ELEVATION

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



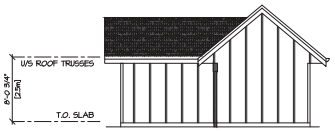
SIDE ELEVATION

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



REAR ELEVATION

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



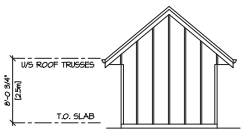
FRONT ELEVATION

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



REAR ELEVATION

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

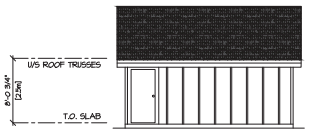


FRONT ELEVATION

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

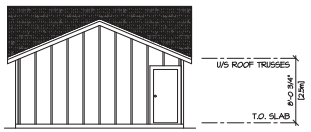
SINGLE GARAGE

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

SCHEDULE OF FINISHES

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REVN	DATE	DR'N	CK'D

ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD | DRAWN : | DATE : Oct. 21 22 | SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

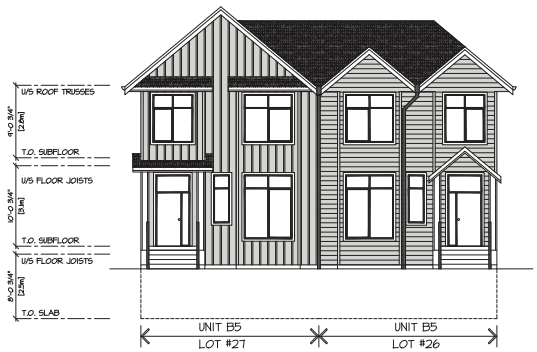
SHEET CONTENTS : ELEVATIONS

barnett dembek ARCHITECTS INC

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

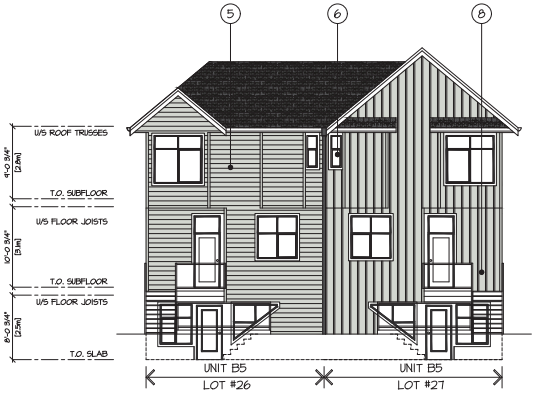
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barktex.com

CLIENT NO.	SHEET NO.
	AC-2.05
PROJECT NO. 21009	REV. NO.



FRONT ELEVATION

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

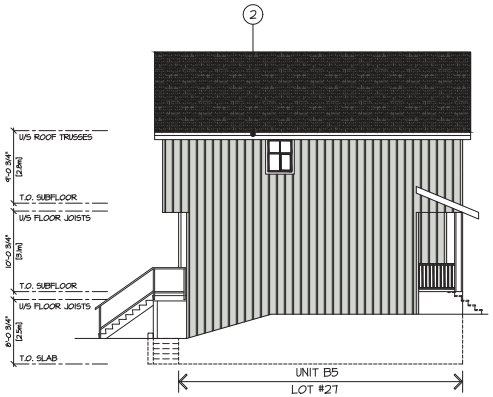


REAR ELEVATION

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

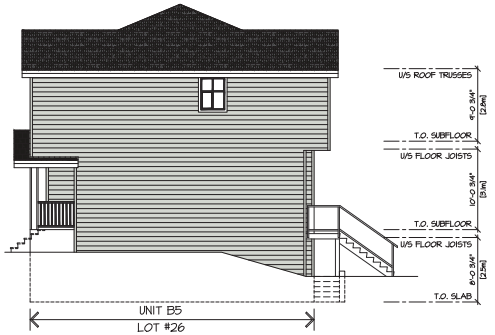
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTEN
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



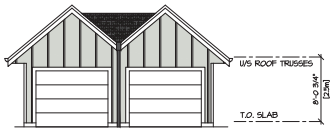
SIDE ELEVATION

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



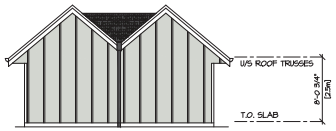
SIDE ELEVATION

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



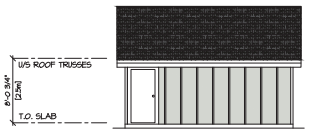
FRONT ELEVATION

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



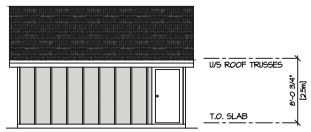
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D

ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD | DRAWN : | DATE : Oct. 2, 22 | SCALE : 1/8" = 1'-0"

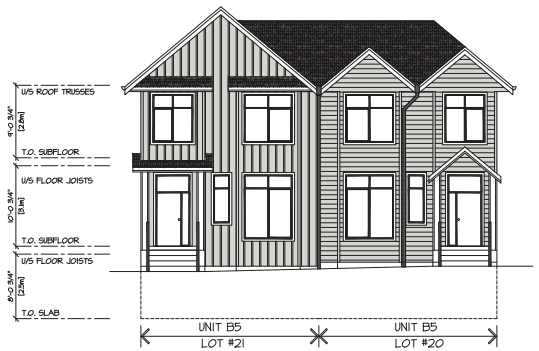
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

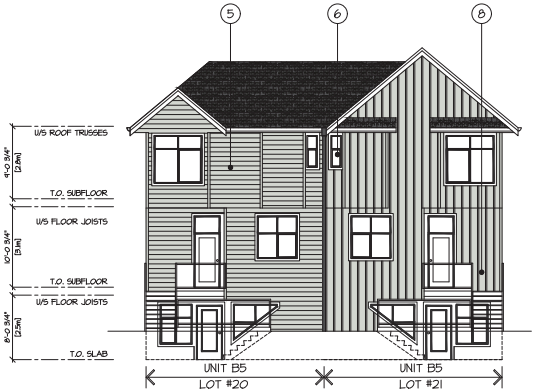
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.06
PROJECT NO. 21009	REV. NO.



FRONT ELEVATION

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

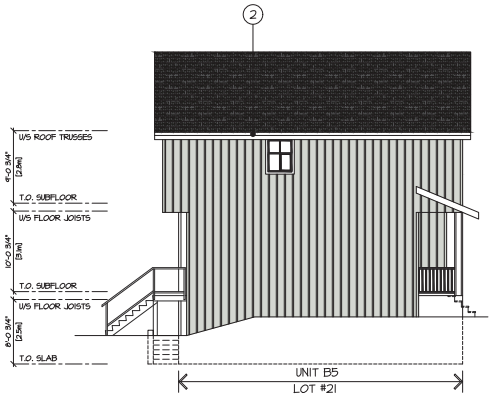


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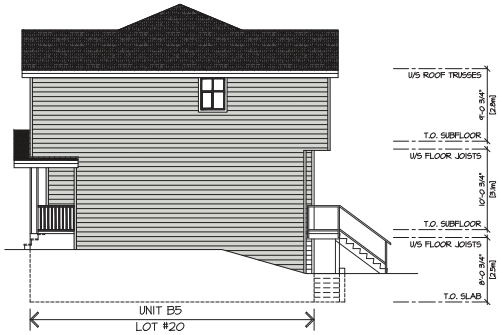
SCHEDULE OF FINISHES

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7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



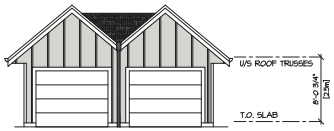
SIDE ELEVATION

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



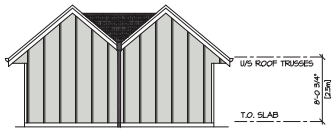
SIDE ELEVATION

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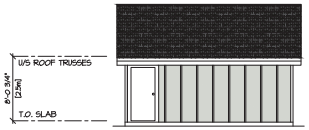
FRONT ELEVATION

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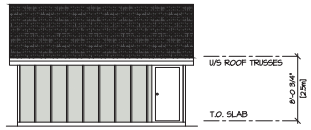
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

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EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.06B
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

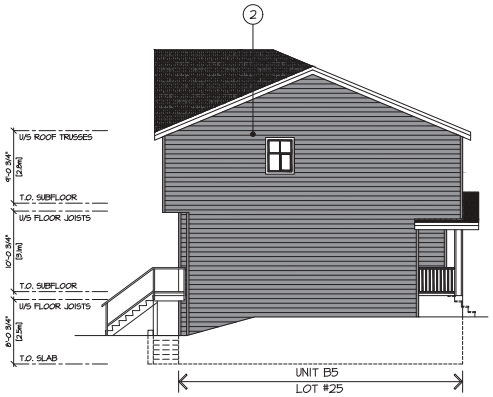


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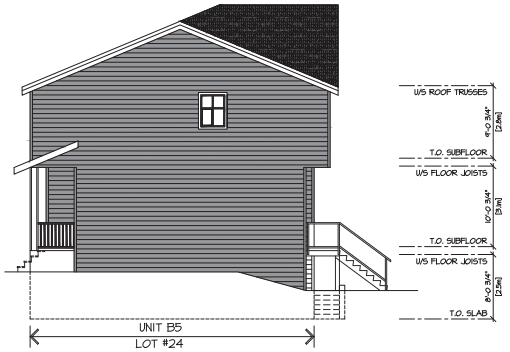
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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



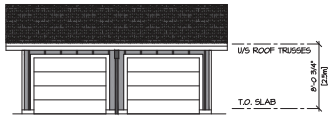
SIDE ELEVATION

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



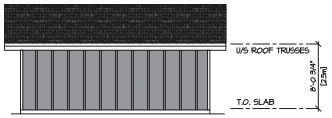
SIDE ELEVATION

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



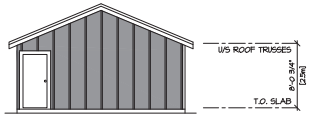
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek
ARCHITECTS INC
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EMAIL: mail@bdarchitex.com

CLIENT NO.	SHEET NO.
	AC-2.07
PROJECT NO. 21009	REV. NO.



FRONT ELEVATION

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

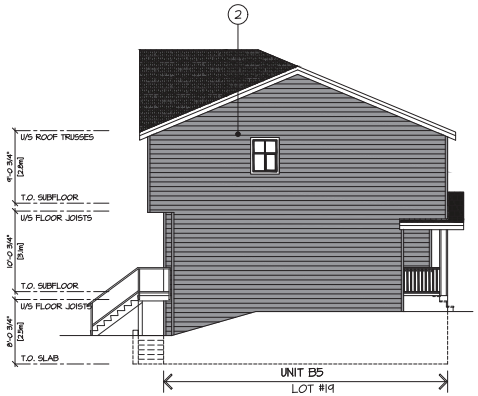


REAR ELEVATION

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

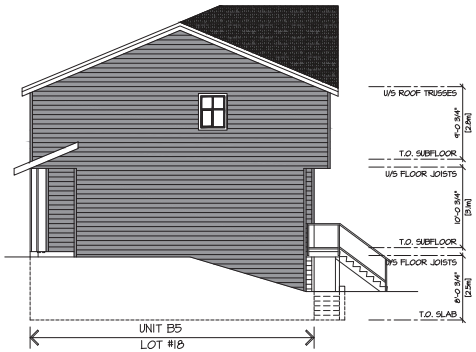
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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



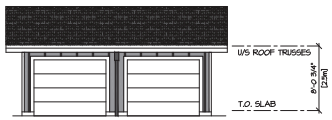
SIDE ELEVATION

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



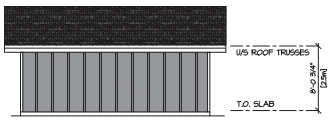
SIDE ELEVATION

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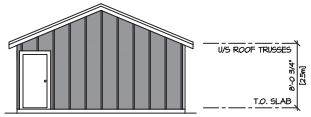
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

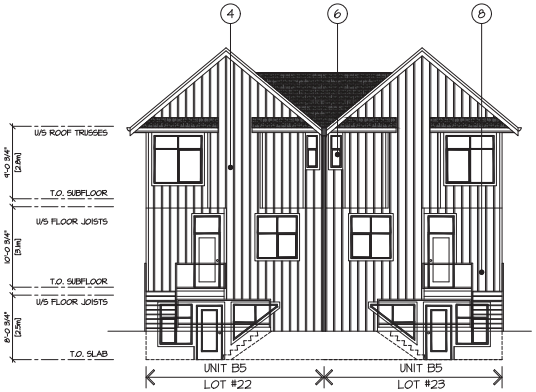
barnett dembek
ARCHITECTS INC
UNIT 135,
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EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-2.07B
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

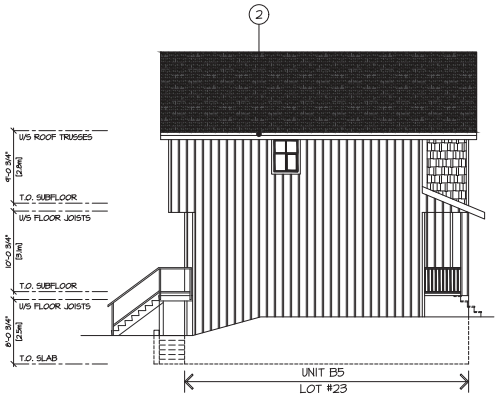


REAR ELEVATION

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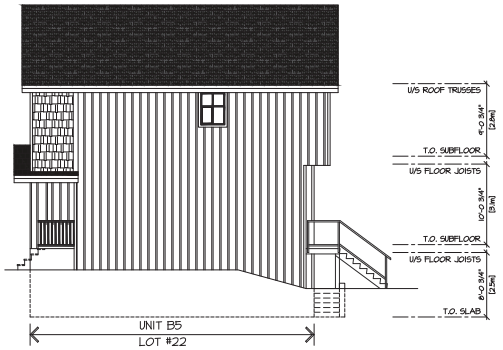
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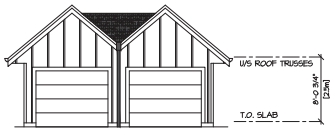
SIDE ELEVATION

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



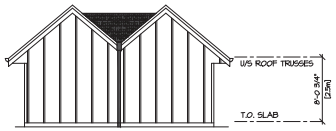
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SCALE : 1/8" = 1'-0"



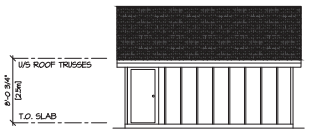
FRONT ELEVATION

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



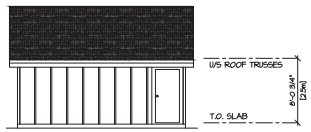
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14806 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

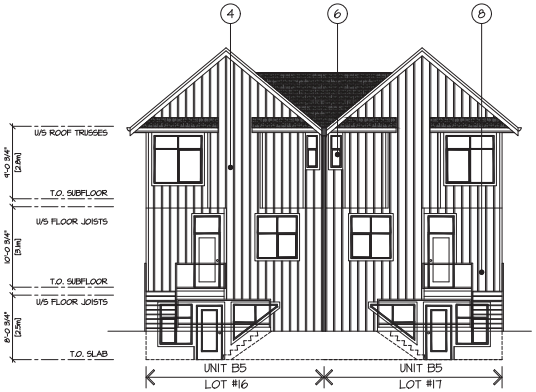
barnett dembek
ARCHITECTS INC
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CLIENT NO.	SHEET NO.
	AC-2.08
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

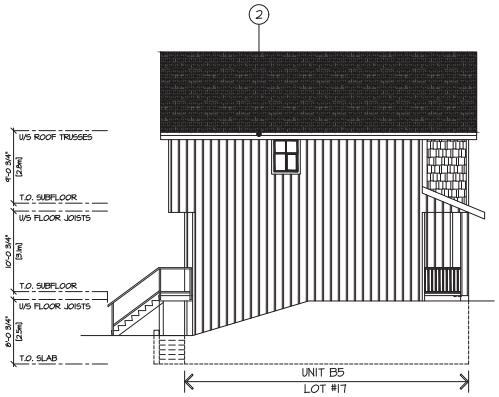


REAR ELEVATION

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

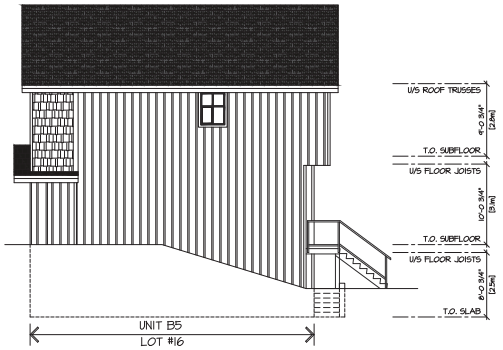
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6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



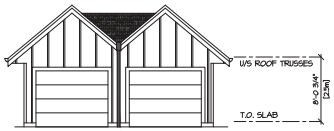
SIDE ELEVATION

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



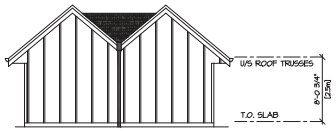
SIDE ELEVATION

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



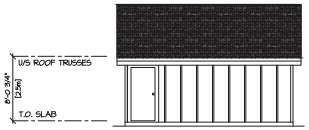
FRONT ELEVATION

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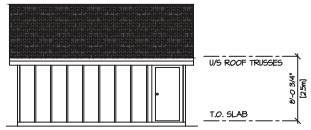
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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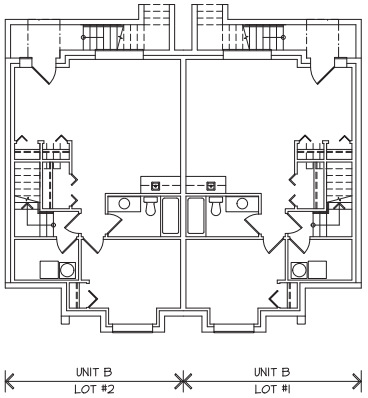
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

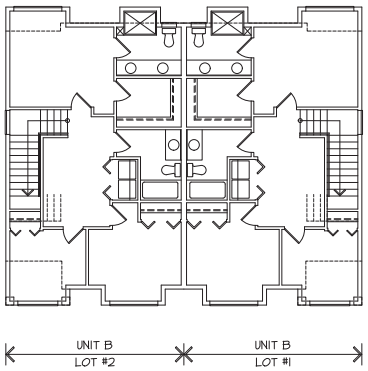
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
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	AC-2.08B
PROJECT NO.	REV. NO.
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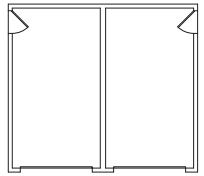
BASEMENT FLOOR PLAN

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



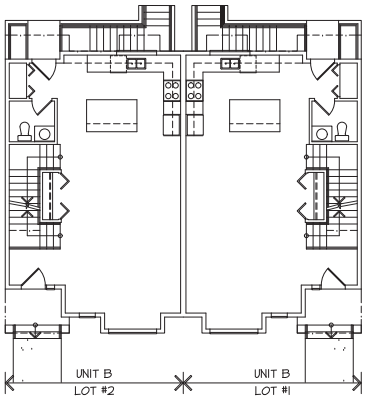
UPPER FLOOR PLAN

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



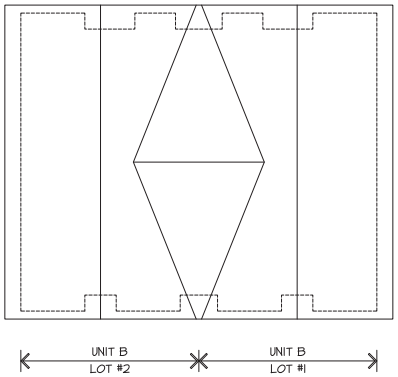
DETACHED GARAGE

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



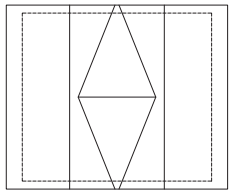
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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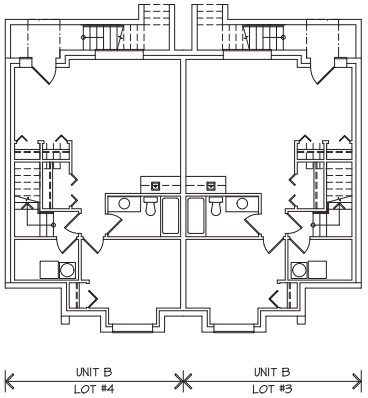
SHEET CONTENTS : BUILDING PLANS

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ARCHITECTS INC

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

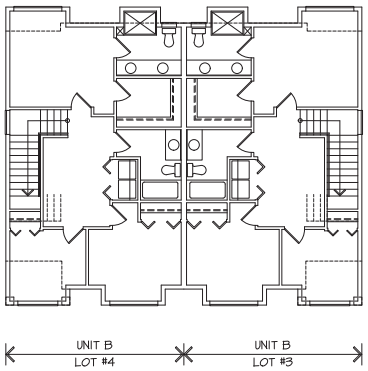
PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
	AC-3.01
PROJECT NO.	REV. NO.
21009	



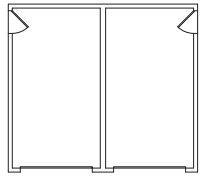
BASEMENT FLOOR PLAN

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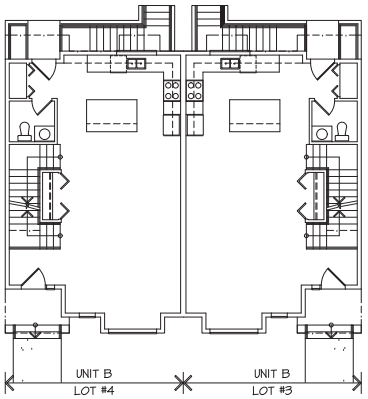
UPPER FLOOR PLAN

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



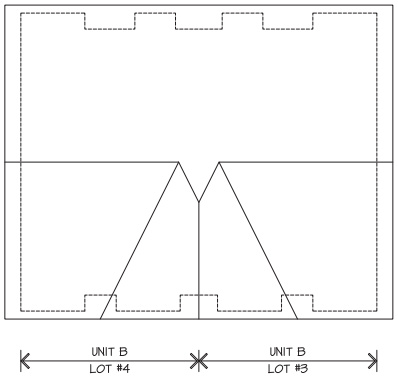
DETACHED GARAGE

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



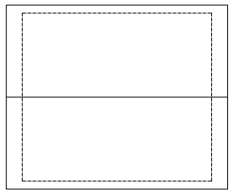
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

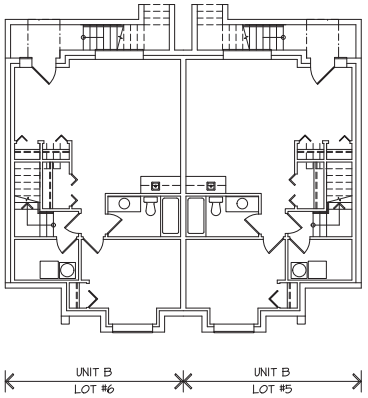
SHEET CONTENTS : BUILDING PLANS

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ARCHITECTS INC

UNIT 135,
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V3W 1H8

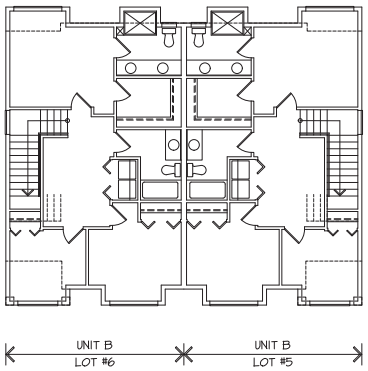
PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
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PROJECT NO.	REV. NO.
21009	



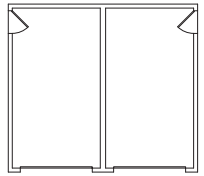
BASEMENT FLOOR PLAN

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



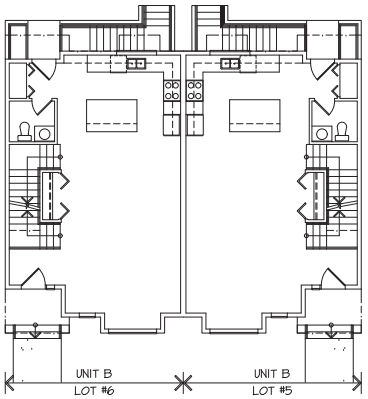
UPPER FLOOR PLAN

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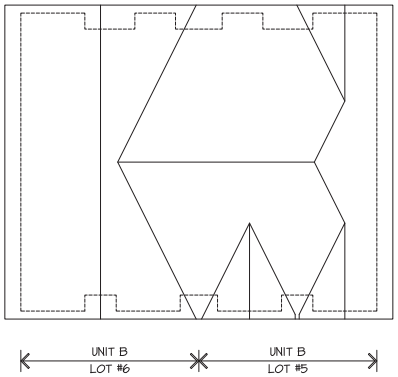
DETACHED GARAGE

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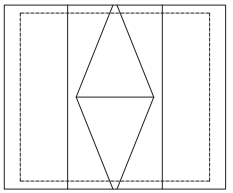
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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

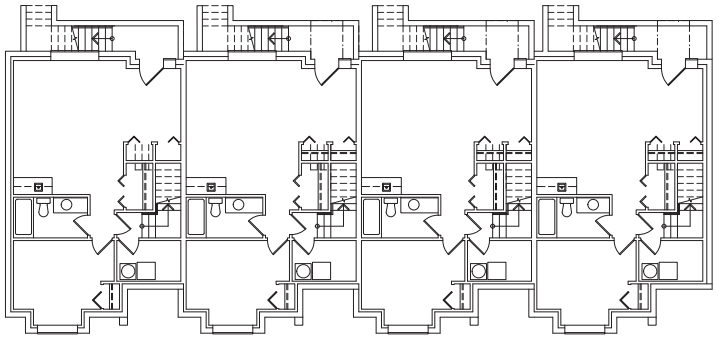
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

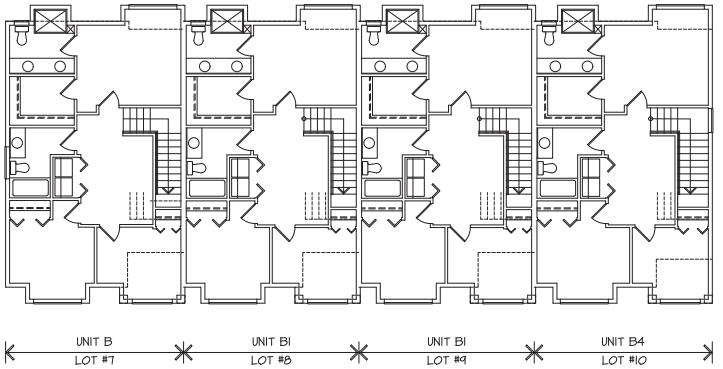
barnett dembek
ARCHITECTS INC
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7536 130 STREET,
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PROJECT NO.	REV. NO.
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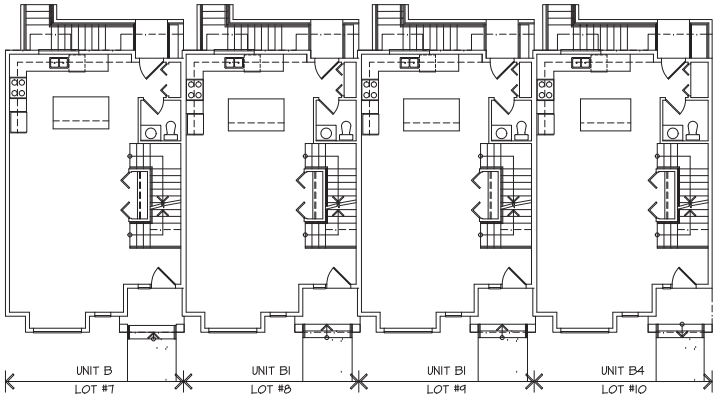
BASEMENT FLOOR PLAN

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



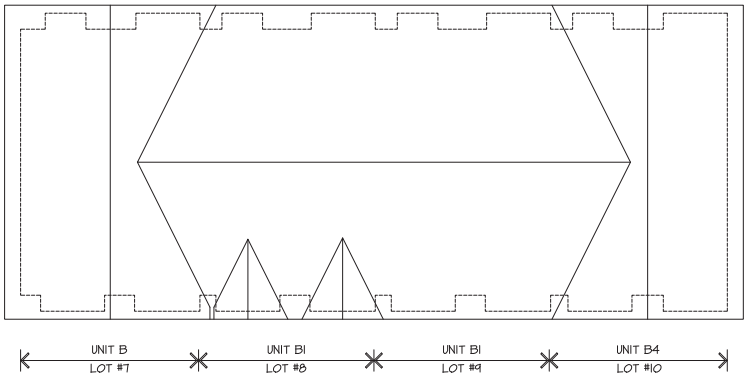
UPPER FLOOR PLAN

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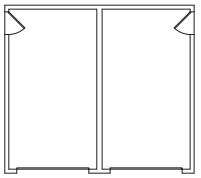
MAIN FLOOR PLAN

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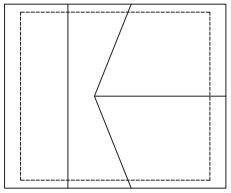
ROOF PLAN

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



DETACHED GARAGE

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



GARAGE ROOF PLAN

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

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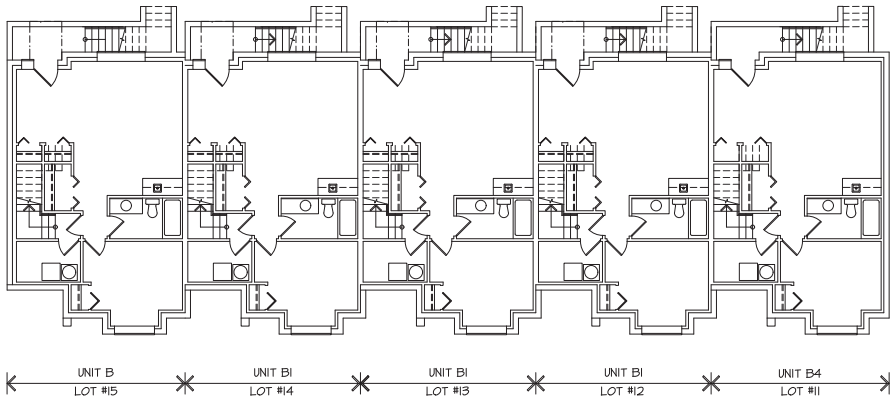
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PROJECT : DUPLEX & ROWHOMES
14784/14860B 16 AVE T.O.L

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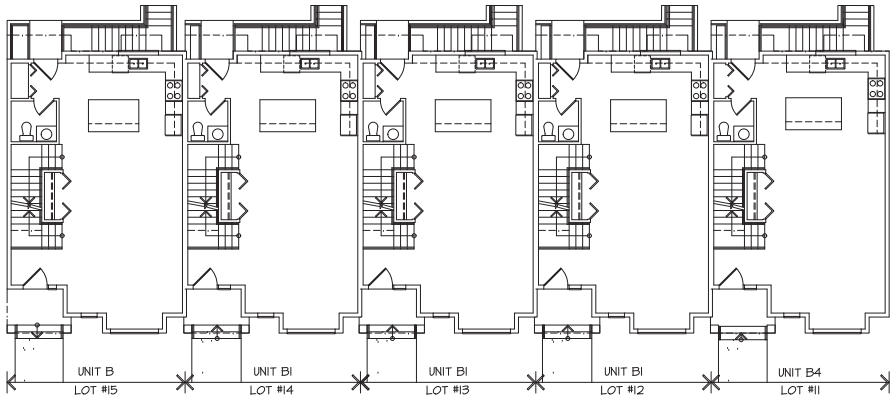
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EMAIL: mail@bdarchitex.com

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	AC-3.04
PROJECT NO. 21009	REV. NO.



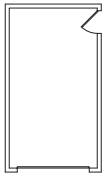
BASEMENT FLOOR PLAN

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



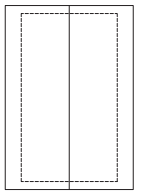
MAIN FLOOR PLAN

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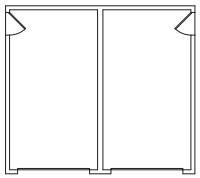
DETACHED GARAGE

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



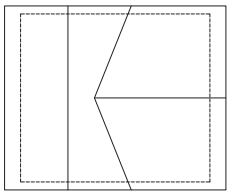
GARAGE ROOF PLAN

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



DETACHED GARAGE

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



GARAGE ROOF PLAN

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

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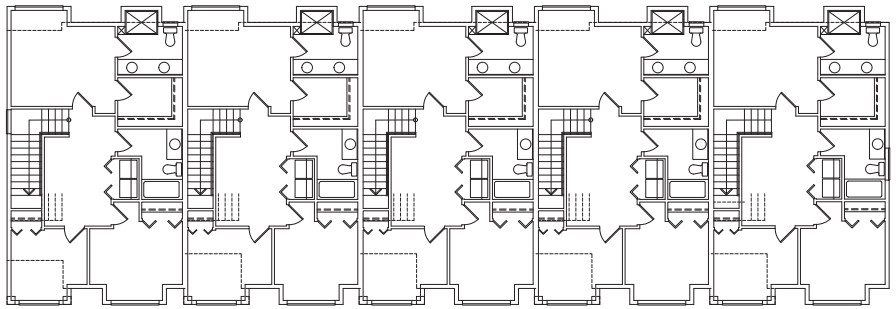
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14184/14606 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

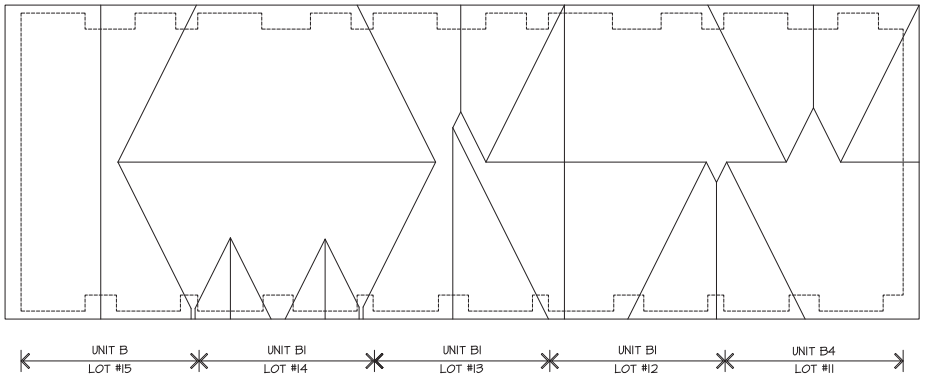
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ARCHITECTS INC
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EMAIL: mail@barnettex.com

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UPPER FLOOR PLAN

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



ROOF PLAN

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

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DATE : Oct. 21, 22
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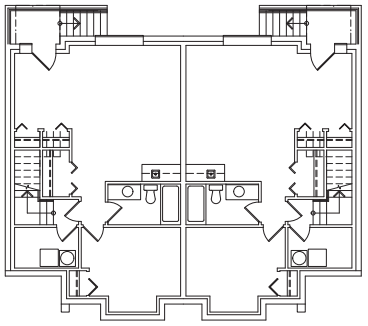
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

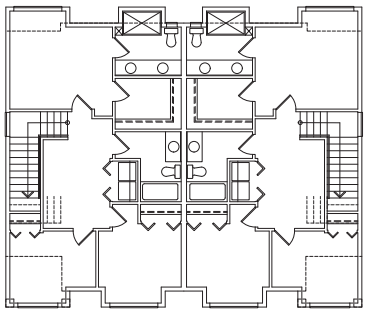
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barktex.com

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	AC-3.05B
PROJECT NO.	REV. NO.
21009	



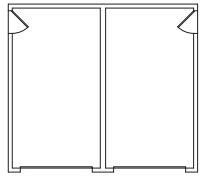
BASEMENT FLOOR PLAN

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



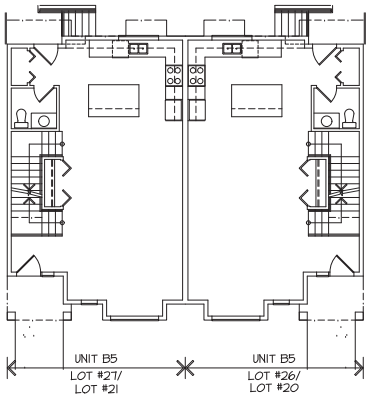
UPPER FLOOR PLAN

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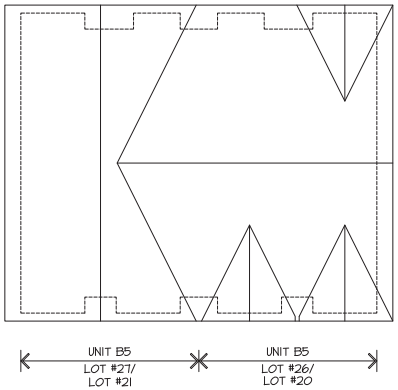
DETACHED GARAGE

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



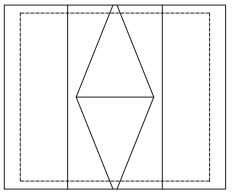
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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

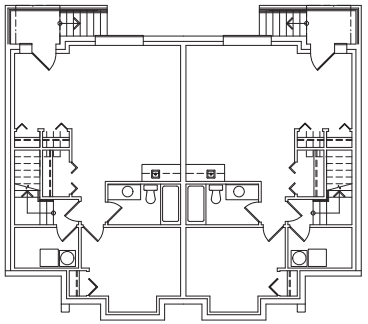
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

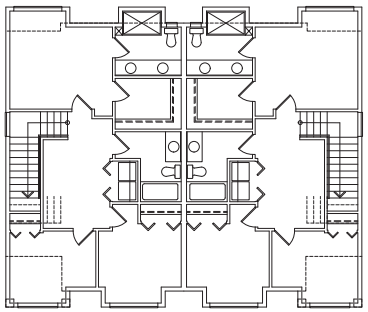
barnett dembek
ARCHITECTS INC
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EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-3.06
PROJECT NO.	REV. NO.
21009	



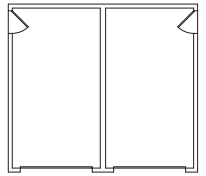
BASEMENT FLOOR PLAN

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



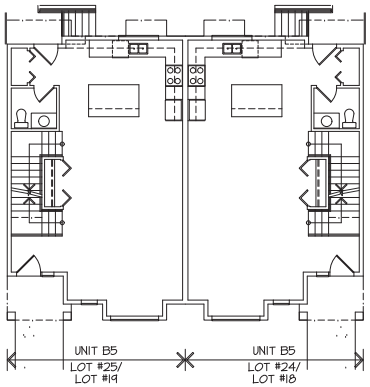
UPPER FLOOR PLAN

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



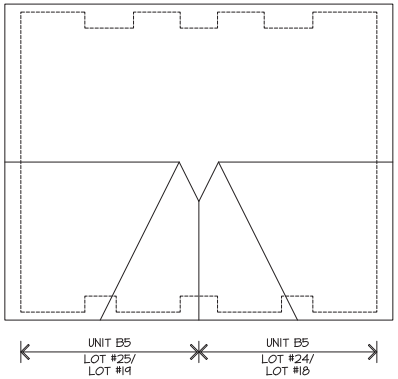
DETACHED GARAGE

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



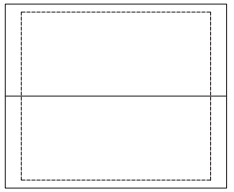
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

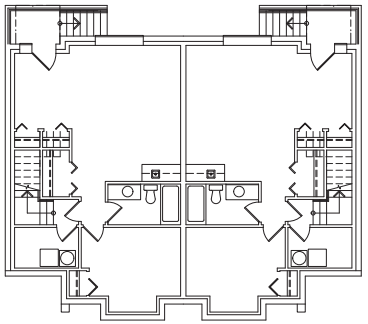
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14606 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

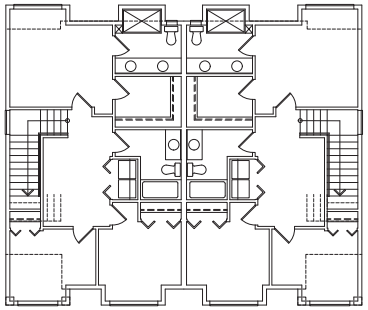
barnett dembek
ARCHITECTS INC
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7536 130 STREET,
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EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-3.07
PROJECT NO.	REV. NO.
21009	



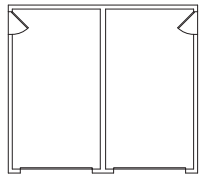
BASEMENT FLOOR PLAN

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



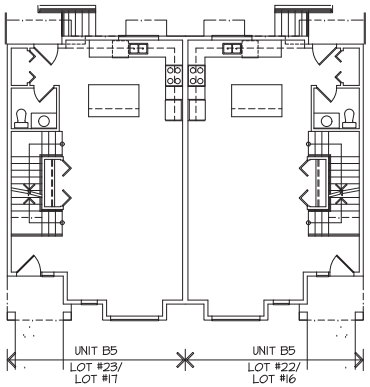
UPPER FLOOR PLAN

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



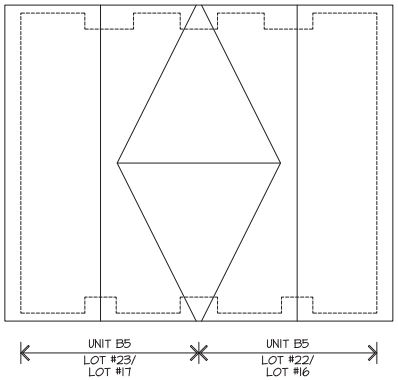
DETACHED GARAGE

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



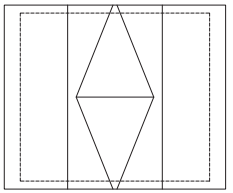
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
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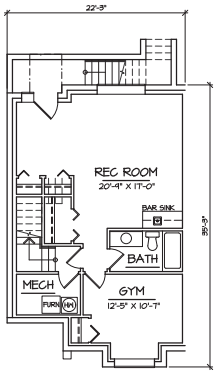
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

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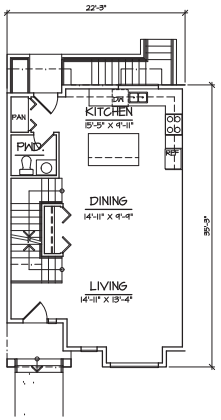
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ARCHITECTS INC
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7536 130 STREET,
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PHONE: (604) 597-7100
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EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-3.08
PROJECT NO.	REV. NO.
21009	



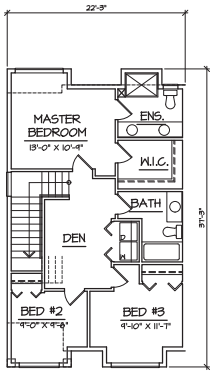
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 724 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 724 S.F.

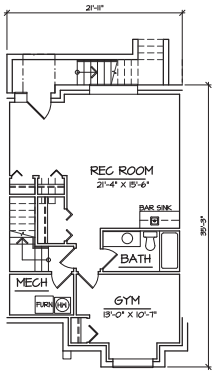


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 798 S.F.

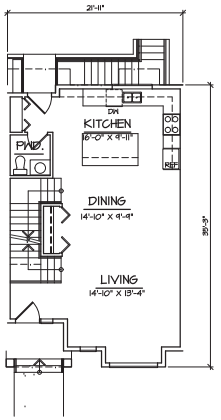
UNIT TYPE B

TOTAL FLOOR AREA:
1,522 S.F. (BASEMENT EXCLUDED)



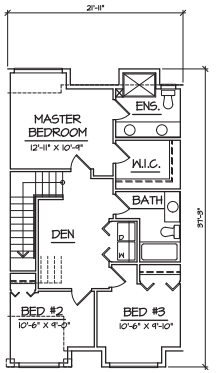
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 714 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 714 S.F.

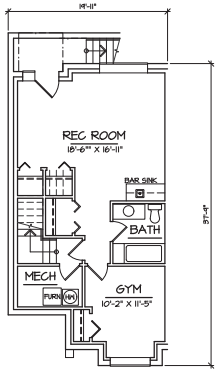


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 787 S.F.

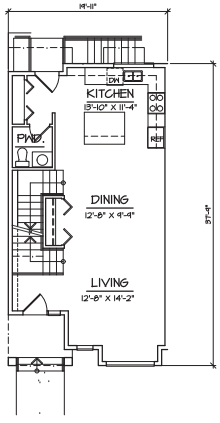
UNIT TYPE B1

TOTAL FLOOR AREA:
1,501 S.F. (BASEMENT EXCLUDED)



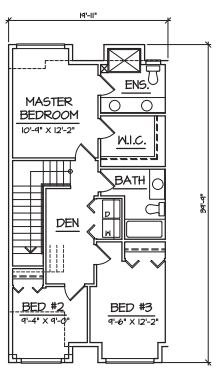
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 691 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 691 S.F.

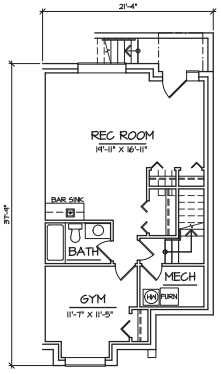


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 770 S.F.

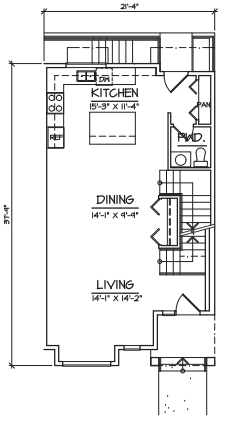
UNIT TYPE B2

TOTAL FLOOR AREA:
1,461 S.F. (BASEMENT EXCLUDED)



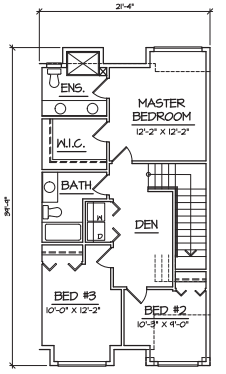
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 741 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 741 S.F.



UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 821 S.F.

UNIT TYPE B3

TOTAL FLOOR AREA:
1,562 S.F. (BASEMENT EXCLUDED)

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

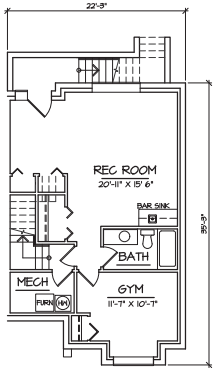
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14808 16 AVE T.O.L

SHEET CONTENTS : UNIT PLANS

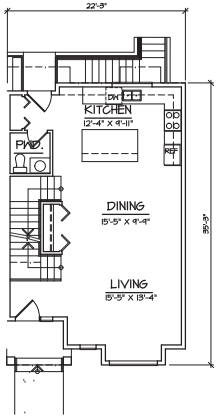
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ARCHITECTS INC
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7536 130 STREET,
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V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarchitex.com

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PROJECT NO.	REV. NO.
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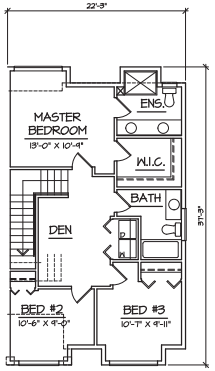
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 725 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 725 S.F.

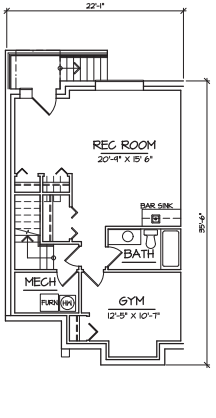


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 799 S.F.

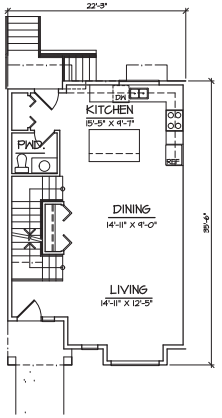
UNIT TYPE B4

TOTAL FLOOR AREA:
1,525 S.F. (BASEMENT EXCLUDED)



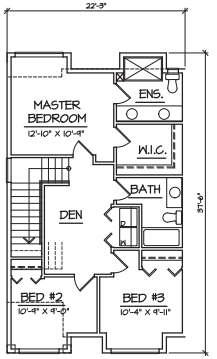
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 730 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 730 S.F.



UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 805 S.F.

UNIT TYPE B5

TOTAL FLOOR AREA:
1,535 S.F. (BASEMENT EXCLUDED)

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

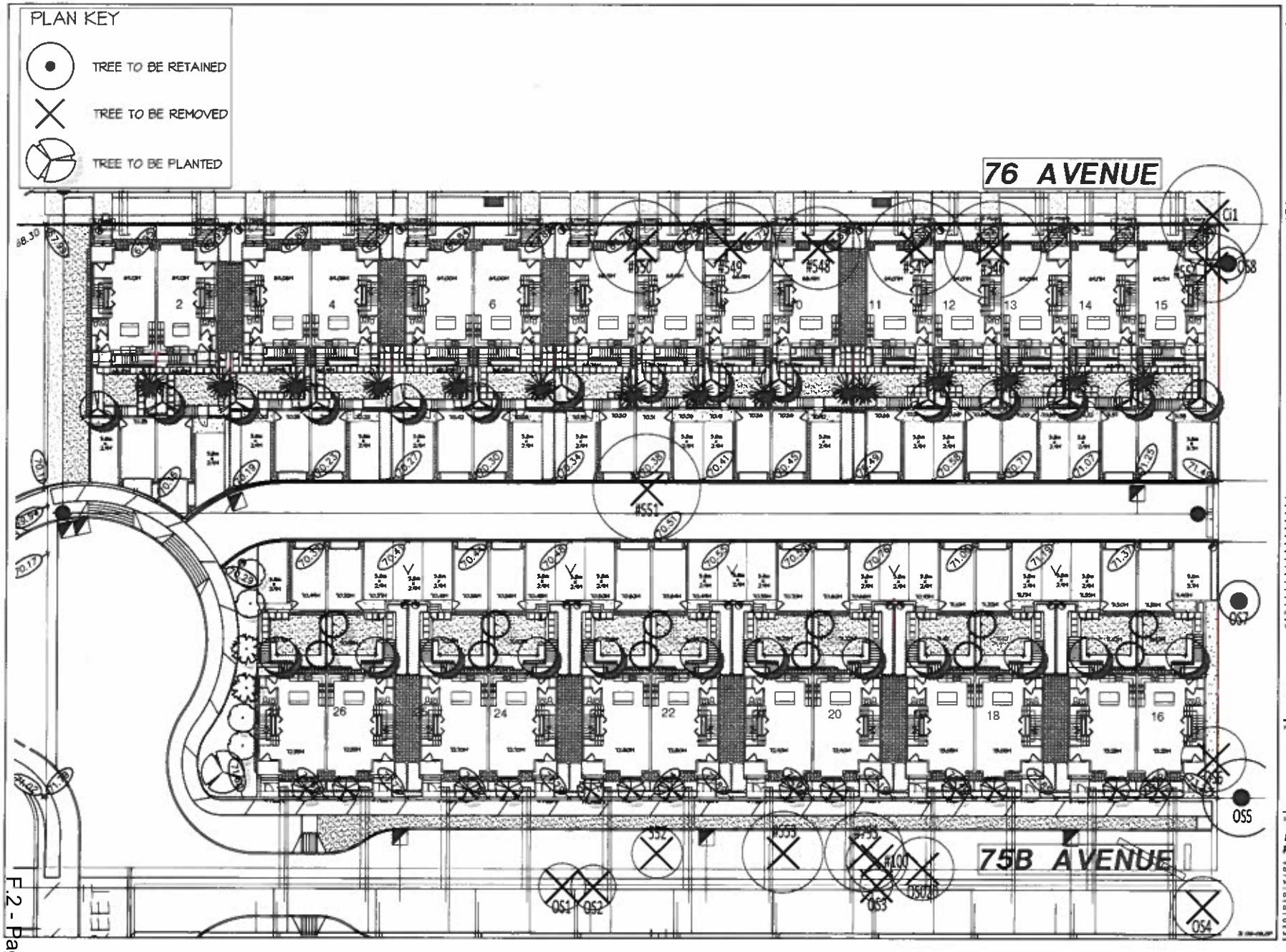
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : UNIT PLANS

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CLIENT NO.	SHEET NO.
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PROJECT NO.	REV. NO.
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M2
LANDSCAPE ARCHITECTURE

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Fax: 604.553.0045
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NO.	DATE	REVISION DESCRIPTION	BY
8	JAN/2023	REV AS PER NEW AREA PLAN	BH
7	JAN/2023	REV AS PER NEW SITE PLAN SEQ.	BH
6	JAN/2023	REV AS PER TOL COMMENTS	BH
5	FEB/2022	REV AS PER NEW SITE PLAN DP	BH
4	JAN/2022	ISSUED FOR DP	BH
3	/2020	REV PER NEW SITE PLAN (OPTION)	BH
2	/2020	REV PER NEW SITE PLAN (OPTION)	BH
1	/2020	PRELIMINARY OPTION DRAWN	BH

PROJECT:
19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
RETAINED/ REMOVED/ PROPOSED TREE PLAN

DATE: SEPTEMBER 2022
SCALE: 1:xx
DRAWN: BH
DESIGN: BH
CHK'D: MH
M2LA PROJECT NUMBER:
DRAWING NUMBER:

SCHEDULE B

F.2

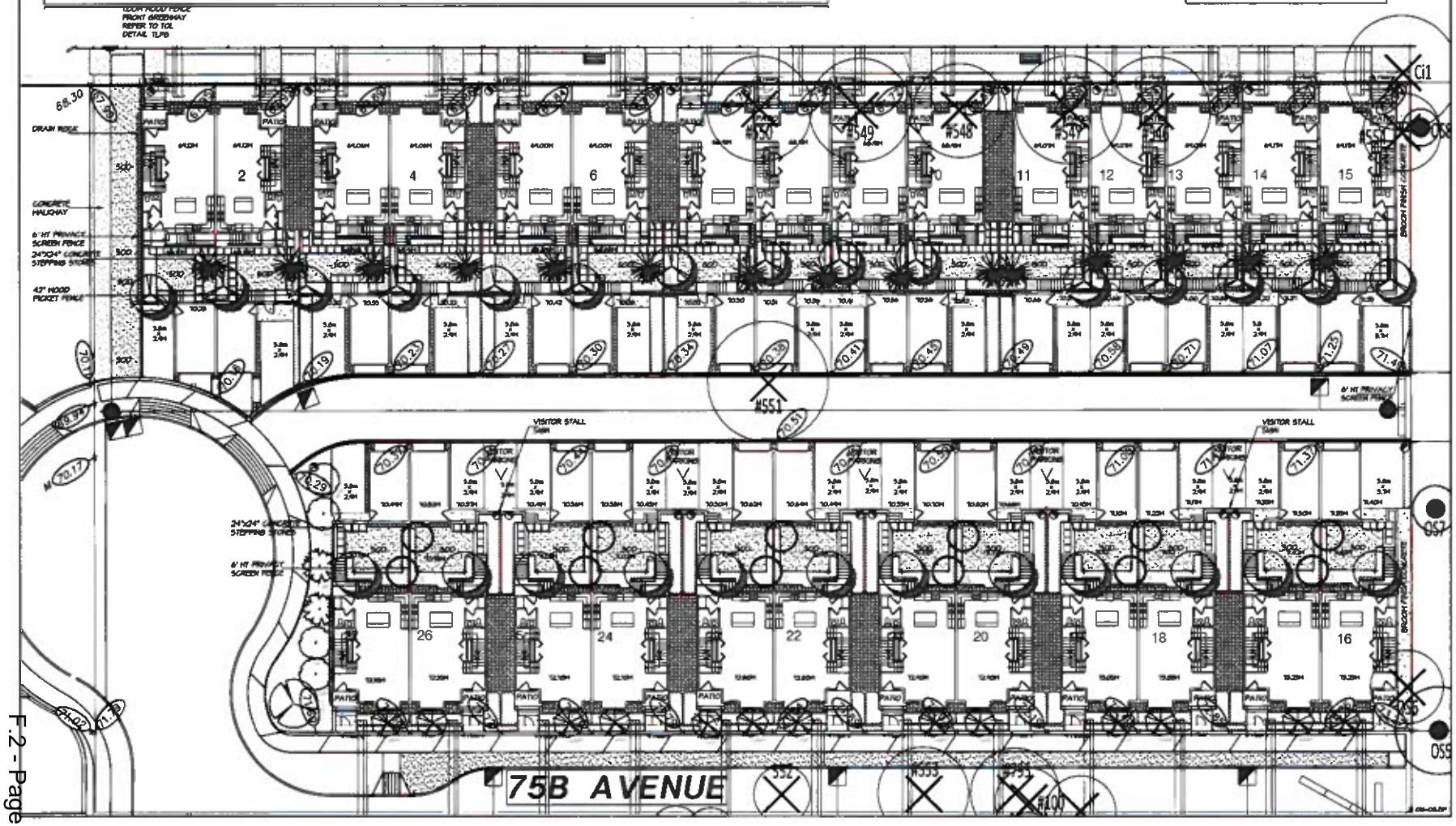
PLANT SCHEDULE-ONSITE

M2 JOB NUMBER: 21 018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	13	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B4B; 3 STEM CLUMP
	12	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B4B
	15	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.8M STD; B4B
	12	CHAMAECYPARIS OBTUSA	HINOKI FALSE CYPRESS	2.5M HT; B4B
	1	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5M HT; BUSH FORM; B4B
	4	MAGNOLIA x 'CAERHAY'S BELL'	MAGNOLIA	6CM CAL; 1.8M STD; B4B
	2	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B4B
	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



M2 LANDSCAPE ARCHITECTURE
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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
9	JAN/2023	REV AS PER NEW ARCH PLAN	BN
8	JAN/2023	REV AS PER NEW SITE PLAN REN.	BN
7	JAN/2023	REV AS PER TOL COMMENTS	BN
6	FEB/2022	REV AS PER NEW SITE PLAN DP	BN
5	JAN/2022	ISSUED FOR DP	BN
4	JAN/2022	REV PER NEW SITE PLAN SUBMISSION	BN
3	APR/2021	REV PER NEW SITE PLAN SUBMISSION	BN
2	APR/2021	PRELIMINARY REVIEW SUBMISSION	BN
1	MAR/2021	PRELIMINARY REVIEW SUBMISSION	BN

SEAL:

PROJECT:

19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

TREE PLAN

DATE: SEPTEMBER 2022
SCALE: 1:100
DRAWN: BN
DESIGN: BN
CHK'D: MH
DRAWING NUMBER: F.2 L1 OF 6
M2LA PROJECT NUMBER: 21-018

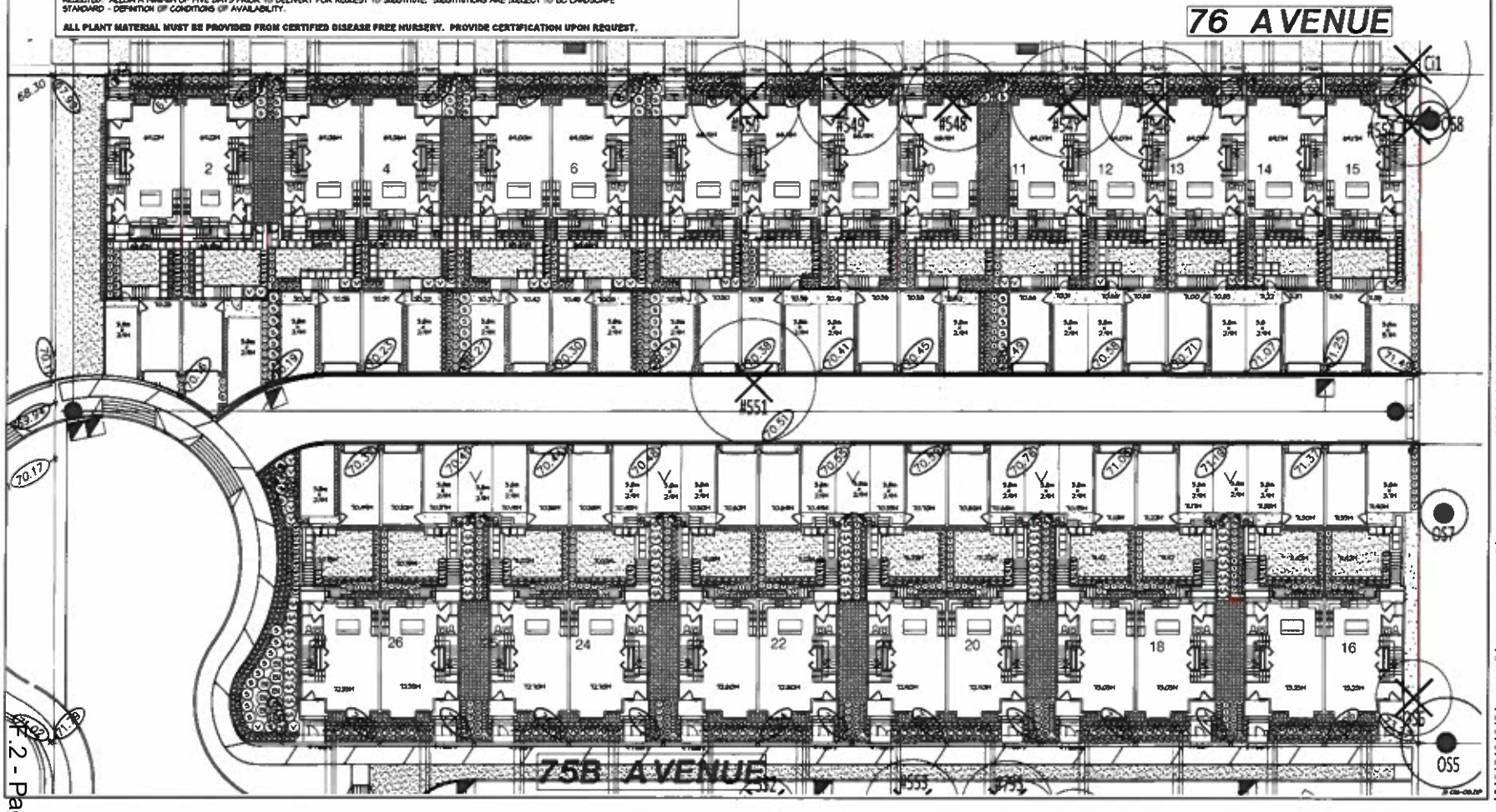
PLANT SCHEDULE-ONSITE

M2 JOB NUMBER: 21 018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS				
AZ	48	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 25CM
BM	194	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 25CM
EA	29	EUONYMUS ALATA	WINGED BURNING BUSH	#5 POT; 80CM
EP	130	EUONYMUS PALOMA BLANCA	WHITE TIPPED EUONYMUS	#1 POT; 30CM
HM	38	HYDRANGEA MACROPHYLLA 'FOREVER PINK'	BIGLEAF HYDRANGEA	#5 POT; 80CM
ND	40	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
PL	161	PRUNUS LUSITANICA	PORTUGESE LAUREL	#4 B&B
SH	64	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
TM	400	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VO	6	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VD	29	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#5 POT; 50CM
GRASS				
CH	151	CAREX HORIKOSHII 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	#1 POT
PERENNIAL				
LA	354	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT; 40CM
etc				
AU	116	ARCTOSTAPHYLOS UVA-URSI	KINNICKNICK	#1 POT; 20CM
PT	248	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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V3M 3L7
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NO.	DATE	REVISION DESCRIPTION	BY
6	JAN.2022	REV AS PER NEW ARCH PLAN	SH
5	JAN.2022	REV AS PER NEW SITE PLAN SUB.	SH
4	JAN.2022	REV AS PER TOL COMMENTS	SH
3	FEB.2021	REV AS PER NEW SITE PLAN DP	SH
2	JAN.2021	ISSUED FOR DP	SH
1	#####	REV PER NEW SITE PLAN (EPPWES)	SH
0	#####	REV PER NEW SITE PLAN (EPPWES)	SH
##	#####	PRELIMINARY OFFICE REVIEW	SH

SEAL:

PROJECT:

19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	OCT.29.2021
SCALE:	1:1
DRAWN:	SH
DESIGN:	SH
CHK'D:	NM

DRAWING NUMBER: **L2**

M2LA PROJECT NUMBER:

F.2

PLANT SCHEDULE - 76TH AVE

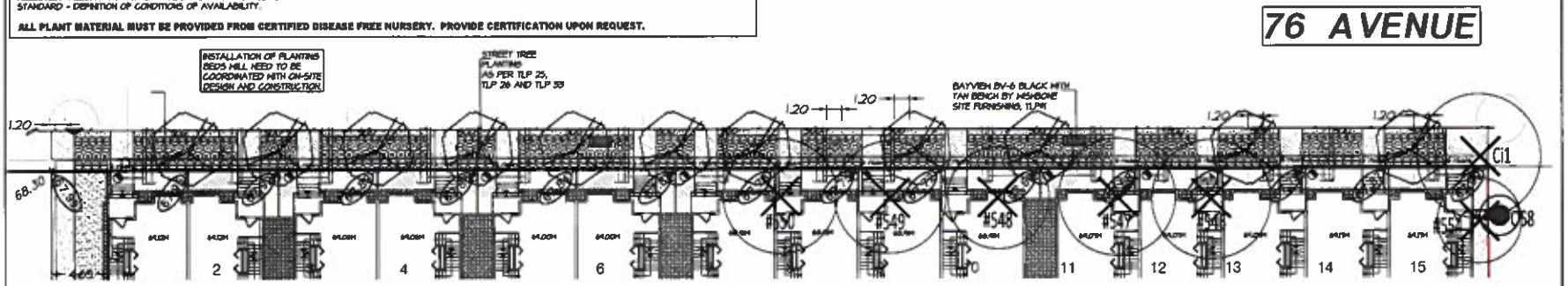
M2 JOB NUMBER: 21 016

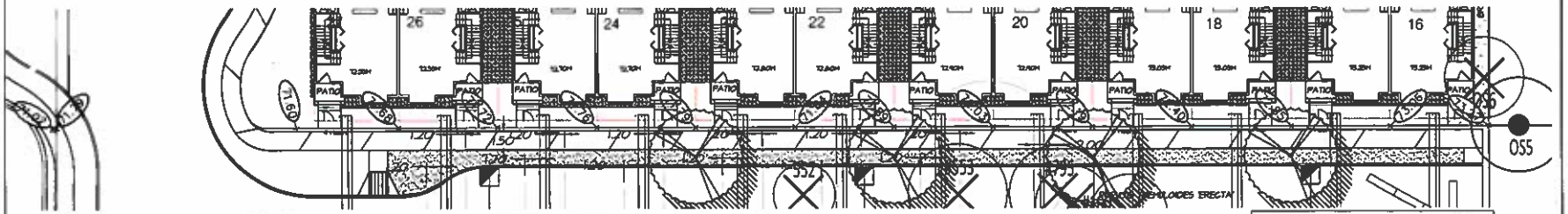
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	9	ACER RUBRUM x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	6CM CAL; 1.80m B&B
SHRUB	120	AZTECA PEARL MEXICAN MOCK ORANGE	CHOISYA 'AZTEC PEARL'	#2 POT; 40CM
	130	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
GRASS	101	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC	151	ERICA CARNEA 'SPRINGWOOD WHITE'	HEATH	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

A) LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
B) CONCRETE FORMWORK LAYOUT TO BE REVIEWED AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TOL.: 604-533-06034; PRIOR TO INSTALLATION OF CONCRETE.
C) LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE MANAGER OF GREEN INFRASTRUCTURE SERVICES.
D) ALL STREET GREENWAYS REQUIRE A PERMANENT IN-GROUND IRRIGATION SYSTEM. COORDIANTE WITH PROJECT CIVIL ENGINEER REGARDING PROVISION OF A WATER CONNECTION.





PLANT SCHEDULE - 75B AVE

M2 JOB NUMBER: 21 016

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	POPULUS TREMULOIDES 'ERECTA'	ERECTA TREMBLING ASPEN	6CM CAL; 2M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
A	[illegible]	REV AS PER REV ISSUED PLAN	BH
1	[illegible]	REV AS PER ISSUED SITE PLAN REV.	BH
4	[illegible]	REV AS PER TCL COMMENTS	BH
3	[illegible]	REV AS PER NEW SITE PLAN DP	BH
2	[illegible]	ISSUED FOR DP	BH
1	[illegible]	REV PER NEW SITE PLAN (OPTION)	BH
2	[illegible]	REV PER NEW SITE PLAN (OPTION)	BH
1	[illegible]	PRELIMINARY OPTION DESIGN	BH

SEAL:

PROJECT:
19764 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

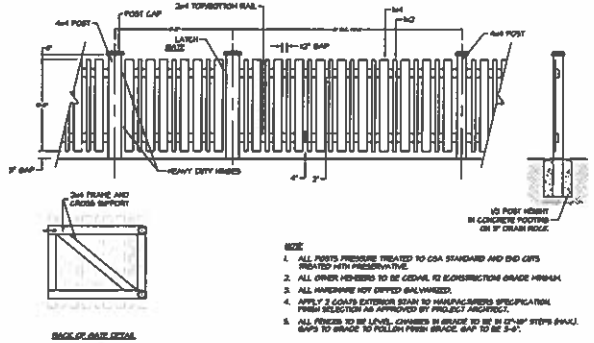
DRAWING TITLE:
OFFSITE KEY PLAN

DATE: [illegible]
SCALE: 1:1
DRAWN: BH
DESIGN: BH
CHKD: MH

DRAWING NUMBER: L3 F.2
OF 5

M2LA PROJECT NUMBER: 21-016

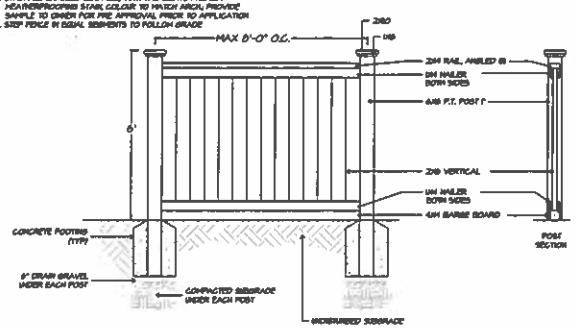
21-016-OSP



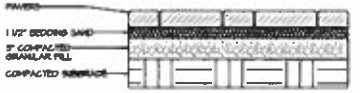
NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.) RAKE TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 / L4 42" HT WOOD PICKET FENCE
SCALE : 1/2" = 1'-0"

NOTES:
1. ALL WOOD P.T. HEMFIR
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH, PROVIDE SAMPLE TO OWNER FOR PRE APPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE



2 / L4 6' HT WOOD PRIVACY SCREEN FENCE
SCALE : 1/2" = 1'-0"

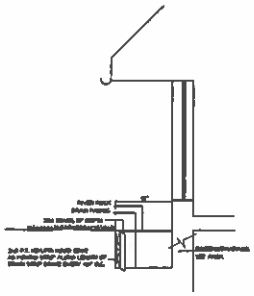


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
USE HOLLAND PAVERS-COLOUR TO BE SELECTED BY OWNER
ALL COMPACTION TO 98% PROCTOR DENSITY

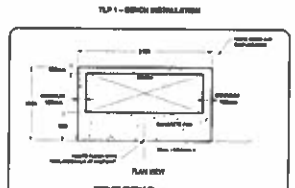
3 / L4 CONCRETE UNIT PAVERS ON GRADE
SCALE : 1" = 1'-0"

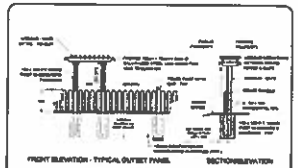


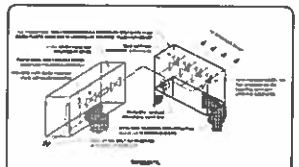
4 / L4 24"X24" CONCRETE STEPPING STONES
SCALE : 3/4"= 1'-0"

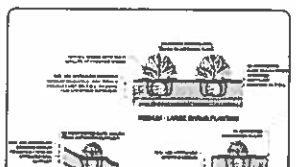


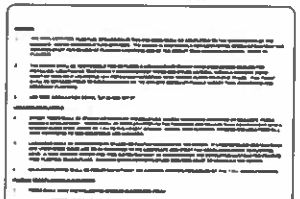
5 / L4 12" DRIP STRIP
SCALE : 1/2" = 1'-0"


BENCH INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 1

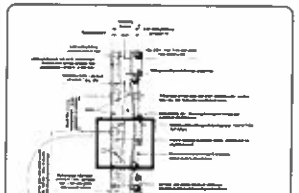

FENCE INSTALLATION - FRONT GREENWAY
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 8

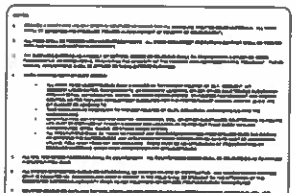

IRRIGATION NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 17


SHRUB & GROUNDCOVER PLANTING INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 24


TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 25


TREE INSTALLATION DETAIL - SOFT
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 28


URBAN GREENWAY CORRIDOR LAYOUT GUIDE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 31


WOOD NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 32

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
8	JAN/2023	REV AS PER NEW AHDR PLAN	BR
7	JAN/2023	REV AS PER NEW SITE PLAN DWG	BR
6	JAN/2023	REV AS PER NEW COMMENTS	BR
5	FEB/2022	REV AS PER NEW SITE PLAN DP	BR
4	JAN/2022	ISSUED FOR DP	BR
3	########	REV PER NEW SITE PLAN (ERW#1)	BR
2	########	REV PER NEW SITE PLAN (ERW#1)	BR
1	########	PRELIMINARY CONCEPT DESIGN	BR

SEAL:

PROJECT:
19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: SEPTEMBER 2022
SCALE:
DRAWN: BR
DESIGN: BR
CHK'D: MH
M2LA PROJECT NUMBER:

DRAWING NUMBER
L4

F.2

PART ONE GENERAL REQUIREMENTS

PART TWO SCOPE OF WORK

PART THREE SOFT LANDSCAPE DEVELOPMENT

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO. | DATE | REVISION DESCRIPTION | DR.

SEAL:

PROJECT:

19784 & 19808
76th Avenue,
TOWNSHIP OF LANGLEY,
BC

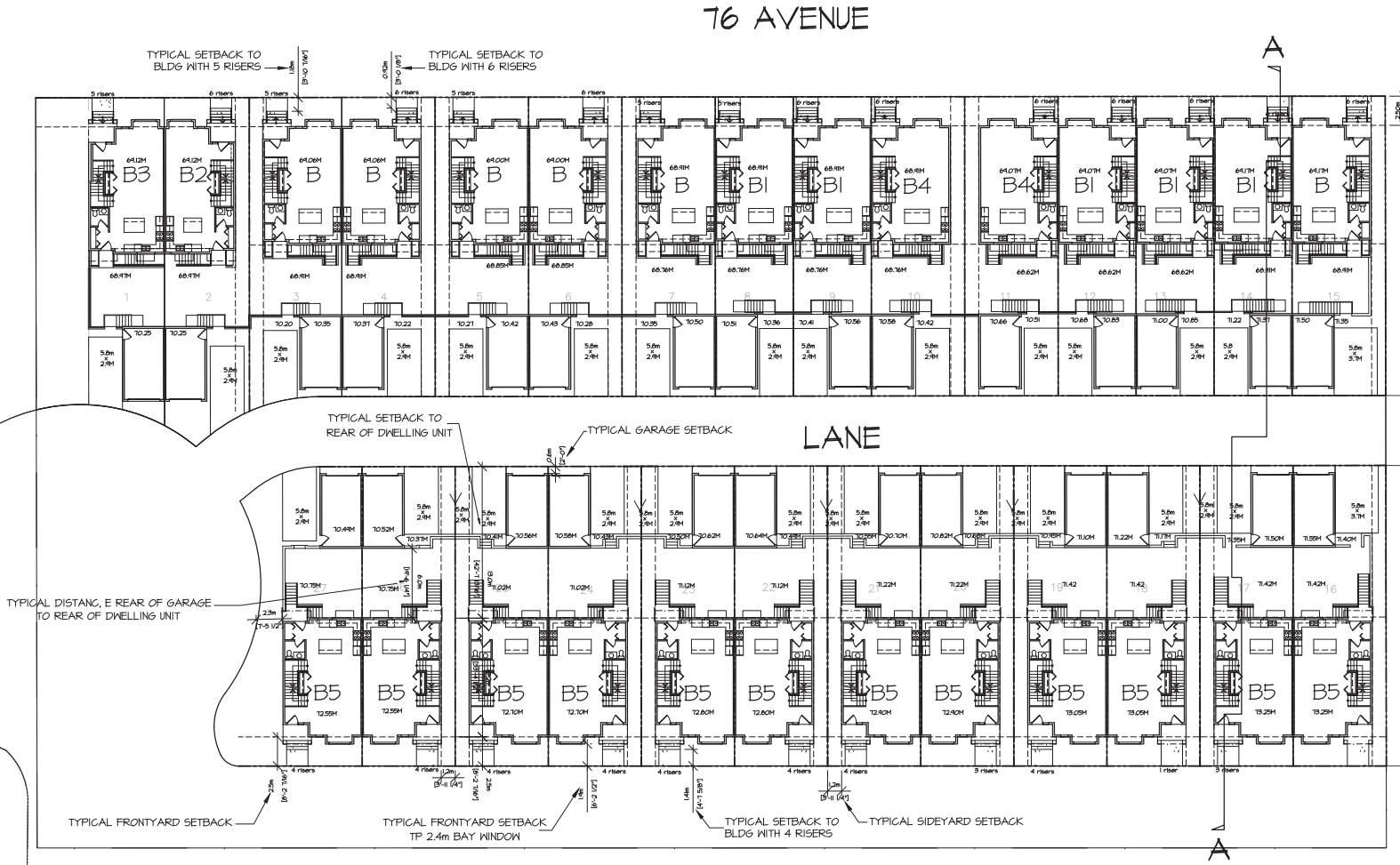
DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: | SCALE: | DRAWN: | DESIGN: | CHK'D: | M2LA PROJECT NUMBER:

DRAWING NUMBER: L5

F.2



NORTH

CONCEPTUAL SITE PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CH'D

con-C.dwg

DESIGN : MD | DRAWN : | DATE : Oct. 21 22 | SCALE : 1/16" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 76 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
19784/19806 76 AVE T.O.L

SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC
UNIT 135
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barritex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO. 21004	REV. NO.

STRUCTION

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.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 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

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 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.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

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28/09/15

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

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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.

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

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

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30/05/11

24 October, 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0105 1 THOMAS/WIPP

CIVIC: 19784 AND 19808 - 76 Avenue

LEGAL: Lots 2 and 3 Section 22 Township 8 NWD Plan 82830

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Rowhomes	**9**	**3**	**1**	**2**
Duplexes	**18**	**8**	**3**	**4**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

April 13, 2022

Our File: 21-1022

Township File No.: 08-22-0105

Township of Langley
Civic Facility
Building, Development & Engineering
20338 – 65 Avenue
Langley, BC, V2Y 3J1

Attention: Joel Nagtegaal, Planner

Dear Sir,

Re: Summary of In-Person Public Information Meeting (PIM)
19784 & 19808 76 Avenue, Langley, BC

On March 29th, 2022, Aplin Martin held an in-person Public Information Meeting (PIM) regarding Development Application No. 08-22-0105, for the property(s) located at 19784 & 19808 76 Avenue Langley, BC.

Below is an overview of the Public Information Meeting and a summary of the community feedback received.

NOTIFICATION

27 notification letters were addressed and mailed out by Aplin Martin to property owners in the vicinity of the proposed project. All notifications were sent to the residents on March 18th, 2022,

A copy of the letter that was sent out is included in this summary.

No mailouts came back as "return to sender".

Two consecutive invitations were published in the Langley Advance Times Newspaper on March 17th and March 24th that included project information, time, and location of the meeting and how to contact for more information.

PUBLIC INFORMATION MEETING

Aplin Martin hosted an in-person PIM at Willoughby Church Fellowship Hall located at 20525 72 Avenue, Langley, BC. The date and time were chosen to allow for flexibility for those planning to attend.

- Tuesday, March 29th from 5:00 pm – 7:00 pm

Out of the 27 notifications sent, no one attended the meeting. The PIM had a panel of key project team members and the applicant present.

APLIN MARTIN

The list of panel attendees was:

Team Member	Company	Role
Jeremiah Boucher	Aplin Martin	Senior Project Manager
Samira Khayambashi	Aplin Martin	Planner/ Project Manager
Sunny Sandher	North Arc Properties	Applicant
Maciej Dembek	Barnet Dembek	Architect
Bahareh Nassiri	M2LA	Landscape Architect
Meredith Mitchell	M2LA	Landscape Architect

The PIM provided presentation boards. The public was invited to review the boards that included details of the proposed development.

A copy of the presentation boards is also included in this summary.

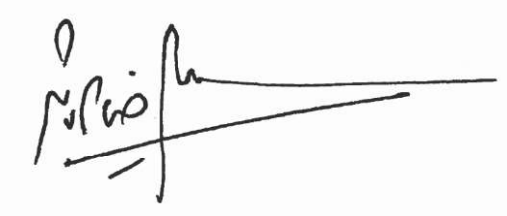
SUMMARY OF COMMENTS AND QUESTIONS

We did not receive any questions at the meeting or via e-mail before or after the PIM as no one attended.

Should you have any further questions, please contact the undersigned at 604-639-3456.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



Samira Khayambashi, MCIP, RPP
Planner

HA:SK:HK
Enclosures
21-1022 - Open House _ PIM Summary

APLIN MARTIN

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
201 - 12448 82 Avenue Surrey BC V3W 3E9

PUBLIC INFORMATION MEETING

Join us for 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.

HOW CAN I PARTICIPATE?

To learn more about what is proposed and how to participate in a Q&A with the project team, please refer to the details below:

WHEN?
Tuesday, March 29, 2022
5:00pm - 7:00pm

WHERE?
Join the in-person public information meeting at Willoughby Church Fellowship Hall
20525 72 Avenue, Langley, BC

PUBLIC INFORMATION MEETING

WHAT IS HAPPENING?

The purpose of this application **(Township of Langley No. 08-22-0105)** is to rezone the property at 19784 & 19808, 76 Avenue from Suburban Residential (SR-2) to Residential R-CL(SD) and R-CL-(RH) for a development of 27 Lots.

CONTACT:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.

openhouse@aplinmartin.com
604-639-3456



19784 & 19808 76th Avenue, Langley, BC

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.

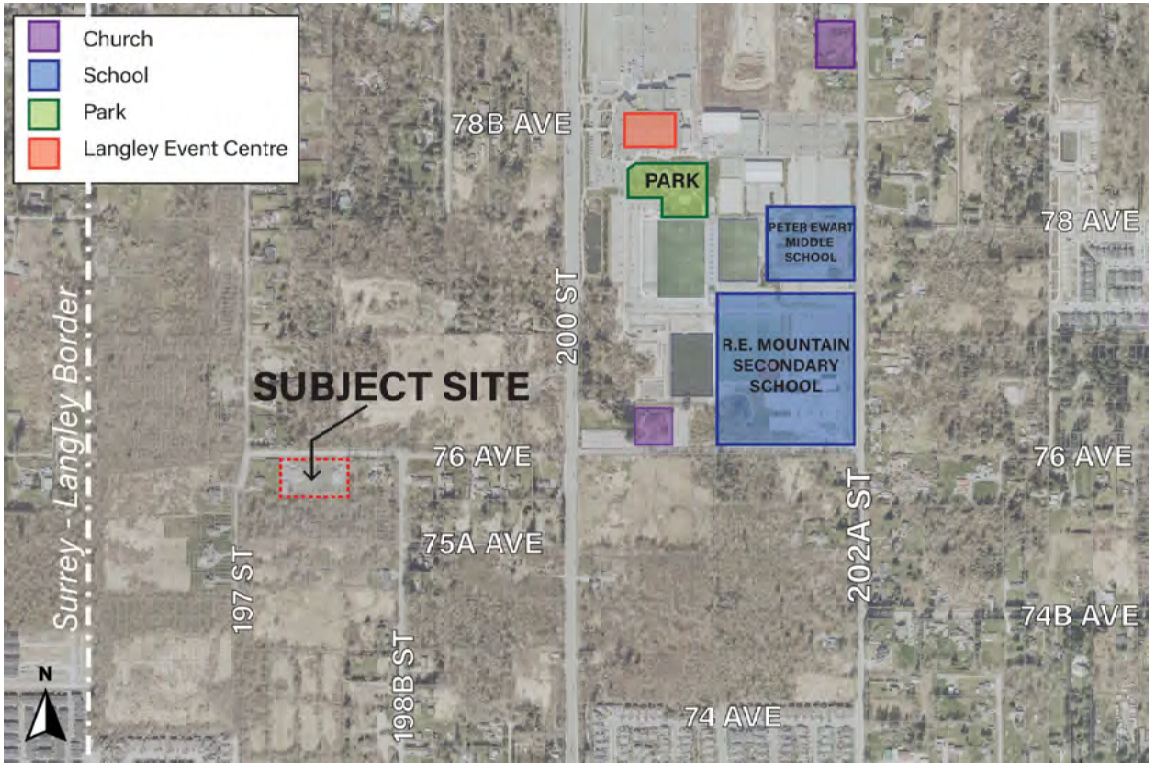
If you are unable to attend and are interested in learning more about this development application please contact:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-3456

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Welcome

This Open House is intended to provide an introduction to the development application for a Subdivision, Rezoning and Development Variance Permit to accommodate a Rowhouse and Single-Family development at 19784 & 19808 76th Avenue, Langley, BC and gain your early feedback.



Development Application Details

Development application No. 08-22-0105 was submitted by Aplin & Martin Consultants Ltd to develop 18 Semi-Detached Dwellings and 9 Rowhouse Units on the subject site.

PID: 014-752-808
014-752-816

OCP Designation

EXISTING OCP DESIGNATION

- Single-Family Residential 3 and Rowhouse / Townhouse B

Allowed DENSITY

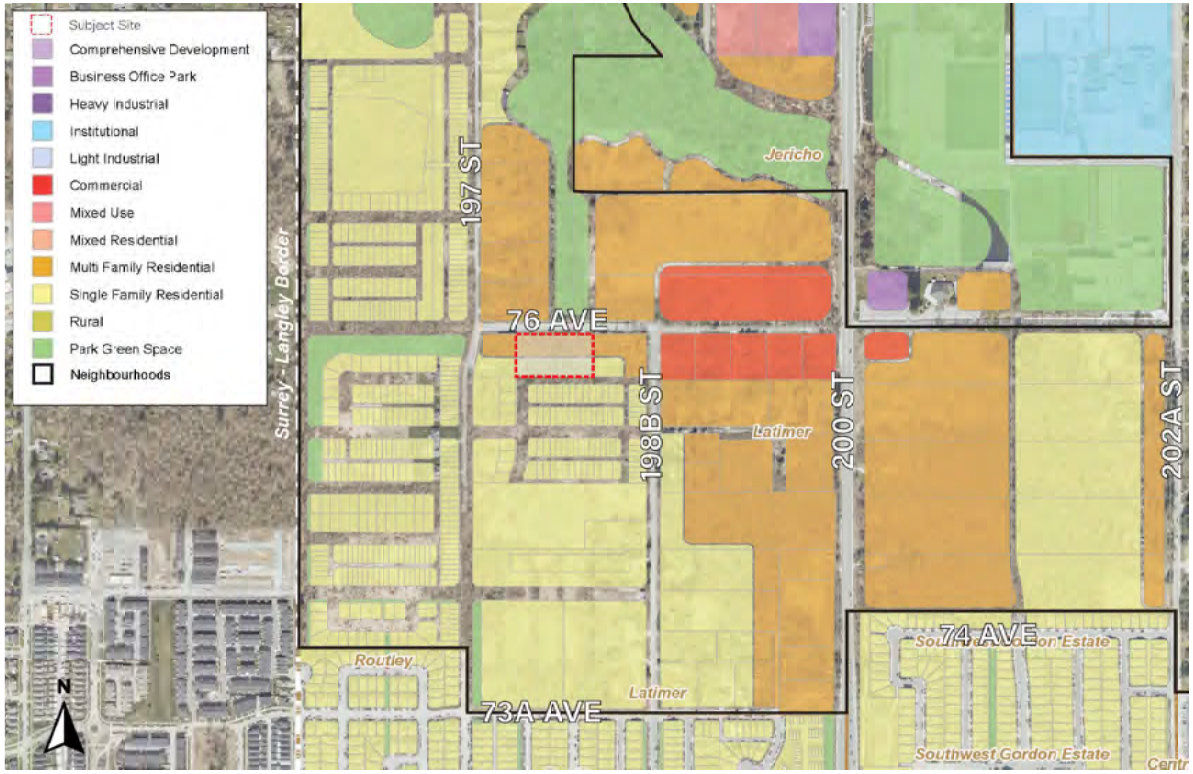
- Single-Family Residential 3 areas (6-8 UPA)
- Rowhouse/Townhouse B areas (8-22 UPA)

Existing DENSITY

- 1.0 UPA

Proposed Density

- 14.7 UPA



Zoning

EXISTING ZONING

- SR-2

The SR-2 zone permits:

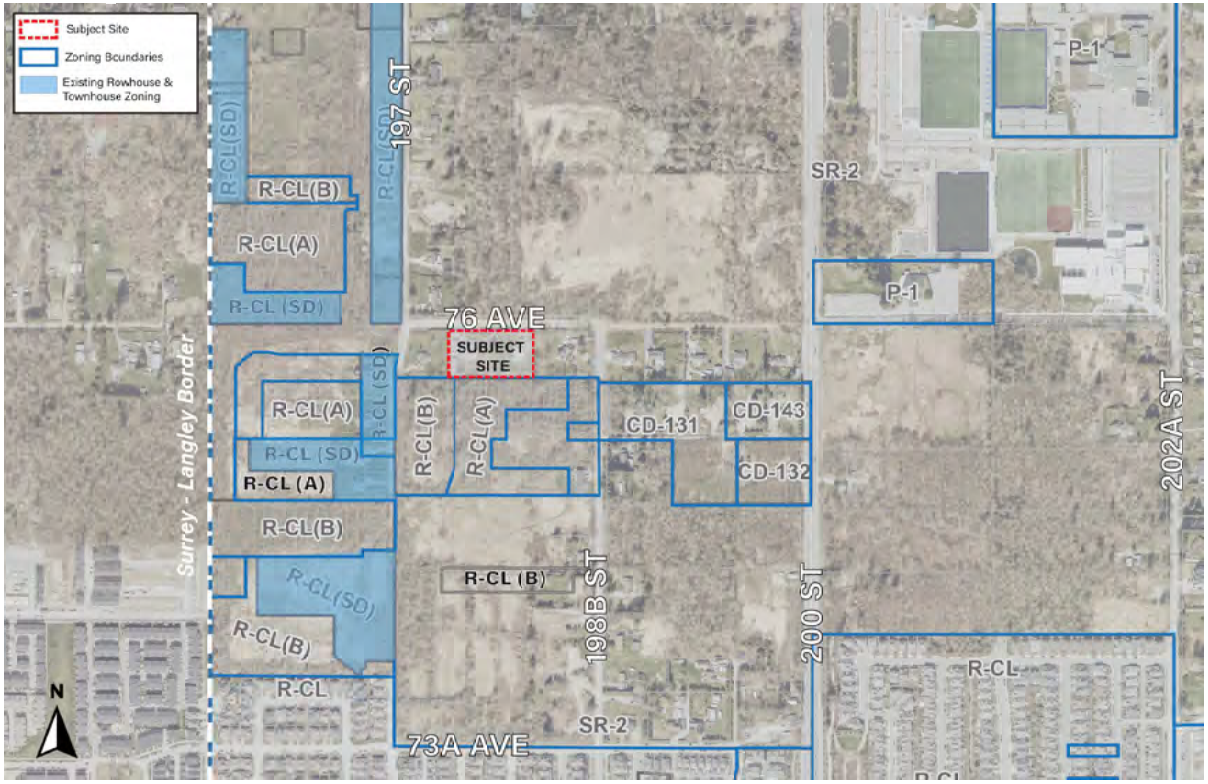
- One Single-Family Residential
- Accessory Buildings
- Accessory Parking of Commercial Vehicles
- Agriculture
- Mobile Homes
- Golf Course

PROPOSED ZONING

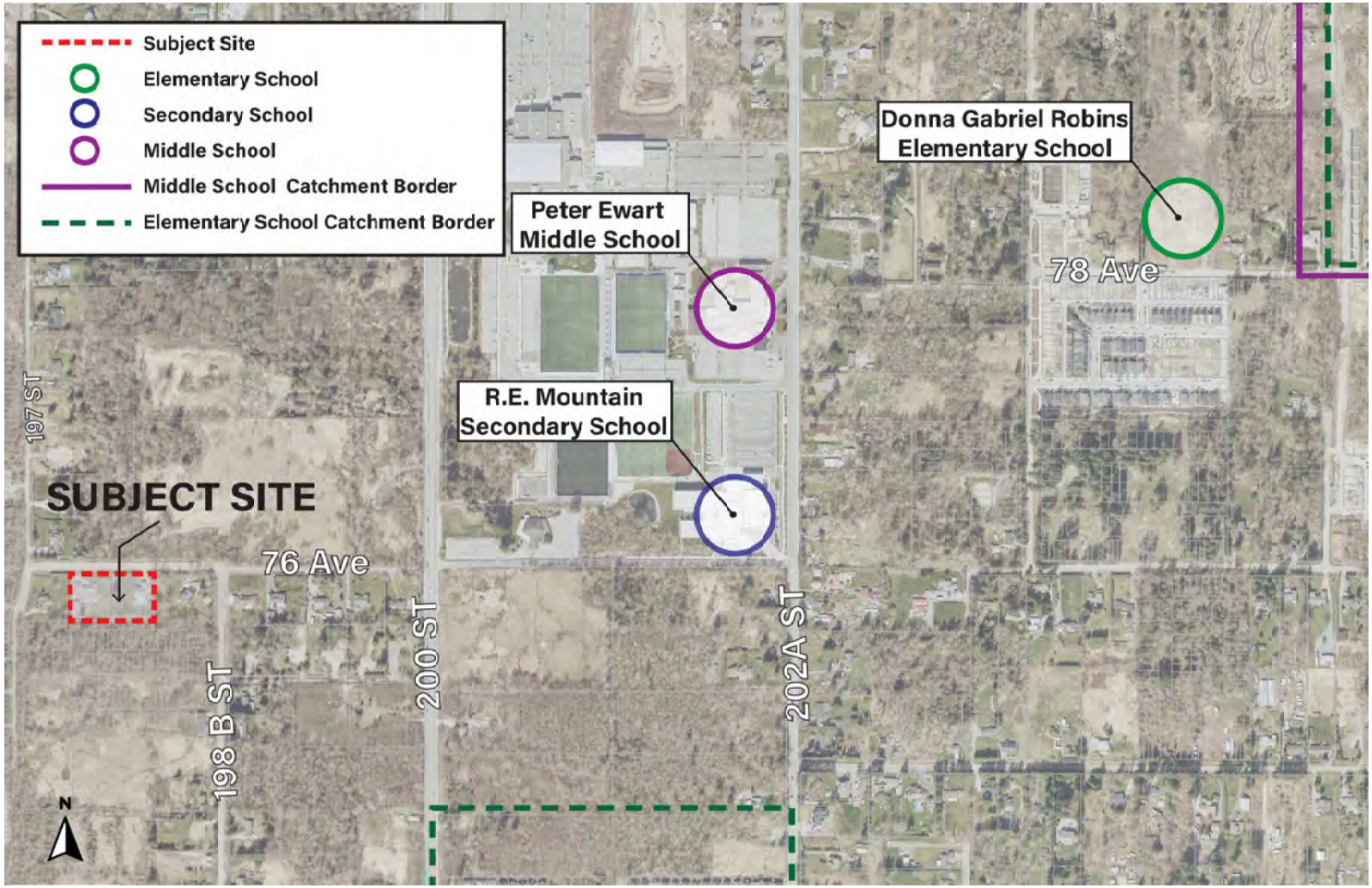
- R-CL(SD) and R-CL(RH)

R-CL (SD) and R-CL(RH) permit:

- Semi-Detached Dwellings
- Rowhouse
- Accessory Detached Garage
- Accessory Home Occupation.



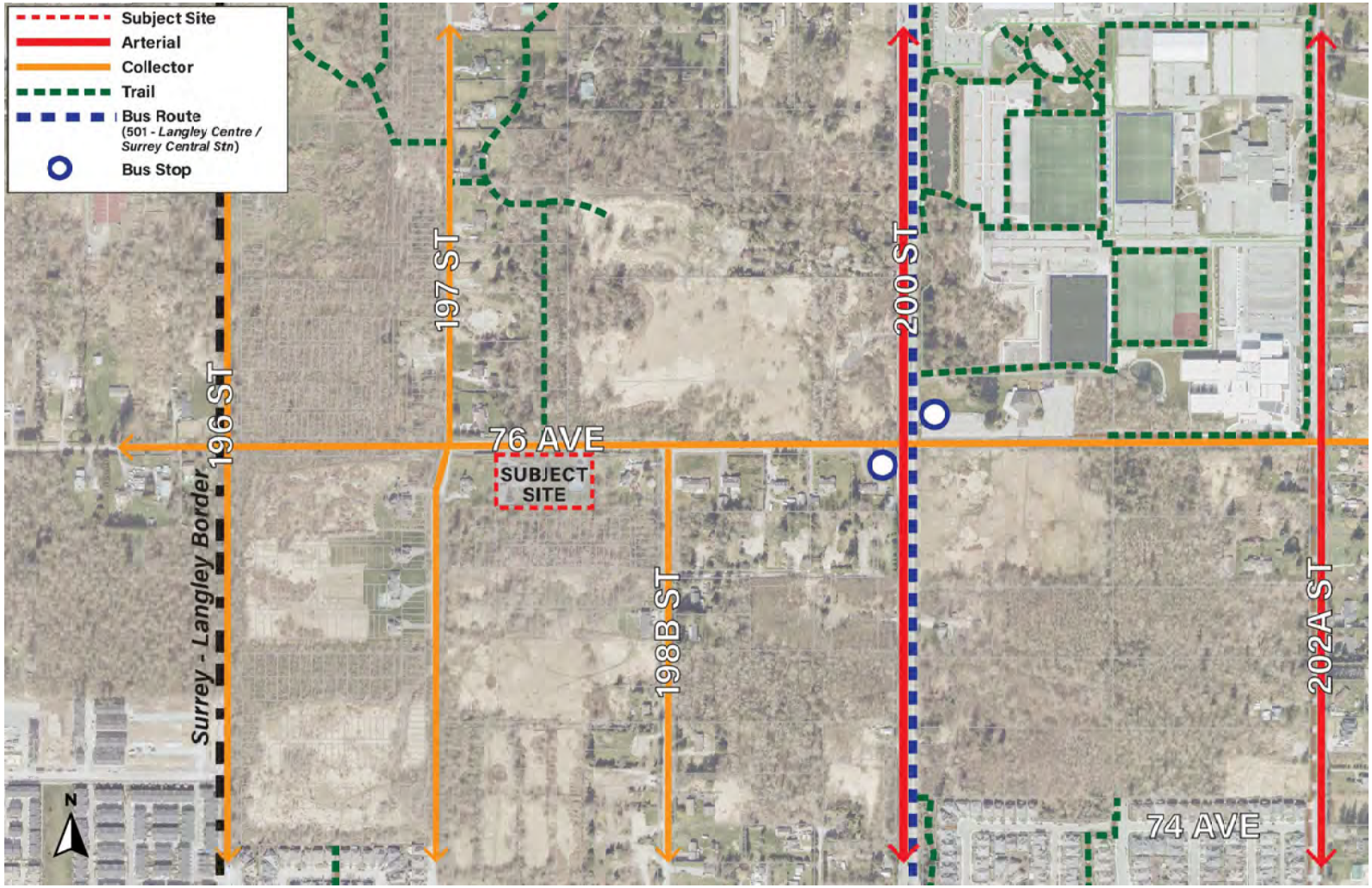
School Catchment



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES | M2 LANDSCAPE ARCHITECTURE | barnett dembek ARCHITECTS INC. | APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Circulation & Connection



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES | M2 LANDSCAPE ARCHITECTURE | barnett dembek ARCHITECTS INC | APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Subdivision Concept

GROSS SITE AREA
0.74 Ha / 1.83 Ac

NET AREA
0.53 Ha / 1.33 Ac

18 Single-Family Lots R-CL(SD)
Lot Size (201.0m² - 254m²)

9 Rowhouse Units R-CL(RH)
Lot Size (168.0m² -201.0m²)

Road Dedication
(0.2 Ha / 0.5 Ac)

Green Space



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES
M2 LANDSCAPE ARCHITECTURE
barnett dembek ARCHITECTS INC.
APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Landscape



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES

M2 LANDSCAPE ARCHITECTURE

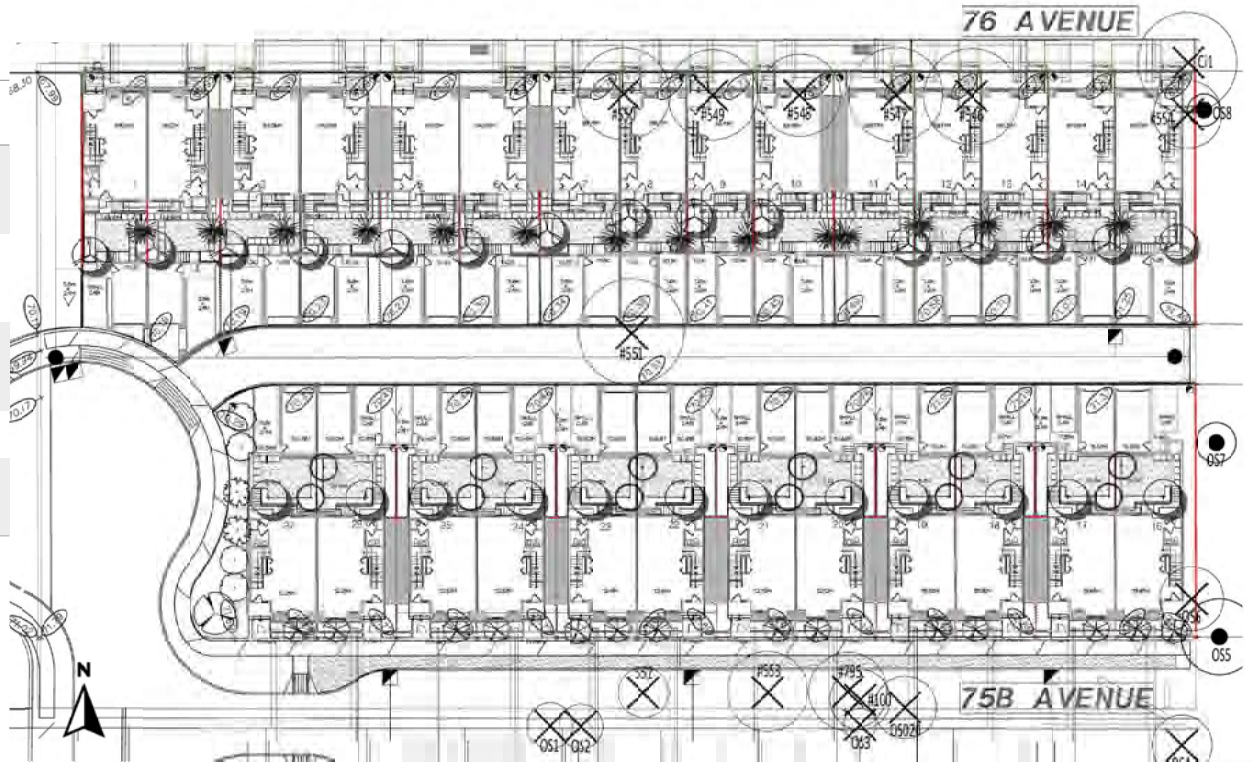
barnett dembek ARCHITECTS INC.

APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Tree Plan

TREE SUMMARY SCHEDULE

Significant Trees:	21
Significant Trees To Be Removed (On-Site & Off-Site):	18
Significant Trees To Be Retained (On-Site & Off-Site):	3
Replacement Trees Required (On-Site & Off-Site):	47
To Be Planted (On-Site)	73
To Be Planted (Off-Site):	15



LEGEND

TREE TO BE RETAINED

TREE TO BE REMOVED

TREE TO BE PLANTED

Engineering/Servicing

LEGEND

CATCH BASIN C/W ALUMINUM TRAPPING HOOD (TYPICAL)

LAWN BASIN C/W LEAD

MINIMUM BUILDING ELEVATION (MBE)

PROPOSED ELEVATION IN METRES — 45.63

EXISTING ELEVATION IN METRES — 45.35

GARAGE STEP — ST=0.20

PROPOSED DIRECTION OF SURFACE FLOW — 1.5%

BUILDING FOUNDATION STEP — 0.3m STEP

RETAINING WALL — TOP OF WALL (TW) TW=1.00 BOTTOM OF WALL (BW) BW=0.50

OFFSITE TREE

TREE TO BE RETAINED

TREE TO BE REMOVED

CRITICAL ROOT ZONE (CRZ)

TREE PROTECTION FENCING

WORKING SPACE SETBACK

SWALE

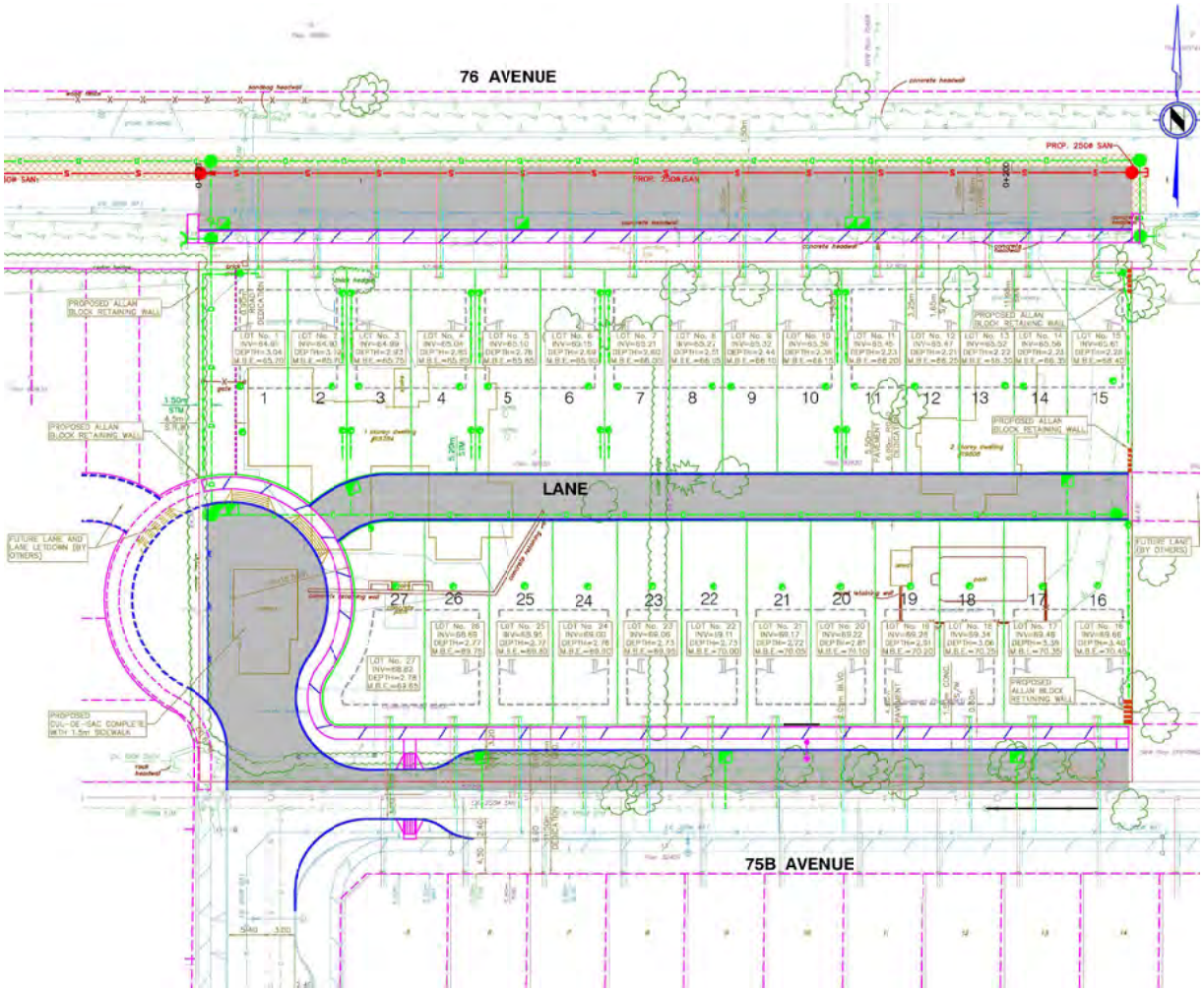
10'/11' BASEMENT

SANITARY SEWER PIPE AND MANHOLE

STORM SEWER PIPE AND MANHOLE

WATERWORKS PIPE

FIRE LINE PIPE



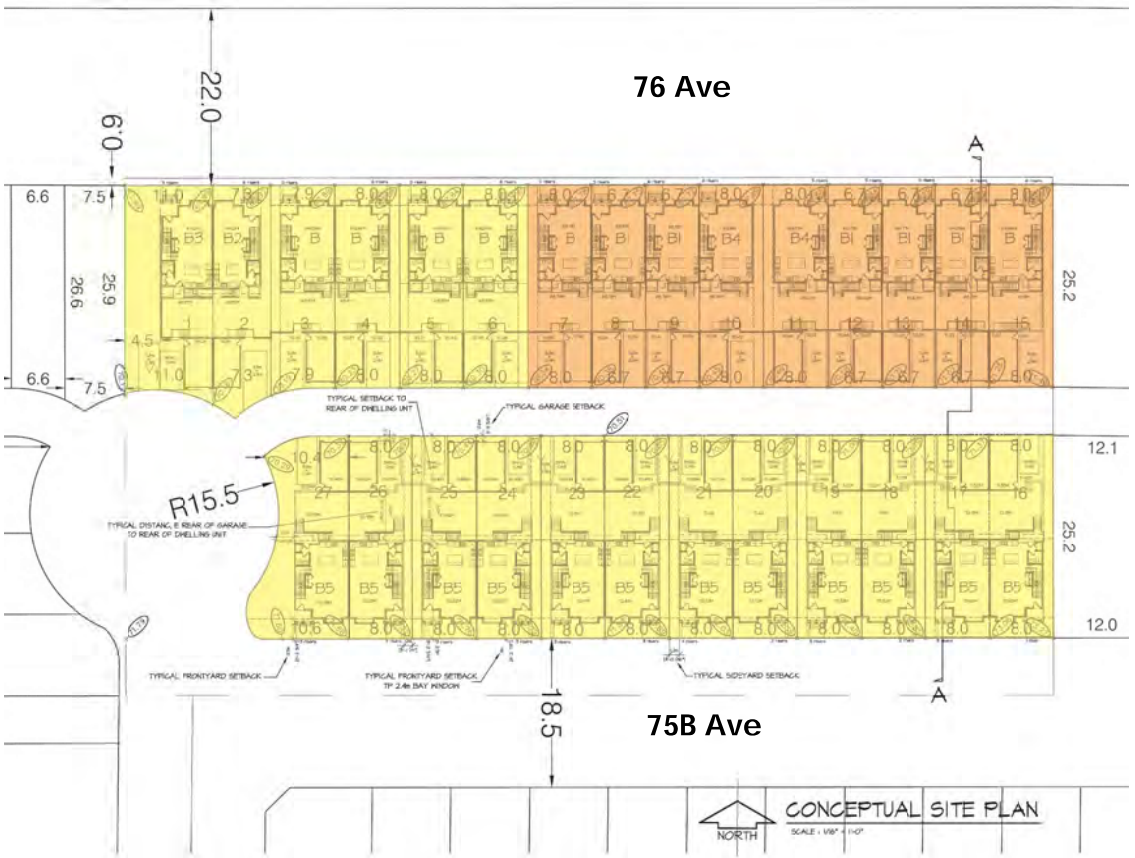
19784 & 19808 76 Ave, Langley, BC

Proposed Site Plan

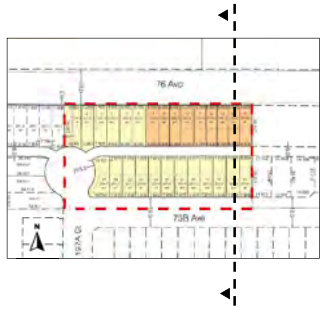
STATISTICS

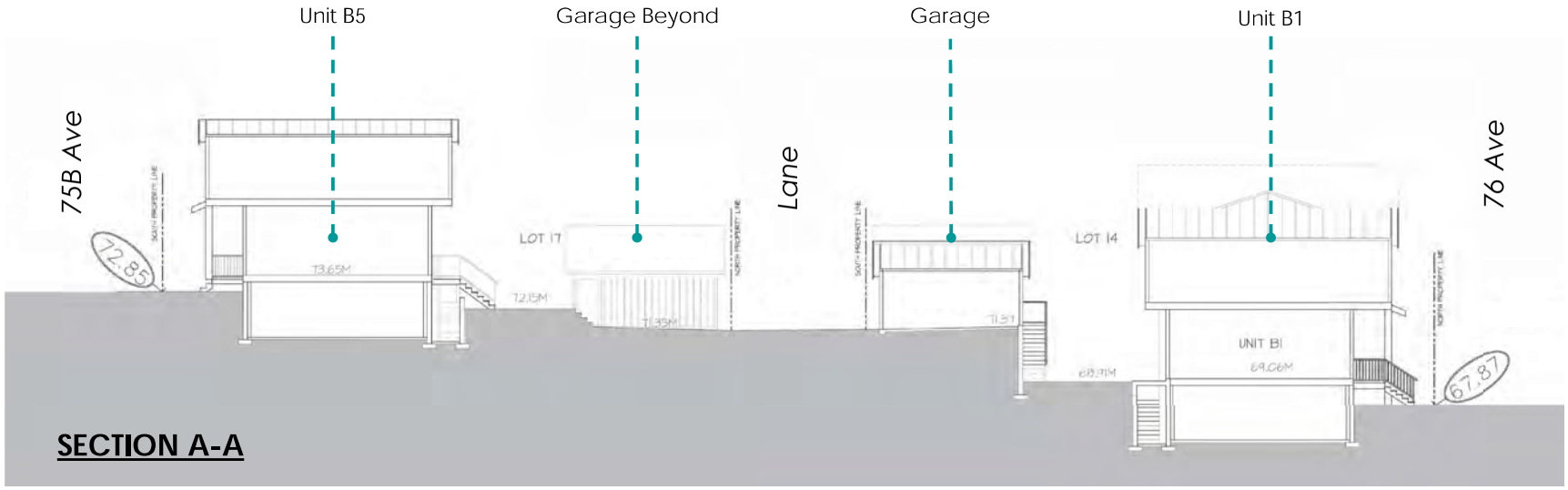
Zone:	R-CL(SD)
Lot Size	201.0 m² - 254.0 m²
Permitted Lot Coverage:	55%
Total Units:	18 Units
Off-Street Parking Spaces:	1 Per 5 Units
Permitted Building Height:	9.0m or 2.5 Storeys

Zone:	R-CL(RH)
Lot Size	168.0 m² - 201.0 m²
Permitted Lot Coverage:	55%
Total Units:	9 Units
Off-Street Parking Spaces:	1 Per 5 Units
Permitted Building Height:	9.0m or 2.5 Storeys



Section




Unit B5
Garage Beyond
Garage
Unit B1
75B Ave
Lane
76 Ave
LOT 17
LOT 14
UNIT B1
72.85
67.87
SECTION A-A

Unit Types



UNIT TYPE B



UNIT TYPE B1



UNIT TYPE B4



UNIT TYPE B2



UNIT TYPE B3



UNIT TYPE B5

ELEVATIONS

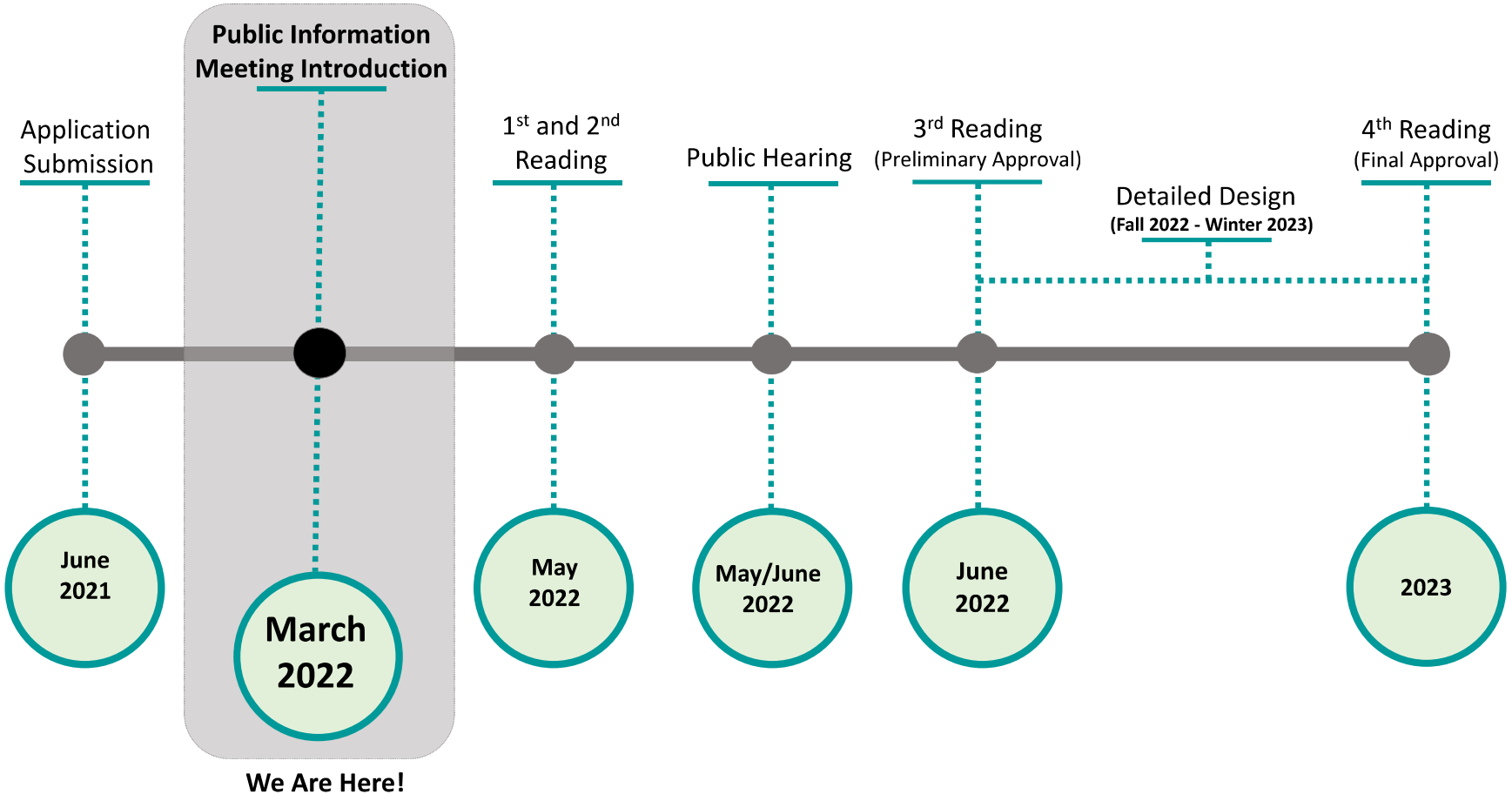
VIEW ALONG 76 AVENUE



VIEW ALONG 75B AVENUE



Next Steps


Application Submission
Public Information Meeting Introduction
1st and 2nd Reading
Public Hearing
3rd Reading (Preliminary Approval)
Detailed Design (Fall 2022 - Winter 2023)
4th Reading (Final Approval)
June 2021
March 2022
May 2022
May/June 2022
June 2022
2023
We Are Here!

Thank you

Thank you for attending this first Public information meeting.

We appreciate your comments and feedback.

Your Comments & Feedback



Please take a moment to fill out a comment sheet to provide your feedback.

Comment sheets can be left in the drop box or taken home to be filled out and sent via email to:

openhouse@aplinmartin.com

Your Input

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 76 AVE LTD.) BYLAW NO. 5811

EXPLANATORY NOTE

Bylaw No. 5811 rezones 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 76 AVE LTD.) BYLAW NO. 5811

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 (North Arc Properties 76 Ave Ltd.) Bylaw No. 5811”.

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

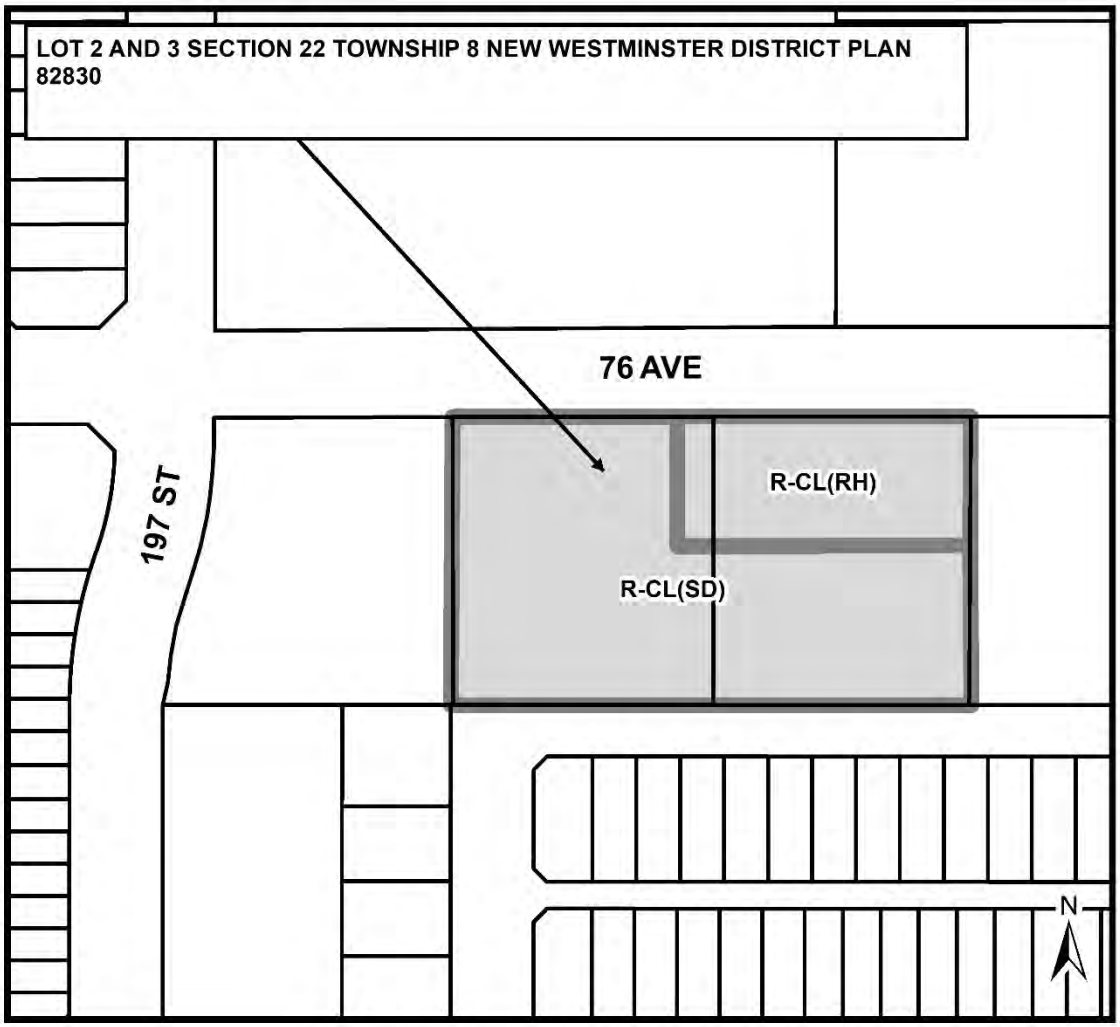
   Lots 2 and 3 Section 22 Township 8 New Westminster District Plan 82830

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(RH) and R-CL(SD)

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5811



Township of Langley

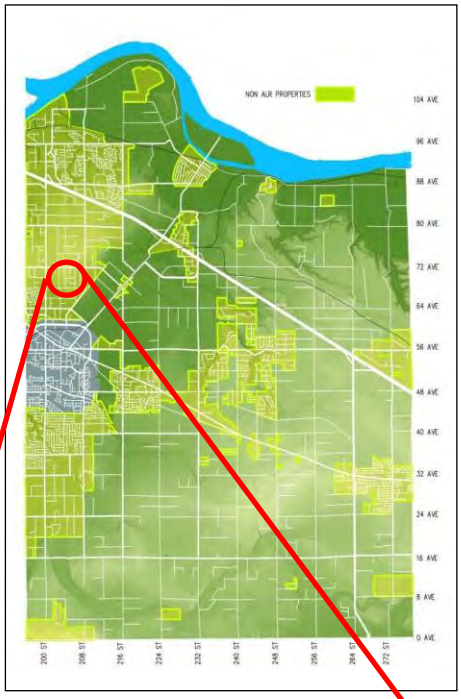
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 14, 2022 - REGULAR MEETING
REPORT: 22-104
FROM: COMMUNITY DEVELOPMENT DIVISION
FILE: 08-14-0230
SUBJECT: REZONING APPLICATION NO. 100662 AND DEVELOPMENT PERMIT APPLICATION NO. 101286 (1330509 BC LTD / HUB ENGINEERING / 7106 – 204 STREET)

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate a residential development consisting of eight single family lots.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5817 subject to seven (7) development prerequisites being satisfied prior to final reading; and at the time of final reading of Bylaw No. 5817 authorize issuance of Development Permit No. 101286 for eight single family lots; and further that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1330509 BC Ltd.) Bylaw No. 5817 rezoning 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate the development of eight single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
4. Provision of ecological buffer plans and final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of restrictive covenants:
    a. restricting the number of fee simple single family lots to eight;
    b. identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements; and
    c. for the retention and maintenance of a 2.0 m ecological buffer located along the eastern property line of the subject site including a 6.0 m building setback from the westerly edge of the ecological buffer as shown in the Central Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy, the requirements of the Central Gordon Estate Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Policy; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services Administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5817 authorize issuance of Development Permit No. 101286 (form, siting, and character) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all Residential Compact Lot Zone R-CL(A) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to issuance; 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. 5817 in conjunction with proposed Development Permit No. 101286.

EXECUTIVE SUMMARY:

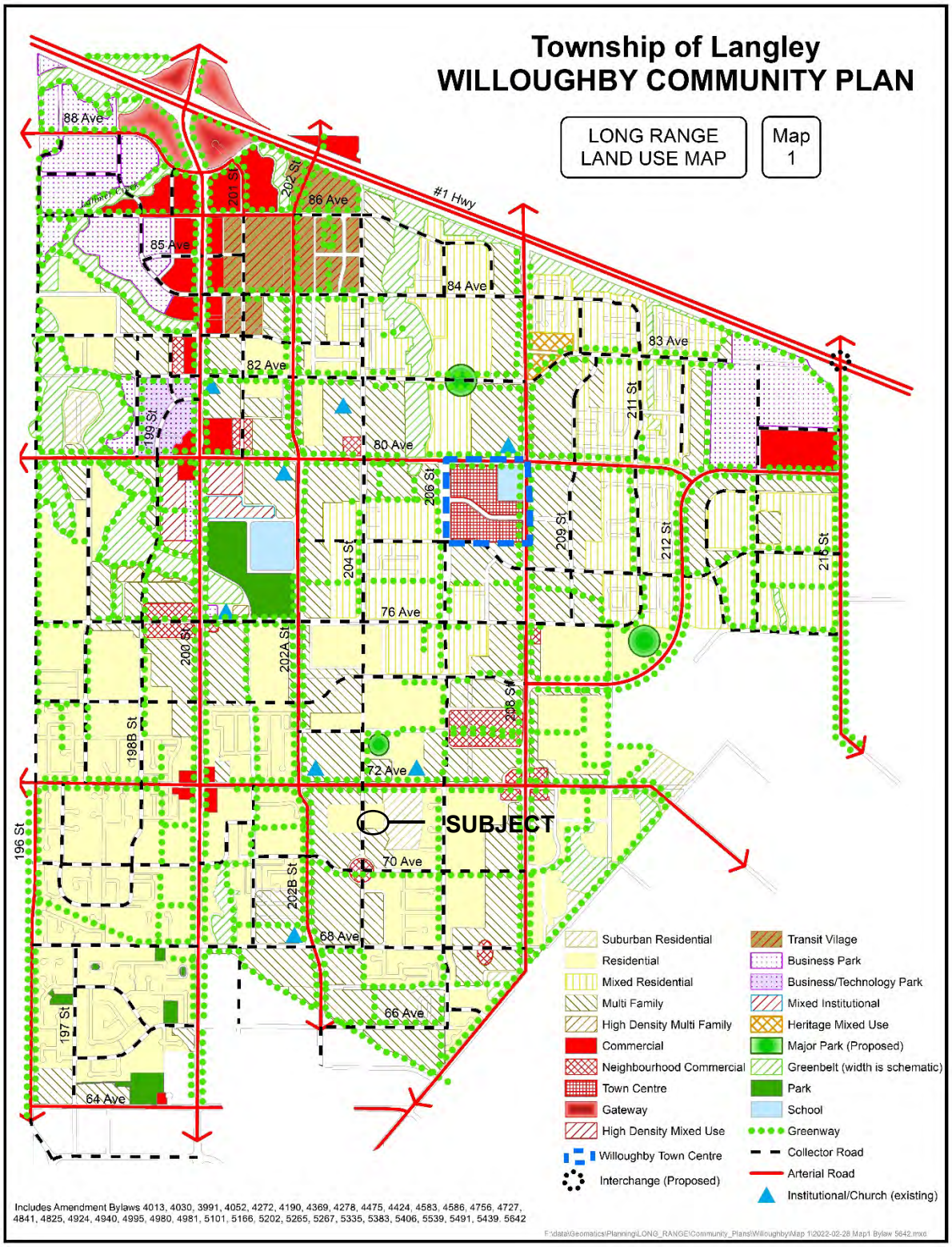
Hub Engineering Inc., on behalf of 1330509 BC Ltd., has proposed to rezone 0.4 ha (1.0 ac) of land located at 7106 – 204 Street in the Central Gordon Estate Neighbourhood Plan (NP) area to Residential Compact Lot Zone R-CL(A) facilitate a residential development consisting of eight single family lots.

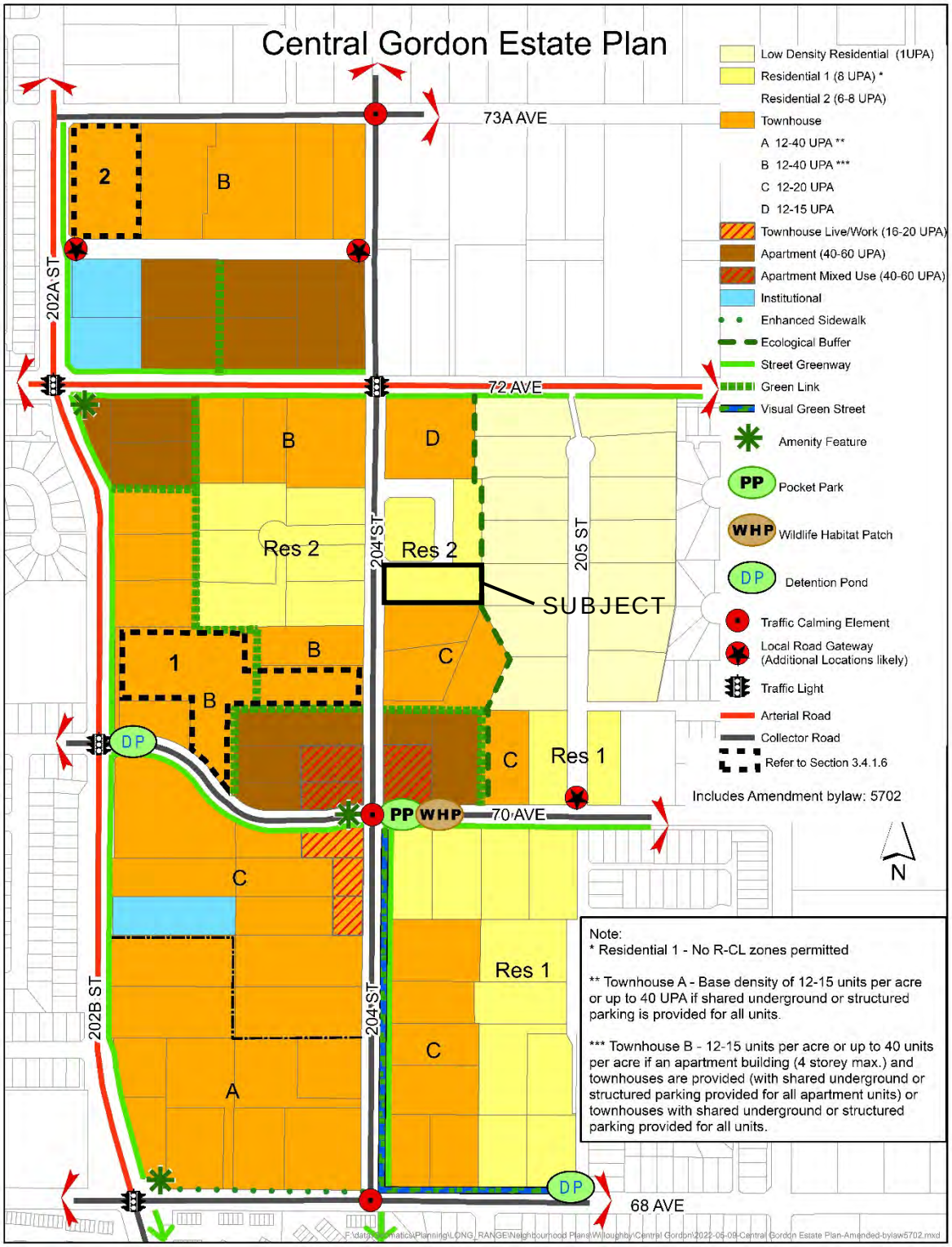
Development Permit No. 101286 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the eight single family lots at the time of subdivision.

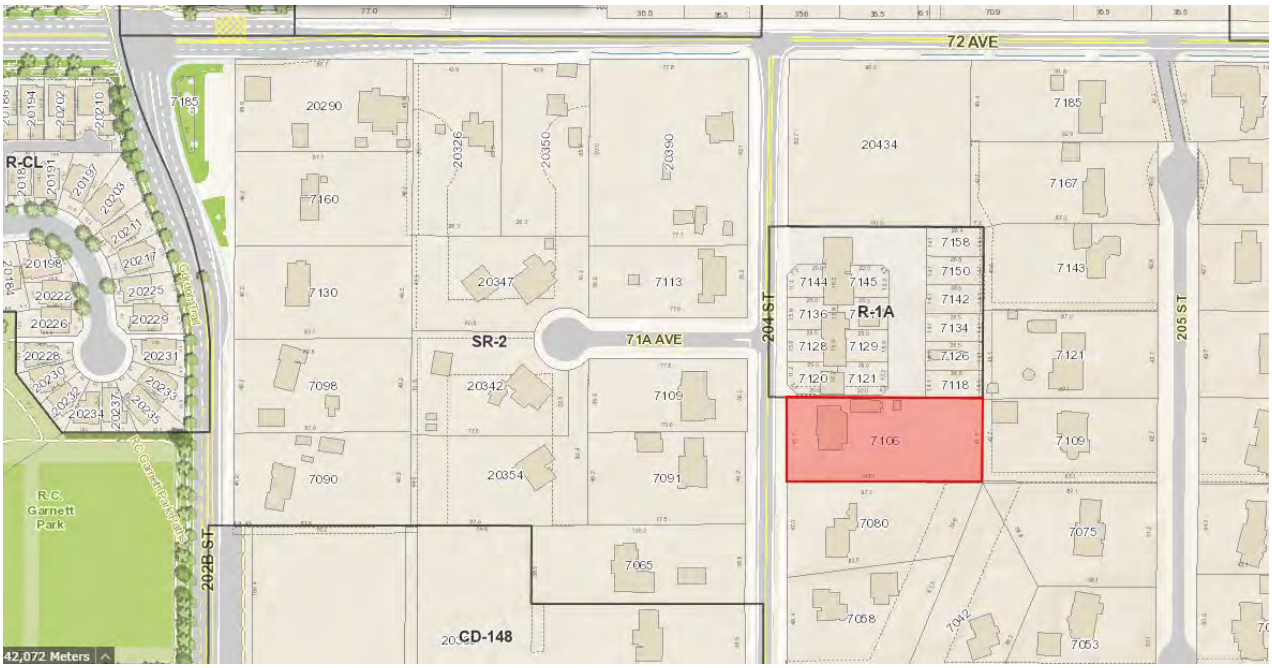
The development application complies with the Willoughby Community Plan and Central Gordon Estate NP. Final reading of Bylaw No. 5817 is contingent upon completion of the seven (7) development prerequisites outlined in this report.

PURPOSE:

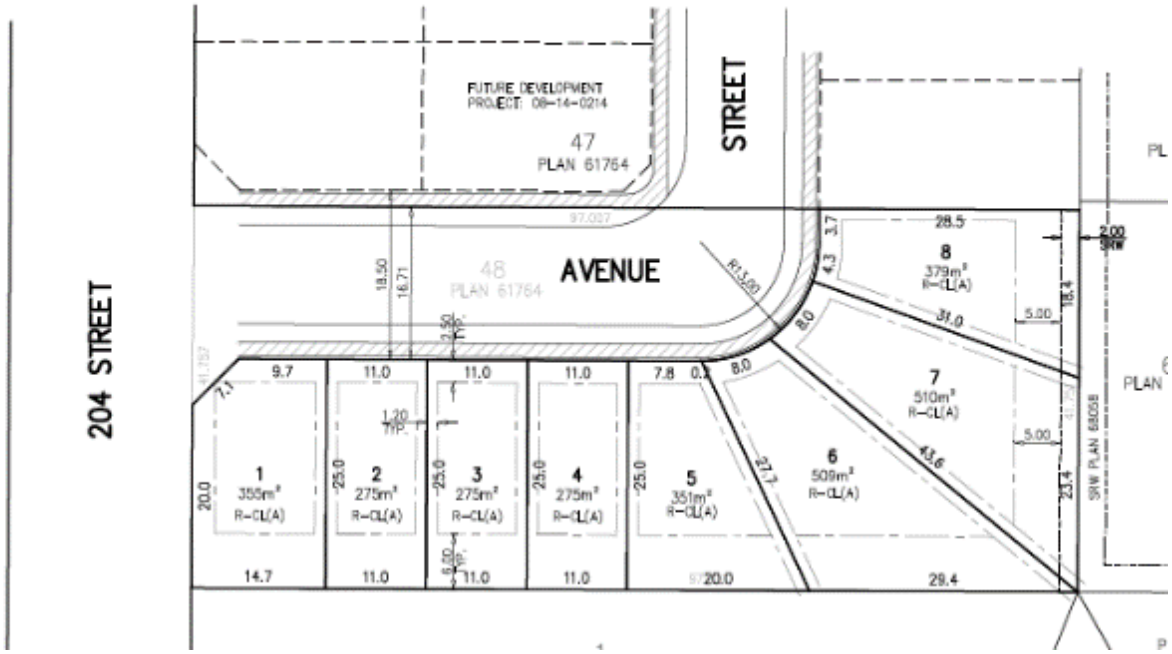
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5817 and Development Permit No. 101286 in the Central Gordon Estate Neighbourhood of Willoughby.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
215 St
200 St
202A St
198B St
208 St
202B St
197 St
196 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
Res 1
Res 2
A
B
C
D
1
2
DP
PP
WHP
N
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5702
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1330509 BC Ltd. 20246 – 2 Avenue Langley, BC V2Z 0A3
Agent	Hub Engineering 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lot 48 Section 14 Township 8 New Westminster District Plan 61764
Location:	7106 – 204 Street
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(A)
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 2 (6-8 units per acre (UPA)) / (14-19 units per hectare (UPH)) and Ecological Buffer

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP. The Central Gordon Estate NP identifies the requirement for the provision of an ecological buffer on the eastern portion of the subject site.

DISCUSSION/ANALYSIS:

Hub Engineering Inc., on behalf of 1330509 BC Ltd., has applied to rezone the subject site from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A) to facilitate a subdivision consisting of eight single family lots. The proposed rezoning and subsequent single family development complies with the Central Gordon Estate NP. The existing home and improvements on the property are proposed to be removed to facilitate the subdivision.

Adjacent Uses:

North:	Three single family lots zoned Residential Zone R-1A, designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP;
South:	A property zoned Suburban Residential Zone SR-2 and designated Townhouse C (12-20 UPA) in the Central Gordon Estate NP;
East:	A property zoned Suburban Residential Zone SR-2, designated Low Density Residential (1 UPA) in the Central Gordon Estate NP;
West:	Two properties zoned Suburban Residential Zone SR-2, designated as Residential 2 (6-8 UPA), with the southern property under application as part of an assembly with the property to the west for the development of a 14 lot single family residential subdivision (ToL Project No. 08-14-0234).

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate NP designates the site Residential 2, which permits a density of 14 to 19.8 UPH (6-8 UPA). The proposal satisfies the density requirements of the Central Gordon Estate NP and results in an overall density of 19.8 UPH (8 UPA). The Central Gordon Estate NP also identifies a 2.0 m (6.5 ft) ecological buffer along the east edge of the subject lands to provide a buffer between the lower density lands to the east of the subject designation, support wildlife habitat, and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of prerequisites.

Zoning Bylaw

Rezoning Bylaw No. 5817 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A).

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application, proposing creation of eight lots, with all eight fronting the new road connection. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw should Council support the rezoning bylaw.

Development Permit No. 101286 (Form and Character)

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

The specific development permit area guidelines outlined in the NP related to the single family residential development are attached to this report (Attachment B). The Development Permit guidelines for single family development are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Adaptable Housing:

In accordance with Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the single family 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 is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development which are 6,808 per new single family lot for a total of 54,464.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that eight significant trees exist on the subject site, with four proposed for retention located within the ecological buffer. According to the applicant's professional consultants' reports, all trees proposed for removal are unsuitable for retention given the proposed single family lot context.

A total of 30 replacement trees are required pursuant to Township requirements. The applicant is proposing to plant 30 replacement trees on the development site. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development, 38 trees will be in place.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant will be required to enter into a Servicing Agreement to secure servicing works such as construction of road works, tree replacement, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Engineering Services Plan to the acceptance of the Township. A community detention pond facility exists at 20620 – 67 Avenue to support the proposed development and overall catchment area. The applicant will 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 Building Permit.

Environmental Considerations:

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

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located 3.1 km northeast of the site). One student for Peter Ewart Middle School (located approximately 1.8 km northwest of the site) and two students for RE Mountain Secondary School (located approximately 1.6 km northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time. The Central Gordon Estate NP does not require a neighbourhood elementary school within its boundaries as students will be accommodated in schools in adjacent neighbourhoods.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 900 m to the west of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 219 m south of the subject site).

Transit:

Transit is currently available on 72 Avenue, approximately 175 m north of the subject proposal.

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on July 19, 2022. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment D.

Policy Considerations:

The proposed rezoning and Development Permit will facilitate the development of a residential subdivision consisting of eight single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP. The proposal also complies with the proposed Residential Compact Lot Zone R-CL(A) zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5817 (subject to seven (7) development prerequisites) and authorize issuance (at the time of final reading of Bylaw No. 5817) of Development Permit No. 101286 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101286
ATTACHMENT B	Willoughby Development Permit Area “B” Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Meeting Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101286

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

1. Name: 1330509 BC Ltd.

   Address: 20246 – 2 Avenue
   Langley, BC V2Z 0A3

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 48 Section 14 Township 8 New Westminster District Plan 61764

   CIVIC ADDRESS: 7106 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

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

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

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.

October 26, 2022

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-14-0230, 1330509 BC Ltd/Hub Engineering

CIVIC: 7106 204 Street

LEGAL: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**8**	**4**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

August 21, 2022

Hub File: 21084
City Project #: 08-14-0230

Township of Langley
Development Planning
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Attn: Ruby Sandher, MCIP, RPP | Planner

Re: Public Information Meeting – 7106 – 204 Street, Langley, B.C.

The Public Information Meeting took place at Willoughby Christian Reformed Church on July 19th, 2022, from 6pm to 8pm. There were nine (9) people in attendance; of which a total of seven (7) people signed in.

There are no Comment Sheets received to date, however, there were two (2) properties (2 owners) in favor of the proposed development as communicated in person at the PIM and no properties/persons opposed. Two persons elected not to sign the attendance sheet.

The meeting was held by way of an open house type discussion and viewing of the presentation boards. Questions and inquiries from the public were addressed by both Hub Engineering Inc. and the Developer. Township of Langley Development Planner (Ruby Sandher) on File was also present.

We note, the biggest concern noted by the public was the condition of the subject property and timing to have the existing land developed. The east neighbor expressed concern with respect to the stability of existing trees on the east side of the property, however, the arborist report does not mention any risk of instability and proposes four trees on the east of the property be retained.

Overall, there was support for the proposed development.

Yours truly,

Hub Engineering Inc.

Emmanuel Ameli, M.A.Sc., P. Eng.

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

July 19, 2022

ATTENDANCE SHEET
Public Information Meeting for:

7106 204 Street, Langley, B.C.

Name	Address	E-mail Address/ Phone #
FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1330559 BC LTD.) BYLAW NO. 5817

EXPLANATORY NOTE

Bylaw No. 5817 rezones a 0.40 ha (1.0 ac) property located at 7106 – 204 Street to Residential Compact Zone R-CL(A) to facilitate the subdivision of eight single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1330559 BC LTD) BYLAW NO. 5817

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 (1330559 BC Ltd.) Bylaw 2022 No. 5817”.

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

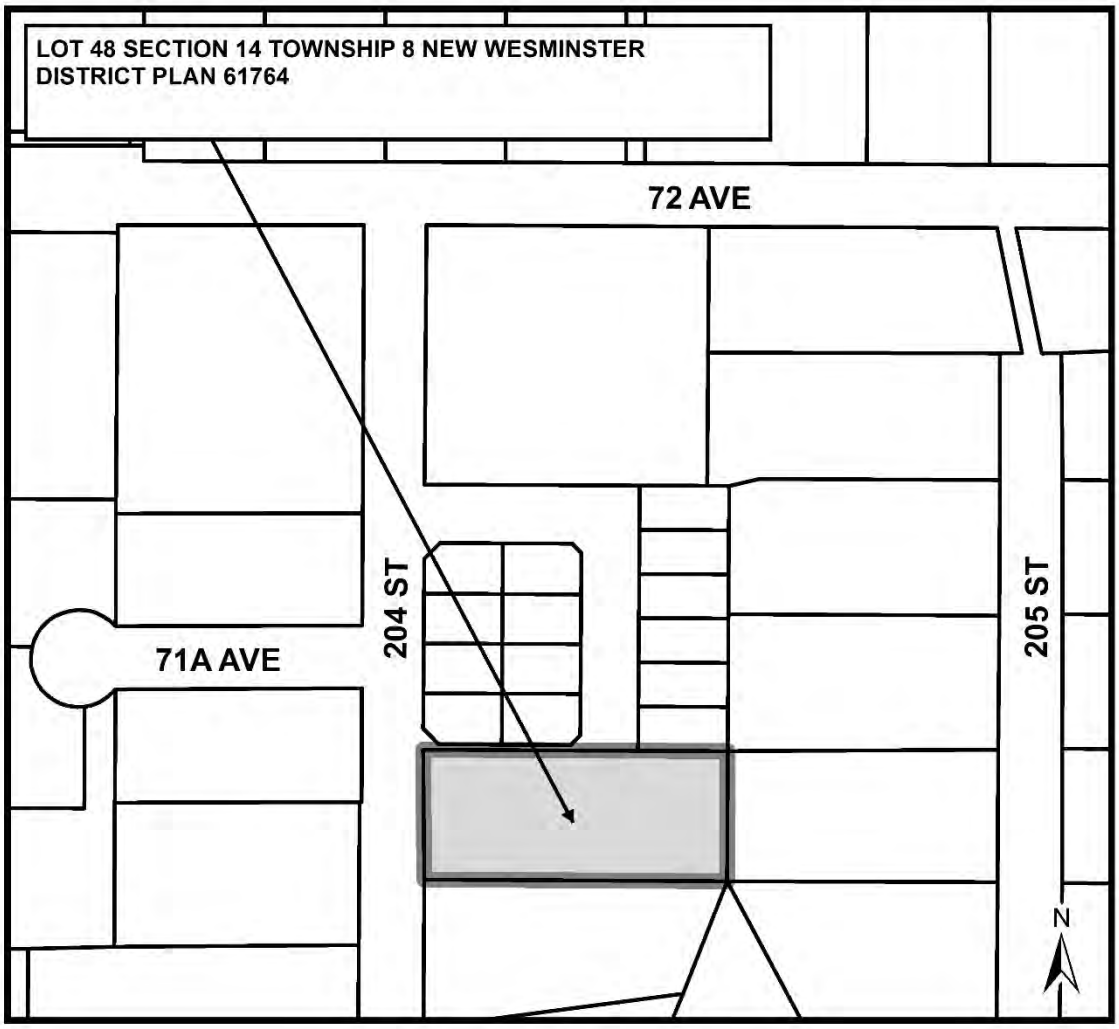
   Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Zone R-CL(A).

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. 5817



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 - REGULAR MEETING	**REPORT:**	22-99
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL PROCEDURE BYLAW AMENDMENTS		

RECOMMENDATION(S):

That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823".

PURPOSE:

Bylaw No. 5823 amends the Council Procedure Bylaw as follows:

- Section 9.08 – the speaking period for each member of Council amended to two (2) times for five (5) minutes on each debated motion;
- Section 11.01 – amended to reinforce the Mayor, as a member of Council, must vote on motions;
- Appendix A – the agenda section "Mayor and Council Report" be retitled "Council Report";
- To amend the required 2/3 vote of Council to a majority vote of the Council members present in the following sections:
    - Section 6.09 - Statutory Public Hearings: Council Motions for Third Reading, or Third Reading and Final Adoption;
    - Part 13 - Additional Delegations; and
    - Section 16.01 - Temporary Suspension of Rules and Orders of the Council Procedure Bylaw.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5823

EXPLANATORY NOTE

Bylaw No. 5823 amends the Council Procedure Bylaw in the following ways:

- Section 9.08 – the speaking period for each member of Council amended to two (2) times for five (5) minutes on each debated motion;
- Section 11.01 – amended to reinforce the Mayor, as a member of Council, must vote on motions;
- Appendix A – the agenda section “Mayor and Council Report” be retitled “Council Report”;
- To amend the required 2/3 vote of Council to a majority vote of the Council members present in the following sections:
    - Section 6.09 - Statutory Public Hearings: Council Motions for Third Reading, or Third Reading and Final Adoption;
    - Part 13 - Additional Delegations; and
    - Section 16.01 - Temporary Suspension of Rules and Orders of the Council Procedure Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5823

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 “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823”.

2. The “Council Procedure Bylaw 2016 No. 5199” as amended is further amended:

   a) Part 6 – Section 6.09

      Delete the following:

      “two-thirds (2/3)”

   b) Part 9 – Section 9.08

      Replace the text “ten (10)” with:

      “five (5)”

   c) Part 11 – Section 11.01

      The following text to be added after the text “When a vote of Council is taken, each Member present”:

      “,including the Mayor and/or Chair,”

   d) Part 13 – Delegations

      i) Section 13.01

         Delete the following:

         “of two thirds (2/3)”

      ii) Section 13.03

         Delete the following:

         “two thirds (2/3)”

iii) Section 13.04

Delete the following:

"of two-thirds (2/3)"

e) Part 16 – Section 16.01

Delete the following:

"of two-thirds of the whole"

f) Appendix A

Replace the text "Mayor and Council Report" with:

"Council Report"

NOTICE GIVEN THE 24th day of November 2022.

SECOND NOTICE GIVEN THE 1st day of December 2022.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BRYDON PROJECTS YORKSON LTD.) BYLAW NO. 5790

EXPLANATORY NOTE

Bylaw No. 5790 rezones a property located at 20453 – 78 Avenue Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate residential development of 31 units (15 single family lots, 8 rowhouses, and 8 semi-detached units).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BRYDON PROJECTS YORKSON LTD) BYLAW NO. 5790

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 (Brydon Projects Yorkson Ltd.) Bylaw No. 5790”.

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

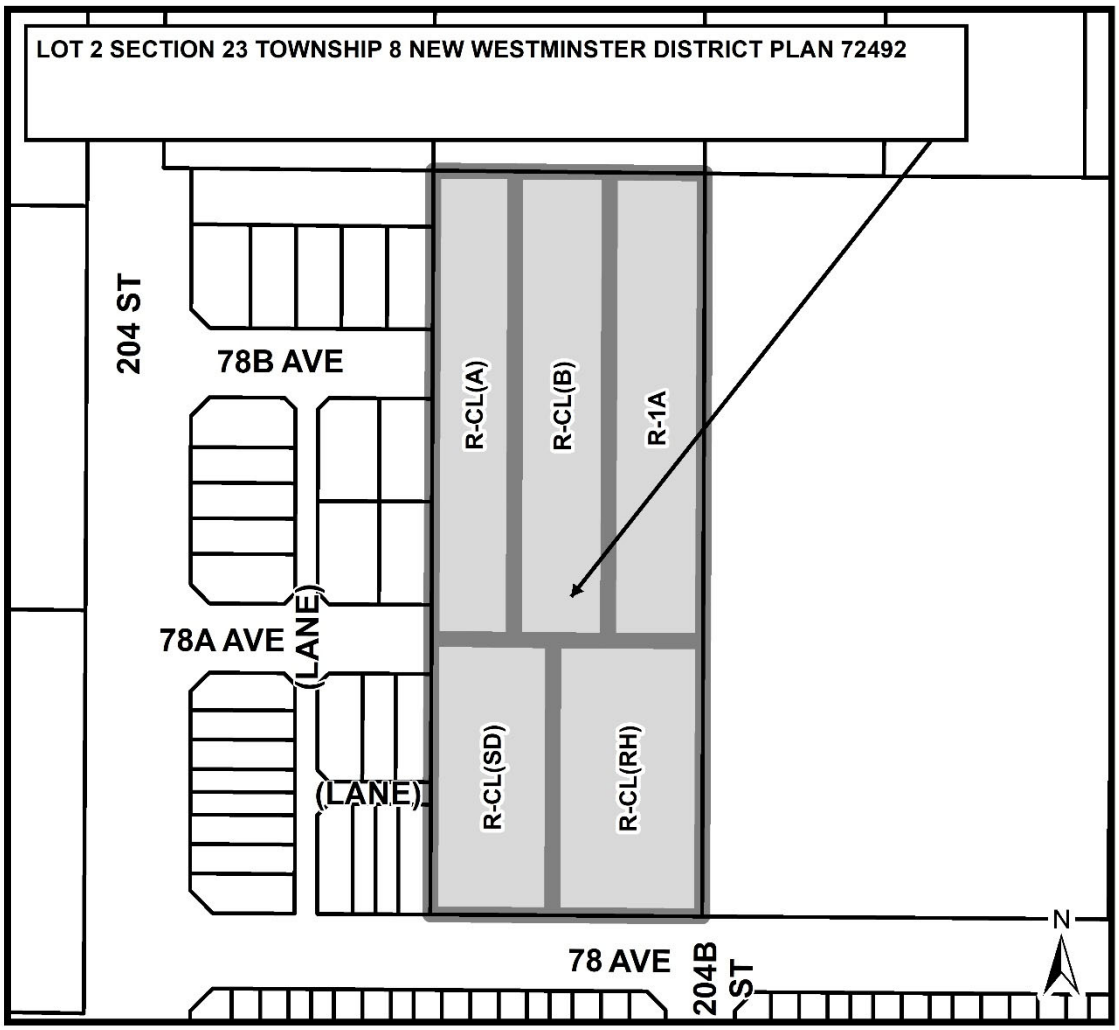
   Lot 2 Section 23 Township 8 New Westminster District Plan 72492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD).

READ A FIRST TIME the	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
NOTICE WAS ADVERTISED the	03	day of	November	, 2022
and the	10	day of	November	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5790



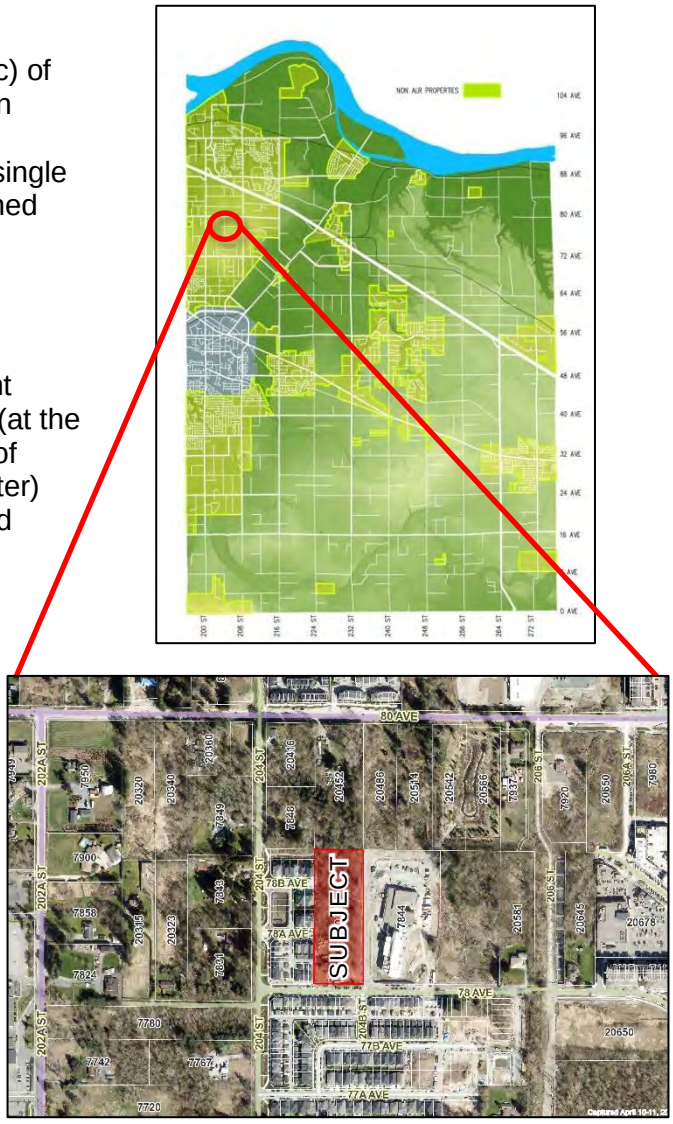
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 25, 2022 - REGULAR MEETING	**REPORT:**	22-89
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0207
SUBJECT:	REZONING APPLICATION NO. 100660 AND DEVELOPMENT PERMIT APPLICATION NO. 101240 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100145 (BRYDON PROJECTS YORKSON LTD. / 20453 – 78 AVENUE)		

PROPOSAL:

Application to rezone approximately 1.46 ha (3.6 ac) of land located in the Southwest Phase of the Yorkson Neighbourhood Plan to facilitate a proposed mixed residential development consisting of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units).



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw 5790 subject to completion of eight (8) development prerequisites; authorize issuance (at the time of final reading of Rezoning Bylaw No. 5790) of Development Permit No. 101240 (form and character) and Development Variance Permit No. 100145; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the Willoughby Community Plan and the Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brydon Projects Yorkson Ltd.) Bylaw No. 5790 to rezone approximately 1.46 ha (3.6 ac) of land located at 20453 – 76 Avenue to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to facilitate a mixed residential development consisting of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Completion 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 78 Avenue, 78A Avenue, 78B Avenue, 204B Street and the lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of Streamside Protection and Enhancement Area (SPEA) along the northern edge of the site, including final acceptance of the SPEA enhancement plans, tree protection, trail alignment, streamside fencing, 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. Registration of restrictive covenants:
    a. Identifying the lots (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
    b. Restricting development of the semi-detached and rowhouse units until a Development Permit is issued for the site;
    c. Prohibiting clearing of the attached portion of the site (with the exception of servicing access areas) until such time 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);
    d. Prohibiting driveway access to 78 Avenue and 204 B Street;
7. Compliance with the Community Amenity Contributions Policy, the Yorkson Greenway Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable); and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5790 authorize issuance of Development Permit No. 101240 for the proposed single family portions of the development subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighborhood Plan;
b. Written confirmation from the 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 Permit fees prior to issuance;

That Council at the time of final reading of Rezoning Bylaw No. 5790 authorize issuance of Development Variance Permit No. 100145 as follows:

a) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 1,10 and 11, as shown on Schedule A; 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 5790 in conjunction with Development Permit No. 101240 and Development Variance Permit No. 100145.

EXECUTIVE SUMMARY:

Hub Engineering Inc. has applied to rezone 1.46 ha (3.6 ac) of land in the Yorkson Neighborhood Plan (NP) Southwest Phase to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The proposed rezoning will allow for a mixed residential development consisting of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units).

Development Permit No. 101240 (Attachment A) is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the R-1A, R-CL(A) and R-CL(B) zoned lots at the time of subdivision. Future development permits yet to be applied for will provide Council with the opportunity to review the form, character, and siting of the rowhouses and semi-detached lots.

The development application complies with the overall objectives of the Willoughby Community Plan and the Yorkson NP.

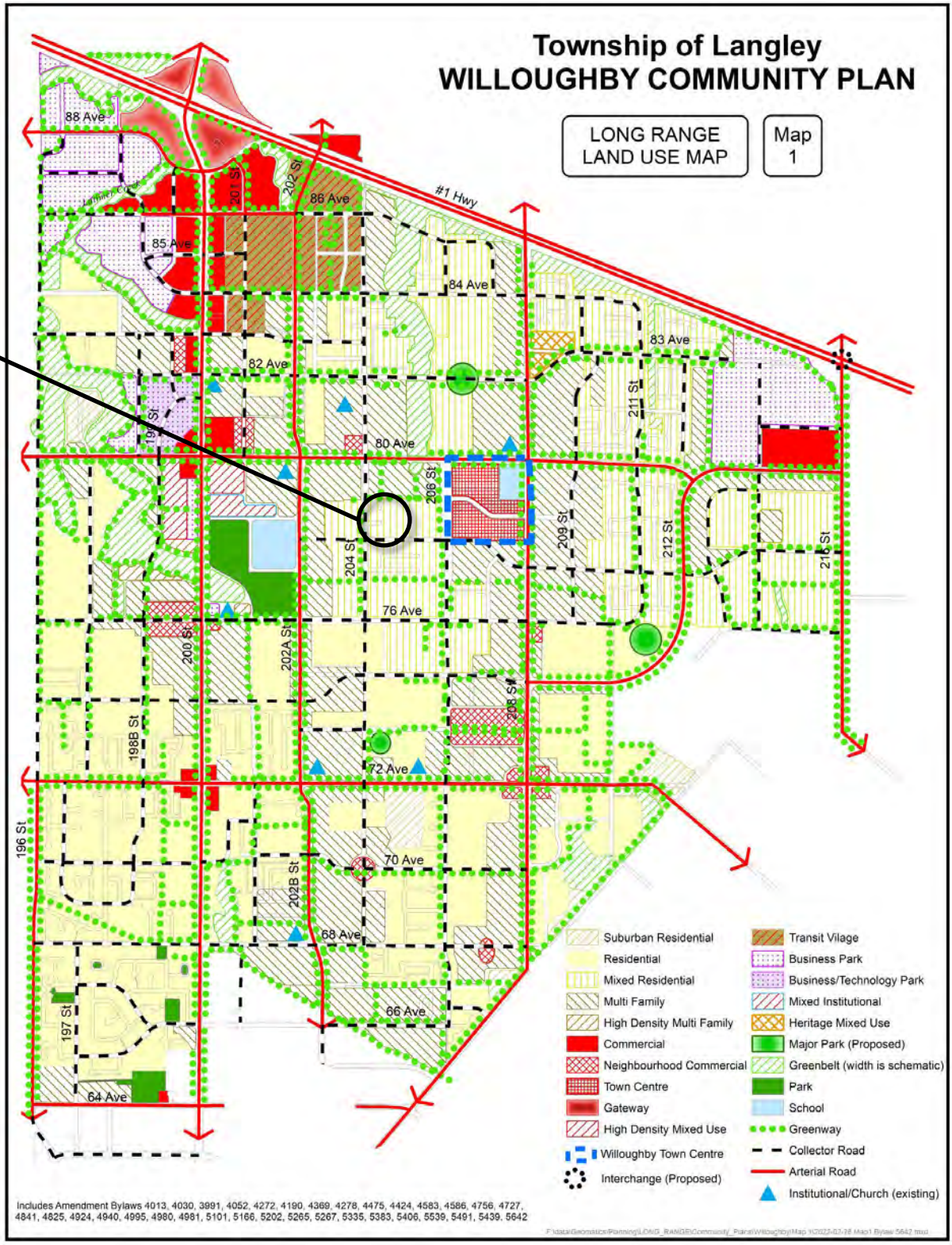
To facilitate consistency of setbacks for the proposed Residential Zone R-1A lots with the Residential Compact Lot Zones R-CL(A) and R-CL(B) lots and adjacent lots to the west approved under development application ToL Project No. 08-23-0134, the applicant is proposing front yard building setback variances. Included in this development proposal is Development Variance Permit No.100145 (Attachment B) to reduce the front yard setback from 6.0 m to 2.5 m on Residential Zone R-1A lots (proposed Lots 1,10 and 11).

Final reading of the rezoning bylaw is contingent upon completion of the eight (8) development prerequisites outlined in this report.

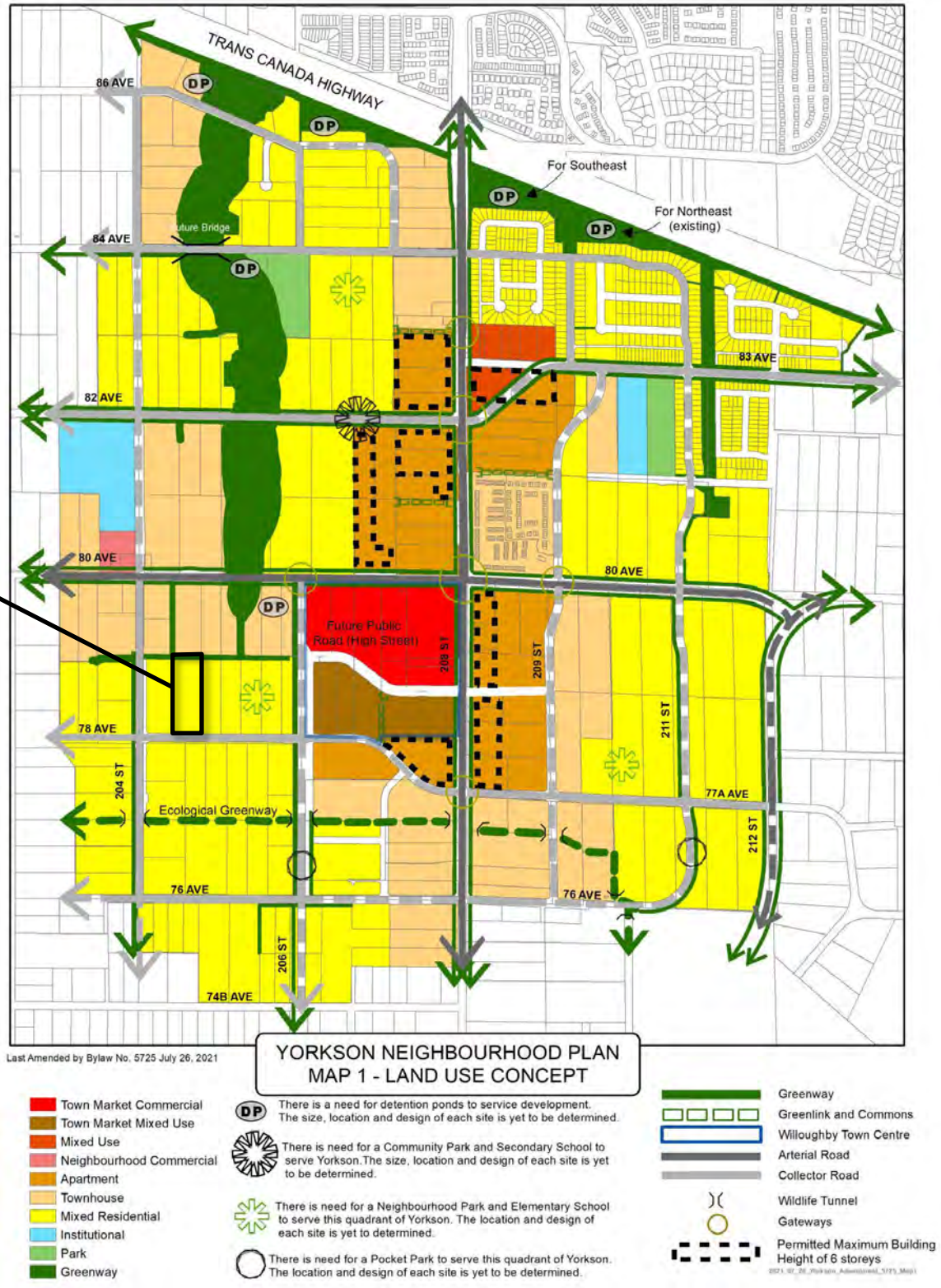
PURPOSE:

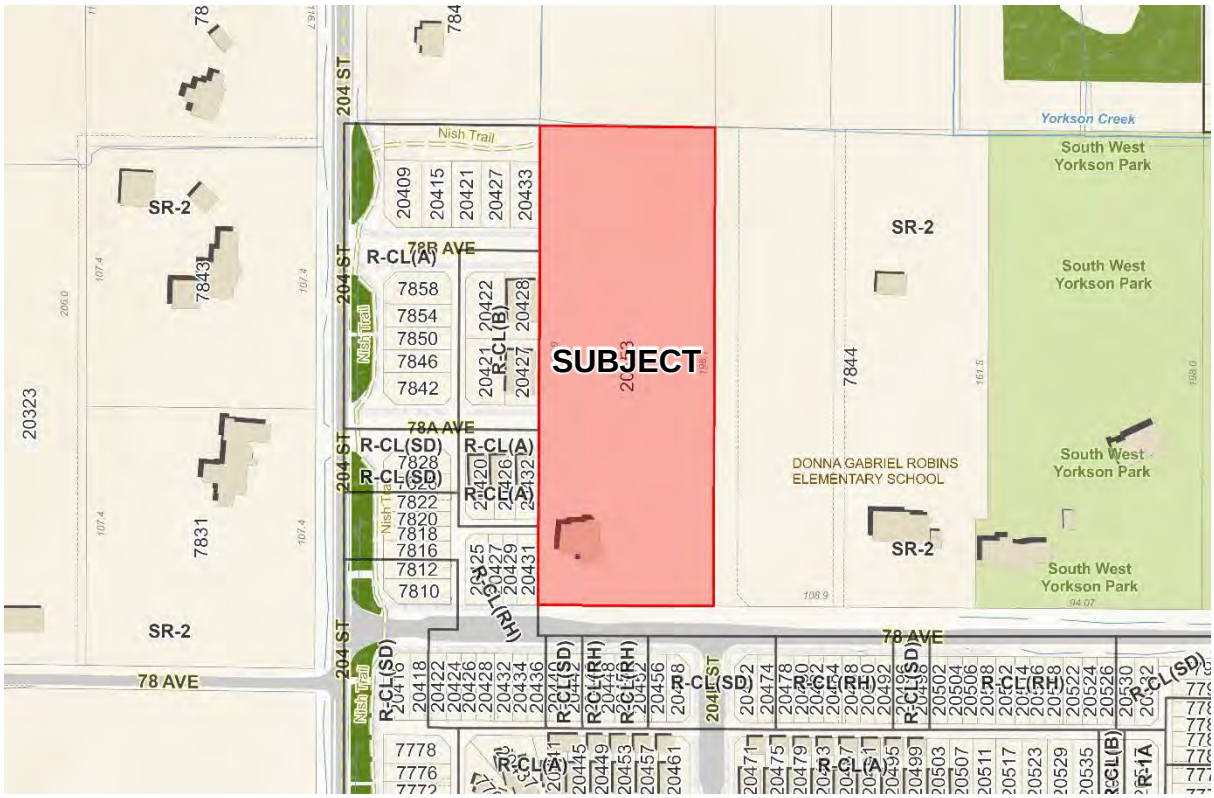
This report is to advise and make recommendations with respect to Rezoning Bylaw No. 5790, Development Permit No. 101240, and Development Variance Permit No. 100145 in the Yorkson Neighbourhood of Willoughby.

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

SUBJECT


TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
Future Bridge
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
Last Amended by Bylaw No. 5725 July 26, 2021
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Brydon Projects Yorkson Ltd 12636 – 67B Avenue Surrey, BC V3W 1G2
Applicant:	Hub Engineering Inc. 212, 12992 - 76 Avenue Surrey, BC V3W 2V6
Location:	20453 - 78 Avenue
Legal Description:	Lot 2 Section 23 Township 8 New Westminster District Plan 72492
Area:	1.46 ha (3.6 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH)
Willoughby Community Plan:	Mixed Residential and Greenway
Yorkson Neighbourhood Plan:	Mixed Residential and Greenway

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and designated "Mixed Residential" (20 – 25 units per hectare (uph) / 8 – 10 units per acre (upa)) in the Yorkson NP.

DISCUSSION/ANALYSIS:

Hub Engineering Inc. has applied to rezone 1.46 ha (3.6 ac) of land in the Yorkson NP Southwest Phase from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The proposed rezoning will facilitate a mixed residential development consisting of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units).

Adjacent Uses:

North: Lands zoned Suburban Residential Zone SR-2, designated "Townhouse" (15 – 25 upa) in the Yorkson NP, currently under development application (ToL Project No. 08-23-0196);

South: 78 Avenue, beyond which are lots zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD) designated "Mixed Residential" (8 – 10 upa) in the Yorkson NP;

East: Donna Gabriel Robins Elementary School zoned Suburban Residential Zone SR-2, designated "Mixed Residential" in the Yorkson NP; and

West: Lots zoned Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(RH) designated "Mixed Residential" in the Yorkson NP.

Yorkson Neighborhood Plan:

The Yorkson NP designates the site "Mixed Residential". The "Mixed Residential" land use designation allows development at a density of 20 – 25 uph (8 – 10 upa). The proposal satisfies the requirements of the Yorkson NP and results in 31 units with an overall density of 21.5 uph (8.7 upa).

Zoning Bylaw:

Rezoning Bylaw No. 5790 proposes to rezone the subject lands from Suburban Residential SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The rezoning will facilitate development of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units).

Development Permit No. 101240 (Form and Character):

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

The specific development permit area guidelines outlined in the Yorkson NP related to single family residential development are attached to this report (Attachment C). For the single family residential lots, the development permit guidelines are implemented by a development permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development. Proposed Development Permit No. 101240 is attached to this report (Attachment A).

Future development permit applications will be required for the attached residential component of the development (rowhouses and semi-detached units) at which time Council will have an opportunity to review form, character, and siting matters prior to building permits being issued. The development permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations, and other site development items. As a condition of final reading, the proponent must register a restrictive covenant prohibiting development of the attached residential portion of the development until such time as a Development Permit has been issued.

Development Variance Permit No. 100145 (Siting Variances):

As required by the Yorkson NP, the proposal includes three single family residential types consisting of Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B).

The setbacks of Residential Zone R-1A lots, proposed Lots 1, 10 and 11 on the preliminary subdivision plan included in this report, differ from the setbacks of the proposed residential compact zone lots. In order to facilitate consistency in the setbacks of the proposed Residential

Zone R-1A lots with the proposed Residential Compact Lot Zones R-CL(A) and R-CL(B) the applicant is proposing the following building setback variances:

- Proposed lots 1, 10 and 11 to reduce the front lot line setback for principal building (house) from 6.0 m to 2.5 m.

The proposed variance is supported by staff as it will result in consistent front yard building setbacks and streetscape throughout the subdivision and with the adjacent single family residential lots. Proposed Development Variance Permit No. 100145 is attached to this report (Attachment B).

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighborhood Plan, a minimum of 5% of the single family and attached residential lots 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 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 $6,808.00 per single family lot and $5,776.00 per semi-detached or rowhouse unit for a total of $194,536.00.

School Sites:

School District 35 has provided comments (Attachment D) and anticipates that the proposed development will generate approximately 14 new students for Donna Gabriel Elementary (adjacent to the site to the east), five new students for Peter Ewart Middle School (located approximately 400 m west of the site) and seven students for RE Mountain Secondary School (located approximately 500 m southwest of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 150 m to the west of the site.

Streamside Protection Area:

The applicant is required to dedicate and construct a 15 m wide streamside protection area (SPEA) and trail along the northern portion of the site connecting 204 Street and 206 Street. Details of the open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading the proponent will be required to transfer the SPEA lot to the Township and secure its construction as part of a Servicing Agreement.

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 (Streamside Protection), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Tree Protection / Replacement:

The Tree Management Plan submitted by the applicant indicate that two significant trees exist on the subject site outside of the identified SPEA area. As both of these trees are within the required road dedications, none are identified for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 100 replacement trees are required. A total of 61 replacement trees are proposed to be planted on site and another 39 will be secured and planted elsewhere. In addition, approximately 22 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy).

Post development, approximately 122 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.

Transit:

Currently, transit service is provided along 208 Street (approximately 750 m from the subject site) via the 595 bus.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, SPEA, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Engineering Servicing Plan to the acceptance of the Township.

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

Road dedications, widenings, and necessary traffic improvements for 78 Avenue, 78A Avenue, 78B Avenue, 204 B Street, and the lane will be required in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan to the acceptance of the Township.

A community stormwater detention facility exists at 20542 and 20566 – 80 Avenue to support the proposed development and overall catchment area.

Developer Held Public Information Meeting:

The applicant held a Public Information Meeting (PIM) in accordance with Developer Held Public Information Meeting Policy 07-164 on June 20, 2022 at Sandman Signature Langley Hotel. A summary of the meeting has been compiled by the applicant and is provided as Attachment E.

Policy Considerations:

Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5790 (subject to completion of eight (8) development prerequisites); authorize issuance of accompanying Development Permit No. 101240 (for single family lots) and Development Variance Permit No. 100145 at the time of final reading of Rezoning Bylaw No. 5790; and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101240
ATTACHMENT B	Development Variance Permit No. 100145
ATTACHMENT C	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT D	School District Comments
ATTACHMENT E	Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101240

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

1. Name: Brydon Projects Yorkson Ltd.

   Address: 12636 - 67B Avenue
   Surrey, BC V3W 1G2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 23 Township 8 New Westminster District Plan 72492

   CIVIC ADDRESS: 20453 - 78 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   b. Written confirmation from the 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 Permit fees prior to issuance.

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

   This Permit is not a Building Permit.

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

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

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

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

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

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100145

This Permit is issued this _____day of _____, 2022 to

1. Name: Brydon Projects Yorkson Ltd.

   Address: 12636 - 67B Avenue
   Surrey, BC V3W 1G2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 23 Township 8 New Westminster District Plan 72492

   CIVIC ADDRESS: 20453 -78 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 1, 10, and 11, as shown on Schedule A.

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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

SCHEDULE A – Preliminary Subdivision Plan

SCHEDULE A


LEGEND
R-CL(A) FRONT LOADED
R-CL(B) FRONT LOADED
R-1A FRONT LOADED
R-CL(SD)
R-CL(RH)
RIPARIAN AREA
SUBDIVISION LAYOUT STATISTICS
ZONE / UNIT TYPE | # OF LOTS | % OF LOTS | %
SINGLE FAMILY RESIDENTIAL
R-CL(A) FRONT LOADED 6 40%
R-CL(B) FRONT LOADED 6 40%
R-1A FRONT LOADED 3 20%
SUBTOTAL 15 100% 48.4%
MULTI-FAMILY RESIDENTIAL
R-CL(SD) 8 50%
R-CL(RH) 8 50%
SUBTOTAL 16 100% 51.6%
TOTAL NUMBER OF LOTS 31
TOTAL GROSS SITE AREA (ac) 3.57ac
DENSITY (u/ac) 8.68
DENSITY REQUIRED (u/ac) 8-10
TOTAL GROSS SITE AREA (ha) 1.44ha
DENSITY (u/ha) 21.52
DENSITY REQUIRED (u/ha) 20-25
940m²
204 STREET
LANE
78B AVENUE
78A AVENUE
78 AVE
78 AVE
204B ST
Hub Engineering Inc.
Engineering and Development Consultants
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax 604-501-1625 | mail@hub-inc.com | www.hub-inc.com
PACIFIC LAND GROUP
CLIENT:
PROJECT: 20453 78 AVENUE, LANGLEY
DRAWING TITLE: RESIDENTIAL SUBDIVISION
PROJECT No.: 20024
DATE: JUL 2022
SCALE: 1:750
PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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 919.1(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 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

5101
28/09/15

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

4825
30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

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

Landscaping

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

4825
30/05/11

4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

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
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4825
30/05/11

The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

- Developments in each commercial node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw inspiration from Langley's rural heritage.

13 September, 2021

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

Re: Development Application Project 08-23-0207 1 BRYDON PROJECTS YORKSON

CIVIC: 20453 - 78 Avenue

LEGAL: Lot 2 Section 23 Township 8 NWD Plan 72492

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	**31**	**14**	**5**	**7**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

June 21, 2022

Hub File: 20024
City Project #: 08-23-0207

Township of Langley
Development Planning
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Attn: Zorica Andjelic MCIP, RPP | Development Planner

Re: Public Information Meeting – 20453 – 78 Avenue, Langley, B.C.

The Public Information Meeting took place at Sandman Signature Langley Hotel on June 20th, 2022, from 6pm to 8pm. There were four (4) people in attendance; of which a total of three (3) people signed in.

There are no Comment Sheets received to date, however, there were two (2) properties (2 persons) in favour of the proposed development as communicated in person at PIM and no properties/persons opposed and/or in favour with modifications. One person elected not to comment or fill out a comment sheet and another individual did not sign in nor provide any relevant input or filled out the comment sheet.

The meeting was held by way of an open house type discussion and viewing of the presentation boards. Questions and inquiries from the public were addressed by both Hub Engineering Inc. and the Development Group. Township of Langley Development Planner on File was also present.

We note, the biggest concern noted by the public was the condition of the subject property and timing to have the existing land developed. The public expressed concern with respect to green space and retention of existing trees, however, the Landscape presentation board alleviated some if not all of the publics concerns. Furthermore, there were a few comments received regarding legal basement suites and if these were a requirement for the development.

Overall, there was support for the proposed development.

Yours truly,

Hub Engineering Inc.

Jakub Czoch, B.Eng., EIT

Good evening Honourable Mayor and Council.

As we enter into the festive season local community groups including the Aldergrove Community Association (ACA), Aldergrove Business Association (ABA) and Aldergrove Agricultural Fair and Festival Association (AAFFA), have been planning for the local festivities that have become a tradition and are so valued by our community members.

Our yearly Santa parade, and last years party in the plaza on 272 and Fraser, were incredibly well received by locals and visitors alike. However this year planning groups are encountering numerous obstacles to presenting these events. These challenges are logistical and financial, but we believe are surmountable.

With the change of the executive of the ABA, the deadline to apply for the 2022 grants was missed, and with the denial of the events grant to the ACA, it means we have reduced capacity to fund these events (pay for rentals such as, the plaza, the stage, tree lights, fencing and washroom facilities).

The Aldergrove Fair received a $2500 Township Grant for the Christmas Parade this year but with increasingly stringent provincial traffic control regulations, parade traffic costs have more than doubled from last year making it extremely difficult to cover costs. This puts our local parades for Canada Day and Christmas in jeopardy. With grants being limited to pay for this expense our community is worried about losing these important parades.

Thankfully Aldergrove has community members and businesses that have rallied behind these beloved events and are making all attempts to have them move forward. However, the requests on small local businesses are becoming increasingly burdensome and are putting these events at risk.

We would like the council to consider providing financial support for the Aldergrove Christmas event with special emergency funding. Help with rentals, plaza fees and specifically $4000 for traffic control would assist in continuing this event.

The aforementioned community groups are concerned with the increased cost of traffic control that is making it extra challenging for community groups to present these parades and events in the future.

Signed,

The Aldergrove Community Association
The Aldergrove Business Association
Aldergrove Agricultural Fair and Festival Association

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>
Sent: Monday, October 31, 2022 10:29 AM
To: INFO <info@tol.ca>
Subject: [EXTERNAL] Letter from the Honourable Mitzi Dean, Minister of Children and Family Development

VIA E-MAIL
Ref: 273526

Mayor and Council
Township of Langley
E-mail: info@tol.ca

Dear Mayor and Council:

As Minister of Children and Family Development, I am honoured to declare that November will once again be recognized as Adoption Awareness Month.

This month is about raising awareness for adoption and permanency in British Columbia and celebrating the families that provide children and youth with love and support as permanent members of their family. Adoptive families make a difference in the lives of children and youth by providing care, guidance, and a sense of belonging. They offer a welcoming stability, ensuring children and youth have the foundation they need to build the lives they dream of, while recognizing the importance of staying connected to their community and culture.

November is also about recognizing that there are children who are still waiting for permanent families. There continues to be a need for more adoptive families in British Columbia to provide children with permanent, secure, and loving homes.

There are many online resources and support services that can help families who are considering adoption in British Columbia.

- The Ways to Adopt in British Columbia Web site provides information on adoption in British Columbia, such as infant adoption, relative and step-parent adoption, and adopting a child or youth from another country.
- Adopt BC Kids is an online portal that provides British Columbians wishing to adopt children and youth from foster care with information and guidance through their adoption application.
- The Adoptive Families Association of British Columbia provides information and support services for families who wish to adopt now or in the future.

I encourage you to share these resources with your community members who are interested in becoming an adoptive or permanent family.

Please join me in celebrating November as Adoption Awareness Month to recognize all the families that have provided children and youth with the care, compassion, and the unselfish commitment of a permanent home, and to all those who may do so in the future. On behalf of the

Government of British Columbia, thank you for your continued leadership in supporting adoptive and permanent families in your community.

Sincerely,

Mitzi Dean
Minister

Sent on behalf of the Minister by:

EXECUTIVE OPERATIONS
CLIENT RELATIONS
Client Relations Branch
Executive Operations
Ministry of Children and Family Development

This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

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

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

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

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

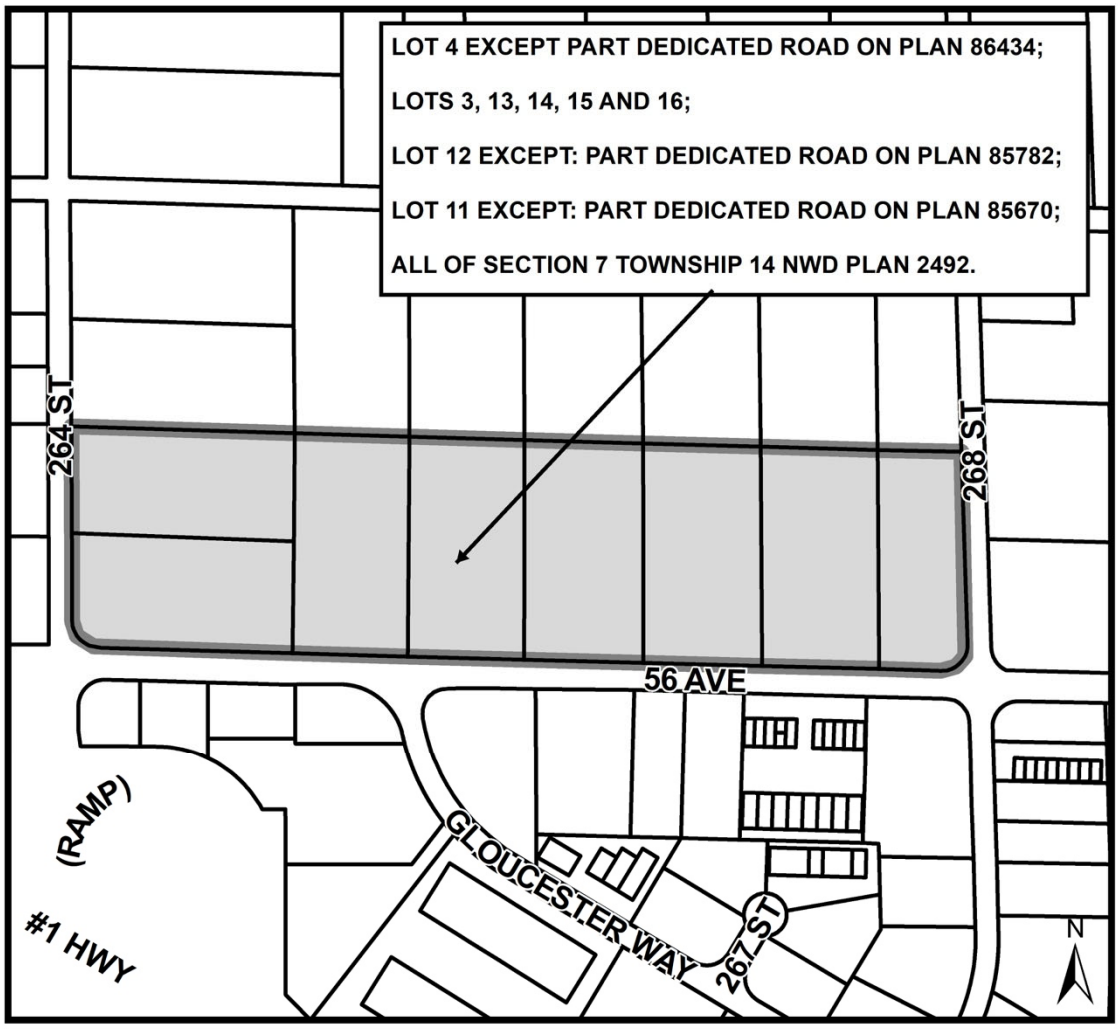
   All of Section 7 Township 14 NWD Plan 2492.

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

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the	09	day of	May	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW NO. 5707

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

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

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

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

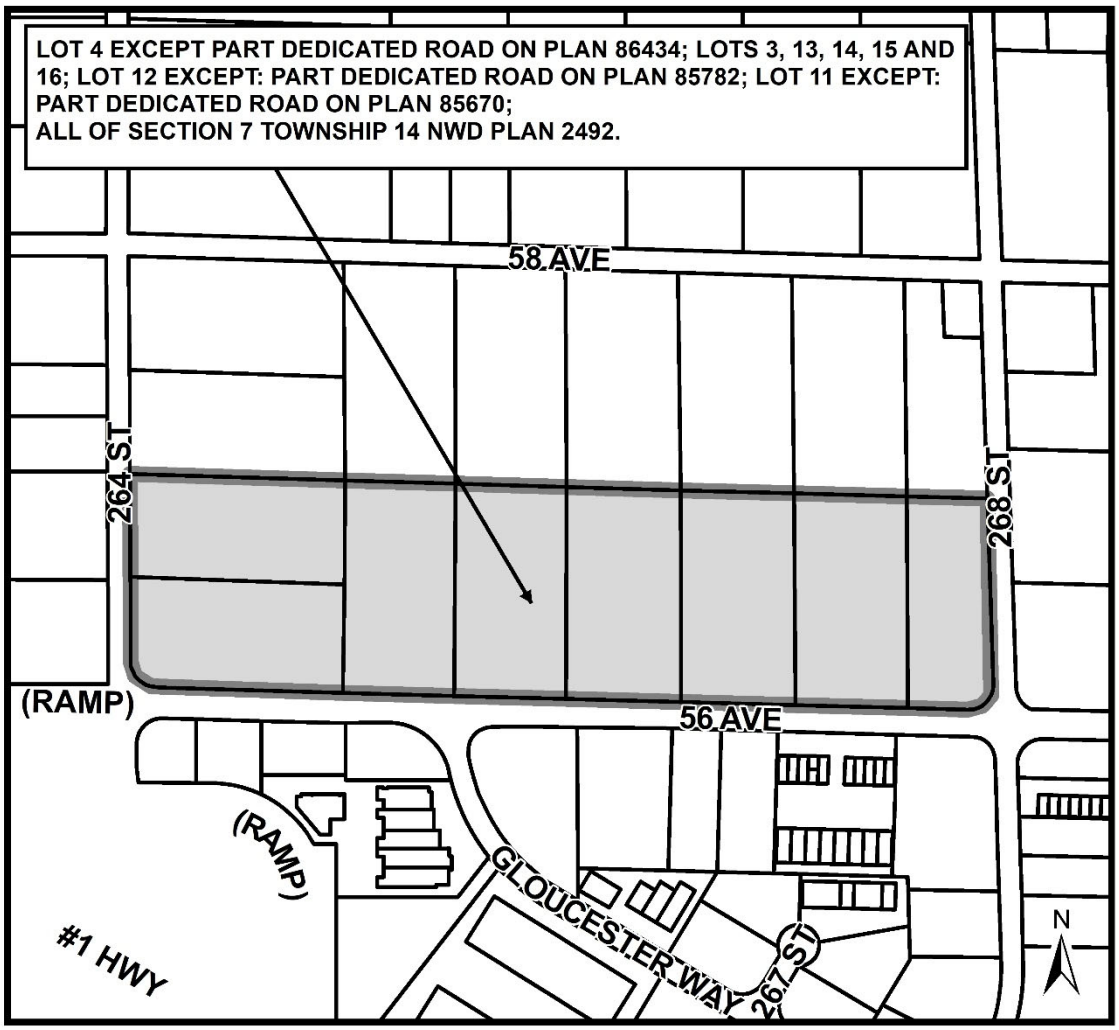
   All of Section 7 Township 14 NWD Plan 2492.

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

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the	09	day of	May	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

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

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708”.

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

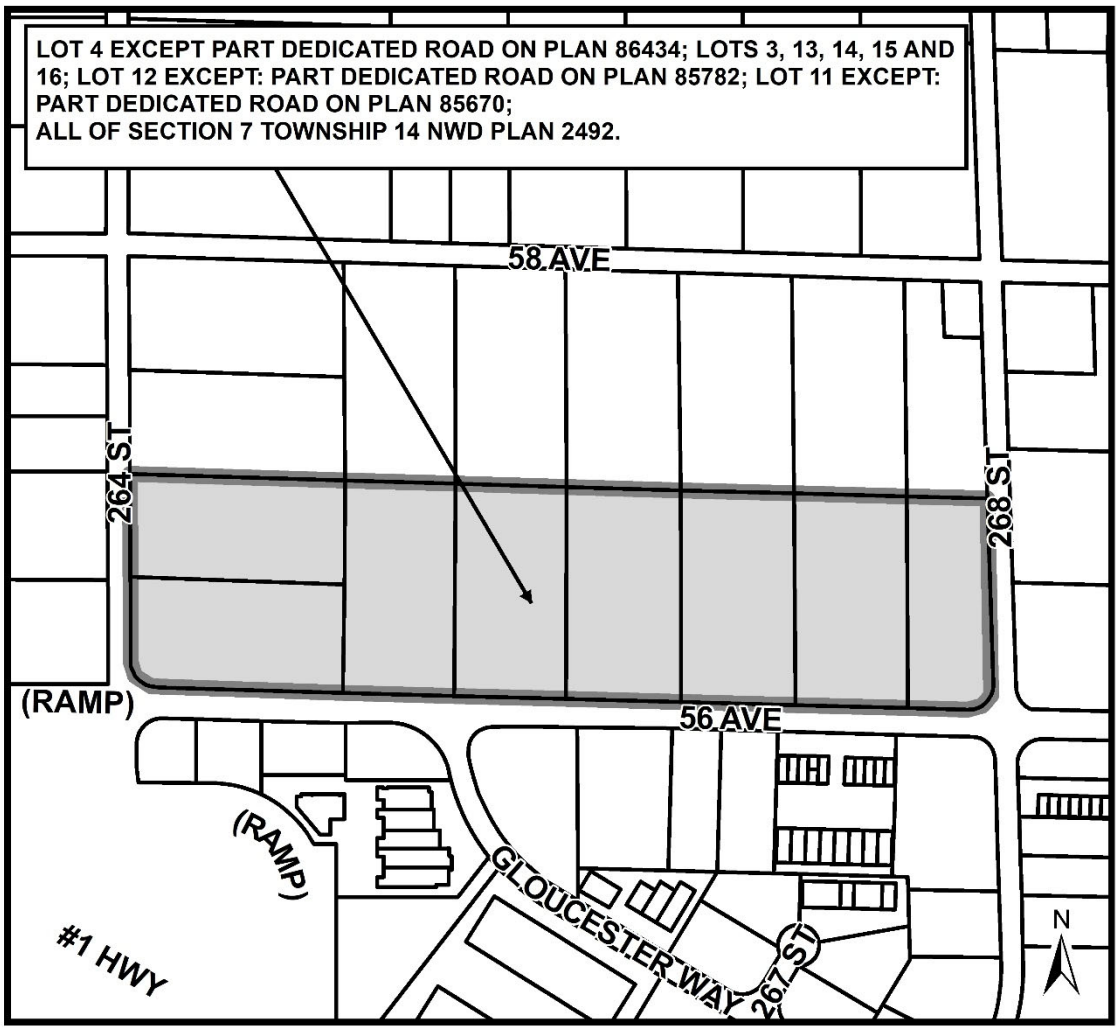
   All of Section 7 Township 14 NWD Plan 2492.

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

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



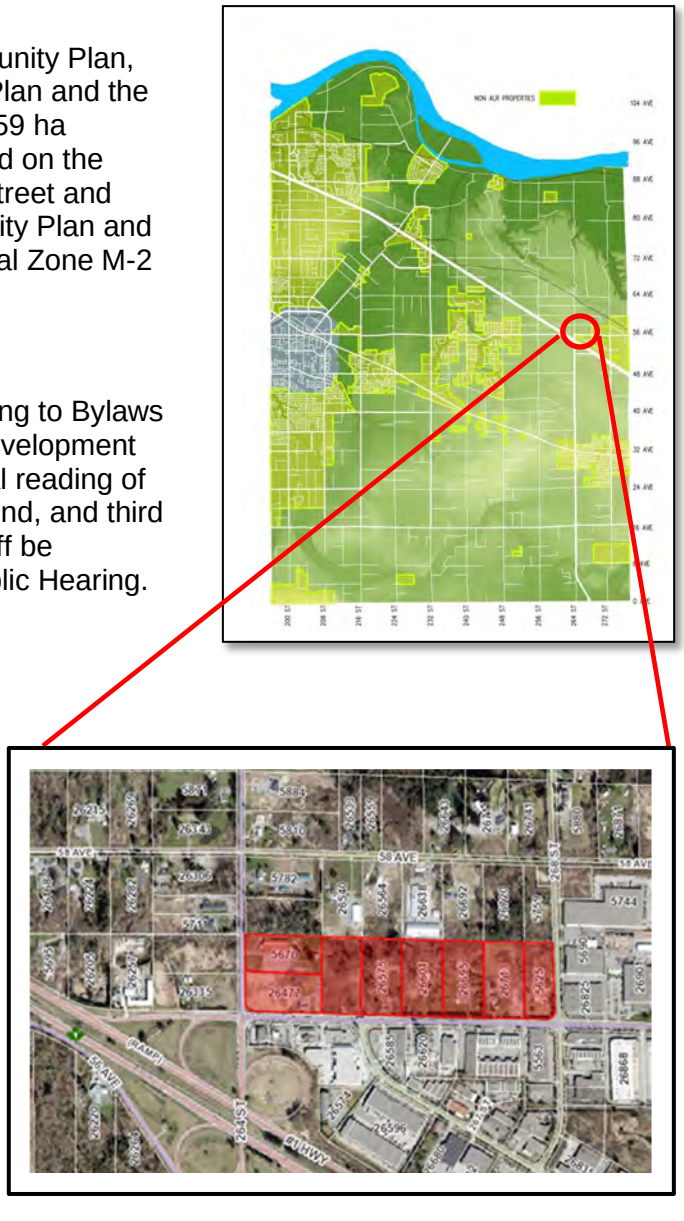
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

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

PROPOSAL:

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



RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

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

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

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

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

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

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

EXECUTIVE SUMMARY:

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

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

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

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

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

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

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

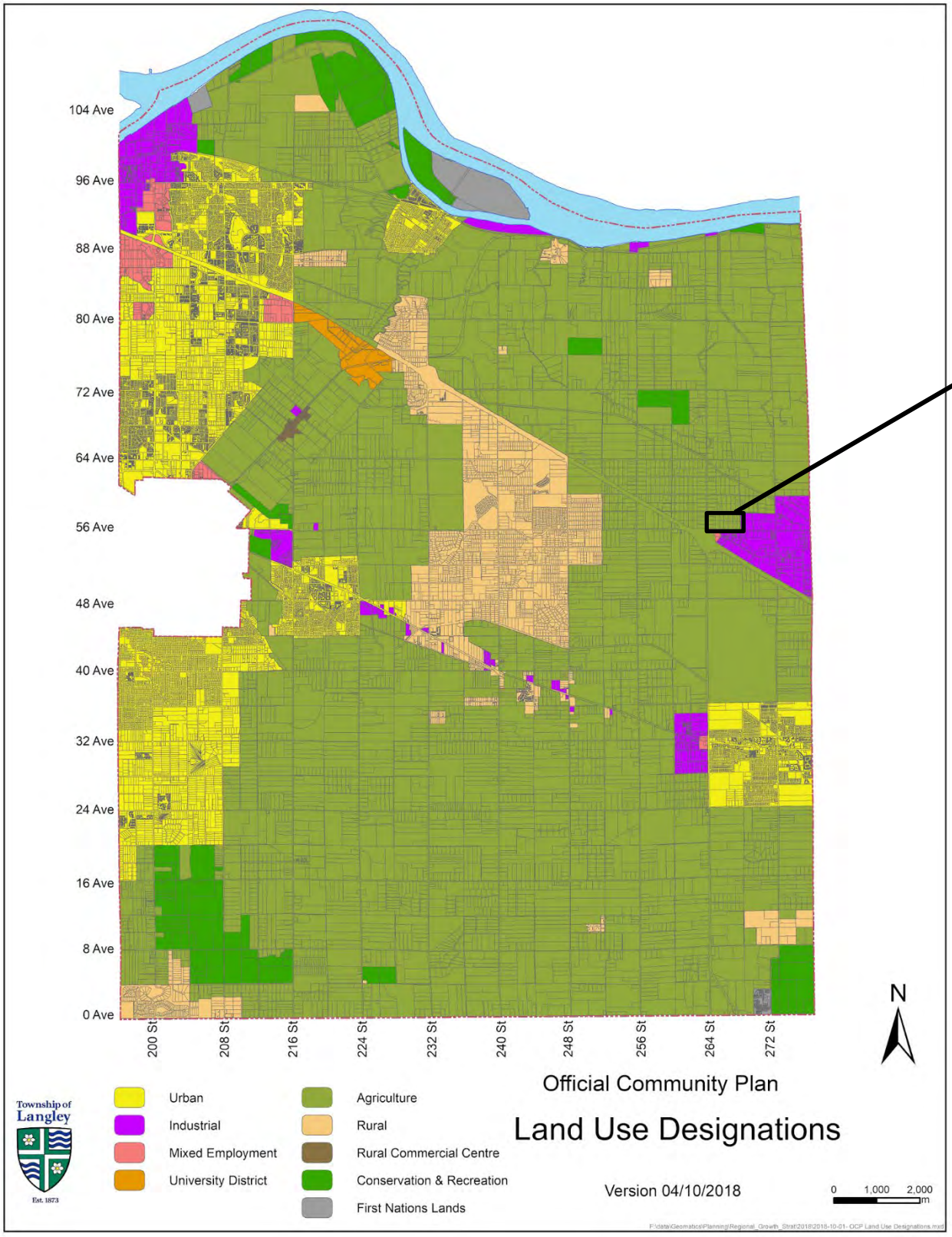
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further,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

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

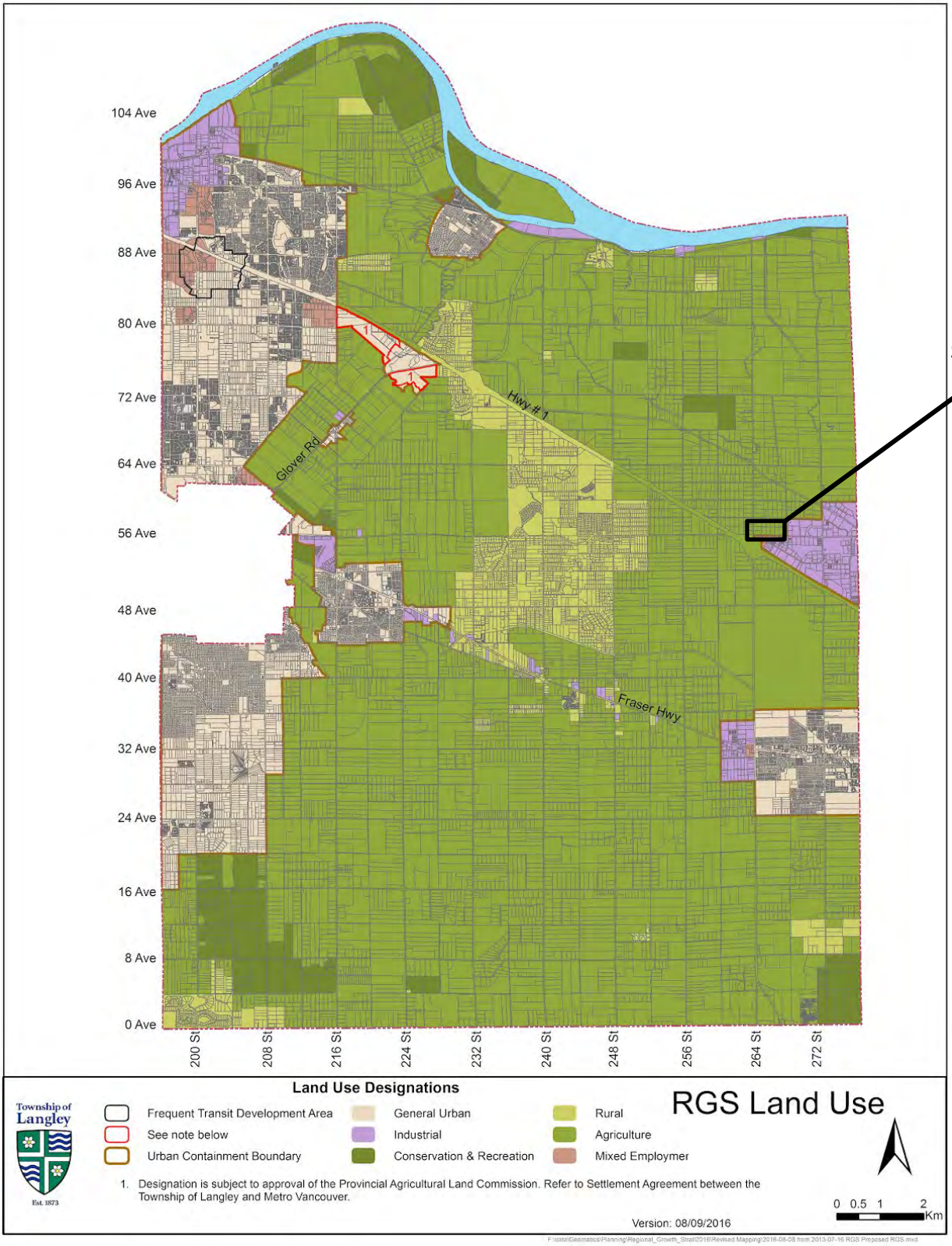
PURPOSE:

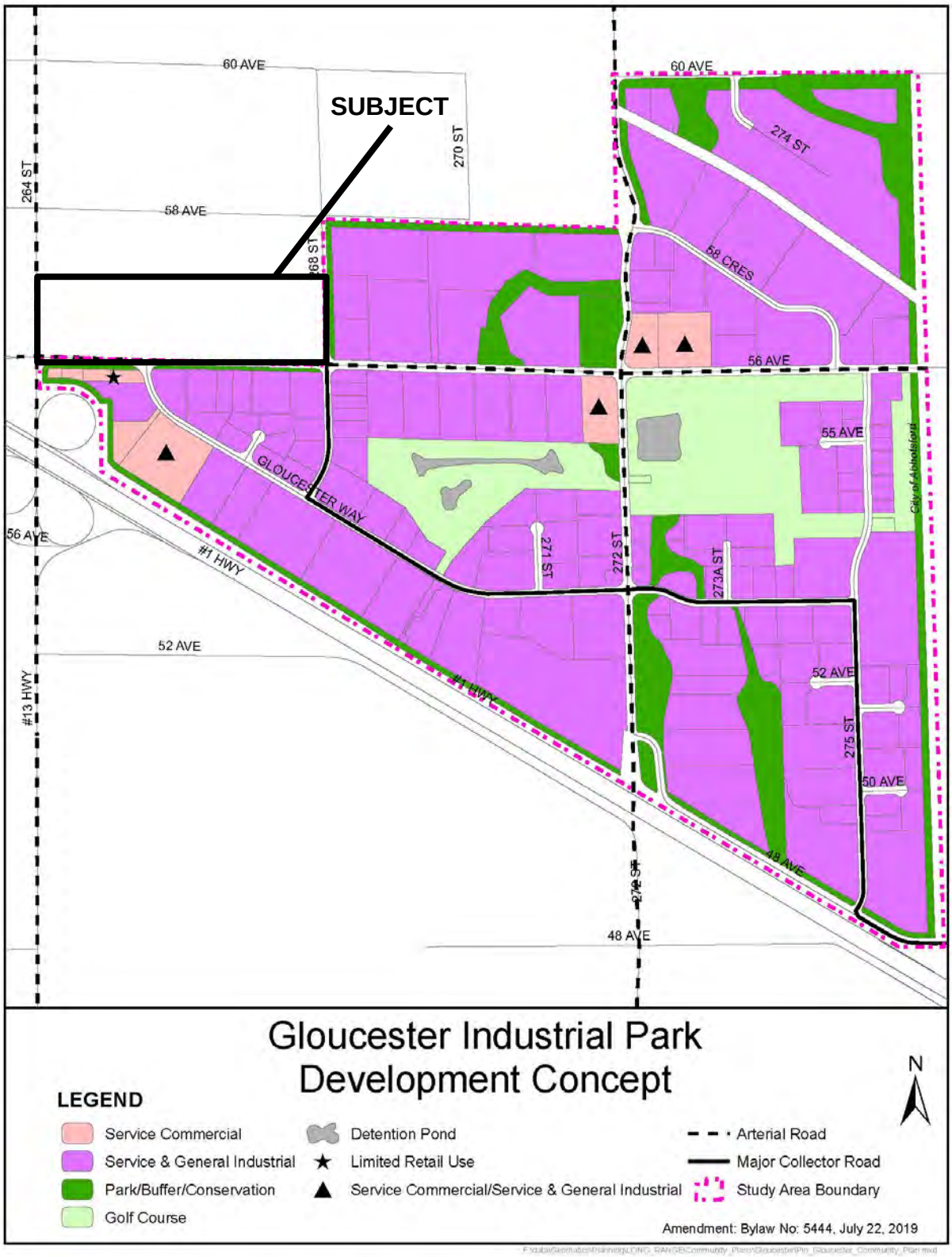
The purpose of this report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

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

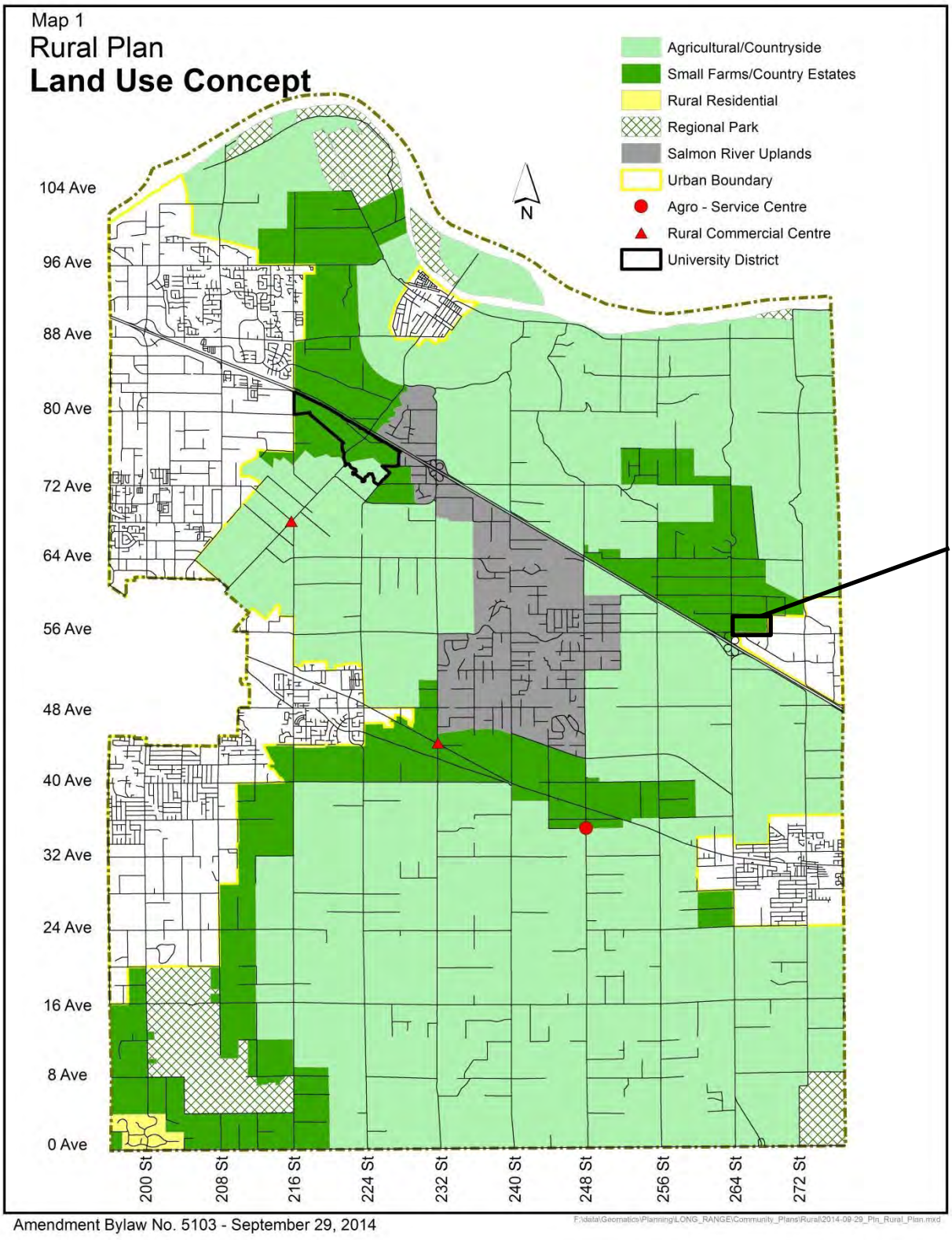


OFFICIAL COMMUNITY PLAN AMENDMENT AND
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26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
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Page 6 . . .

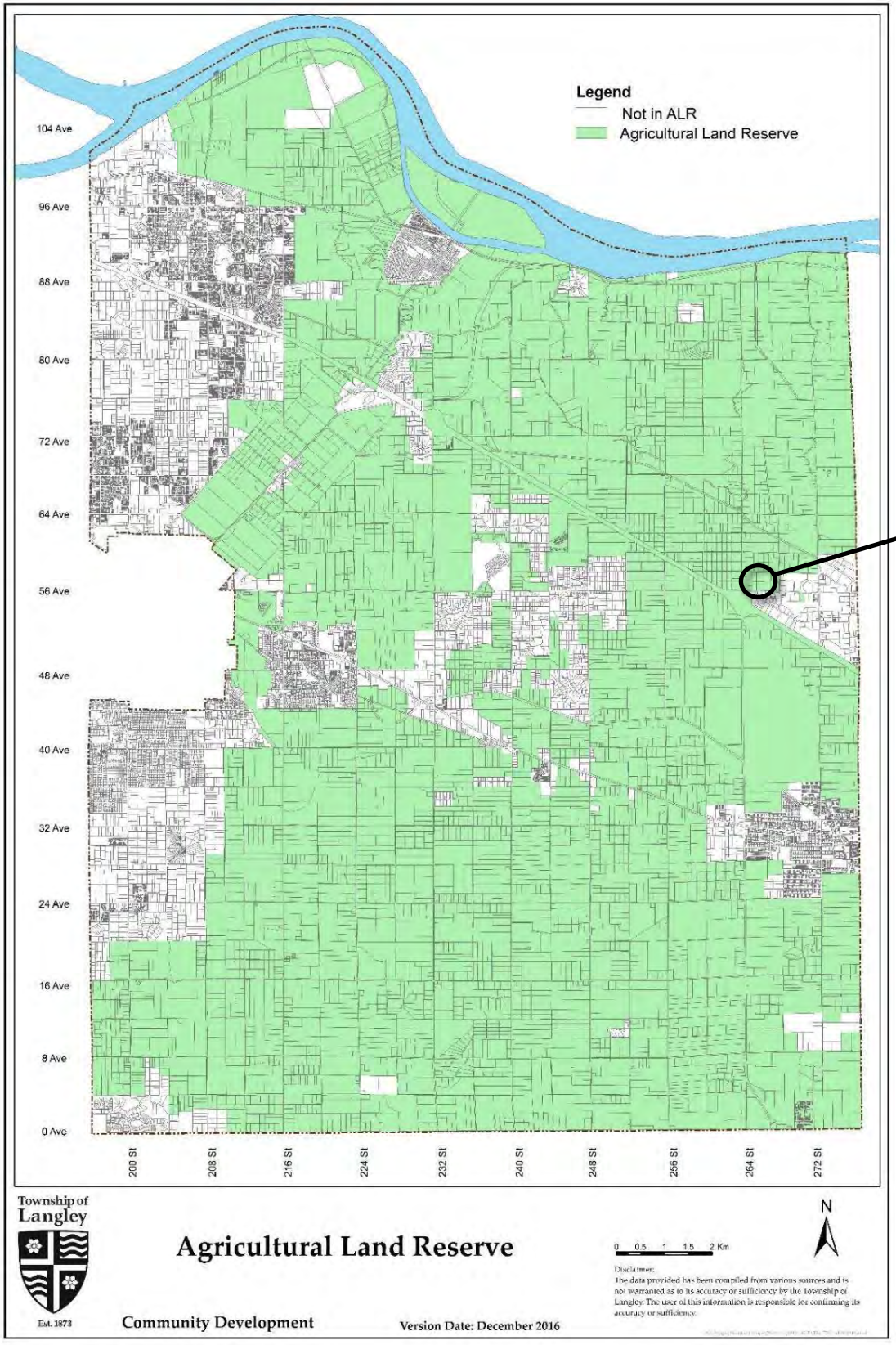


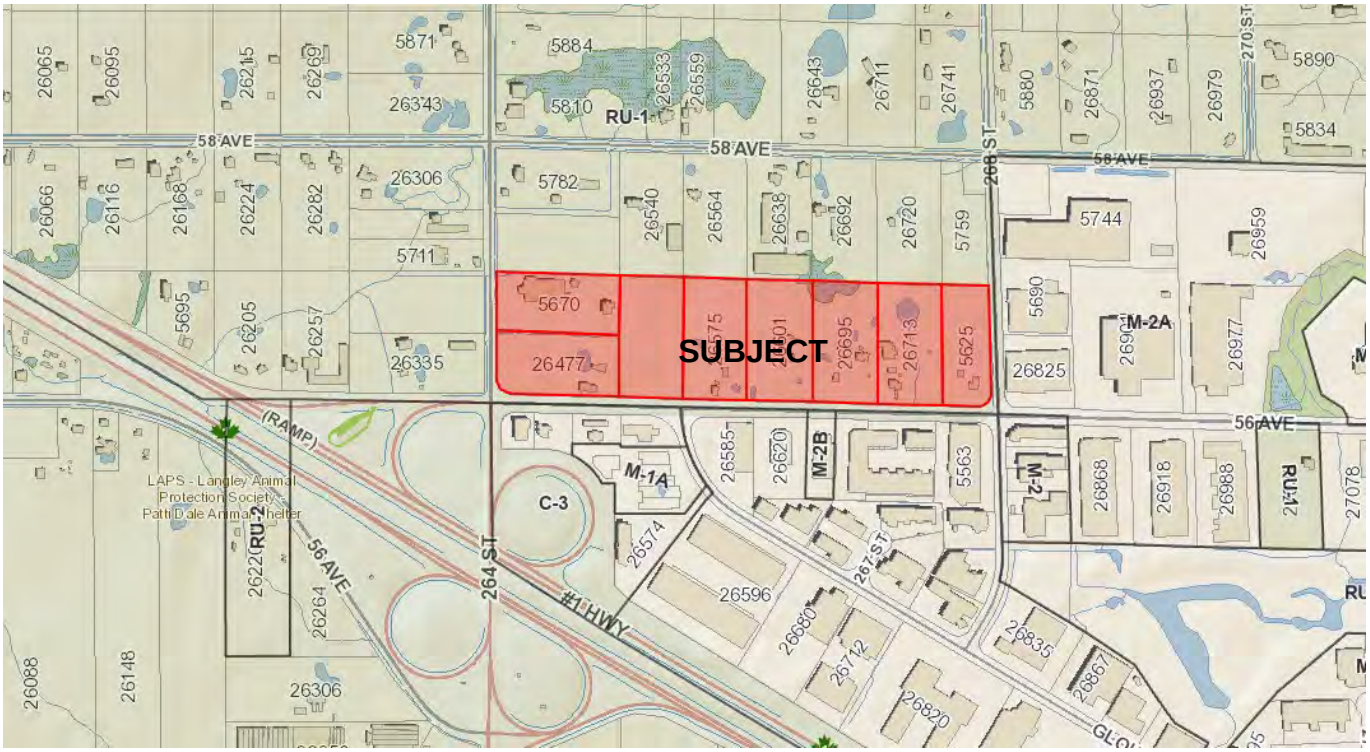

SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation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

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 8 . . .



OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 9 . . .





ZONING BYLAW NO. 2500

REFERENCE:

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

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

BACKGROUND / HISTORY:

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

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

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

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

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

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

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

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

DISCUSSION / ANALYSIS:

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

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

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

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

Adjacent Uses:

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

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

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

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

Official Community Plan Amendment:

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

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

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

The OCP Section 2.4 - Land Use Designations states that:

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

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

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

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

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

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

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Voluntary Community Benefit Contribution:

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

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

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

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

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

Agricultural Land Reserve:

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

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

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

Public Consultation:

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

Servicing:

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

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

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

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

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

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

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

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

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

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

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

Intergovernmental Implications:

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

Exterior Lighting Impact Policy:

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

Policy Considerations:

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

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

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

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

ATTACHMENT A

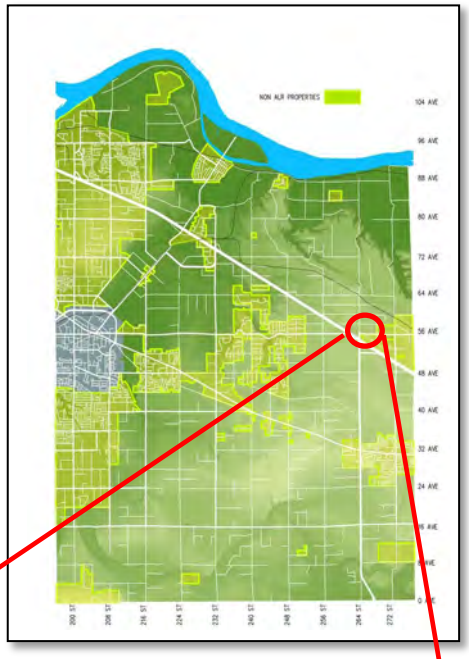
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

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

PROPOSAL:

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

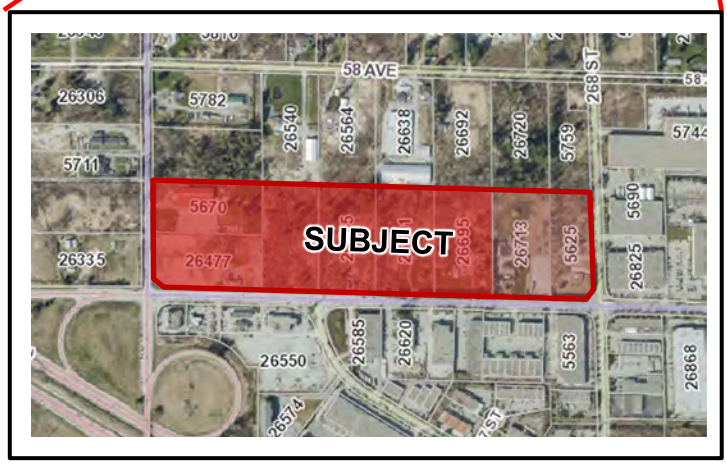


RECOMMENDATION SUMMARY:

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

RATIONALE:

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



RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

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

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

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

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

EXECUTIVE SUMMARY:

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

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

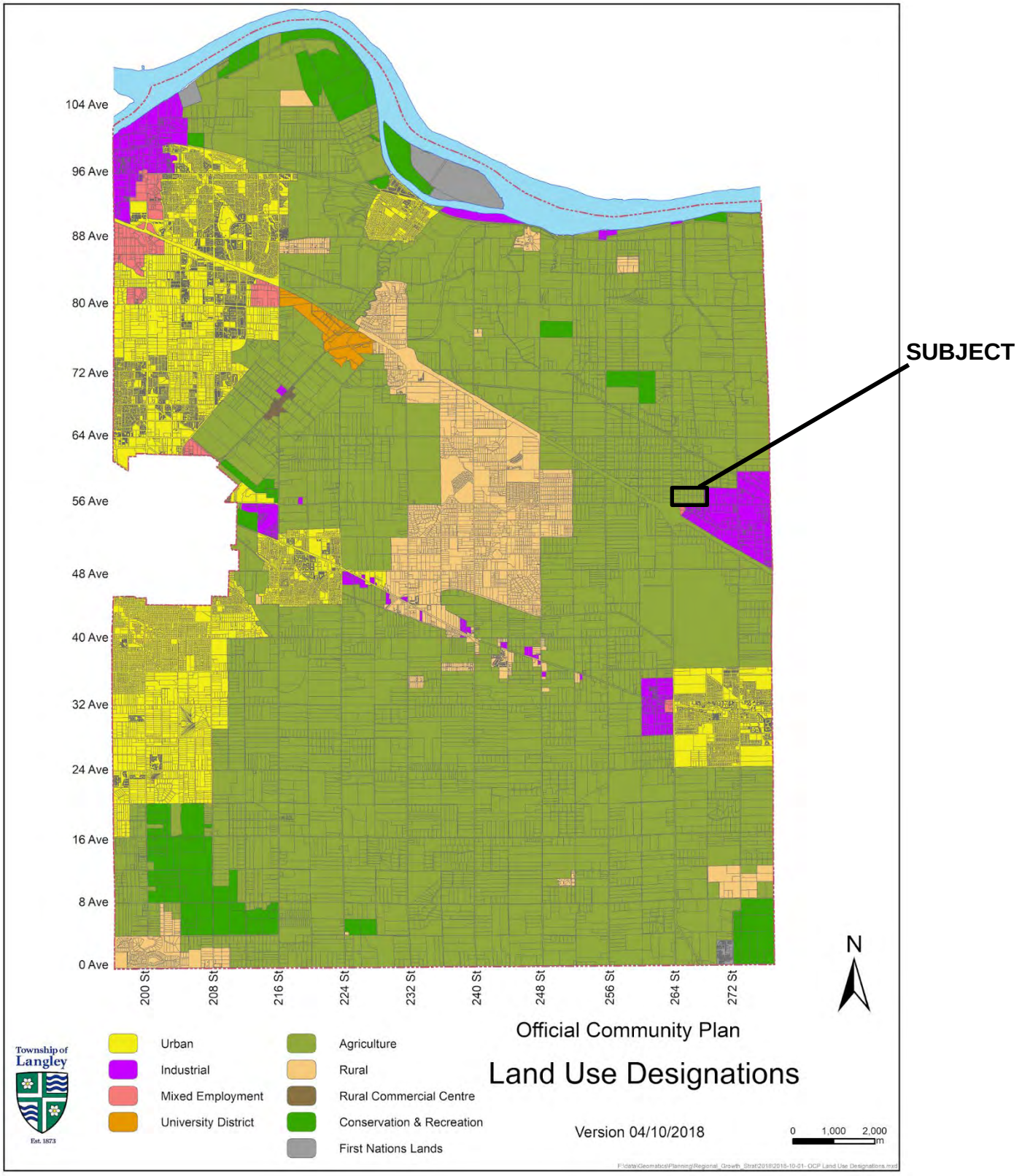
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further,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

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

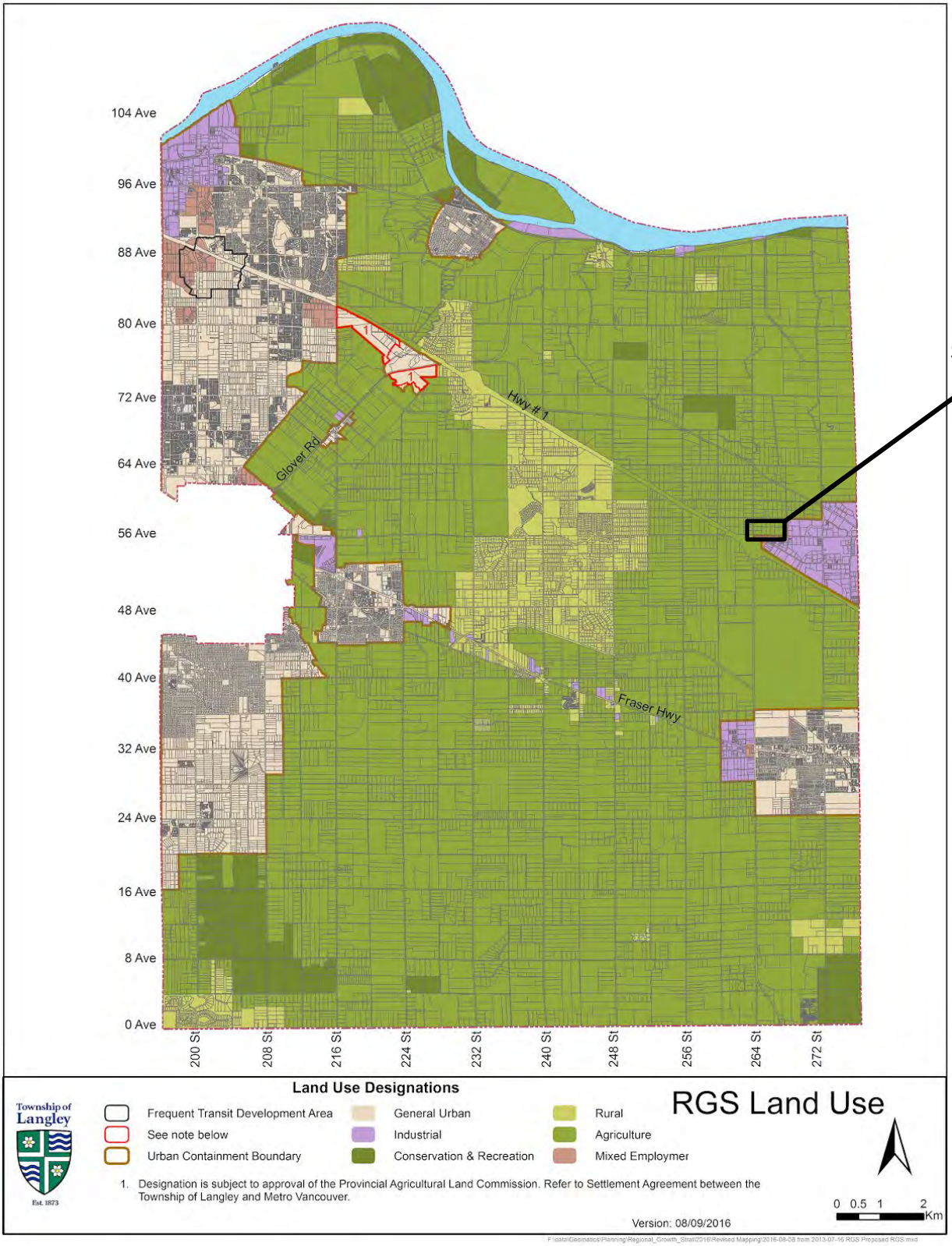
PURPOSE:

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

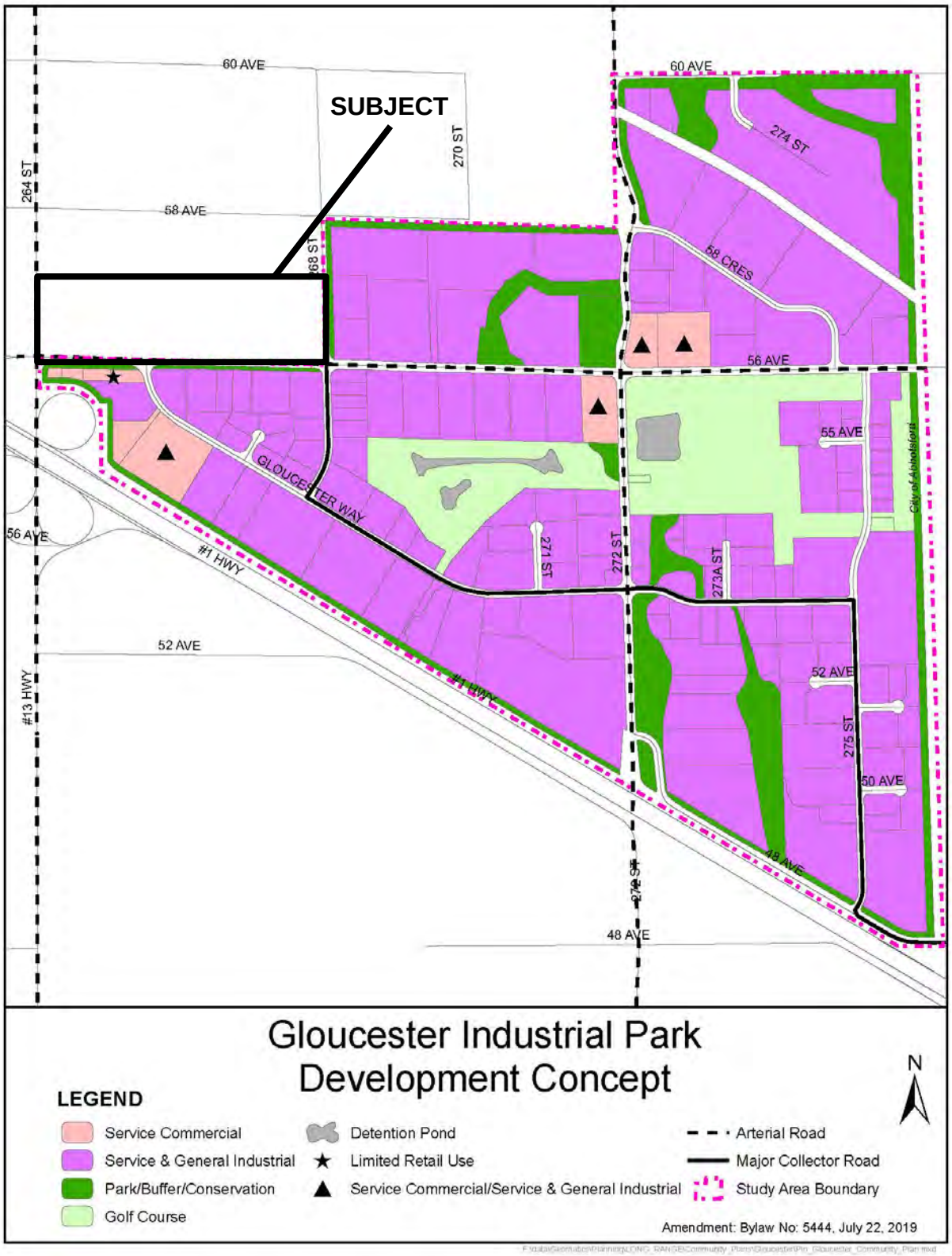
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 4 . . .



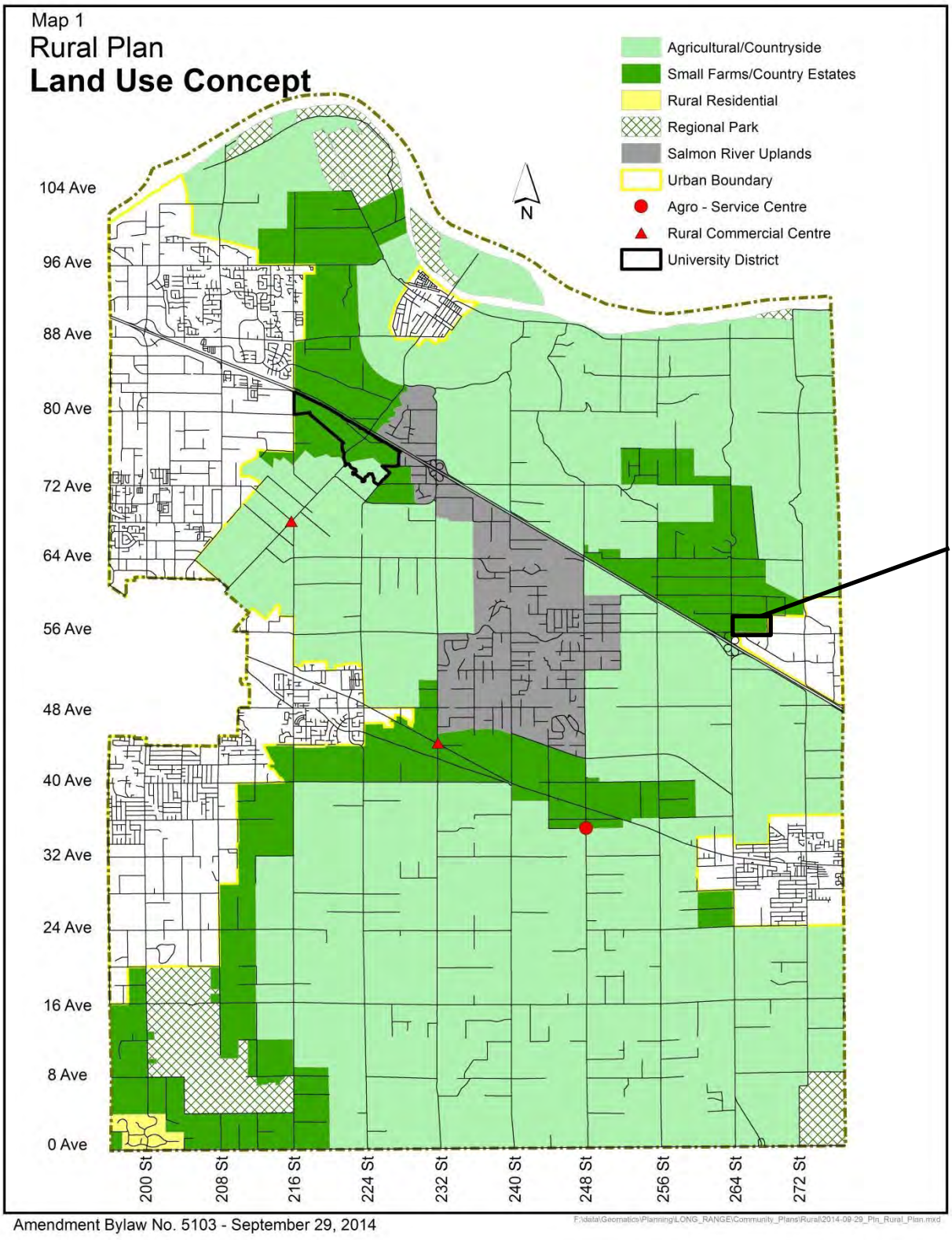
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26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
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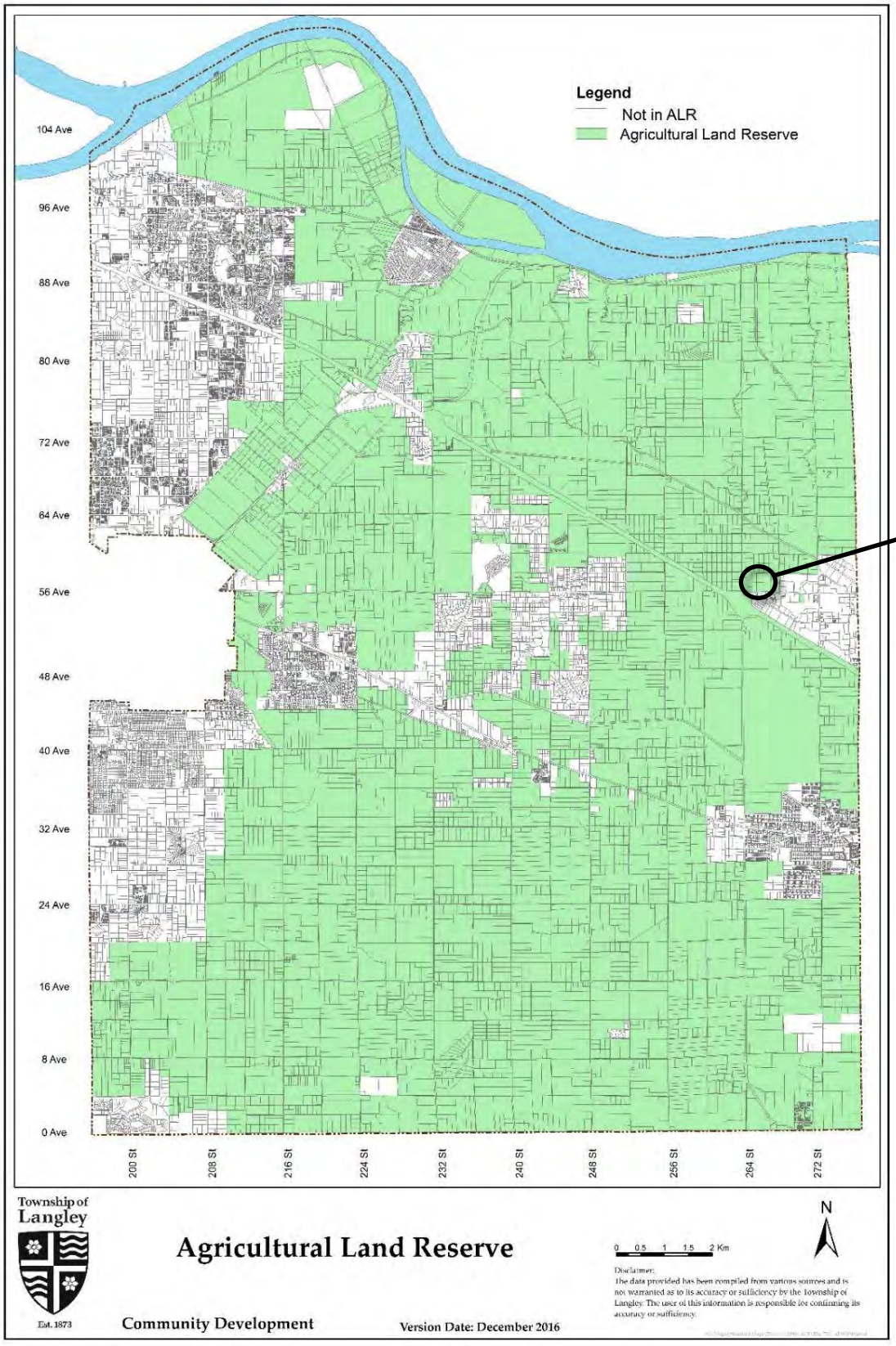
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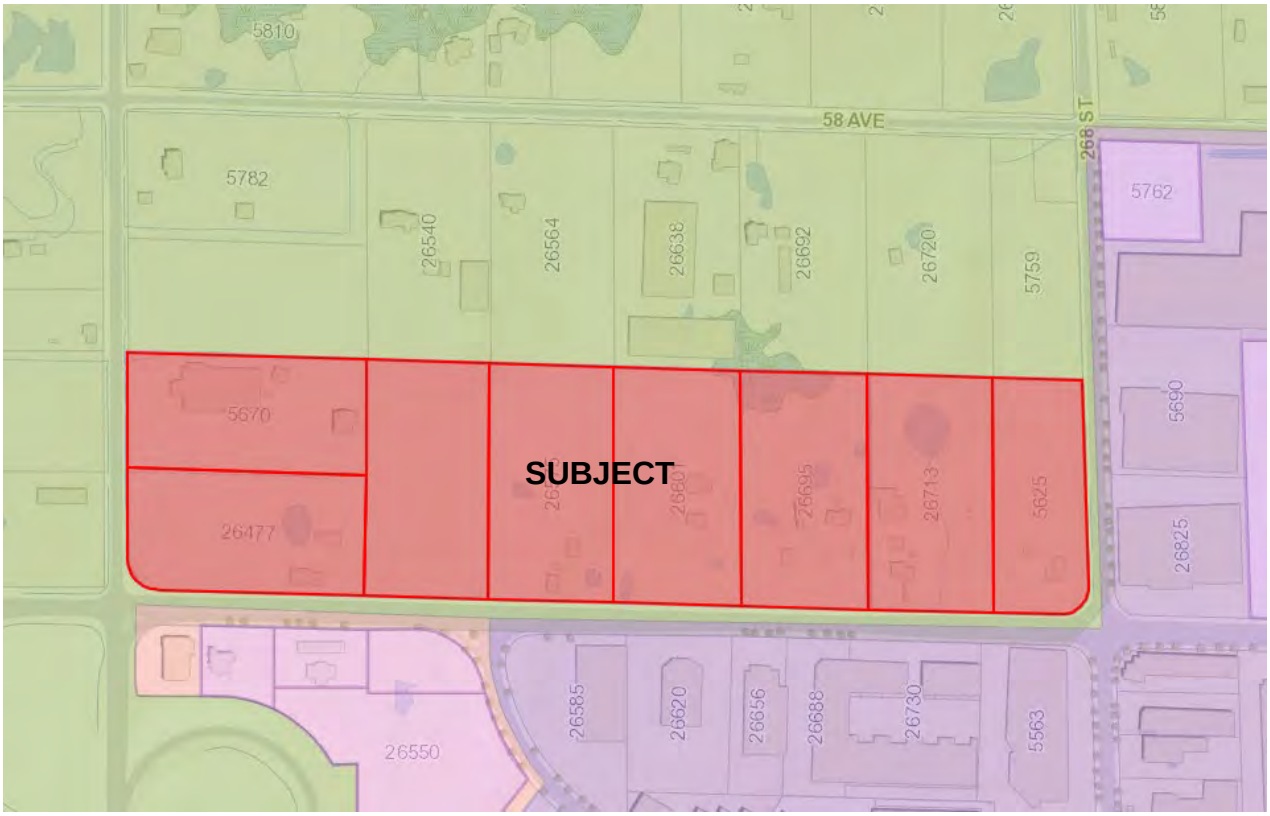


OFFICIAL COMMUNITY PLAN AMENDMENT AND
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26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
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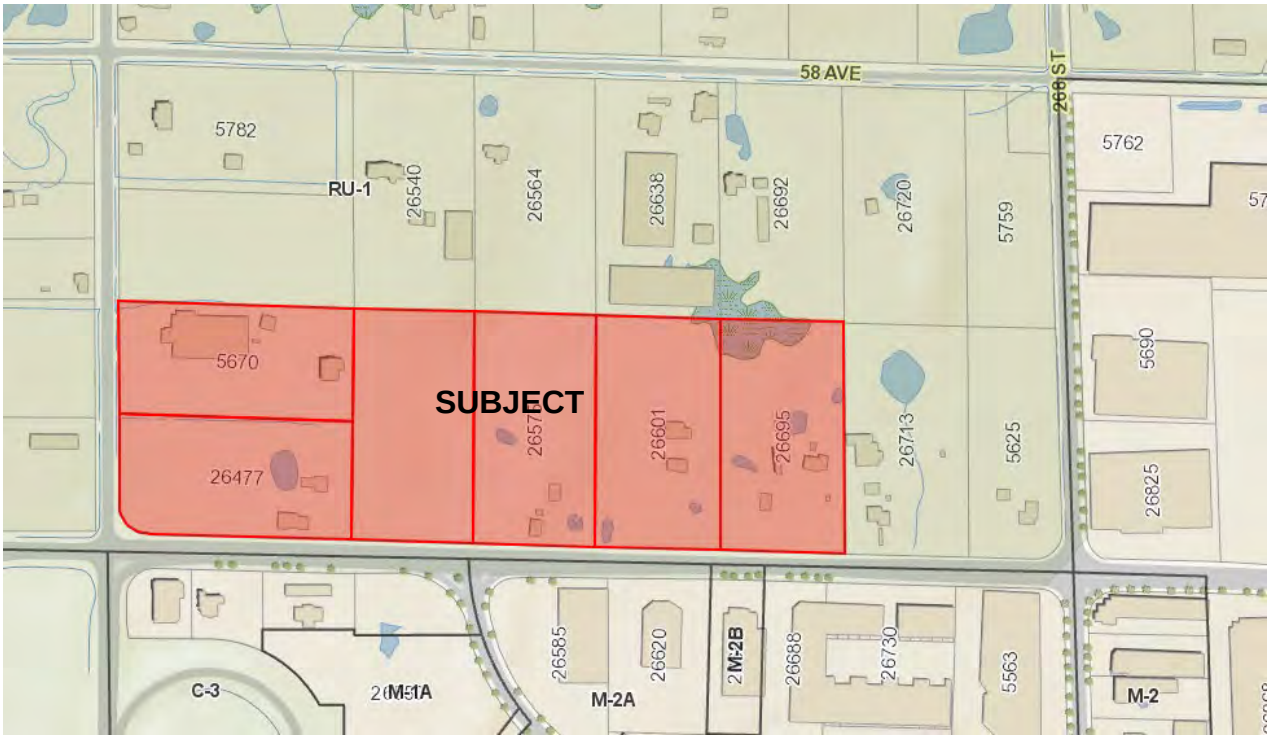


OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
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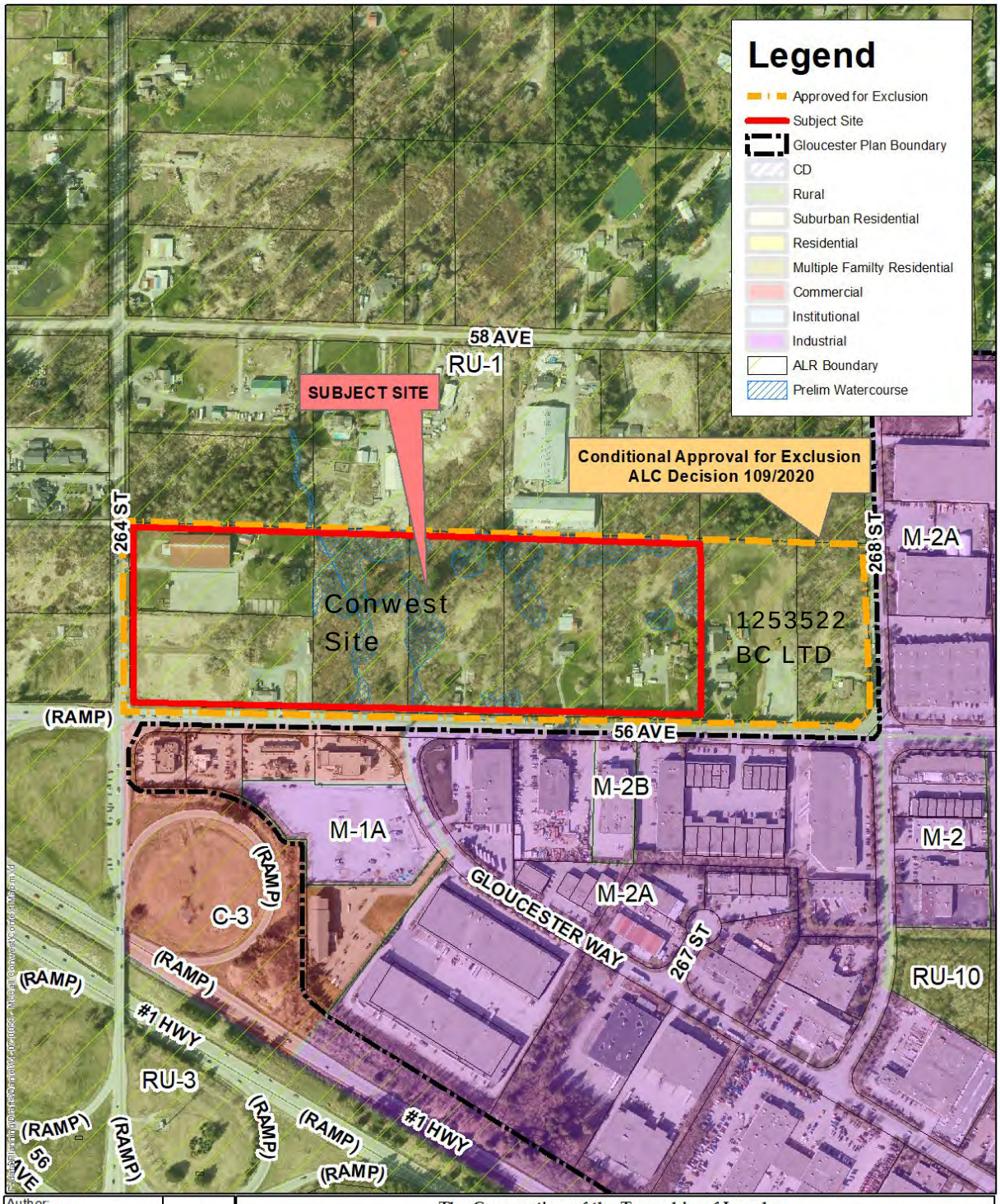




PROPERTIES SUBJECT TO THE PROPOSED OCP AMENDMENT



PROPERTIES SUBJECT TO THE PROPOSED ZONING BYLAW AMENDMENT



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

CONTEXT MAP



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

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

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

BACKGROUND / HISTORY:

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

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

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

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

DISCUSSION / ANALYSIS:

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

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

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

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

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

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

Adjacent Uses:

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

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

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

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

Official Community Plan Amendment:

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

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

The OCP Section 2.4 - Land use designations states that:

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

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

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

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

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

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

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

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

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

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

Metro Vancouver Regional Growth Strategy:

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

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

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

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

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

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

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

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

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

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

Agricultural Land Reserve:

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

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

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

Public Consultation:

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

Servicing:

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

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

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection. The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

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

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

Intergovernmental Implications:

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

Exterior Lighting Impact Policy:

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

Policy Considerations:

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

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

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A ALC Decision #109/2020

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

March 10, 2020

ALC File: 51725

Gerry Mazzei
DELIVERED ELECTRONICALLY

Dear Gerry Mazzei:

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

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

Request for Reconsideration of a Decision

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

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

Yours truly,

Nicole Mak, Land Use Planner

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

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

AGRICULTURAL LAND COMMISSION FILE 51725

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

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

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

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

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

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

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

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

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

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

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

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

OVERVIEW

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

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

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

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

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

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

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

EVIDENTIARY RECORD

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

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

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

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

BACKGROUND

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

EVIDENCE AND FINDINGS

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

individual variables that it considered germane to its deliberation.

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

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

Agricultural Capability

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

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

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

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

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

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

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

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

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

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

Lot Size

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

Traffic

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

Drainage

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

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

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

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

Summary

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

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

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

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

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

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

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

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

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

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

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

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

   II. either:

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

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

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

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

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

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

DECISION

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

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

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

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

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

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

Gerry Zimmermann, Acting Chair and Okanagan Panel Chair

Linda Michaluk, Island Panel Chair

Janice Tapp, North Panel Chair

Richard Mumford, Interior Panel Chair

DISSENTING VOTE

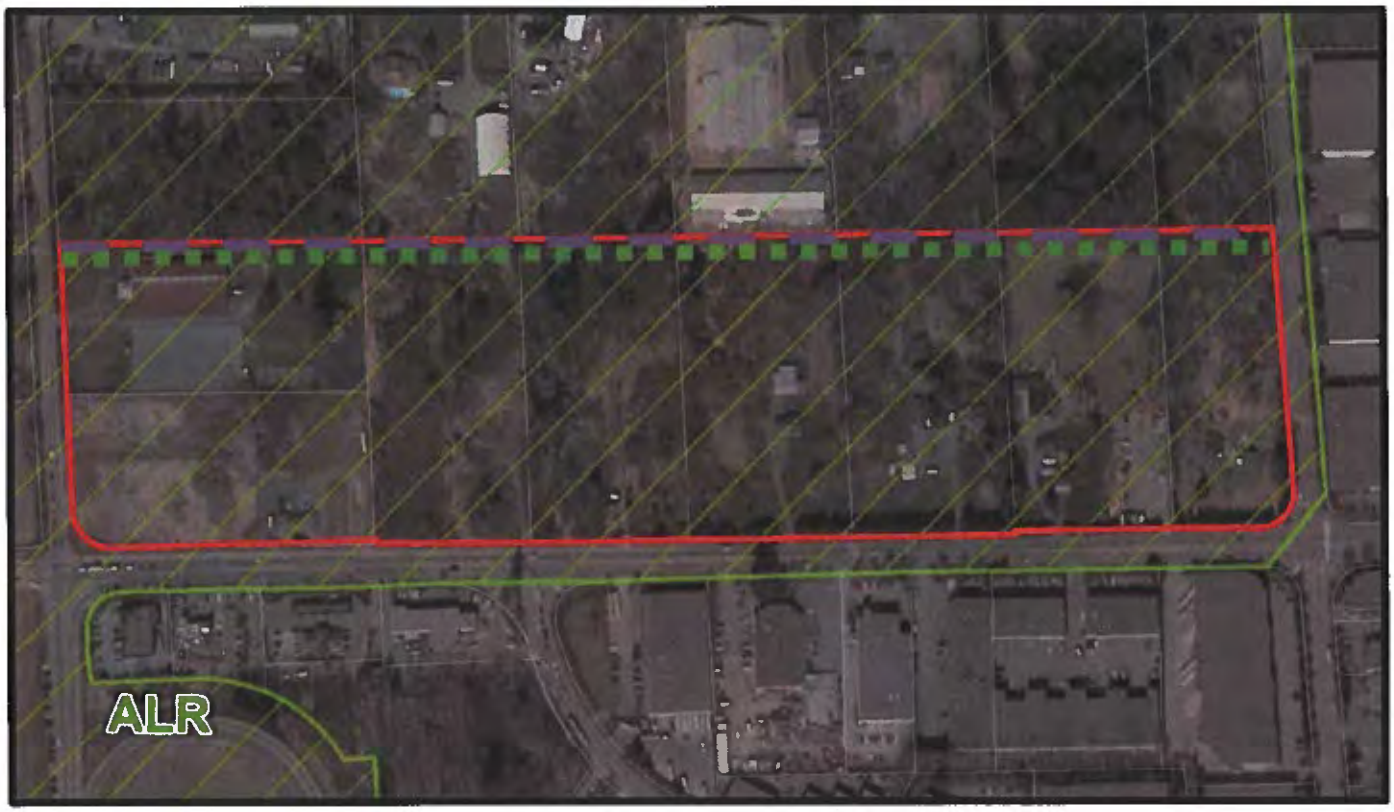
[35] The reasons for which I do not support exclusion of the Properties from the ALR, even with conditions are:

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

These are my reasons.

Ione Smith, South Coast Panel Chair

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



The Properties & Conditionally Approved Exclusion (approximately 14.58 ha)

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

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

1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

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

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

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

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

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

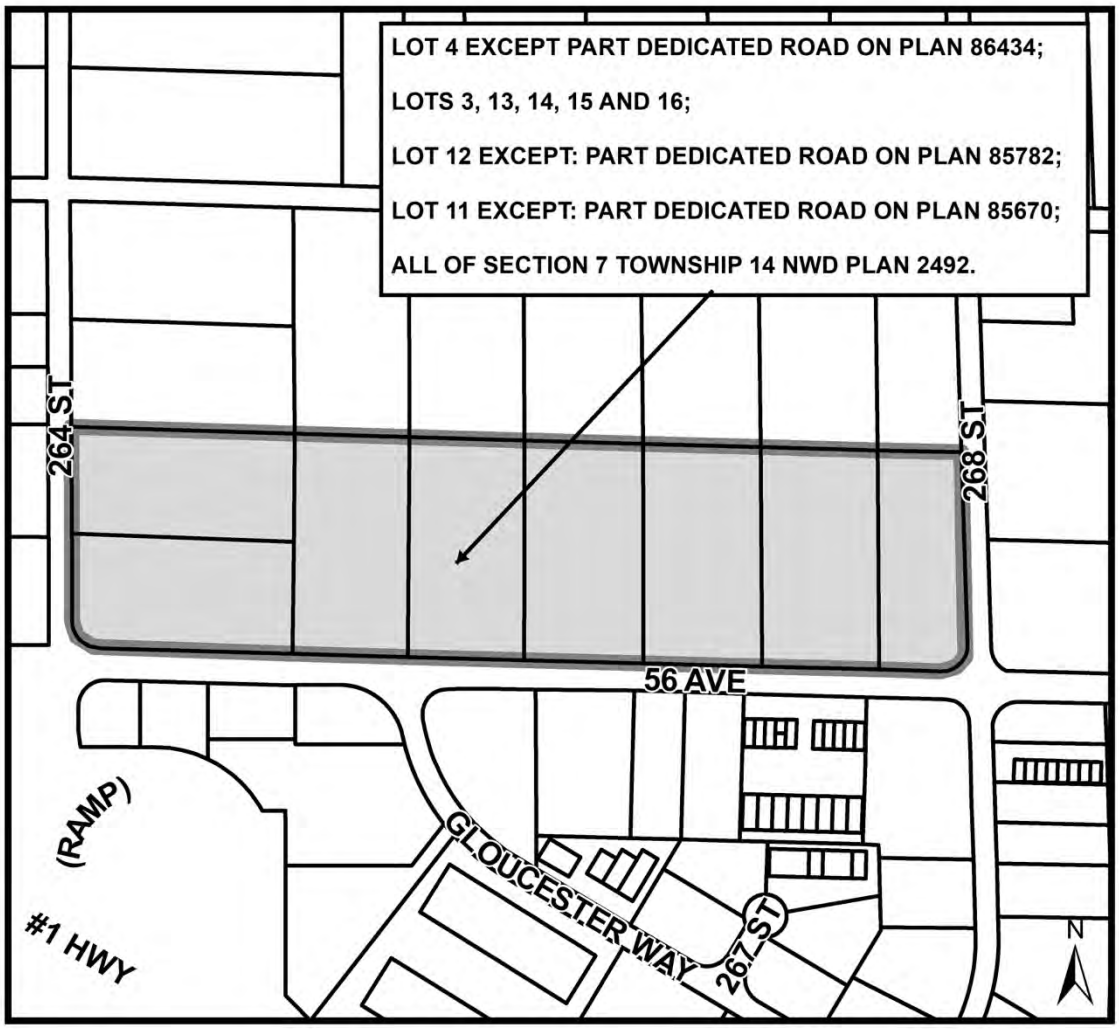
   All of Section 7 Township 14 NWD Plan 2492.

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

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

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

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

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

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

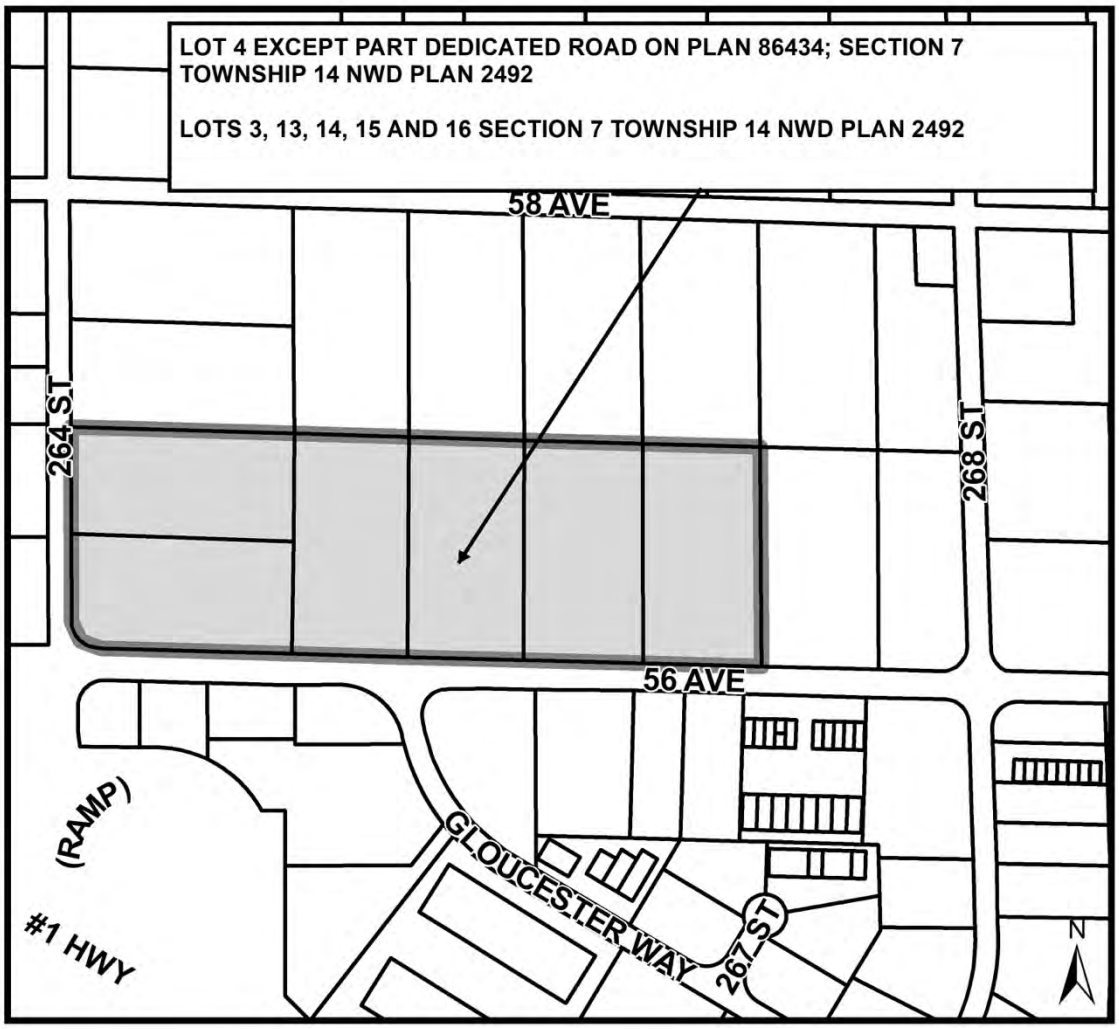
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

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

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

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

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708”.

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

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

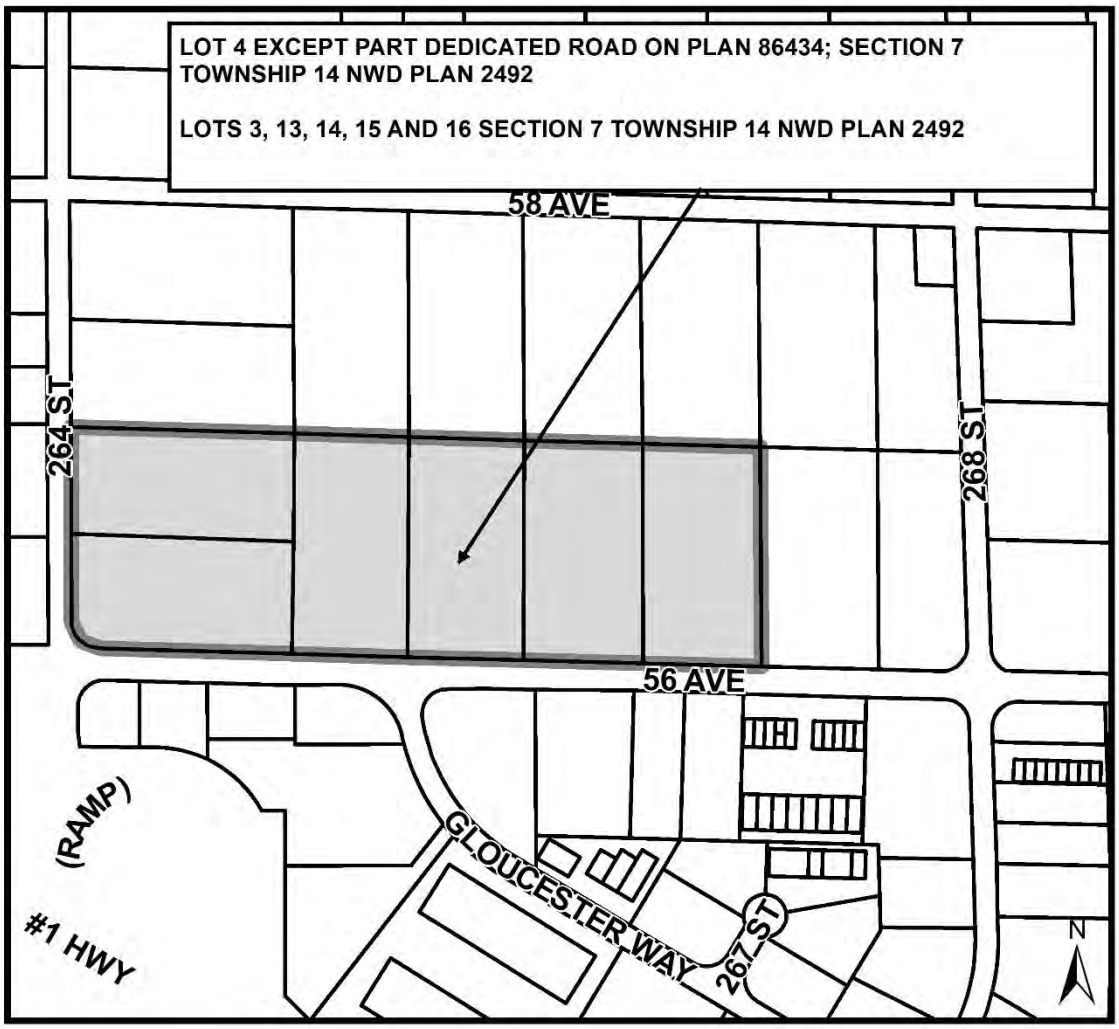
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

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

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



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

March 10, 2022

ALC File: 51725

Joe Carreira
Conwest Developments Ltd.
DELIVERED ELECTRONICALLY

Nicole Clarke
Vitrium Glass Group
DELIVERED ELECTRONICALLY

Dear Joe Carreira and Nicole Clarke:

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

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

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

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

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

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

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

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

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

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

Condition D: Covenant

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

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

Covenant E: Drainage

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

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

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

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Kim Grout, Chief Executive Officer

51725m9

CONWEST

ATTACHMENT C

March 15, 2022

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

Dear Mr. Seifi:

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

On June 28, 2021, Council carried the Council Process Committee recommended motion that Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of the subject application.

In response, Conwest (as applicant and agent for Lorval), (Conwest/Lorval), has engaged in various discussions with Township staff regarding a potential in-kind and/or cash contribution that responds to the needs of the community and the project. Based on our extensive discussions we have agreed that Conwest/Lorval are committed to a project value of ***$7.8* million dollars** for the completion of the 96th Ave community project. This 96th Avenue project enjoys support and has been informed by the following community groups which have provided valuable insight and contributions to this proposal:

- Kwantlen First Nation (see attached letter dated October 15, 2021)
- Kwantlen Polytechnic University (see attached letter dated October 28, 2021)
- Salmon River Enhancement Society (see attached letter dated September 21, 2021)

The detail of the proposed contribution includes a combination of in-kind, cash and environmental and community value as follows:

1. **Total In Kind Contribution- Environmental Restoration /Community Farm Amenity (96th Ave) 6.5 acres- valued at $5.9M (see attached project presentation):**

- $3.2M Value- Transfer to the Township of Langley of the 6.5-acre property located at 22710 96th Ave. and Parcel H for a nominal cost.
- $0.2M- Associated land costs (tax, int.)
- $0.3M- Site clean up of existing derelict site and remediation.
- $1.2M- Lower Salmon River habitat enhancement design and construction.
- See attached concept.
- $0.5M Community Building and parking design and construction:
    - "Heritage Barn" style architecture with learning area, outside shed roof area and attached small tool storage shed.
    - approximately 1,200 sq. feet including meeting area, small kitchen area and accessible washroom.
- $0.5M Cash contribution toward operational costs. Estimated at $50,000 per year x 10 years.

CONWEST DEVELOPMENTS LTD.
t (604) 293-3477 • f (604) 293-3478
#401 – 1930 Pandora Street
Vancouver, BC. V5L 0C7
www.conwest.com

- The above $5.9M value can be further categorized as follows:

    - Environmental compensation for the proposed development at 56th Ave. at 264th-268th
        - Value attributed to this use is: **$ 3,100,000.**
        - Rational is: This value includes the attributable land value, site clean up, habitat creation and ongoing maintenance. The attributable value is based on the pro-rata share of total projects costs (based on land area), less the community amenity portion of the habitat area providing public water/ habitat access and associated educational opportunities.

    - Community amenity facility/public access/learning farm – Proposed VAC in-Kind Contribution
        - Value attributed to this use is **$2,800,000.**
        - Rational is: This value includes attributable land value, heritage farm building, site clean up, publicly accessible habitat areas, learning farm in partnership with KFN and KPU as well as a cash contribution toward ongoing maintenance. Could also include a farmer's market, fish release area and community celebration space or other uses as determined by the Township of Langley and various stakeholders.

- Additional non- monetary Environmental/Community Value:

    - Environmental Value:
        - Complex environmental and ecological value provided through significant habitat creation of existing derelict 96th Ave site for over 20 fish species including Chum, cutthroat and endangered steelhead and Salish Sucker. This proposed "Salmon River Compensation Conceptual Design and Recommendations" is summarized in the attached EBB Environmental Consulting report dated August 17, 2021.

    - Ecological Education Value:
        - Education is the keystone to ongoing habitat protection and enhancement. This could also include indigenous knowledge of ecological health- water, trees, and habitat.

    - Farming Education Value:
        - Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens.
        - Contributes to the Townships goals of greater food security and sustainable food systems.

2. **Voluntary Cash Contribution- $1.9M:**

- Based on our ongoing discussions with staff over the last nine months, it is clear that the Township has several opportunities to fund potential community projects. We understand that although the proposed pedestrian overpass project in Fort Langley enjoys significant funding commitments there is still a funding shortfall of approximately 1.9 million dollars. In response Conwest/Lorval would like to offer to bridge the funding gap with a voluntary cash amenity contribution of the aforementioned $1.9M. For clarity, however, given the many funding priorities facing the Township this cash contribution could be used on any variety of projects as determined by staff and council.

In addition to the Proposed Environmental Compensation the total proposed Voluntary Amenity Contribution is summarized as follows:

- $2,800,000 In Kind Community amenity facility/learning farm/public access
- $1,900,000 Voluntary Cash Contribution
- **$4,700,000** Total Voluntary Amenity Contribution

We look forward to the opportunity to deliver this significant community, educational and environmental amenity, and the value it will bring to the Township and KFN. We would also like to acknowledge the time and dedication of Township staff in getting this project to this important Milestone.

Sincerely,

Ben Taddei, COO

cc. Stephen Richardson, Director, Development Services
Joe Carreira, VP Development, Conwest

Attachments included

March 14, 2022

96th Avenue Community Enhancement Project

The following package includes various documents which relate to the proposed 96th Avenue Community Enhancement Project in the Township of Langley.

Please find attached, for your consideration:

- Support Letters
  - Kwantlen First Nation Support Letter dated October 15, 2021
  - Kwantlen Polytechnic University Support Letter dated October 28, 2021
  - Salmon River Enhancement Society Support Letter dated September 21, 2021

- Conwest 96th Avenue Community Enhancement Project Presentation

- EBB Memo dated August 17, 2021

ctober 15 20 1

Ramin Seifi, General Manager, Engineering and Community Development

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

Dear. Mr. Seifi,

Re: Biodiversity Enhancement & Farming at Salmon River/ 22710 96th Ave.

I am writing to confirm that I met with the Conwest Development Team on September 8th, 20 1, and September 17th, 2021, and had the opportunity to learn more about the proposed improvements for the Salmon River/ 22710 96th Ave. property located in the Township of Langley. The proposal for the property offers a significant aquatic habitat creation opportunity and various agricultural benefits as well, which include potential for agricultural production and a learning farm, as well as biodiversity improvements for fish and other species. Once completed, the improvements would be a significant contribution to improving habitat on unceded Kwantlen Lands within the Township and the Salmon River.

Kwantlen Lands Department supports the improvements proposed and looks forward to seeing this vision become a reality.

We look forward to working with the Conwest Development Team and Kwantlen Polytechnic University and trust that this letter provides the support necessary to move this project forward.

Sincerely,

Ashley Doyle

Ashley Doyle
Lands Manager
Kwantlen Lands, Resources and Stewardship

Cc:

Stephen Richardson, Director, Development Services, Planning & Development

Joe Carreira, VP Development, Conwest Developments

Tumia Knott, Councillor, Kwantlen First Nation

KPU | KWANTLEN POLYTECHNIC UNIVERSITY

12666 72 Ave. Surrey, BC
V3W 2M8 Canada
kpu.ca

October 2 , 20

Ramin Seifi
General Manager, Engineering and Community Develo ment
Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC V2Y 3J1

Dear Mr. Seifi,

Re: Biodiversity Enhancements & Farming Opportunity at Salmon River (22710 96th Avenue)

Kwantlen Polytechnic University (KPU) understands that Conwest is in the final stages of acquiring 22710 96th Avenue and planning to undertake significant site improvements that include site remediation, riparian area improvements, habitat enhancements and the development of a small scale learning farm. While all of the improvements are beneficial to the local community and environment, the creation of a small scale farm ties directly to a number of recommendations described in the Township of Langley Food System Study which was also prepared by KPU in 2018.

KPU supports any and all steps the Township takes toward greater food security, small scale farming and sustainable food systems and looks forward to the proposed site improvements. KPU also looks forward to future dialogue and opportunities to collaborate with Conwest and the Township on this exciting initiative.

KPU is equally excited to continue our partnership with the Kwantlen First Nation and for the opportunity to work with their members on a small scale learning farm initiative.

Sincerely,

Dr. Kent Mullinix
Director, Institute for Sustainable Food Systems
Kwantlen Polytechnic University

Jaret Lang
Associate Vice President, Campus and Community Planning
Kwantlen Polytechnic University

CC: Nicole Mak, Land Use Planner, Agricultural Land Commission

Salmon River Enhancement Society

September 21, 2021

To:
Mr. Joe Carreira, VP Development
Conwest Developments
401 – 1930 Pandora St., Vancouver, BC
V5L 0C7

Dear Mr. Carreira,

Re: Comments re Salmon River Enhancement and Biodiversity Proposal at 22710 96 Ave., Langley

While we understand that site improvements are still conceptual and subject to change, our visit to the property on July 27th suggests that this site (at present an eyesore) could become a significant addition to habitat in the lower Salmon River.

The site does have some challenges:

1) Impacts of tides and the need to remove or move large amounts of material as the stream bed is some ways below the existing level of the property. Our discussions suggest that there are ways to manage these technical issues.

2) Warm summer temperatures will affect habitat viability for part of the year.

However, during the other three seasons, the lower Salmon is home to some 20 fish species including:

a) Coho. The Salmon River is one of the most productive coho rivers of its size in the Lower Fraser. Coho hatch and stay in the river for a full year before migrating out to the ocean.

b) Harrison River (and likely Nechako River) Chinook fry in the first few months of their life enter the Lower Salmon in the early spring to mature before heading out to the ocean a few months later. Chinook are, in addition to their other values, a very important food stock for the endangered Salish Sea orca population.

c) Chum, cutthroat and the endangered steelhead and Salish Sucker.

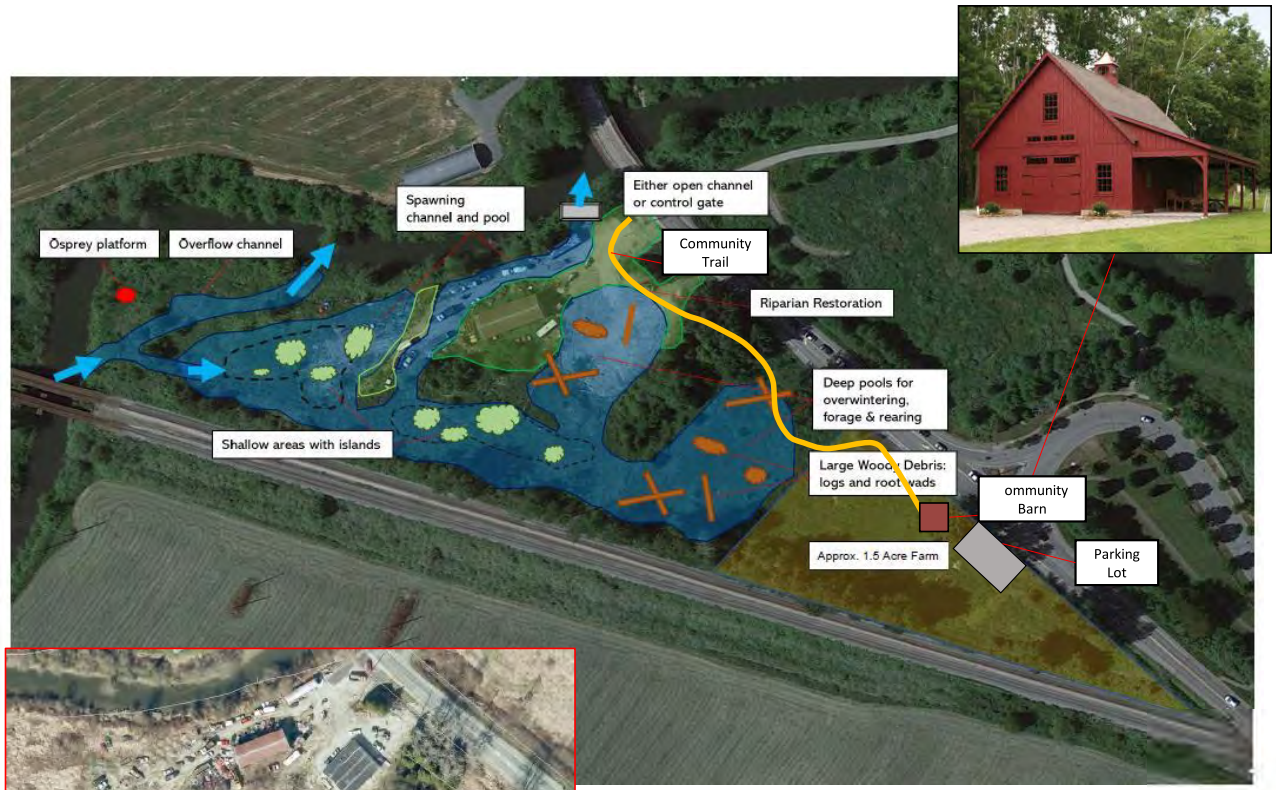
SRES has long advocated for habitat protection and enhancement in the watershed and has concentrated on education as our main tool. This site could not only be an addition to the ecology of the lower river but might also be a site for education. We would hope that education might include Indigenous knowledge and participation and that the key elements of river and ecological health-water, trees and habitat- might all be addressed.

Sincerely,

DG McFee

Doug McFee,
Salmon River Enhancement Society
8193 231st Street Langley, BC
www.salmonriver.org

96 AVENUE COMMUNITY ENHANCEMENT PROJECT



oposal to ehabilitate and enhance a current derelict site in the Township of Langley

- oject will p ovide significant addition to habitat and positively contribute to the overall fisheries in the area
- The site will serve as a Community Amenity which includes Environmental Enhancement and a Community Learning Farm

KPU

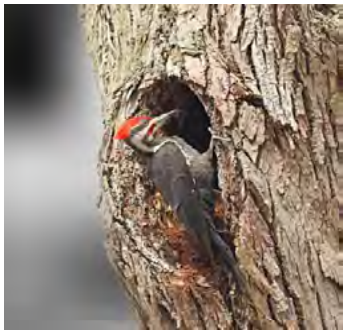
Kwantlen First Nation

Salmon River Enhancement Society

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Env ronmental Enhancement





- Highly functional and ecologically valuable habitat for the Salmon River
- Environmental Enhancement proposal will serve to benefit both physical and mental health and well-being
- Potential community trail continuation

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Community Learning Farm



- Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens

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ATTACHMENT D

MEMORANDUM

DATE: August 17, 2 21

TO: Conwest Group

FROM: Lorraine Campbell, EBB Environmental

RE: **Salmon River Compensation Conceptual Design and Recommendations**

The following memorandum summaries an overview of the site potential and high-level recommendations for how various features would be incorporated in a design for biodiversity and fish habitat compensation works at the Subject Property, located at the west end of Billy Brown Rd and its junction with 96 Ave within the Township of Langley, British Columbia.

Site Context

The Subject Property is adjacent to the Salmon River, approximately 6 0 m upstream of its confluence with the Fraser River. The Salmon River is ~ 40 km long and is the site of one of the last remaining healthy runs of wild coho (*Oncorhynchus kisutch*) and steelhead (*Oncorhynchus mykiss*) in Metro Vancouver/Lower Fraser Valley (Salmon River Enhancement Society 2021). It is considered one of the most productive rivers for its size in B.C. for wild coho. Over 2 other species of fish utilize the river, including Harrison River chinook (*Oncorhynchus tshawytscha*), chum (*Oncorhynchus keta*), and cutthroat trout (*Oncorhynchus clarkii*). The SARA listed and provincially red listed Salish sucker (*Catostomus* sp. 4) is also present in the river, in both the upper reaches and lower reaches. The Salmon River is designated as a “key river” by the federal Department of Fisheries and was the index river used to keep track of Georgia Basin coho trends for over 2 years (Salmon River Enhancement Society 0 1).

The Subject Property is within the Agricultural Land Reserve and the land being set aside for local farming should be on the east end of the property to best accommodate and maximize off-channel fish habitat within the west portion of the property. he constructed off-channel complex should accommodate various needs for resident and migratory fish. Off-channels that incorporate a diversity of flowing and standing water areas are more likely to provide the variety of habitats required by salmonids to carry out their life cycle in freshwater. This would include, if feasible, spawning areas, an overflow channel for refuge during heavy precipitation periods and over wintering habitat for juvenile salmon and Salish sucker.

Within the complex, islands can be built to accommodate amphibians and other wildlife in addition to providing complexity to off-channel pools. The rehabilitated area would provide excellent habitat for avifauna and the addition of nesting boxes for waterfowl and a nesting platform for an osprey are other recommendations. The Subject Property also has potential to offer public education and recreational opportunity. It is adjacent to the municipally managed Salmon River Natural Area and could offer bird watching, with viewing platforms, as well as educational kiosks and a walking trail.

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Site Investigation

This report is an overview of site potential; however, a site topographic survey will be required to provide the physical information and enable the channel or pond layout to be optimized. Additionally, a number of test holes should be excavated to determine the nature and layering of substrate materials in the area to be excavated. The developed area of the Subject Property is the highest (averaging between – 8 m using Google Earth), while the river is ~ 3 m. his elevated area is comprised of low quality fil and may need to be removed from the site prior to channel excavations.

Off-Channel Design Review

Off-channels should be designed with diversity of water depths and velocities, bed complexity, habitat features, and substrate to the extent possible, so they benefit a variety of organisms and fish life-stages. The habitat ideally will provide both spawning and overwintering habitat for a variety of fish species. Among the salmon species, chum and coho are most associated with off-channel habitats (Lister and Finnigan 1997). hough chum, particularly are attracted to sites fed largely by groundwater. Coho spawning often occurs in relatively small surface-fed streams, while juveniles, commonly utilize off-channel habitats. Coho can gain access to small stream and pond environments that are either inaccessible to adult coho or unsuitable for spawning (Peterson 1982a; Brown and Hartman 1988). Depending on natural bed material available at the Subject Property after excavation, gravel importation is a consideration and may provide off-channel spawning habitat for coho salmon. Gravel supplementation can often improve high quality rearing habitat for the juveniles since these are the preferred rearing locations as well (Saldi-Caromile *et al*. 0 4).

The Subject Property has minimal gradient and keeping spawning gravels clean and free of sediment accumulation may not be feasible. However, if spawning channels are determined to not be feasible, off-channel habitat design could focus on a particular species and life-stage important to the Salmon River such as Salish sucker overwintering habitat or coho rearing and overwintering pools. If suitable spawning habitat cannot be provided, the outlet channel must be designed to facilitate upstream juvenile passage from the mainstream. Juvenile salmonids appear capable of locating and entering off-channel sites under a variety of physical conditions.

Creating off-channel pools on the Subject Property could be conducted by incorporating an inflow channel or by using a pipe. If a channel is used for the inflow, it is important that it does not bring in high sediment loads. Placing the inflow channel on the outside bend of a river usually can aid with reducing sediment introduction.

Potential habitat types that could be incorporated into the design for the Subject Property are described in the following sections. A potential layout integrating these designs is provided in Appendix 1.

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Overflow channels

Overflow channels are directly connected to the main river channel and can be wetted at all times or just during high flows. The provide refuge for fish particularly during high-flow events. A surface-fed/overflow channel (Figure) could be created at the western point of the property at the bend in the Salmon River channel. Overflow channels, however, are often dynamic because of the periodic influx of water, sediment, and organic material from the main channel (Saldi-Caromile *et al*. 2004). They often require regular maintenance and could alter the natural scour or flow pattern in the river causing unintended downstream effects. he site will be assessed by a hydrologist before planning for an overflow channel.

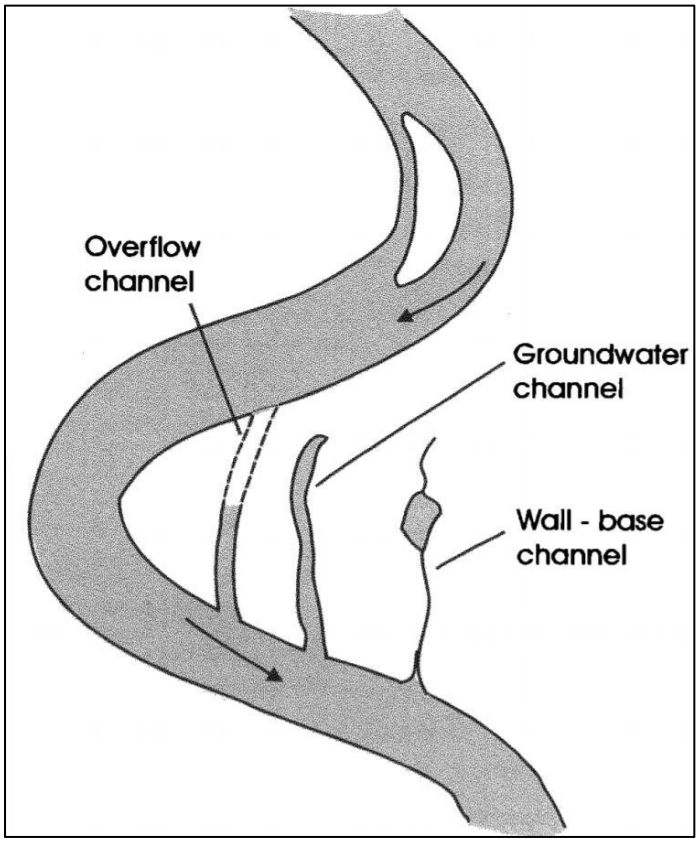


Figure 1 Examples of various channels from Lister and Finnigan 1997.

Spawning channels

The success of off-channel spawning pools and channels depends greatly on the magnitude and frequency of flow and sediment delivered to the channel. The site will need careful assessment prior to finalizing the design. However, if it is feasible, a spawning channel and pool should be created. This could be incorporated as part of the outflow channel for either a surface fed or ground water fed approach. Native gravels should be used for the channel bed wherever possible. If gravel must be imported for the project, its size composition should be comparable to natural spawning beds, and it should include fines down to 1-2 mm diameter. Guidelines on spawning gravel sizes for various salmonids are summarized in literature reviews. Wherever feasible, small bends in the channel alignment should be included to promote natural gravel sorting, scour and deposition. Flow and water volume could potentially be improved in a spawning channel using porous weirs. These are low-profile structures typically comprised of boulders that span the width of the channel, water flowing between individual

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rocks can be utilized to concentrate low flow into a deeper, narrower channel to improve fish passage in otherwise flat-bottomed channels (Saldi-Caromile *et al*. 0 4). Conceptual examples of spawning bed design are provided in Figure 3.

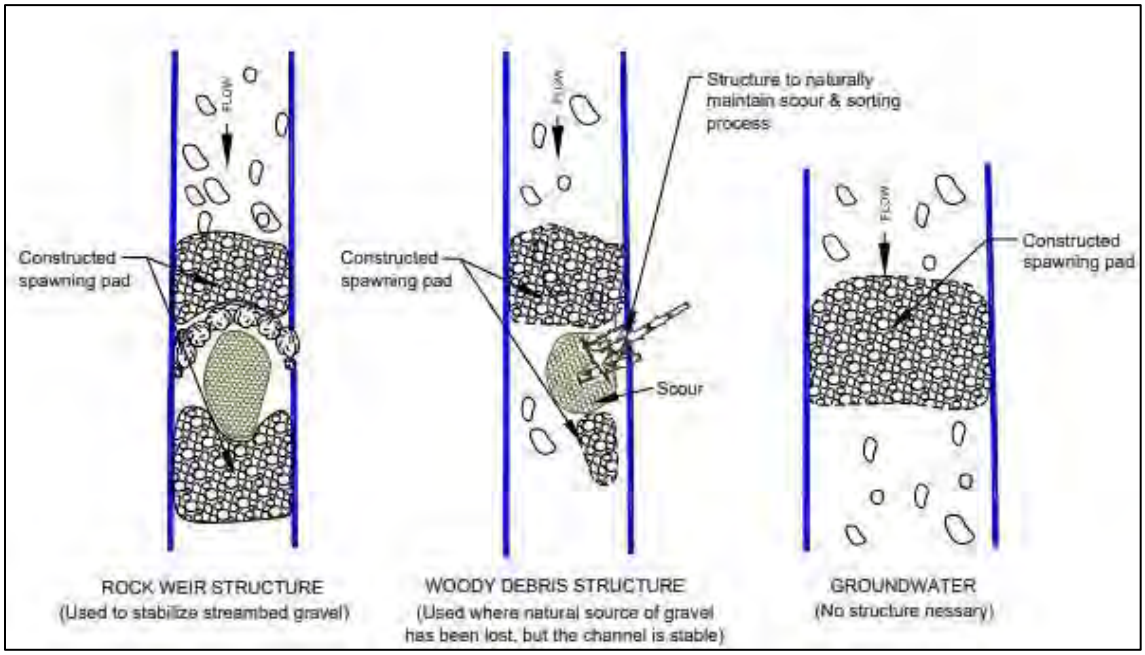


Figure 3. Spawning bed design examples from Cramer (2012).

Overwintering and Rearing Pools

Off-channel pond environments (Figure 4) play a significant role in juvenile salmonid rearing and overwintering, particularly for coho salmon (Peterson and Reid 1984; Swales and Levings 1989). There is potential that off-channel pools created on the Subject Property will have limited water exchange and low velocity, resulting in pools that are essentially a backwater environment connected to the mainstream channel. Such pools are usually quite accessible to salmonid juveniles and coho utilization of these types of pools is high compared to other habitats in winter (Nickelson *et al*. 1992b).

The main off-channel complex design for the Subject Property should include shallower areas with islands and areas of deeper pools. Studies of juvenile coho utilization of off-channel ponds for overwintering have indicated that shallows, (less than 0.75 m deep), may increase benthic insect food production. However, the presence of deeper areas (to 3.5 m) tends to maximize survival for smolt emigration (Peterson 198 b; Cederholm *et al*. 1988). The inclusion of a deep pool, along with the placement of large woody debris will provide refuge and cover for juvenile coho and function to provide suitable rearing habitat.

In addition to salmonids, the creation of overwintering habitat on the Subject Property could benefit Salish sucker, which are a species at risk. Adult Salish suckers are most often found in slow currents over sand or silt substrate in areas with in-stream vegetation and over-stream cover (Inglis *et al*. 1992). Young-of-the-year Salish suckers are found in habitats similar to those used by adults but seem to prefer more overhanging vegetation (Inglis *et al*. 1992). Winter habitat remains unknown, but it seems likely that they require off-channel refuge to escape from the frequent high flows associated with winter rains.

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Research on salmonid behavior suggests that a larger number of smaller habitat units will promote greater fish utilization per unit area than fewer but larger units. The off-channel ponds should therefore have both shallow areas for food production and deep areas for overwinter security for both coho and Salish suckers. Additionally, the inclusion of emergent vegetation, such as cattails (*Typha latifolia*), along the edges of deeper pools and in the shallower areas, will increase the potential to provide breeding habitat for pond breeding amphibians, such as northern red-legged frog (*Rana aurora*).



Figure 4. Example of an off-channel pool design with abundant woody debris for cover.

Instream Complexity

Habitat cover features should be located throughout the off-channel habitat to provide juvenile and adult fish with cover from predators and refuge from high velocities. Cover is vital to protecting overwintering juveniles from predators. The more complex and submerged the cover the more inaccessible it becomes for underwater predators, such as diving ducks, to access fish (Saldi-Caromile *et al*. 2 04). Cover can be provided by log structures, root wads, and rock (specifically that used for bank erosion protection). Islands throughout shallow areas (Figure) of the pools will also provide habitat for amphibians or nesting birds. Small islands will also increase invertebrate abundance and instream complexity. he bank along all, or just the outside bend of a pool can be protected from erosion by the placement of large boulders, riprap, or cabled wood debris (Saldi-Caromile *et al*. 20 4). While both rock and wood debris provide cover and habitat complexity for juvenile salmonids, wood debris is generally preferred. If the outside bank requires riprap for hydraulic protection, wood debris should be placed along the bank to improve habitat complexity and fish escape cover. If riprap is used for bank armouring in pools, its usefulness to juvenile salmonids will be enhanced if rock size is large (>50 cm mean diameter), the bank is steep and irregular, and velocities along the bank are relatively high.

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Figure 5. Example of small islands created throughout off-channel habitat in the Cheam Lake Wetland.

Riparian Area

Riparian habitat is a crucial part to any fish habitat restoration project. The Subject Property already has mature trees along the south boundary of the property, the Salmon River south bank and in the centre of the property. Mature trees should be maintained wherever possible (Figure 6), as they are already established and can provide immediate shading. The trees along the Salmon River are part of the river's riparian area and should be maintained.

The site already has disturbed and bare areas, however, careful planning can reduce impact to existing riparian vegetation and reduce machine induced erosion and compaction on the site. Any disturbed areas (pre-existing or from the project itself) will require planting and seeding with native, riparian species of graminoids (grasses, rushes, sedges), shrubs, and trees. Tree species to be planted includes red-osier dogwood (*Cornus sericea*), willow (*Salix* spp.), bitter cherry (*Prunus emarginata*), hardhack (*Spiraea douglasii*), Nootka rose (*Rosa nutkana*), red alder (*Alnus rubra*) and black cottonwood. Coniferous trees planted will largely consist of western red cedar, although Douglas fir (*Pseudotsuga menziesii*) may be planted in upland (i.e., drier), sunny areas.

Mulch can be utilized to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring. A full riparian restoration plan will be required as part of the project. Invasive species are likely abundant throughout the property and a thorough invasive species management plan should be put in place. Existing patches should be removed and replanted with native species to the extent possible.

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Figure 6. Riparian vegetation and mature trees that should be maintained on the Subject Property to the extent possible.

Additional Features

The Subject Property is across the road from the Salmon River Nature Area here public parking and walking trails exist. It could be possible to add to this benefit by extending the trails and bird watching opportunity into the Subject Property and allowing the public to access the site. There is excellent opportunity on the site to provide public recreational and educational value as well as incorporating several features to improve avifauna nesting opportunity. These can include:

- Raised viewing platforms
- Walking trails
- Educational/information kiosk
- Osprey nesting platform
- Bird nesting boxes

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Closure

In summary, the Subject Property is adjacent to the Salmon River, and appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum. If site conditions, including flow potential, are adequate utilizing ground water from the Salmon River, then spawning channels should be created as part of the project. If gravels cannot be maintained or other conditions such as velocity or oxygen levels are not adequate for spawning, there remains excellent opportunity for the project to focus only on overwintering and rearing habitat for coho and Salish sucker. The attached site drawing show examples of how the site could be utilized to provide crucial fish habitat along this important river, as well as provide habitat for avifauna, small mammals, and amphibian species. The site is adjacent to the Salmon River Natural Area and would compliment the site with additional public trails, information kiosks and viewing areas.

Should you have any questions regarding this memorandum, please contact the undersigned.

Regards;

Prepared by:

Lorraine Campbell
Junior Biologist
EBB Environmental Consulting Inc.

Reviewed by:

Oliver Busby, MBA, RPBio, PAg
Principal
EBB Environmental Consulting Inc.



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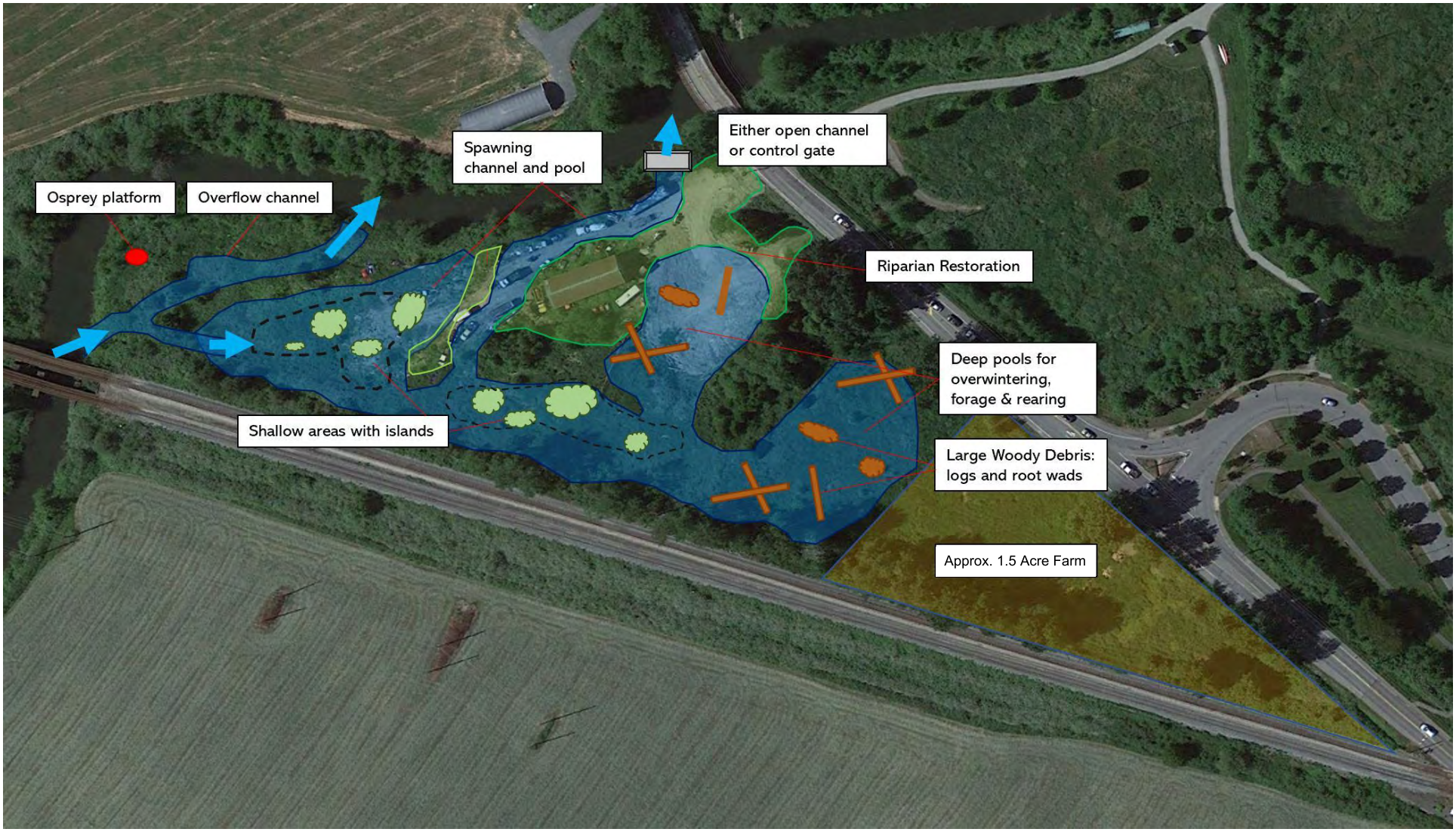
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Appendix A

OFF-CHANNEL DESIGN EXAMPLES FOR SUBJECT PROPERTY



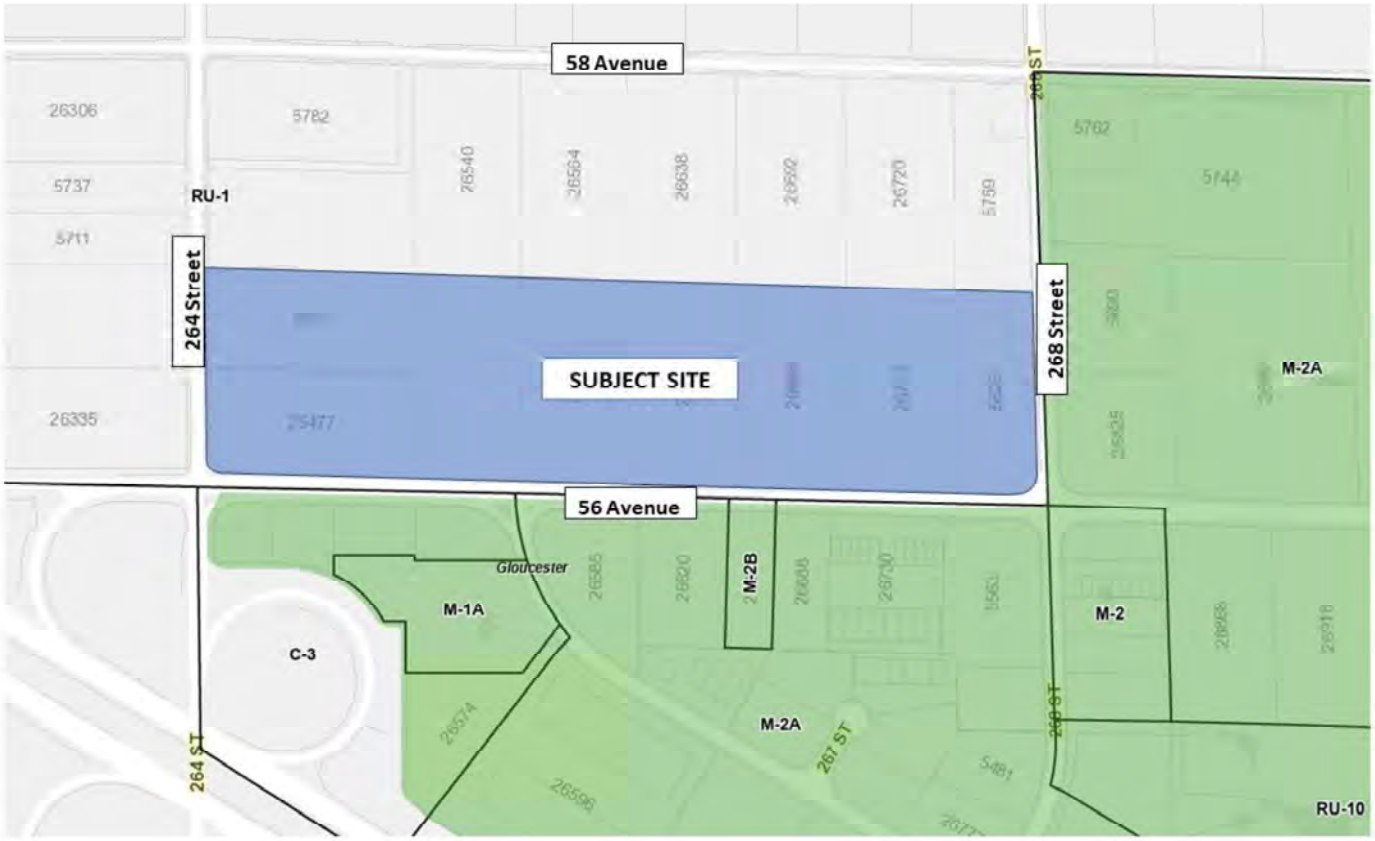
Off-channe sign w th overflow channe ncorporated. Overflow channe could be remove from d sign and adjac nt pool ma arg r.

ATTACHMENT E

Conwest – OCP Amendment & Rezoning – Project No. 14-07-0056

Public Information Meeting Summary

March 7, 2022



CONWEST

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Appendix F: Competed Comment Response Forms……25

Executive Summary

Conwest Developments Ltd. hosted a Developer Led Public Information Session on March 2, 2022, for project application 14-07-0056, OCP Amendment and Rezoning Application. The event was held from 4:00pm – 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Four representatives from Conwest, one representative from Creative Transportation Solutions Ltd., one representative from EBB Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was a drop-in event with display boards (Appendix D). Sign-in sheets were available as well as comment forms to solicit feedback on the proposed project. There were an estimated fourteen attendees, of which twelve formally signed in (Appendix E). Two comment forms were submitted (Appendix F).

Below is a summary of the Public Information Meeting as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of all comments received are attached as appendices to this summary.

Information Session Details

1) Meeting Details
   - Date: March 2, 2022
   - Time: 4:00pm – 7:00pm
   - Location: Coghlan Community Hall, 6795 256 Street, Langley, BC
2) Applicant & Consultant Team Representatives in Attendance
   - Conwest:
     - Andrew Peterson, Director, Development
     - Joe Carreira, VP Development
     - Anthony Marinelli, Acquisitions and Development Manager
     - Bianca Bellini, Junior Development Coordinator
   - Creative Transportation Solutions:
     - Gary Vlieg, Transportation Engineer
   - EBB Environmental Consulting:
     - Oliver Busby, Qualified Environmental Professional
   - Ruby Sandher, Planner representing the Township of Langley
3) Public Attendance
   - Estimated 14 Attendees
     - 12 attendees signed in (Appendix E)
     - Approximately 2 attendees did not sign in
4) Public Information Meeting Materials
   - 10 Information Boards were on display (24” x 36”) (Appendix D)
   - Comment forms were available and encouraged to be filled out

Event Notification Methods

Conwest notified the local community of the Public Information Meeting numerous ways, including newspaper advertisements and a mailout required by the Township of Langley Developer Held Public Information Meeting Policy. As well, Conwest representatives hand delivered notices to those not included in the Public Information Meeting Notification Area provided by the Township.

1) Newspaper Advertisement
   - The meeting was advertised in two consecutive newspaper issues. The first advertisement ran in the Langley Advance Times on Thursday, February 17, 2022, and Thursday, February 24, 2022 (Appendix A).
2) Mailed Notice
   - On Tuesday, February 15, 2022, a notice was mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the Township of Langley (Appendix A).

3) In-Person Notice/ Community Engagement
   - On Tuesday, February 22, 2022, Conwest representatives had the opportunity to have discussions with sixteen surrounding businesses and residents to notify them through hand delivered notices of the Public Information Meeting.
   - The majority of the conversations surrounded an appetite for additional industrial development and a number of the business responses shared their personal experience surrounding challenges finding appropriate space for their business to grow in the immediate area or elsewhere in Metro Vancouver.

Summary of Public Comments Received

Three comment forms were completed and submitted to Conwest staff at the Public Information Meeting (Appendix F). There were no other comments received by email or phone leading up to the Public Information Meeting. A summary of the responses received at the meeting are noted below:

1) *Relationship to the Proposed Project:*
   - 1 person works in the Gloucester area
   - 1 person works and lives in Burnaby
   - 1 person did not provide a response
2) *Do you support these lands being used for industrial and employment uses?*
   - 2 people responded Yes
   - 1 person did not provide a response
3) *Do you have any additional comments to add?*
   - 1 person responded, “Employment lands are especially need[ed] to support the economy.”
   - 1 person responded, “I support this land being used to industrial and employment use based on the projected population growth of the region and the compensation on 96th Ave.”
   - 1 person responded, “Great plan!”

Appendix A: Notification – Newspaper

Newspaper Advertisement – Content:

DEVELOPER LED
PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.



You are invited to attend a public information meeting to view the proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone, gloucester@conwest.com or 604-293-3477.

Newspaper Advertisement – Thursday, February 17, 2022:



Langley Advance Times

Making the basket

Almost perfect weekend weather draws golfers to course

Dan Ferguson

It was a near-perfect weekend for disc golf, with cool but not freezing temperatures ranging as high as 11 degrees, no wind to speak of, and next to no chance of precipitation.

It brought dozens of players out to Raptors Knoll Disc Golf Park in Aldergrove in the 1100-block of 272n. Street, including Mike Lowrie and some friends – who said the weather would have to be pretty bad to keep them away.

"We've played in the winter," Lowrie told the Langley Advance Times.

Co-founded and designed by Stewart McIntack and Chris Hartmanns in 2019, the 18-hole, 50-acre course is ranked the second best course in Canada and 19th in the entire world.

According to one online account, the sport of disc golf originated in Canada in 1926, in Bladworth, Sask., when some elementary school students started throwing tin lids into four-foot circles outdoors.

It was called Tin Lid Golf, but it didn't catch on.

It was revived in the 1960s by U.S. university students who tossed discs at targets.

The game was re-introduced to Canada with the Canadian Frisbee championships in the 1970s.

Disc golf, as it is now known, evolved into its current form in California, adding chains and a basket for targets and beveled discs for better accuracy.

Anyone interested in taking up the sport can always drop by the local disc golf park, located across from Aldergrove Regional Park, at 1111 272nd St.

Or, for more information, people can visit the club website at www.ridingolf-park.com or see their Facebook page, "Raptors Knoll Disc Golf Park at Jackman Wetlands Park."

Built on the former Aldergrove landfill – which has been restored, covered with soil and donated wildflower seeds, and planted with trees – Raptors Knoll Disc Golf Park is a part of the 100-acre Jackman Wetlands Park, which includes wetlands and a trail.

More online

Check out video and more photos

A sunny weekend drew dozens of disc golf players to the Raptors Knoll course in Aldergrove during the weekend. (Dan Ferguson/Langley Advance Times)

Mike Lowrie

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ON ALL CUSTOM DRAPERY ORDERS.
Call today for a free consultation.
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TAX FREE SALE
ON ALL BLINDS & SHUTTERS PLUS UP TO 50% OFF
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DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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Time: 4:00pm – 7:00pm
Location: Coghlan Community Hall, 6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone.

gloucester@conwest.com or 604-293-3477.

YOUR SOURCE FOR LOCAL NEWS
LANGLEY Advance Times
www.langleyadvancetimes.com
Black Press Media

Newspaper Advertisement – Thursday, February 24, 2022:



Langley Advance Times

Sword, knives, clubs seized in driving stop

RCMP are also looking into fake ID and illicit cannabis in other recent investigations

Matthew Claxton

Drivers from Langley, Pitt Meadows, and Abbotsford could be facing charges after a Langley RCMP operation that turned up everything from drugs to fake IDs to a sword.

The sword and other weapons were found in a Honda Civic that was pulled over in Langley City as part of an operation by the Langley RCMP Special Response Team and Street Crime units over the week of Feb. 14 to 18.

An officer pulled over the car and noticed the

The 24-year-old woman driving and her 48-year-old male passenger, both Langley residents, were arrested for possession of a weapon.

When the car was searched, police found bear bangers, a machete, a Bowie knife, and two clubs.

All the weapons were seized and will be destroyed, said Cpl. Holly Largy, spokesperson for the Langley RCMP.

Two other stops led to seizures, tickets, or recommendations of criminal charges.

In the first, a stolen U-Haul with a prohibited driver at the wheel was pulled over. The 51-year-old Pitt Meadows man was found to be in possession of multiple fake B.C. driver's licenses and social insurance cards.

The driver has been released from custody, and the RCMP has forwarded details of the case to the B.C. Prosecution Service, to consider charges.

Another stop involved a BMW driving on 200th Street.

Officers who pulled the car over noted a strong odour of freshly smoked cannabis, and the 20-year-old Abbotsford man driving appeared to be very nervous and sweaty.

When he was asked to exit the vehicle, the officers spotted a large knife in the

The vehicle was searched, and individually packaged drugs were found.

The man was given a ticket under the Cannabis Control and Licensing Act, and other information was forwarded to the Prosecution Service, for consideration of criminal charges.

The stops have been about suppressing violence around Langley, according to the RCMP.

"Langley RCMP is committed to reducing violent crimes within our communities, and this partnership is just the beginning of our efforts to eradicate this intolerable behaviour," said Supt. Adrian Mendes, o

Langley RCMP seized knives, clubs, a machete, and even a small sword in a series of vehicle stops around the community in recent days. (Langley RCMP/Special to the Langley Advance Times)

Developer Held Public Information Meeting
Proposed Development (Project 08-14-0226)
6905 & 6947 –205 Street, Langley

1287539 B.C. Ltd. has applied to the Township of Langley to rezone the subject properties from Suburban Residential Zone SR-2 to Residential Lot Zone R-1A for the development of 16 single family lots

You are invited to attend a Public Information Meeting on

Tuesday March 1, 2022
between 5:00 – 7:00pm

at the

Mountainview Alliance Church
7040-200 Street, Langley, B.C. V2Y 1Y4

to view the development proposal, meet the project team and provide your comments.

Your input is welcomed prior to Council's consideration of this application.

For more information, please call Michael Hale at 604-532-9700

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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You are invited to attend a public information meeting to view the proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: Wednesday, March 2, 2022
Time: 4:00pm – 7:00pm
Location: Coghlan Community Hall, 6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone.

gloucester@conwest.com or 604-293-3477.

Virtanen to get jury trial

Ben Lypka

Jake Virtanen, represented by lawyer Joseph Scolnicki, has elected to have his sexual assault trial by judge and jury.

Virtanen, who grew up in Langley, appeared Feb. 17 in Vancouver provincial court. His next court appearance will be in B.C. Supreme Court on March 9.

B.C. Prosecution Service approved one count of sexual assault against Virtanen, 25, in relation to an incident that occurred in Vancouver on Sept. 26, 2017, when Virtanen was playing in the NHL. The charge was announced on Jan. 27.

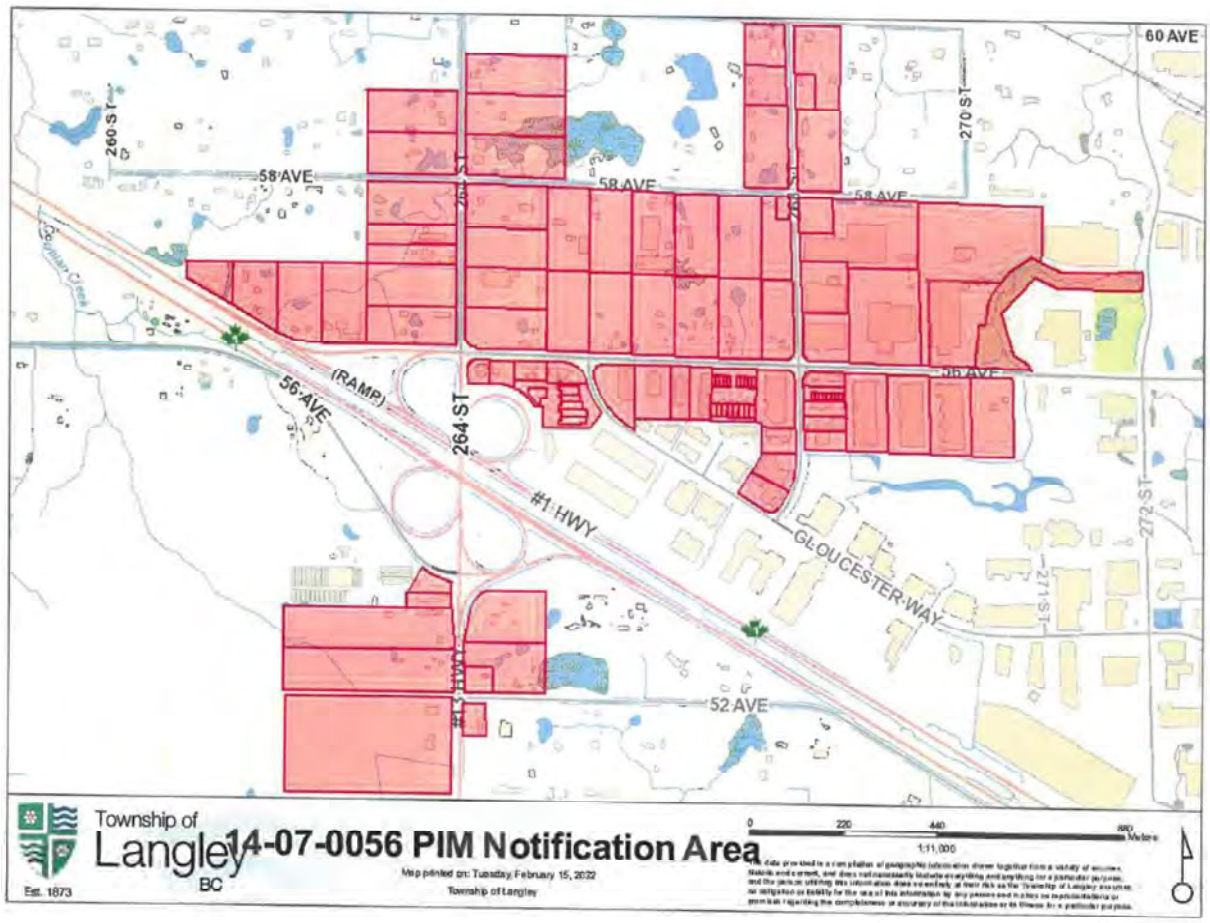
The Vancouver Police Department launched an investigation in May 2021, when a woman, now 23, came forward to police. Virtanen is not currently in custody.

Virtanen

Donna M. Van Beek
NOTARY CORPORATION
Your answer for Personal & Quality Service.
Call For An Appointment
604-888-6605

Appendix B: Notification – Mail

Public Information Meeting Notification Area (red), provided by the Township of Langley – 162 addresses:



Mailed Notice – mailed Tuesday, February 15, 2022:

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out to connect with us either by email to gloucester@conwest.com, or call us at 604-293-3477.

Appendix C: Photos of Event





Appendix D: Presentation Materials

ABOUT CONWEST

Conwest is a local, private, family owned real estate developer founded in the early 1980s.
Conwest was first established as a civil contracting company and has expanded significantly over the years.

Conwest has over 30 years of experience in industrial and commercial real estate development. Past projects include both large and small scale industrial developments, including Amazon's last mile distribution centre in Delta, and the newly constructed head office, warehouse and distribution centre for Lordco Auto Parts in Port Coquitlam.

Conwest recognizes the importance of creating jobs and economic development within local communities.







PROJECT OVERVIEW

PROPOSAL

- Amendment to the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to permit future industrial uses
- Rezone eight lots from Rural Zone (RU-1) to General Industrial Zone (M-2)
- Detailed Development Permit application to follow



PROJECT OVERVIEW

Official Community Plan

EXISTING DESIGNATION: Agricultural

PROPOSED DESIGNATION: Industrial

Zoning

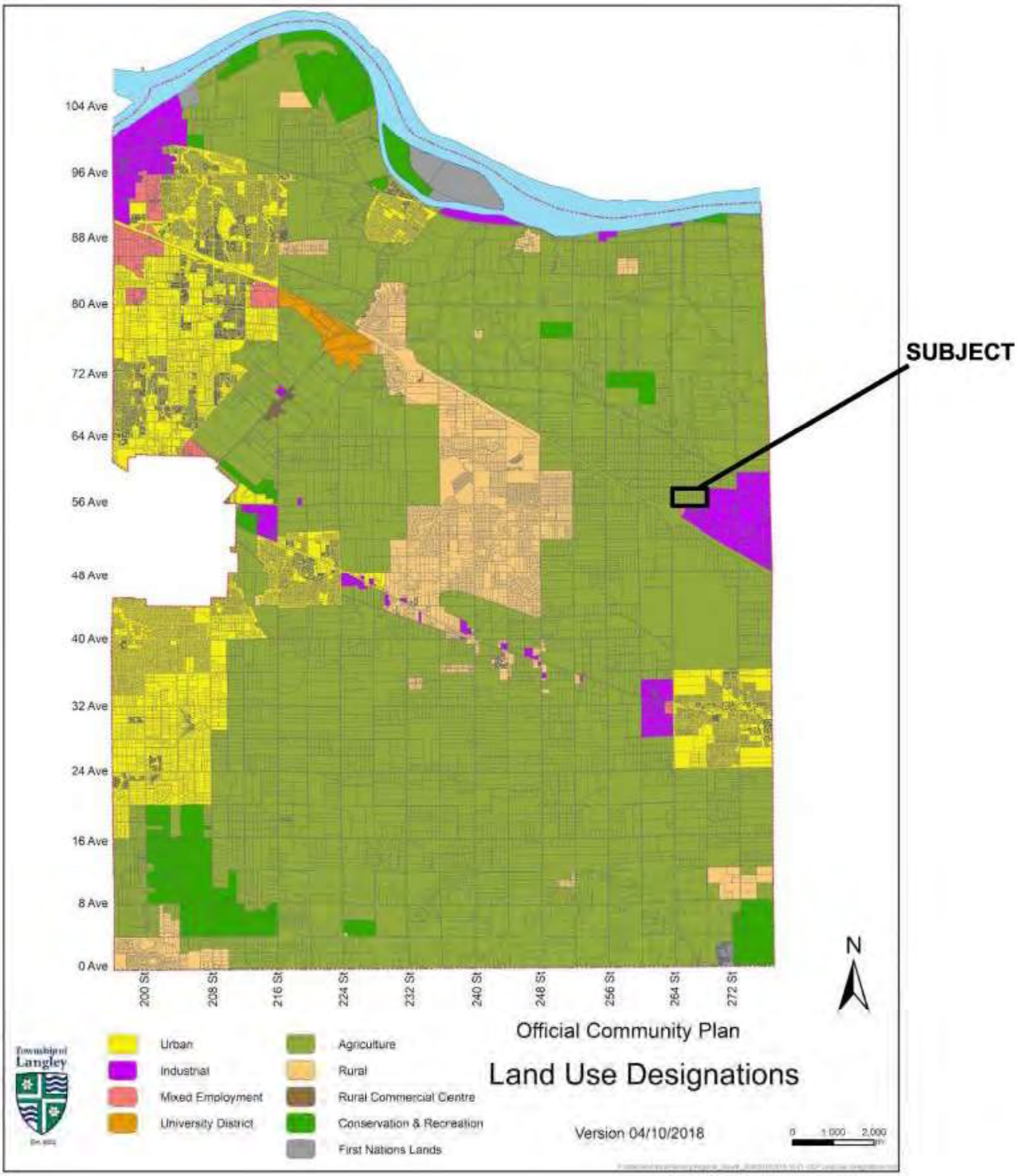
EXISTING ZONING: Rural Zone (RU-1)

PROPOSED ZONING: General Industrial Zone (M-2)

POTENTIAL USES INCLUDE:

- Light manufacturing, assembly, repair, finishing and packaging of products
- Warehousing, wholesaling and storage facilities (inside)
- Accessory offices to permitted industrial uses
- All uses enclosed within buildings




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

EMPLOYMENT

- This application aligns with the goals set out by Metro Vancouver in the Regional Growth Strategy as well as the Township of Langley's Economic Development strategy.
- Under typical industrial development assumptions, these lands will provide hundreds of full-time jobs.
- This rezoning will also contribute to achieving the goals set out in the Township's Economic Development Strategy, namely:
  - Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.
  - Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.
- The proposed location offers strategic access off the Highway



SITE ACCESS



- Site has frontage on the existing Township Truck Route on 264 Street and 56 Avenue
- Intersection improvements proposed for Gloucester Way and 56 Avenue and 264 Street and 56 Avenue.
  - Pedestrian crosswalk construction
  - 4-way signal at Gloucester Way intersection
- Ministry of Transportation and Infrastructure improvements to Highway 1 planned
- Less than 300m away from Highway 1

96TH AVENUE ENHANCEMENT PROJECT



Proposal to rehabilitate and enhance a current relic site in the Township of Langley.

This Off-site Environmental Compensation project includes the following improvements:

- Creation and improvement of fish habitat
- Community Amenity which includes a potential learning farm and trail continuation

KPU

Salmon River Enhancement Society

96TH AVENUE ENHANCEMENT PROJECT

Existing



Precedent Imagery





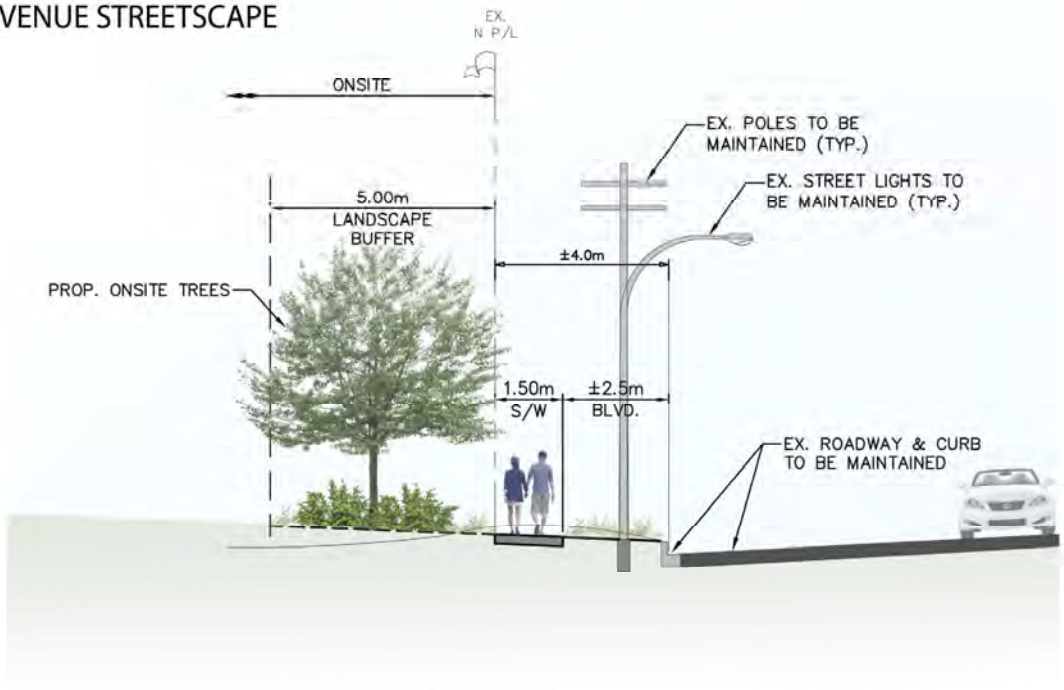
Proposal



Off-channel design with overflow channel incorporated. Overflow channel could be removed from design and adjacent pool made larger.

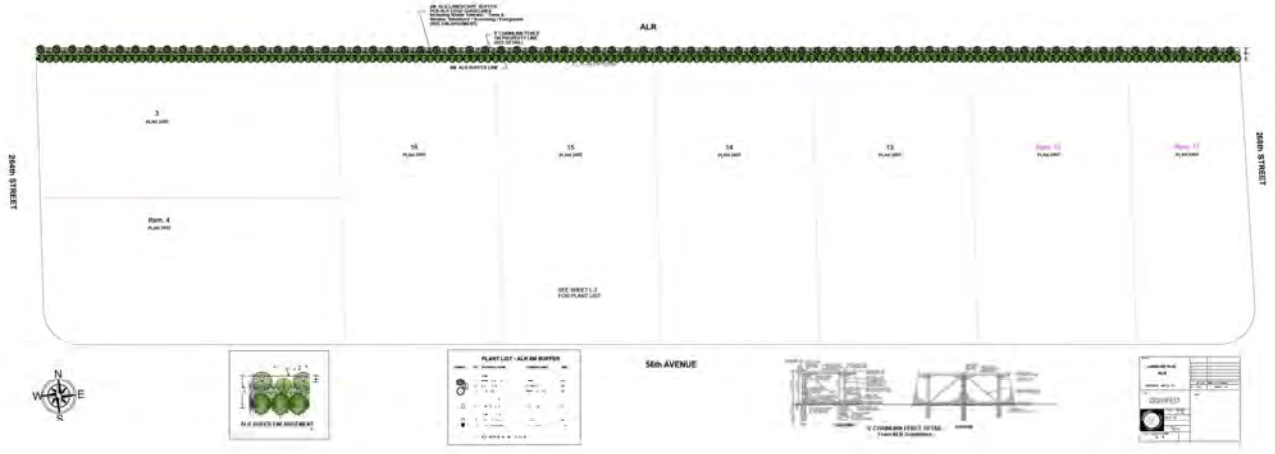
N.1

56 AVENUE STREETSCAPE

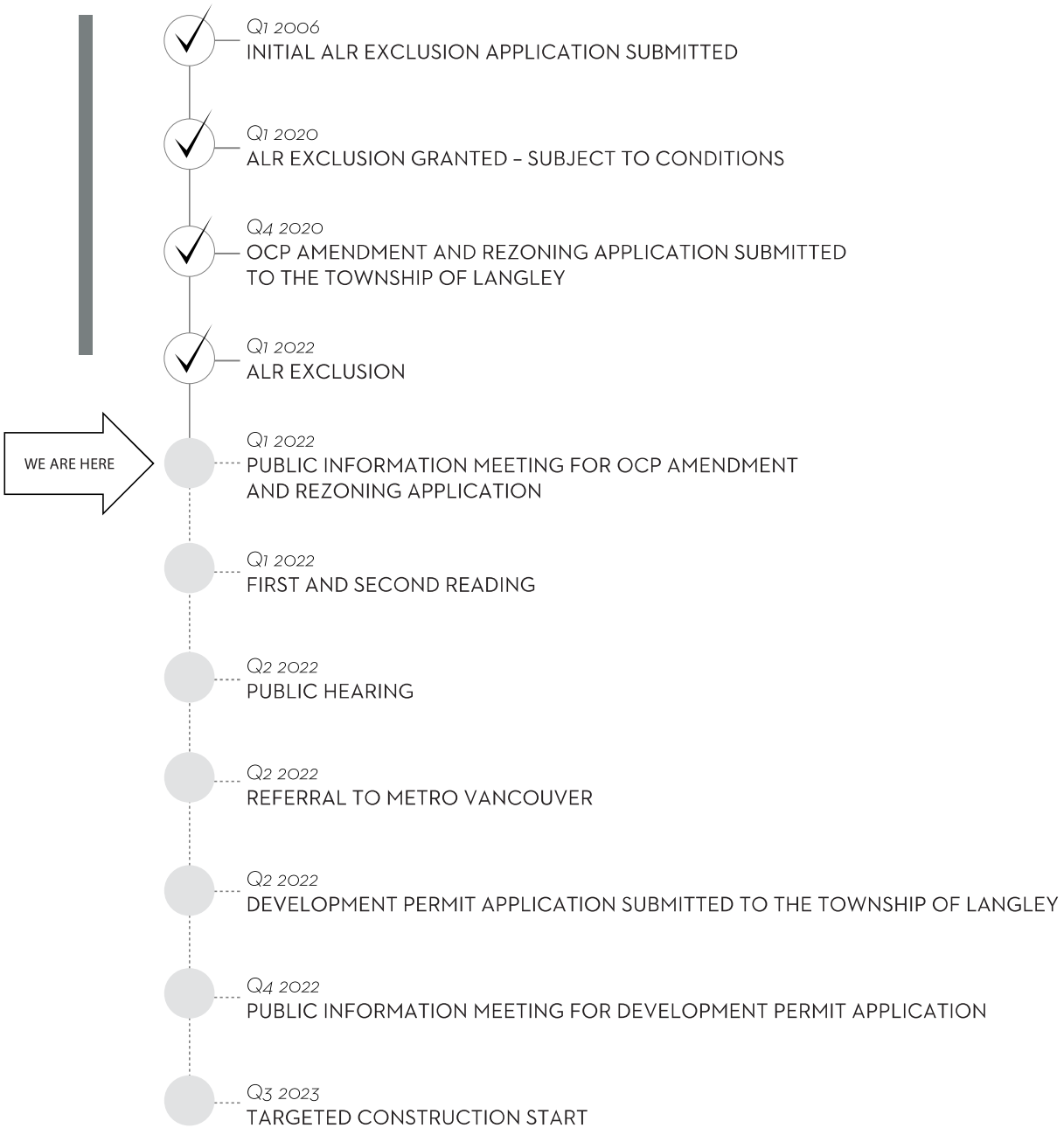


- Various landscape improvements proposed
  - Onsite landscape buffer
  - Vegetated ALR buffer
  - Sidewalk and curb construction along 56 Ave between 264 Street and 268 Street
- 96th Avenue Enhancement Project

VEGETATED ALR BUFFER



SCHEDULE


Q1 2006
INITIAL ALR EXCLUSION APPLICATION SUBMITTED
Q1 2020
ALR EXCLUSION GRANTED – SUBJECT TO CONDITIONS
Q4 2020
OCP AMENDMENT AND REZONING APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q1 2022
ALR EXCLUSION
WE ARE HERE
Q1 2022
PUBLIC INFORMATION MEETING FOR OCP AMENDMENT AND REZONING APPLICATION
Q1 2022
FIRST AND SECOND READING
Q2 2022
PUBLIC HEARING
Q2 2022
REFERRAL TO METRO VANCOUVER
Q2 2022
DEVELOPMENT PERMIT APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q4 2022
PUBLIC INFORMATION MEETING FOR DEVELOPMENT PERMIT APPLICATION
Q3 2023
TARGETED CONSTRUCTION START

Appendix E: Completed Sign-In Sheet

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		✓		FOIPPA s. 22(1)	FOIPPA s. 22(1)	
		✓				
		Langley				
		Ft Langley				
Pietrina Amos. →		Murrayville.			parmason@tol.ca.	
FOIPPA s. 22(1)		MATSQui			FOIPPA s. 22(1)	
		BURNABY				

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOI PPA s 22(1)		Surrey Langley Langley NEW WEST.	FOI PPA s 22(1)			

Appendix F: Completed Comment Response Forms

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: WORK + LIVE IN BURNABY.

1. Do you support these lands being used for industrial and employment uses?

   (Yes) No

2. Do you have additional comments to add?

I SUPPORT THIS LAND FOR INDUSTRIAL + EMPLOYMENT USE BASED ON THE PROJECTED POPULATION GROWTH OF THE REGION AND THE COMPENSATION ON 96TH AVE.

Thank you for taking the time to comment!

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

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Tell us about yourself:

Name:

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Do you have additional comments to add?

Great Plan!!

Thank you for taking the time to comment!

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY 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 **<u>Residential Zone R-1F</u>**

<u>Uses Permitted</u>

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

<u>Maximum Density</u>

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*.

<u>Lot Coverage</u>

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

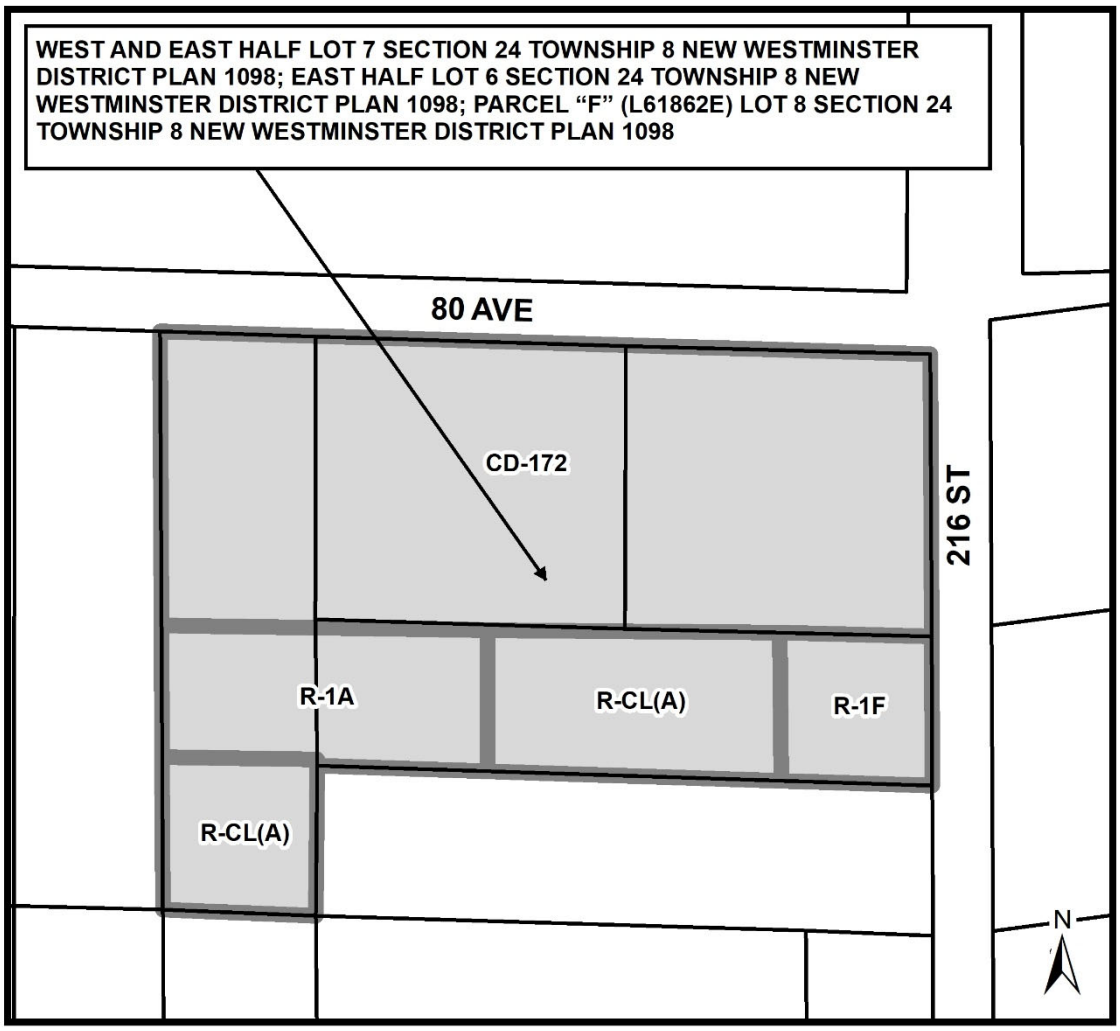
Parcel "F" (L61862E) Lot 8 Section 24 Township 8 New Westminster District Plan 1098

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	11	day of	July	, 2022
READ A SECOND TIME the	11	day of	July	, 2022
NOTICE WAS ADVERTISED the	14, 21	day of	July	, 2022
READ A THIRD TIME the	25	day of	July	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTRE the	18	day of	August	, 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:**	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:

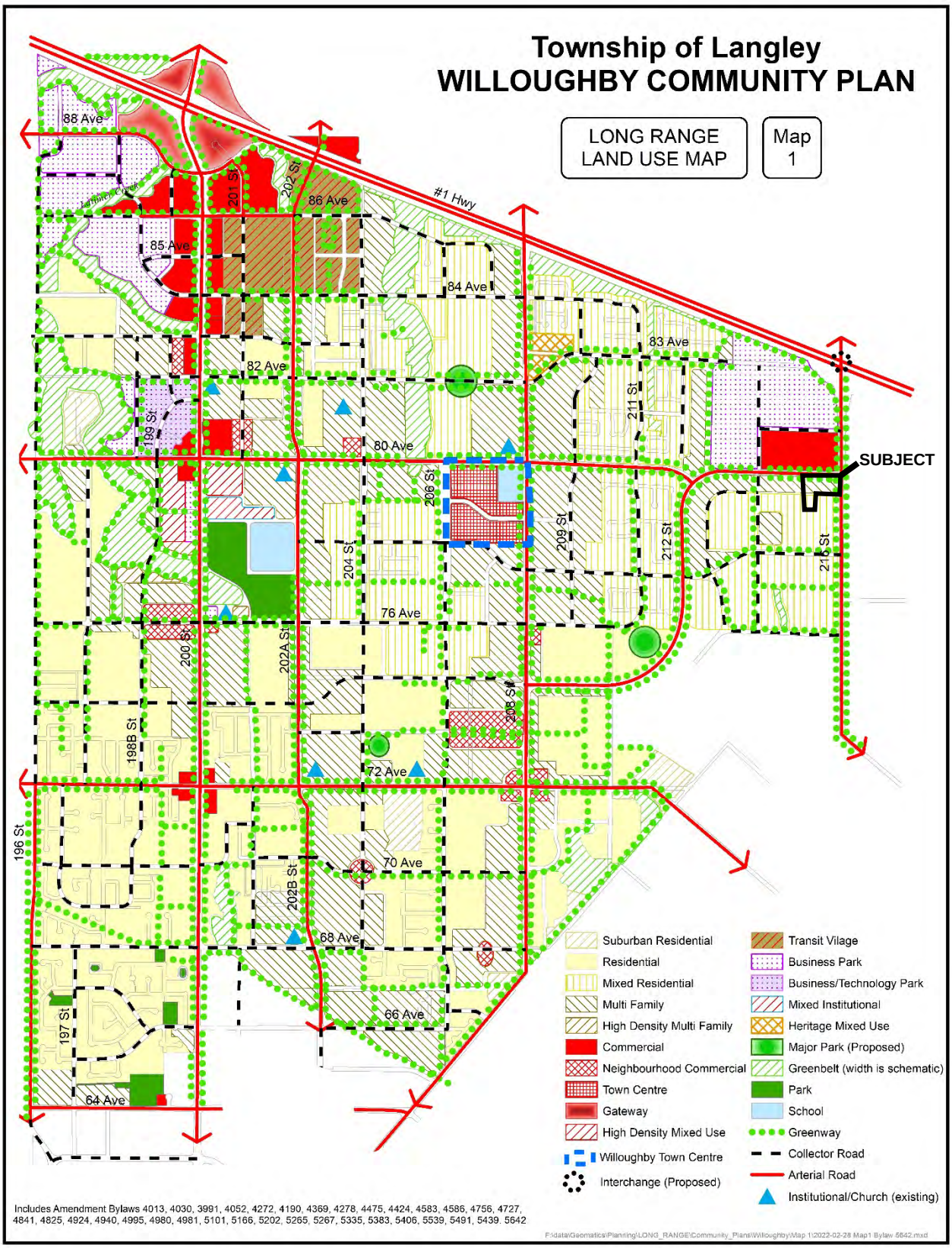
Qualico Mitchell Williams LLP has applied on behalf of the property owners to rezone 3.9 ha (9.6 ac) of land located south of 80 Avenue and west of 216 Street to Residential Zones R-1A and R-1F, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-172 to accommodate development 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.

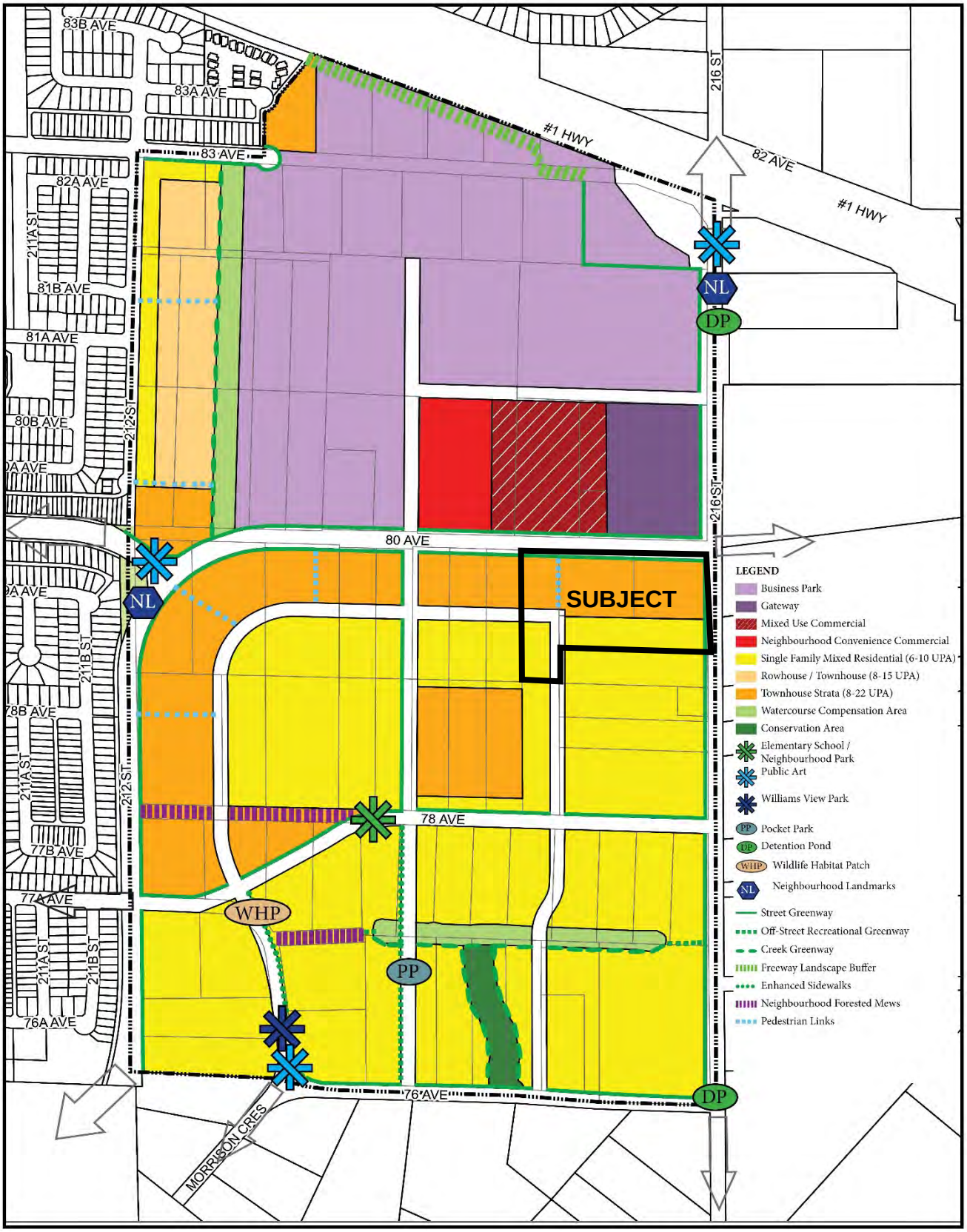
Applicants typically advance development permits to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning in tandem with form and character items. However, in this case the applicant is proposing that the form and character 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.

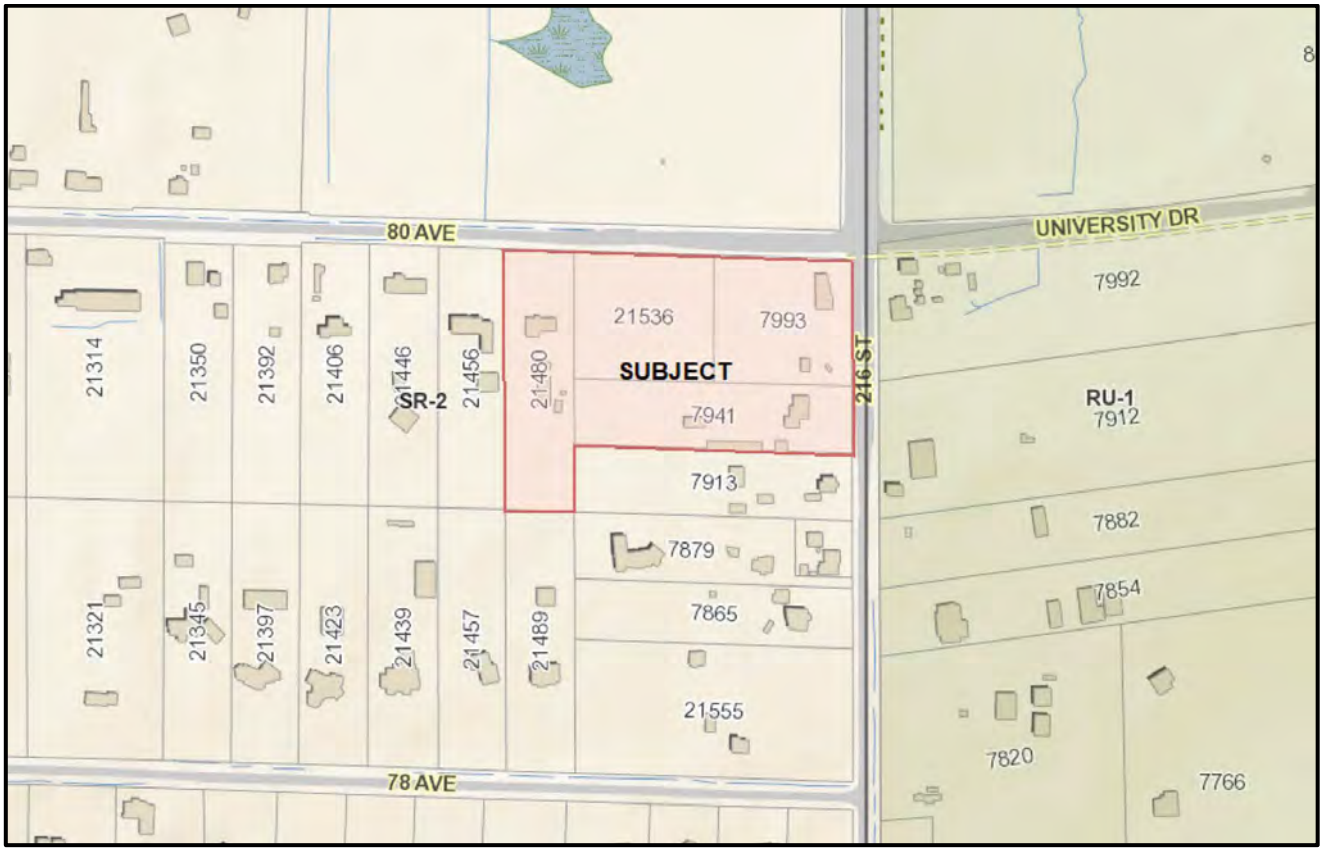
PURPOSE:

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.

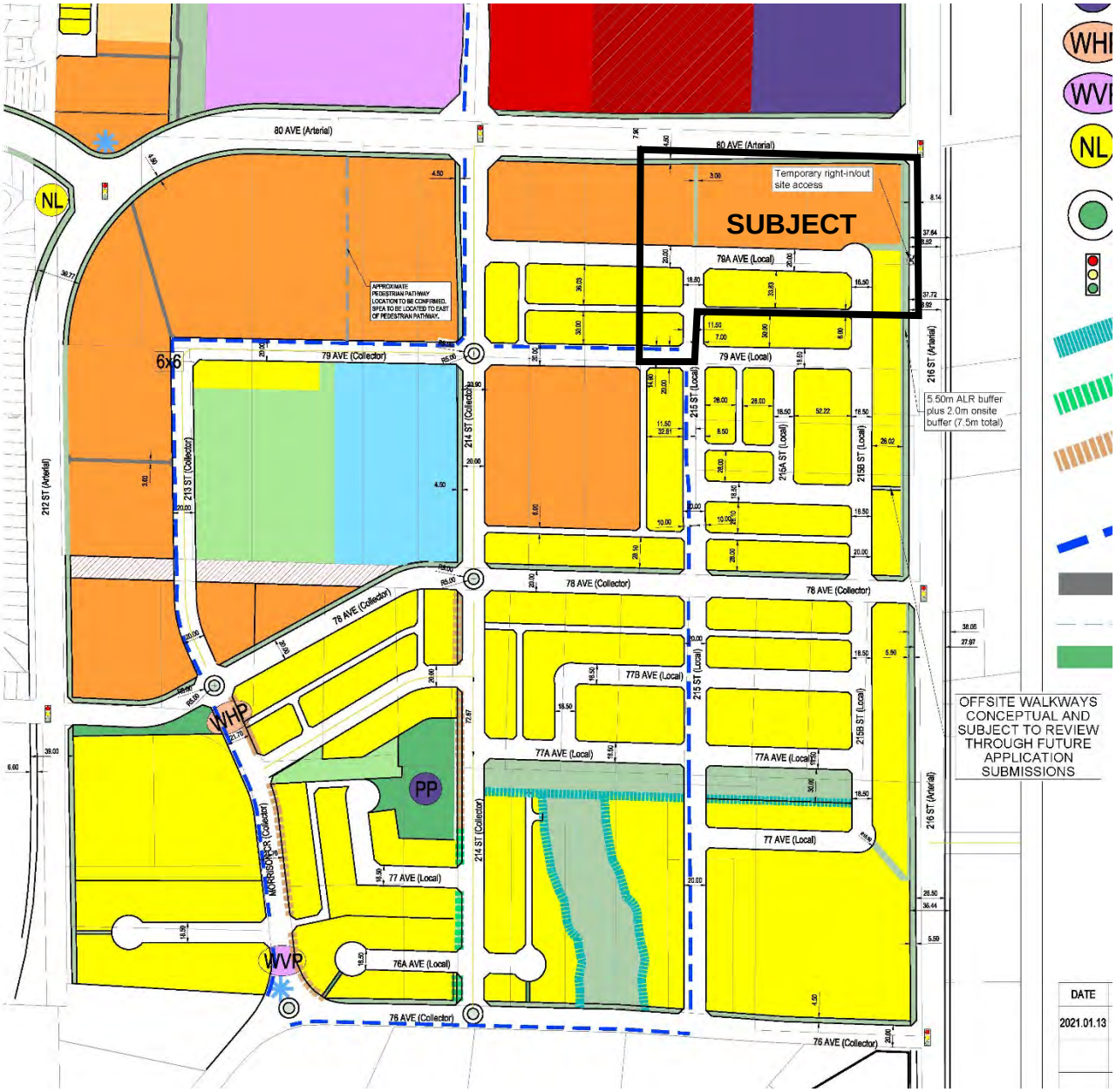

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban 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 fa ade 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.

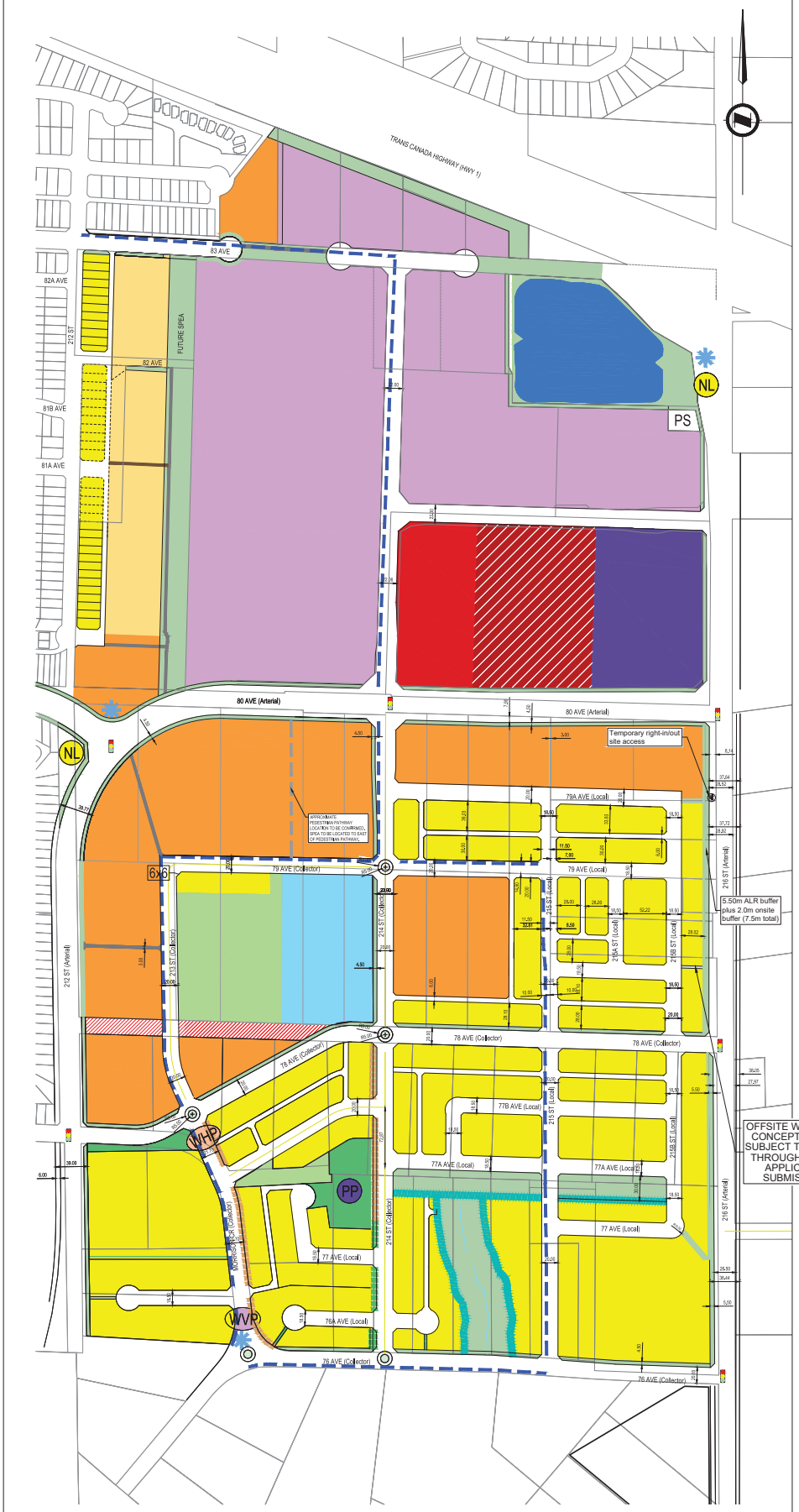
All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

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) (22-30 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: \PRO\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

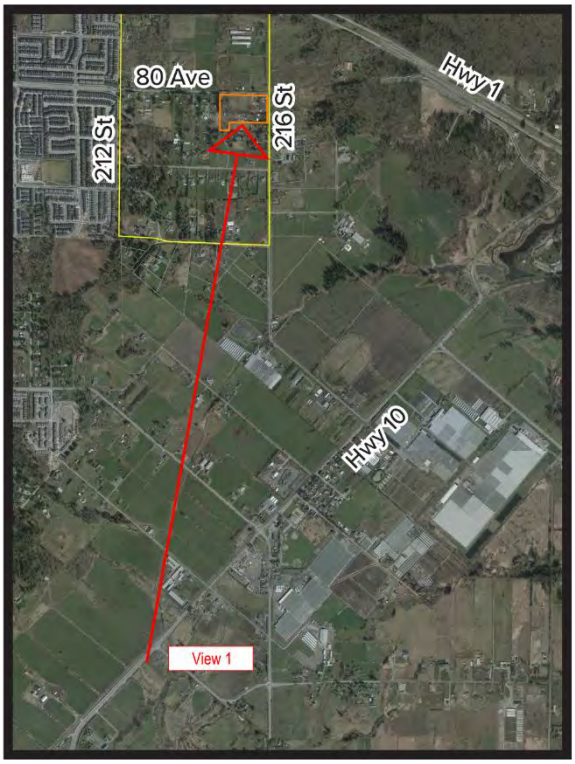
VIEW 1 COMPARISON

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.

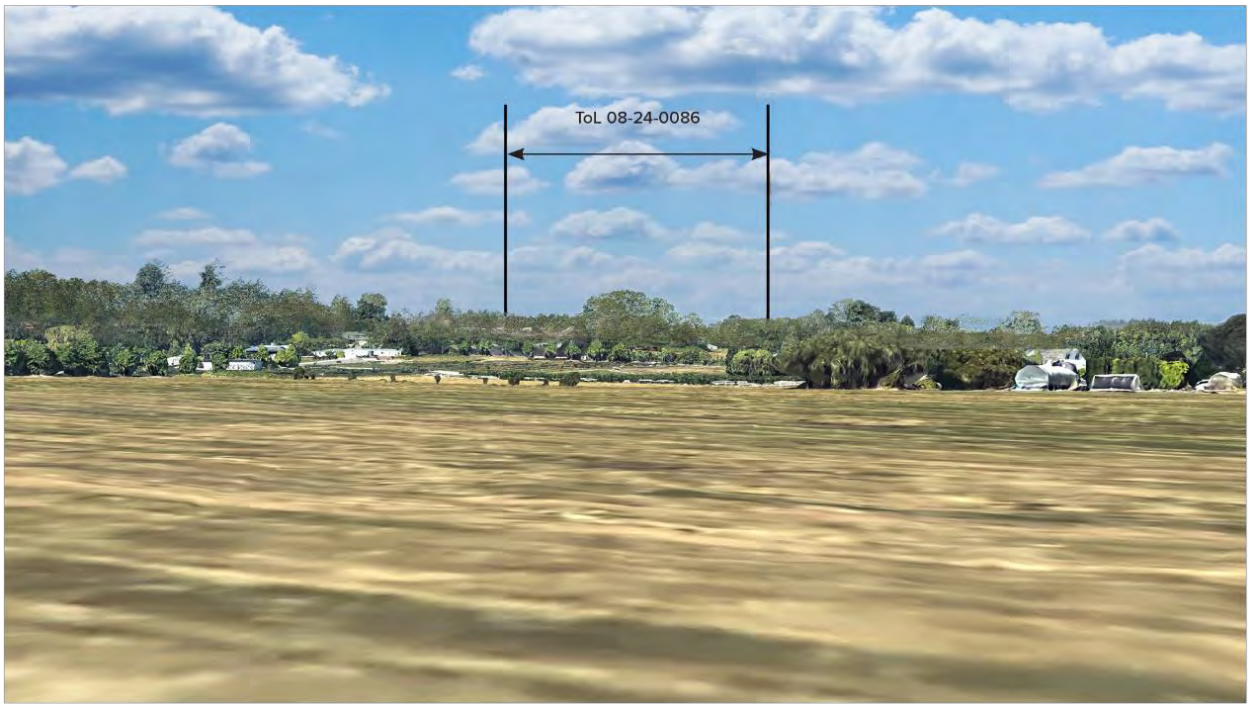
The orange boundary in the key plan on the right is the subject site, and the yellow boundary indicates Williams Neighbourhood. Key roads have been noted in the key plan for reference.

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.

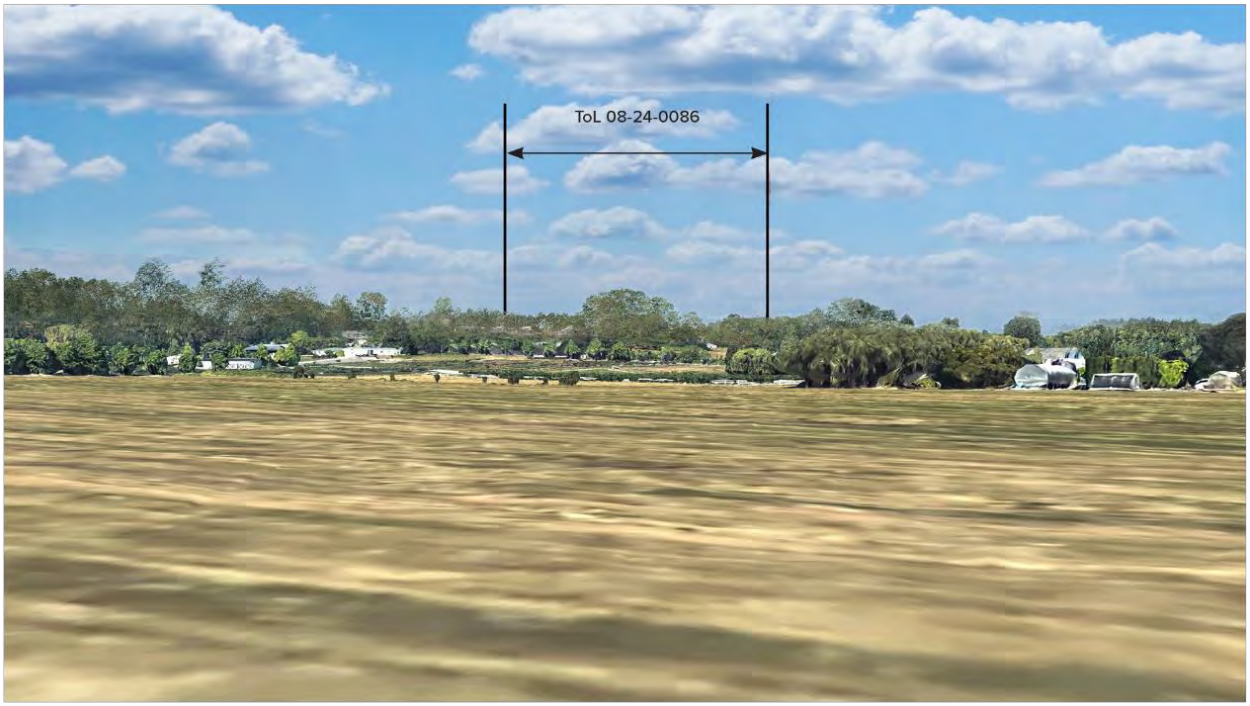
Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the entire site.



Key Plan



View 2 Before



View 2 After



View 2 Before - Zoom



View 2 After - Zoom

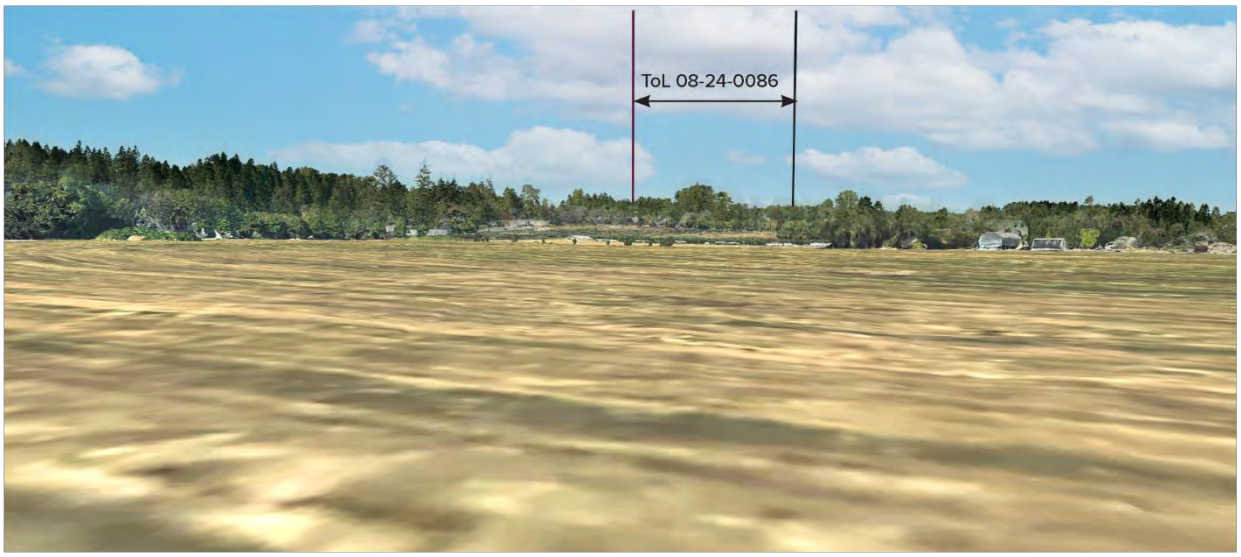
Subject site development assumes 11m townhouse building height in the proposed view. Building model (red) is shown below for this view in absence of trees and above-ground structures in line-of-sight. Based on this perspective the proposed buildings are relatively difficult to see but have been circled 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.

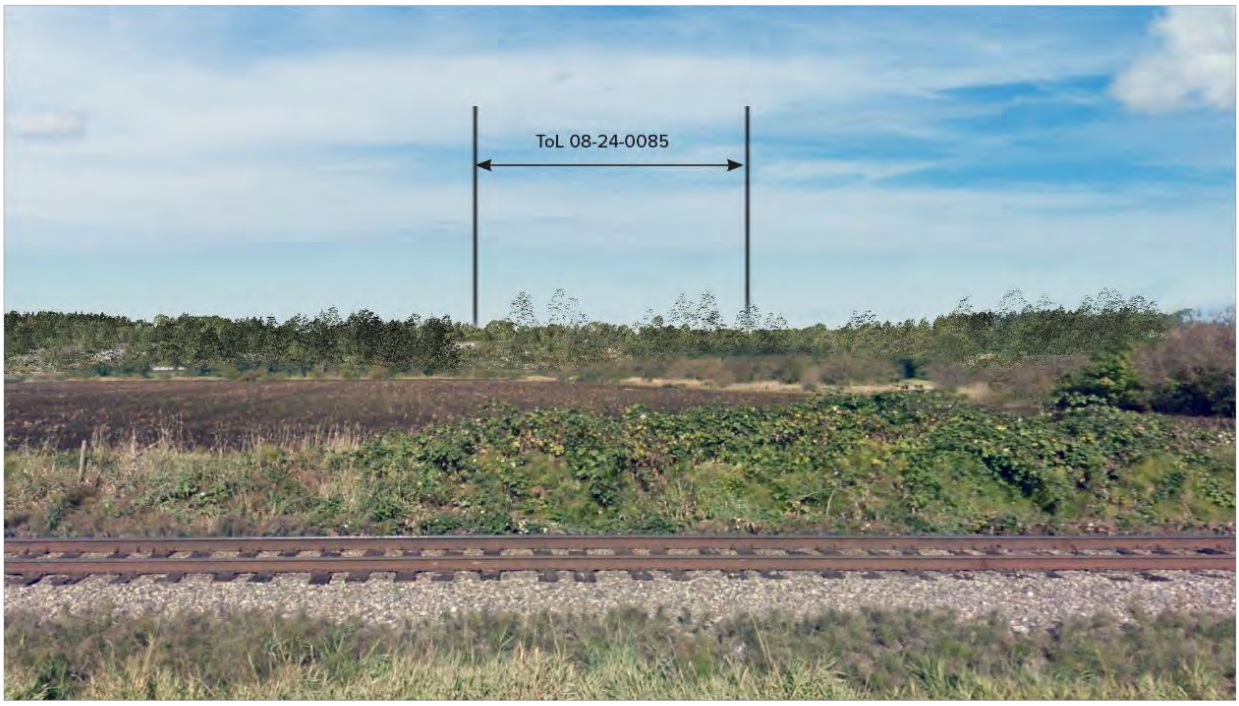
The orange boundary in the key plan on the right is the subject site, and the yellow boundary indicates Williams Neighbourhood. Key roads have been noted in the key plan for reference.

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.

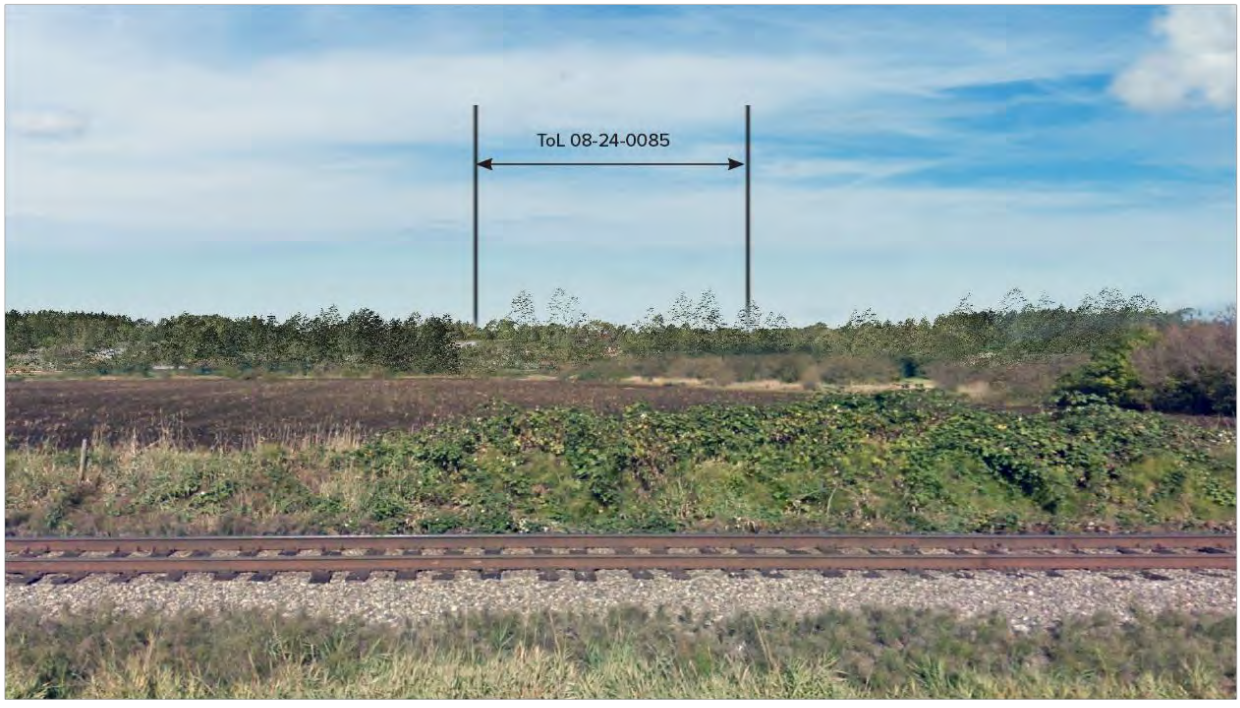
Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the entire site.



Key Plan



View 3 Before



View 3 After



View 3 Before - Zoom



View 3 After - Zoom

Tree top thinning

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



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

N.2

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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.

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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

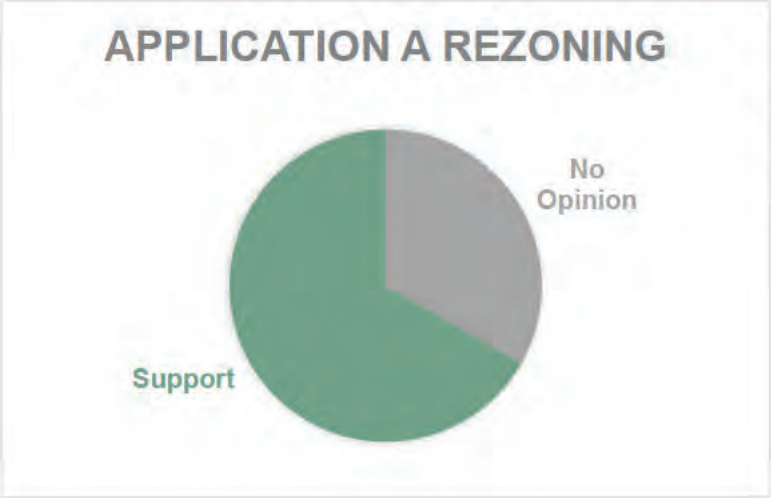
Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



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

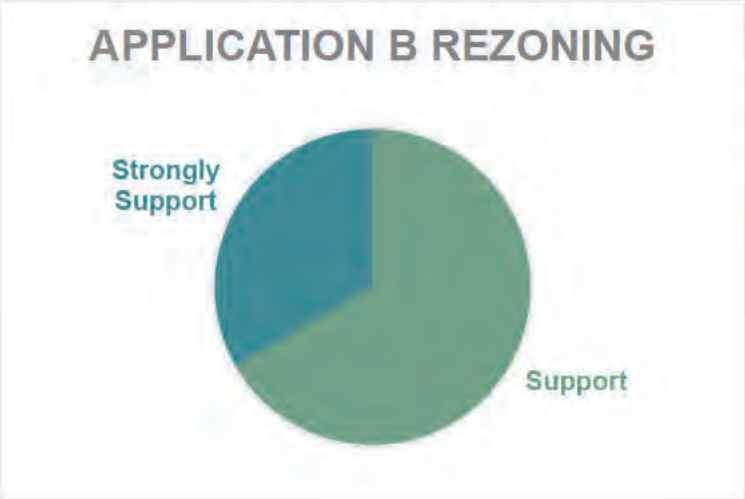
Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



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

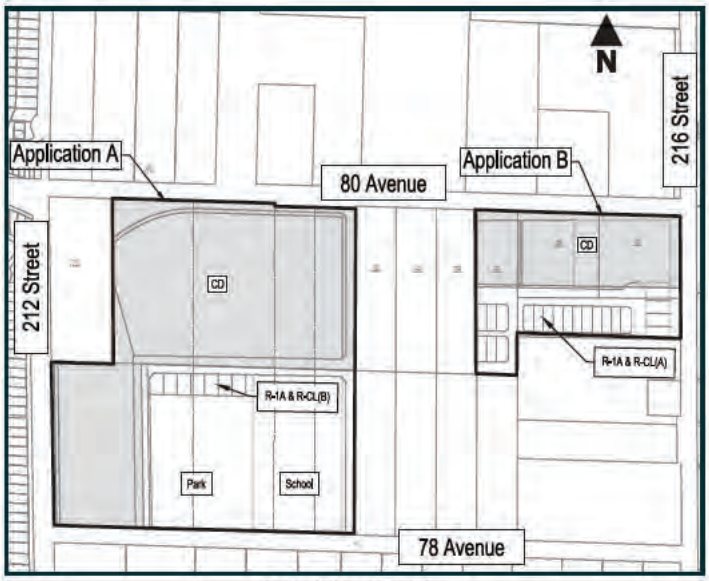
For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

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

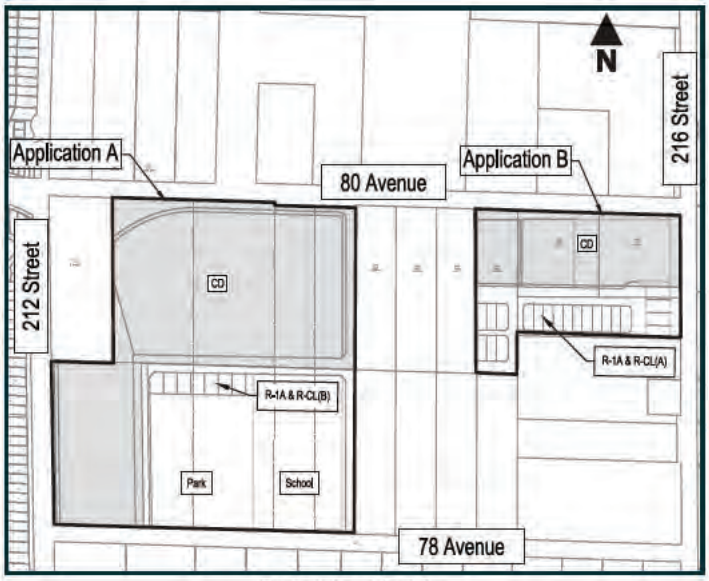
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Project Location Map

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
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	R-1A R-CL(A) CD

Meeting Schedule

7:00pm - 7:05pm Welcome

7:00pm - 7:30pm Presentation

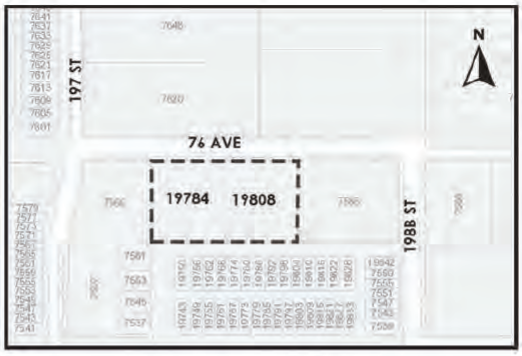
7:30pm - 8:30 pm Q&A



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

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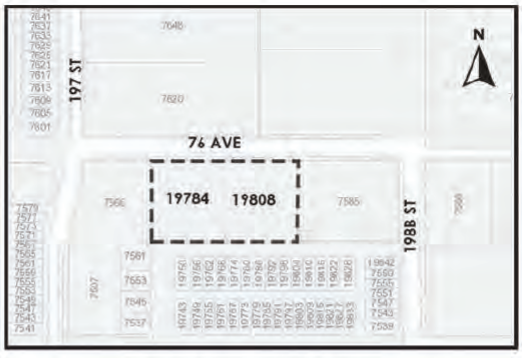
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Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

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

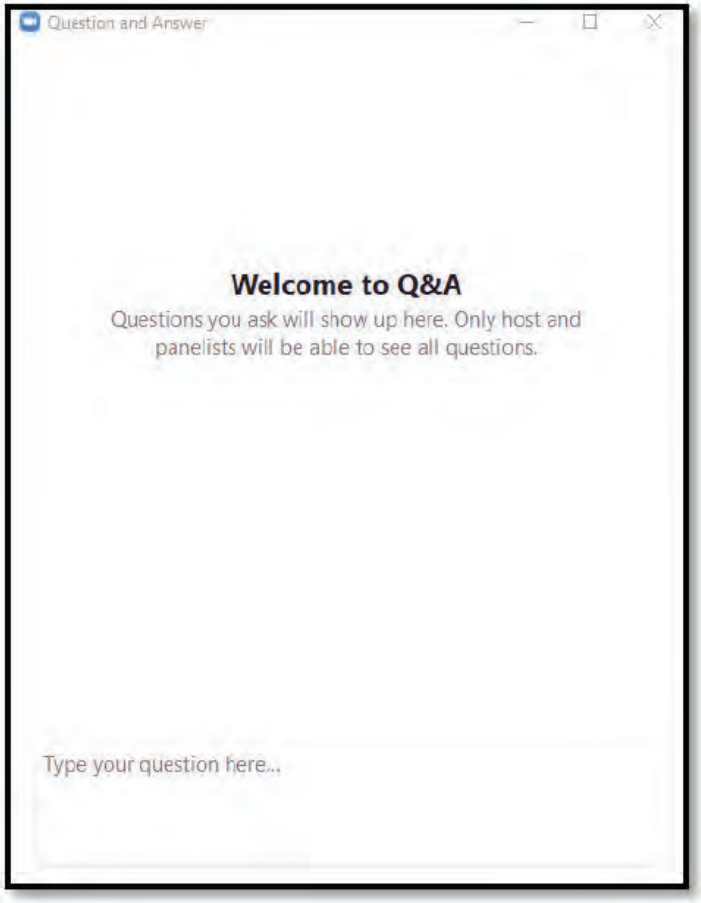
WELCOME & HOUSEKEEPING

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:

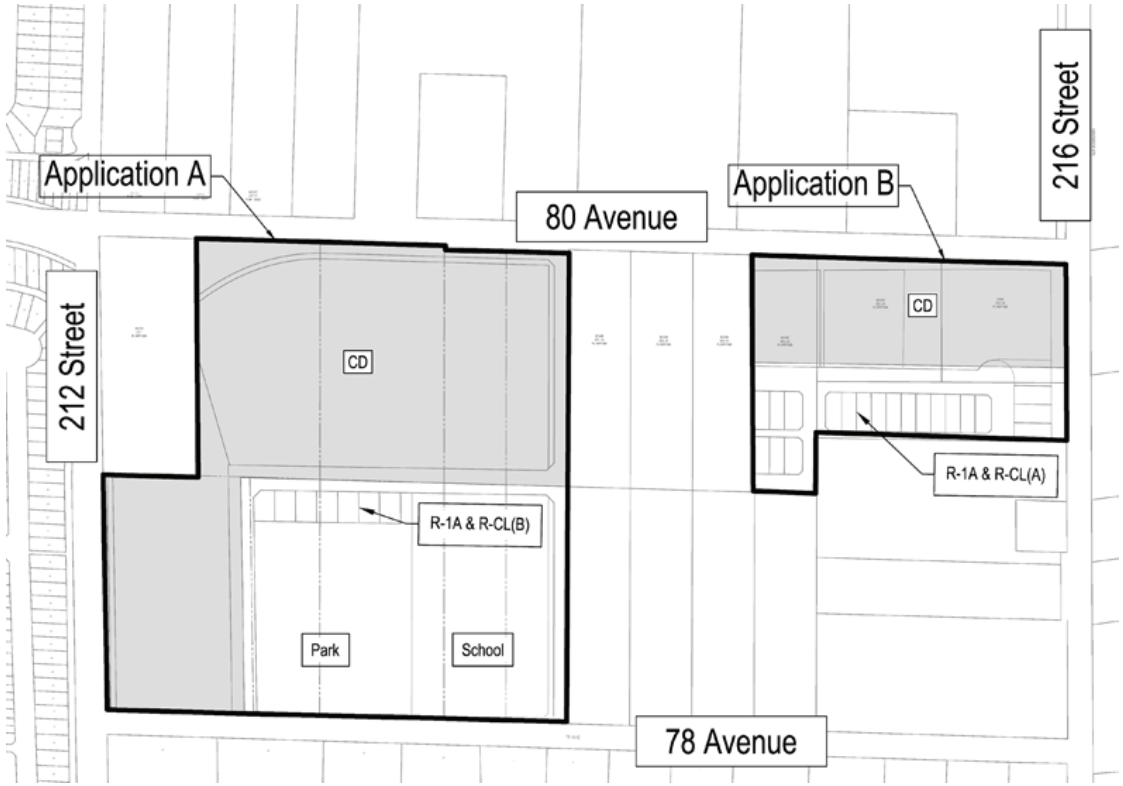
Application A

21264 / 21314 / 21350 / 21392 80 Ave

21247 / 21277 / 21321 / 21345 / 21397 78 Ave

Application B

21480 / 21536 / 7993 / 7941 216 St

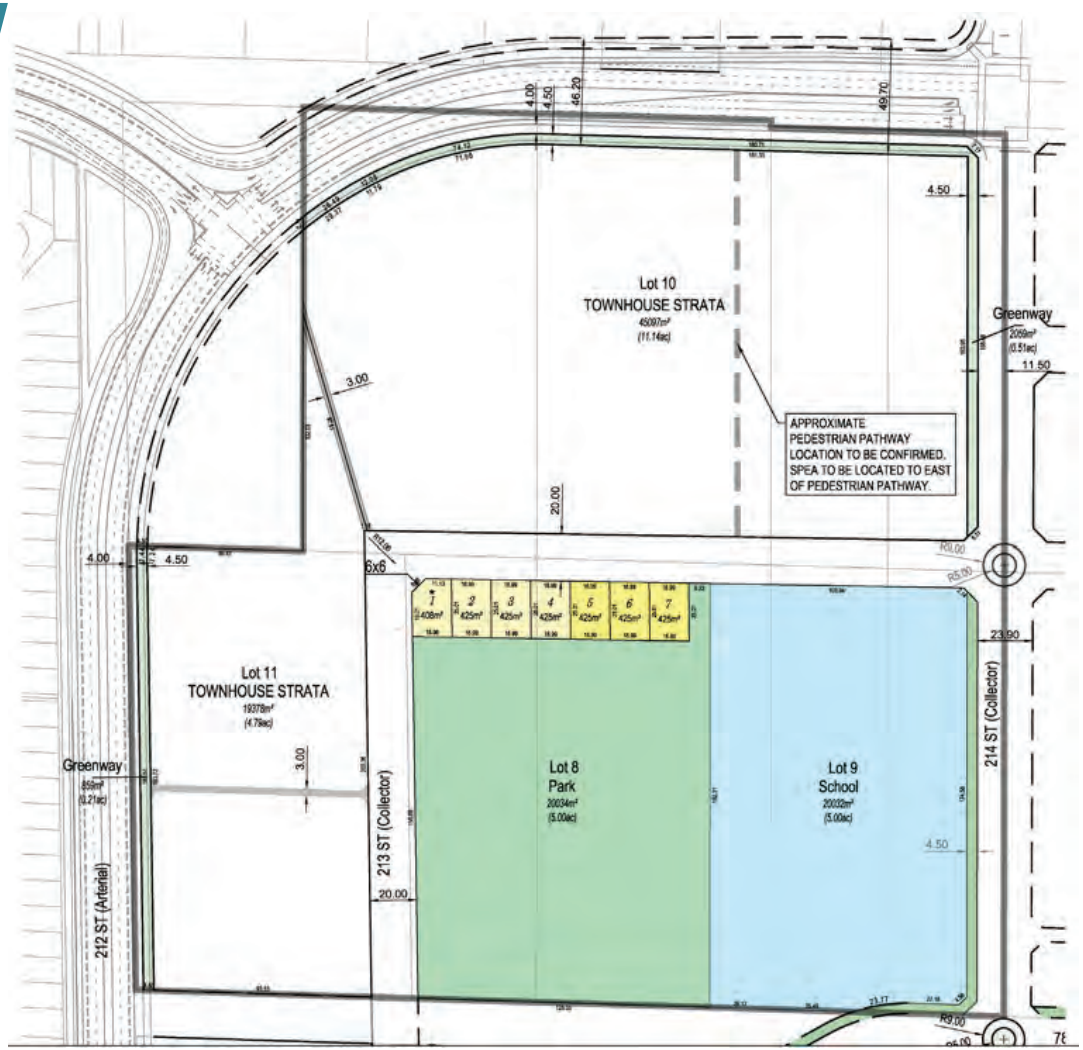


PROJECT OVERVIEW

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



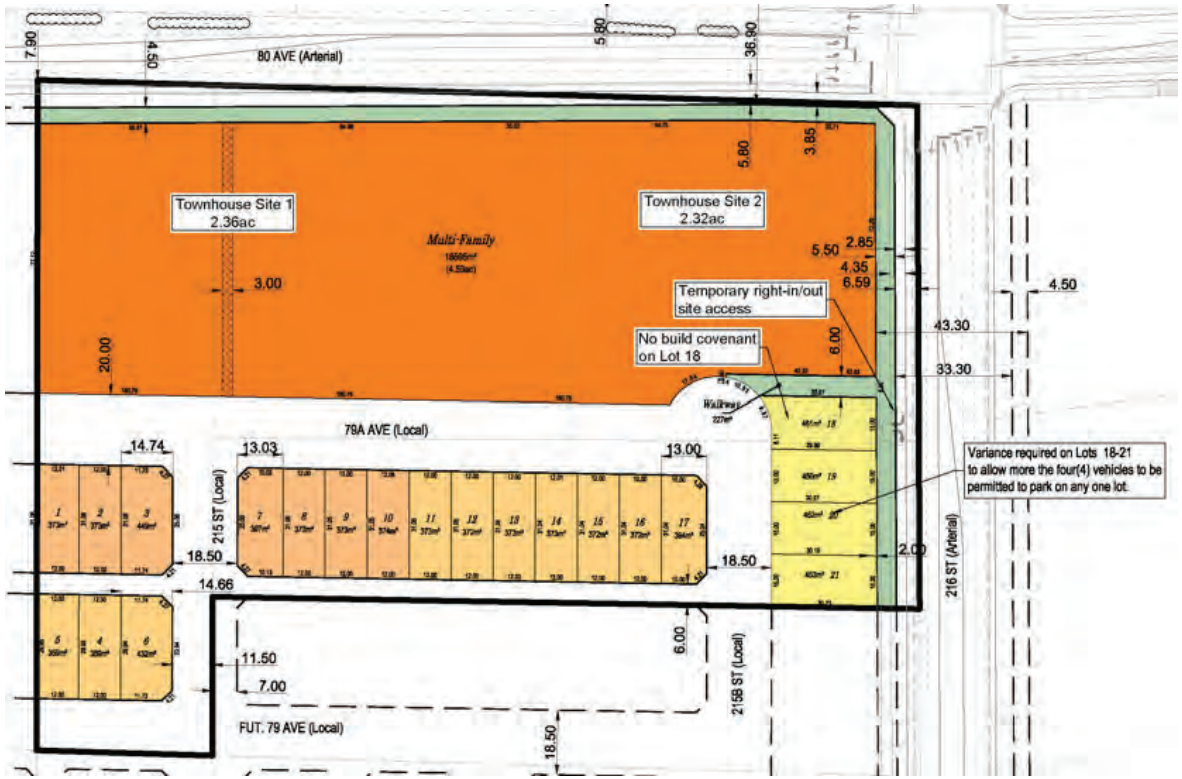
SITE PLAN

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

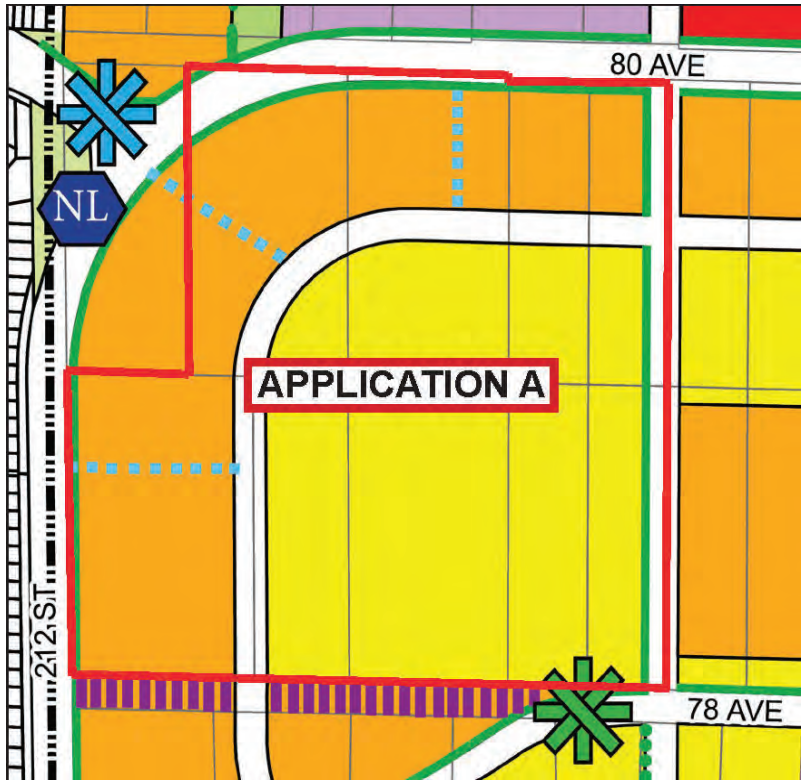


SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)

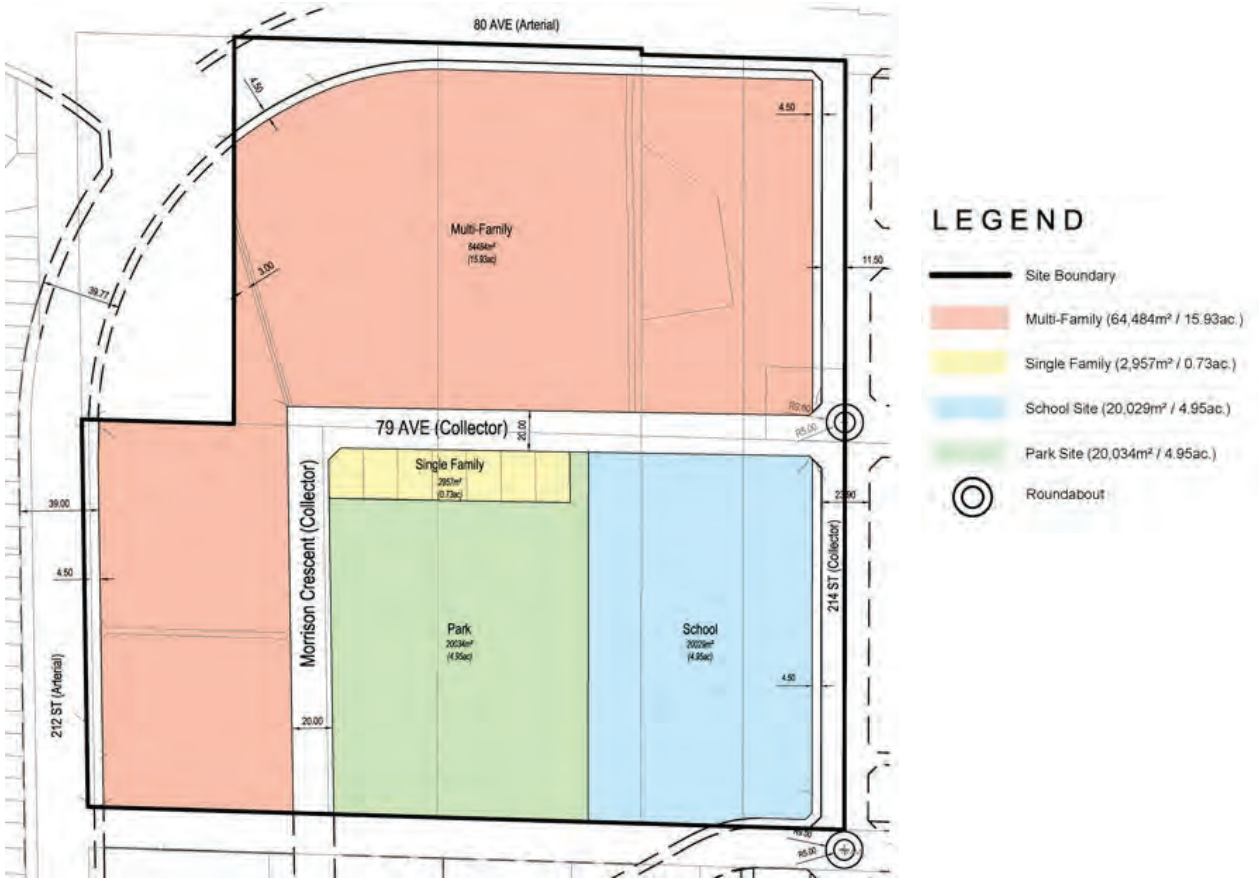




WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN AMENDMENT

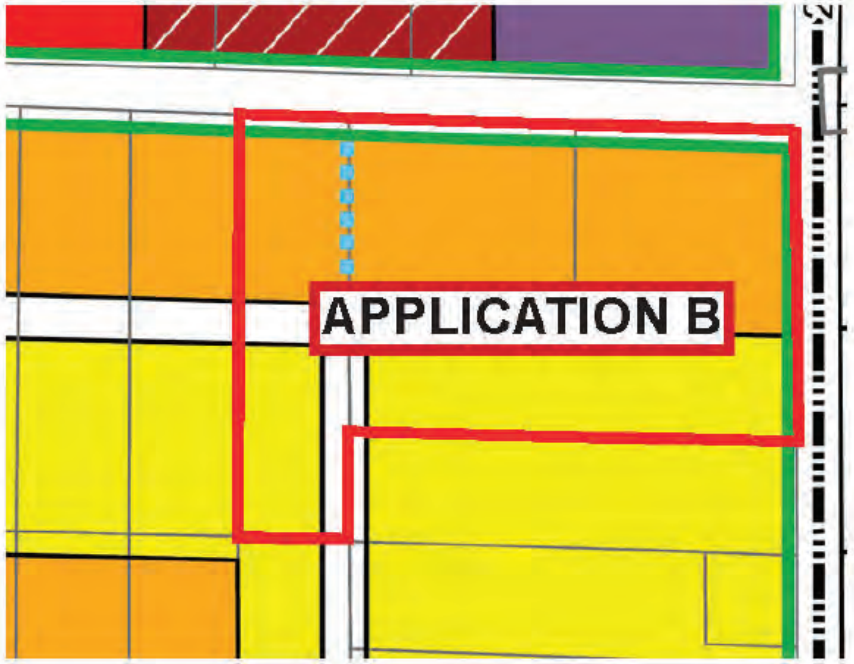
- Change in Single Family Mixed Residential boundary (6-10 upa)
- Change in Townhouse Strata boundary (8-22 upa)
- Road access to School / Park Site



WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION B NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)



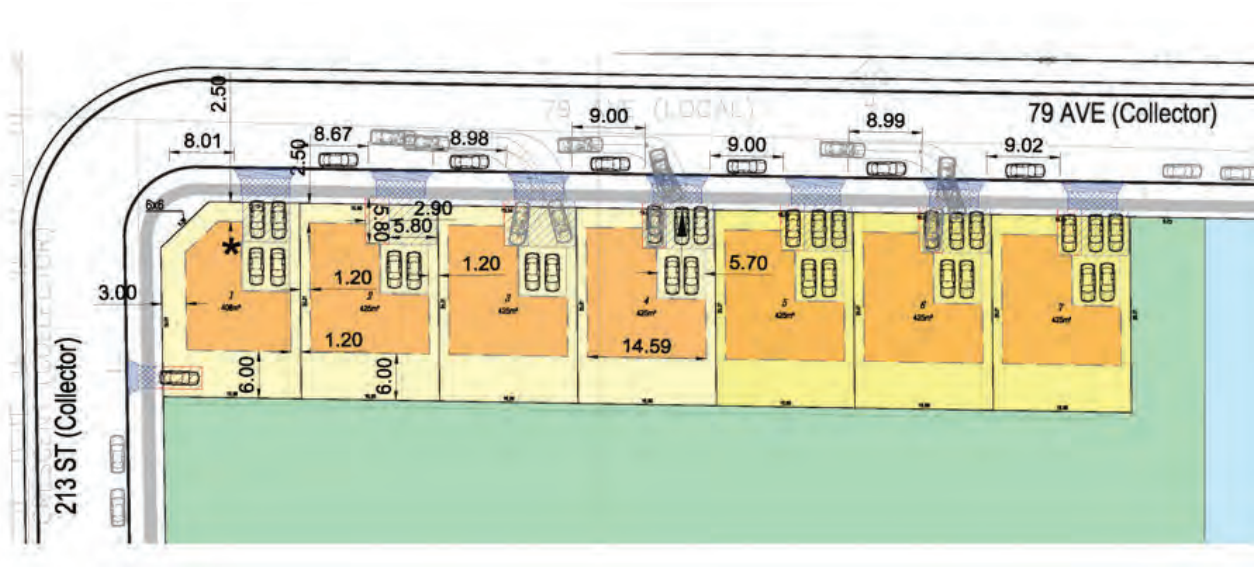
LEGEND

- 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

LEGEND

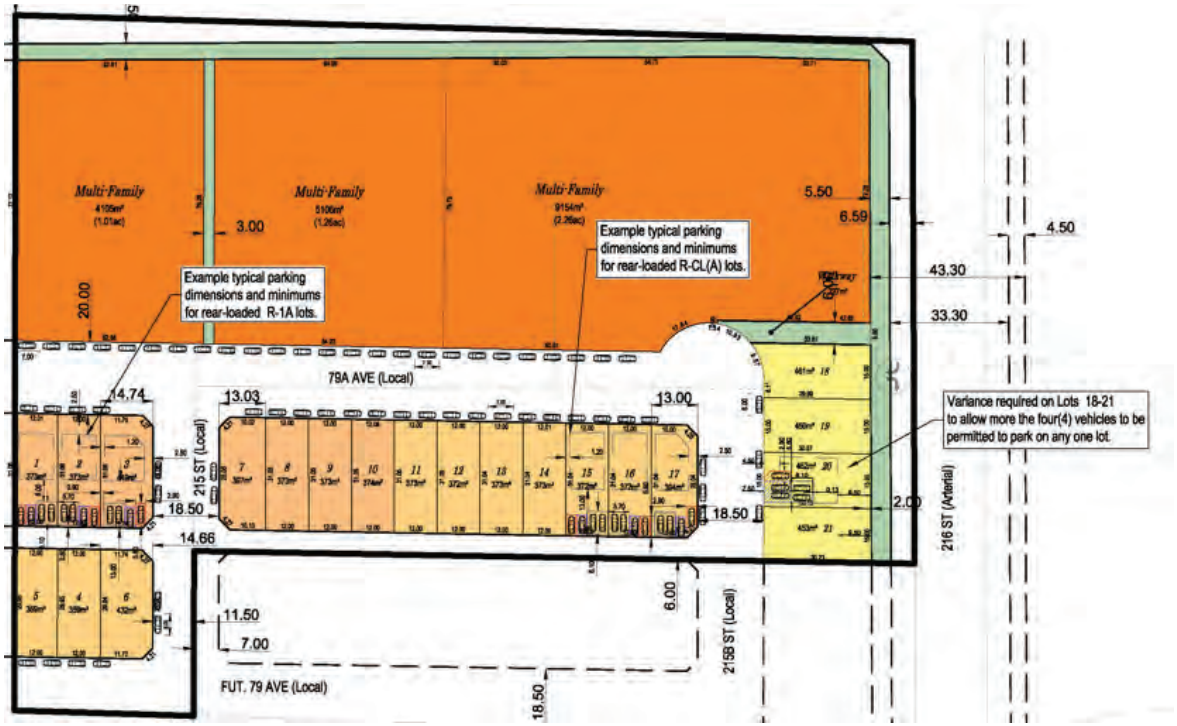
- Park
- School
- Curbline
- R-1A Front Loaded
- R-CL(B) Front Loaded
- Building Setback
- Garage
- Car
- Parking Pad Outdoor (min. 2.9m x 5.8m per space)
- Additional Non-Tandem Parking for Secondary Suite (R-1A Lots) (min. 2.9 x 5.8m)
- Driveway
- Sidewalk (1.5m)
- Conceptual Building Coverage (see notes 9 and 10)

Onsite Parking	
Required by Bylaw	Proposed
28	35

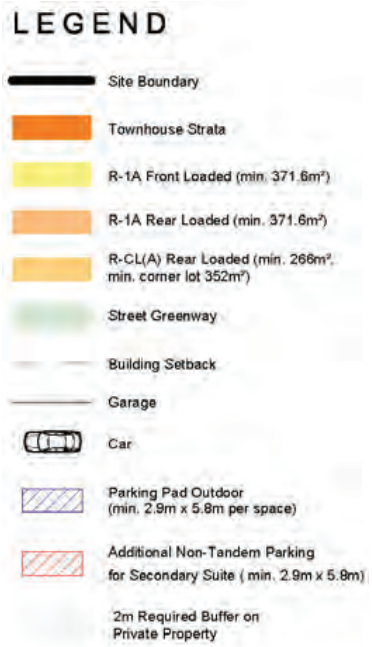
N.2

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

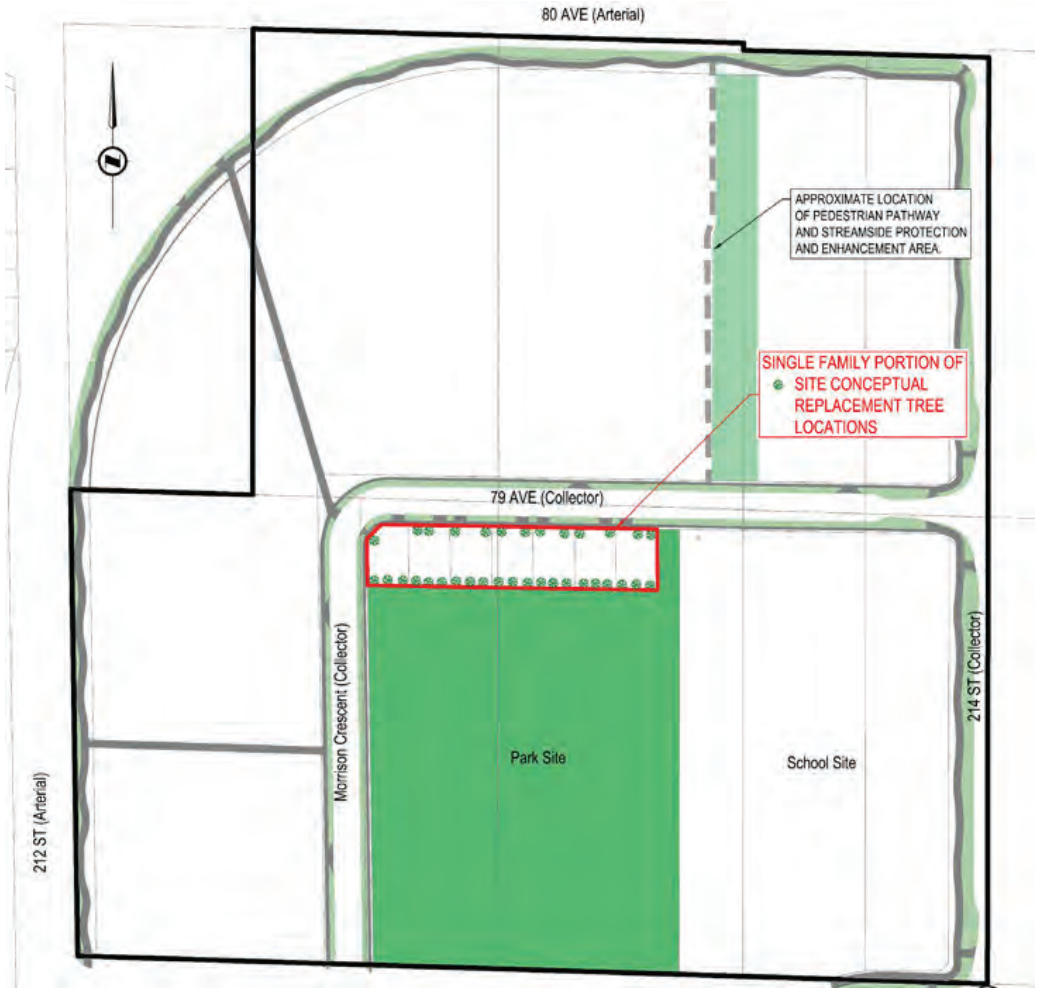
Sample Strata Townhouse Architectural Design



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

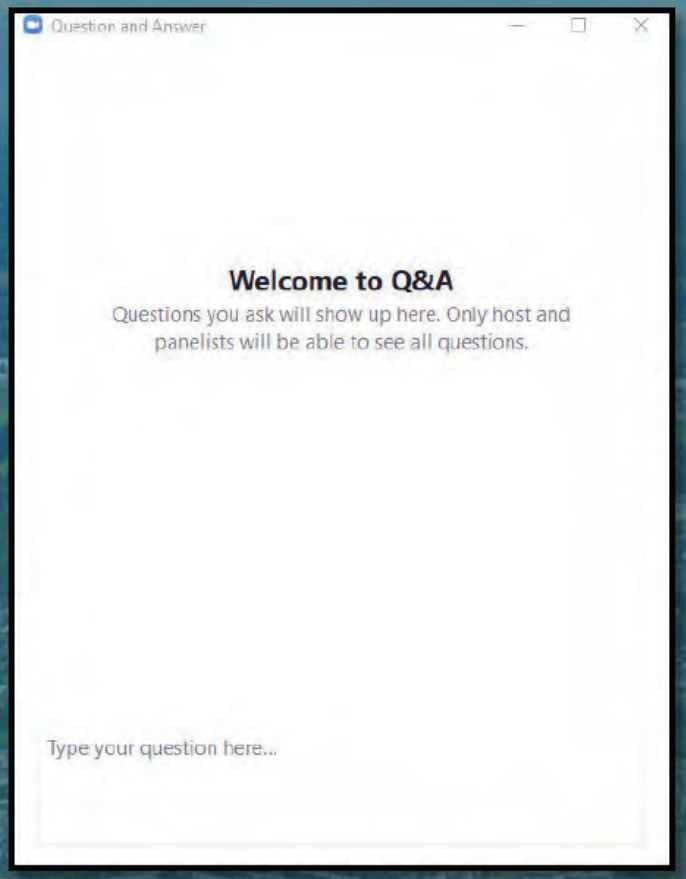


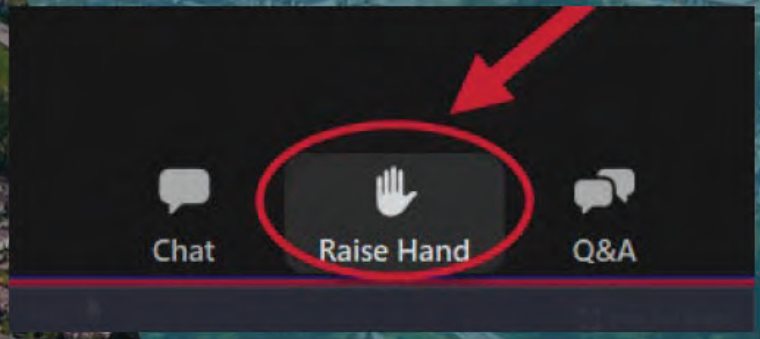
LEGEND

- 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:

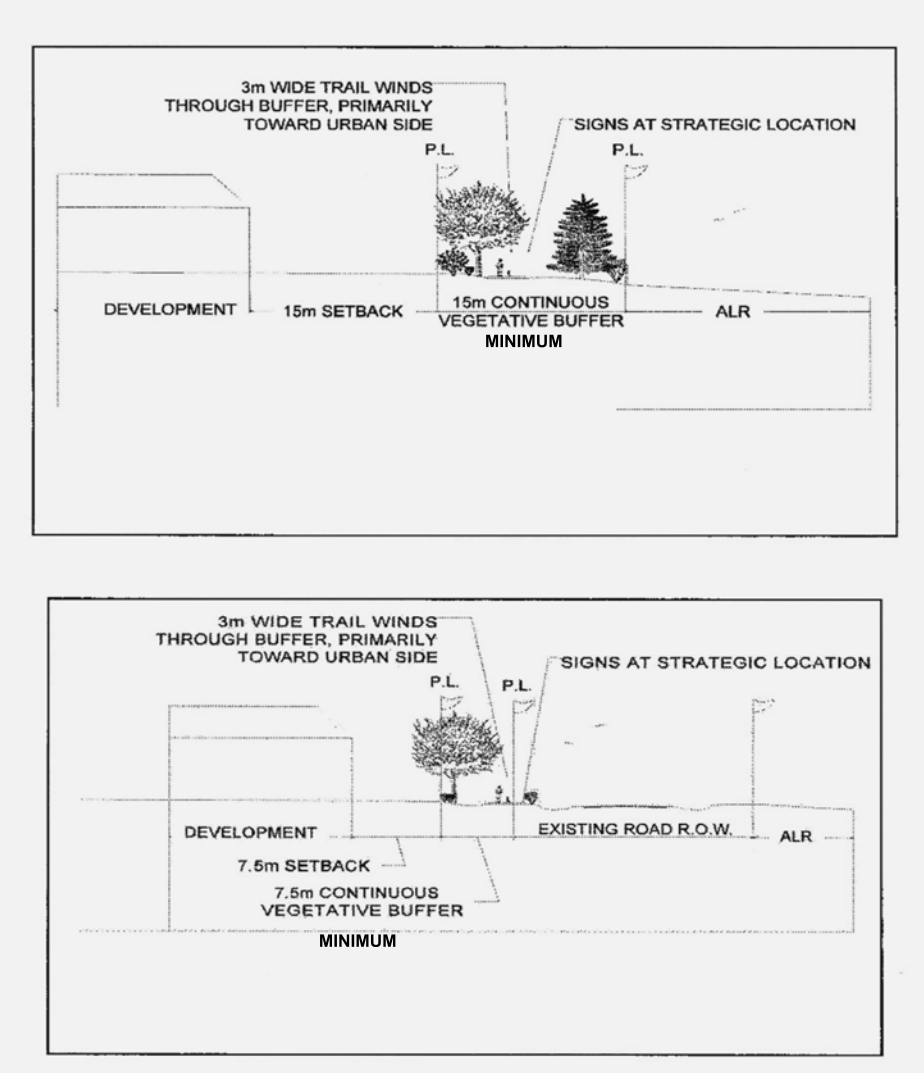
- the construction of, addition to, or alteration of a residential, agricultural or accessory building or structure, and
- the construction of, addition to, or alteration of an industrial, a commercial or an institutional building or structure on a lot that is not located immediately adjacent to the 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

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 WILLAMS LLP) BYLAW NO. 5786

EXPLANATORY NOTE

Bylaw No. 5786 amends the Willoughby Community Plan and Williams Neighbourhood Plan by amending the land use designation of a portion of lands south of 80 Avenue and west of 214 Street from Single Family Mixed Residential to Townhouse Strata and moving the collector road and bicycle network from 79A Avenue to 79 Avenue alignment.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 WILLAMS LLP) BYLAW NO. 5786

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Williams Neighbourhood Plan Bylaw No. 5335

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as portions of:

   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
   Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
   Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

   as shown highlighted on Schedule “A” attached to and forming part of this bylaw by amending Map 1 to change the land use designation to “Multi Family” and to adjust the location of the collector road to the alignment shown in a dotted line on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335” as amended is further amended with respect to lands described as portions of:

   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423

Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

a) By amending Map 1 to change the land use designation for that portion of the lands highlighted on Schedule “A” attached to and forming part of this Bylaw “Townhouse Strata”.

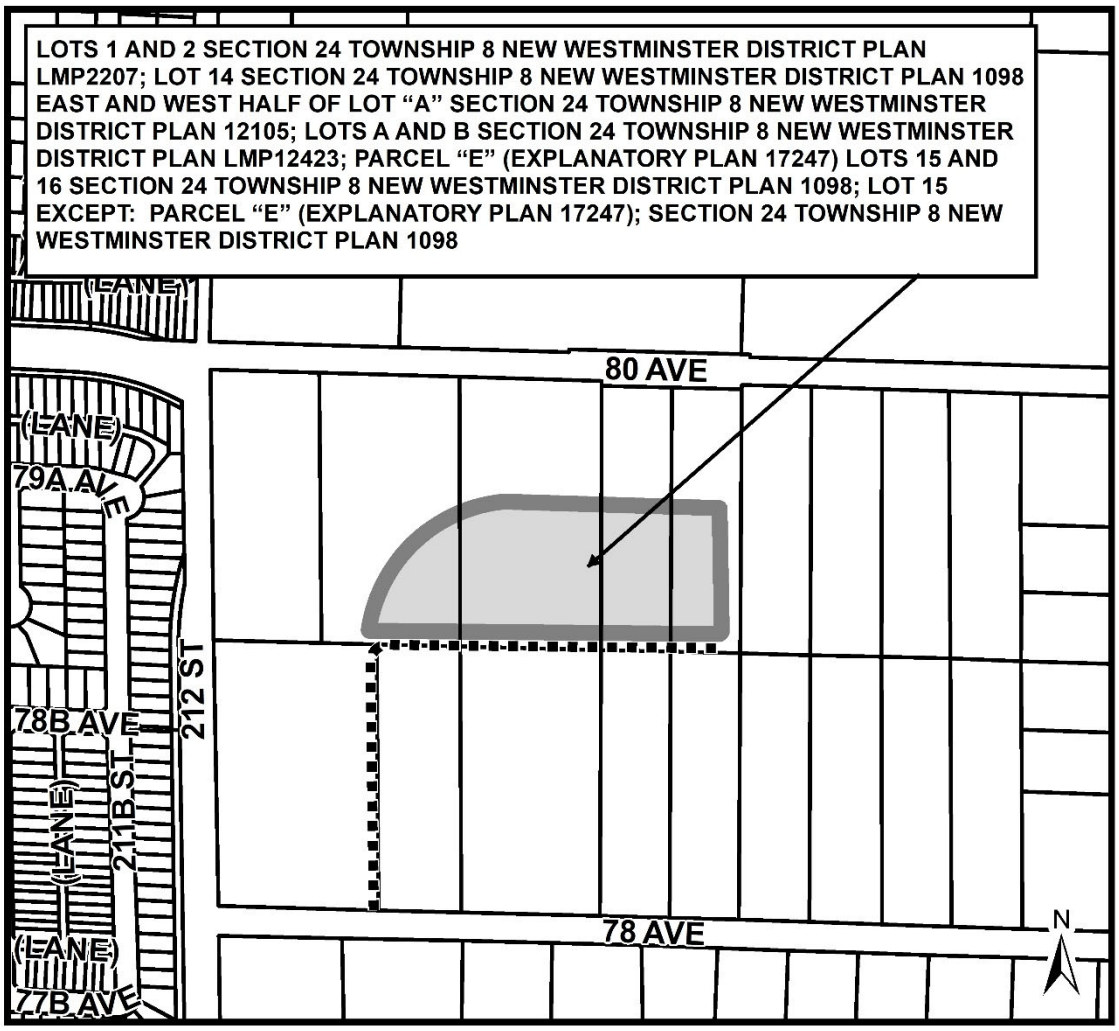
b) By amending Map 3 to adjust the location of the collector and community cycling route south to the alignment shown in a dotted line as shown on Schedule “A” attached to and forming part of this Bylaw.

c) By amending Maps 1 and 3 to extend the “Pedestrian Link” and the “Pedestrian Route” respectively from where they currently terminate on the north side of 79A Avenue to 79 Avenue.

READ A FIRST TIME the	27	day of	June	, 2022
READ A SECOND TIME the	27	day of	June	, 2022
PUBLIC HEARING HELD the	11	day of	July	, 2022
READ A THIRD TIME the	25	day of	July	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5786



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787

EXPLANATORY NOTE

Bylaw No. 5787 rezones 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of 7 front loaded single family lots and 327 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).

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).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787

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. 5787".

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 9.0 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 5787 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:

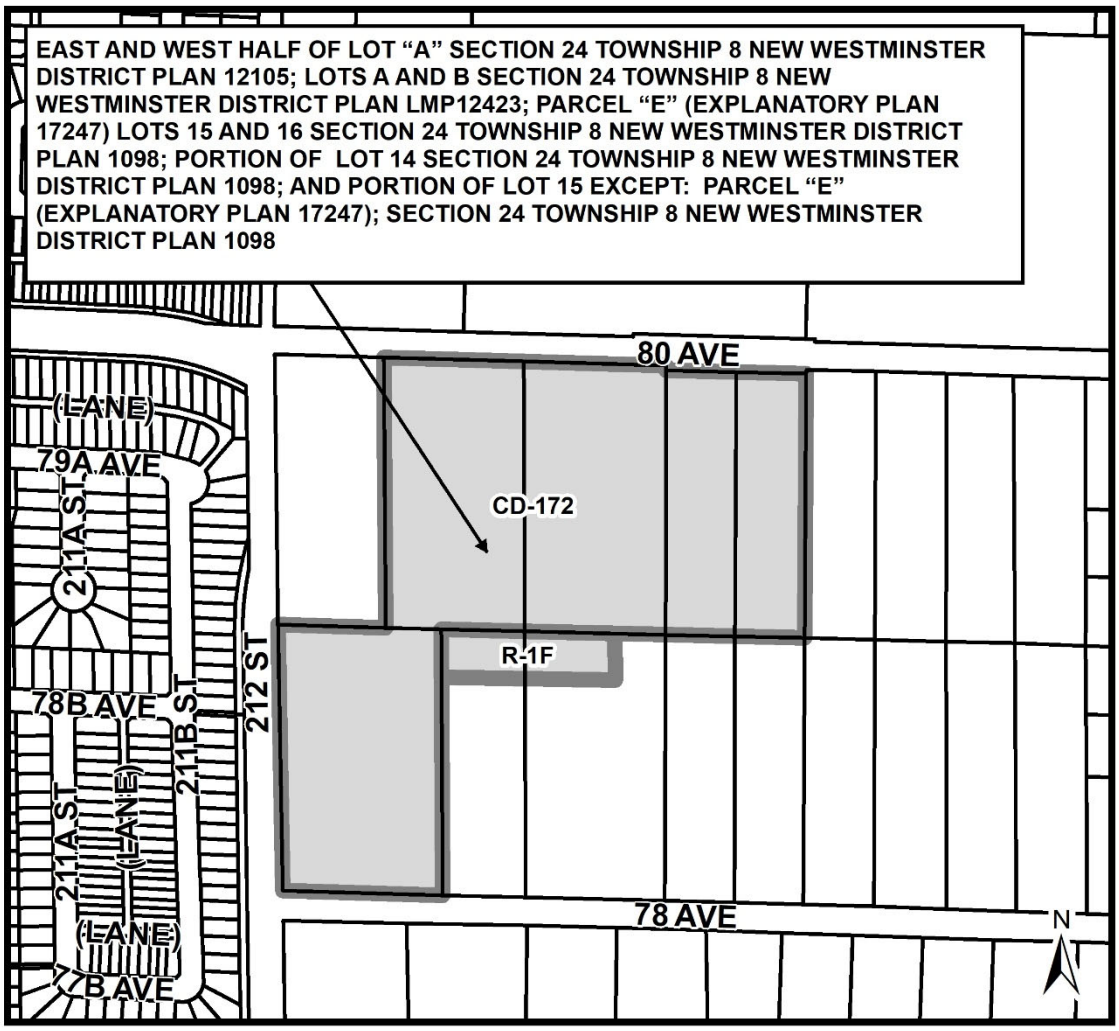
Portion of Lot 14 Section 24 Township 8 New Westminster District Plan 1098
East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
Portion of Lot 15 Except: Parcel “E” (Explanatory Plan 17247); 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 Zone R-1F and Comprehensive Development Zone CD-172.

READ A FIRST TIME the	27	day of	June	, 2022
READ A SECOND TIME the	27	day of	June	, 2022
PUBLIC HEARING HELD the	11	day of	July	, 2022
READ A THIRD TIME the	25	day of	July	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTRE the	18	day of	August	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5787



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 - REGULAR MEETING	**REPORT:**	22-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0085
SUBJECT:	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)		

PROPOSAL:

Application to amend the Williams Neighbourhood Plan and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood 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. A streamside development permit and a form and character development permit for the single family lots are also included.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5786 and 5787 subject to 16 development prerequisites being completed prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5787) of Development Permits No. 101027 and 101213; and authorize staff to proceed with the public hearing.

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 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;
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;
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;

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

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

That Council at time of final reading of Rezoning Bylaw No. 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;
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.

EXECUTIVE SUMMARY:

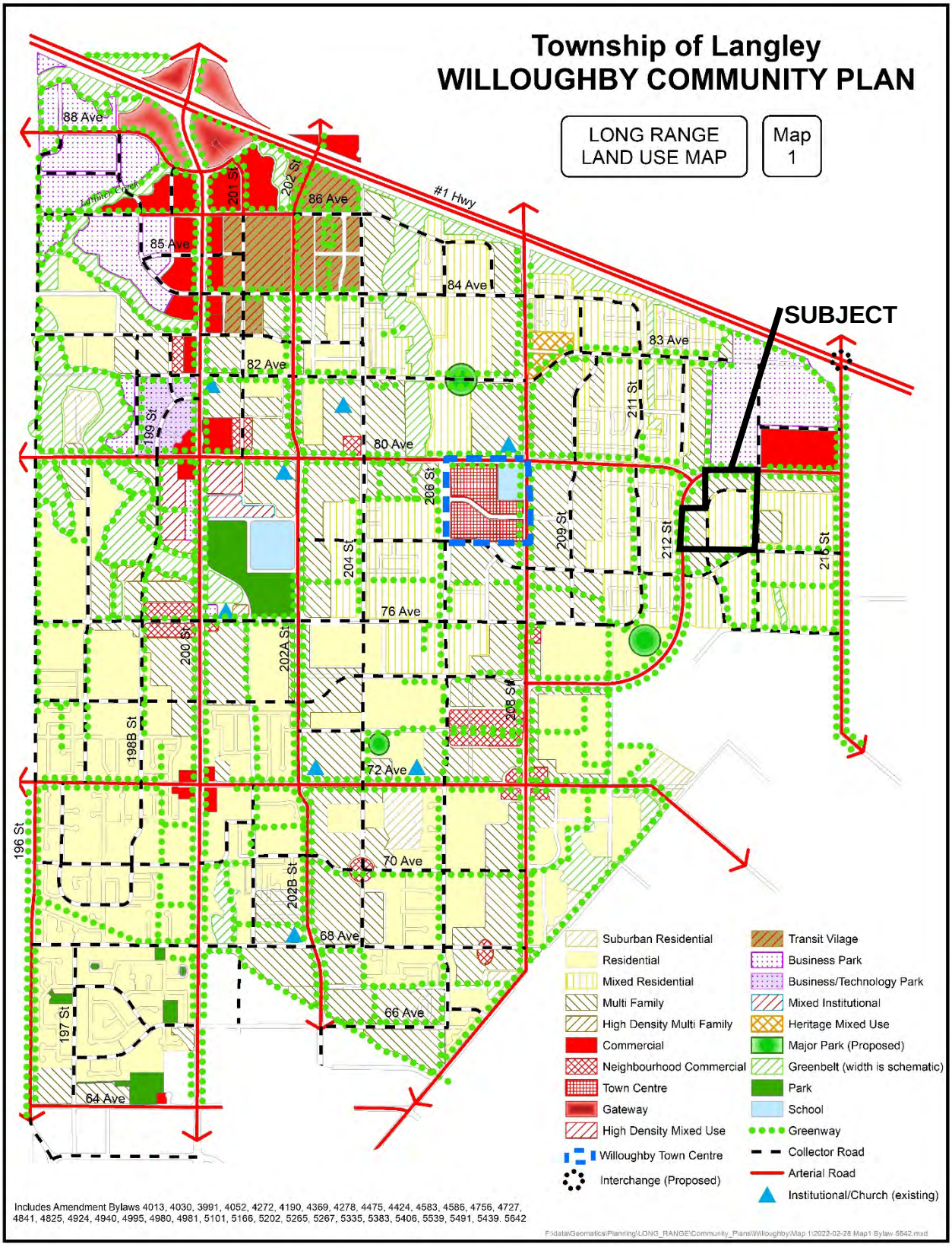
Qualico Mitchell Williams LLP has applied on behalf of the property owners to amend the Williams Neighbourhood Plan (Williams NP) and rezone 12.9 ha (31.9 ac) of land located south of 80 Avenue and east of 212 Street to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. Development Permit applications for streamside protection, single family form and character, and single family greenhouse gas reduction and energy conservation as well as a subdivision application are running concurrently with the application. Although the proposed number of units is in alignment with the number of units permitted in the current configuration of the Williams NP, the proposed Williams NP amendment shifts the land use designation boundary increasing the area available for development as townhouses and correspondingly shifts the location of the collector road.

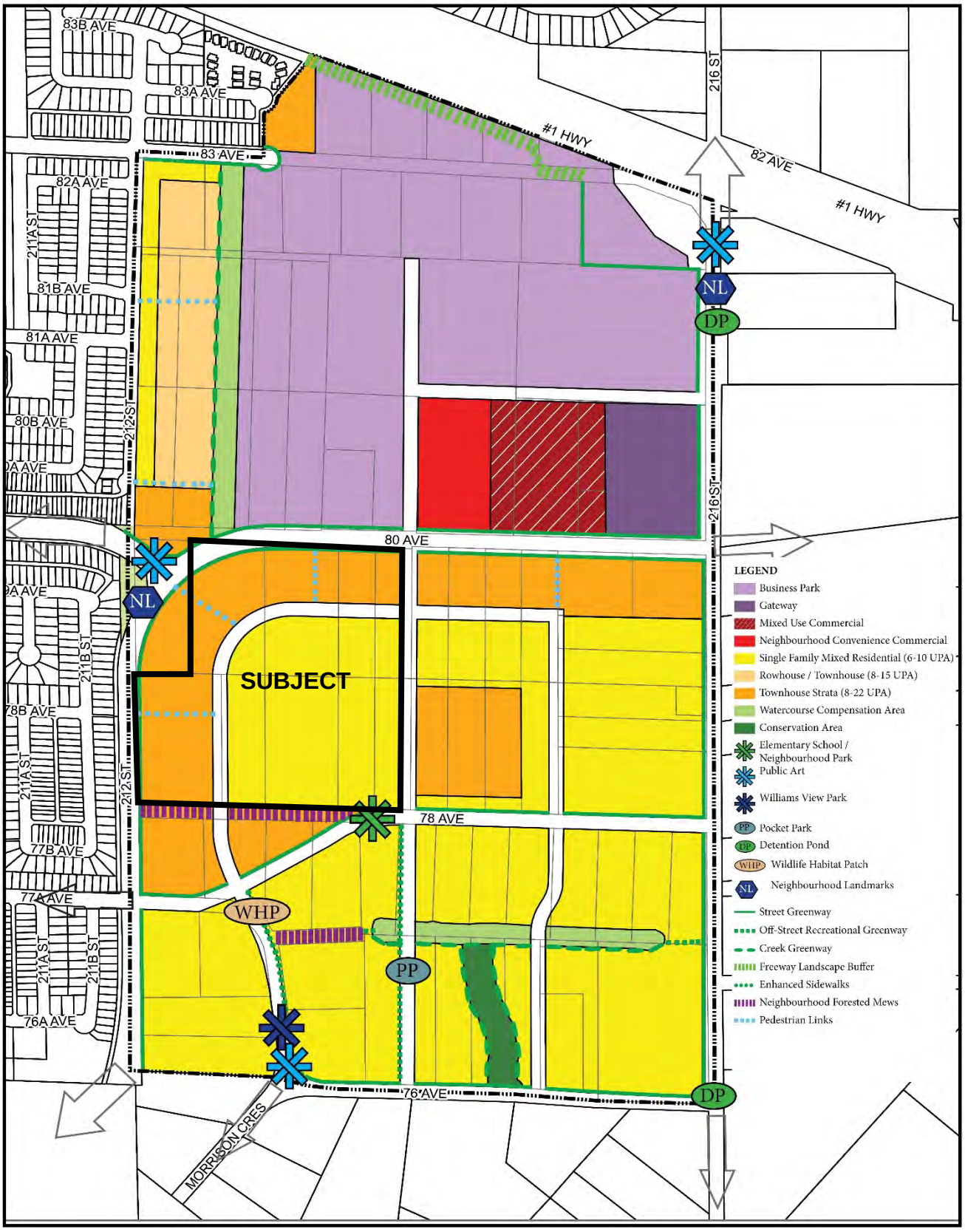
Applicants typically advance development permits to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning in tandem with form and character items. However, in this case the applicant is proposing that two form and character development permits for the townhouse sites be presented for Council's consideration in the future. The proposed application timing, advancing only the plan amendment and rezoning component of the project at this time, will allow the applicant to proceed with design and construction of 80 Avenue and 212 Street while the detailed onsite 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 Williams NP amendment and rezoning requests, subject to the completion of 16 development prerequisites and authorize issuance of Development Permit No. 101027 at time of final reading of Bylaw No. 5787. Based on information provided by the Qualified Environmental Professional, staff recommend that Council authorize issuance of Development Permit No. 101213 (streamside protection) at time of final reading of Bylaw No. 5787.

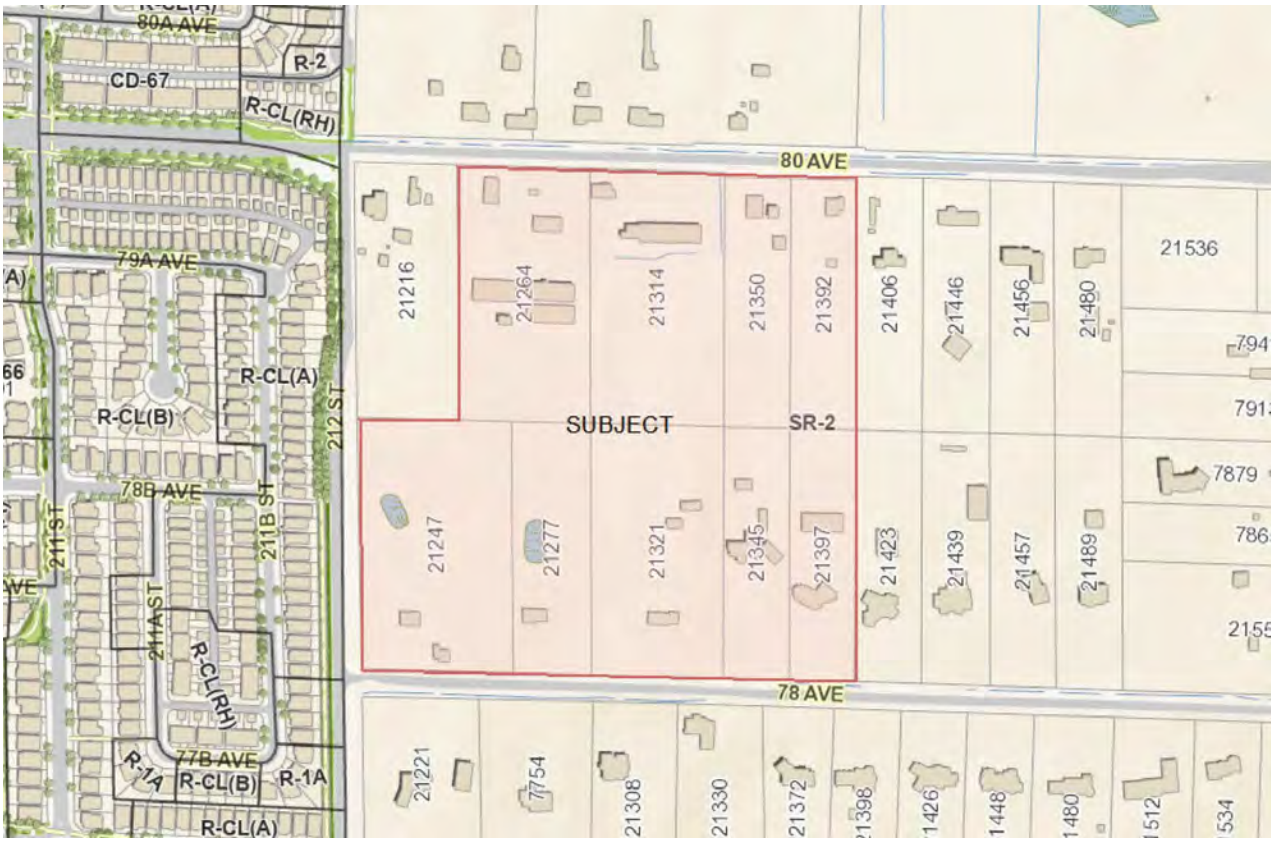
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5786, Rezoning Bylaw No. 5787, Streamside Development Permit No. 101213, and Development Permit No. 101027.

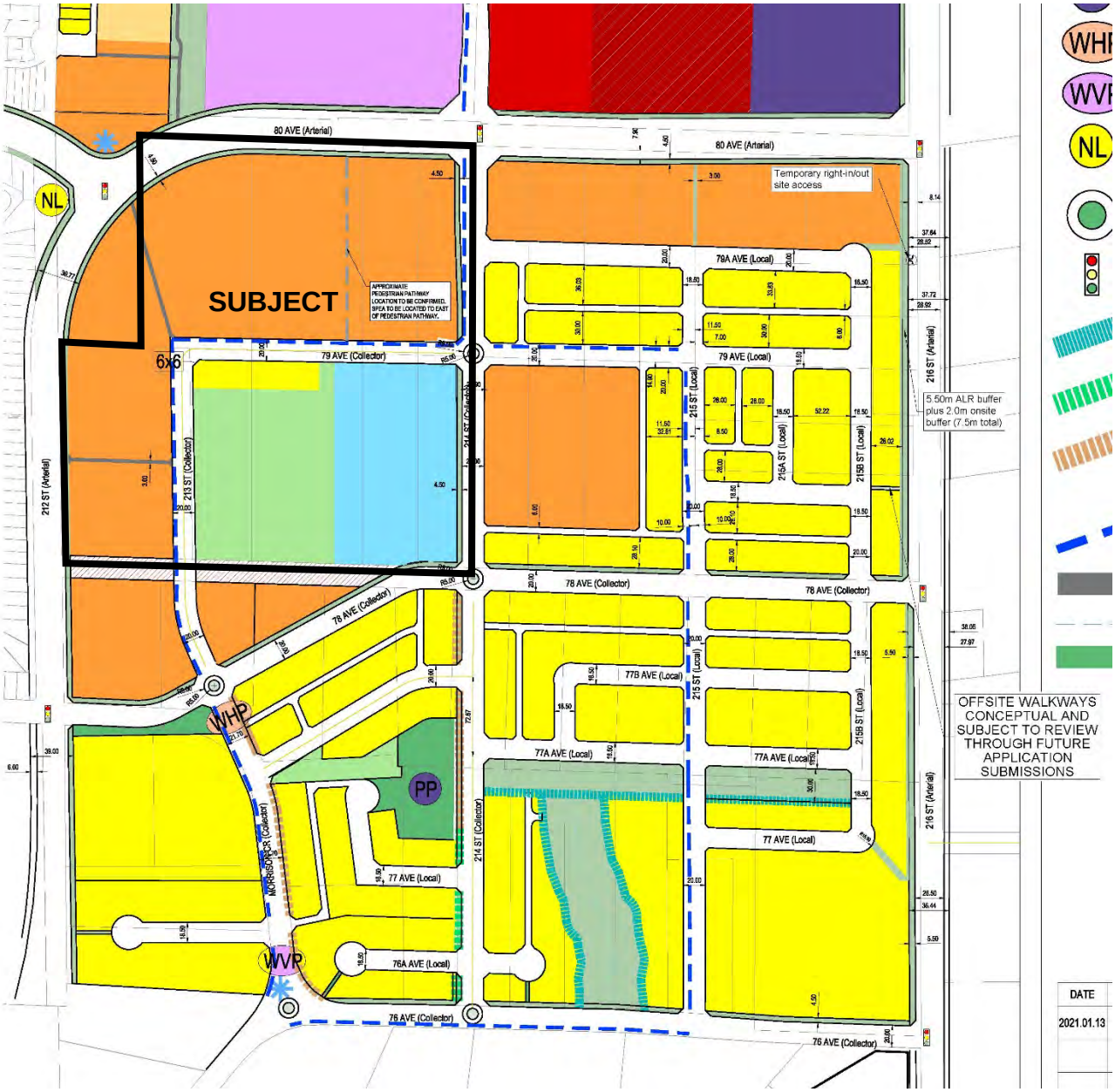

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd



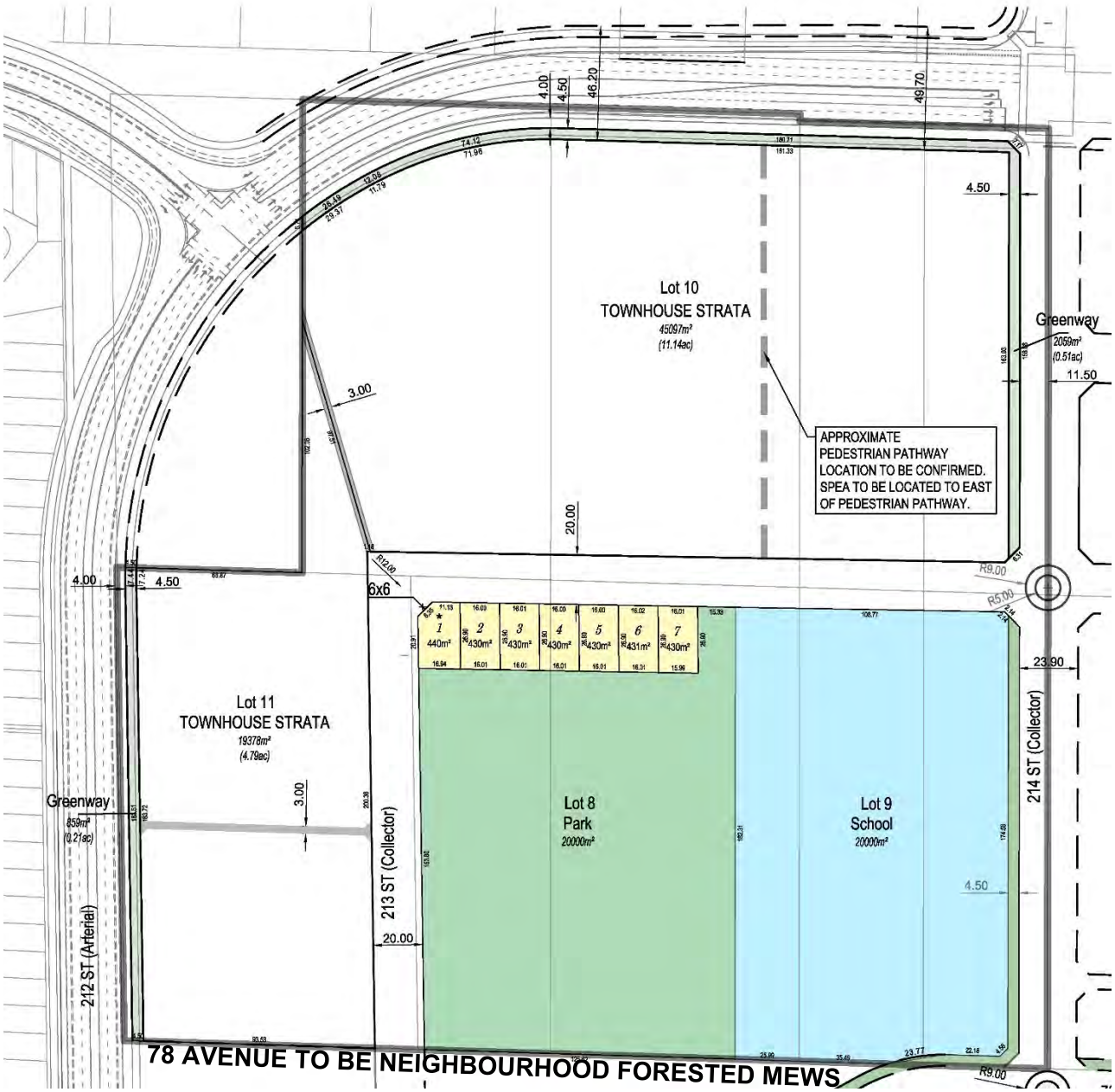
WILLIAMS NEIGHBOURHOOD PLAN – LAND USE PLAN



ZONING BYLAW NO. 2500



EXCERPT FROM COMPREHENSIVE DEVELOPMENT PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1102827 BC Ltd. and 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:	Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207 Lot 14 Section 24 Township 8 New Westminster District Plan 1098 East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423 Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098 Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098
Location:	21247, 21277, 21321, 21345 and 21397 78 Avenue 21264, 21314, 21350 and 21392 80 Avenue
Area:	12.9 ha (31.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1F 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. To support the new highway infrastructure, realignment of the intersection of 212 Street with 80 Avenue is a condition of the subject application. MOTI approval will be required for the subject proposal.

DISCUSSION / ANALYSIS:

The applicant has applied to amend the Williams NP and to rezone the subject 12.9 ha (31.9 ac) site from Suburban Residential Zone SR-2 to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. For Council's consideration, the proponent's application includes a Streamside Development Permit to address the relocation of an existing watercourse on the subject site, and 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 including the neighbourhood park and elementary school sites, and a greenhouse gas emission reduction and energy conservation development permit application for the single family lots.

Site Description:

The site slopes down from 80 Avenue and 212 Street in the north and west to 78 Avenue and 214 Street in the south and east and was previously used for large lot suburban residential and agricultural uses. A yellow coded watercourse is located along the lot line between two existing parcels south of 80 Avenue. Most of the existing buildings have been removed from the subject site except for single family houses and associated buildings at 21264 and 21314 – 80 Avenue, and 21397 and 21345 – 78 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 Business Park in the Williams NP currently under application to be rezoned (TOL Project 08-25-0098, third reading granted July 2021);

South: 78 Avenue beyond which are lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP;

East: Lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP. Applications are currently under review by staff on some the lands east of the subject site for townhouse and single family mixed residential developments (TOL Projects 08-24-0091 and 08-24-0086); and

West: 212 Street beyond which are lands zoned Residential Compact Lot Zone R-CL(A) in the Yorkson Neighbourhood Plan area.

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 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 the subject development application 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 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 the 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 management facility 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 subject rezoning bylaw.

- Major roads and engineering services including drainage, water and sanitary sewer, storm 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 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 the site on 212 Street, 214 Street, 80 Avenue, 78 Avenue and 79 Avenue to support the subject development. A condition of the subject development proceeding includes the realignment of the intersection of 80 Avenue with 212 Street and provisions of associated amenities with the offsite works and services.

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:

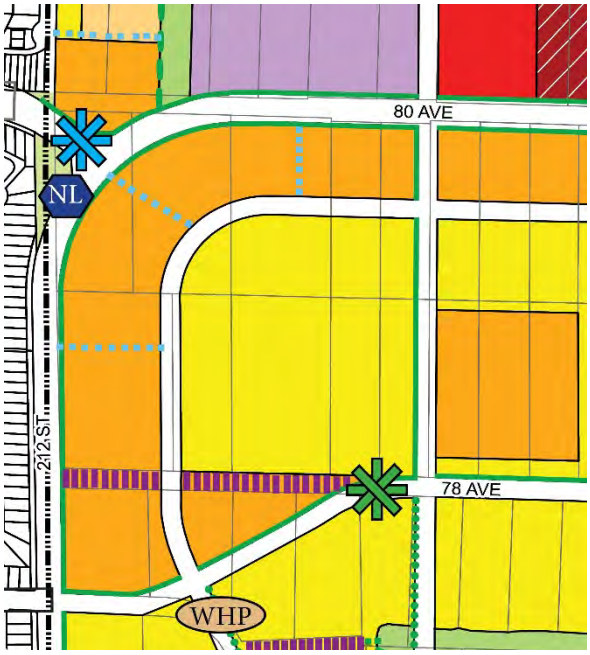
- A Comprehensive Development Plan (CDP) that aligns with the vision, goals, and policies of this NP. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the North and/or South Residential District including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater management, 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 C to this report.

- A viewscape analysis of the Willoughby Escarpment.
    - The applicant has completed a viewscape analysis (Attachment D) of the Willoughby Escarpment. The outcomes of the viewscape analysis indicate that the subject development is located out of view from the Milner Valley.

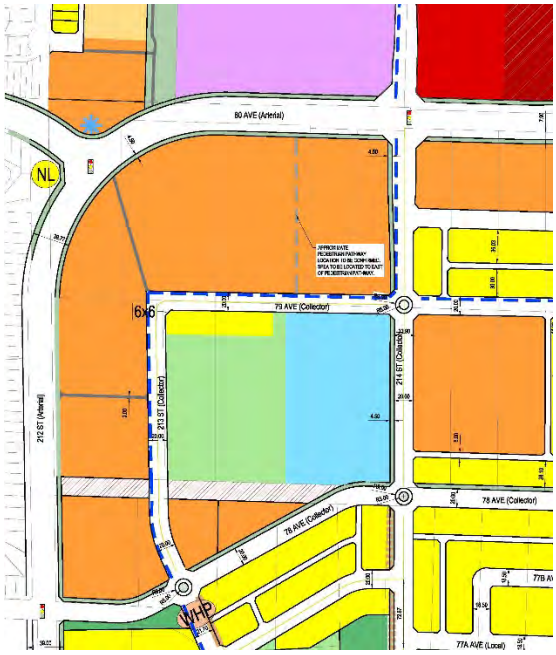
- A Transportation Impact Assessment (TIA) prepared by a professional transportation consultant to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP.
    - As 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 include an overall increase to the number of units, further TIA work was not required.

Williams Neighborhood Plan Amendment:

The proposed amendment to the Williams NP, with associated revisions to the Willoughby Community Plan, includes expanding the extents of the Townhouse Strata land use designation south to front 79 Avenue and relocating the collector road and cycling route south to a 79 Avenue alignment. The applicant indicates that the requested amendment is required to respond to lot configuration challenges with the current land use designations as well as to improve the intersection configurations on 214 Street in relation to 80 Avenue.



Current Williams Neighbourhood Plan Land Use Plan



Proposed Williams Neighbourhood Plan Land Use Plan (Image from CDP)

As included in the applicant's planning rationale and summarized below, the proposed development stays within the overall yield permitted by the current version of the Williams NP.

Land Use Designation	Current Plan		Proposed Plan		Development
	Area	Yield	Area	Yield	Yield
Single Family Mixed Residential 15 uph (6 upa) to 25 uph (10 upa)	2.83 ha / 6.99 ac	42 to 70 lots	0.45 ha / 1.12 ac	6 to 11 lots	7 lots
Townhouse Strata 20 uph (8 upa) to 54 uph (22 upa)	5.6 ha / 13.82 ac	112 to 302 units	7.8 ha / 19.29 ac	156 to 421 units	327 units
Total	8.43 ha / 20.81 ac	154 to 372 units	8.25 ha / 20.41 ac	162 to 432 units	334 units

Staff are supportive of the proposed amendments to the Williams NP as the original yield of the Williams NP is respected with the amendment fundamentally representing only a change to the building form. Proposed Rezoning Bylaw No. 5787 accommodates a maximum of 327 townhouse units with the allocation of the units (secured by restrictive covenant) between the townhouse sites as a development prerequisite.

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 commented on the proposed elementary school site, provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160) noting that final security of the elementary school site is required prior to final reading.

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans as the development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed amendment to the Williams NP maintains the yield of housing in the area in forms consistent with the land use plan.

Zoning Amendment:

Bylaw No. 5787 proposes to create two new zones responding to specific policies in the Williams NP regarding road patterning, streetscape, porches, parking, and allocation of compact lots. The seven front loaded single family lots are proposed to be zoned Residential Zone R-1F and the two future townhouse lots are proposed to be zoned Comprehensive Development Zone CD-172.

Single Family Zoning (Residential Zone R-1F)

Consistent with the policies of the Williams NP, and allowing the proposed zone to be used in other like situations within the plan area where a rear loaded H-block pattern is not achievable, 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 fa ade 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 zone 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 seven single family lots is 15.6 units per hectare (uph) / 6.3 units per acre (upa).

The Williams NP includes policies to include an additional non-tandem parking space on a lot to support development of secondary suites in single family homes and 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 (16 m lot width proposed where R-1A would require 12 m minimum width and R-CL(B) requires a 12.6 m minimum lot width) accompanied with a wider and deeper driveway area on the lot to accommodate these requirements. Inclusion of the additional parking space on-site exceed

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 proposed to be accessed from the fronting street in response to the location of the neighbourhood park and elementary school site. In accordance with the Williams NP, the proposed zone and the lots are designed to include additional width to achieve garages that comprise less than 50% of the front building face. The zone and exterior design control agreement are drafted to require porches as defined in the Williams NP.

Townhouse Zoning (Comprehensive Development Zone CD-172)

A new Comprehensive Development Zone CD-172 is proposed for the two townhouse sites 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 has been drafted 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). As the rationale for the proposed land use plan amendment indicates that the ultimate yield of units for the site will not exceed the pre-amendment permitted yield, the CD-172 zone includes a specific maximum yield of 327 units total for the two subject townhouse sites (density of 41.9 uph (16.9 upa)) consistent with the current proposal.

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 08-24-0086 March 29, 2022. A summary of the Public Information Meeting is included as Attachment E to this report.

Development Permit No. 101213 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A Class B (yellow-coded) constructed watercourse and three Class C (green-coded) drainages are located on the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require SPEAs. Watercourse and drainages are shown in Schedule A of Attachment B.

SPEAs on the project site total 2,621 m^2 (0.65 ac). The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs within the project site. As depicted in Schedule B of Attachment B, 2,757 m^2 (0.68 ac) of SPEA is proposed. Staff note the proposal provides an additional 136 m^2 (0.03 ac) of SPEA over that required by OCP Schedule 3. Additionally, the applicant proposes a comprehensive restoration and enhancement effort within the SPEA to improve fish habitat contributions to downstream reaches.

Protection of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, the proposal is consistent with the OCP. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101213 is attached to this report (see Attachment B) for Council's consideration.

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. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment 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 porches, parking, and trees consistent with policies in the Williams NP.

Future development permits will provide Council and the public the opportunity to review the form, character, and siting of the proposed townhouse developments. Included as a condition of rezoning is a requirement for a restrictive covenant to be registered on the proposed townhouse lots to prohibit tree clearing, grading, and development until such time as development permits have 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 applications.

Subdivision:

The applicant is proposing to subdivide the lands to create 11 lots (seven single family, two townhouse, one school, and one park). The subdivision plan aligns with the proposed zones.

Tree Protection / Replacement:

Excluding the elementary school and neighbourhood park site, there are 85 significant trees on the overall site. The tree management plans submitted by the applicant for the seven single family lots portion of the lands indicates that one significant tree exists and is proposed to be removed. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 33 replacement trees are required to be planted over the seven single family lots. 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 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 212 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.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct 4.5 m wide street greenways on 80 Avenue, 212 Street, and 214 Street as well as pedestrian links providing connections across the townhouse sites to the greenways. At the realigned intersection of 80 Avenue with 212 Street, the Williams NP requires construction of a neighbourhood landmark including space and utilities for public art.

The Williams NP envisioned conversion of the existing 78 Avenue road dedication between 212 Street and 214 Street to a Neighbourhood Forested Mews including a 3.0 m wide shared use asphalt trail. To create the Neighbourhood Forested Mews, 78 Avenue will be decommissioned and reforested to create a public amenity that enhances the 'treed' character of the Willoughby Escarpment. As portions of 78 Avenue are required to remain open to vehicular traffic on an interim basis to provide access to existing homes and for the proposed development, the applicant is required to provide interim and ultimate designs for the Neighbourhood Forested Mews including sufficient security to achieve the conversion.

A condition of rezoning is acceptance of landscape and servicing plans for the above noted 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 developments 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 1,936,408. As the proposed amendment to the Williams NP does not increase the yield, section 5.2.f of the CAC Policy requiring three times the CAC for each additional unit is not applicable to the subject proposal.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside development permit, the Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (Attachment G) and anticipates that the proposed development will generate approximately 88 new students for Richard Bulpitt Elementary (located approximately 575 m west of the site), 41 new students for Yorkson Creek Middle School (located approximately 2 km northwest of the site) and 72 students for RE Mountain Secondary School (located approximately 2.7 km west of the site).

Parks:

The closest existing parks are Richard Bulpitt Neighbourhood Park and Lynn Fripps Neighbourhood Park located approximately 500 m southwest and northwest of the subject site. A condition of development is provision of a neighbourhood park site in the Williams NP area proposed as the southeast portion of the subject site.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including road works, the Neighbourhood Forested Mews, greenways, 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 off-site) (212, 213, and 214 Streets, 78, 79, and 80 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township. 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 owners to amend the Williams Neighbourhood Plan to realign the land use boundaries and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of seven single family lots and 327 townhouse units. The proposed development is in keeping with the land use provisions of the Willoughby Community Plan and Williams NP.

Accompanying the rezoning is a Streamside Development Permit for relocation and rehabilitation of a watercourse on the site and a form and character Development Permit for the seven single family lots.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the requested amendments to the Willoughby Community Plan and Williams NP and rezoning request. Staff also recommend that Council authorize issuance, at time of final reading of Bylaw No. 5787, of Development Permit No. 101027 (single family form and character) and Development Permit No. 101213 (Streamside Protection).

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101027 (Single Family Form and Character)
ATTACHMENT B	Development Permit No. 101213 (Streamside Protection)
ATTACHMENT C	Comprehensive Development Plan
ATTACHMENT D	Viewscape Analysis
ATTACHMENT E	Public Information Meeting Summary
ATTACHMENT F	Excerpt from Development Permit Area B Guidelines
ATTACHMENT G	SD 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101027

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: Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207 Lot 14 Section 24 Township 8 New Westminster District Plan 1098 East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423 Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098 Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098
CIVIC ADDRESS:	Portions of: 21247, 21277, 21321, 21345 and 21397 78 Avenue 21264, 21314, 21350 and 21392 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. 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.

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101213

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:
   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
   Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
   Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

   CIVIC ADDRESS: Portions of:
   21247, 21277, 21321, 21345 and 21397 78 Avenue
   21264, 21314, 21350 and 21392 80 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Protection 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;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   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.

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 be enforced in accordance with Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   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.

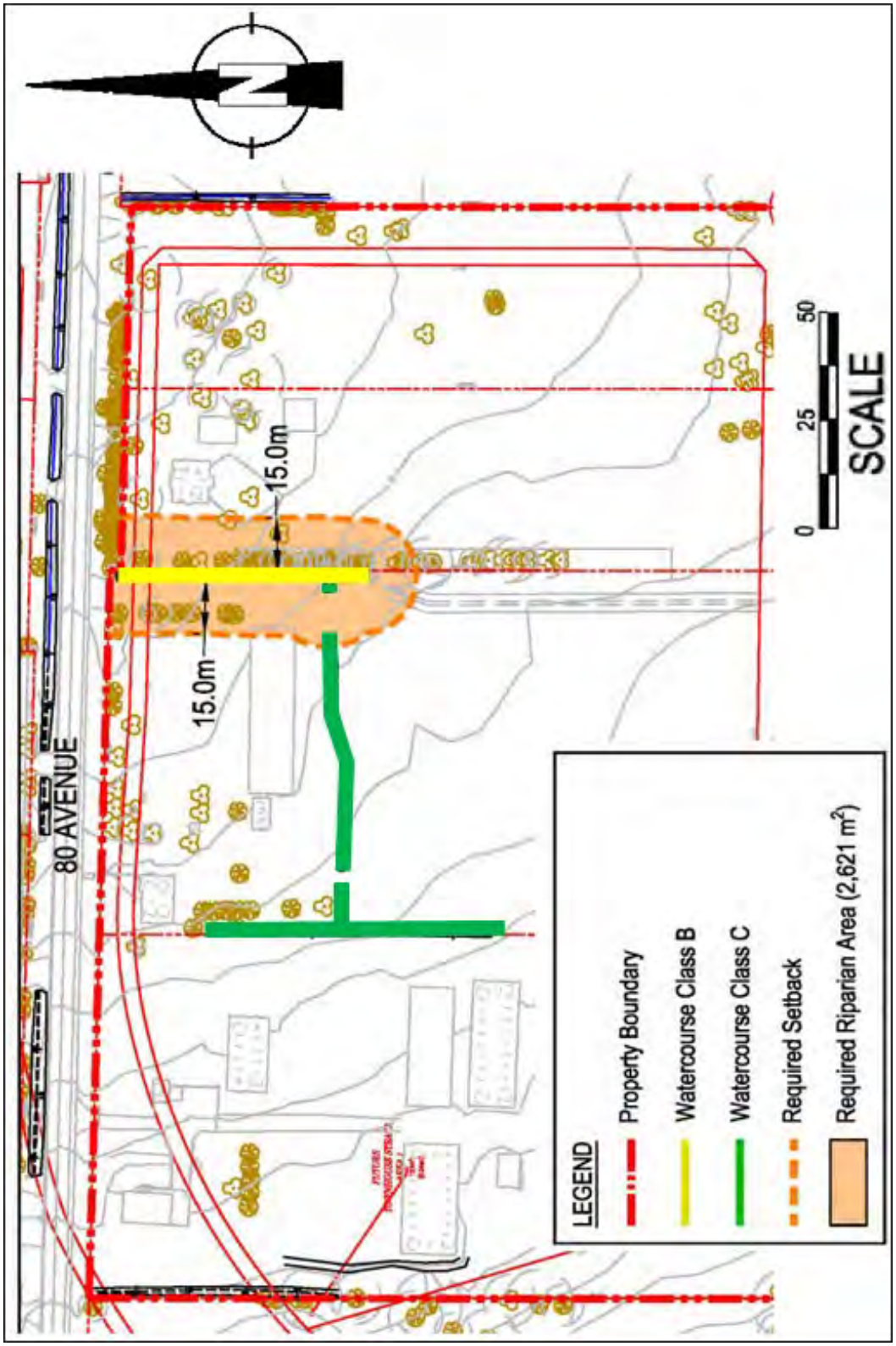
   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

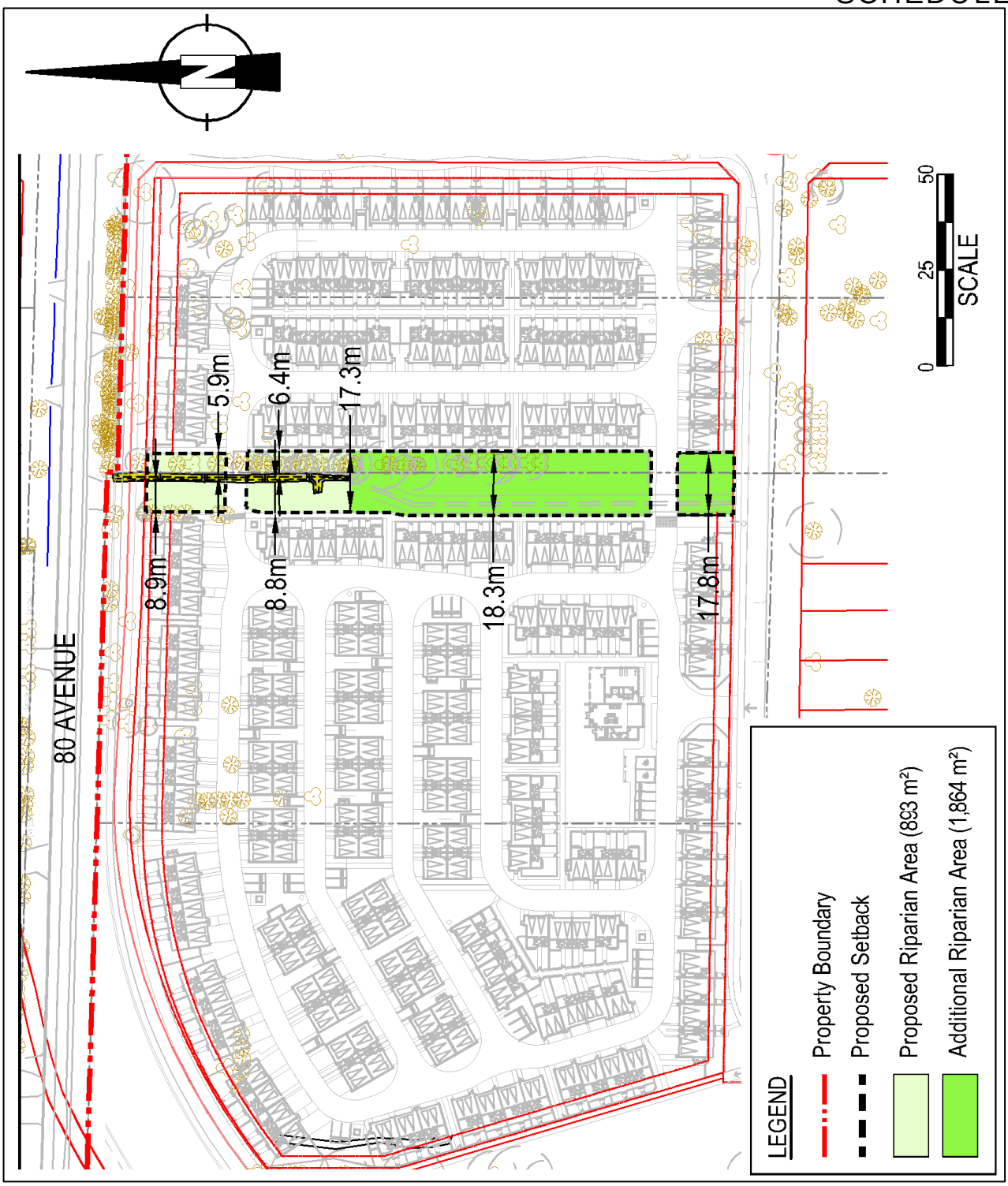
SCHEDULE A



Township of Langley
Est. 1873

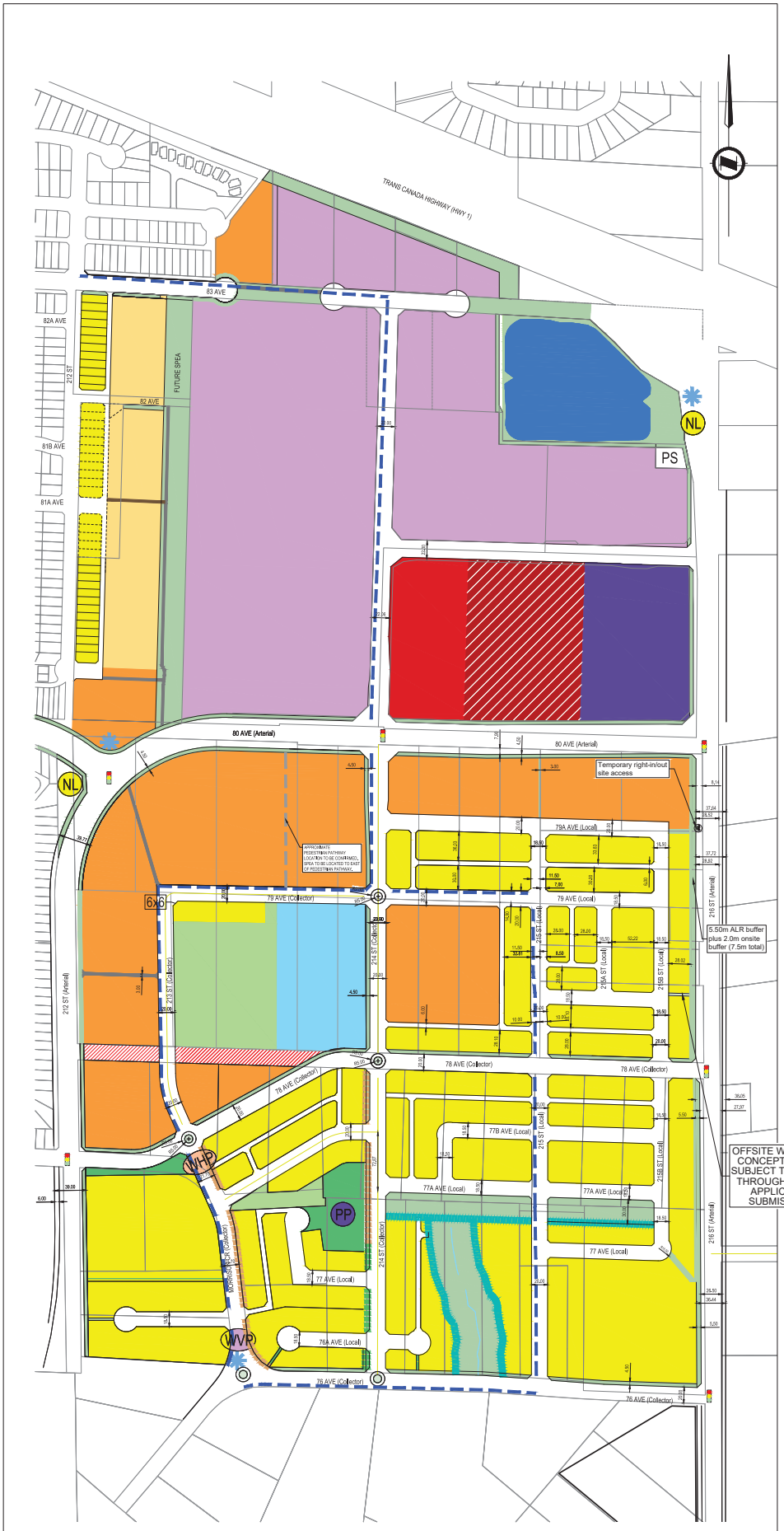
REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS



LEGEND

N.3

ATTACHMENT C

- Controlled Subject Properties
- Single Family Mixed Residential (6-10 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: \PRO\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 D

McElhanney

Our File: 2111-03859-02
ToL Proj: 08-24-0085

June 9, 2022

Township of Langley
Community Development
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Teresa Hanson, Senior Development Planner

Williams Phase 2 Viewscape View Comparisons

The viewscape comparison includes three views selected at different locations to the south and south east of the development site. Each comparison includes the following:

- Key Plan and description of viewpoint
- "Before" and "After" comparison demonstrating tree removal on site, per the proposed tree management plan provided by the project arborist. The "After" image contains simulated building models to illustrate visibility (if any) of proposed buildings after tree removal. The "After" image does not contain replacement trees.
- Close-up view of the "Before" and "After" comparison
- A bareland view demonstrating the scale of proposed building models from the viewpoint, in absence of all trees and above-ground structures 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 tree growth 25 years post-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 on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on 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. As a solution, 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 subject 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

The subject site development assumes 11m building heights in the proposed views. The building model (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 1 Final

VIEW 2 COMPARISON

View 2 is taken from west of 216 Street on the 7431 216 Street property, looking north toward the subject site.

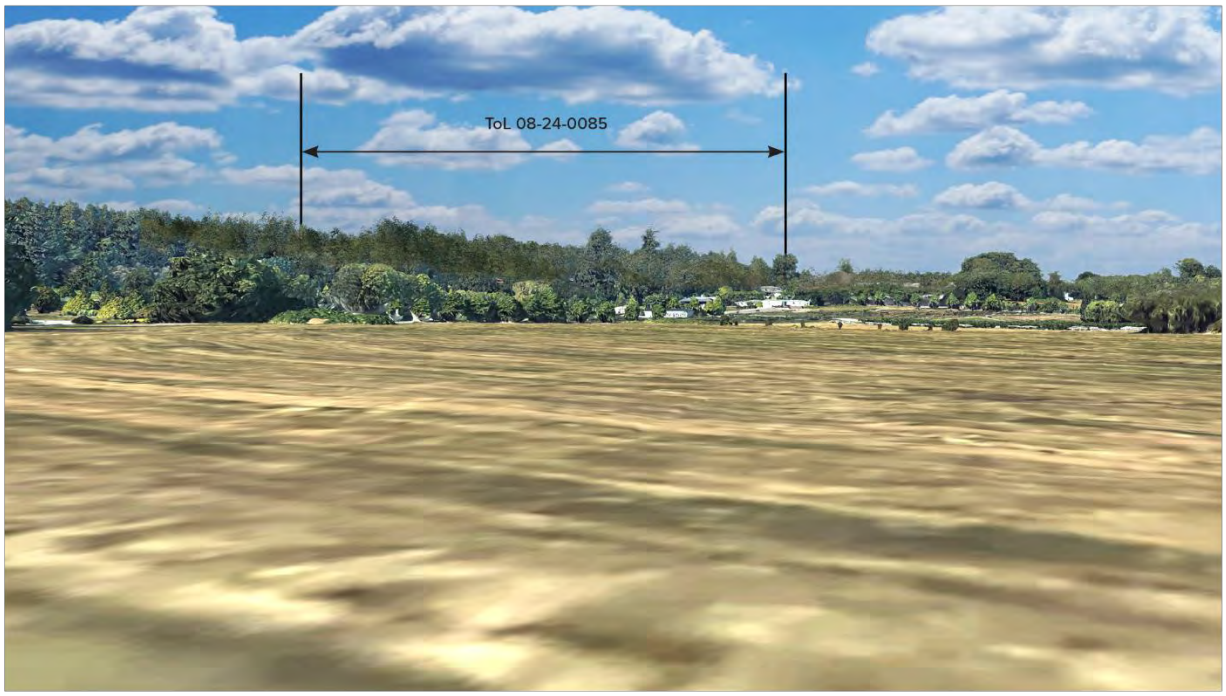
The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on the key plan for reference.

This vantage point has been 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 on the images on the following page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided below.

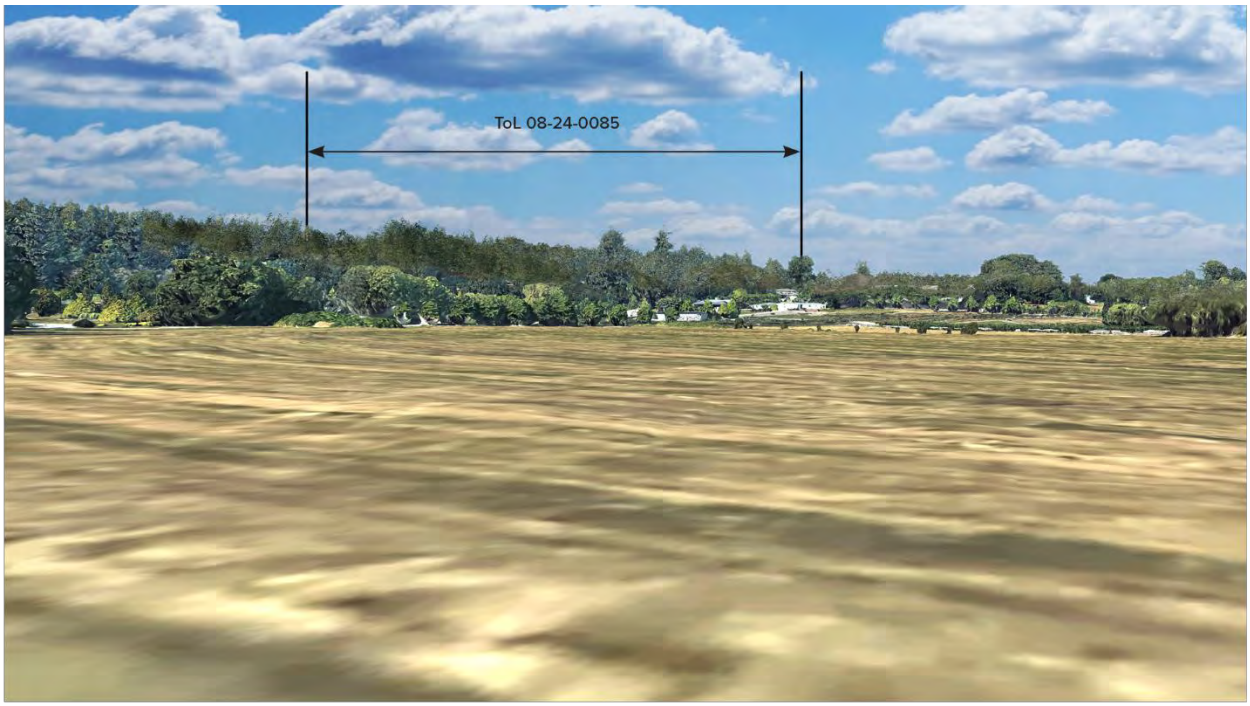


Key Plan

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 project arborist for the subject site.



View 2 Before



View 2 After

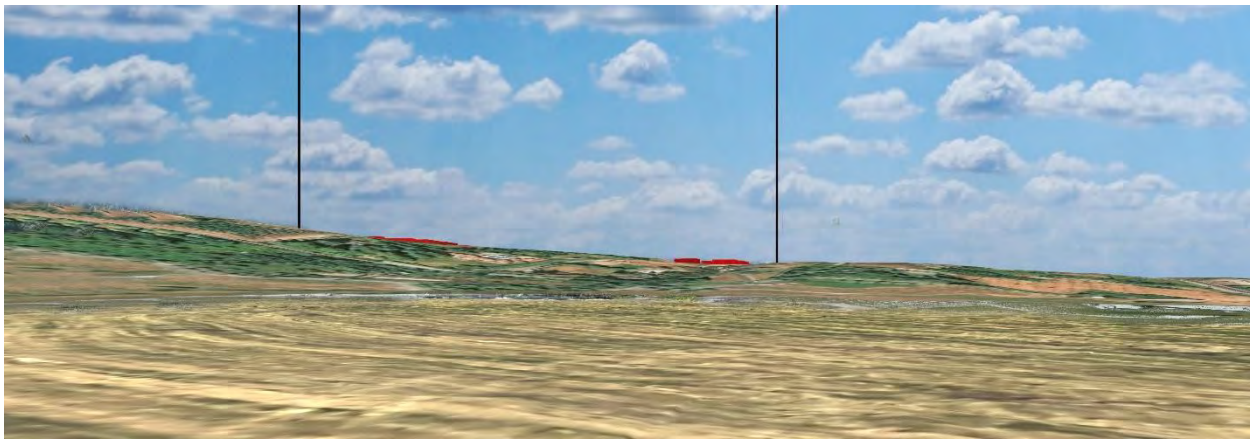


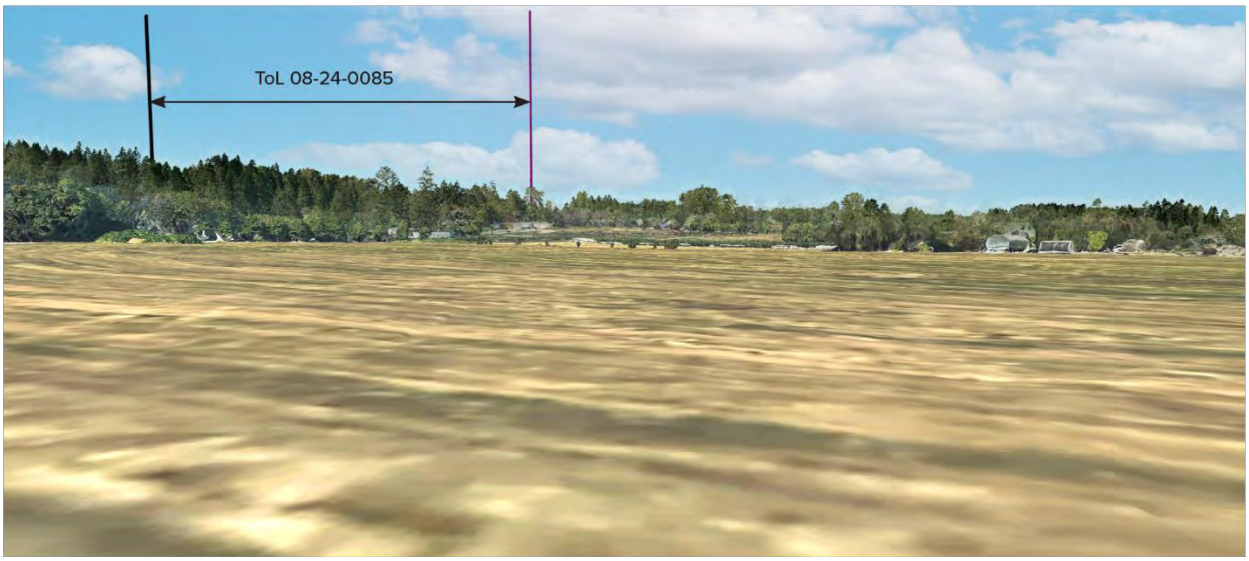
View 2 Before - Zoom



View 2 After - Zoom

The subject site development assumes 11m townhouse building heights in the proposed view. The building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 2 Final

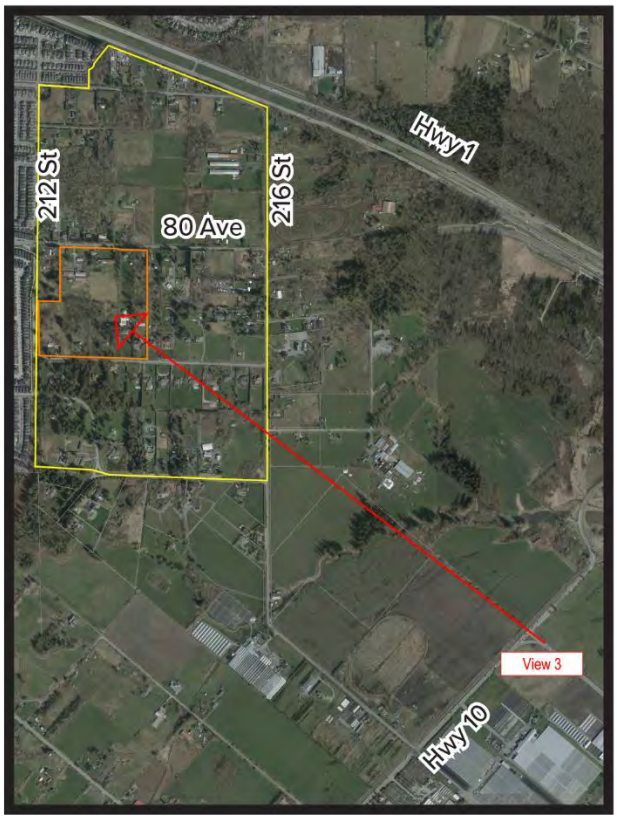
VIEW 3 COMPARISON

View 3 is taken from along Highway 10 in front of 7170 Glover Road, looking northwest toward the subject site.

The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. 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. As a solution, 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 subject site.



Key Plan



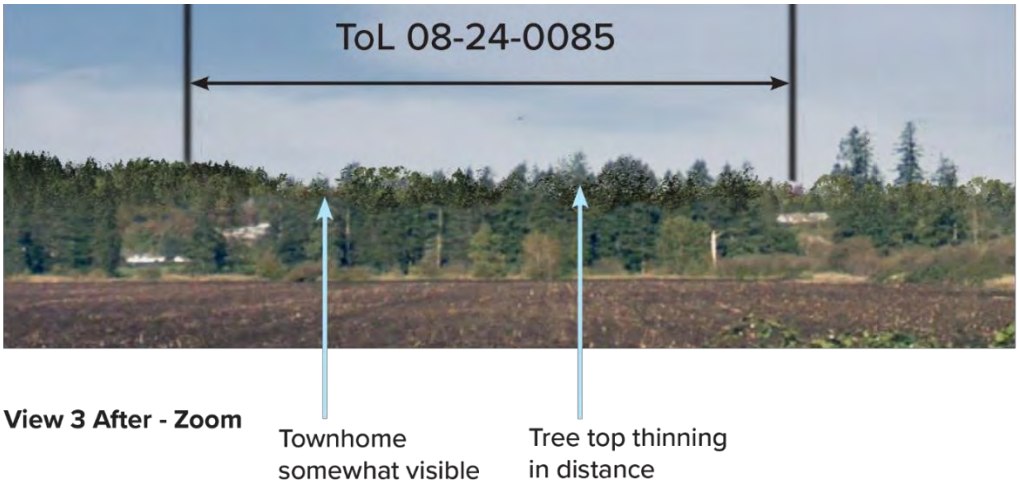
View 3 Before



View 3 After

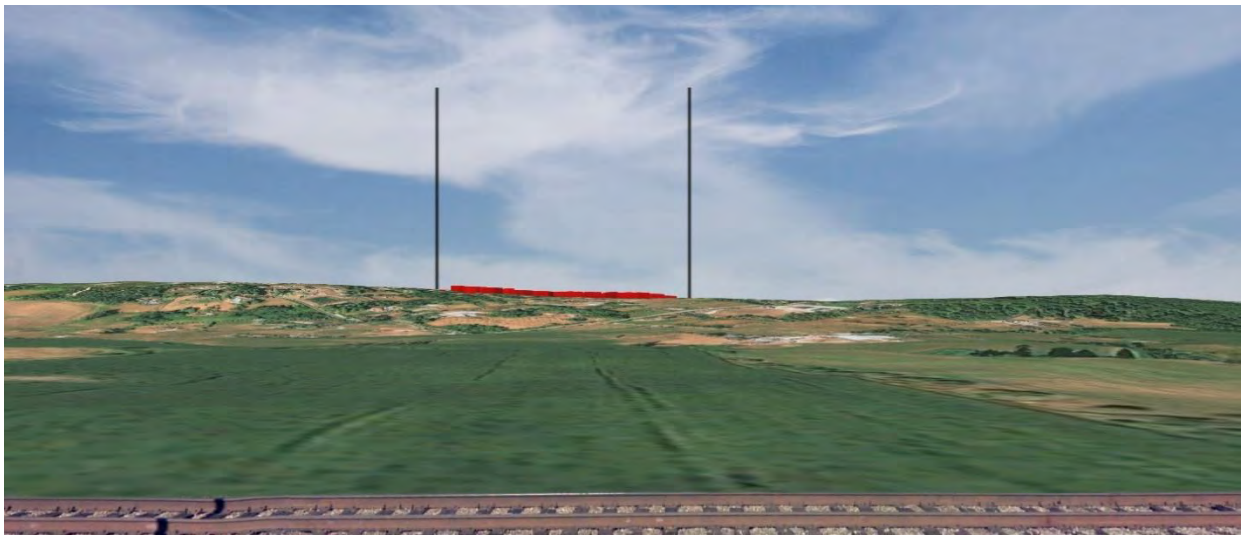


View 3 Before - Zoom



View 3 After - Zoom

Subject site development assumes 11m building heights in the proposed views. Building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 3 Final

Sincerely,
McElhanney Ltd.

James Pernu
JPernu@mcelhanney.com 604-424-4889



LEGEND

- Subject Property
- Greenway
- Roundabout
- Pedestrian Link (3m)
- Approx. Pedestrian Link Location (3m)
- North TH Replacement Trees
- South TH Replacement Trees
- Single Family Replacement Trees
- Park/School Replacement Trees
- Forest Mews Replacement Trees

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.06.09	0	Replacement Trees added	BJ

SKETCH 20

Replacement Trees
Williams Neighbourhood
Township of Langley, BC

DATE: June 09, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1 : 2000 @ 11" X 17"
MCSL PROJECT: 2111-03859-02
MUN. PROJECT: TBD

McElhanney
McElhanney Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

N.3

NOTES

1. Layout based on survey
2. The preliminary layout based on Sketch 18
3. This drawing is not to be used for legal transactions

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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

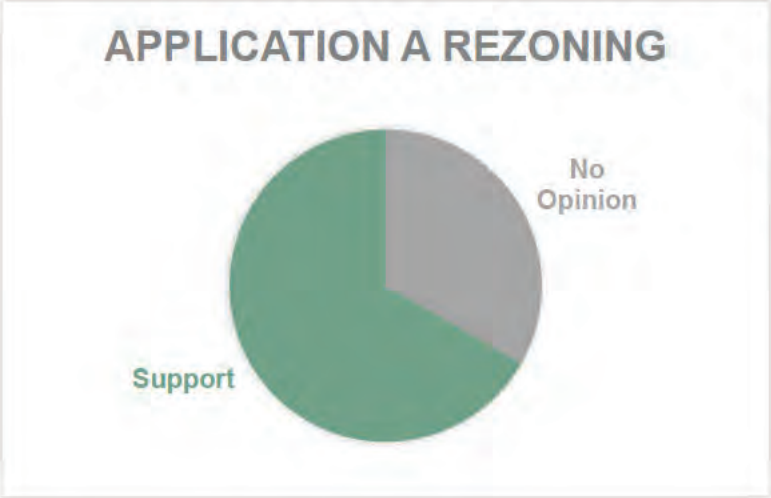
Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



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

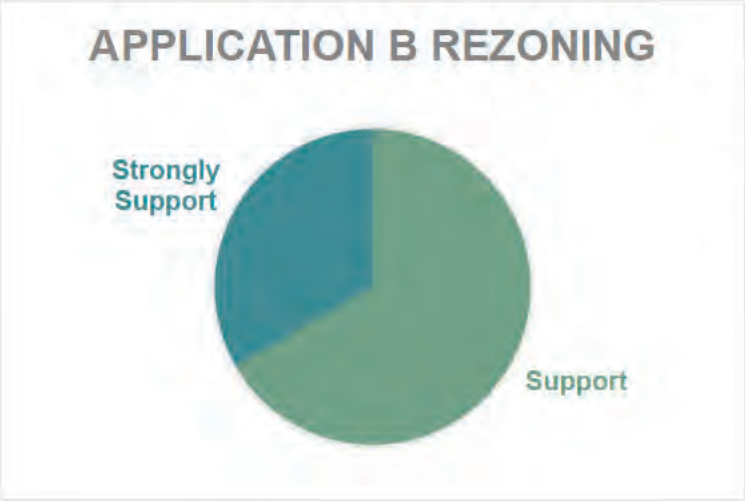
Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



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

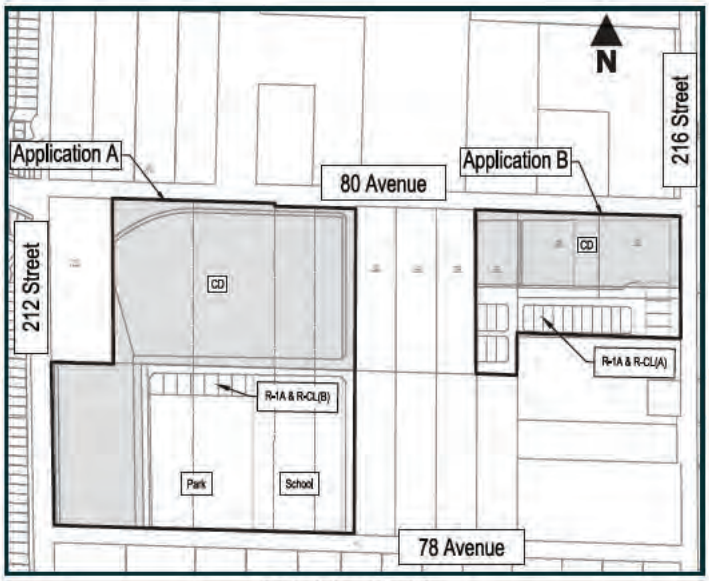
For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

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

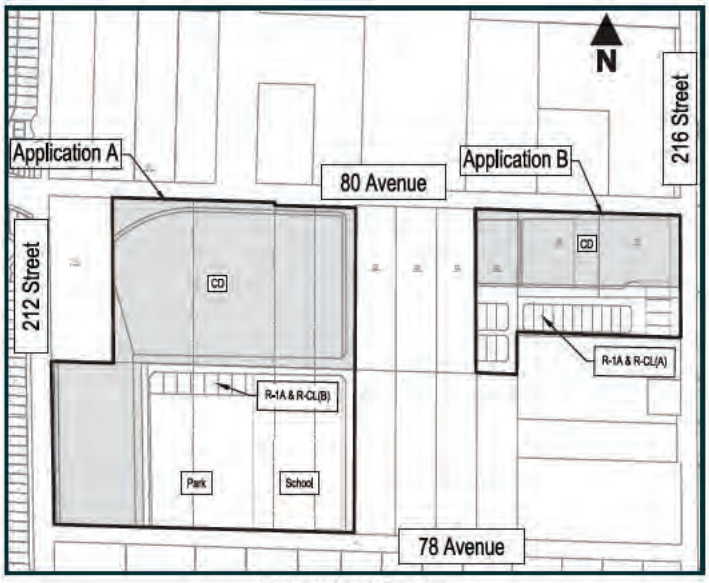
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Project Location Map

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
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	R-1A R-CL(A) CD

Meeting Schedule

7:00pm - 7:05pm Welcome

7:00pm - 7:30pm Presentation

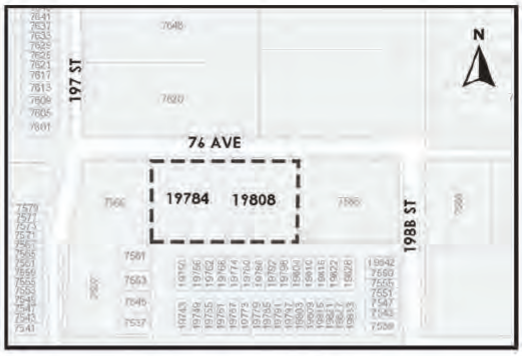
7:30pm - 8:30 pm Q&A



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

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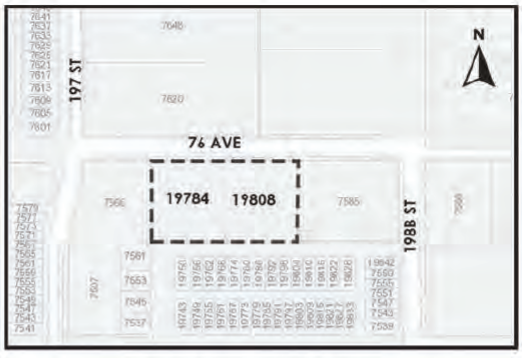
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Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

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

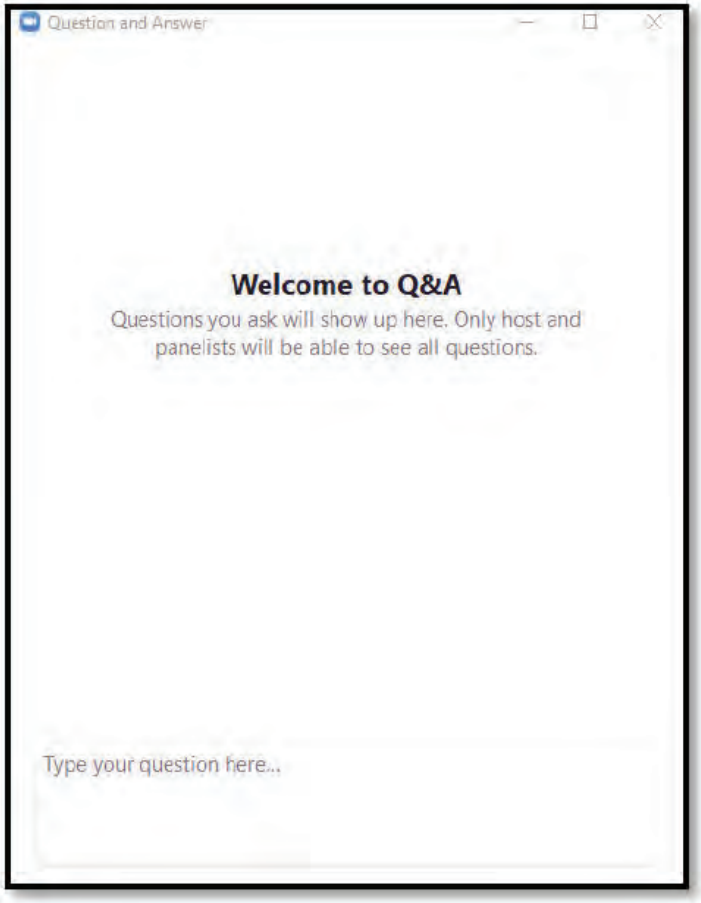
WELCOME & HOUSEKEEPING

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:

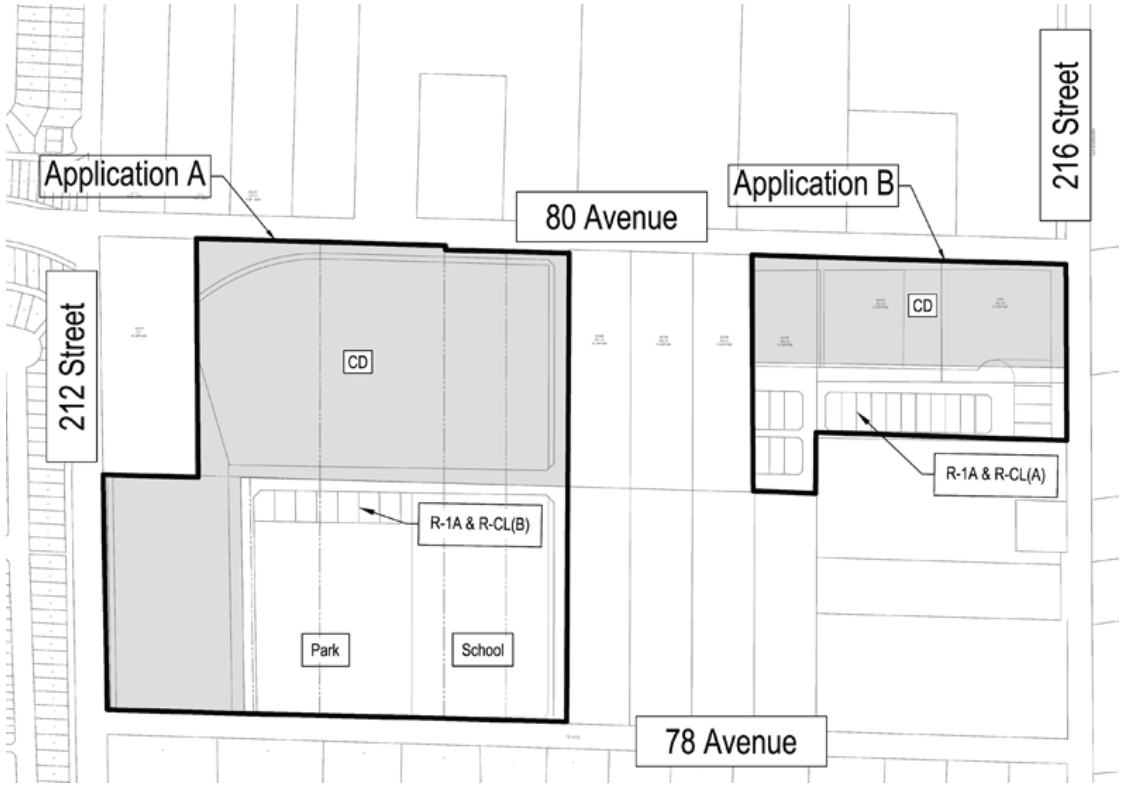
Application A

21264 / 21314 / 21350 / 21392 80 Ave

21247 / 21277 / 21321 / 21345 / 21397 78 Ave

Application B

21480 / 21536 / 7993 / 7941 216 St

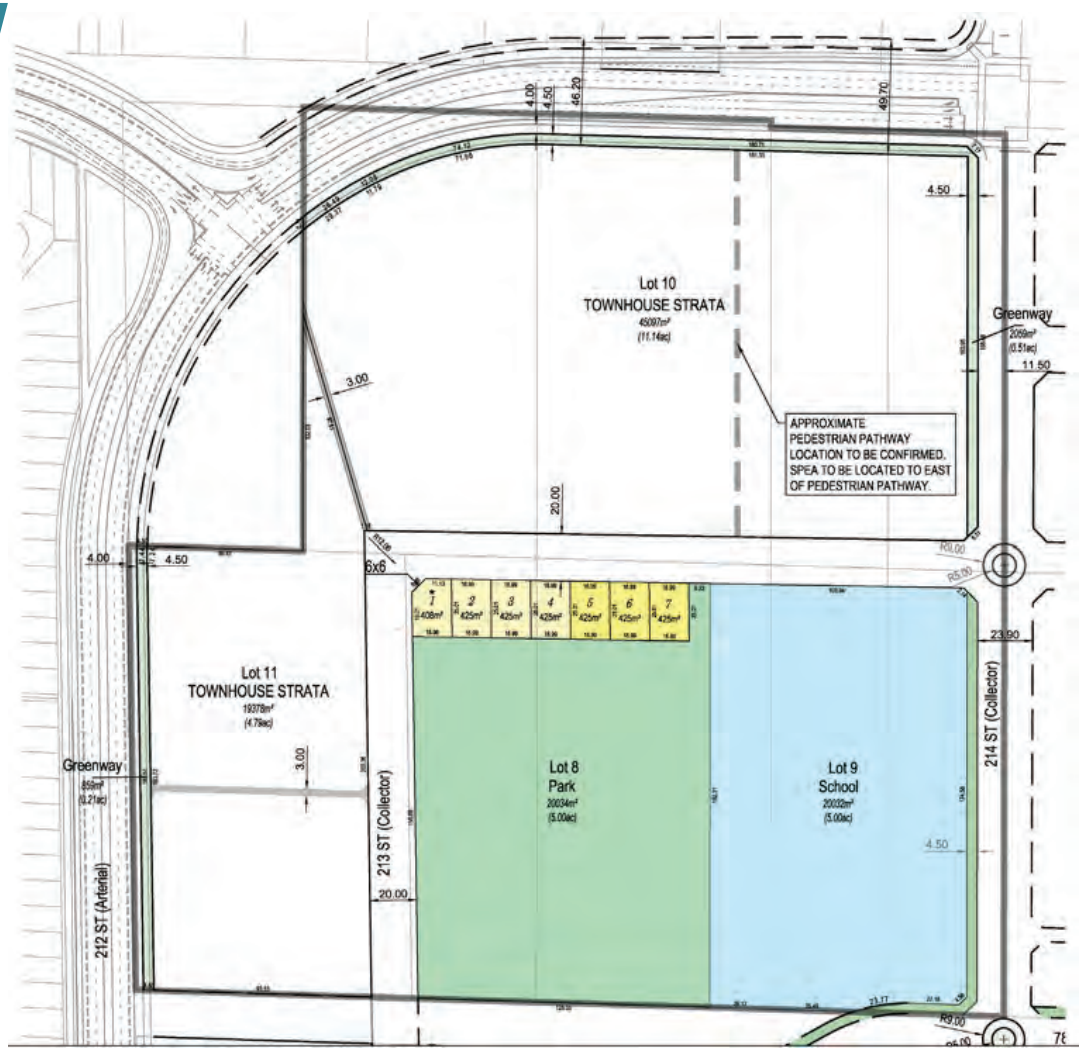


PROJECT OVERVIEW

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



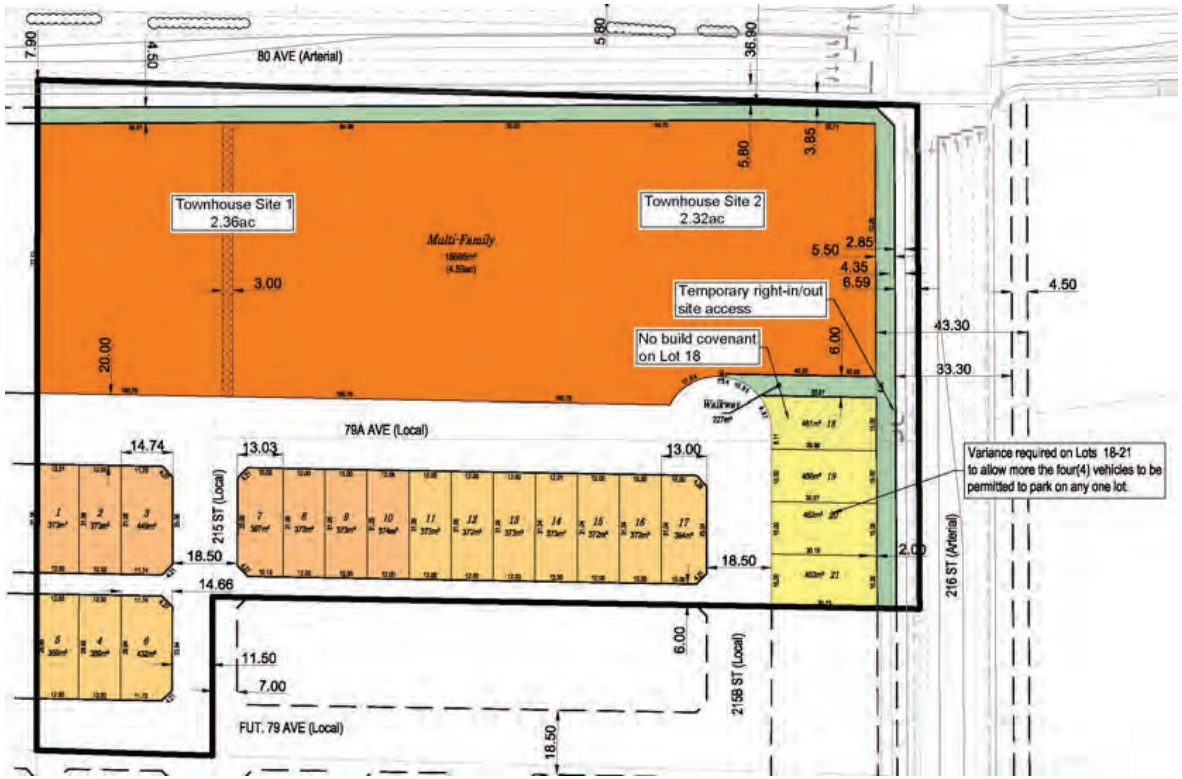
SITE PLAN

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

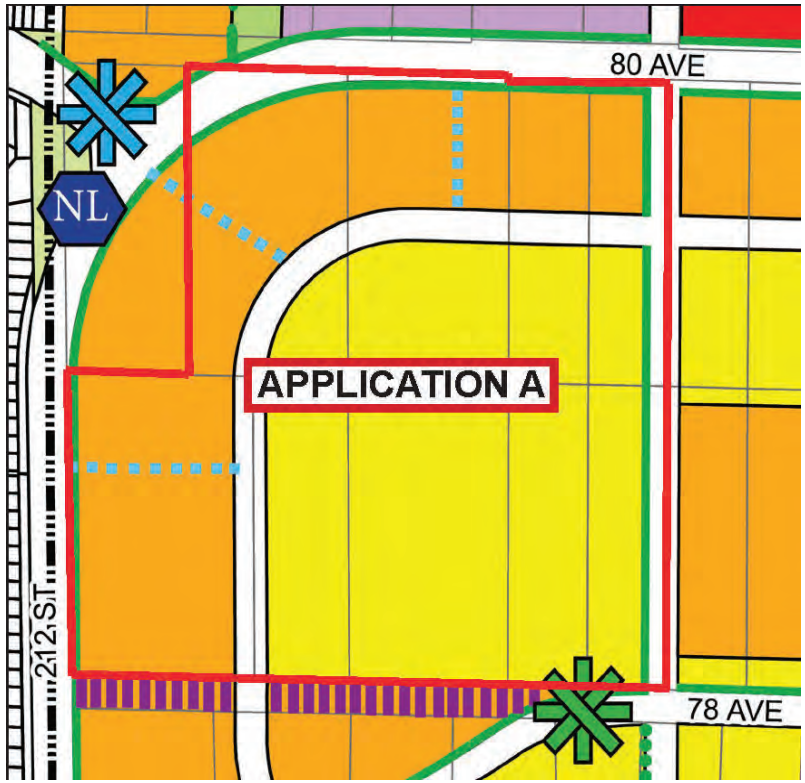


SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)

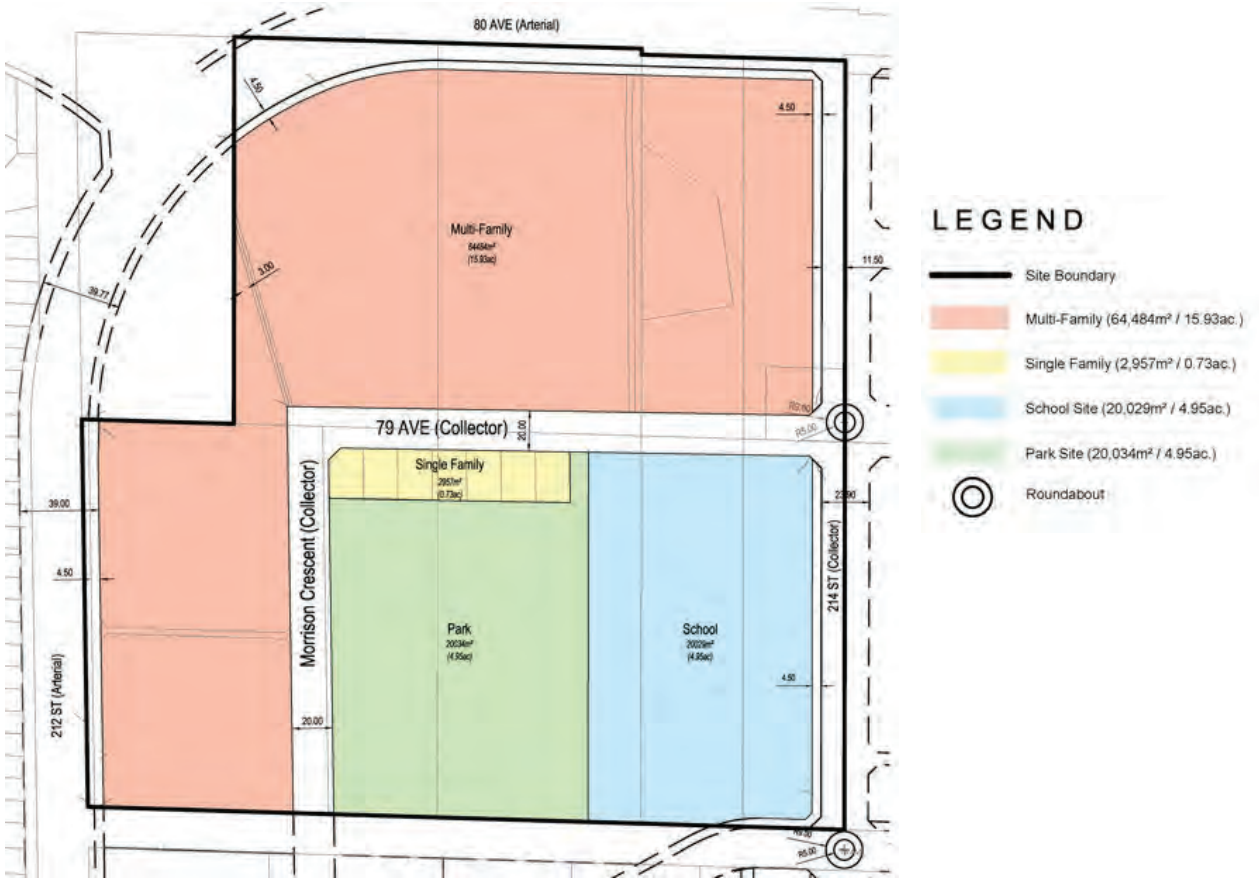




WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN AMENDMENT

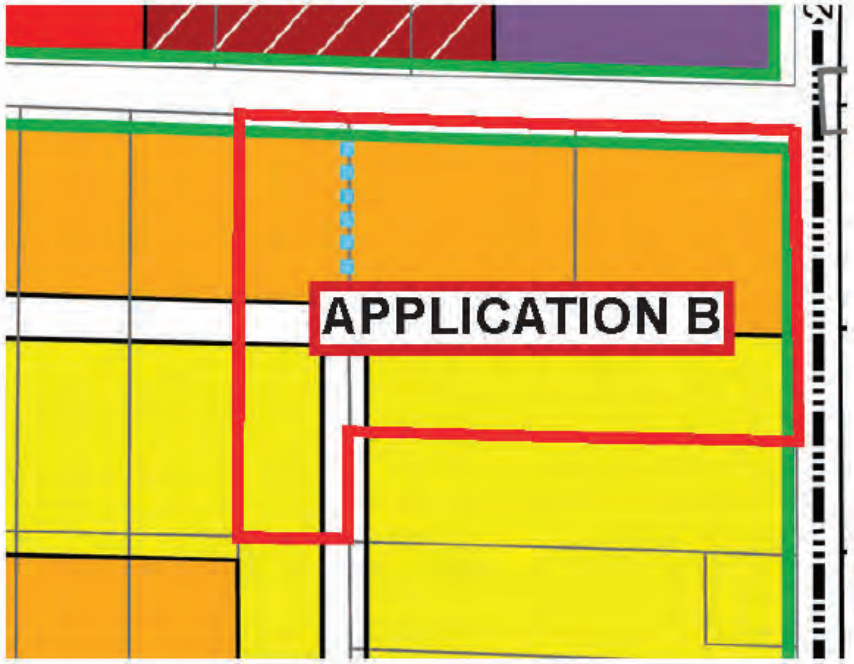
- Change in Single Family Mixed Residential boundary (6-10 upa)
- Change in Townhouse Strata boundary (8-22 upa)
- Road access to School / Park Site



WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION B NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)



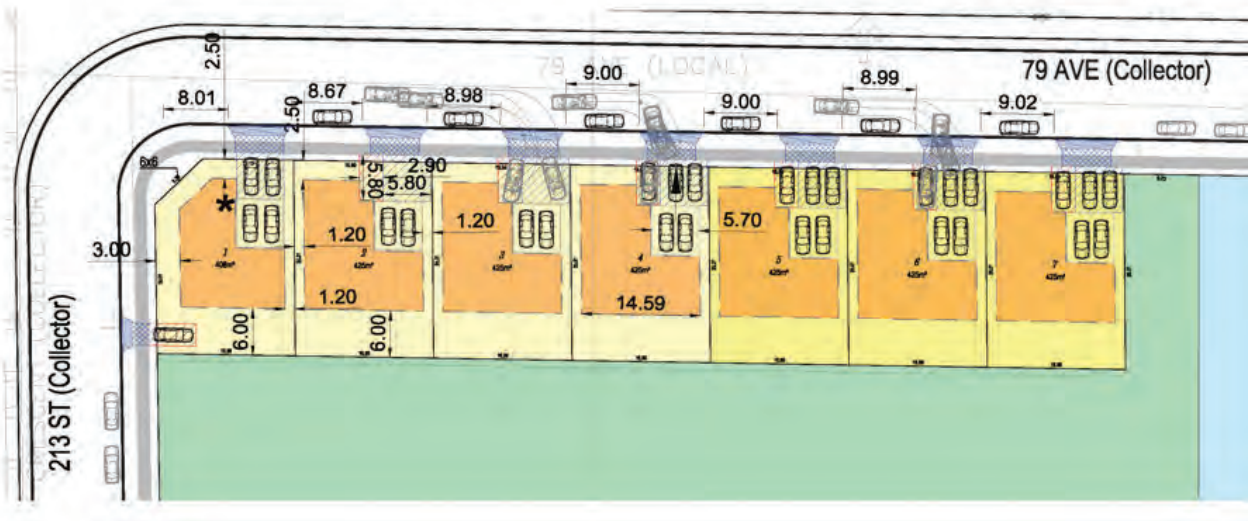
LEGEND

- 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



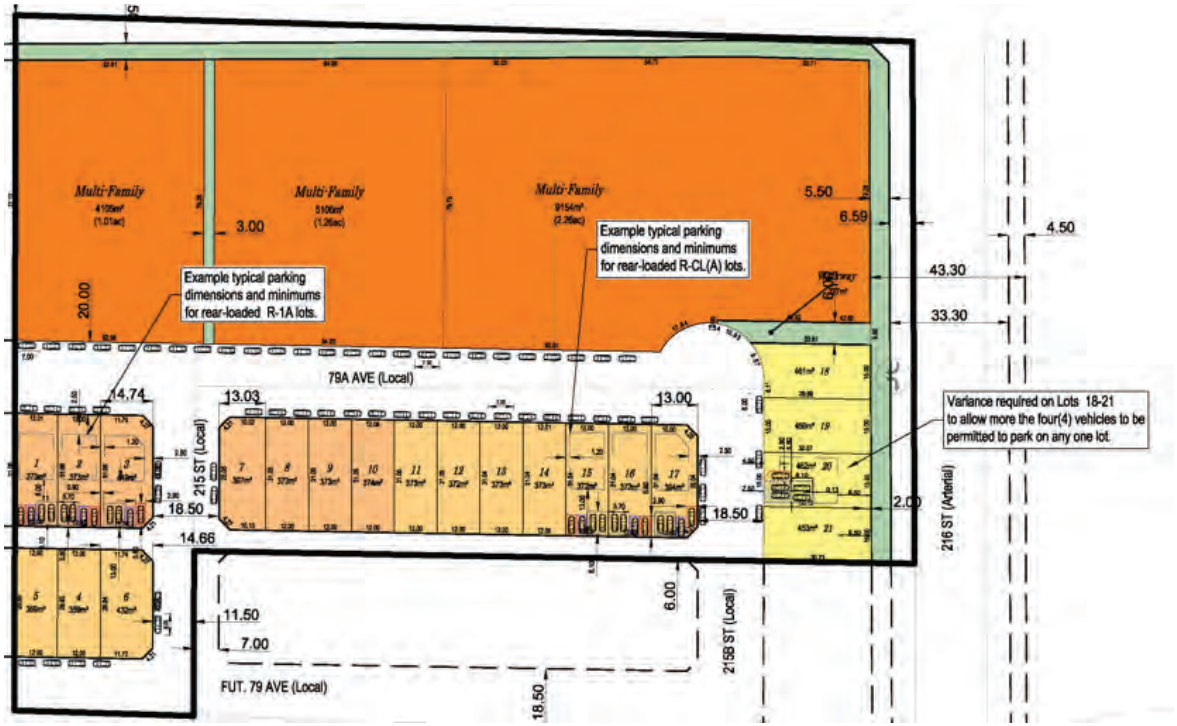
PARKING PLAN



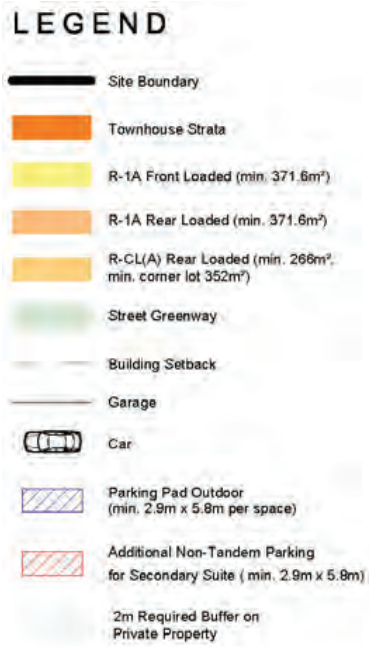
Onsite Parking	
Required by Bylaw	Proposed
28	35

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

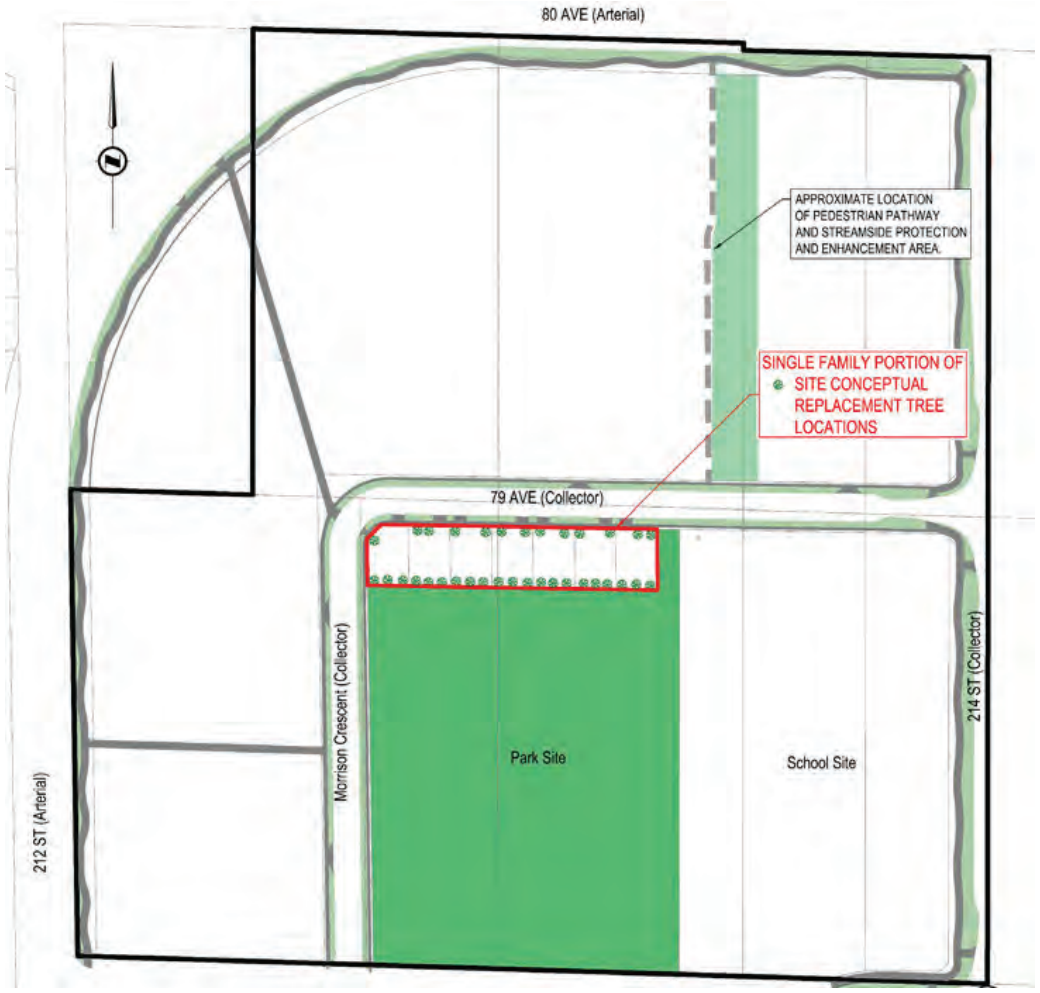
Sample Strata Townhouse Architectural Design



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

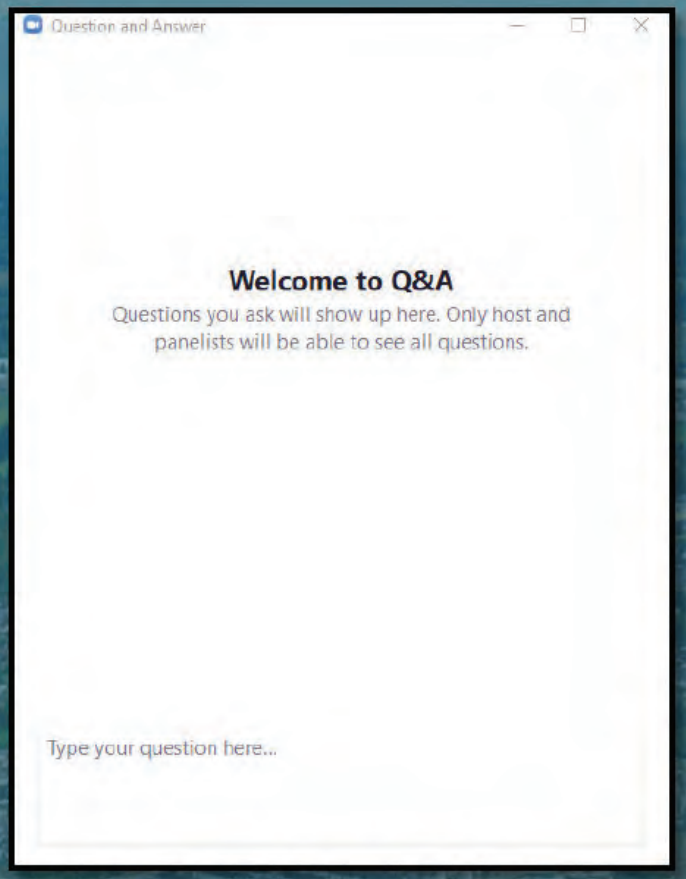


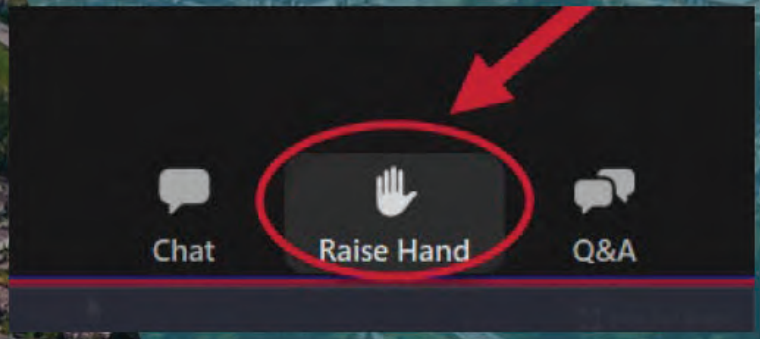
LEGEND

- 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.

15 June 2022

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-24-0085 / QUALICO MITCHELL WILLIAMS

CIVIC: 21247, 21277, 21321 , 21345, 21397 - 78 Avenue & 21264, 21314, 21350, 21392 - 80 Avenue

LEGAL: East & West 1/2 of Lot A Plan 12105, Parcel E (Explanatory Plan 17247) Lots 15 & 16 Plan 1098, Lots A & B Plan LMP12423, Lots 1 & 2 Plan LMP2207, Lot 14 Plan 1098, Lot15 Except Parcel E (Explanatory Plan 17247) Plan 1098; All of Section 24 Township 8 NWD

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**7**	**3**	**1**	**2**
Townhouses	**327**	**84**	**44**	**64**

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

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18

1. Purpose

1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

2. Background

2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not sufficiently assist in providing all facilities required for new communities.

2.2 CACs are amenity contributions by the developer as part of a rezoning process.

2.3 CACs are intended to offset the cost of providing community amenities associated with new residential development, thereby having a benefit to the community. In the event that CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density, in order to help address the needs or impacts of new development. In this policy, the amenities are intended to be collected through a fixed rate contribution, based on a set of predetermined amenities.

3. Related Policies

3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:

(a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.

(b) Diversify revenue sources to fund new community infrastructure.

(c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

(a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.

(b) Create incentives to encourage developers to included affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

4. Principles

4.1 As residential growth occurs, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.

4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and land owners will still see incentives to seek higher density for residential developments.

5. Policy

5.1 The provision of community amenities will be subject to community input, Council prioritization and available revenue. Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash in lieu, referred to as CACs. The amenities are as follows:

(a) 15% will be Affordable Housing, and therefore 15% of CACs will go into the Affordable Housing Reserve Fund; and

(b) 74% of community amenities will be Township-wide enhancements, and therefore 74% of CACs will go into a Community Amenity Contribution Fund to assist in funding of the following amenities:

- Township-wide Greenway
- Satellite RCMP Detachment
- Conference and Entertainment Centre
- Recreation Centre in Willowbrook-Willoughby
- Recreation Centre in Brookswood-Fernridge

(c) 11% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore 11% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities.

5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:

(a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs, to meet the needs of a growing community and to address some of the impacts of growth.

(b) The Township's community amenities are set out in section 5.1.

(c) The Township will set its targets for amenities (and for cash in lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of CACs will be such that there is little risk that there will be any impact on the pace of new development in the Township.

(d) The Township will set targets for cash in lieu Community Amenity Contributions it hopes to obtain from new development. Effective January 1, 2021 the targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.

(e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash in lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.

(f) Where an application includes an amendment to the OCP to increase the residential density beyond that established in the OCP, the target CAC for each additional unit shall be a minimum of three (3) times the target set out in Table 1 below, per additional unit proposed.

(g) With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment.

5.3 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

(a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable and Supportive Housing Bylaw 2019 No. 5462

(b) Where single family residential subdivisions propose fewer than 3 lots, the original lot is exempt, after which the CAC program applies to each new lot;

(c) Accessory dwelling units, such as a secondary suite or coach house;

(d) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit.

(e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024.

5.4 COLLECTION OF CACs

(a) Payment of the CAC shall be made to the Township, prior to Council consideration of adoption of the Zoning Bylaw amendment bylaw. At the discretion of the General Manager of Engineering and Community Development, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw amendment bylaw, the CAC (without interest) shall be returned to the applicant by the Township.

(b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw amendment.

5.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

5.6 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.7 This Policy will be reviewed periodically to assess amenities and associated capital costs as required. Timing of the CAC Policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw to the extent possible.

Table 1

Residential Type	**Target Amenity Contribution**	**Required Amenity (or) Allocation of the Amenity Contribution**
New single family lot	$6,808 per lot	See section 5.1
Townhouse/rowhouse/duplex or other ground-oriented dwelling unit	$5,776 per unit	See section 5.1
Low rise apartment (6 storeys or less)	$4,539 per unit	See section 5.1
Mid-high rise apartment (7 storeys or more)	$3,507 per unit	See section 5.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

A Bylaw to Impose Development Cost Charges for Road, Drainage, Sewage, Water and Park Projects

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2020 No. 5555 repeals Langley Development Cost Charges Bylaw 2012 No. 4963 and amendments thereto and establishes a new Development Cost Charges Bylaw.

Amending Bylaw No. 5770 – adopted June 13, 2022

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

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

The Municipal Council of the Corporation of the Township of Langley, in Open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited for all purposes as "Langley Development Cost Charges Bylaw 2020 No. 5555". As a short title, it may be known as "DCC Bylaw No. 5555".

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the General Manager of Engineering for the Township of Langley, or their designate.
Commercial 1	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres, This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 3	means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the

second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Development Cost Charges means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as "DCCs" or "DCC" in this Bylaw.

Gross Floor Area means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.

Industrial means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.

Institutional means:

(a) all developments zoned for institutional use under the Zoning Bylaw; or

(b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.

Residential 1 means residential developments having a density of 15 or less dwelling units (du) per hectare.

Residential 2 means residential developments having a density greater than 15 up to 44 dwelling units per hectare.

Residential 3 means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4 means residential developments having a density greater than 74 dwelling units per hectare.

Utility means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.

Zoning Bylaw	means the Township of Langley Zoning Bylaw, 1987 No. 2500, as amended or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form a part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:

    a. approval of a subdivision, or

    b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        i. the value of the work authorized by the permit does not exceed $50,000; or

        ii. the building or structure will, after the construction, alteration or extension contain fewer than four (4) self contained dwelling units, and be put to no other use than the residential use in those dwelling units,

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B”, and “C” of this Bylaw.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing lot forming part of the subdivision at the time of the subdivision or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

9. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges

applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as "DCC Recoverable" in the DCC review report prepared as part of the Township of Langley's DCC program, as amended or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the particular class of service; or

    c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

11. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

12. In this Bylaw, words importing the singular number include the plural number, and vice versa.

13. Langley Development Cost Charge Bylaw 2012 No. 4963 and amendments thereto are hereby repealed.

READ A FIRST TIME the	27	day of	January	, 2020.
READ A SECOND TIME the	27	day of	January	, 2020.
READ A THIRD TIME the	27	day of	January	, 2020.
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	23	day of	March	, 2020.
ADOPTED the	23	day of	March	, 2020.

"JACK FROESE" Mayor "WENDY BAUER" Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

#5770
13/06/22

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition	Park Development	Total
Residential 1	du	$17,617.58	$7,081.00	$665.00	$2,094.00	$15,596.00	$5,302.00	$48,355.58
Residential 2	du	$17,177.14	$2,853.00	$565.00	$1,777.00	$13,233.00	$4,499.00	$40,104.14
Residential 3	du	$14,974.94	$1,957.00	$444.00	$1,396.00	$10,398.00	$3,535.00	$32,704.94
Residential 4	du	$13,213.18	$1,246.00	$343.00	$1,079.00	$8,034.00	$2,732.00	$26,647.18

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed use developments, other than Institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

#5770
13/06/22

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$88.09	$2.30	$7.23	**$97.62**	**$17.35**
Commercial 2	m^2	$68.71	$2.30	$7.23	**$78.24**	**$17.35**
Commercial 3	m^2	$31.71	$1.71	$5.39	**$38.81**	**$0.00**
Institutional	m^2	$42.28	$2.30	$7.23	**$51.81**	**$15.44**

NOTE:

- The residential component of mixed use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and Institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Areas greater than 3,700 m^2, shall have the road component of the Commercial 1 rates applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

#5770
13/06/22

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$13.66	$16.41	$0.91	$2.86	**$33.84**

NOTE:

- The residential component of mixed use developments, other than Institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Willoughby Arterial Road Completion Amenity Program

Policy No:	**07-355**
Approved by Council:	**2020-05-11**
Effective Date:	**2020-08-11**
Revised by Council:	

1. Purpose

This policy provides a means of providing transportation amenities in the Willoughby area pursuant to an amenity zoning bylaw.

2. Background

The Willoughby area requires amenities in the form of land for public transportation. Amenity zoning provisions of the *Local Government Act* may be used to acquire the land for public transportation amenities.

3. Related Policies

Willoughby Community Plan and Willowbrook Community Plan.

4. Policy

4.1 The Willoughby area requires the provision of land for public transportation amenities ("Amenities") as shown in Schedule A.

4.2 All developing properties in that portion of the Willoughby area shown on the attached schedule, excluding those properties being developed for public school ("Development Area" as shown in Schedule B), will benefit from the Amenities.

4.3 The Township has determined that an equitable sharing of the land acquisition cost (and excludes construction and maintenance costs) of the Amenities in the Development Area will be $16.09 per square metre of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas and the area below the top of bank. Detention Pond lands are included within the definition of “Developable Land”.

4.4 The Amenity Cost can be provided by means of land without improvements constructed thereon ("Unimproved Land"), cash plus unimproved land or cash alone.

4.5 Where the Township is procuring land for the provision of Amenities the Township may receive the land by purchasing at market value, road dedication, or other means, as may be required.

4.6 Section 482 of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.

4.7 Where Council proposes to rezone a property within the Development Area pursuant to Section 482 it may choose to include the Amenity Cost as an amenity for the purposes of that bylaw.

4.8 Where the Amenity Cost is determined to be an amenity for the purposes of a bylaw adopted pursuant to Section 482 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.6, if adopted by Council, by providing the amenities, including the Amenity Cost, the Amenity Cost will be referenced in rezoning bylaws and may be provided as follows:

a) where the property being developed contains Amenities, the developer shall provide the Amenity Cost by way of Unimproved Land plus cash;

b) where the property being developed does not contain Amenities, the developer shall provide the Amenity Cost by way of cash only;

c) where the property being developed contains Amenities whereby the Township has purchased the land as per Section 4.5 above, the developer will reimburse the Township for the purchase cost of the land acquired for Amenities, and provide the Amenity Cost by way of cash.

4.9 Where the Amenity Cost includes Unimproved Land the value of the Unimproved Land shall be deemed to be $3,200,000 per acre (2020 deemed cost).

4.10 Amenity costs collected will be placed in an interest-bearing statutory capital Reserve Fund.

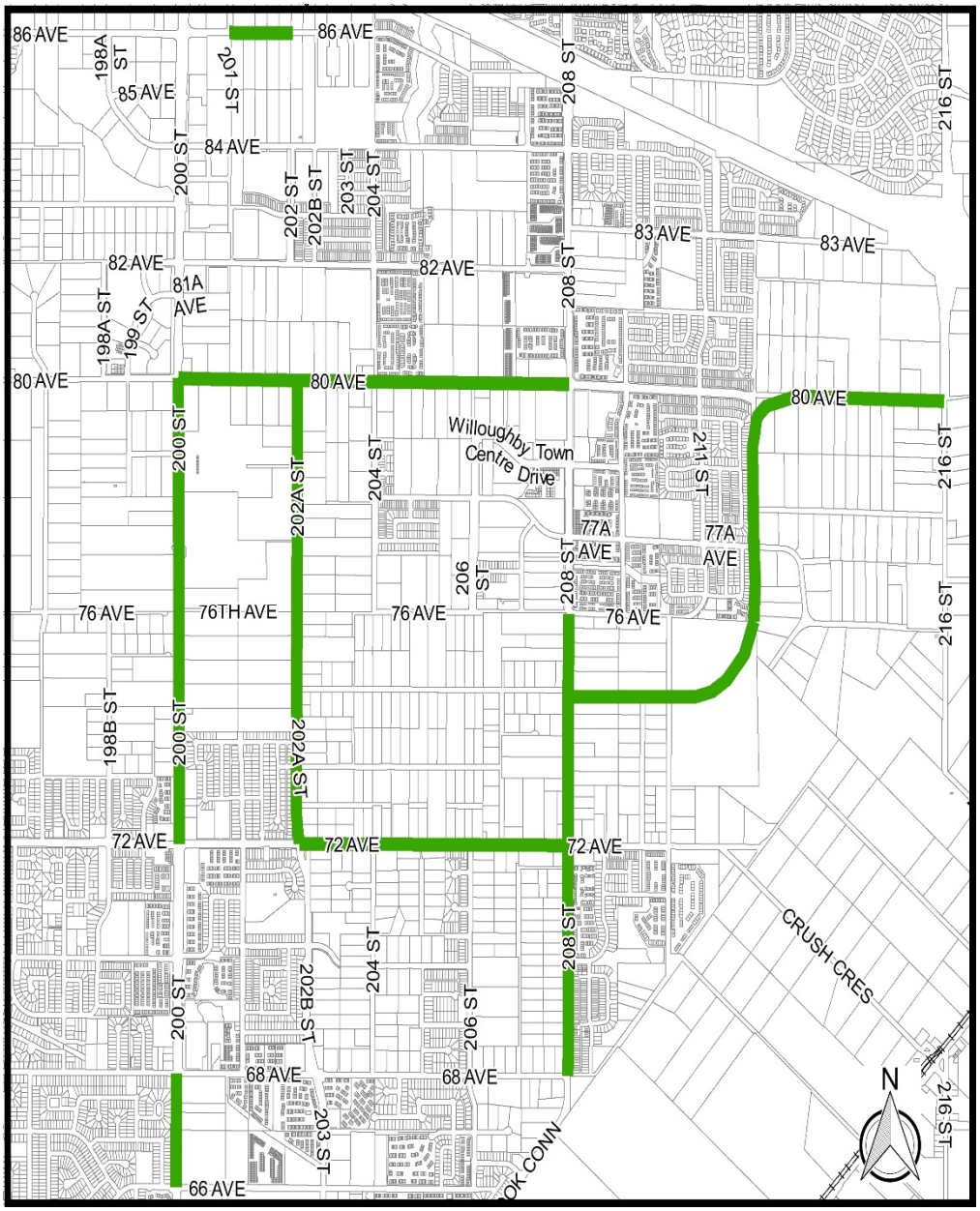
4.11 Nothing in this policy will fetter the discretion of the municipal Council of the Township of Langley to exercise its legislative powers and functions.

4.12 Rebates shall be made available where the Amenity Cost has been provided by way of Unimproved Land plus cash, as per Section 4.8 a) above. In such cases, the flow of calculated amount of rebate shall be based on availability of sufficient funds in the Reserve Fund; and shall be processed on a on a first-in / first-out basis. For clarity, rebates will be paid out at the same rate as contributions are collected without the Reserve Fund accepting any risks or liabilities.

4.13 In-stream applications, where the required public hearing has, at time of adoption of this Policy, been concluded, shall not be subject to the provisions of this Policy.

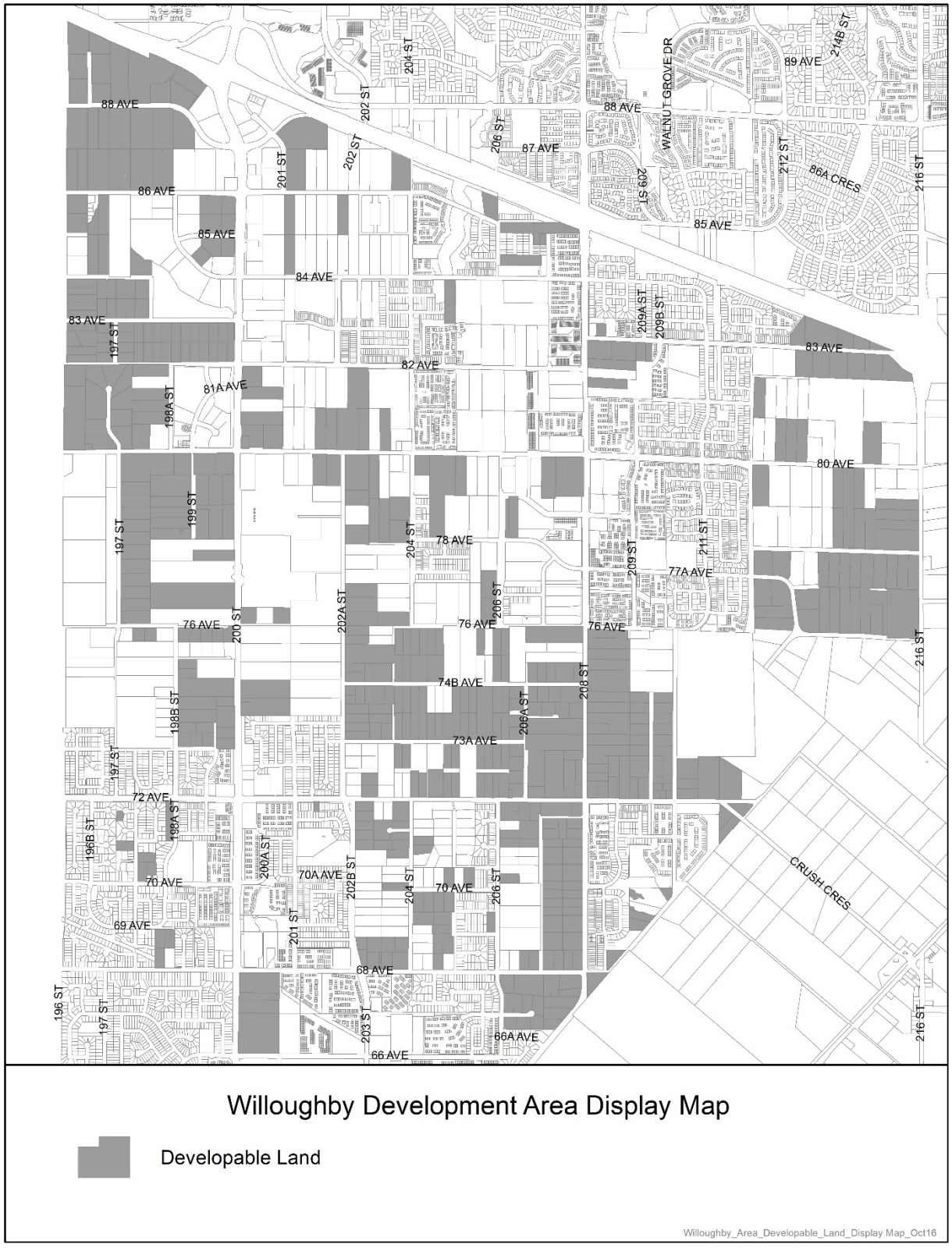
Schedule A

Willoughby Arterial Road Completion Amenities



Schedule B

Development Area



Schedule C

Willoughby Area Transportation Amenity Cost Calculation

Road	Segment	Approximate area (acres)	Approximate land cost ($)
72 Avenue	202A Street to 208 Street	1.10	$3,520,000
80 Avenue	200 Street to 208 Street	1.80	$5,800,000
80 Avenue	212 Street to 216 Street	0.50	$1,600,000
86 Avenue	201 Street to 202 Street	0.25	$800,000
200 Street	66 Avenue to 68 Avenue	1.20	$3,900,000
200 Street	72 Avenue to 80 Avenue	2.55	$8,200,000
202A Street	72 Avenue to 80 Avenue	1.80	$5,800,000
208 Street	68 Avenue to 76 Avenue	5.30	$17,000,000
212 Connector	208 Street to 80 Avenue	2.90	$9,300,000
Total		**17.40**	**$55,680,000**

Amenity Cost = $55,680,000 / 3,460,725 square metres = $16 per square metre

Or $160,891 per hectare

Or $65,112 per acre

TOWNSHIP OF LANGLEY
FEB 28 2022
DISTRIBUTED TO COUNCIL

Township of Langley
Est. 1873

MEMORANDUM

TO: MAYOR AND COUNCIL **DATE:** JANUARY 24, 2022

FROM: ENGINEERING DIVISION **FILE NO:** 5600-09-01

SUBJECT: FORT LANGLEY WELL #2 – WATER QUALITY AND PH ADJUSTMENT

The purpose of this memorandum is to update Mayor and Council on the water quality and current pH adjustment project at Fort Langley Well #2.

The Township's water system in Fort Langley and Walnut Grove comprises a blend of regional water from Metro Vancouver and local groundwater from Fort Langley Well #2 located at 22721 88 Avenue. The Township adheres to the Guidelines for Canadian Drinking Water Quality (GCDWQ) which are published by the Federal Government through the agency of Health Canada, including a strict testing regime having both sources of water tested on a regular basis to ensure compliance with GCDWQ.

Some residents of Fort Langley and Walnut Grove have raised concerns regarding corrosion of internal plumbing and appliances which has caused leaks, necessitating repairs. Residents are attributing the corrosion issues to the water quality of Fort Langley Well #2, specifically to the pH level. Most recently an online petition calls for immediate action to address the water quality from Fort Langley Well #2, claiming that the water has caused corrosion leading to failure of plumbing fittings, fixtures, and appliances in some homes.

Corrosion is a function of the level of acidity of water and pH levels can range between 0 (very acidic) and 14 (very basic) with 7 being neutral. This is generally exacerbated with certain pipe fitting material such as cross-linked polyethylene (PEX) which appear to be susceptible to premature failure, particularly when low-grade brass fittings have been used. However, it does not pose any public health concerns and can be mitigated with adjustments to the level of pH in the water, which is an ongoing and dynamic process. The Township and Metro Vancouver, amongst many other water suppliers in North America, are taking steps to enable pH adjustment in an effort to mitigate this concern.

The operational guideline for pH pursuant to GCDWQ specifies a range of between 7.0 to 10.5 for finished drinking water. The water from Fort Langley Well #2 has typically met the guideline. Although pH levels fluctuate throughout the year, recent test results are generally trending towards the lower end of the minimum operational guideline, and occasionally dipping below 7.0.

The Township is in the process of implementing the installation of a pH adjustment facility for Fort Langley Well #2 and it is scheduled to be completed in two phases. This facility is designed to raise pH levels to match Metro Vancouver's new targets of between 8.3 and 8.5 while conforming with the GCDWQ operational guideline. The first phase of the project is currently in the procurement phase but scheduled to be operational in the summer of 2022, subject to supply availability of the components. The second phase is currently in the design phase and will include a larger dosing tank requiring expansion of available property onto the adjacent property located with the ALR.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW 2015 NO. 5034

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2015 No. 5034 sets out the rules and regulations regarding the posting of election and political signs on both public and private property within the Township of Langley.

Amending Bylaw 5679 – Adopted November 30, 2020
Bylaw 2020 No. 5679 amends the Election and Political Signs Bylaw 2015 No. 5034. The bylaw amends the starting date for the duration of placement of Local Government Election signage to be 21 days prior to the general voting day.

CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW 2015 NO. 5034

WHEREAS it is deemed necessary and desirable to regulate the placement of political and election signs in the Township of Langley;

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

1. This Bylaw may be cited for all purposes as "Township of Langley Election and Political Signs Bylaw 2015 No. 5034".

Part 1 Duration and Requirements / Restrictions for Election and Political Signs

Duration

1.0 A person shall not place, or permit to be placed, an election or political sign on **public or private** property, except in relation to:

Elections / By-Elections:

1.1 Federal elections and by-elections, from the time the writ of election is issued until four (4) days after general voting day;

1.2 Provincial elections and by-elections, from the time the writ of election is issued until four (4) days after general voting day; and

#5679
11/30/20

1.3 Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00am on the twenty-first (21st) day prior to general voting day.

Referendum or Plebiscites:

1.4 Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

1.5 Local Government and School District No. 35 (Langley) referendum or plebiscites, from the day that the text of the question is approved by Council or a regional board by bylaw or by resolution, as the case may be, until four (4) days after general voting day; and

1.6 Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter.

Part 2 Requirements / Restrictions for Election or Political Signs

2.0 Election or political signs do not require a sign permit, but **all** election or political signs must adhere to the following requirements and restrictions:

2.1 must have no more than two sign faces;

2.2 each sign face must be no larger than **3 square metres** (32.3 square feet) in area nor exceed a **maximum height of 1.8 metres** (6 feet);

2.3 must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

2.4 must not be animated, illuminated, rotating, flashing or have moving lights or other electrical features;

2.5 must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

2.6 must not resemble traffic control devices referred to in the *Motor Vehicle Act* and Regulations under that *Act*;

2.7 must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection;

2.8 are not permitted on centre medians, traffic islands, traffic circles or roundabouts;

2.9 must be self-supporting and cannot be attached to any Township property such as fences, benches, bus shelters, trees, street light poles or traffic signal poles;

2.10 must not be located within 100 metres of a voting place, fronting a public park or facility owned or operated by the Township, or within 5 metres of a fire hydrant;

2.11 For Local Government elections or other voting opportunities, election or political signs for candidates running in jurisdictions other than the Township of Langley and School District No. 35 (Langley) shall only be erected within a six (6) meter radius of the Fraser Highway and the boundaries of:

- the City of Langley;
- the City of Abbotsford; and
- the City of Surrey.

Part 3 Placement on Township of Langley Property

3.0 Election or political signs must adhere to the requirement listed under Parts 1.0 and 2.0 of this Bylaw and are permitted on highways without requiring a permit, provided that:

3.0.1 for Local Government elections, only election or political signs for Local Government candidates running for office in the Township of Langley or for membership on the Board of School District No. 35 shall be permitted within the boundaries of the Township;

3.0.2 for Provincial and Federal elections the candidates must be running in a riding which includes lands within the Township of Langley; or

3.0.3 the voting opportunity is for a Federal, Provincial, Local Government or School District referendum, plebiscite or recall.

3.1 No election or political signs shall be placed within or on any property owned, leased or operated by the Township that is not a highway.

Boulevards

3.2 Election or political signs are allowed on Township boulevards if placed in the following manner:

3.2.1 a minimum two (2.0) metres from the curb or from the nearest driving lane if no curb exists);

3.2.2 a minimum one (1.0) metre from any Township sidewalk or pathway;

3.2.3 the top of the sign must be less than 1.8 metres above ground level; and

3.2.4 a minimum twenty (20) metres from any intersection.

Part 4 Placement on Private Property

4.0 Election or political signs may be erected on private property in all zones, including single family, two family, multi-family zones, institutional, commercial, and industrial, and any lot in a Rural zone, provided that:

4.1 no election or political sign shall be erected on private property without the consent of the property owner or occupant.

Part 5 Enforcement of Election or Political Sign Regulations

5.0 If, in the opinion of the Township Engineer, or designate, at his or her sole discretion, an election or political sign erected on a highway constitutes a hazard to the safe and efficient movement of vehicular or pedestrian traffic, or otherwise violates any of the above requirements, the Engineer or designate may, immediately and without notice, remove the sign.

5.1 Bylaw No. 5034 allows the Township of Langley to immediately remove signs in violation of the Bylaw.

For election or political signs on private property, please contact Legislative Services at 604.533.6100 or email legservicesinfo@tol.ca.

For signs on streets or public property, please contact Bylaw Enforcement at 604.532.7551 or Engineering at 604.533.6006 or email enginfo@tol.ca.

5.2 Election or political signs removed pursuant to section 5.0 will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative.

5.3 Election or political signs removed pursuant to section 5.2, and not claimed within four (4) days after the period set out in Part One of this bylaw, become the property of the Township and may be destroyed or otherwise disposed of by the Township, without notice to any person.

5.4 Defacing, damaging or pulling down election or political signs is a criminal offence under the *Criminal Code of Canada*.

Part 6 Severability

6.0 If any part, section, sub-section, clause, or sub-clause of this bylaw, for any reason, is held to be invalid by a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

Definitions:

Boulevard means:
a) where there is no curb and gutter, the area between the shoulder of the road and the adjacent property line.
b) Where there is curb and gutter, the area from the back of the curb to the adjacent property line;
c) Where there is curb and gutter and a sidewalk, the area from the back of the sidewalk to the adjacent property line.

Candidate means a person who is a candidate for election pursuant to the *Local Government Act,* the *School Act (BC),* the *Election Act (BC),* or the *Canada Elections Act*, or a person represented as a candidate on a political sign.

Candidate Representative means a person who is appointed by a Candidate as a candidate representative for the purposes of the *Local Government Act*, the *Election Act (BC)* or the *Canada Elections Act*.

Centre Median means an area designated for the segregation of lanes of traffic on a roadway, designated either by lines or landscaping.

Chief Election Officer	means the person appointed by Council as the Chief Election Officer pursuant to the *Local Government Act,* or the Deputy Chief Election Officer in the absence of the Chief Election Officer.
Council	means the Council of the Township of Langley.
Election or Political Sign	is a temporary sign designed or intended to be displayed in connection with Federal, Provincial, Local Government or School District No. 35 (Langley) elections, by-elections, referendum or plebiscites.
Engineer	means the General Manager of Engineering of the Municipality or the authorized representative.
General Voting Day	means polling day under the *Canada Elections Act* or general voting day under the *Local Government Act, School Act (BC*) or *Election Act (BC)*,whichever is applicable.
Highway	means a common and public highway, street, avenue, road, lane, road allowance, bridge, and viaduct, which is intended for or used by the general public for the passage of vehicles, pedestrians, and cyclists, but does not include a private right-of-way on private property.
Park	means Township-owned land or right-of-way used for passive or active recreation including open space, sports fields, pitch and putt golf courses playgrounds, walkways, trials, nature reserves, natural areas, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.
Person	includes a property owner, strata corporation, candidate, candidate representative, political organization, or any other person under the direction of such an individual or organization.
Place	means place, erect, affix or attach.
Political organization	includes: (a) an “elector organization’ within the meaning established in the *Local Government Act*; (b) a “campaign organizer” within the meaning established in the *Local Government Act*; (c) a “political party” within the meaning established in the *Election Act (BC)* or *Canada Elections Ac*t; (d) any incorporated or unincorporated organization which promotes or opposes the election of a candidate; (e) any incorporated or unincorporated organization which approves or disapproves of a course of action advocated by a candidate or another political organization; (f) any incorporated or unincorporated organization which promotes or opposes an issue that is the subject of a

referendum or plebiscite; and

(g) any incorporated or unincorporated organization which promotes or opposes a recall or initiative campaign.

Public Property	means all property owned by the Township of Langley and School District No. 35, which are not occupied for residential purposes, excluding all highways.
Roadway structure	means a bridge, overpass, guardrail, retaining wall, fence, concrete barrier, fire hydrant, street light pole, utility pole, and crosswalk pole.
Shoulder	means where there is no curb and gutter, the area between the edge of the road and a line two metres, fifty centimetres (2.5 m) parallel to the edge of the road.
Sign Face	means the display areas of a political sign on which letter, symbols or pictures appear.
Structure	means a construction of any kind whether fixed to or supported by or sunk into land or water.
Township	means the Corporation of the Township of Langley.
Traffic Control Device	means a sign, line, meter, marking, space, barrier, or device that is painted, placed or erected to guide, regulate, warn, direct, restrict, control or prohibit traffic.

READ A FIRST TIME the	14	day of	December	, 2015
READ A SECOND TIME the	14	day of	December	, 2015
READ A THIRD TIME the	14	day of	December	, 2015
RECONSIDERED AND ADOPTED the	11	day of	January	, 2016

“JACK FROESE”	Mayor	“WENDY BAUER”	Deputy Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Amending Bylaw 2021 No. 5712 – adopted July 26, 2021

Bylaw 2021 No. 5712 amends Tree Protection Bylaw 2019 No. 5478 by setting forth new inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the *Municipality*, and to protect and enhance tree canopy coverage throughout the lifecycle of trees by: regulating tree protection, prohibiting and penalizing damage to *protected tree*s, prohibiting and penalizing the removal of *protected tree*s without a permit, and regulating and imposing requirements for *protected tree* preservation, removals, and replacements through a permit process.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

WHEREAS the Community Charter, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements for tree cutting and tree protection;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited for all purposes as "Tree Protection Bylaw 2019 No. 5478."

2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

#5712 26/07/21 **"Arborist"** means a person, currently certified by the International Society of Arboriculture (ISA).

#5712 26/07/21 **"Arborist Report"** means a technical report prepared by an *arborist*, which shall include the following:

a) information relevant to the purpose for which the report is to be submitted to the *Municipality*, including, but not limited to, surveyed location, species, size, and condition of the subject *protected tree* or *protected tree*s;
b) the reasons for any proposed removal of a *protected tree* or *protected trees*. *Protected trees* are only approved for removal if they are: dead, dying, damaged, diseased or in decline beyond expectations of recovery, in *imminent failure*, or have unresolvable conflicts with buildings or utilities;
c) *Protected trees* proposed to be removed as *imminent failure* must be deemed as such by an *arborist* with *TRAQ;*
d) clear photographs of the *protected trees*, illustrating reason for proposed removal; and
e) description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

"Council" means the municipal Council of the Township of Langley.

#5712 26/07/21 **"Critical Root Zone"** means the area of land surrounding the trunk of a *protected tree* contained within a circle of radius equal to the *dbh* of the *protected tree* multiplied by 8.

#5712 26/07/21 **"Cutting or Removal or Cut or Remove"** means to kill, remove or substantially destroy a *protected tree* by any means, including without limitation, knocking down or cutting into the *protected tree*, the topping of a *protected tree* and the cutting of any main stem or other leader or trunk.

#5712 26/07/21 **"DBH or dbh (Diameter Breast Height)"** means the diameter of the trunk of a *protected tree* measured at a point 1.4 metres above the natural grade, except where the diameter of a *protected tree* having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

"General Manager" means the individual appointed to be the General Manager of the Engineering and Community Development Division or a person duly authorized to carry out the powers and duties of the General Manager of Community Development.

#5712 26/07/21 *"**Drip Line**" deleted by Bylaw #5712*

#5712 26/07/21 *"**Hazard Tree**" deleted by Bylaw #5712*

#5712 26/07/21 **"Hedge"** means a row of three or more *protected tree*s that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing, and/or boundary definition that is no more than 6 metres in height.

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right-of-way on private property.

#5712 26/07/21 **"Imminent Failure"** means the failure of a *protected tree* has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

"Municipality" means the Corporation of the Township of Langley.

#5712 26/07/21 **"Owner"** has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

"Parcel" means any lot, block or other area in which land is held or into which land is subdivided but does not include a *highway*.

#5712 26/07/21 **"Permit"** means a *permit* issued by the *General Manager* under authority of this bylaw to *cut or remove* a *protected tree* or *protected tree*s.

#5712 26/07/21 **"Protected Tree"** means:

a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a *dbh* of 20 centimetres or more or, where measurement of the *dbh* at 1.4 metres from the ground is impossible or impractical, the *dbh* shall be measured at the natural grade of the ground;
b) a *replacement tree* previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;
c) a *specimen tree*;
d) a tree with evidence of nesting or use by:
    i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488;
    ii. osprey;
    iii. heron colony; or
    iv. a hummingbird; and
e) any tree, regardless of height or *dbh*, where located on land that is in the ownership or possession of the *Municipality*.

#5712 26/07/21 **"Pruning"** means the selective removal of branches, according to arboricultural techniques in "ISA Best Management Practices: Pruning" to improve quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

"Public Utility" means the *Municipality*, B.C. Hydro Authority, Telus, FortisBC, and any other utility company or its contractors providing a public service or utility.

#5712 26/07/21 *"Qualified Tree Risk Assessor" deleted by Bylaw #5712*

#5712 26/07/21 **"Replacement Tree"** means a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that is required to be planted and maintained in accordance with Sections 9 and Schedule "A".

#5712 26/07/21 **"Sound Horticultural and Arboricultural Practices"** means planting, *pruning*, and practices as defined by Best Practices of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the "Canadian Landscape Standard as published by the CSLA/CNLA".

#5712 26/07/21 **"Specimen Tree"** means a tree of any size which an *Arborist*, a landscape architect, or the *General Manager* deems to be of exceptional value because of its species, condition, form, age or size, but which has not been designated by Council to be a significant tree.

#5712 26/07/21 **"Stream"** includes any of the following that provides fish habitat:

a) any "Fish Bearing" Class "A", or "Non-Fish Bearing", Class "B" and "C" watercourse based on the Township of Langley's Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
b) a watercourse, whether it usually contains water or not;
c) a pond, lake, river, creek or brook; or
d) a ditch, spring, or wetland that is connected by surface flow to something referred to in paragraph b) or c) of this definition.

The *General Manager* will ask for further environmental site evaluation by a Qualified Professional, in order to satisfy Township policies and procedures related to environmental sustainability goals and climate change mitigation policies.

#5712 26/07/21 **"Topping"** means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes re-topping of previously topped *protected tree*s as defined by the International Society of Arboriculture.

#5712 26/07/21 *"Tree" deleted by Bylaw #5712*

#5712 26/07/21 **"Tree Protection Barrier"** means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the *critical root zone* of a *protected tree* that is to be retained as per Schedule "B".

"Tree Retention Area" means those areas within the Municipal boundary of the Township of Langley.

#5712 26/07/21 **"Tree Risk Assessment Qualification" (TRAQ)** means an *Arborist* with additional training and qualified by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the "ISA Best Management Practices: Tree Risk Assessment". *TRAQ* is required when an *Arborist* is identifying a *protected tree* to be removed because it is determined to be an *imminent failure*, and therefore immediate action may be required to protect people from harm.

#5712 26/07/21 **"Undue Hardship"** means the unique circumstances of the *owner*, and the hardship which has resulted from specific site and/or building characteristics, or other aspects (i.e., irregular shape, slope of the site), as opposed to those which are arbitrary in nature or generated by the *owner*. It is the *owner's* responsibility to clearly state the rationale and/or basis for their application submission and to demonstrate the *undue hardship* that would result from full compliance to the satisfaction of the *General Manager*.

#5712 26/07/21 *"**Watercourse**" deleted by Bylaw #5712*

3. Application of Standards

#5712 26/07/21 Except as otherwise set out in this bylaw, the standards and requirements for property prescribed in this bylaw apply to *protected trees* which are:

a) On land owned or in the possession of the *Municipality*

b) On a privately-owned *parcel* of land in the *Municipality*

c) within a development permit area;

d) within a *tree retention area*; or

e) identified for retention and protection as part of a subdivision, development permit or building permit approval process.

This bylaw does not apply to:

#5712 26/07/21 f) private land used for the production or cutting of *protected trees* under a valid, existing licence for a tree farm, nursery or Christmas trees; or

#5712 26/07/21 *Clause 3. g) deleted by Bylaw #5712*

g) land that is currently designated as Agricultural Land Reserve as defined under the Agricultural Land Commission Act; or

h) land that is subject of a development application.

4. Schedule and Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

This Bylaw is cited as "Tree Protection Bylaw No. 5478".

RESTRICTIONS AND EXEMPTIONS

#5712
26/07/21

5. Restrictions

5.1. A person must not cut or remove any *protected tree*, or cause, suffer or permit any *protected tree* to be *cut or removed*, except in accordance with the terms and conditions of a valid *permit* issued under this bylaw. Without limiting the generality of the foregoing, this section includes *replacement trees*.

5.2. A person must comply with the terms and conditions of a *permit* issued under this bylaw.

5.3. Except to the extent permitted by a *permit*, or as provided for in Section 6, a person must not damage a *protected tree* by carrying out any of the following activities:

a) cutting or damaging the roots of a *protected tree* growing within the *critical root zone*;

b) operating trucks, backhoes, excavators or other heavy equipment within the *critical root zone* of any *protected tree*;

c) storing or placing fill, building materials, asphalt or a building or structure on land inside the *critical root zone* of a *protected tree*;

d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark from a *protected tree*;

e) depositing concrete washout or other liquid or chemical substances harmful to the health of a *protected tree*, or burying garbage or debris on land inside the *critical root zone* of a *protected tree*;

f) adding or removing soil from inside the *critical root zone* of a *protected tree*;

g) blasting or burning inside the *critical root zone* of a *protected tree*;

h) cutting back a *protected tree*'s branches contrary to *sound horticultural and arboricultural practices* so as to significantly alter the form of the tree canopy consistent with the typical form of the species, except if the *protected tree* forms part of a *hedge*;

i) trenching utilities or irrigation lines, or otherwise undermining the roots of a *protected tree* growing inside the *critical root zone*; or

j) altering the ground water or surface water level within the *critical root zone* of a *protected tree*.

5.4. Not including trees in a Streamside Protection and Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *General Manager* only in the following circumstances:

a) Where an *Arborist* with a *TRAQ* provides an *Arborist report* to the satisfaction of the *General Manager* that a *protected tree* is determined to be an *imminent failure* and high or extreme risk to the safety of persons or property; or where the applicant's *Arborist report* has otherwise demonstrated to the satisfaction of the *General Manager* that the tree is: dead, dying, damaged, diseased or in decline beyond expectations of recovery;

b) Where the *General Manager*, or his or her duly authorized representative, or an engineer employed by any *public utility*, or an *Arborist* certifies that in his or her opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of sewers, drains, water lines, water wells, septic fields, electrical

lines, poles or other similar equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the *protected tree*;

c) Where the *protected tree* prevents the *owner* of the lot on which the tree is located from developing or using a lot in a manner permitted under the Official Community Plan or Zoning Bylaw No. 2500, as amended or replaced from time to time, and the development or use cannot be modified to accommodate the *protected tree* as documented by an *Arborist report*, without causing the owner *undue hardship*, all to the satisfaction of the *General Manager*;

d) Where a building permitted by the Zoning Bylaw, not related to 6.1(a), or a driveway permitted by the Highway and Traffic Bylaw No. 4758, as amended or replaced from time to time, is proposed and the building or driveway layout, location, or shape cannot be modified to accommodate the *protected tree* without causing the *owner undue hardship* as demonstrated by the *owner* to the satisfaction of the *General Manager*; or

e) Where a *protected tree* is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an *Arborist report* and by a sworn declaration of the *owner* declaring that the *protected tree* is to be *cut or removed* to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the *protected tree*, and where the *owner* enters into a restrictive covenant registered on the title of the lot documenting that the *owner* has agreed not to make application for development of the lot for a period of ten (10) years, and that full *replacement trees* and all other applicable provisions of this bylaw, as determined by the *General Manager*, will apply should the development application be considered for the lot within the ten (10) year period.

5.5. The *General Manager* may issue a *permit* to *cut or remove* a *protected tree* where the *owner* submits an *Arborist report* which documents that the *protected tree*, by virtue of its size and species, is inappropriate for its location and the reasons that it is deemed to be inappropriate for its location, all to the satisfaction of the *General Manager*. The *General Manager* shall determine the number, size, species and location of *replacement trees* and required securities.

#5712
26/07/21

6. Exemptions

6.1. A *permit* is not required to *cut or remove* a *protected tree* where:

a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the *protected tree*;

b) the *tree cutting or removal* is necessary for the purposes of farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time;

c) the tree *cutting or removal* is for the installation of roads or services shown on an engineering drawing approved by the *Municipality* in respect of a building permit or subdivision approval;

d) the tree *cutting or removal* is carried out by the *Municipality* or its agents on public property;

e) the *tree cutting or removal* is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a *public utility* or its contractors;

f) the *cutting or removal* is of a *protected tree* less than 20 centimetres *dbh* by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;

g) the *cutting or removal* constitutes normal *pruning* of *protected trees*, including *pruning* by a *public utility* in accordance with *sound horticultural and arboricultural practices* or as required for the safe operation of overhead transmission lines; or

h) the *protected tree* is less than 20 centimetres *dbh*.

Clause 6.2 deleted by Bylaw #5712

6.2. A *permit* is not required for the *pruning* of a *hedge*.

PERMIT APPLICATION PROCESS

7. General Conditions of Permit

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7.1. A *permit* for the *cutting or removal* of any *protected tree* to which this bylaw applies shall be in the form issued by the *General Manager*.

7.2. A *permit* issued under this bylaw is non-transferable.

7.3. The *permit* shall be displayed in an accessible and visible location on the *parcel* to which it pertains no less than 72 hours prior to and during *protected tree cutting or removal* operations.

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8. Application Requirements

8.1. Every application for a *permit* shall be made in writing to the *General Manager* and shall include:

a) a non-refundable application fee in the amount set in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, unless the application is for permission to remove a *protected tree* in *imminent failure*;

b) the following documents, plans and information relating to the proposed *cutting or removal* of a *protected tree*:

i. an *Arborist report;*

ii. a tree cutting and replacement plan drawn to approximate scale identifying:

A. the boundaries of the subject *parcel*;

B. any abutting streets, lanes or public access rights of way;

C. the location of existing buildings and structures;

D. the location, species and *dbh* of those *protected trees* proposed to be *cut or removed*;

E. the location, species and *dbh* of those *protected trees* proposed to be retained and protected;

F. the location, species and *dbh* of proposed *replacement trees*; and

G. the location of significant topographic and hydrographic features and other pertinent site information;

iii. the street location and legal description;

iv. the consent in writing of the registered *owner* of the property, if different from the applicant, authorizing the applicant to act as the *owner's* agent;

v. the consent in writing of the registered *owners* of the *parcels* where the base of the *protected tree* to be *cut or removed* is located;

vi. the methods proposed for control of drainage and erosion impacts during and after the *protected tree cutting or removal*;

vii. the proposed methods for disposal of wood waste and other debris;

viii. the proposed methods of noise and dust control during the *protected tree cutting or removal* operation;

ix. the proposed completion dates for *protected tree cutting or removal*;

x. Upon submission and review of an *Arborist report,* the *General Manager,* or his or her duly authorized representative, may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the *Arborist Report* and/or the rationale for proposed removal of any *protected tree* or *protected trees;* and

xi. the *General Manager* shall also request, as applicable:

A. a report prepared by a professional engineer, professional biologist or certified *arborist* with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed *cutting or removal* of the *protected tree* will not create an adverse impact including flooding, erosion, land slip or contamination of a *stream*;

B. where the site of the tree *cutting or removal* is on a *parcel* adjacent to or containing any part of a *stream*, a survey plan prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such *stream*; and

Section 8.1 b) xi. C. deleted by Bylaw #5712

C. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing *protected tree* between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

Section 8.1 b) xii. Deleted by Bylaw #5712

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9. Replacement Trees

9.1. For *parcels* containing a one-family dwelling, as a condition of issuing a *permit* under this bylaw, it is required that *replacement trees* be planted and maintained for each *protected tree cut or removed* on the applicant's *parcel* in accordance with the requirements of Schedule "A". The number of *replacement trees* to be planted and maintained by the *permit* holder or property *owner* shall be as follows:

a) *Protected trees* with *dbh* of 30 centimetres or less is 1 to 1; and

b) *Protected trees* with *dbh* of 31 centimetres or greater is 2 to 1.

For tree replacements on all other *parcels*, the *General Manager*, as a condition of issuing a *permit* under this bylaw, shall require one or more *replacement trees* be planted and maintained on the applicant's *parcel* in accordance with the requirements of Schedule "A."

If a *protected tree* or *protected trees* located on any *parcel* form part of a *hedge*, the *General Manager* may require that less than one *replacement tree* be planted and maintained for each *protected tree* that is cut.

In the event that the *replacement tree* cannot, in the opinion of the *General Manager*, be accommodated on the *parcel*, the *General Manager* may require the applicant to plant the *replacement tree* on Municipal owned property in a location designated by the *General Manager*. Alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the *replacement tree*, including labour and installation, shall be paid to the *Municipality* to fulfil the requirements at a future date.

9.2. *Replacement trees* shall be planted and maintained in accordance with *sound horticultural and arboricultural practices* to the satisfaction of the *General Manager*.

9.3. *Replacement trees* must be planted in a space that will be appropriate for mature height and size of the tree species being planted. Appropriate tree species may be recommended by an *Arborist* and must be accepted by Urban Forestry staff or the Environmental Coordinator.

9.4. A security deposit of $500 shall be required for each *replacement tree*.

9.5. The security deposit shall be provided in the form of cash, certified cheque, bank draft or letter of credit prior to issuance of the *permit*.

9.6. Ten (10) percent of the security shall be held by the *Municipality* for a one (1) year maintenance period after the planting of *replacement trees* has been approved by the *Municipality* in accordance with inspection requirements set out in Section 14.

9.7. If the *owner* fails or refuses to plant the required number, size, and type of *replacement trees* in the specified locations as per the conditions of the *permit,* the owner will have thirty (30) days after receiving written directions from the *General Manager* to do so, or the *Municipality* may use the security to either have the trees planted onto the *owner's* lot or use the securities to plant trees elsewhere on Municipal owned property.

10. Permit Issuance or Refusal

10.1. The *General Manager* may issue a *permit* if:

a) an application for a *permit* complies with the requirements of this bylaw; and

b) the proposed tree *cutting or removal* complies with this bylaw and all other applicable Municipal bylaws.

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10.2. The *General Manager* may refuse to issue a *permit* if the proposed *protected tree cutting or removal* is within a *tree retention area*.

11. Expiry

11.1. Every *permit* shall expire 12 months from the date of issue or upon such earlier date as may be specified in the *permit*.

12. Renewal, Extension or Modification

12.1. If the tree *cutting or removal* operations authorized by a *permit* are not completed before the *permit* expires, or it becomes necessary to alter or deviate from the particulars of the *permit* application or the tree cutting and replacement plan submitted for a *permit*, the *General Manager* may renew, extend or modify the *permit* upon written request of the *permit* holder, subject to the following:

a) a *permit* holder has no vested right to receive an extension, renewal or modification and the *General Manager* may require that a new *permit* be obtained;

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b) the *permit* holder shall pay a non-refundable fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

c) the *General Manager* may not renew or extend a *permit* for a period of more than two (2) years from the date of issuance of the original *permit*;

d) the *General Manager* may require that the *permit* holder provide additional information authorized by this bylaw as a pre-condition to considering an application for a *permit* renewal, extension or modification; and

e) all terms and conditions set out in the original *permit* shall apply to each renewal, extension or modification of the *permit* except as amended or modified by the renewal, extension or modification.

REGULATIONS

13. Tree Cutting or Removal

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13.1. Every *cutting or removal* of a *protected tree* shall comply with, and every *permit* issued under this bylaw is subject to, the observance or fulfilment of the following requirements, restrictions and regulations, to the satisfaction and approval of the *General Manager*:

a) tree parts and woodwaste shall be properly disposed of by chipping or removal from site in accordance with all applicable Municipal bylaws and Provincial regulations;

b) each *protected tree* to be *cut or removed* shall be clearly identified with a flag, paint, survey tape or other such method;

c) a *tree protection barrier*, as shown on Schedule “B”, shall be placed around any *protected tree* or *protected trees* which are not to be *cut or removed*, in such a manner to ensure that the trunk, branches and root system are not damaged by the *cutting or removal* operations. The *tree protection barrier* must be constructed prior to the issuance of the *permit* and must remain intact for any construction or demolition site throughout the entire period of construction or demolition;

d) precautions shall be taken to ensure that *protected trees* which are not to be *cut or removed* are not subject to any of the damaging activities prohibited by subsection 5.3;

e) tree *cutting or removal* activities may be carried out between the hours of 7:00 am and 8:00 pm on weekdays and 9:00 am and 5:00 pm on Saturdays, except in the event of an *imminent failure*. No *tree cutting or removal* activities may be carried out on Sundays or statutory holidays;

f) all damage to drainage facilities, *streams*, *highways* or other public or private property arising from the removal of a *protected tree* shall be promptly and properly repaired to the satisfaction of the *General Manager* at the expense of the *permit* holder, failing which the Municipality may undertake the necessary repairs and invoice the *permit* holder for immediate payment;

g) all *streams*, groundwater aquifers, waterworks, ditches, drains, sewers or other established drainage facilities shall be kept free of all wood waste arising from or caused by the tree *cutting or removal* operations;

h) all hazards or potential hazards arising from the tree *cutting or removal* operation shall be adequately fenced or otherwise protected for the safety of the public;

i) tree *cutting or removal* operations must not encroach upon, undermine, damage or endanger any adjacent property or any setback area prescribed in the *permit* or a bylaw; and

j) tree *cutting or removal* operations shall be limited only to the area specified in the *permit* which shall be clearly marked at the site and such markings maintained for the duration of the *permit*.

13.2. The *General Manager* may issue a *permit* subject to the observance or fulfilment of any additional conditions specified in the *permit* which in the opinion of the *General Manager* are necessary to achieve the purposes of this bylaw.

ADMINISTRATION

14. Inspection

14.1. The *General Manager* is hereby authorized at all reasonable times to enter upon and inspect any lands to determine whether the requirements, restrictions, regulations, terms, conditions and directions of this bylaw or a *permit* issued under this bylaw are being observed.

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14.2. The *General Manager* may, at all reasonable times, assess or inspect, or cause an assessment or inspection to be made of any *protected trees* to which this bylaw applies, including an assessment of the location, size, species and condition of such *protected trees*, in the following circumstances:

a) where land is subject to an application for subdivision, approval of a servicing plan prior to subdivision, a development permit, a development variance permit, a temporary commercial or industrial use permit or a building permit;

b) when *replacement trees* have been planted as required by this bylaw; or

c) when an application for a *permit* to carry out tree *cutting or removal* operations has been made under this bylaw.

14.3. No person shall prevent or obstruct or attempt to prevent or obstruct the *General Manager* or designate from entering upon lands as authorized by subsections 14.1 and 14.2.

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14.4. As per Section 9, once all *replacement trees* required under a *permit* have been planted, the *owner* may request that Urban Forestry staff conduct a field review to confirm that the *replacements trees* have been provided and installed.

15. Notice of Non-compliance

15.1. The *General Manager* may give notice, in the form established in Schedule "C", to any person of a breach of, or non-compliance with, any of the provisions of this bylaw or a *permit* issued under this bylaw, and such person shall immediately cease all tree *cutting or removal* activities until such breach or non-compliance is remedied to the satisfaction of the *General Manager*, and every *owner* of land shall refuse to suffer or permit further tree *cutting or removal* operations upon the *owner's* land until such time as the breach or non-compliance is remedied to the satisfaction of the *General Manager*.

16. Failure to Remedy Non-compliance

16.1. In the event that a person having received notice under Section 15 fails within the time specified therein to remedy such breach, the *Municipality* or its appointed agents may enter upon the lands or any part thereof and carry out the works required to remedy the breach, and the expense of doing so shall be paid by the person in breach and, if not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered from the *owner* of the lands in the same manner as municipal taxes.

17. Suspension or Cancellation of Permit

17.1. Without limiting the application of Part 19 (Offences and Penalties), if:

a) there is a contravention of any term, condition, requirement or restriction of this bylaw or a *permit* issued under this bylaw; or

b) a *permit* was issued under this bylaw on the basis of statements made in the *permit* application or a report, declaration or record required under this bylaw, that were false or misleading with respect to a material fact or that omitted to state a material fact, the omission of which made the statement false or misleading;

the *General Manager* may:

i. suspend in whole or in part the rights of the *permit* holder under the *permit*;

ii. cancel the *permit*; or

iii. amend or attach new conditions to a *permit* with the consent of the *permit* holder.

18. Right of Reconsideration

18.1. Where an applicant or owner of property is subject to a requirement or a decision made by the *General Manager* under this bylaw and is dissatisfied with the requirement or decision, the applicant or owner may apply to the Municipal Council

for reconsideration of the matter within 30 days of the requirement or decision being communicated to them.

18.2. An application for reconsideration must be delivered in writing to the Municipal Clerk and must set out the grounds upon which the applicant considers the requirement or decision of the *General Manager* is inappropriate and what, if any, requirement or decision the applicant or owner considers the Council ought to substitute.

18.3. At the meeting of *Council*, Council may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard and may either confirm the requirement or decision of the *General Manager* or substitute its own requirement or decision.

OFFENCES AND PENALTIES

19.1. Any person who contravenes or violates any provision of this bylaw or of any *permit* issued under this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any *permit* issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any *permit* issued under this bylaw, including a bylaw notice issued pursuant to the Bylaw Notice Enforcement Bylaw 2008, No. 4703, as amended from time to time, commits an offence; and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

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19.2. Where one (1) or more *protected trees* is *cut or removed* or damaged, other than as authorized by this bylaw, or more than one (1) *protected tree* is not replaced or maintained in accordance with a *permit* issued under this bylaw, a separate offence is committed in respect of each such *protected tree*.

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19.3. Every person who violates any of the provisions of this bylaw or an offence against this bylaw:

a) is liable on summary conviction to a fine not exceeding ten thousand dollars ($10,000); and

b) may be subject to penalties specified in the “Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended from time to time per *protected tree* and *replacement tree*. Every day a violation or offence continues shall be deemed a new offence.

19.4. In addition to the penalties imposed under section 19.3, by order of the court, a person convicted of an offence under this bylaw may be directed to:

a) not do any act or engage in any activity that may result in the continuation or repetition of the offence;

b) pay the costs incurred by the *Municipality* in investigating and prosecuting the offence;

c) pay compensation to the *Municipality* for any damage or loss sustained by the *Municipality* because of the commission of the offence to a maximum of $25,000 or higher monetary limit as may be specified under the Small Claims Act in force at the time of the offence; or

d) take any action the court considers appropriate to remedy any harm that resulted from the commission of the offence.

19.5. Pursuant to section 19.4 (d) the *Municipality* may seek an order directing a person convicted of an offence under this bylaw to complete an education or training

program for instruction in appropriate care and management of trees to a standard established by a provincial, national or international body for professional arboriculture, landscaping, or nursery practice.

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19.6. A person who removes a *protected tree* as *imminent failure* without a *permit,* must provide documentation (photos, etc.) or, an *Arborist report*, within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a *permit* for such removal, and take all action necessary to obtain issuance of such tree *permit*.

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19.7. In addition to any other penalty which may be imposed under this bylaw, where a person cuts, removes or damages, or causes, suffers or permits any *protected tree* to be cut, removed, or damaged in contravention of this bylaw or in violation of any term or condition of a *permit* issued under this bylaw, that person, within 30 days of receiving notice of such requirement from the *General Manager*, shall:

a) submit for the *General Manager*'s approval a tree cutting and replacement plan in accordance with the requirements of Schedule "A", specifying the location and species of all *replacement trees*; and

b) plant and maintain on the same *parcel* in accordance with the approved tree cutting and replacement plan a minimum of two (2) *replacement trees* for each *protected tree* unlawfully cut, removed or damaged and in the event the *General Manager* determines it is not feasible or practical to replace the *protected trees* on the same *parcel*, the *replacement trees* shall be planted on Municipal land in a location designated by the *General Manager*, or alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the *replacement tree*, including labour and installation, shall be paid to the *Municipality* to fulfil the requirements at a future date.

20. Repeal

20.1. Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301 is hereby repealed.

READ A FIRST TIME the	27	day of	May	, 2019
READ A SECOND TIME the	27	day of	May	, 2019
PUBLIC INPUT OPPORTUNITY	10	day of	June	, 2019
READ A THIRD TIME the	24	day of	June	, 2019
RECONSIDERED AND ADOPTED the	08	day of	July	, 2019

"JACK FROESE" Mayor "WENDY BAUER" Township Clerk

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SCHEDULE A to BYLAW NO. 5478

Replacement Trees

Where *replacement trees* are required to be provided pursuant to this bylaw, such *replacement trees* shall be provided and planted as follows:

1) For *protected tree* removals not related to demolition or construction on *parcels* containing a one-family dwelling:

   a) deciduous *replacement trees* are to be a minimum of 3 metres in height or of a minimum 6 centimetres caliper*;

   b) coniferous *replacement trees* are to be a minimum of 2.5 metres in height.

2) For *protected tree* removals for all other properties and permits related to construction, demolition, rezoning, development permits, subdivisions or building permits:

   a) every deciduous *replacement tree* shall be of a minimum 6 centimetres caliper*.

   b) every coniferous *replacement tree* shall be a *protected tree* of a minimum 2.5 metres height.

3) Every *replacement tree* shall be spaced from existing trees and other *replacement trees* in accordance with an approved forest management plan or landscape plan and in all cases shall be planted in accordance with the current CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards.

4) An accepted list of *replacement trees* is available on the Township's Tree Protection webpage (tol.ca/treeprotection).

(*Caliper is the diameter of the trunk measured at 15 centimetres above the ground)

Replacement Tree Planting Guidelines

General

1. The final location, planting, species selection and sizes shall be completed to the satisfaction of Urban Foresty. The Owner is responsible for contacting the Municipality for review of planting locations.

Location of Planting

2. Trees shall be spaced as noted on the drawings, unless otherwise approved by the Municipality. Trees shall be sized as noted on the drawings and no less then 3.0m in height with a minimum clear stem height of 1.8m to the lowest branch. Actual tree numbers, spacing and locations will vary according to site conditions and amenities.

3. Locations shall be identified with stakes or painted markings by the Owner. If underground obstructions are uncovered these are to be reported to the Municipality for resolution prior to planting.

   Note: A tree staking review and tree inspection must be requested by the Owner prior to tree planting taking place.

4. No tree substitutions shall be permitted without the express written permission of the Municipality.

   Location of Planting

5. Trees shall have the following minimum clearances from:

   - Street Light Poles 6.0m
   - Utility Poles 3.0m
   - Edge of driveway, curb return, catchbasin or above Ground utility facility 2.0m
   - Sewer and drainage service connection/fire hydrants 1.5m
   - Manholes, valve boxes, water services 1.2m
   - BC Hydro LPT/PMT/Vista switch vaults 2.25m

   Where there is a boulevard planting strip between the back of curb and front of the sidewalk, trees shall be planted a minimum of 1.0m from back of curb and 1.0m from back of sidewalk.

   In other circumstances, trees shall be planted 1.0m from the back of the sidewalk and 2.5m from back of curb.

   Trees shall be no closer to a road intersection than the projection of an 8.0m x 8.0m sight triangle

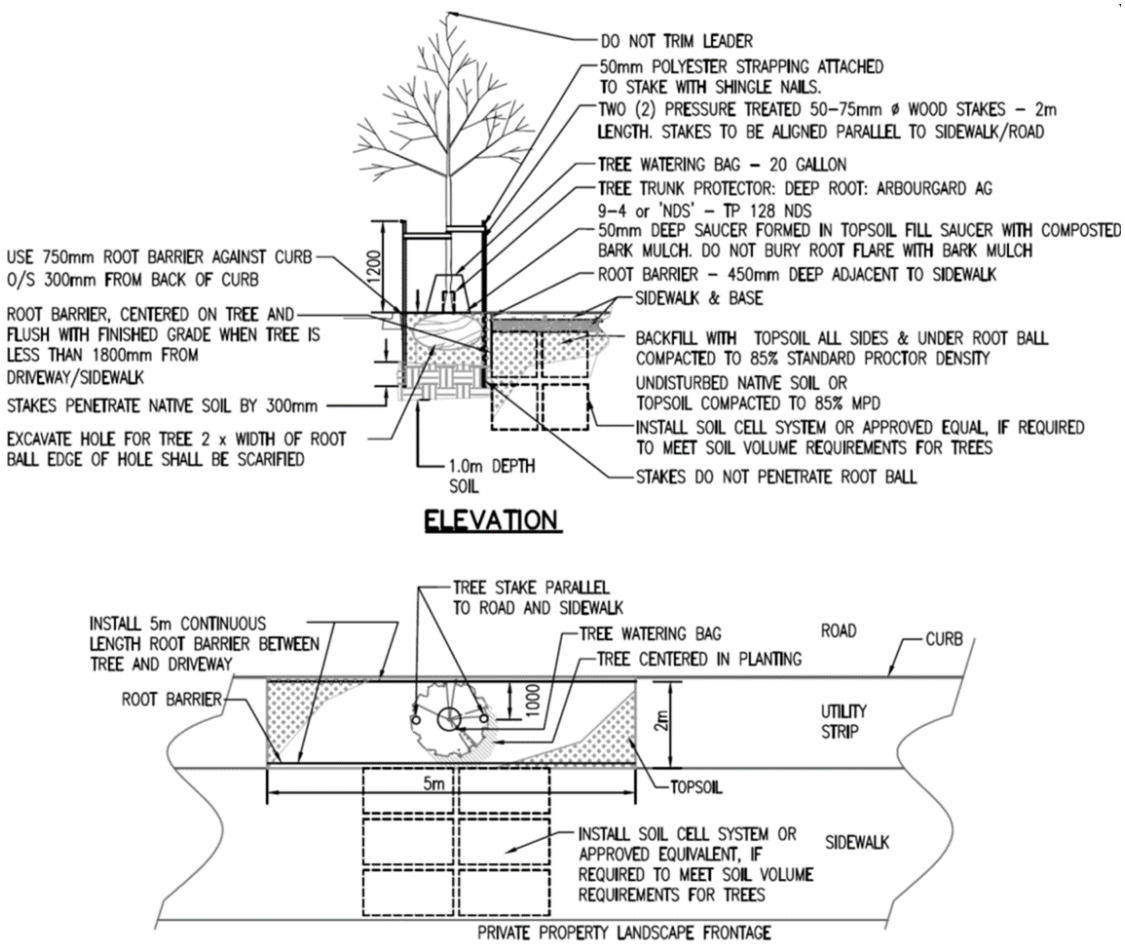
   Location of Planting

6. All plant material shall be of good health and vigor with no visible signs of disease, insect pests, damage or other objectionable disfigurements.

7. All plant material, top soil, shipping procedures, and handling practices shall conform to the most recent CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards, specifications and guidelines in force at the time of installation.

8. Provide $10m^3$ of approved growing medium per tree or approved equivalent.

Tree Installation Detail



Plan View

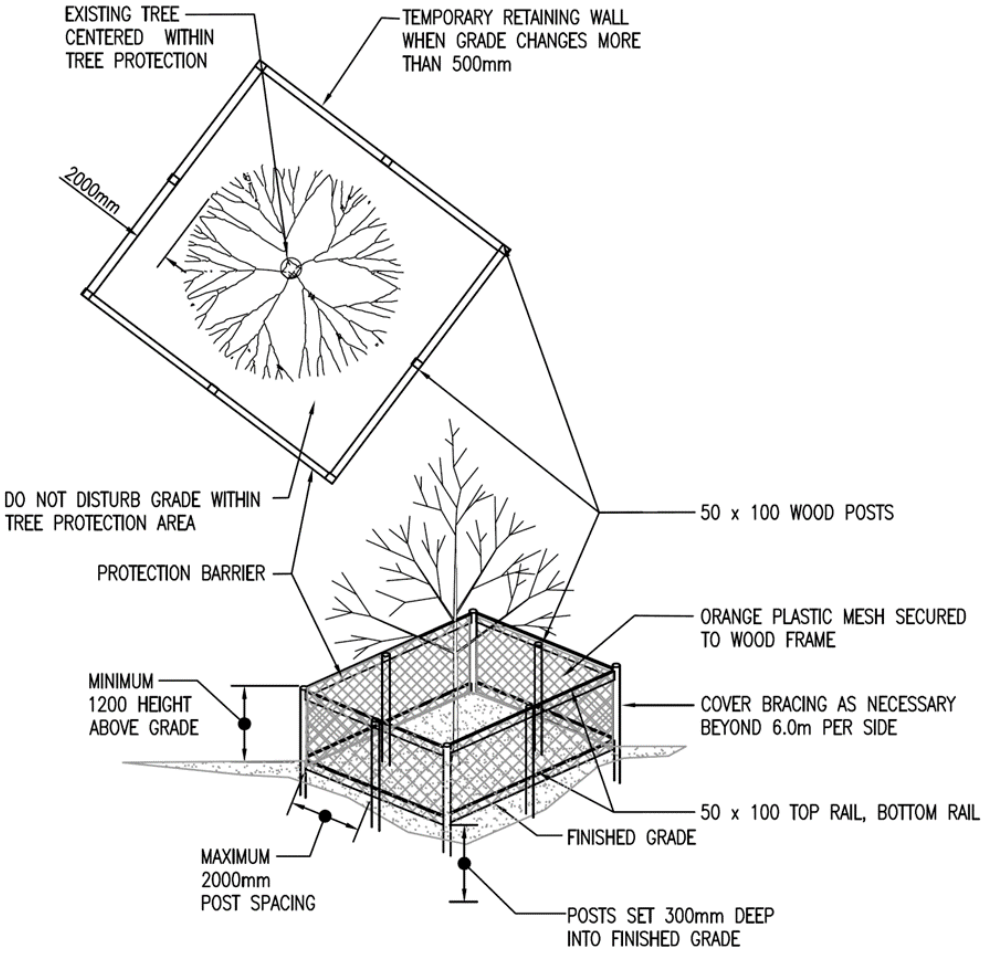
Notes

1. Contact the Municipality to review planting hole excavation prior to installation of topsoil.
2. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. to be removed.
3. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
4. All trees should be single stemmed.
5. All trees should be watered with waterbags for two (2) growing seasons. Tree water bags should be filled with water once every seven (7) days unless notified otherwise.
6. Provide $10m^3$ growing medium per tree or approved equivalent.

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SCHEDULE B to BYLAW NO. 5478

Tree Protection Detail



Notes

1. Install tree protection barrier before site clearing and initiation of construction.
2. Maintain tree protection barrier during clearing and site construction.
3. Keep area within or against protection barrier clear of building materials, litter and standing water.
4. Do not disturb existing grades within tree protection area for protected retained trees.
5. The Owner is responsible for maintenance within tree protection barrier. Damaged trees will be replaced at Owner's cost.
6. Tree Protection Bylaw prescribes penalties for non-compliance with bylaw.
7. Any disruption or planting within the tree protection area is to be supervised by the Municipality.
8. Retained trees to be watered to ensure tree health.

SCHEDULE C to BYLAW NO. 5478

NOTICE OF NON-COMPLIANCE
and
STOP WORK ORDER

YOU ARE HEREBY NOTIFIED that the Township of Langley considers activity on this property to be in breach of its ***Tree Protection Bylaw Number 5478***,

AND ALL PERSONS SHALL IMMEDIATELY CEASE the following activity on this property:

_____
_____
_____
_____
_____
_____

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

Persons affected by this Order may seek further information at the Bylaws Department, Township of Langley Civic Facility at 20338 - 65 Ave, Langley, British Columbia V2Y 3J1.

_____
ADDRESS of PROPERTY

_____
DATE GENERAL MANAGER

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, OR IN ANY WAY TAMPER WITH THIS NOTICE WITHOUT AUTHORIZATION BY THE TOWNSHIP OF LANGLEY.