Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, December 5, 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 – December 5, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held December 5, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 14, 2022

That Council adopt the Minutes of the Regular Council meeting held November 14, 2022.

2. Public Hearing Meeting – November 14, 2022

That Council adopt the Minutes of the Public Hearing meeting held November 14, 2022.

C. DELEGATIONS

1. Harinder Chohan, Amrit Kang, Jaspinder Malhi
Royal Craft Homes
File 0550-07

Request by Harinder Chohan, Amrit Kang and Jaspinder Malhi, Royal Craft Homes, to appear before Council to discuss the removal of 2 trees for a new single family dwelling.

C. DELEGATIONS

2. Heather Scott
Langley Memorial Hospital Foundation
File 0550-07

Request by Heather Scott, Langley Memorial Hospital Foundation, to appear before Council to thank them for their support of Foundry Langley and to present a plaque.

D. ANNOUNCEMENT

1. Fire Chief Gamble Announcement

Mayor and Council to present Chief Gamble with a commemoration plaque and gift to acknowledge his years of service within the fire service and contributions to the Township of Langley.

E. PRESENTATIONS

1. Tree Protection Bylaw

That Council receive the presentation by staff regarding the Tree Protection Bylaw.

Clerk's Note: Council requested the presentation at the November 14, 2022 Regular Council meeting.

F. REPORTS TO COUNCIL

1. Council Policy – Use of Electronic Signatures
Report 22-110
File ADM 0340-50

That Council adopt the Council Policy: Use of Electronic Signatures.

2. Proposed 2023 Council Calendar
Report 22-109
File ADM 0550-06

That Council approve the proposed 2023 Council Calendar, presented as Attachment A to this report.

G. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100674 and Development Permit Application No. 101267 (ZZZ Properties Ltd. / 8000 Block of 199 Street) Bylaw No. 5818 Report 22-112

File CD 08-27-0051

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ZZZ Properties Ltd.) Bylaw No. 5818 amending Comprehensive Development Zone CD-57 located in the 8000 Block of 199 Street to increase the maximum permitted gross floor area;

That Council authorize issuance of Development Permit No. 101267 to ZZZ Properties Ltd. for property located in the 8000 Block of 199 Street subject to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B”;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 957.5 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 18 m (59 ft) to 21 m (69 ft) and from four storeys to five storeys;
e. All signage being in substantial compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
g. All refuse areas to be located in an enclosure and screened; and
h. All outdoor storage areas being covered by a dust free surface;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;

G. BYLAWS FOR FIRST AND SECOND READING

e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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. 5818 in conjunction with proposed Development Permit No. 101267.

Explanation – Bylaw No. 5818

Bylaw No. 5818 amends the Comprehensive Development Zone CD-57 to increase the maximum allowable floor space area for Sub-Zone 4.1 in the Langley Tech Campus lands.

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Sanitary Sewer Local Area Service Bylaw Amendment (19900 Block of 36A Avenue)
Bylaw No. 5825
Report 22-111
File ENG 5320-020-SWR21-01

That Council give first, second and third reading to Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825.

Explanation – Bylaw No. 5825

Bylaw No. 5825 provides amendments to Local Area Service Bylaw 2021 No. 5751 as a result of an increase in the estimated cost of the work.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100158 (Pollyco – Isle of Mann / 7536 – 200 Street and 7541 and 7591 – 202A Street)
Bylaw No. 5814
Bylaw No. 5815
Report 22-97
File CD 08-23-0172

That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998

I. BYLAWS FOR CONSIDERATION AT THIRD READING

No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Isle of Mann) Bylaw No. 5814"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann) Bylaw No. 5815".

Explanation – Bylaw No. 5814

Bylaw No. 5814 amends the Latimer Neighbourhood Plan to increase the permitted height, density and extent of the Apartment land use designation and reallocate Streamside Protection and Enhancement Areas to accommodate the development of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses) on lands located at 7536 – 200 Street, and 7541 and 7591 – 202A Street.

Explanation – Bylaw No. 5815

Bylaw No. 5815 rezones land located at 7536 – 200 Street, and 7541 and 7591 – 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-173 to permit a comprehensive development consisting of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses).

2. Official Community Plan Amendment and Rezoning Application No. 100234 and Development Variance Permit No. 100143 (Coastland Engineering & Surveying Ltd. / 20633 and 20685 – 20 Avenue)
Bylaw No. 5809
Bylaw No. 5810
Report 22-86
File CD 07-14-0058

That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810"

Explanation – Bylaw No. 5809

Bylaw No. 5809 amends the Brookswood-Fernridge Community Plan by adding provisions to the Single Family 1 designation to accommodate creation of lot sizes less than 0.8 hectares (2.0 acres) on a site specific basis at 20633 and 20685 – 20 Avenue.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

Explanation – Bylaw No. 5810

Bylaw No. 5810 rezones 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots.

Development Variance Permit No. 100143

Running concurrently with this Bylaw is Development Variance Permit No. 100143 (Coastland Engineering & Surveying Ltd. / 20633 and 20685 – 20 Avenue) in accordance with Attachment A subject to the following conditions:

a. Schedule "A" (Minimum Service Level Standards – Sanitary Sewerage) of Subdivision and Development Servicing Bylaw 2019 No. 5382 being varied from requiring connection to a municipal sewer system to on-site private system to accommodate subdivision of the subject lands as indicated in Schedule "A";
b. Section 110.1 – Minimum 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 39.5 m (129.6 ft) for proposed Lot 1 and 37.92 m (124.4 ft) for proposed Lots 3, 4, and 5 as indicated in Schedule A; and
c. Section 301.5 of the Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed Lot 2 and to 1.38 m (4.52 ft) for proposed Lot 5 as indicated in Schedule A.

J. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823".

J. BYLAWS FOR FINAL ADOPTION

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;
- 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.

Clerk's Note: Item #3, the amendment to Appendix A, was removed by Council at the November 14, 2022 Regular Council meeting. Included in the agenda package is a memorandum from the Corporate Administration Division regarding a potential additional amendment.

K. CORRESPONDENCE

L. MINUTES OF COMMITTEES

M. MAYOR AND COUNCIL REPORT

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

O. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the November 14, 2022 Regular Council meeting:

O. ITEMS FROM PRIOR MEETINGS

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 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,

O. ITEMS FROM PRIOR MEETINGS

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:

1. 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;
2. 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.

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.

O. ITEMS FROM PRIOR MEETINGS

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.

Councillor Baillie has requested reconsideration of the following motion from the November 14, 2022 Regular meeting:

2. Motion to Reconsider

40 Additional Suppression Firefighters 2023-2026

Moved by Councillor Baillie,
Seconded by Councillor Martens,
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.
CARRIED

The following item was referred to the Council Process Committee at the January 10, 2022 Regular Council meeting:

3. Development Application Procedures Bylaw
Bylaw No. 5760
Report 22-01
File CD BA000021

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give first, second, and third reading to Township of Langley Development Application Procedures Bylaw No. 5760 to integrate provisions of the provincial Municipal Affairs Statutes Amendment Act (Bill 26) that came into effect on November 25, 2021 relating to public hearing requirements for rezoning applications that are compliant with official community plans.

O. ITEMS FROM PRIOR MEETINGS

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Development Application Procedures Bylaw No. 5760 be referred to a future Council Process Committee for further discussion.
CARRIED

Councillors Long and Woodward opposed

Clerk's Note: At the request of Mayor Woodward, this item has been brought back to a Regular Meeting of Council for consideration.

The following item was deferred to the 2022-2026 Council at the April 11, 2022 Regular Council meeting:

4. Parks Master Plan Amendment

Moved by Councillor Arnason,
Seconded by Councillor Davis,
Whereas the Township of Langley has a duly adopted 2002 Parks Master Plan which articulates at Appendix B, under "Park Definitions and Standards", the types and varieties of parks, green space, and trail systems that the Township has set aside for the purpose of protecting access to nature, providing recreation, and conserving habitat to the benefit of the residents of the Township;

Whereas this policy has park definitions and standards regarding 11 types of parks, with respect to the use and determination of use which defines features and generalized rationales for activities within these defined areas; and

Whereas it is contrary to good governance for unilateral decision making which can negatively undermine park usage based on the intrusion of other activities within any of the areas as designated in the Plan;

Therefore be it resolved that Council direct staff to bring forward a policy amendment to the Parks Master Plan in order to prohibit the development of any infrastructure incursions not expressly considered by the Plan, unless and until, Council and the broader community are properly apprised of any proposed activities prior to any site alterations or plans to develop, other than those currently allowed or those that could reasonably be associated with, the Parks Master Plan framework.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be deferred to the Council term (2022 - 2026).
CARRIED

Councillors Arnason, Long, and Whitmarsh opposed

O. ITEMS FROM PRIOR MEETINGS

The following item was deferred to the 2022-2026 Council at the July 25, 2022 Regular Council meeting:

5. Housing Task Force

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
Whereas housing costs are climbing, interest rates are rising, and the cost of construction materials are increasing; and

Whereas supply chain issues are adding to the cost and burden of delivering affordable housing;

Therefore be it resolved that this Council recommend to the next Council that it establish a Housing Task Force to research:

1. The cost of housing and the reasons for the increasing costs;
2. The need and the opportunities to deliver affordable and subsidized housing; and
3. Lands in the Township owned by the Province of BC and the Government of Canada that might be available for affordable and subsidized housing.

Further, that composition of the Task Force include:

- 2 members of Council;
- 1 representative from the real estate industry;
- 4 community members;
- 1 representative from the development industry;
- 1 representative from the construction industry; and further

That the Township supply the necessary staff resources to establish a Terms of Reference to be approved by Council, and the Task Force consult, as required, with all levels of government and academic representatives as appropriate.
CARRIED

Councillors Arnason and Long opposed

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

Q. OTHER BUSINESS

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

1. A Township of Langley Only RCMP Detachment

Whereas:

1. The Township of Langley intends to continually improve its provision of law enforcement services directed and relevant to the unique issues within the Township of Langley;

2. A RCMP detachment solely responsible to Township of Langley would ensure issues within and unique to the Township of Langley assume priority with all applicable law enforcement resources dedicated to Township of Langley residents, businesses and taxpayers and their issues and concerns, not to those of another municipality; and

3. The City and Township of Langley Policy Capital and Operations Cost Sharing Agreement included terms for the eventual, anticipated separation of RCMP law enforcement services between the Township of Langley and the City of Langley when reasonable and appropriate to do so;

Therefore be it resolved that Council hereby directs staff to prepare a report to Council outlining and including the following:

A. The costs associated with terminating the Cost Sharing Agreement between the Township of Langley and City of Langley for the provision of law enforcement services;

B. A complete explanation of the Termination Section of the City and Township of Langley Policy Capital and Operations Cost Sharing Agreement;

C. In accordance with the cost sharing agreement, the monies to be potentially paid to the City of Langley as outlined in the Cost Sharing Agreement, including, but not necessarily limited to:

    1. 35% of the replacement cost value of the Langley RCMP Detachment building, alterations and equipment;
    2. Less 35% of the depreciation rates for the Langley RCMP Detachment building, alterations and equipment;
    3. The determination of the depreciated replacement costs be calculated from 1993, the year of the signing of the Cost Sharing Agreement, to the potential date of termination within 2023; and
    4. An assessment of the additional expense potentially to be incurred by the City of Langley as a result of the termination, not to exceed 2% of the depreciated replacement cost.

Q. OTHER BUSINESS

2. Land Disposal and Acquisition Council Policy Reform

Be it resolved that Council hereby directs staff to reform and consolidate Land Acquisition and Disposal Council Policy 02-105, Land Transaction Details Council Policy 02-103 and Obtainment of Rights-of-Way for Municipal Purposes 02-104 for Council's consideration as follows:

A. Ensure all land dispositions by the Township of Langley duly authorized by Council:

1. proceed publicly with equal opportunity for all to acquire any and all Township of Langley subject land(s) approved by Council to be sold and/or developed;
2. have a determined, minimum acceptable sale price established to be within 10-15% of external, independent appraised values;
3. are conducted and concluded in the public domain with pre-determined, known terms of disposal for all members of the public to consider and agree to satisfy (or not); and
4. are typically to be sold to the highest bidder in a fully transparent, fair and open process as authorized and confirmed by Council, subject to recommendations by staff as may be appropriate for Council to consider from time to time.

B. Property purchases in excess of $100,000 will be submitted to Council for approval, with all other property purchases duly reported to Council as they become executed contracts without subject conditions;

C. Removal of Sections 4.3, 4.4, 4.5, and 4.9 within Land Acquisition and Disposal Council Policy 02-105; and

D. Amend Section 4.1 within the Obtainment of Rights-of-Way for Municipal Purposes to be for a maximum value of $100,000, otherwise to be reported to Council.

3. Improvements to Snow and Ice Control Council Policy

Whereas:

1. The Township of Langley Highway and Traffic Bylaw does not stipulate responsibility for snow removal from sidewalks and detached walkways without private property frontage at the rear of residential properties, stratified or otherwise; and

2. Members of the public have raised concerns with the lack of snow clearing on sidewalks adjacent to, but not fronting private property in high-traffic urban areas;

Q. OTHER BUSINESS

Therefore be it resolved that Council hereby directs staff to report to Council with:

A. Draft amendments to Snow and Ice Control Council Policy 05-102 as follows:

1. Update Section 4.9 to make it more clear that responsibility for snow removal from sidewalks is for property owners' frontage, not "adjacent"; and
2. Outline that the Township of Langley will assume responsibility for these designated sidewalk areas with high volume pedestrian traffic, such as routes to transit stops, schools and sloped areas, lacking residential private property frontage, and for other unique situations identified by Council or staff from time to time.

B. An outline of potential cost implications and processes for improved Snow Removal and Ice Control service levels for Second and Third Priority areas, in addition to and not necessarily limited to the addition of sidewalks without private property frontage; and further

Be it resolved that Council hereby directs staff to review and formalize bylaw enforcement for all frontage "fronting or abutting" commercial, industrial or institutional properties as outlined in Section 509(2) of the Highway and Traffic Bylaw.

4. Township of Langley Ownership of and Upgrades for 207A Street

Whereas 207A Street between 82 and 84 Avenue is widely used by the public, including access for Yorkson Creek Middle School added subsequent to its initial approval and construction;

Therefore be it resolved that Council hereby directs staff to:

A. Initiate and complete the most expedient legal process to assume public ownership of 207A Street between 82 to 84 Avenue by the Township of Langley, as ultimately agreed to by the residential strata corporation representatives of the affected properties, including expropriation for minimal consideration if they so accept; and

B. Report to Council within the 2023 Budget Process a potential redesign and improvements of 207A Street between 82 to 84 Avenue for its consideration to:

1. improve access conditions at Yorkson Creek Middle School during pickup and drop-off to minimize disruption to nearby residents, as much as may be possible to consider; and
2. implement pedestrian improvements and on-street parking on the west side of 207A Street for the benefit of visitors to Yorkson Community Park and local residents.

Q. OTHER BUSINESS

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

5. Potential Dredging of Bedford Channel in Fort Langley

Whereas there may be the need for dredging of the Bedford Channel from time to time to ensure its longevity for environmental, recreational and economic development opportunities;

Be it resolved that Council hereby directs staff to undertake the necessary analyses and report to Council with recommendations regarding the steps involved to potentially consider and undertake a dredging of the Bedford Channel, complete with associated timelines, cost estimates and potential uses of the material.

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

6. Initial Development Application Process Improvements and New Council Policies

Whereas:

1. Lengthy development application processing timelines for residential and commercial developments are delaying the provision of housing, economic development and needed transportation infrastructure;

2. Current development application processes contemplate a significant level of technical, engineering and landscaping details that are not needed for political decision-making processes or the consideration of public feedback; and

3. Public input within the development process can be more effective earlier on within the development process while revisions and other changes can be made prior to the commencement of construction level details;

Therefore be it resolved that Council hereby directs staff to:

A. Prepare and report to Council with draft amendments to the Development Application Procedures Bylaw with new, explicit and clearly outlined minimal development application processes and requirements that:

    1. includes a replacement of Section 4.2, removing delegation of sole authority over the application requirements process to the General Manager, replaced with specific provisions as outlined therein and by new Council Policy only as amended by Council when needed, from time to time;

Q. OTHER BUSINESS

2. do not extend beyond high-level conceptual site planning with only the minimum required of Applicants for public input and Council consideration confirming basic road access and parking, building location(s), site surveys and significant tree schedules;

3. eliminates any and all requirements and review of detailed landscape plans, bonding requirements, integrated site design concepts and any other detailed site servicing engineering or other requirements outlined within the Administration Zoning Bylaw that can be deferred until Final Adoption and/or Building Permit(s), as applicable, within substantial compliance of Council approvals in principle;

4. only require simple elevation(s) with the minimum of 3D rendering(s) required to outline for the public and Council the intended general appearance of structure(s) for a Development Permit;

5. no longer require the Integrated Site Design Concept (ISDC) until after an approval in principle and the commencement of preparations for construction; and confirm that it no longer need be signed by consultants;

6. requires Signage to be erected within 30 days of an accepted Application and removed from the subject property within 30 days of an approval in principle, not “finalization”;

7. explicitly eliminates referrals of development applications to any and all external entities or other organizations unless otherwise specifically required by Provincial or Federal legislation; and that all application items that can be legally determined by the Township of Langley to be from hereon so locally adjudicated; and

8. may include other amendments and reforms as suggested by staff to achieve Council consideration of all Applications subject to Part 3 with significantly reduced, minimal processing timelines for the benefit of the public interest, staff, development industry consultants and the reduction of any unnecessary financial burden to Applicants resulting from lengthy processing delays.

B. A new Council Policy (or Policies) referenced within the Development Application Procedures Bylaw that:

1. outlines the streamlined requirements for reports to Council for development Applications with standardized reporting requirements to be amended by Council when needed, from time to time; and

2. includes a required notification to Council of all new development Applications within two weeks of receipt by Development Services, with summaries of the application along with any requested bylaw amendments or variances and other important considerations for

Q. OTHER BUSINESS

Council to be aware of, maximizing online options and opportunities to satisfy this requirement with minimal additional overhead to staff.

C. Prepare and report to Council with draft amendments to the Development Permit Delegation Bylaw to:

1. delegate approval authority to staff for Development Permits for industrial properties within Gloucester Industrial Estates, the Aldergrove Community Plan and the Rural Community Plan; and

2. delegate approval authority to staff for Development Permits for residential developments without commercial or industrial components and residential densities of less than 25 Units Per Acre, or the functional ratio-based equivalent, with an appropriate notification to Council prior to its issuance.

That Council hereby rescinds Developer Held Public Information Meetings Council Policy 07-164, effective immediately.

That Council hereby rescinds Development Information for Community Associations Council Policy 07-157, effective immediately.

That Council hereby directs staff to report to Council with the projected timeliness, additional funding, draft bylaw amendments or new Council Policies as they may be required:

1. to confirm Council's commitment to public access to all public development application documents for its consideration within three weeks of an accepted Application, well before Council consideration is contemplated;

2. to provide for automated public notification of new development Applications for those members of the public that desire to be so notified;

3. to implement more effective and meaningful online public access to public development Application information and revisions from initial Application to finalization;

4. to implement more effective ongoing public consultation and feedback mechanisms to Council and staff separate from emails, in-person information meetings, targeted referrals, or public hearings later on in the Council consideration and approval process; and

5. for staff to simultaneously suggest any additional recommendations for Council to consider that improve and streamline public consultation to more effectively address items of the public interest or an affected interest in property in a timely fashion earlier in the Application review process.

Q. OTHER BUSINESS

That Council hereby directs staff to separately report to Council with summaries, on a priority basis as soon as practical, on any and all items of a minor or major nature considered to be within Provincial or Federal jurisdiction that are delaying or otherwise complicating or delaying staff processing, Council consideration and commencement of construction of residential housing developments.

7. Replacement Boat Launch, Passive Park and Marina Project in Glen Valley

Whereas:

1. The current boat launch within Marina Park in Fort Langley isn't ideal given its age, a lack of adequate parking and conflict with motorized boats and paddlers using the Bedford Channel;

2. Multiple concepts for an updated Fort Langley destination waterfront and upgrades to Marina Park have not and do not contemplate a replacement boat launch at its current location; and

3. The Township of Langley has considered the provision of a new boat launch with marina upgrades, passive park, trail and other greenway possibilities for many years, and has acquired multiple properties within Glen Valley specifically for this purpose;

Therefore be it resolved that Council hereby directs staff to report to Council on the provision of a new boat launch with accessory uses and/or complementary facilities at 252 Street and 88 Avenue in Glen Valley, potentially including, but not necessarily limited to:

1. A passive park, marina, appropriate parking, storage and one or more boat launch(es) with other potential additions for Council to consider such as picnic areas, greenway or trail connections or other complementary options;
2. Removal of existing structures and other unneeded facilities; and
3. Other suggestions or ideas staff may seem appropriate to present to Council for its consideration;

That Council hereby directs staff to include within the 2023 Budget Process the necessary road access and railway crossing upgrades and improvements needed for vehicles towing watercraft to access the subject properties, with an outline of any funding already set aside and in place for this purpose and the necessary funding to commence these works within 2023; and

Q. OTHER BUSINESS

That Council hereby directs staff to prepare for Council's consideration, as soon as practical within 2023, the above referenced replacement boat launch project concept for pre-approval within the 2024 budget for the commencement of on-site works to begin no later than within 2023 or 2024, if possible.

8. 2023 Budget Directives with Capital Project and Council Policy Updates

Whereas:

1. There is significant financial pressure on the Township of Langley with the Municipal Price Index at approximately or in excess of 8%, with many ideas and suggestions made by previous Councils for budget reform worthy of ongoing consideration;

2. There has been much financially beneficial, additional commercial and industrial development over many prior years along with significant residential growth rates; and

3. Many residents and taxpayers are facing significant financial pressure with current inflation rates, mortgage increases and other cost of living pressures Council is aware and considerate of;

Therefore be it resolved that Council hereby directs staff as part of the 2023 Budget Process to:

A. Target a total property tax increase of no more than an aggregate of 4.0% for the 2023 taxation year within the upcoming draft Five Year Financial Plan;

B. Outline and present for Council's consideration a range of historic or additional operating items to add or remove at Council's discretion to reduce the aggregate property tax increase(s);

C. Propose to Council for its consideration, consolidation of Township of Langley Non-Statutory Reserves with clearer identification of funding sources, their intended purposes and Council Policy governing their use by staff;

D. Identify and propose to Council for its consideration a range of possible options for permanent operating budget reductions of $1,500,000;

E. Outline and present for Council's consideration draft, gradual adjustments to mill rates for Commercial/Other and Industrial property classes over the next 5 years while ensuring long-term consistency in real-world dollar terms per unit of assessed value, as may be practical and timely for Council to consider;

Q. OTHER BUSINESS

F. Outline and present for Council's consideration the potential implementation of BC Assessment Averaging for property taxation jurisdiction within the 2023 or 2024 taxation year, while completing the necessary notification requirements within 2022, such that it will be possible for Council to potentially proceed with it within 2023;

G. Cease the current practice of oversubscribing the Development Cost Charges funding envelopes for proposed DCC eligible capital projects; and confirm this as ongoing Council Policy within the Council Policy for Budget Directives and Processes for Council's consideration;

H. Prepare and propose a new Council Policy for Budget Directives and Processes to be formulated concurrent with the 2023 Budget Process for Council's consideration at its conclusion, for consistent, established future processes; and

I. Prepare and propose a new Council Policy for Financial Reserves and Debt Management to be formulated concurrent with the 2023 Budget Process for Council's consideration at its conclusion; and further

Be it resolved that Council hereby directs staff to cancel and not proceed with the following capital projects and release the associated budget envelopes for other capital projects:

1. JRVP1000-01 — Smith View Park at the Jericho Reservoir — $1,700,000 and $500,000; and
2. AVP1000-01 — Airport View Park on 216 Street — $595,000.

That Council hereby directs staff to suspend any further work and expenditure on the following capital projects until updated Report(s) to Council on these projects as may needed and applicable with additional direction by Council:

1. YCP1002-01 — Yorkson Community Park — $8,600,000
2. WTR1212-01 — Brookswood and Murrayville Water Quality Improvements — $5,800,000
3. PKSP1034-01 — Annual Synthetic Turf Field Replacement — $800,000
4. RDS1284-01 — Airport Paving and Drainage Upgrades — $900,000
5. RDS1277-01 — 216 Street Improvements — $497,000
6. RDS1298-01 — Road and Intersection Impr 24 Avenue — $4,380,000
7. RDS1304-91 — 200 Street, 7600 Block — $3,400,000; and
8. RDS1239-01 — Willowbrook Connector, 64 to 68 Avenue — $13,000,000

Further be it resolved that Council hereby directs staff to include for Council's consideration within the 2023 Budget and Five Year Financial

Q. OTHER BUSINESS

Plan, as a strategic road infrastructure priority of Council, with their projected timelines:

A. The following sections of arterial roads and sidewalks within Willoughby:

1. 208 Street from 76 Avenue to 68 Avenue;
2. 208 Street from 81 Avenue to 83 Avenue;
3. 212 Connector from 208 Street to 80 Avenue;
4. 80 Avenue from 212 Street to 216 Street;
5. 72 Avenue from 202A Street to 212 Street; and
6. 202A Street from 72 Avenue to 86 Avenue;

B. The intersection of 86 Avenue and 202 Street to be completed within 2023 to an ultimately finished design, or otherwise as soon as possible.

That Council hereby directs staff to include for Council's consideration within the 2023 Budget and Five Year Financial Plan the following recreation and public safety capital projects with their projected timelines, as applicable:

1. A new indoor pool and community centre within Yorkson Community Park;
2. A new soccer campus within the Smith Neighbourhood Plan;
3. A new ice and dry floor recreation facility (or facilities) at the Langley Events Centre;
4. A new Langley concert hall or performance centre at the Langley Events Centre;
5. A replacement fire hall for Brookswood/Fernridge; and
6. A replacement fire hall for Walnut Grove and improved service to Willoughby and Highway #1.

That Council hereby directs staff to include matching funds of $125,000 for a Bocce Courts Cover at the Langley Events Centre within the 2023 Capital Budget.

That Council hereby removes Section 3.1.5 of Council Renumeration Council Policy 01-017.

That Council hereby rescinds Corporate Work Program Conflicts Council Policy 01-015, effective immediately.

That Council hereby rescinds Corporate Goals and Priority Setting Council Policy 01-031, effective immediately.

Q. OTHER BUSINESS

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

9. Safe Street Designs

Whereas:

1. The Township of Langley's arterial road network in Willowbrook and Willoughby does not adequately provide the option for residents to safely or reliably use any other mode of transportation other than single-occupancy motor vehicles;

2. This situation results in worsening congestion as the community grows, and encourages unsafe habits by all road users; and

3. As the arterial road network in the Township of Langley is completed, completing a safer design for all arterial roads prior to their completion will result in long-term cost savings for the community as well as promotes a more balanced mode-share of transportation, which will reduce congestion and localized pollution in the long-run;

Therefore be it resolved that:

1. Staff report back on the required changes to the Subdivision and Servicing Bylaw to improve the minimum standard for all Urban Arterial Roads to include:

    a. Raised medians with native trees planted and otherwise the most basic landscaping possible as opposed to the current standard of painted medians or medians with no trees, and,
    b. Where possible at intersections within the Willowbrook and Willoughby Community Plans, implement curb extensions to create a safer environment for drivers, pedestrians, and cyclists;

2. The Township expand the use of advanced pedestrian travel permission that currently exists at some intersections in the Township to all intersections within the Willowbrook and Willoughby Community Plans;

3. Within the areas of the Willowbrook and Willoughby Community Plans, the Township eliminates the use of pedestrian walk buttons in favour of automatic pedestrian travel permission during each traffic cycle; and

Q. OTHER BUSINESS

4. Staff provide a report to Council on the feasibility of on-street parking along Urban Arterial Roads in the outer-most lane between set hours during the night, with the hours subject to a study of the best practices within other municipalities.

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item D.1 - Section 90(1) (e) Property;
Item F.1 - Section 90(1) (e) Property;
Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.3 - Section 90(1) (e) Property;
Item F.4 - Section 90(1) (g) Legal;
Item F.5 - Section 90(1) (k) Negotiations;
Item F.6 - Section 90(1) (k) Negotiations;
Item F.7 - Section 90(1) (m) Another Matter;
Item G.1 - Section 90(1) (b) Personal;
Item H.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.2 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.3 - Section 90(1) (e) Property; (k) Negotiations.

S. TERMINATE

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

M I N U T E S

PRESENT: Mayor E. Woodward

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

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

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – November 14, 2022

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held November 14, 2022, with the addition of Item C.2.

AMENDMENT
Moved by Councillor Baillie
Seconded by Councillor Ferguson,
That the agenda order be varied to move into the Special Closed Meeting following Item D.
CARRIED

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

B. ADOPTION OF MINUTES

1. Special Council Meeting – July 26, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council adopt the Minutes of the Special Council meeting held July 26, 2022.
CARRIED

2. Inaugural Council Meeting – November 7, 2022

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council adopt the Minutes of the Inaugural Council meeting held November 7, 2022.
CARRIED

C. DELEGATIONS

1. Myrtle Clift
File 0550-07

Myrtle Clift appeared before Council to discuss traffic control at 272 Street and Fraser Hwy. She presented a 422-signature petition in favour of a 4-way, left hand turn signal at this intersection. She stated that Aldergrove is growing at a fast rate and traffic is increasing which warrants a traffic light at this intersection.

REFERRAL
Moved by Councillor Martens
Seconded by Councillor Baillie
That the delegation from Myrtle Clift be referred to staff for further information on any ongoing and previous improvements at 272 Street and Fraser Highway.
CARRIED

2. Randhir Brar
File 0550-07

Randhir Brar appeared before Council to request support of Agricultural Land Commission Application #100397. He stated that he runs a trucking business which is currently not allowed to park trucks on the property. He is applying to the ALC to permit non-farm use for the purpose of parking 10 trucks. He further stated that only one acre of the property is useable for farming and truck parking would be a better use of this lot. No structure will be built on the property.

D. PRESENTATIONS

The agenda order was varied.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
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;
Item H.5 - Section 90(1) (a) Personnel;
Item H.6 – Section 90(1) (g) Legal;
Item H.7 - Section 90(1) (g) Legal;
Item H.8 - Section 90(1) (g) Legal;
Item H.9 - Section 90(1) (g) Legal;
Item H.10 - Section 90(1) (e) Property;
Item H.11 - Section 90(1) (g) Legal;
Item H.12 - Section 90(1) (g) Legal; and
Item H.13 - Section 90(1) (e) Property.
CARRIED

MEETING RECESSED
The meeting recessed at 1:18pm.

MEETING RECONVENED
The meeting reconvened at 3:35pm.

The agenda order then resumed.

E. REPORTS TO COUNCIL

1. 2022 Local Government Election Official Results Report 22-98

File ADM 4200-27-001

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council receive the 2022 Local Government Election Official Results report for information; and

E. REPORTS TO COUNCIL

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.
CARRIED

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

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
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.

CARRIED

E. REPORTS TO COUNCIL

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

File CD 13-17-0008

Moved by Councillor Kunst,
Seconded by Councillor Martens,
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.
CARRIED

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

File CD 10-07-0026

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
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.
CARRIED

5. Stratification in the ALR Report 22-108

File CD BA000039

Moved by Councillor Martens,
Seconded by Councillor Kunst,
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

E. REPORTS TO COUNCIL

5. Application by Brian Krentz/Valerie Meers for property at 3766 – 240 Street, zoned RU-3.

CARRIED

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

Moved by Councillor Baillie,
Seconded by Councillor Martens,
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.
CARRIED

7. 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

Moved by Councillor Kunst,
Seconded by Councillor vanPopta,
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;

E. REPORTS TO COUNCIL

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.

CARRIED

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

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
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:

F. BYLAWS FOR FIRST AND SECOND READING

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions 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 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

F. BYLAWS FOR FIRST AND SECOND READING

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.

DEFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That First and Second reading of Bylaw No. 5819 and Bylaw No. 5820 be deferred to the December 5, 2022 Regular Meeting.
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
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;

F. BYLAWS FOR FIRST AND SECOND READING

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;

F. BYLAWS FOR FIRST AND SECOND READING

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

F. BYLAWS FOR FIRST AND SECOND READING

Rezoning Bylaw No. 5811 in conjunction with Development Permit No. 101333.
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Martens,
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.
CARRIED

Councillor Pratt opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Procedure Bylaw Amendments Bylaw No. 5823 Report 22-99

File ADM 3900-25

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823", with the removal of Section 2 (f).
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. 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

Moved by Councillor Kunst,
Seconded by Councillor vanPopta,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brydon Projects Yorkson Ltd.) Bylaw No. 5790".
CARRIED

Councillor Pratt opposed

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 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

MOTION
Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
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.
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council approve providing financial support from Council Contingency to the Aldergrove Community Association, the Aldergrove Business Association, and the Aldergrove Agricultural Fair and Festival Association, to assist with rentals, plaza fees, and specifically $4,000 for traffic control for the Aldergrove Christmas events.
CARRIED

2. Adoption Awareness Month
File 0630-01

Moved by Councillor Pratt,
Seconded by Councillor vanPopta
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.
CARRIED

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

Councillor Ferguson reported that members of Council attended Remembrance Day ceremonies.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Martens,
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
CARRIED

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
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 vanPopta,
Seconded by Councillor Baillie,
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 applicant the Community Amenity Contributions to ensure they are proportionate to the value being created.
CARRIED

Councillor Kunst opposed

N. ITEMS FROM PRIOR MEETINGS

2. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Martens,
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
CARRIED

Councillor Kunst opposed

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

REFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Bylaw No. 5807 be referred to staff to work with the proponent to consider and clarify and improve the road network, pathways, and density.
CARRIED

Councillor Kunst 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

N. ITEMS FROM PRIOR MEETINGS

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.

3. Motion to Reconsider

Moved by Mayor Woodward
Seconded by Councillor Martens,
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
CARRIED

Councillor Kunst opposed

MOTION
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
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”.

REFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Bylaws No. 5786 and 5787 be referred to staff to work with proponent to consider and clarify and improve the road network, pathways, and density.
CARRIED

Councillor Kunst opposed

N. ITEMS FROM PRIOR MEETINGS

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;

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

N. ITEMS FROM PRIOR MEETINGS

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

1. Community Amenity Contributions Policy Update

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
Be it resolved that Council hereby directs staff to prepare an update to Community Amenity Contributions Council Policy 07-166 for Council's 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;

P. OTHER BUSINESS

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".

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Clause A be amended to include mention of transportation infrastructure projects that originate from development.
CARRIED

Mayor Woodward opposed

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

2. Community and Policy Planning Priorities

Moved by Mayor Woodward,
Seconded by Councillor Martens,
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;

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;

P. OTHER BUSINESS

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.
CARRIED

3. WARCAP Consolidation with Roads DCC

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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

P. OTHER BUSINESS

not contribute to these same community amenity and Roads DCC items more than once.

CARRIED

4. Final Resolution of North Langley Water Issues

Moved by Councillor vanPopta,
Seconded by Councillor Martens,
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;

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.

CARRIED

P. OTHER BUSINESS

5. 40 Additional Suppression Firefighters 2023-2026

Moved by Councillor Baillie,
Seconded by Councillor Martens,
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.
CARRIED

6. Election Signs Restricted to Private Property

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
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.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That the motion include a report from staff on what the adjacent five municipalities are doing in regards to policies and limitations.
CARRIED

Councillor Kunst opposed

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

Councillor Kunst opposed

P. OTHER BUSINESS

7. Salmon River Uplands within the Rural Community Plan

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
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.
CARRIED

8. Initiation of Priority Project Works with Initial Preparations

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
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;

P. OTHER BUSINESS

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

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.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Martens,
That the motion be amended to increase the pre-approved amount to $300,000 within the 2023 budget.
CARRIED

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

9. Council Consideration of Project 08-26-0225

Moved by Councillor vanPopta
Seconded by Councillor Martens,
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;

P. OTHER BUSINESS

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.

CARRIED

10. Council Consideration of Project 08-14-0091

Moved by Councillor Rindt,
Seconded by Councillor Martens,
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.

CARRIED

11. Tree Protection Bylaw Amendments

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
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

P. OTHER BUSINESS

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.

REFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Tree Protection Bylaw Amendments be referred to staff for a presentation to Council.
CARRIED

R. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 5:30pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, November 14, 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

W. Bauer, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – November 14, 2022

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 14, 2022.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100158 (Pollyco - Isle of Mann / 7536 – 200 Street and 7541 and 7591 – 202A Street) Bylaw No. 5814 Bylaw No. 5815 Report 22-97

File CD 08-23-0172

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Isle of Mann) Bylaw No. 5814"; and

C. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann) Bylaw No. 5815"

Explanation – Bylaw No. 5814

S. Richardson explained that Bylaw No. 5814 amends the Latimer Neighbourhood Plan to increase the permitted height, density and extent of the Apartment land use designation and reallocate Streamside Protection and Enhancement Areas to accommodate the development of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses) on lands located at 7536 – 200 Street, and 7541 and 7591 – 202A Street. 75 public notices were mailed out.

Explanation – Bylaw No. 5815

S. Richardson explained that Bylaw No. 5815 rezones land located at 7536 – 200 Street, and 7541 and 7591 – 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-173 to permit a comprehensive development consisting of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses). 75 public notices were mailed out.

Submissions from the public:

1. J. Mann, a property owner in Langley, was in attendance and commented that he supports this densification as it does not remove land from the ALR and helps with housing affordability.

The following written submission was received from the public:

1. Brad Richter, Better Langley, stating support for the density increases from 232 to 425 units, especially considering the additional 70 units of "affordable housing" units to be included. He further stated three areas of concern for Council and staff to consider: affordable housing should be integrated, not exclusion, street design is not conducive to porous road network, and no more front loading homes.
2. W. Martin, a Langley resident, asking that all construction be done to: a passive house/net zero standard, a minimum Step Code 5, Energuide rating of zero, zero GHG emissions, and all parking spots be equipped with EV charging outlets. He also requested that all new construction be done in a way that does not burn fossil fuels.
3. Rebecca Robb, Hunter Litigation Chambers, legal counsel for Allwest Properties Ltd. and Allwest Development Corporation, stating opposition to the form of development and proposed road network on 7541 202A Street. The plans for 7541 202A Street should be revised so that all access, turn arounds and fire service routes are accommodated on 7536 200 Street, 7541 and 7591 202A Street.

C. PUBLIC HEARING

Allwest also notes that the housing and density proposed for 7541 202A Street, being single family homes, is incongruent with their proximity to future rapid transit, schools and community amenities, as well as the Township of Langley's expressed values and objectives to create affordable housing and smart growth. A mix of four to six-storey apartments and dense townhomes would be a more appropriate mix of housing.

4. James Hansen, Strong Towns Local Conversation Leader, providing the following recommendations:
    a. Connect 75 Avenue to 200 Street;
    b. Connect 75B/75A Avenue to 202A Street;
    c. Add laneway or thru-road along south edge of parcel 7441 (most south-easterly parcel);
    d. Laneway added for homes on the centre row of homes between 201A Street and 201B Street;
    e. Laneway added behind front-garage homes in new site plan adjacent to park north of 75A Avenue, or remove them and revert that portion of the original site plan;
    f. Ground floor retail be continued along 200A Street apartment buildings; and
    g. Second floor office space included on at least one of the apartment buildings.

2. Official Community Plan Amendment and Rezoning Application No. 100234 and Development Variance Permit No. 100143 (Coastland Engineering & Surveying Ltd. / 20633 and 20685 – 20 Avenue)
Bylaw No. 5809
Bylaw No. 5810
Report 22-86
File CD 07-14-0058

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810"

Explanation – Bylaw No. 5809

S. Richardson explained that Bylaw No. 5809 amends the Brookswood-Fernridge Community Plan by adding provisions to the Single Family 1 designation to accommodate creation of lot sizes less than 0.8 hectares (2.0 acres) on a site specific basis at 20633 and 20685 – 20 Avenue. 40 public notices were mailed out.

C. PUBLIC HEARING

Explanation – Bylaw No. 5810

S. Richardson explained that Bylaw No. 5810 rezones 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots. 40 public notices were mailed out.

Development Variance Permit No. 100143

Running concurrently with this Bylaw is Development Variance Permit No. 100143 (Coastland Engineering & Surveying Ltd. / 20633 and 20685 – 20 Avenue) in accordance with Attachment A subject to the following conditions:

a. Schedule "A" (Minimum Service Level Standards – Sanitary Sewerage) of Subdivision and Development Servicing Bylaw 2019 No. 5382 being varied from requiring connection to a municipal sewer system to on-site private system to accommodate subdivision of the subject lands as indicated in Schedule "A";
b. Section 110.1 – Minimum 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 39.5 m (129.6 ft) for proposed Lot 1 and 37.92 m (124.4 ft) for proposed Lots 3, 4, and 5 as indicated in Schedule A; and
c. Section 301.5 of the Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed Lot 2 and to 1.38 m (4.52 ft) for proposed Lot 5 as indicated in Schedule A.

Submissions from the public:

The following written submissions were received from the public:

1. W. Martin, a Langley resident, asking that all construction be done to: a passive house/net zero standard, a minimum Step Code 5, Energuide rating of zero, zero GHG emissions, and all parking spots be equipped with EV charging outlets. He also requested that all new construction be done in a way that does not burn fossil fuels.

D. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the meeting terminate at 7:07pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

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

December 5, 2022 at the 1:00pm Regular Meeting
(Council meeting date requested)

Name of delegate or organization wishing to appear

Harinder Chohan, Amrit Kang, Jaspinder Malhi

1 Topic

Issue regarding removal of 2 trees for new sfd dwelling. Tree department would like us to move the location of the building forward which is going to be a lot of work and money and I have waited a very long time for my permit as it is in the final stages already. All my revisions have been done and paid for. Also I have talked to all my engineers regarding moving the house forward and they all said the same thing that it will basically start from scratch which is going to cost me time and money. The following engineers would have to do work again :

- Geotech for soils, water storm management plan, surveyor, lot grading, civil worker, architect, septic tank relocation
- On top of that the interest rates have gone up, the house is on stand still and i am paying so much out of my pocket already.

2 Additional Information

Purpose of presentation ❑ Information only ❑ Request letter of support ❑ Request funds ☑ Other

Desired resolution

We are only requesting 2 trees to be removed. We dont want to remove any trees either but in this situation because of the house we will need to. Its a better option for me to remove those 2 trees and place 4 replactemtn trees.

3 Meeting Location

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

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

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Heather Scott
Date: Monday, November 28, 2022 2:57:32 PM

Please note the following response to Delegation Requests has been submitted at Monday November 28th 2022 2:54 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  12/5/2022
- **Name of delegate or organization wishing to appear**
  Langley Memorial Hospital Foundation
- **Topic**
  We wish to thank Mayor and Council for their support of Foundry Langley, with a gift of $250,000. We will report back on the impact of their gift, and present a plaque.
- **Purpose of presentation**
  Information only
- **Desired resolution**
  n/a
- **Full name**
  Heather Scott
- **Email address**
  s.22(1)
- **Address**
  s.22(1)
- **Primary Phone**
  s.22(1)
- **Alternate Phone**
  s.22(1)

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

#5712 26/07/21

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.

#5712 26/07/21

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

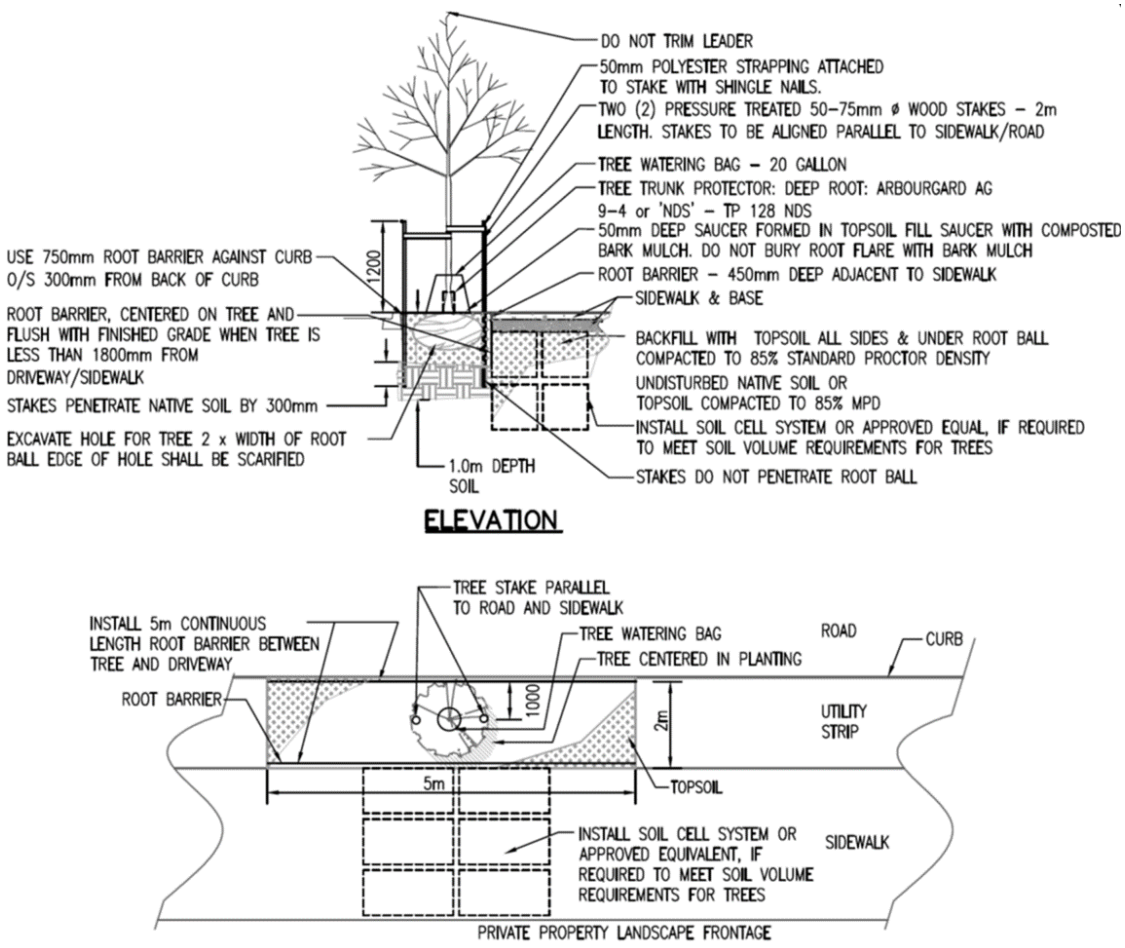
   Location of Planting

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

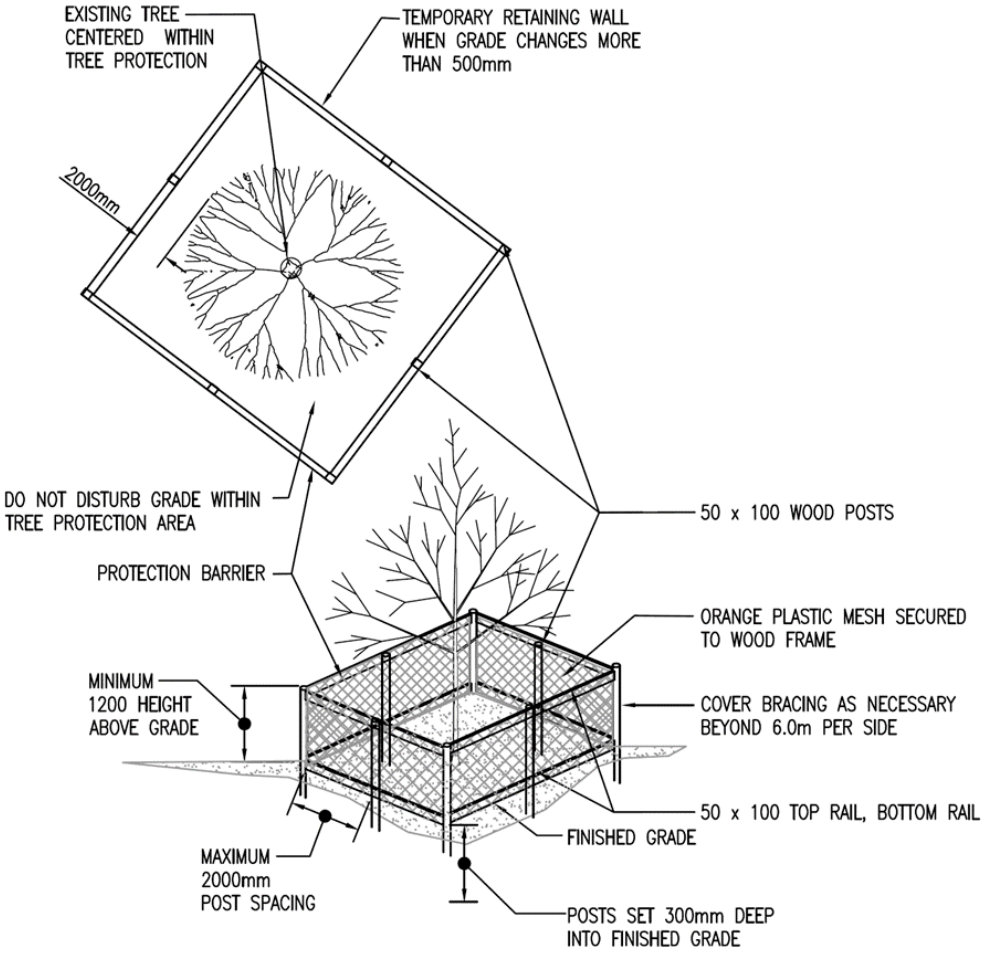
Notes

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.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 5, 2022 - REGULAR MEETING	**REPORT:**	22-110
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0340-50
SUBJECT:	COUNCIL POLICY - USE OF ELECTRONIC SIGNATURES		

RECOMMENDATION:

That Council adopt the Council Policy: Use of Electronic Signatures.

EXECUTIVE SUMMARY:

A signature represents an individual's approval in a document or transaction and provides evidence of that person's identity, intent to approve, or be legally bound by the contents of the document.

Signatures that are traditionally thought of in the context of pen and paper are referred to as 'wet' signatures. However, to facilitate the digitization of business processes, 'electronic signatures' have now become commonplace.

The Federal Personal Information Protection and Electronic Documents Act (PIPEDA) Act and the Government of BC Electronic Transactions Act (ETA) define electronic signatures and regulate their use.

While the Federal and Provincial Acts permit the use of Electronic Signatures where legally appropriate, staff are seeking Council approval of this policy to ensure there is Council authorization for the transition to Electronic Signatures to facilitate the continued digitization of business processes where applicable.

PURPOSE:

To obtain Council Authorization of the Electronic Signature Policy.

BACKGROUND/HISTORY:

A signature represents an individual's approval in a document or transaction and provides evidence of that person's identity, intent to approve, or be legally bound by the contents of the document.

Signatures that are traditionally thought of in the context of pen and paper are referred to as 'wet' signatures. However, to facilitate the digitization of business processes, Electronic Signatures have now become commonplace.

Electronic Signatures can be obtained in a number of different ways including but not limited to 3rd party asymmetric cryptography tools that help ensure the validity and integrity of the signature.

As part of the COVID-19 pandemic, the Township successfully completed a pilot project that leveraged fully encrypted digital signatures for the purposes of obtaining signatures for contracts in order to eliminate the requirement for in-person interactions solely for the purpose of obtaining a 'wet' signature.

There are many opportunities to transition to electronic signatures to improve both internal processes and streamline public-facing services.

DISCUSSION/ANALYSIS:

A number of both internal and external business processes rely on the use of signatures.

As staff review business processes, opportunities may arise to fully digitize all or part of an existing, or new, process subject to the availability of an Electronic Signature that satisfies any underlying authenticity and/or legal requirements.

In some situations, a formal 'wet' signature may simply be a historical requirement with no legitimate legal need.

Systematically reviewing forms and underlying signature requirements as part of technology implementation projects may identify opportunities where signatures may not be required or alternatively, an Electronic Signature may be appropriate thus optimizing the overall process.

Legislation:

The Federal PIPEDA and the Government of BC ETA define electronic signatures and regulate their use.

Legal Implications:

Any use of an Electronic Signature will be required to comply with the applicable legislation. Should a situation arise where the legislation is not clear, a legal opinion will be obtained to mitigate any liability risks.

Steve Scheepmaker
DIRECTOR, CORPORATE ADMINISTRATION
for
CORPORATE ADMINISTRATION DIVISION

ATTACHMENT A Electronic Signatures Policy

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Use of Electronic Signatures

Policy No:
Approved by Council:

1. Purpose

1.1 The purpose of this policy is to provide Council authorization for the use of Electronic Signatures.

2. Background

2.1 Signatures represent an individual's approval in a document or transaction and provides evidence of that person's identity, intent to approve, or be legally bound by the contents of the document.

2.2 The purpose of a signature is the same whether it is paper based (wet) or electronic.

2.3 Electronic Signatures can be obtained in a number of different ways including but not limited to 3rd party asymmetric cryptography tools that help ensure the validity and integrity of the signature.

2.4 Through the regular course of business, it may be beneficial for the Township to accept an Electronic Signature as a means to enhance or otherwise improve business processes or procedures.

3. Related Policy

3.1 Policy 01-007, Operations and Management

4. Policy

4.1 This Policy does not compel or require the Township to use Electronic Signatures wherever permitted.

4.2 Before an Electronic Signature is used, it must be determined whether an Electronic Signature can be legally used and the manner in which the Electronic Signature must be provided.

4.3 Council authorizes staff to leverage Electronic Signatures where deemed appropriate as part of the operation and management of the Township's functions.

DRAFT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 5, 2022 - REGULAR MEETING	**REPORT:**	22-109
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0550-06
SUBJECT:	PROPOSED 2023 COUNCIL CALENDAR		

RECOMMENDATION:

That Council approve the proposed 2023 Council Calendar, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

Council is required to adopt a schedule of regular Council meetings in accordance with the requirements of the *Community Charter*.

PURPOSE:

Approval of the Council Calendar for 2023 is being requested to meet the requirements of the *Community Charter* and provide staff with the information necessary to prepare related statutory notices and complete room bookings. Additional meetings, not included in the calendar, can be accommodated using Special meetings as permitted by the *Community Charter*.

Council annually approves a Council Calendar scheduling Council meetings. Attached is the proposed 2023 Council Calendar providing the proposed dates of regular meetings of Council.

Respectfully submitted,

Suzanne Little
DEPUTY TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION

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

CONCURRENCES	
Division / Department	**Name**
Community Development Division	R. Seifi

ATTACHMENT A 2023 Council Calendar

Revised November 30, 2022 9:35:29 AM

January 2023

Acting Mayor: Cllr. Kunst

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
New Year's Day	**Municipal Office Closed**					
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
22	23	24	25	26	27	28
29	30	31				
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

February 2023

Acting Mayor: Cllr. Kunst

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
		FCM Sustainable Communities Conference *Ottawa, Ontario*	**FCM Sustainable Communities Conference** *Ottawa, Ontario*	**FCM Sustainable Communities Conference** *Ottawa, Ontario*	**FCM Sustainable Communities Conference** *Ottawa, Ontario*	
12	13	14	15	16	17	18
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
19	20	21	22	23	24	25
	Family Day					
26	27	28				
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

March 2023

Acting Mayor: Cllr. Kunst

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	Spring Break 13	Spring Break 14	Spring Break 15	Spring Break 16	Spring Break 17	18
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
19	Spring Break 20	Spring Break 21	Spring Break 22	Spring Break 23	Spring Break 24	25
26	27	28	29	30	31	

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

April 2023

Acting Mayor: Cllr. Kunst

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*				**Good Friday**	
9	10	11	12	13	14	15
	Easter Monday					
16	17	18	19	20	21	22
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
23	24	25	26	27	28	29
30						

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

May 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	**2**	**3**	**4**	**5**	**6**
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*		**LMLGA Conference & AGM** *Harrison Hot Springs, BC*	**LMLGA Conference & AGM** *Harrison Hot Springs, BC*	**LMLGA Conference & AGM** *Harrison Hot Springs, BC*	
7	**8**	**9**	**10**	**11**	**12**	**13**
14	**15**	**16**	**17**	**18**	**19**	**20**
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
21	**22**	**23**	**24**	**25**	**26**	**27**
	Victoria Day			**FCM Conference** *Toronto, Ontario*	**FCM Conference** *Toronto, Ontario*	**FCM Conference** *Toronto, Ontario*
28	**29**	**30**	**31**			
FCM Conference *Toronto, Ontario*						

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

June 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
11	12	13	14	15	16	17
18	19	20	21	22	23	24
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
25	26	27	28	29	30	

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

July 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
						Canada Day
2	3	4	5	6	7	8
	Municipal Office Closed					
9	10	11	12	13	14	15
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
16	17	18	19	20	21	22
23	24	25	26	27	28	29
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
30	31					

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

August 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6						
6	7	8	9	10	11	12
	BC Day					
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

September 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 **Labour Day**	5	6	7	8	9
10	11 2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*	12	13	14	15	16
17	18 **UBCM Convention** *Vancouver, BC*	19 **UBCM Convention** *Vancouver, BC*	20 **UBCM Convention** *Vancouver, BC*	21 **UBCM Convention** *Vancouver, BC*	22 **UBCM Convention** *Vancouver, BC*	23
24	25 2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*	26	27	28	29	30 **National Truth and Reconciliation Day**

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

October 2023

Acting Mayor: Cllr. Richter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Municipal Office Closed					
8	9	10	11	12	13	14
	Thanksgiving Day					
15	16	17	18	19	20	21
22	23	24	25	26	27	28
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
29	30	31				

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

November 2023

Acting Mayor: Cllr. Baillie

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					**Remembrance Day**
12	13	14	15	16	17	18
	Municipal Office Closed					
19	20	21	22	23	24	25
	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					
26	27	28	29	30		

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Revised November 30, 2022 9:35:29 AM

December 2023

Acting Mayor: Cllr. Baillie

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11 2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*	12	13	14	15	16
17	18	19	20	21	22	23
24	25 **Christmas Day**	26 **Boxing Day**	27 **Municipal Offices Closed**	28 **Municipal Offices Closed**	29 **Municipal Offices Closed**	30
31						

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

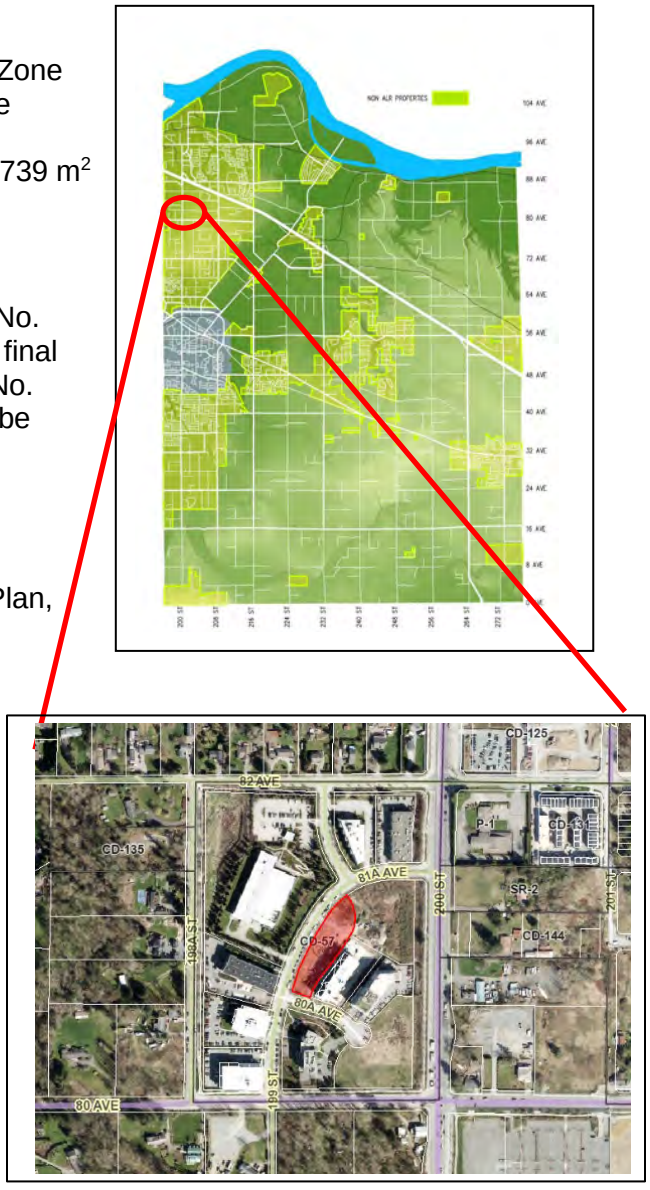
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 5, 2022– REGULAR MEETING	**REPORT:**	22-112
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0051
SUBJECT:	REZONING APPLICATION NO. 100674 AND DEVELOPMENT PERMIT APPLICATION NO. 101267 (ZZZ PROPERTIES LTD. / 8000 BLOCK OF 199 STREET)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-57 in the 8000 block of 199 Street to increase the maximum permitted gross floor area and issue a Development Permit to facilitate development of a 4,739 m^2 (51,010 ft^2) multi-tenant office building.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5818 and that Council authorize issuance (at time of final reading of Bylaw No. 5818) of Development Permit No. 101267 subject to eight (8) conditions, and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the Official Community Plan, 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 (ZZZ Properties Ltd.) Bylaw No. 5818 amending Comprehensive Development Zone CD-57 located in the 8000 Block of 199 Street to increase the maximum permitted gross floor area;

That Council authorize issuance of Development Permit No. 101267 to ZZZ Properties Ltd. for property located in the 8000 Block of 199 Street subject to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B”;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 957.5 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 18 m (59 ft) to 21 m (69 ft) and from four storeys to five storeys;
e. All signage being in substantial compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
g. All refuse areas to be located in an enclosure and screened; and
h. All outdoor storage areas being covered by a dust free surface;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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. 5818 in conjunction with proposed Development Permit No. 101267.

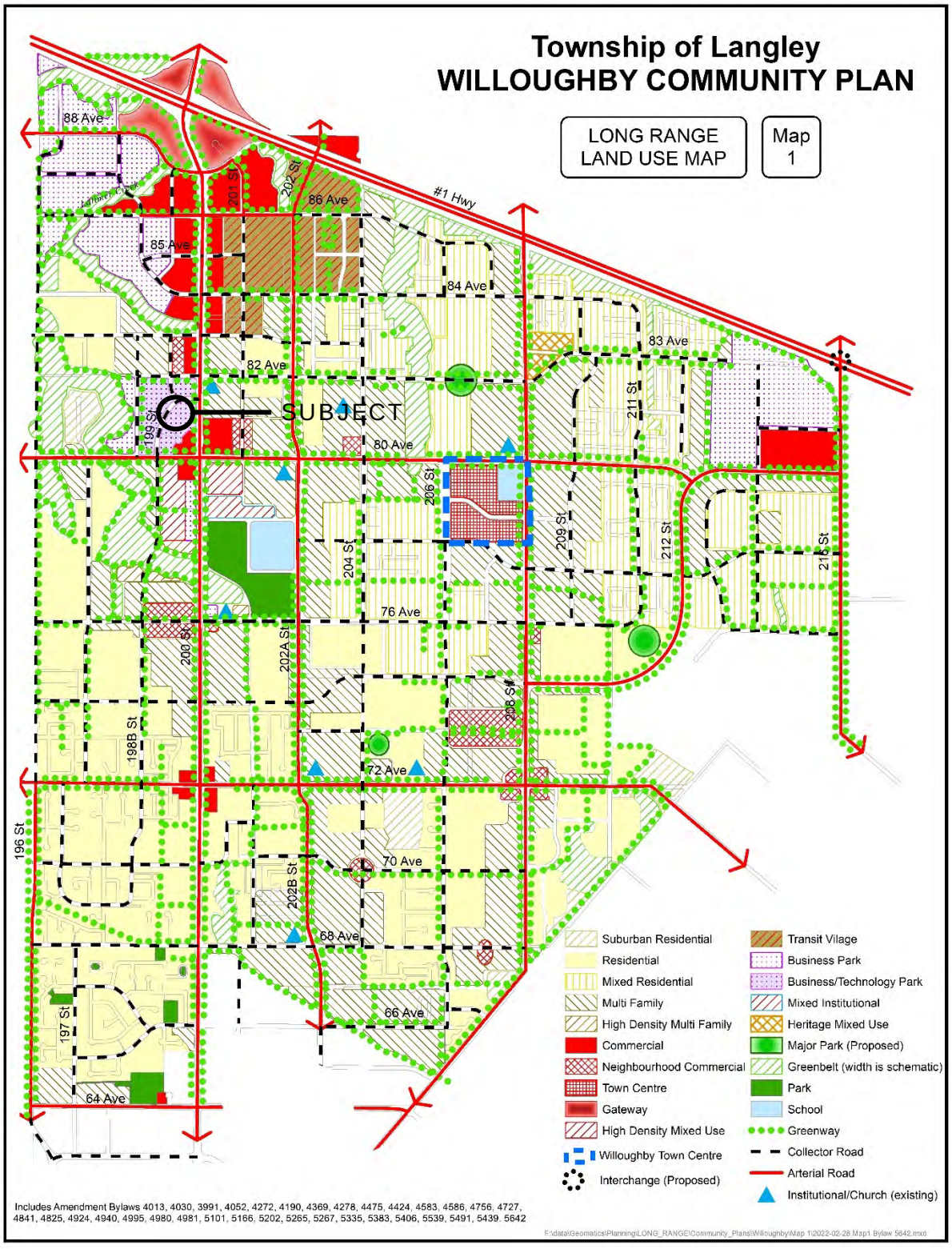
EXECUTIVE SUMMARY:

Thinkspace Architecture, on behalf of ZZZ Properties Ltd., has applied to amend Comprehensive Development Zone CD-57 located in the 8000 Block of 199 Street to increase the maximum permitted gross floor area from 2,300 m^2 (24,757 ft^2) to 4,750 m2 (51,128 ft^2). The applicant has also applied for a concurrent Development Permit to facilitate development of a 4,739 m^2 (51,010 ft^2) multi-tenant office building.

The proposed amendments to Comprehensive Development Zone CD-57 comply with the Willoughby Community Plan and Latimer Neighbourhood Plan and are consistent with the Township's overall mixed employment designation objectives as outlined in the Official Community Plan.

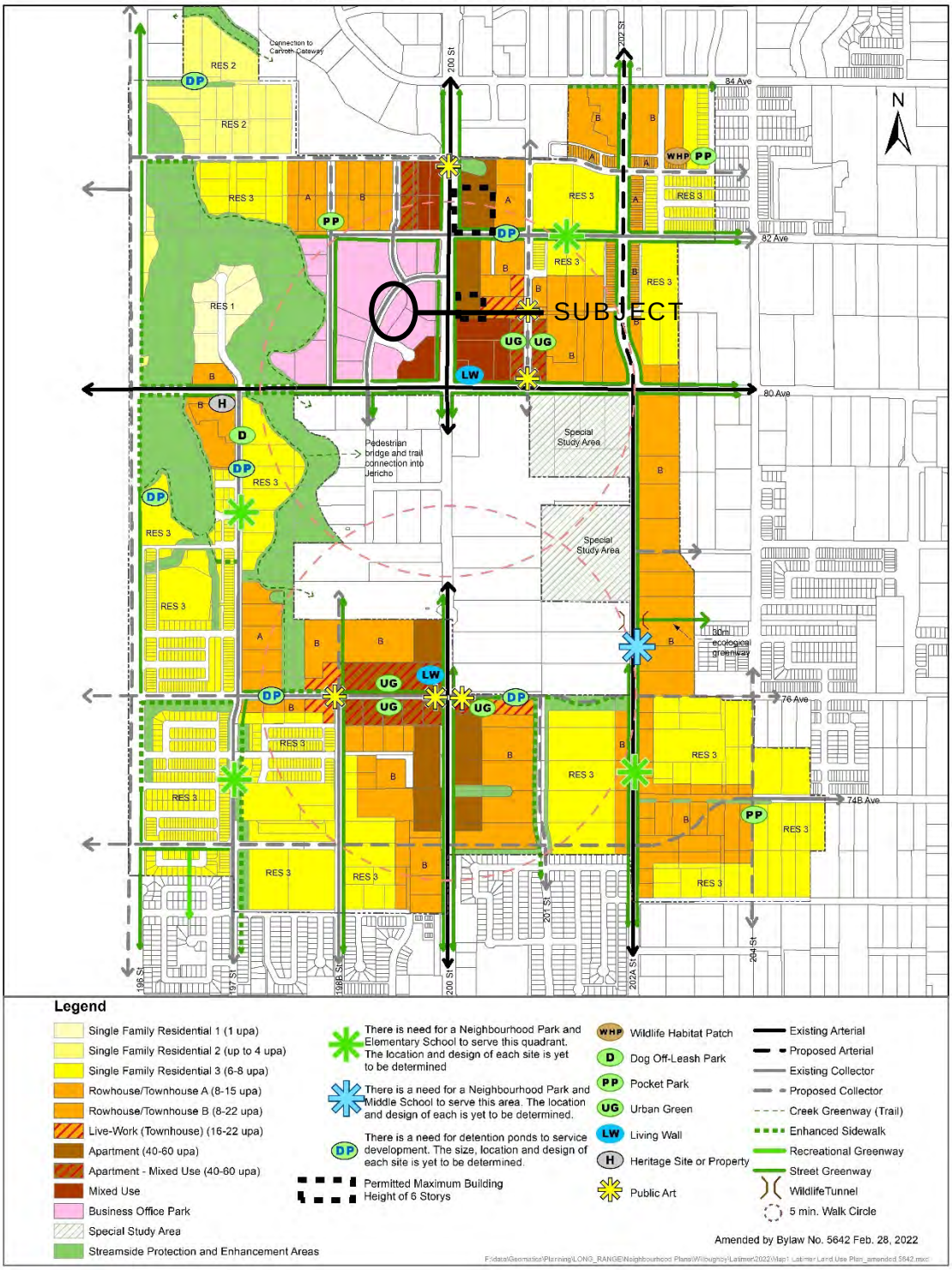
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5818 and proposed Development Permit No. 101267 for property located in the 8000 Block of 199 Street.


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
199 St
201 St
202 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
196 St
197 St
202B St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd

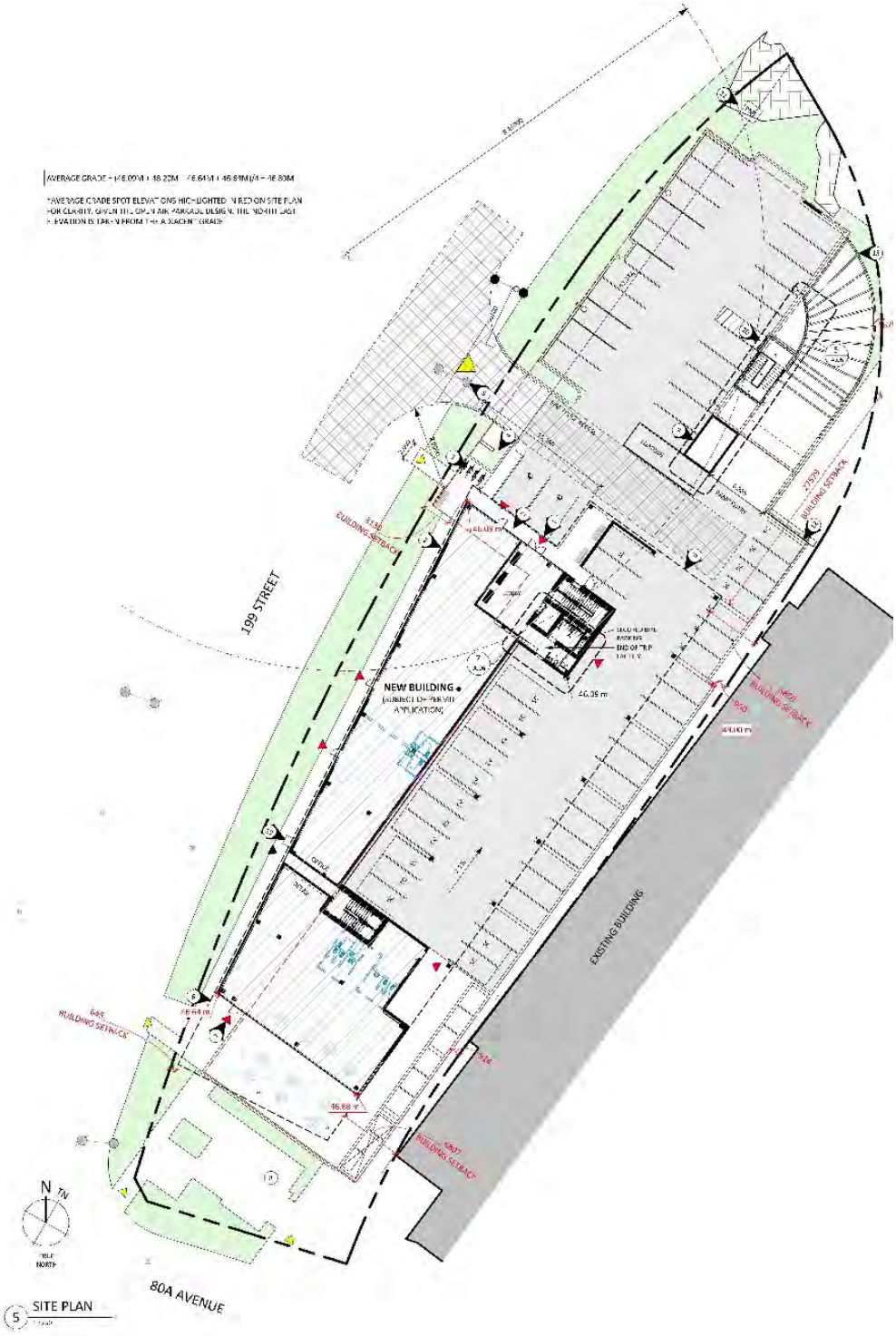
REZONING APPLICATION NO. 100674 AND
DEVELOPMENT PERMIT APPLICATION NO. 101267
(ZZZ PROPERTIES LTD. / 8000 BLOCK OF 199 STREET)
Page 5 . . .

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	ZZZ Properties Ltd. 26020 – 31B Avenue Langley, BC V4W 2Z6
Applicant / Agent:	Thinkspace Architecture Planning Interiors 300, 10190 – 152A Street Surrey, BC V3R 1J7
Legal Description:	Lot 6 Section 27 Township 8 New Westminster District Plan BCP13466
Location:	8000 Block of 199 Street
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Comprehensive Development Zone CD-57
Willoughby Community Plan:	Business/Technology Park
Latimer Neighbourhood Plan:	Business/Office Park

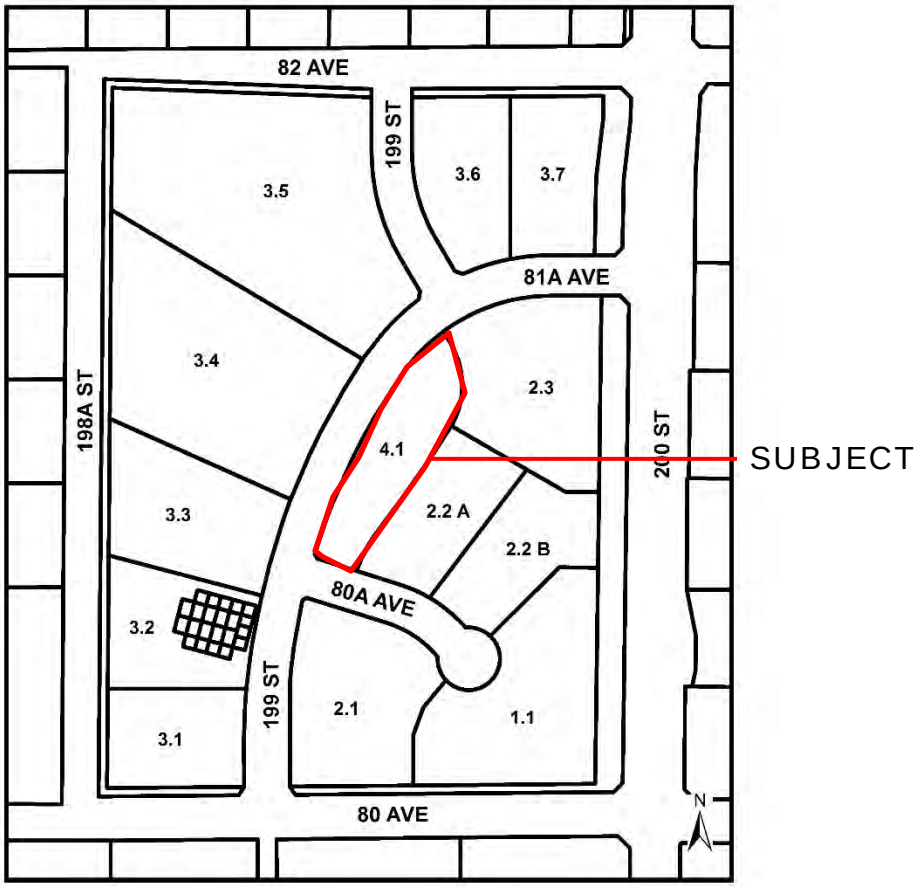
BACKGROUND/HISTORY:

In 2002, the subject property and adjacent properties located at the northwest corner of 80 Avenue and 200 Street were rezoned to Comprehensive Development Zone CD-57 to permit what was referred to as the 'Langley Tech Campus,' prior to the adoption of a Neighbourhood Plan. This rezoning facilitated a proposed development consisting of approximately 85,468 m^2 (920,000 ft^2) of gross floor area of high tech, office, research, service, and light impact industrial uses. This application also amended the Willoughby Community Plan by changing the previous Commercial, Multi-Family Residential, and Residential designations of the lands to a new Business/Technology Park designation.

The established CD-57 zone permitted densities ranging from 0.6 to 0.86 FSR with a minimum lot size of 4,047m^2 (43,562 ft^2) to accommodate a future 12 lot subdivision with lots varying in size from 4,384 to 18,403 m^2 (47,190 to 198,094 ft^2). In 2015, the Latimer Neighborhood Plan was adopted and designated the lands as Business/Office Park consistent with the pre-existing zoning and land use.

Subsequently in 2017, Council amended the CD-57 zone to increase the permissible gross floor area by 4,746 m^2 (51,086 ft^2) for Sub-zone 2.2A, 2.2B, and 2.3 to accommodate for additional lot area from the subdivision of Sub-zone 2.2 into two lots and the removal of an internal road that was not required.

The subject property is designated Business/Technology Park in the Willoughby Community Plan, Business Office Park in the Latimer Neighbourhood Plan (NP), zoned Comprehensive Development Zone CD-57, and is currently vacant.



LANGLEY TECH CAMPUS SUB-ZONES

DISCUSSION/ANALYSIS

Thinkspace Architecture, on behalf of ZZZ Properties Ltd., has applied to amend Comprehensive Development Zone CD-57 located in the 8000 Block of 199 Street. The amendment proposes to increase the maximum gross floor area permitted in Sub-Zone 4.1 from 2,300 m^2 (24,757 ft^2) to 4,750 m^2 (51,129 ft^2) to allow for allow for a larger building than currently permitted in the CD-57 zone.

The subject site is designated as Mixed Employment in the Township's Official Community Plan (OCP). The proposed amendment is consistent with the OCP, which seeks to increase the amount of employment generating lands in the Township through the following policies:

- *2.5.4. Balance employment and residential uses in each community to provide residents with the option to work close to home.*
- *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.*

- *3.7.8. Work towards increasing the amount of employment land to increase its proportion in the tax base.*

The Latimer NP Business/Office Park designation seeks to provide an area for large format, employment generating uses, with maximum heights of 4 to 6-storeys. Accordingly, the additional gross floor area is accommodated in the proposal is consistent with the plan.

The applicant has submitted a rationale that states:

> *The subject property is one of the last properties in the original CD-57 zone to be developed. Since the area was designed to accommodate over 85,000 m2 and most properties within the development have not met their maximum allowable GFA, the overall development is significantly underbuilt. Table 2 outlines the current approximate areas of the neighbouring properties in comparison to their allowable areas. These built square footages are calculated based on leasable areas with an assumed 10% increase for service areas.* (see Attachment C – Applicant Rationale).

Staff are supportive of the proposed amendment as it is consistent with the goals of the OCP, Willoughby Community Plan, and Latimer NP. Furthermore, the scale, size, and height of the proposed building is consistent with surrounding parcels and does not require any parking variances.

In relation to the Community Amenity Contribution Policy, staff note that the proposal does not include an amendment to the OCP related to residential density. As such, the proponent is not proposing any Community Amenity Contributions at this time as they believe proposing additional employment generating floor space is a community benefit.

Adjacent Uses

North:	81A Avenue and 199 Street intersection, beyond are properties zoned Comprehensive Development Zone CD-57 with office buildings, designated as Business/Office Park in the Latimer NP;
South	80A Avenue, beyond is a property zoned Comprehensive Development Zone CD-57 containing an office building (Focus on Family), designated Business/Office Park in the Latimer NP;
West:	199 Street, beyond are two properties containing office buildings zoned Comprehensive Development Zone CD-57, designated as Business/Office Park in the Latimer NP; and
East:	One vacant lot and one multi-tenant office building, both zoned Comprehensive Development Zone CD-57, designated as Business/Office Park in the Latimer NP.

Proposed Zoning Bylaw Amendment:

Rezoning Bylaw No. 5818 proposes to amend the Comprehensive Development Zone CD-57 as it pertains to land located at the 8000 Block of 199 Street by:

1. Amending Section 957.5 to increase the maximum gross floor area of Sub-zone 4.1 from 2,300 m^2 to 4,750 m^2
2. Amending Section 957.5 to adjust the Subtotal and Total figures and Footnote [4)] to reflect changes in maximum gross floor area noted above.

Willoughby Community Plan

The subject property is designated Business/Technology Park in the Willoughby Community Plan. The intent of this designation is to "provide significant employment opportunities, an overall co-ordinated design theme, ensure attractive business/technology park in addition to reducing conflict with adjacent uses." The proposed amendments to Comprehensive Development Zone CD-57 are consistent with the Business/Technology Park land use designation.

Latimer Neighbourhood Plan:

The subject property is designated Business/Office Park in the Latimer Neighbourhood Plan. The intent of the designation is to provide an area for large format employment generating uses. The proposed amendments to Comprehensive Development Zone CD-57 are consistent with the Business/Office Park land use designation.

Development Permit:

As the property is designated a mandatory development permit area, Council's review of the form and character of the proposed development and issuance of a Development Permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, the guidelines for which are contained in the Willoughby Community Plan (Attachment B).

The applicant is proposing a 4,739 m^2 (51,010 ft^2) 5-storey multi-tenant building. The architect's rationale states:

> *The building materials are a combination of glass, exposed concrete, integral coloured concrete, painted concrete, rib textured concrete, metal panels, and wood to form a subtle west-coast palette. The colours and finishes will be muted to allow the wood soffits and landscaped areas to speak more boldly. These materials and colours fit in well with the surrounding buildings and take cues from the surrounding offices.*

The building also features a glazed frontage along 199 Street and 80A Avenue as well as a plaza space and rooftop amenity. As a condition of the Development Permit, rooftop mechanical equipment is required to be screened from view, refuse bins are to be located in an enclosure and screened to the acceptance of the Township.

Given the development's use of structured parking located below the building, staff have included a condition requiring a CPTED (Crime Prevention Through Environmental Design) report prior to issuance of a building permit.

Proposed Variance

The applicant is proposing to vary Section 957.5 of the Zoning Bylaw to increase the maximum permitted height to allow for a 5-storey building, increasing the height from 18m (59 ft) to 21.0 m (69 ft) and from 4-storeys to 5-storeys to accommodate a rooftop amenity space for the building. The applicant has provided the following rationale in support of the requested variance:

> *We are proposing to add a 204 m^2 rooftop terrace as an added amenity for the development and the zoning height amendment being requested is to accommodate the*

stair and elevator lobbies being extended up to the roof level, which cover a modest area of 46 m^2, with the elevator overrun extending above. Therefore, we request a development permit height variance to increase the allowable building height from 18.0 m to 22.0 m.

Staff do not object to the proposed height variance as the proposed features add amenity space for the office building users.

The proposal in staff's opinion, is in compliance with the Development Permit Guidelines (Attachment B) of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-57 (use, site coverage, and building setbacks) with the exception of the proposed height and gross floor area amendment.

GHG Development Permit

The subject property is also 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. 101267.

Signage:

Fascia signage is proposed at various locations on the exterior of the building. The signage will include the corporate logo of retail units and businesses within the building. Proposed signage is illustrated in Schedule "A" of Development Permit No. 101267 and is required to comply with the Township's Sign Bylaw. Freestanding signage is proposed along 199 Street.

Access and Parking:

Access will be provided from 199 Street. A total of 138 parking spaces are provided on the site. The Zoning Bylaw requirement is 135 parking spaces. The Comprehensive Development CD-57 Zone also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces underground or wholly enclosed within the building. The proposal provides 91 enclosed parking spaces (57% of the 135 spaces required) in compliance with the Zoning Bylaw.

The proposed parking is summarized in the following table:

	Parking Spaces Required	**Parking Spaces Provided**
Office Space / Retail Space (1 space per 35 m^2)	135	138
Total	**135**	**138**
Enclosed Parking spaces	57%	79
Outdoor Parking spaces	43%	59

Landscaping:

As the majority of the site is occupied by the building and its underground parking structure, proposed landscape plantings are primarily accommodated at the perimeter of the site and parking lot. Proposed plantings include 32 replacement trees and landscape areas along all lot lines including a variety of deciduous and evergreen trees. The landscape plan includes a variety of plantings, seating, bike racks, and stamped concrete. A plaza space is proposed at the intersection of 199 Street and 80A Avenue.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate there are no significant trees on the site and 14 existing street trees. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 32 replacement trees. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Servicing:

Full urban services exist to the subject site. A community stormwater detention facility exists at the southeast corner of 198A Street and 82 Avenue.

Exterior Lighting:

As the subject site is located within 150 m (492 ft) of land zoned for 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 is required prior to the issuance of a building permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on April 6, 2022. Results of the Developer Held Public Information Meeting are compiled and provided as Attachment D.

Policy Considerations:

The proposed development complies with the site's Business Office Park designation in the Latimer NP and the Business/Technology Park in the Willoughby Community

Plan. The proposal is also consistent with its Comprehensive Development CD-57 zoning with the exception of the height variance and gross floor area amendment.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan, Latimer NP, and in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5818, authorize issuance (at time of final reading of Bylaw No. 5818) of accompanying Development Permit No. 101267, and authorize staff to proceed with the written submission opportunity.

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101267
ATTACHMENT B	Excerpt from the Willoughby Community Plan – Development Permit Area 'H' – Business/Technology Park
ATTACHMENT C	Applicant Rationale
ATTACHMENT D	Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101267

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

1. Name: ZZZ Properties Ltd.

   Address: 26020 – 31B Avenue
   Langley, BC V4W 2Z6

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 6 Section 27 Township 8 New Westminster District Plan BCP13466

   CIVIC ADDRESS: 8800 Block 199 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B”;
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. Section 957.5 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 18 m (59 ft) to 21 m (69 ft) and from four storeys to five storeys;
   e. All signage being in substantial compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
   f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
   g. All refuse areas to be located in an enclosure and screened; and
   h. All outdoor storage areas being covered by a dust free surface;

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:
   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Onsite landscaping being secured by a letter of credit at the building permit stage;
   c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
   e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
   f. Payment of supplemental Development Permit application fees; and
   g. Payment of applicable Development Cost Charges and Building Permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

CHOHAN OFFICE

TOL FILE : 08-27-0051
DP:101267

2022-09-14
ISSUED FOR DP SUBMISSION 3

199 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC

LOT 6 SECTION 27 TOWNSHIP 8 NWD PLAN BCP13466

SITE CONTEXT



TECH CAMPUS CONTEXT



PROJECT SUMMARY

LOT COVERAGE	
SITE AREA	4300 M2
BUILDING AREA	1803 M2
ALLOWABLE LOT COVERAGE	48%
PROPOSED LOT COVERAGE	42%
GROSS FLOOR AREA	
UNDERGROUND PARKING	26 M2
LEVEL 1	690 M2
LEVEL 2	1451 M2
LEVEL 3	1451 M2
LEVEL 4	1107 M2
ROOF	14 M2
TOTAL	4739 M2
PARKING REQUIREMENTS (SEE SHEET A.01 FOR DETAIL CALCS)	
PROPOSED	137 STALLS
BUILDING HEIGHT (SEE ELEVATIONS FOR CALCULATIONS)	
PROPOSED	18M + 3M = 21M

CONSULTANT AND DRAWING LIST

ARCHITECT
THINKSPACE ARCHITECTURE PLANNING INTERIOR DESIGN
100-10190 152A STREET| SURREY B.C. | V3R 1J7
PHONE: (604) 581-8128 EMAIL: admin@thinkspace.ca

A.00	COVER PAGE
A.01	PROJECT INFO
A.02	BUILDING PLANS
A.03	ELEVATIONS AND MATERIALS
A.04	ELEVATIONS AND MATERIALS
A.05	SIGNAGE
A.06	SITE FEATURES
A.07	RENDERINGS
A.08	SHADOW STUDIES

LANDSCAPE ARCHITECT
VAN DER SALM + ASSOCIATES
102 - 9181 CHURCH STREET I P.O. BOX 461 I FORT LANGLEY B.C. I V1M 2R8
PHONE: 604.882.0024

AR-01	TREE MANAGEMENT PLAN
L-01	COVER SHEET
L-02	SITE & TREE PLAN
L-03A	ENLARGE SITE PLAN - NORTH
L-03B	ENLARGE SITE PLAN - SOUTH
L-04	GRADING PLAN
L-05A	L1 PLANTING PLAN - NORTH
L-05B	L1 PLANTING PLAN - SOUTH
L-06	L4 LANDSCAPE PLAN
L-07	ROOF LANDSCAPE PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LS-01	SECTIONS
LS-02	SECTIONS

CIVIL ENGINEER
VAN DER SALM + ASSOCIATES
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PHONE: 604.882.0024

TRAFFIC MANAGMENT
CREATIVE TRANSPORTATION SOLUTIONS LTD.
#4A MOODY STREET I PORT MOODY B.C. I V3H 2P5
PHONE: 604 935 6190

SURVEYOR
TARGT LAND SURVEYING
112 - 3042 148 STREET I SURREY B.C. I V4N 1R9
PHONE: 604 583 6161

PROJECT DATA				
PID	LEGAL	AREA (M2)	AREA (AC)	AREA (HA)
026-056-925	LOT 6, SECTION 27, TOWNSHIP 8, NWD, PLAN BCP13466	4300	1.06	4.30

BUILDING PERSPECTIVE





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Jae Hyuk Lee, Architect AIBC, AAA
Hank Kampmeier, Architect AIBC, AAA
Kary Wolfe, Architect AIBC

Issued For: DP SUBMISSION 3 — Issue Date: 2022-09-14
GLOBAL REVISIONS LIST*

NO.	DATE	DESCRIPTION
1.	2022-03-11	DP SUBMISSION
2.	2022-04-14	DP SUBMISSION 1
3.	2022-05-09	DP SUBMISSION 2
4.	2022-09-14	DP SUBMISSION 3

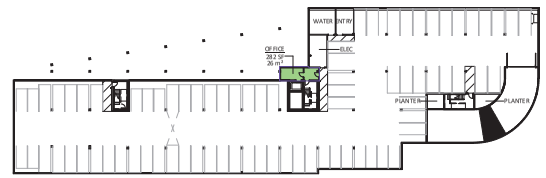
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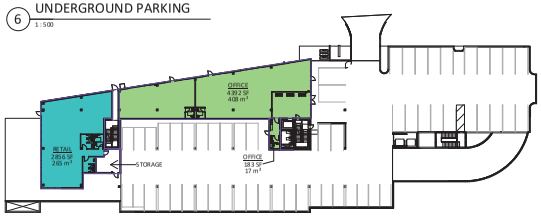
SCHEDULE A

Project Number: 200839
Project: CHOHAN OFFICE
199 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC
Sheet Number: A.00
Sheet: COVER PAGE
Plot Date: 9/13/2022 1:46:30 PM
File Path: C:\Users\jake\Documents\200839-CHOHAN_OFFICE-D_JAKE_jakelatest.rvt

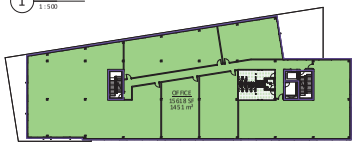
GROSS PROJECT AREAS



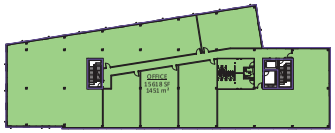
6 UNDERGROUND PARKING
1 : 500



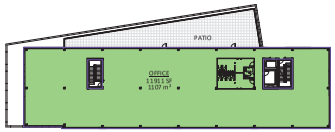
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1 : 500



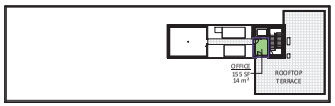
2 Level 2
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3 Level 3
1 : 500



4 Level 4
1 : 500



7 ROOF
1 : 500



PARKING BYLAW REVIEW

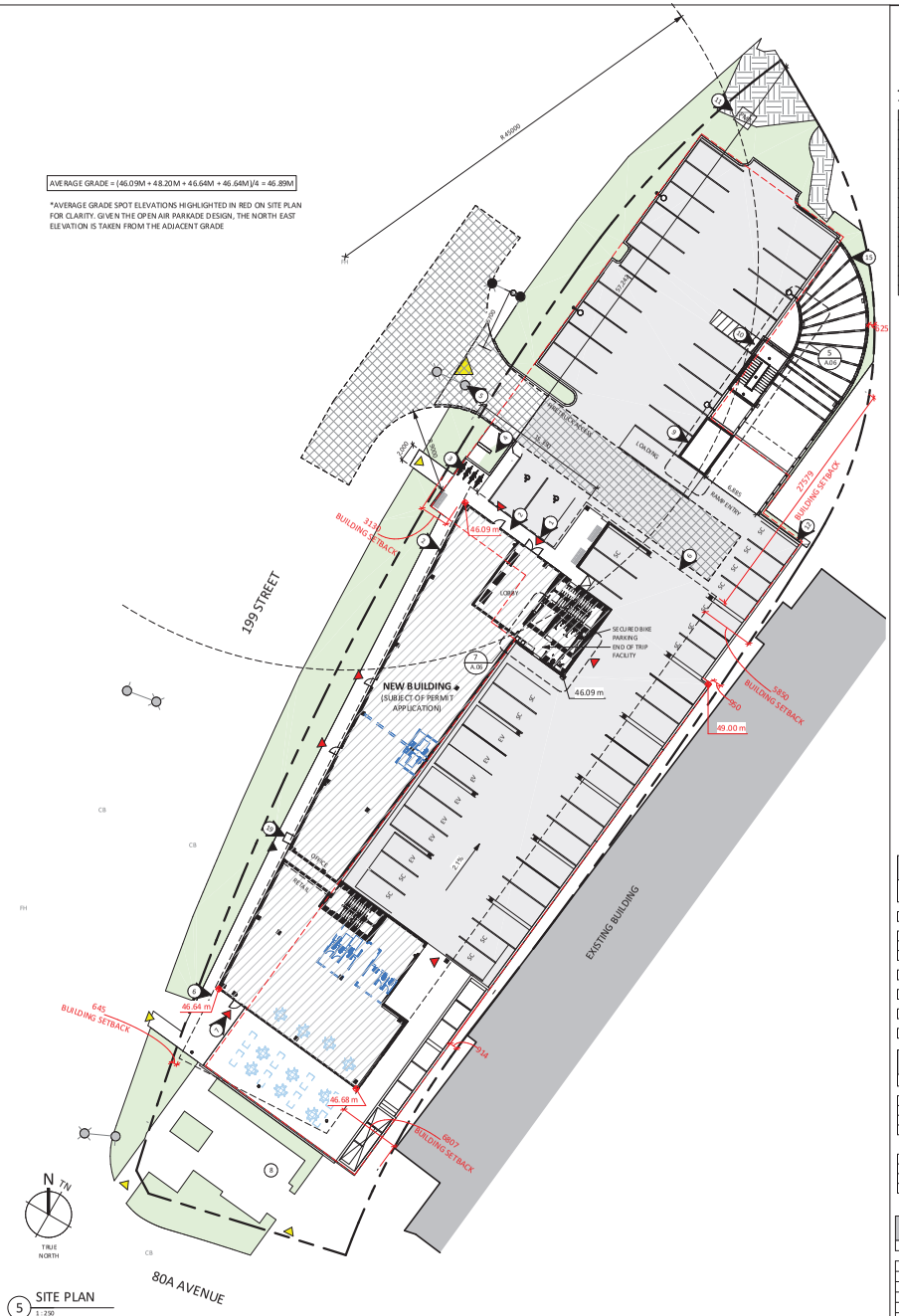
VEHICLE
Office - 1 space per 35m2 of gross floor area
Retail - 1 space per 35m2 of gross floor area
1 Accessible Stall/50 Parking Stalls
20% of stalls can be designated as small car

957.9 - 50% OF REQUIRED STALLS TO BE COVERED
PROPOSAL INCLUDES 94 COVERED PARKING STALLS. 94/137 = 0.686 = 69% OF STALLS COVERED
107.8.3 - LOADING SPACES SHALL NOT COUNT TOWARDS TOTAL

BICYCLE
6 Visitor bicycle spaces at each public entrance, and
0.06 spaces/100m2 in a secure bike parking area
End of trip facilities - Clothing Lockers, Water Closet, Washbasin, Shower, Grooming Station

AVERAGE GRADE = (46.09M + 48.20M + 46.64M + 46.64M)/4 = 46.89M

*AVERAGE GRADE SPOT ELEVATIONS HIGHLIGHTED IN RED ON SITE PLAN FOR CLARITY. GIVEN THE OPEN AIR PARKADE DESIGN, THE NORTH EAST ELEVATION IS TAKEN FROM THE ADJACENT GRADE



5 SITE PLAN
1 : 250

SITE PLAN GENERAL NOTES

1. ALL AREAS DISTURBED BY NEW GRADING THAT ARE NOT RECEIVING ANOTHER SURFACE ARE TO BE NEW GRASS
2. ALL SITE AREAS TO BE GRASS UNO.
3. GENERAL CONTRACTOR TO MAINTAIN EXISTING FENCE AND MINIMIZE THE SECTIONS REMOVED TO THE MINIMUM REQUIRED.

SITE NOTES

#	NOTE
1	MAIN BUILDING ENTRY
2	FIRE DEPARTMENT CONNECTION
3	4 DOUBLE SIDED BIKE RACKS
4	PYLON SIGN
5	EXISTING LAMP STANDARD TO BE RELOCATED
6	LINE OF BUILDING ROOF ABOVE
7	CAFE ENTRY
8	SITE LANDSCAPE PLAN FOR DETAILED PLAZA DESIGN
9	GARBAGE ENCLOSURE
10	ACCESS STAIR TO PARKADE
11	PAD MOUNTED TRANSFORMER
12	RAILING
13	LINE OF BUILDING ROOF ABOVE
14	SITE LANDSCAPE PLAN FOR DETAILED PLAZA DESIGN
15	PROPOSED PERGOLA
16	GARBAGE BIN
17	EXTERIOR LIGHTING - REFER TO ELEC
18	RELOCATED EXTERIOR LIGHTING - REFER TO ELEC
19	GAS METER - REFER TO MECH

SITE PLAN LEGEND

- SCOPE BOUNDARY
- PROPERTY LINE
- EDGE OF PARKADE BELOW
- EXISTING BUILDINGS
- NEW BUILDING
- CONCRETE PAD SIDEWALK
- ASPHALT
- FIRE ACCESS ROUTE
- LANDSCAPED AREA (SEE LANDSCAPE DRAWINGS)
- EXISTING TREE
- NEW WASTE AND RECYCLING LOCATION
- EXISTING CATCH BASIN
- NEW WHEEL STOP
- EXISTING FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- PROPOSED ELEVATION M
- EXISTING ELEVATION M
- PROPOSED POLE AND LIGHT
- EXISTING POLE AND LIGHT
- EV — NEW ELECTRICAL VEHICLE CHARGING STATION
- SC — SMALL CAR PARKING
- BF — BARRIER FREE PARKING
- BUILDING ENTRANCE
- SITE ENTRANCE
- BUILDING EXIT

PARKING CALCULATIONS

DP REQUIRED PARKING STALLS

USE	AREA (M2)	AREA (SF)	AREA/ STALL	REQUIRED	SMALL CAR
PARKING 1					
OFFICE	26 m²	282 SF	377 SF	0.75	0.15
LEVEL 1					
OFFICE	408 m²	4392 SF	377 SF	11.66	2.33
RETAIL	265 m²	2856 SF	377 SF	7.58	1.52
OFFICE	17 m²	183 SF	377 SF	0.49	0.10
LEVEL 2					
OFFICE	1451 m²	15618 SF	377 SF	41.46	8.29
LEVEL 3					
OFFICE	1451 m²	15618 SF	377 SF	41.46	8.29
LEVEL 4					
OFFICE	1107 m²	11911 SF	377 SF	31.62	6.32
ROOF					
OFFICE	14 m²	155 SF	377 SF	0.41	0.08
	47.89 m²	5 1015 SF		135.41	27.08

DP PROPOSED PARKING STALLS

STALL TYPE	COUNT
LEVEL 1	
TOL - 2.60 x 5.80	21
TOL - 2.75 x 5.80	23
TOL - BARRIER FREE	2
TOL - SMALL CAR(2.44mm x 4.88mm)	13
	59
PARKING 1	
TOL - 2.60 x 5.80	45
TOL - 2.75 x 5.80	19
TOL - BARRIER FREE	1
TOL - SMALL CAR(2.44mm x 4.88mm)	14
	79
Grand total	138

SUMMARY

TYPE	REQUIRED	PROPOSED
VEHICLE PARKING	136	137
BICYCLE UNSECURE	6	8
BICYCLE SECURED	3	6
END OF TRIP LOCKERS	4	4
END OF TRIP WC	1	1
END OF TRIP SHOWER	1	1
END OF TRIP GROOMING STATION	1	1

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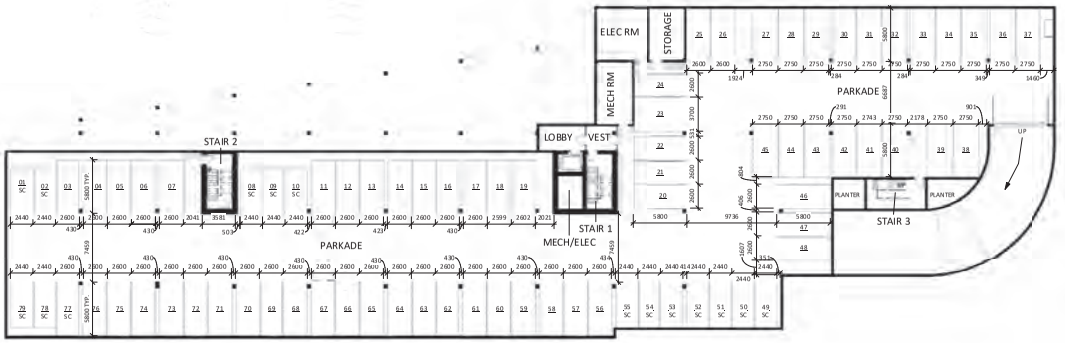
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1	2021-03-31	DP RESUBMISSION
2	2021-05-14	DP SUBMISSION 1
3	2021-06-09	DP SUBMISSION 2
4	2021-08-14	DP SUBMISSION 3
5		
6		

Issued For: **DP SUBMISSION 3** Issue Date: 2021-08-14

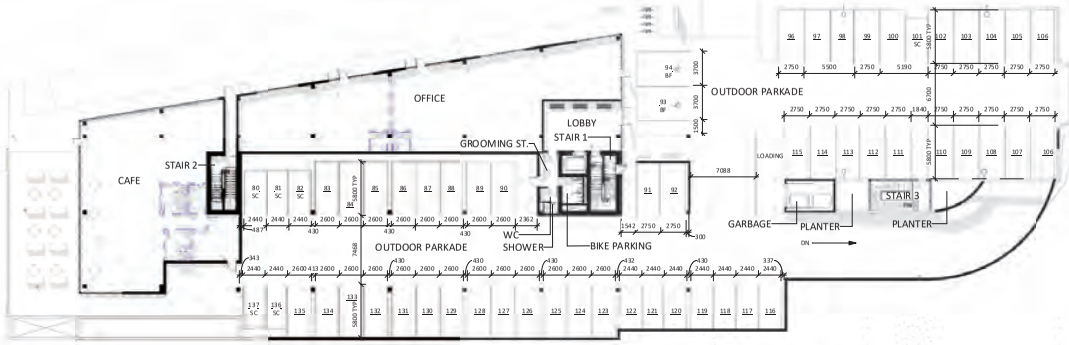
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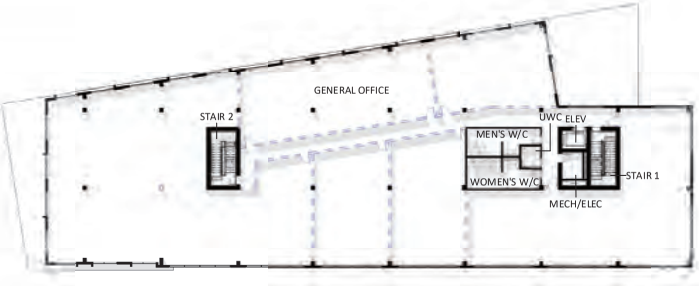
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Project: CHOHAN OFFICE
249 PRESTO & BOA APPROACH, TOWNSHIP OF LANGLEY, BC
Sheet Number: A.01
Sheet: PROJECT INFO
File Path: C:\Users\chohan\Documents\200839_Chohan_Office-02_2020_jaekim.rvt
Plot Date: 9/13/2021 2:46:38 PM



1 UNDERGROUND PARKING FLOOR PLAN
1 : 250



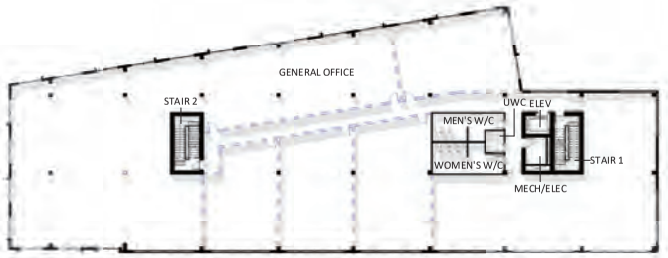
2 LEVEL 1 FLOOR PLAN
1 : 250



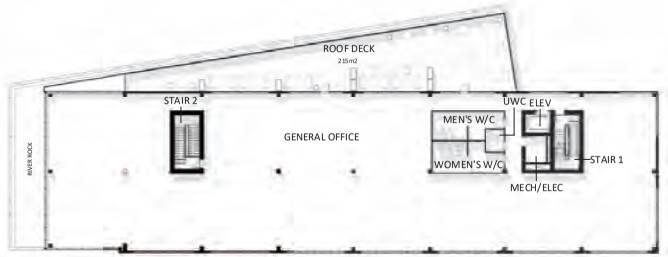
3 LEVEL 2 FLOOR PLAN
1 : 250

PLAN LEGEND

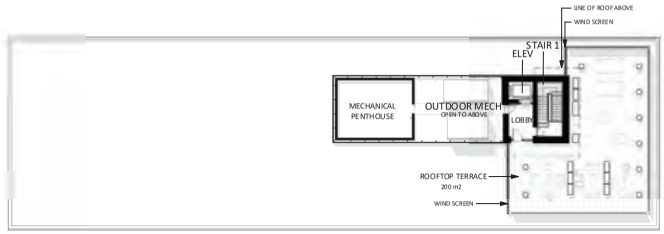
NIC



4 LEVEL 3 FLOOR PLAN
1 : 250



5 LEVEL 4 FLOOR PLAN
1 : 250



6 ROOF PLAN
1 : 250

* SUITE LAYOUTS ARE PRELIMINARY AND WILL BE FURTHER DEVELOPED. PLANS INTENDED FOR DP REFERENCE.

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Stuart Lee Blanchard, Architect
Frank Kumpman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

Issued For	Issue Date
DP SUBMISSION 3	2022-09-14

No.	Date	Description
	2021-11-15	GLOBAL REVISIONS 1ST*
1	2022-06-11	DP SUBMISSION
2	2022-06-14	DP SUBMISSION 1
3	2022-08-09	DP SUBMISSION 2
4	2022-09-14	DP SUBMISSION 3

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PROJECT NORTH

TRUE NORTH

Project Number	200839
Project	CHOHAN OFFICE
	199 STREET & 88A AVENUE, TOWNSHIP OF LANGLEY, BC
Sheet Number	A.02
Sheet	BUILDING PLANS
Plot Date:	9/13/2022 1:46:43 PM
File Path:	C:\Users\Chohan\Documents\200839-Chohan_Office-02_v2006_jbaillett.rvt

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DP SUBMISSION 2

Issued For	Issue Date
GLOBAL REVISIONS LIST*	
NO.	DATE	DESCRIPTION
1	2021-06-11	DP RESUBMISSION
2	2021-02-14	DP SUBMISSION 1
5	2021-06-09	DP SUBMISSION 2

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Mark Kampman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

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Project Number	Project
200839	CHOHAN OFFICE
	159 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC

ELEVATIONS AND MATERIALS

Sheet Number **A.03** **G1**

Plot Date: 9/13/2022 1:47:01 PM File Path: C:\Users\Archive\Documents\200839-Chohan_Office-02_v2020_Jyadav1.rvt

1	PRECAST CONCRETE PANEL COLOR	DARK GREY
2	PRECAST PAINTED CONCRETE	WHITE
3	METAL PANEL	BLACK/CHARCOAL
4	UNIQUE METAL SOFFIT	WOOD FINISH
5	GLASS CURTAIN WALL	BLACK/ANODIZED
6	GLASS CURTAIN WALL	CLEAR ANODIZED
7	PRECAST PAINTED CONCRETE	GREY
8	PRECAST CONCRETE	CLEAN SLAB
9	RECHI	SMOOTH C TEXTURE PATTERN LIGHT GREY
10	RECHI	SMOOTH C TEXTURE PATTERN DARK GREY
11	RECHI	SMOOTH C TEXTURE PATTERN INTEGRA BLACK
12	POWDER COATED ALUMINUM	GREY
13	RECHI	SMOOTH C TEXTURE PATTERN GREY
14	COLOURED MULLION CAPS	RED, ORANGE, YELLOW
15		
16		
17	GLASS RAILING	
18	GALVANIZED STEEL PERGOLA	
19	SIGHT PROOF LOUVRES	

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DP SUBMISSION 3

Issued For: Issue Date: 2022.09.14

NO.	DATE	DESCRIPTION
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2	2021.02.14	DP SUBMISSION 1
3	2021.06.09	DP SUBMISSION 2
4	2021.09.14	DP SUBMISSION 3

GLOBAL REVISIONS LIST*

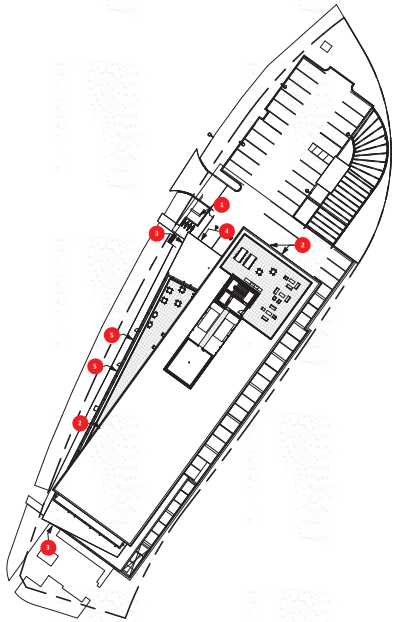
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Project Number	200839
Project	CHOHAN OFFICE
	199 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC
Sheet Number	A.04
Sheet Name	ELEVATIONS AND MATERIALS

Plot Date: 9/15/2022 1:47:22 PM File Path: C:\Users\Autumn\Documents\200839-Chohan_Office-02_v2020_Updated.rvt

G.1



SIGNAGE - KEYPLAN

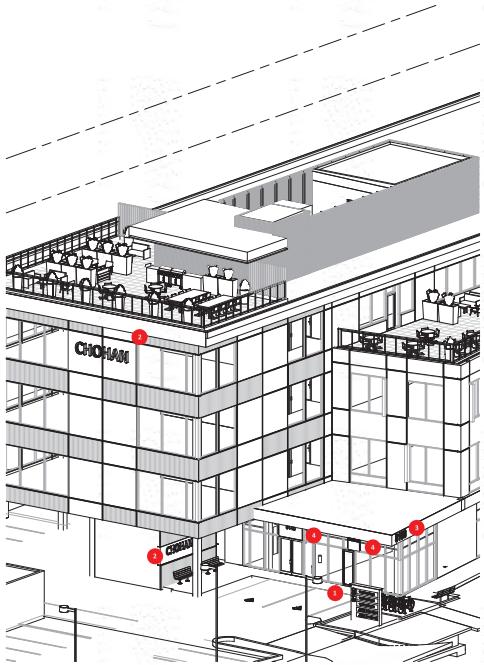
1 : 500

SIGNAGE BYLAW REVIEW

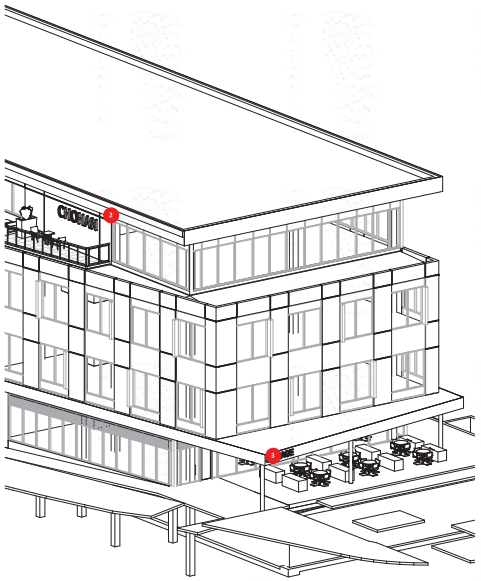
8.1 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES

8.1.1.A) A FREESTANDING SIGN SHALL NOT EXCEED AN AREA OF 1.0% OF THE LOT AREA ON WHICH THE SIGN IS LOCATED, TO A MAXIMUM OF 20 M^2 (215.3 FT^2) AND SUBJECT TO THE MAXIMUM DIMENSIONS STIPULATED IN SECTION 8.3.2.). SEE REVIEW UNDER SIGN ELEVATION

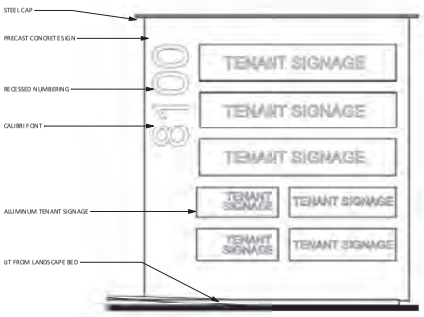
8.1.2 FASCIA, CANOPY, AWNING AND PROJECTING SIGNS, PROVIDED THE TOTAL AREA OF SUCH SIGNS SHALL NOT EXCEED 0.6 M^2 FOR EACH LINEAL METER (2 FT^2 PER FT) OF BUILDING FACE ON WHICH THEY ARE ERECTED. SEE REVIEW UNDER SIGN ELEVATION.



SOUTH SIGNAGE PERSPECTIVE



NORTH SIGNAGE PERSPECTIVE

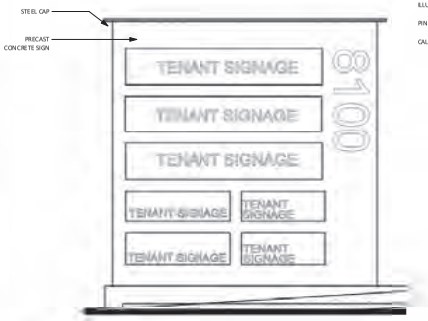


1 PILON SIGN - 1 LOCATION

1 : 20

SIGNAGE BYLAW REVIEW

FREESTANDING SIGN
LOT AREA = 4,299 SM 1% OF LOT AREA = 42SM MAXIMUM SIGN AREA = 20SM



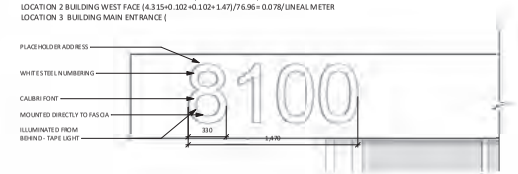


2 WALL SIGN - 3 LOCATIONS

1 : 20

SIGNAGE BYLAW REVIEW

FASCIA, CANOPY, AWNING AND PROJECTING SIGNS
LOCATION 1 BUILDING NORTH ELEVATION 4.315m/20.33m= 0.212/LINEAL METER
LOCATION 2 BUILDING WEST FACE (4.315+0.102+0.102+1.47)/76.96= 0.078/LINEAL METER
LOCATION 3 BUILDING MAIN ENTRANCE (

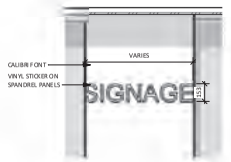


3 FASCIA SIGN - 2 LOCATIONS - ADDRESS & CAFE

1 : 20

SIGNAGE BYLAW REVIEW

FASCIA, CANOPY, AWNING AND PROJECTING SIGNS
LOCATION 1 BUILDING WEST FACE (4.315+0.102+0.102+1.47)/76.96= 0.078/LINEAL METER
LOCATION 2 BUILDING SOUTH FACE - TBD

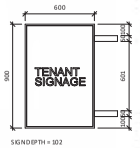


4 WINDOW SIGN - 2 LOCATIONS

1 : 20

SIGNAGE BYLAW REVIEW

NO PERMIT REQUIRED



5 SINAGE 5

1 : 20

SIGNAGE BYLAW REVIEW

FASCIA, CANOPY, AWNING AND PROJECTING SIGNS
BUILDING WEST FACE (4.315+0.102+0.102+1.47)/76.96= 0.078/LINEAL METER

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Mark Sampson, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

Issued For
DP SUBMISSION 3
Issue Date 2022-09-14

GLOBAL REVISIONS LIST*

No.	DATE	DESCRIPTION
1.	2021-03-31	DP RESUBMISSION
2.	2021-08-24	DP SUBMISSION 1
3.	2022-06-09	DP SUBMISSION 2
4.	2022-09-14	DP SUBMISSION 3

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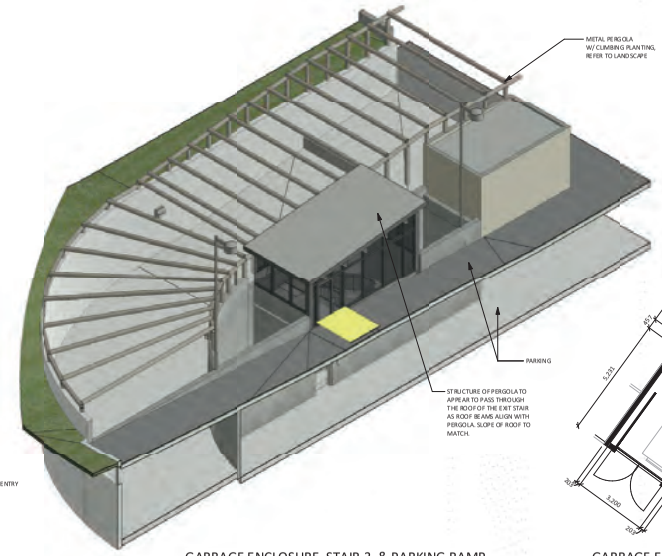
Project Number: 200839
Project: CHOHAN OFFICE
249 ERNEST & BOA AVENUE, TOWNSHIP OF LANGLEY, BC
Sheet Number: A.05
Sheet: SIGNAGE
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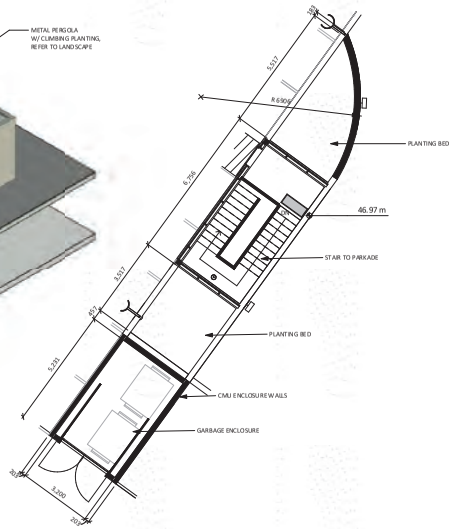
1 RETAIL/CAFE PATIO



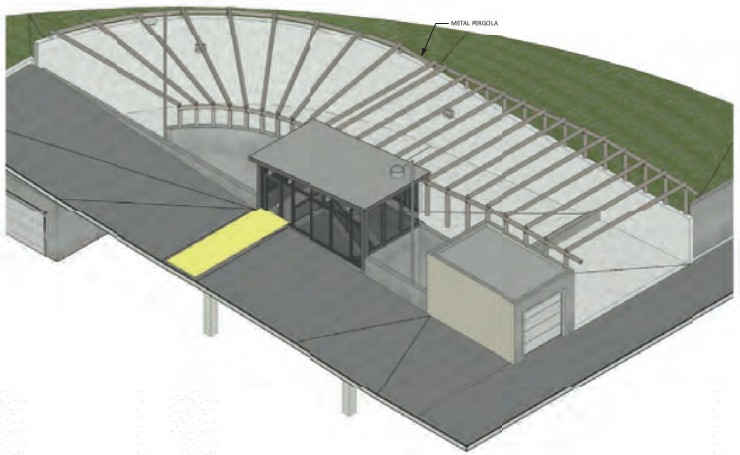
3 BUILDING ENTRY



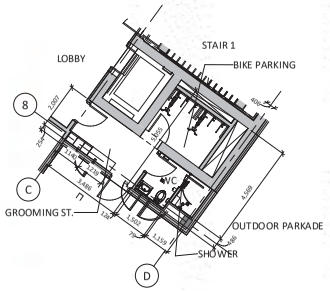
2 GARBAGE ENCLOSURE, STAIR 3, & PARKING RAMP



5 GARBAGE ENCLOSURE AREA
1 : 100



6 GARBAGE ENCLOSURE, STAIR 3, & PARKING RAMP



7 BIKE LOCKUP AREA - END OF TRIP FACILITY
1 : 100

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GLOBAL REVISIONS LIST*		
No.	DATE	DESCRIPTION
1.	2021-03-31	DP RESUBMISSION 1
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Project: **CHOHAN OFFICE**
2456 PRESTO & BOA AVENUE, TOWNSHIP OF LANGLEY, BC

Project Number: **200839**

Sheet Number: **A.06**

Sheet: **SITE FEATURES**

Plot Date: 9/13/2022 2:47:30 PM File Path: C:\Users\chohan\Documents\200839_Chohan_Office-02_v2020_jaekim.rvt

BUILDING AERIAL

UPPER CORNER

ENTRY CORNER

VIEW FROM 199 STREET

PLAZA UP CLOSE

VIEW BETWEEN BUILDINGS

Project Number	Project
200839	CHOHAN OFFICE
	199 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC

Sheet Number **A.07** of **1.G**

RENDERINGS

File Path: C:\Users\JJahnert\Documents\200839-Chohan_Office-02_v2020_Jjahnert.rvt

Plot Date: 9/15/2022 1:47:30 PM

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Issued For	Issue Date
DP SUBMISSION 3	2022.09.14

GLOBAL REVISIONS LIST*		
NO.	DATE	DESCRIPTION
1	2021.06.11	DP/REZONING
2	2022.02.14	DP SUBMISSION 1
3	2022.06.09	DP SUBMISSION 2
4	2022.09.14	DP SUBMISSION 3

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Project Number	Project
200839	CHOHAN OFFICE
	159 STREET & 80A AVENUE, TOWNSHIP OF LANGLEY, BC
Sheet Number	Sheet Name
A.08	SHADOW STUDIES

Plot Date: 9/15/2022 1:47:42 PM File Path: C:\Users\Admin\Documents\200839-Chohan_Office-02_v2020_Jyadav1.rvt

DP SUBMISSION 3

Issued For: Issue Date: 2022.09.14

GLOBAL REVISIONS LIST*		
NO.	DATE	DESCRIPTION
1	2021.06.11	DP1/RZONING
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3	2022.06.09	DP SUBMISSION 2
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Todd Dutil, Architect AIBC, AAA
Mark Kampman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

CHOHAN OFFICE BUILDING

Re-Issued for Development Permit



Location Map (NTS)

Sheet List Table	
L-01	COVER SHEET
AR-01	TREE MANAGEMENT PLAN
L-02	SITE & TREE PLAN
L-03A	ENLARGE SITE PLAN - NORTH
L-03B	ENLARGE SITE PLAN - SOUTH
L-04	GRADING PLAN
L-05A	L1 PLANTING PLAN - NORTH
L-05B	L1 PLANTING PLAN - SOUTH
L-05C	L1 SOIL VOLUME PLAN
L-06	L4 LANDSCAPE PLAN
L-07	ROOF LANDSCAPE PLAN
LS-01	SECTIONS
LS-02	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

Contact Information

VDZ+A
Project Landscape Architecture

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Primary project contact:
Phoenix Chan
phoenix@vdz.ca
o. 604 546 0927

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

Contact Information

Eagle Builders
Project Owner's Agent

t. 403-896-4463

Thinkspace
Architecture, Planning, Interior Design
300-10190 152A Street
Surrey, BC, V3R 1J7
t. 604-581-8128

VDZ+A

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

No.	By:	Description	Date
5	PC	Reissued for DP	Oct 21, 2022
4	PC	Reissued for DP	Sept 13, 2022
3	PC	Reissued for DP	June 1, 2022
2	PC	Reissued for DP	Feb 14, 2022
1	PC	Issued for DP	June 10, 2021

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No.	By:	Description	Date
1	PC	Issued for DP Revision	Oct 31, 2022

REVISIONS TABLE FOR SHEET

Project:
Chohan Office Building

Location:
West of 19923 80A Avenue,
Langley, BC

Drawn: PC	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: As Shown	

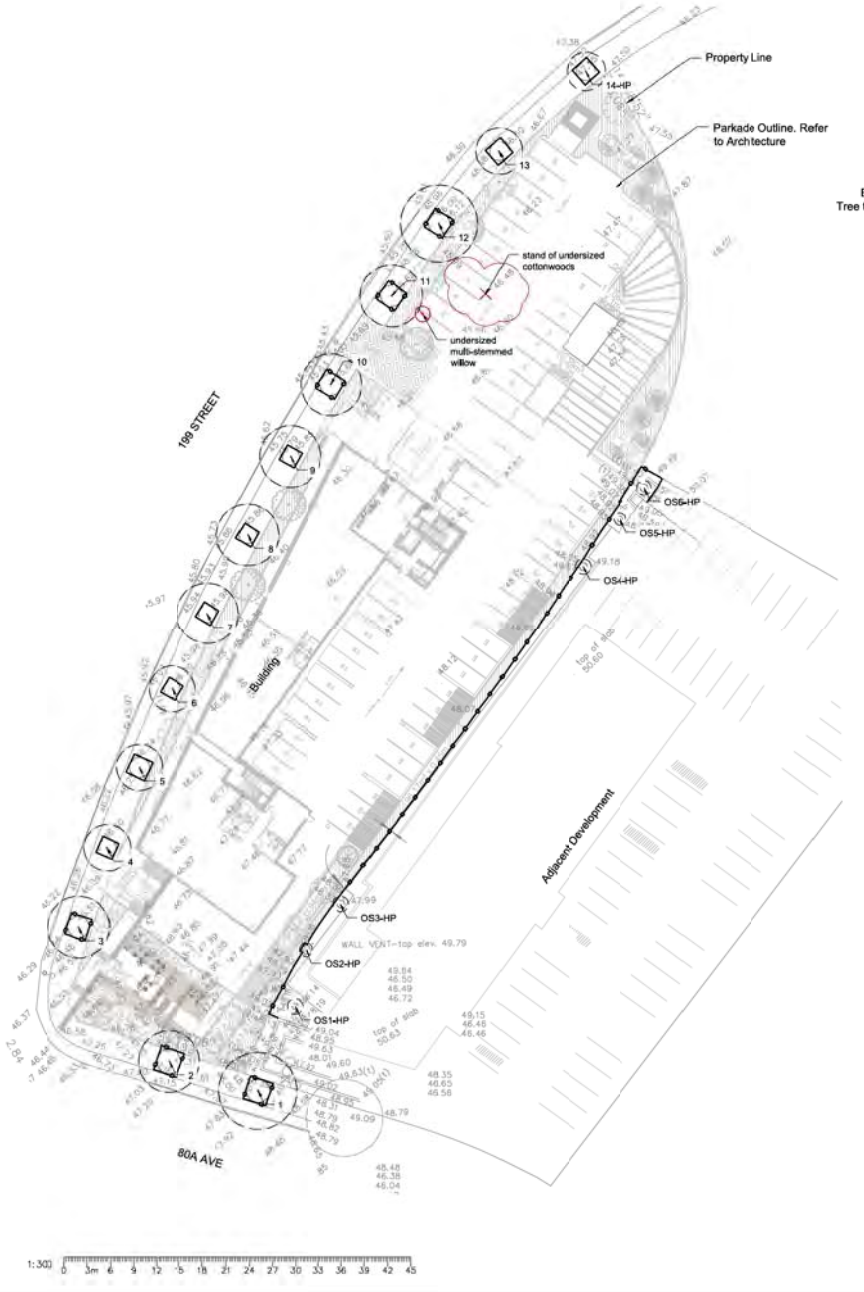
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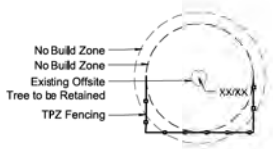
Drawing Title: COVER SHEET

VDZ Project #: DP2021-32

Drawing #: L-01

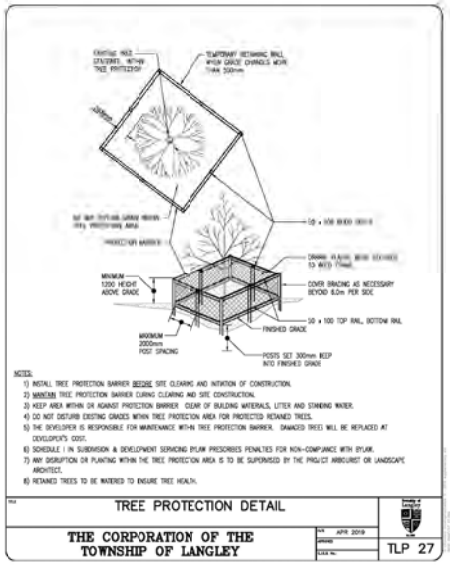
SCHEDULE B





LEGEND

Tag # / CRAD / CRZ / Existing grade			
Existing Tree to be Retained	Existing Tree to be Removed	Undersize Tree	Tree Protection Fencing



Note:
1. Contact VDZ+A Project Arborist (604.882.0024) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborst for the purpose of:
*Locating TPZ Fencing
*Locating Work Zone and Machine access corridors where required
*Reviewing the Report with the project foreman or site supervisor.

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN DESIGN
FORT LANGLEY STUDIO 100-9181 Church St, V1M 2R6 Fort Langley, BC T1M 2R6 +1 604 882 0024
MOUNT PLEASANT STUDIO 103-2611 Kingsway, V5R 5J7 Vancouver, BC +1 604 882 0024
www.vdz.ca

No.	By:	Description	Date
5	PC	Revised for DP	Oct 21, 2022
4	PC	Revised for DP	Sept 13, 2022
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2	PC	Revised for DP	Feb 14, 2022
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REVISIONS TABLE FOR SHEET

Project:
Chohan Office Building

Location:
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Drawn:	Stamp:
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Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:300	

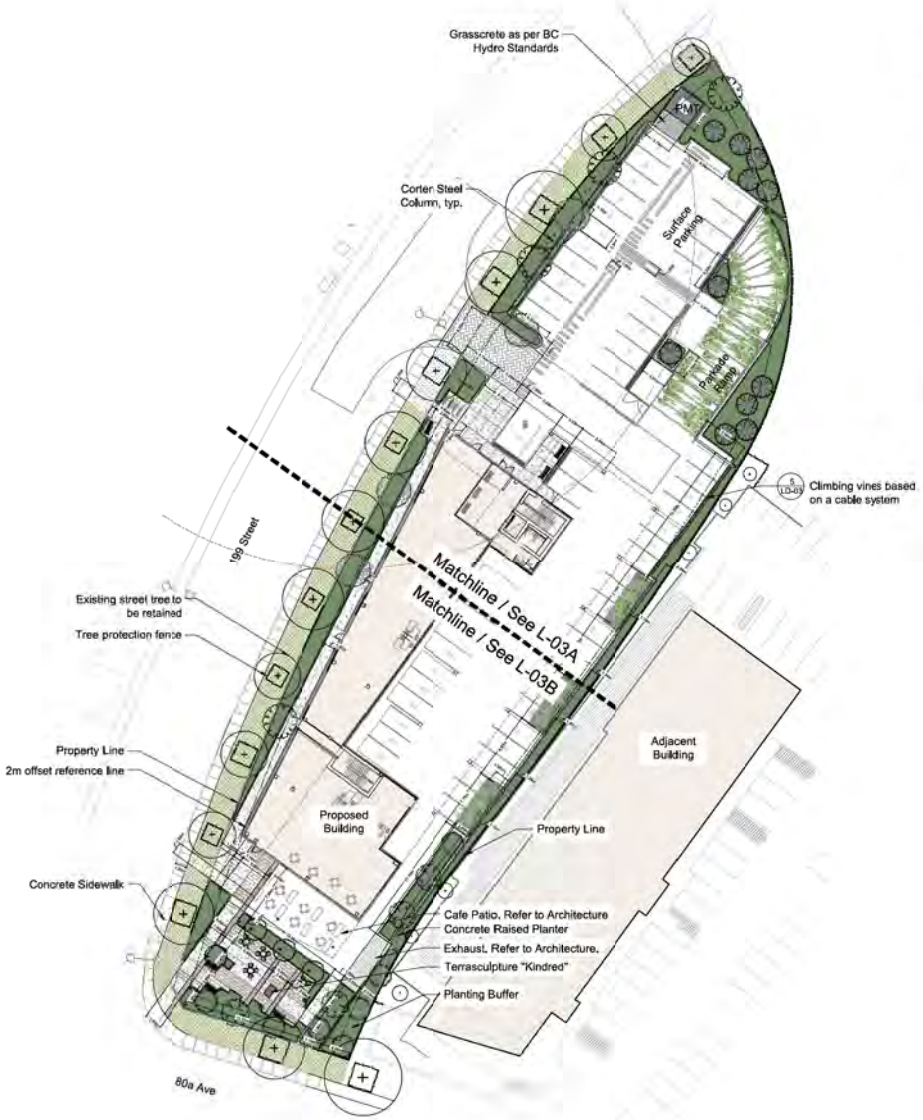
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Drawing Title: TREE MANAGEMENT PLAN

VDZ Project #: DP2021-32

Drawing #: AR-10

Z:\PROJECTS\DEVELOPMENT PERMITACTIVE\DP2021-32 CHOHAN OFFICE BUILDING\5_DWG\SHEETS\AR-01 TREE MANAGEMENT PLAN.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6 LD-01	CONCRETE SIDEWALK
	5,6,7 LD-01	CONCRETE SLAB Finish: Light Broom, Colour: Concrete (charcoal)
	1,2 LD-02	UNIT PAVERS Pattern: Running Bond Colour: Natural, Charcoal Size: 301x141x80mm Manufacturer: Abbotsford Concrete
	3 LD-02	RIVER ROCKS
	8 LD-01	CONCRETE RAISED PLANTER Material: Cast-in-place concrete Finish: Sandblasted Colour: Nature
	5,6,7 LD-01	STAMPED CONCRETE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SHRUB PLANTING
		SOD

SITE FURNISHINGS

KEY	QTY.	REF.	DESCRIPTION
	6	1 LD-03	BENCH
	4	2 LD-03	TABLE & CHAIRS
	4	7 LD-02	BIKE RACKS
	1	8 LD-02	PUBLIC ART

LIGHTING

KEY	QTY.	REF.	DESCRIPTION
	6	3 LD-03	PATH BOLLARD LIGHT
	7	4 LD-03	TREE UP LIGHT

TREE SCHEDULE ON-SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Senyu' / Sellyu Japanese Maple	B&B	6cm	4
	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B&B	6cm	4
	Magnolia stellata / Star Magnolia	B&B	6cm cal; 1.8m std.	4
	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	B&B	6cm	4
	Picea pungens 'Fastigiata' / Columnar Colorado Spruce	B&B	3m height	7
	Tsuga heterophylla / Western Hemlock	B&B	3m height	11

Total Development Area: 1.06 Acres
Total Replacement Trees in Requirement: 32
Proposed Replacement Trees: 34
Proposed Coniferous Trees: 18, Proposed Deciduous Trees: 16

TREE SUMMARY SCHEDULE

TOTAL # OF TREES IDENTIFIED ON SITE	0
TOTAL # OF SIGNIFICANT TREES ON SITE	0
TOTAL # OF SIGNIFICANT TREES TO BE REMOVED	0
TOTAL # OF SIGNIFICANT TREES TO BE RETAINED AND PROTECTED	0
APPROXIMATE # OF REPLACEMENT TREES REQUIRED AS PER T.O.L. TREE PROTECTION BY-LAW (No.5362 - Schedule B) Developable Lot Area = 1.06 acres (1.06 acres x 30) + (3 x 2) = 32 + 2 = 32	32

Note:
1. Building setback refet to Arch.

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

VDZ+A
LANDSCAPE ARCHITECTURE | ENVIRONMENTAL DESIGN | URBAN AGRICULTURE
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St, Fort Langley, BC V1M 2W6 | 102-3161 Kingsway, Vancouver, BC V5R 5J7
P.604.294.1927 | P.604.558.1927
www.vdz.ca

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1	PC	Issued for DP	June 10, 2021

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REVISIONS TABLE FOR SHEET

Project:
Chohan Office Building

Location:
West of 19923 80A Avenue,
Langley, BC

Drawn: PC FW
Checked: PC
Approved: MVDZ
Scale: 1:300
Stamp:
Original Sheet Size: 24"x36"

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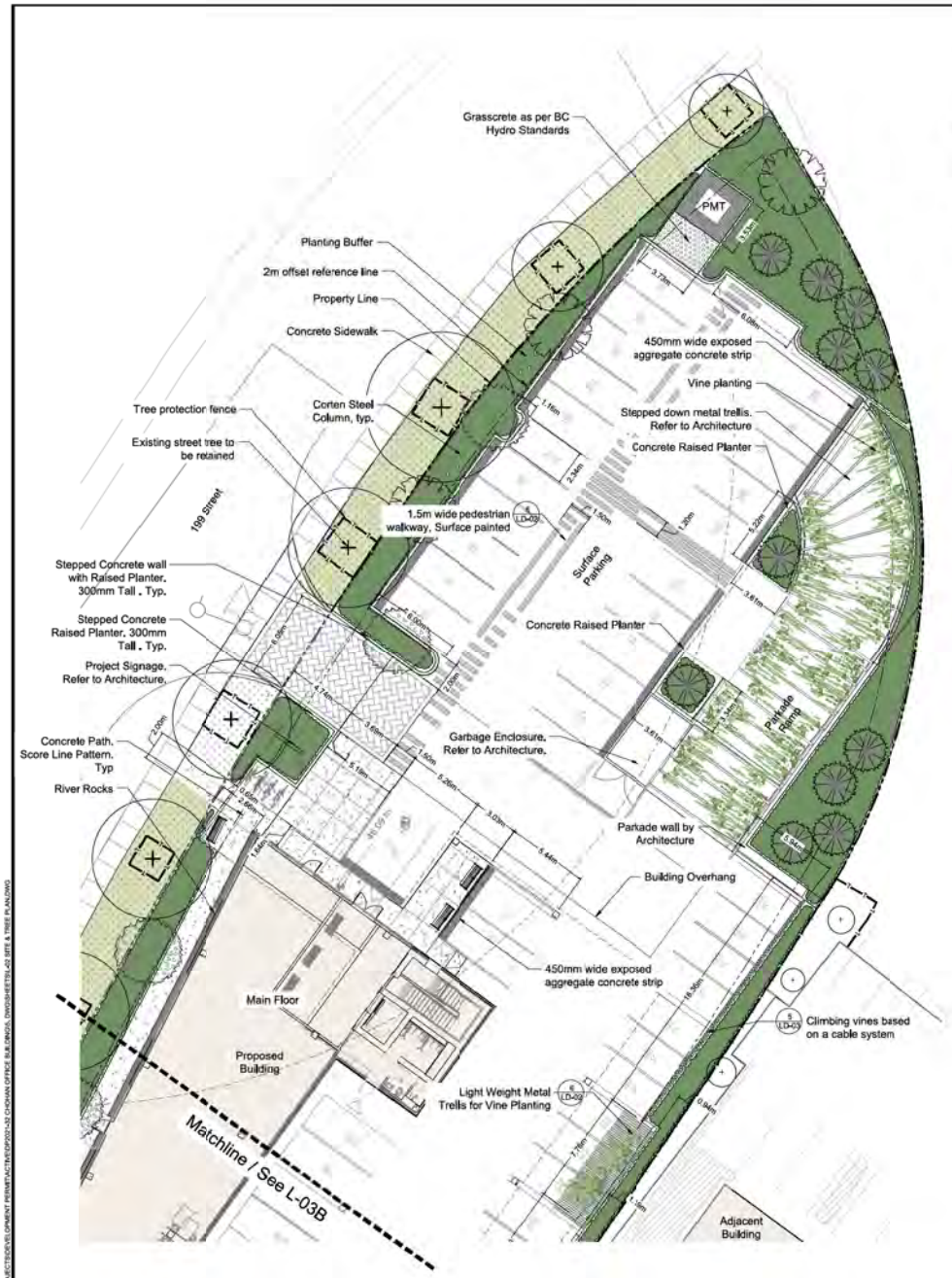
Drawing Title: SITE & TREE PLAN

NORTH

VDZ Project #: DP2021-32

Drawing #: L-02 G.1

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-32 CHOHAN OFFICE BUILDING\DWG\SHEETS\L-02 SITE & TREE PLAN.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6 LD-01	CONCRETE SIDEWALK
Colour: Concrete	5,6,7 LD-01	CONCRETE SLAB Finish: Light Broom, Colour: Concrete (charcoal)
Colour: Natural, Charcoal	1,2 LD-02	UNIT PAVERS Pattern: Running Bond Colour: Natural, Charcoal Size: 301x141x80mm Manufacturer: Abbotsford Concrete
	3 LD-02	RIVER ROCKS
Concrete Raised Planter	8 LD-01	CONCRETE RAISED PLANTER Material: Cast-in-place concrete Finish: Sandblasted Colour: Nature
	5,6,7 LD-01	STAMPED CONCRETE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SHRUB PLANTING
		SOD

SITE FURNISHINGS

KEY	QTY.	REF.	DESCRIPTION
	6	1 LD-03	BENCH
	4	2 LD-03	TABLE & CHAIRS
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	1	8 LD-02	PUBLIC ART

LIGHTING

KEY	QTY.	REF.	DESCRIPTION
	6	3 LD-03	PATH BOLLARD LIGHT
	7	4 LD-03	TREE UP LIGHT

TREE SCHEDULE ON-SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
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	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B&B	6cm	4
	Magnolia stellata / Star Magnolia	B&B	6cm cal; 1.8m std.	4
	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	B&B	6cm	4
	Picea pungens 'Fastigata' / Columnar Colorado Spruce	B&B	3m height	7
	Tsuga heterophylla / Western Hemlock	B&B	3m height	11

Total Development Area: 1.01 Acres
Total Replacement Trees in Requirement: 32
Proposed Replacement Trees: 34
Proposed Coniferous Trees: 18, Proposed Deciduous Trees: 16

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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LANDSCAPE ARCHITECTURE | ENVIRONMENTAL DESIGN | URBAN AGRICULTURE
FORT LANGLEY STUDIO 202-9181 Church St, Fort Langley, BC V1M 2R8 t 604.888.0609
MOUNT PLEASANT STUDIO 102-3161 Kingsway, Vancouver, BC V5R 5J7 t 604.879.8717
www.vdz.ca info@vdz.ca

No.	By:	Description	Date
5	PC	Reissued for DP	Oct 21, 2022
4	PC	Reissued for DP	Sept 13, 2022
3	PC	Reissued for DP	June 1, 2022
2	PC	Reissued for DP	Feb 14, 2022
1	PC	Issued for DP	June 10, 2021

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No.	By:	Description	Date
1	PC	Issued for DP Revision	Oct 31, 2022

REVISIONS TABLE FOR SHEET

Project:
Chohan Office Building

Location:
West of 19923 80A Avenue, Langley, BC

Drawn: PC
Checked: PC
Approved: MVDZ
Scale: 1:150
Stamp:
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Drawing Title: ENLARGE SITE PLAN - NORTH

NORTH

VDZ Project #: DP2021-32

Drawing #: L-03A

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6 LD-01	CONCRETE SIDEWALK
Colour Concrete / Broom Finish	5,6,7 LD-01	CONCRETE SLAB Finish: Light Broom, Colour Concrete (charcoal)
	1,2 LD-02	UNIT PAVERS Pattern: Running Bond Colour: Natural, Charcoal Size: 301x141x80mm Manufacturer: Abbotsford Concrete
	3 LD-02	RIVER ROCKS
Concrete Raised Planter	8 LD-01	CONCRETE RAISED PLANTER Material: Castinplace concrete Finish: Sandblasted Colour: Nature
	5,6,7 LD-01	STAMPED CONCRETE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-01	PROPOSED TREE
	3,4 LD-01	SHRUB PLANTING
		SOD

SITE FURNISHINGS

KEY	QTY.	REF.	DESCRIPTION
	6	1 LD-03	BENCH
	4	2 LD-03	TABLE & CHAIRS
	4	7 LD-02	BIKE RACKS
	1	8 LD-02	PUBLIC ART

LIGHTING

KEY	QTY.	REF.	DESCRIPTION
	6	3 LD-03	PATH BOLLARD LIGHT
	7	4 LD-03	TREE UP LIGHT

TREE SCHEDULE ON-SITE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm	4
	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B&B	6cm	4
	Magnolia stellata / Star Magnolia	B&B	6cm cal; 1.8m std.	4
	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	B&B	6cm	4
	Picea pungens 'Fastigata' / Columnar Colorado Spruce	B&B	3m height	7
	Tsuga heterophylla / Western Hemlock	B&B	3m height	11

Total Development Area: 1.06 Acres
Total Replacement Trees in Requirement: 32
Proposed Replacement Trees: 14
Proposed Coniferous Trees: 18 Proposed Deciduous Trees: 16

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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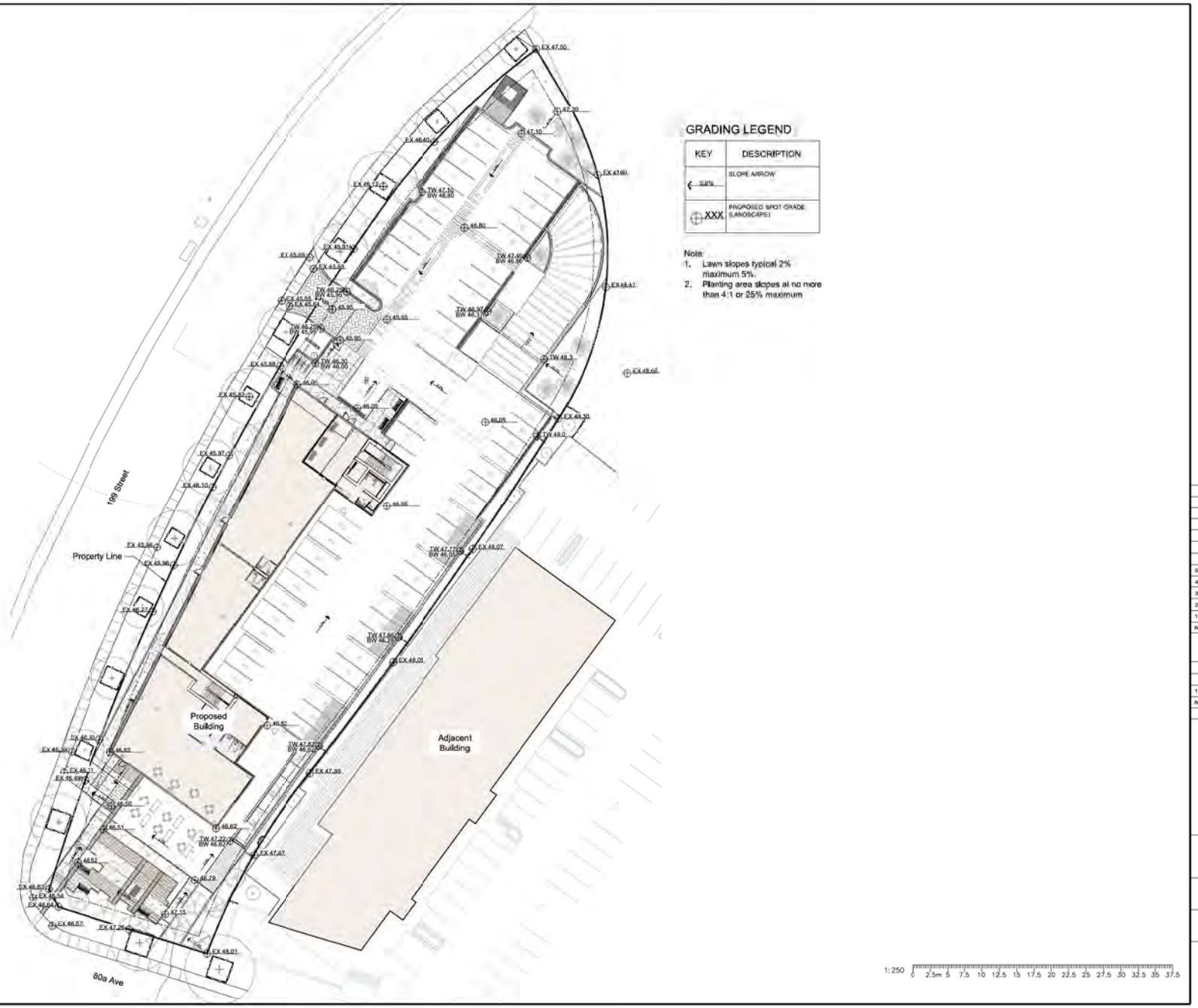
Drawing Title: ENLARGE SITE PLAN - SOUTH

NORTH

VDZ Project #: DP2021-32

Drawing #: L-03B

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GRADING LEGEND

KEY	DESCRIPTION
← 0.8%	SLOPE ARROW
XXX	PROPOSED SPOT GRADE (LANDSCAPE)

Note:
1. Lawn slopes typical 2% maximum 5%.
2. Planting area slopes at no more than 4:1 or 25% maximum

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

VDZ+A

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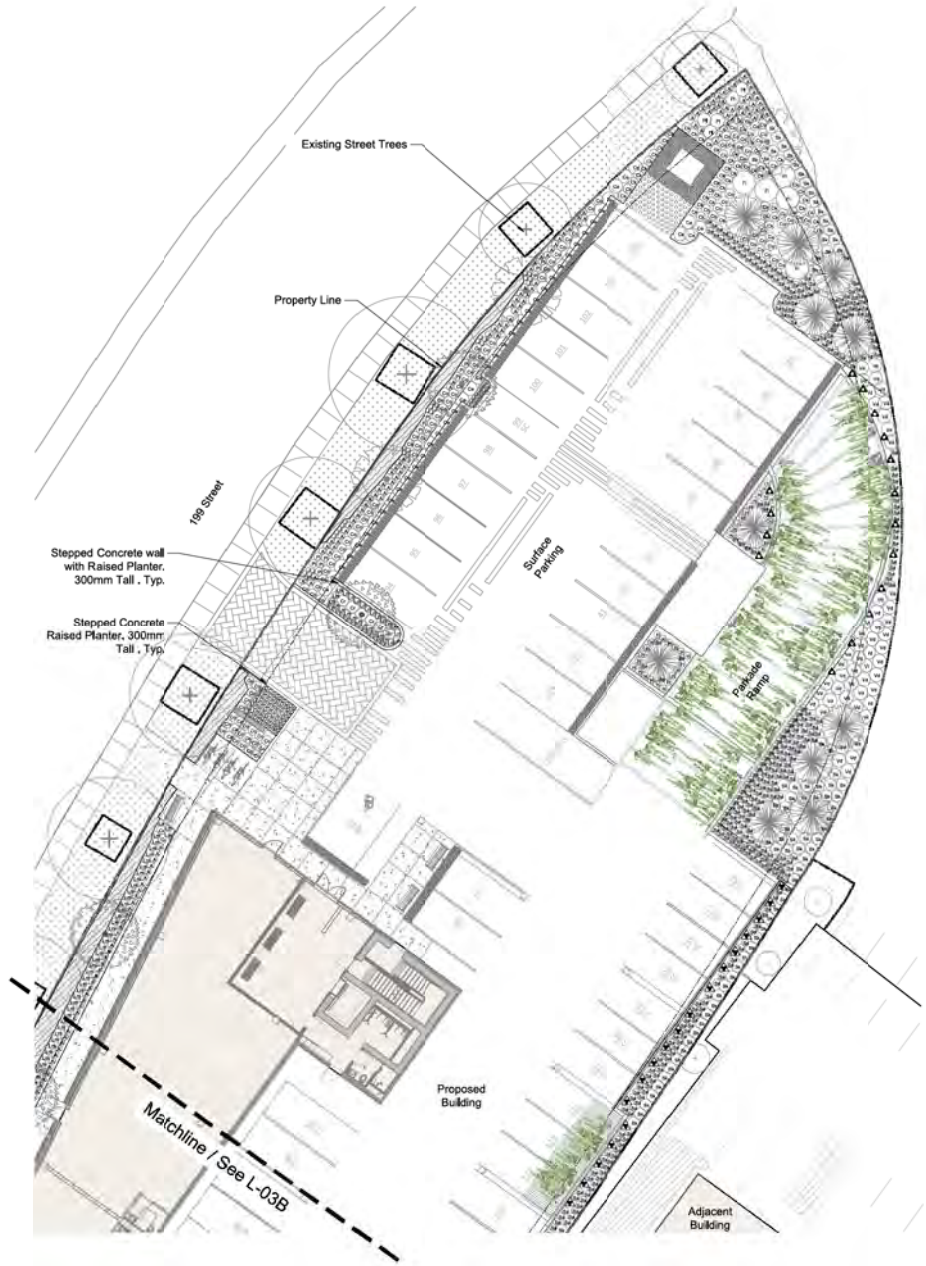
NORTH

Drawing Title: GRADING PLAN

VDZ Project #: DP2021-32

Drawing #: L-1.0

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PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ce	Ceanothus thyrsiflorus 'Victoria' / Victoria Ceanothus	#2	0,9m	77
Cr	Ceanothus thyrsiflorus repens / Creeping Blueblossom	#2	0,75m	55
Co	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0,6m	114
Fi	Forsythia x intermedia / Border Forsythia	#3	1.5m	5
Pl	Philadelphus lewisii / Wild Mockorange	#2	0,9m	17
Sa	Sarcococca hookeriana humilis / Sweet Box	#2	0,45m	492
Sk	Skimmia japonica 'Rubella' / Skimmia	#2	0,75m	161
Vd	Viburnum davidii / David Viburnum	#2	0,9m	79
DWARF CONIFERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Pi	Pinus mugo 'Pumilio' / Mugo Pine	#3	0,75m	14
FERNS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Bs	Blechnum spicant / Deer Fern	#1	0.45m	11
GRASSES	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Ck	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0,6m	52
C	Carex obnupta / Slough Sedge	#1	0,3m	67
F	Festuca glauca 'Beyond Blue' / Blue Fescue	#1	0,3m	30
A	Sesleria autumnalis / Autumn Moor Grass	#1	0,45m	241
S	Stipa tenacissima / Mexican Feather Grass	#1	0,45m	241
PERENNIALS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
H	Hosta undulata 'Medio Variegata' /Variegated Hosta	#1	0,45m	37
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0,45m	255
Li	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0,3m	18
J	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0,3m	30
VINES	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
⁂	Clematis armandii / Evergreen Clematis	#2	0,6m	28
△	Holboellia coriacea 'Cathedral Gem' / Cathedral Gem Sausage Vine	#2	0,45m	17
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Erica carnea 'Springwood White' / White Spring Heather	#1	450mm	350

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Project:
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Original Sheet Size: 24"x36"

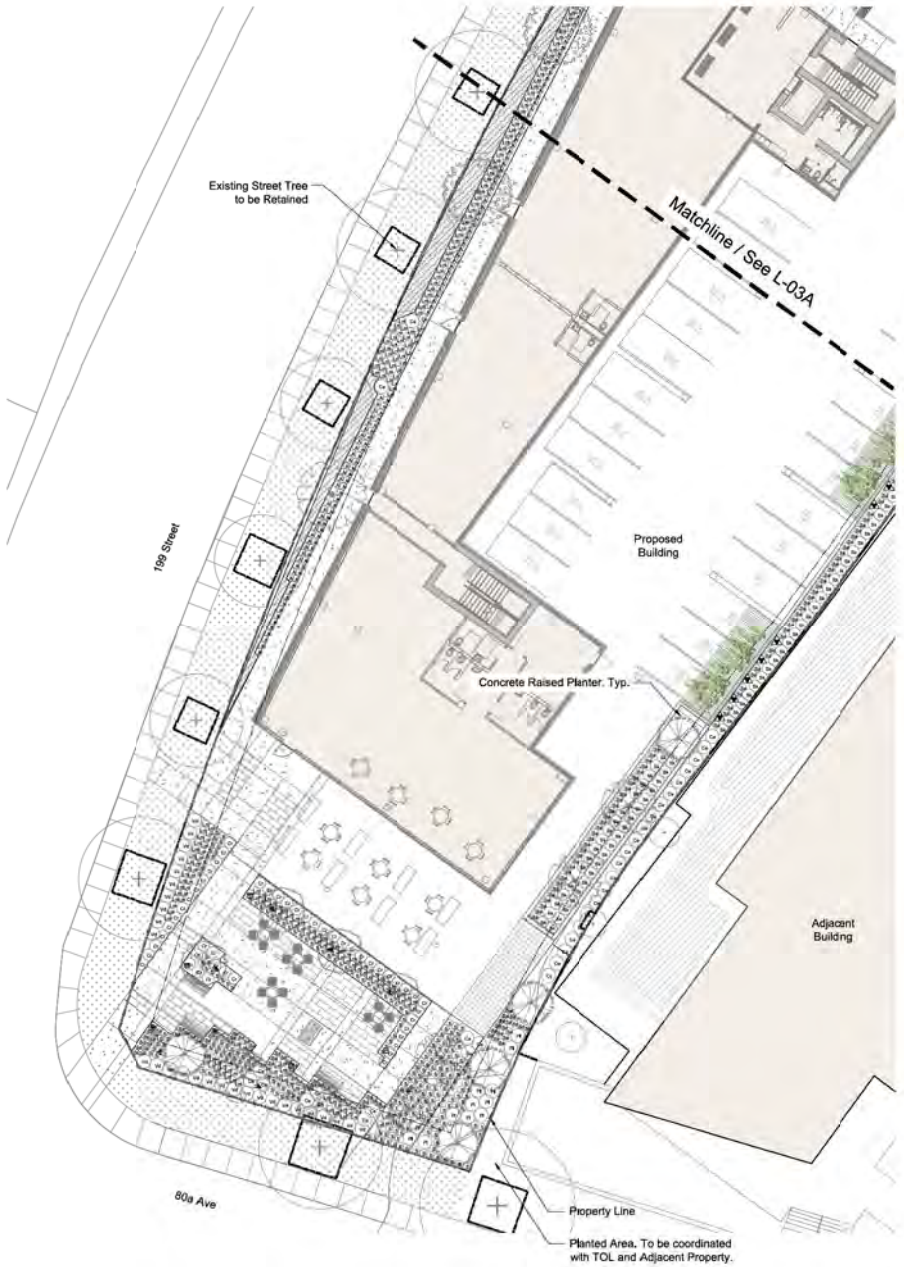
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Drawing Title: L1 PLANTING PLAN - NORTH

VDZ Project #: DP2021-32

Drawing #: L-05

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PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ce	Ceanothus thyrsiflorus 'Victoria' / Victoria Ceanothus	#2	0.9m	77
Cr	Ceanothus thyrsiflorus repens / Creeping Blueblossom	#2	0.75m	55
Co	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2	0.6m	114
Fi	Forsythia x intermedia / Border Forsythia	#3	1.5m	5
Pl	Philadelphus lewisii / Wild Mockorange	#2	0.9m	17
Sa	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m	492
Sk	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	161
Vd	Viburnum davidii / David Viburnum	#2	0.9m	79
DWARF CONIFERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Pl	Pinus mugo 'Pumilio' / Mugo Pine	#3	0.75m	14
FERNS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Bs	Blechnum spicant / Deer Fern	#1	0.45m	11
GRASSES	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Ck	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0.6m	52
C	Carex obnupta / Slough Sedge	#1	0.3m	67
F	Festuca glauca 'Beyond Blue' / Blue Fescue	#1	0.3m	30
A	Sesleria autumnalis / Autumn Moor Grass	#1	0.45m	241
S	Stipa tenacissima / Mexican Feather Grass	#1	0.45m	241
PERENNIALS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
H	Hosta undulata 'Medio Variegata' , Variegated Hosta	#1	0.45m	37
Lm	Lavandula angustifolia 'Munstead' Munstead English Lavender	#1	0.45m	255
Li	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.3m	18
J	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.3m	30
VINES	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Clematis armandii / Evergreen Clematis	#2	0.6m	28
	Holboellia coriacea 'Cathedral Gem' / Cathedral Gem Sausage Vine	#2	0.45m	17
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Erica carnea 'Springwood White' / White Spring Heather	#1	450mm	350

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Project:
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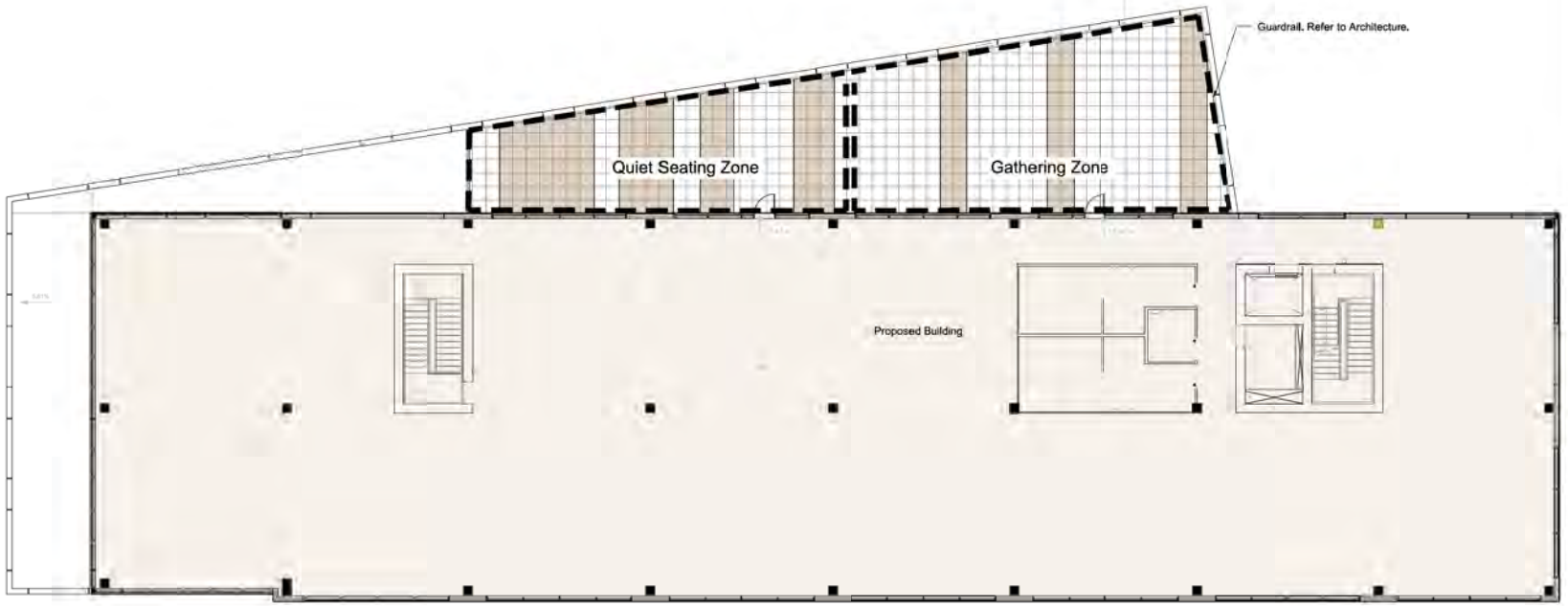
Drawing Title: L1 PLANTING PLAN - SOUTH

VDZ Project #: DP2021-32

Drawing #: L-1

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L-1.0
Drawing #:
DP2021-32
VDZ Project #:
NORTH
L1 SOIL VOLUME PLAN
Drawing Title:
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6 PC Reissued for DP Oct 21, 2022
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MVDZ
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Original Sheet Size:
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Scale:
1:250
1:250
80a Ave



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	4 LD-02	RUBBER TILES:

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

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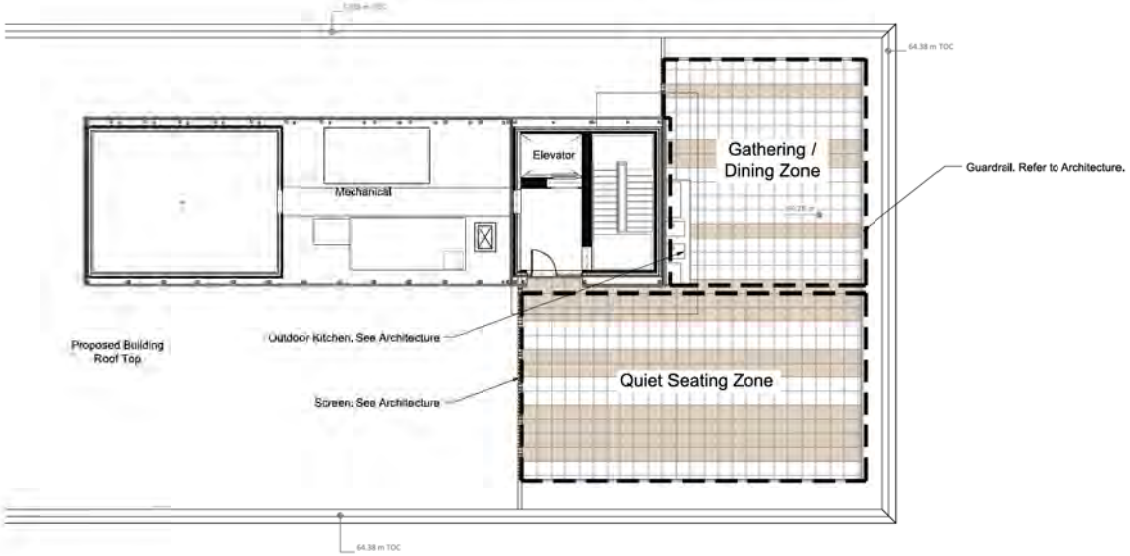
Drawing Title: L4 LANDSCAPE PLAN

NORTH

VDZ Project #: DP2021-32

Drawing #: L-09 G.1

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	4 LD-02	RUBBER TILES

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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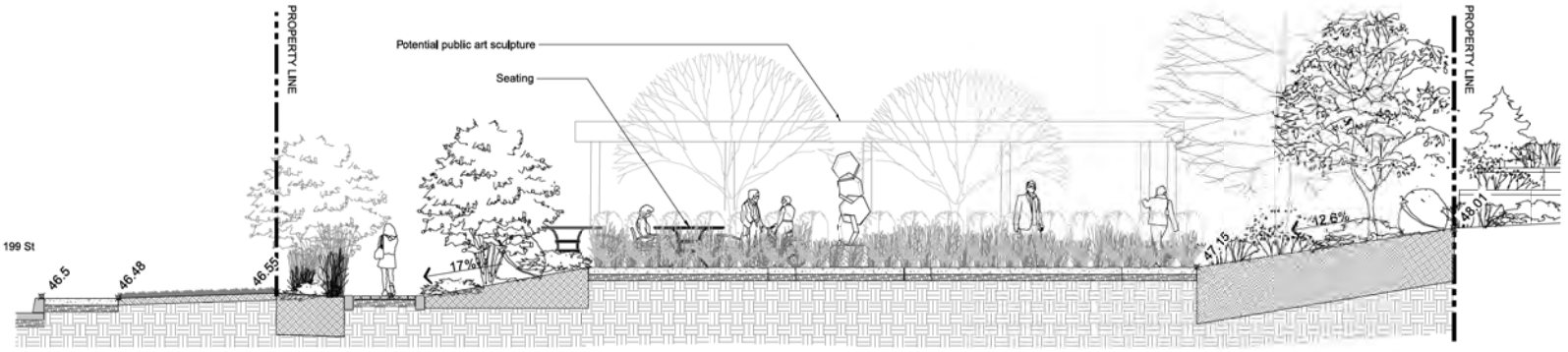
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NORTH

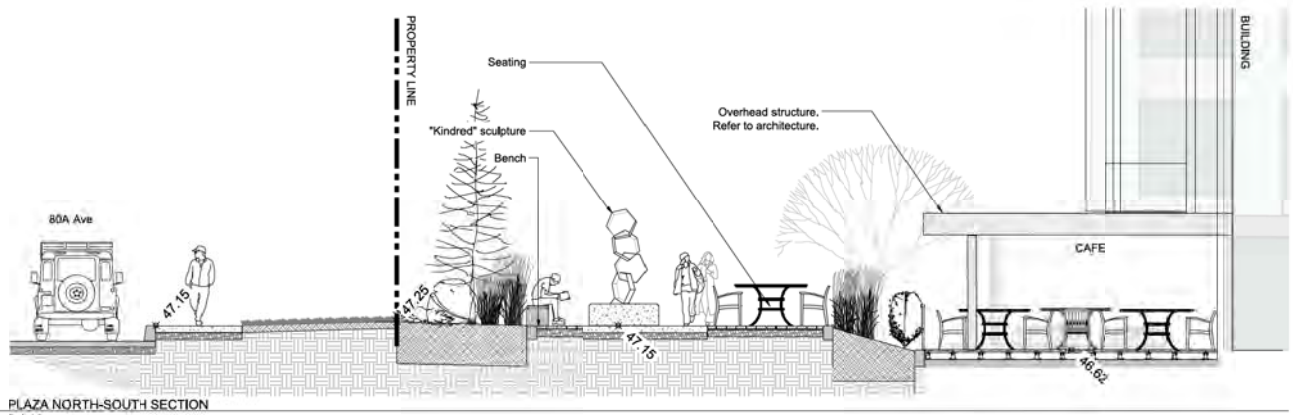
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Drawing #: L-07

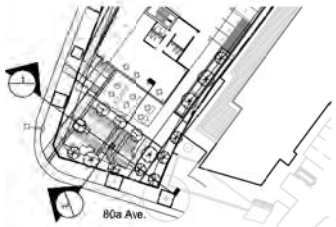
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1 PLAZA WEST-EAST SECTION
Scale 1:50



2 PLAZA NORTH-SOUTH SECTION
Scale 1:50



KEY PLAN
Scale 1:500

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1	PC	Issued for DP	June 10, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
1	PC	Issued for DP Revision	Oct 31, 2022

REVISIONS TABLE FOR SHEET

Project:
Chohan Office Building

Location:
West of 19923 80A Avenue,
Langley, BC

Drawn: ET
Checked: PC
Approved: PC
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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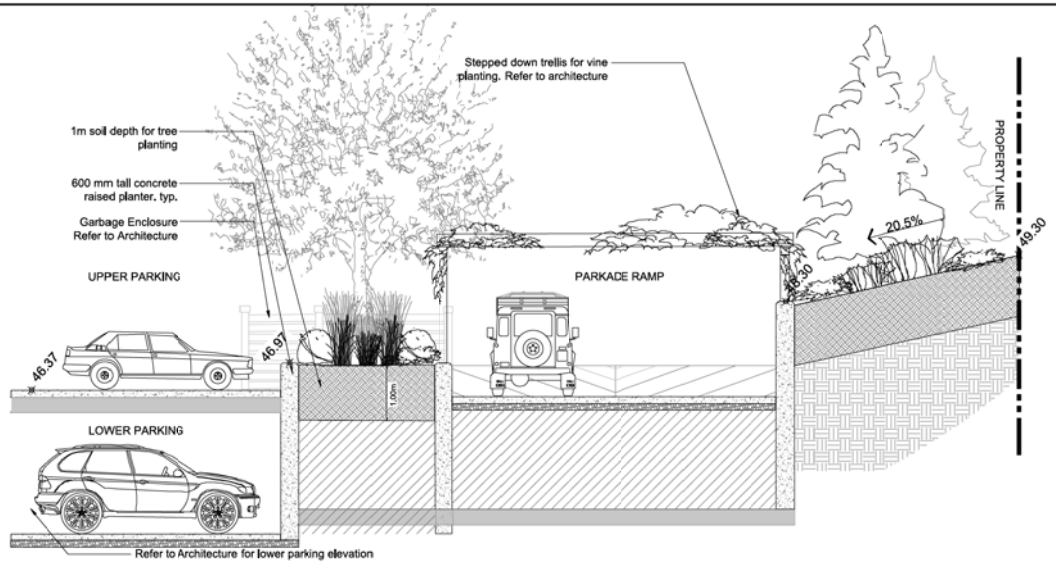
Drawing Title: SECTIONS

NORTH

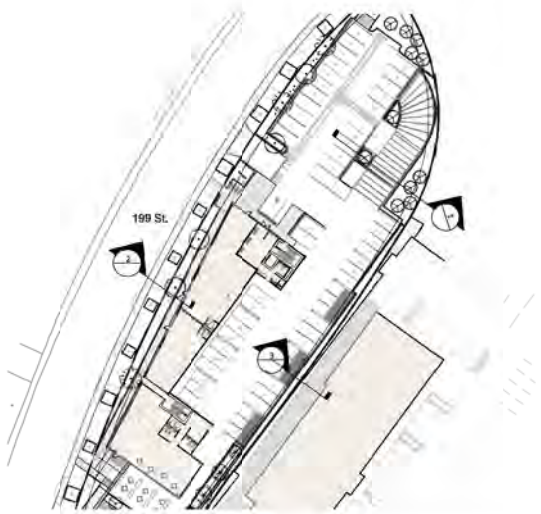
VDZ Project #: DP2021-32

Drawing #: LS-01 G.1

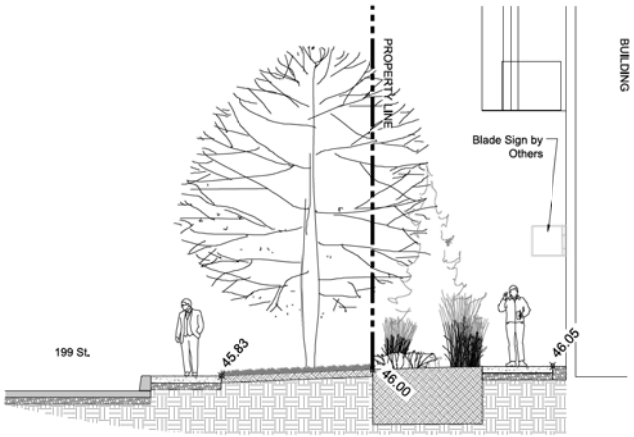
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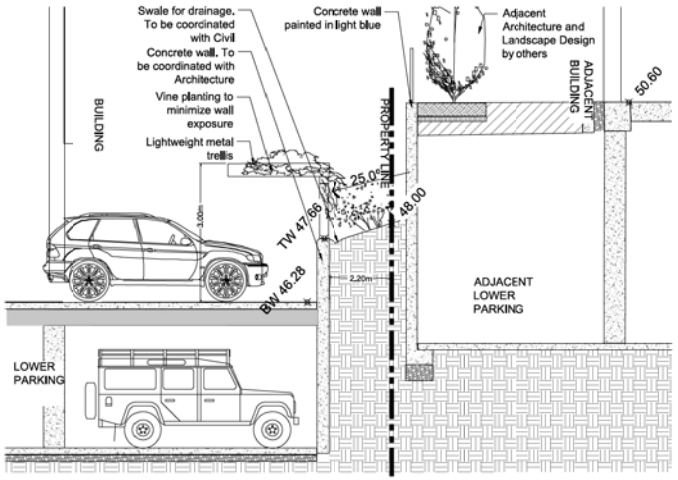
1 RAMP AND PARKING LOT
Scale 1:50



KEY plan
Scale 1:500



2 WESTERN EDGE CONDITION
Scale 1:50



3 PARKADE AND EASTERN EDGE CONDITION
Scale 1:50

1:50 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5

VDZ+A

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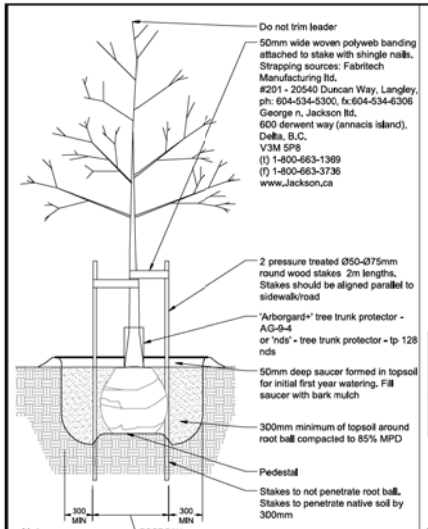
Drawing Title: SECTIONS

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VDZ Project #: DP2021-32

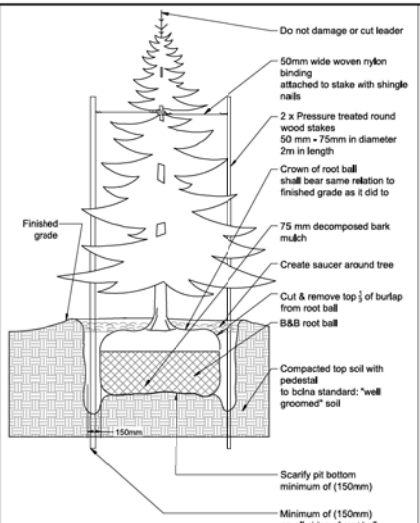
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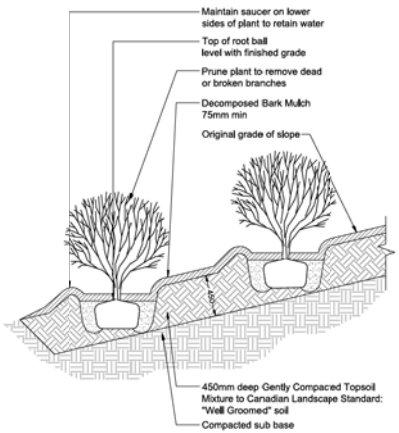
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

1 DECIDUOUS TREE PLANTING
Scale 1:25



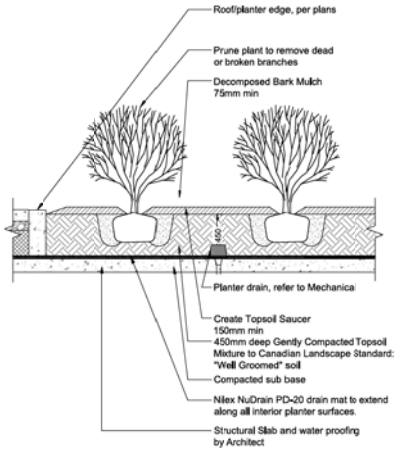
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE PLANTING
Scale 1:25



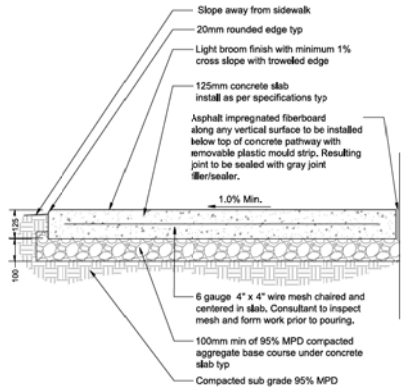
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. O.C spacing per planting plan.

3 SHRUB PLANTING
Scale 1:25



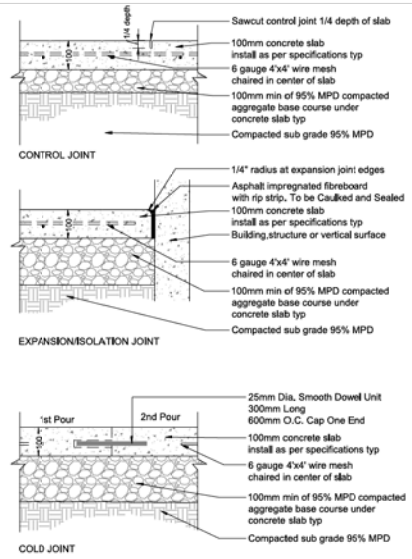
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

4 SHRUB PLANTING ON SLAB
Scale 1:25

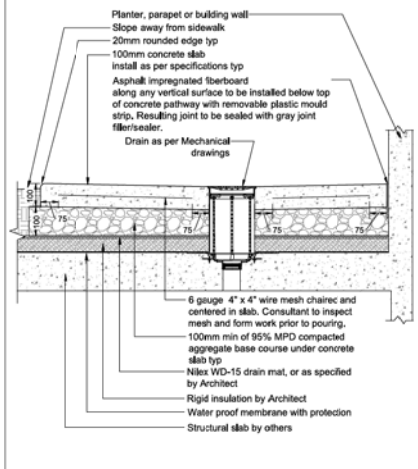


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1800mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 5400mm o.c. both ways.
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

5 CONCRETE PAVING
Scale 1:10

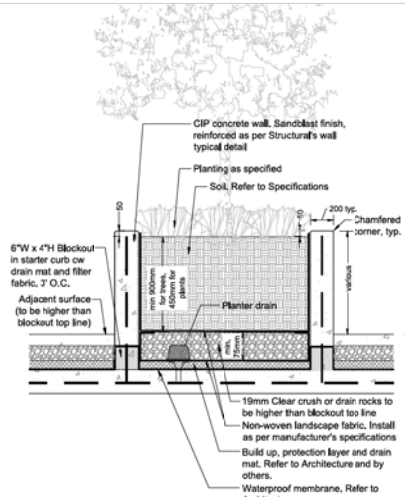


6 CONCRETE JOINTS
Scale 1:10



Notes:
1. Contracior to provide expansion joints where concrete meets all vertical structures.
2. Horizonral scorelines at 1500mm o.c. both ways unless shown otherwise, Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.

7 CONRETE SLAB ON SLAB
Scale 1:10



Note:
1. Refer to Architect's drawings for floor assemblies.
2. Extend rebar 300mm min. from up-stand to facilitate concrete curb/planter construction and tie points for reinforcement. Waterproofing membrane and protection to cover upstand. Seal any gaps with approved sealer after wall has cured.

8 CONCRETE RAISED PLANTER
Scale 1:20

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Chohan Office Building

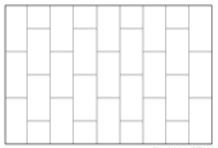
Location:
West of 19923 80A Avenue,
Langley, BC

Drawn: PC
Checked: PC
Approved: MVDZ
Scale: As Shown
Stamp:
Original Sheet Size: 24"x36"

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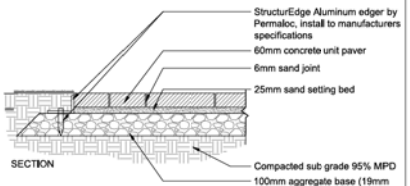
Drawing Title: DETAILS
VDZ Project #: DP2021-32
Drawing #: LD-05

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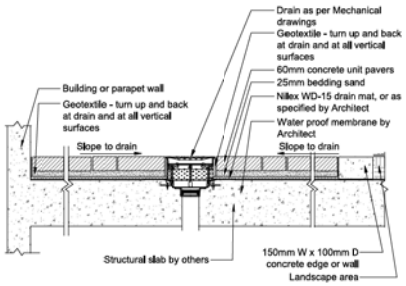
PLAN VIEW

Unit Paver Details:
Type: Classic California
Size: 301mm X 151mm X 60mm
Colours: Charcoal / Natural
Refer to plans.
Manufacturer: Abbotsford Concrete
(604) 852-4967



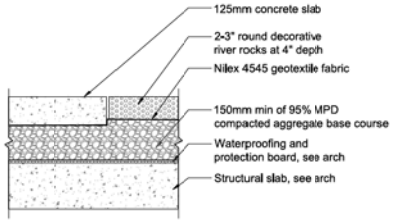
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

1 UNIT PAVERS AT GRADE
Scale 1:10

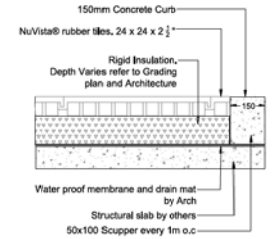


NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

2 UNIT PAVERS ON SLAB
Scale 1:10



3 DECORATIVE ROCKS
Scale 1:10



Rubber Tile Details:
Type: NuVista®
Size: 24 x 24 x 2 ½"
Colour: Stone Beige, Black
Supplier: Dinoflex | Rubber Reimagined
5590 46 Ave SE, Salmon Arm, BC V1E 4S1
sales@dinoflex.com
https://dinoflex.com/products/nuvista-tiles
Toll Free : 877.713.1899
Direct : 250.832.7780

NOTES:
Install as per manufacturer's requirements.

4 RUBBER TILES
Scale 1:10



Product: Streetbond 150 - Advanced Coatings for Asphalt & Concrete
Colour: SR White
Supplier: HUB Surface Systems
w. hubss.com
p. 604-309-8212

5 PARKING LOT SURFACE PAINTING
Scale NTS





6 LIGHTWEIGHT METAL TRELLIS FOR VINE PLANTING
Scale NTS



BIKE RACK

Model #: 2300 Series Iconic Bike Rack
Colour: Silver 14
Manufacturer: Maglin
www.maglin.com

Or approved equal

7 BIKE RACKS
Scale NTS



Product: KINDRED sculpture
Supplier: Terra Sculpture LLC
w. terrasculpture.com
p. 800.652.2934

8 PUBLIC ART PIECE
NTS

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FORT LANGLEY STUDIO
100-9181 Church St, Fort Langley, BC V1M 2W6
T 604.294.1757

MOUNT PLEASANT STUDIO
102-3161 Kingsway, Vancouver, BC V5R 5J7
T 604.684.1757

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Drawing Title: DETAILS
VDZ Project #: DP2021-32
Drawing #: LD-02



BENCH

Model #: 2300 Series Iconic Bench
Size: 30.3" x 70" x 25.5"
Colour: Silver 14
Material: Thermally Modified Ash Wood

Mount: As per manufacturer's specification
Manufacturer: Maglin
https://www.maglin.com

Or approved equal

1 BENCH
Scale NTS



PICNIC TABLE & SEATS

Model #: 400 Series 400 CLUSTER SEATING
Material: Wood Grain Texture High Density Polyethylene
Length: 62.3" (158.1cm)
Width: 62.3" (158.1cm)
Height: 25.5" (74.9cm)
Seat Height: 17.3" (44.5cm)
Weight: 267.6lbs (94.2kg)
Mount: Surface mount

Manufacturer: Maglin
www.maglin.com

Or approved equal

2 PICNIC TABLE - GROUND LEVEL
Scale NTS



Bollard Light
Model: 15602BZ-LED (Atlantis Square Large LED Bollard)
Finish: Bronze
Mount: as per Manufacturer's specifications
Manufacture: Hinkley
Supplier: TerraDek Outdoor Lighting
Sales Representative: Gerry De La Vega
gerryd@terradek.com

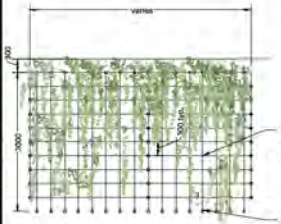
Or Approved Equal

3 BOLLARD LIGHT
Scale NTS



Model: L930 BA Spotlight Black Anodized
Supplier: MP Lighting
Darrell Lange t, 604-708-1184 Ext, 125
c, 604-782-8631
darrell.l@mplighting.com

4 UP LIGHT
Scale NTS



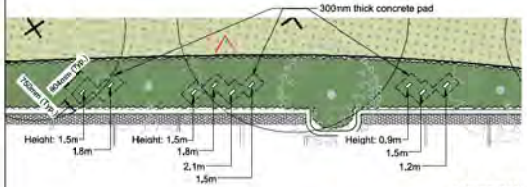
Notes:
1. Product manufacturer: Jakob Rope Systems
2. Product supplier: Rope+Cable Canada
West 7th Ave, Suite 202, Vancouver V5Y 1L6
604-714-0026, 1-888-317-9226
3. Contractor to provide shop drawings for landscape architect to review and approval.
4. Connection points and wires to be confirmed by architect and structural engineer.
5. Structural engineer to review cable system for attaching to the building.

Reference Images





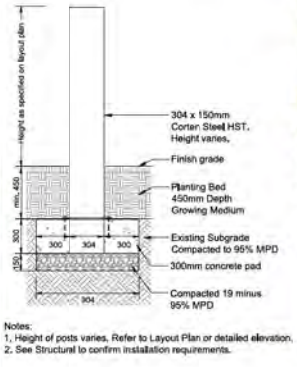
5 CLIMBING VINES BASED ON A CABLE SYSTEM
NTS



LAYOUT PLAN



ELEVATION



Notes:
1. Height of posts varies. Refer to Layout Plan or detailed elevation.
2. See Structural to confirm installation requirements.









6 CORTEN STEEL COLUMN
Scale 1:10, 1:50

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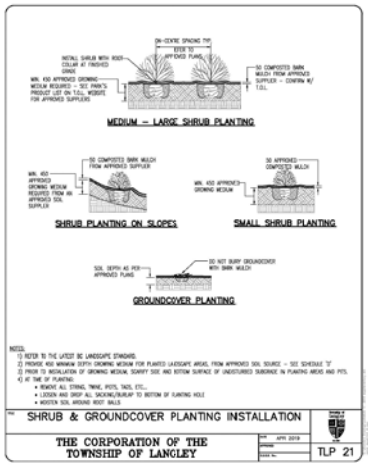
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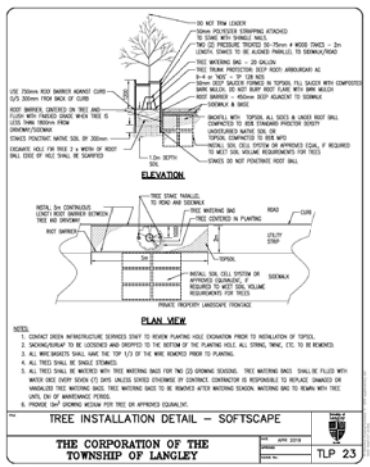
Drawing Title: DETAILS
VDZ Project #: DP2021-32
Drawing #: LD-03



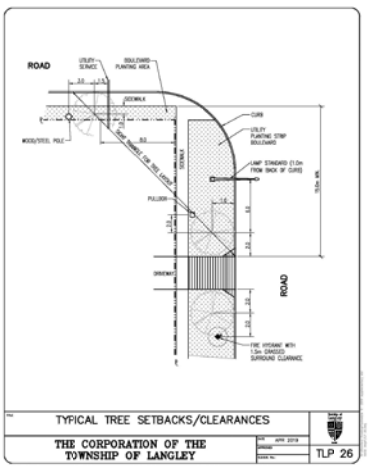
1 OFF-SITE SHRUB & GROUNDCOVER PLANTING
Scale NTS



2 TREE PLANTING NOTES
Scale NTS



3 TREE PLANTING DETAIL
Scale NTS



4 TYPICAL TREE SETBACKS / CLEARANCES
Scale NTS

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V1M 2W4 V5T 3J7
www.vdz.ca

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Drawing Title: DETAILS
VDZ Project #: DP2021-32
Drawing #: LD-09

5364
01/10/18

4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as "Development Permit Area "H" – Business/Technology Park" 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 development.

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

ZONE / SUBZONE MAP



SITE AND BUILDING REQUIREMENTS

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street



Building Entry

Access and Circulation

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

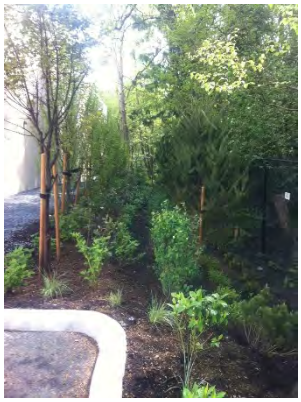
Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

Landscape Components – Campus Zone

- Landscape – Typical Development Parcel

  General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

- Planting Areas



  Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.

  Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

  All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

  Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

- Streetscape

  Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

  200 Street

  The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

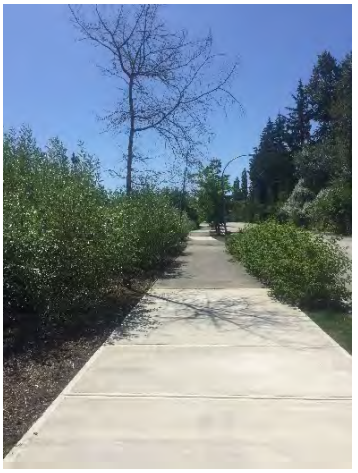
80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street



The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

- Surface Parking Lots

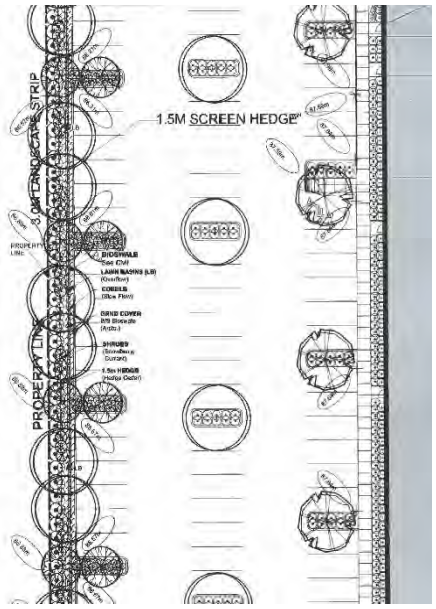
Landscaping and Screening



As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.

The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.



Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.





- Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.



The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.

- Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

- Fencing

  In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- Garbage Enclosures

  The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

- Landscape Walls and Grading

  Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

  Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

- Irrigation

  Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

  Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

Campus Zone Character Areas

- Conference Centre

  The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 – 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

Landscape Components – Buffer Zone

- Landscape

  A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

  The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

  The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

- Planting Areas

  The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



  Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

- Pond and Wetland

  A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

  Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

Building Zones

The Business Technology Park has four zones with varying degrees of prominence.

- Zone 1 (Subzone 1.1)

  Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

  The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

- Zone 2 (Subzones 2.1 to 2.3)

  Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

  Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

- Zone 3 (Subzones 3.1 to 3.6)

  Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

  The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

  The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

- Zone 4 (Subzone 4.1)

  The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

Building Articulation



The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

Materials, Finishes and Colour



Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

Business Identification Signs



The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.

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.

ATTACHMENT C

Township of Langley

20338 – 65th Avenue

Langley, BC V2Y 3J1

September 14, 2022

Letter of Intent

Subject Property: 199St & 80A Avenue – PID# 026-056-925

Subject: Development Permit – CD-57 – Lot 4.1 – Langley Tech Campus

Attention: Ruby Sandher, Planner

Dear Ruby,

In alignment with the Township's goals to develop a Business/Technology Park within the Latimer Community, this DP and Rezoning application is for a 5-storey office building on Lot 4.1 of the Langley Tech Campus. The rezoning application proposes an increased GFA for the lot from 2300 m^2 to 4700 m^2, which is supported by analysis of the surrounding area including the existing infrastructure capacities. Please refer to the Rezoning Rationale Letter on page 6 of this document. We are also seeking a development permit variance for the building height from 4 to 5 storeys (18.0m to 22.0m) to provide elevator access and exit stair to a rooftop terrace amenity akin to those on the neighbouring buildings.

Project Background & Overview

The subject site is located on the north-east corner of 199 Street and 80A Avenue known as lot 4.1 within the CD-57 zoning by-law. The Willoughby Community Plan describes this lot as "the heart of the campus" with the potential to "create a strong focus to the built form and the pedestrian circulation". Through our design we have sought to meet these goals by providing a strong pedestrian experience at the street corner through a street-oriented café space and adjacent public plaza. This concept also aligns with the Latimer Plan's objectives in section 3.2 to:

- Provide mixed-use small-scale commercial uses at strategic locations of the neighbourhood to allow employees to access everyday services within a convenient walking distance.
- Foster a sense of place in the Latimer neighbourhood by enhancing the public realm with new pedestrian plazas, public art installations and other urban design features.

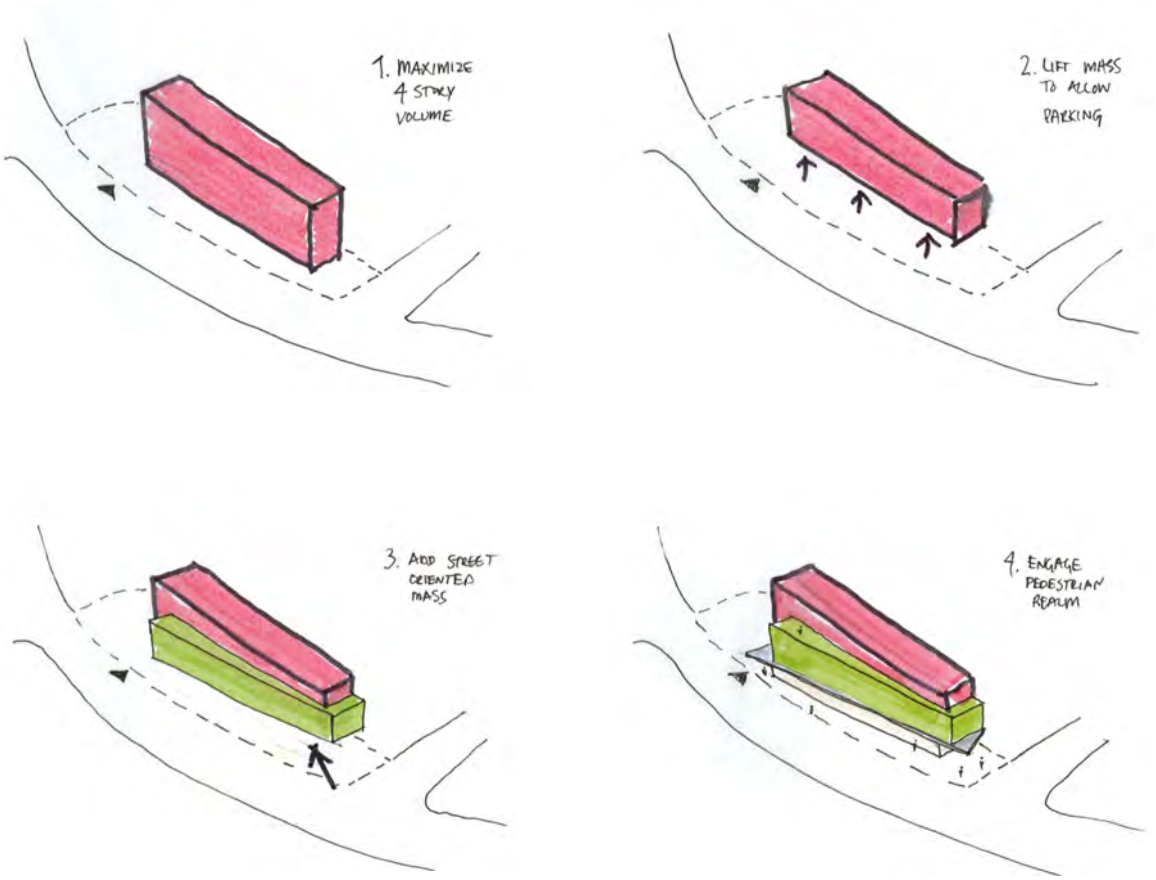
The proposed project includes a ~4000m^2 office building with a 300m^2 street-oriented café/retail space. By-law compliant parking has been provided for the office space which is intended to function as a typical commercial development. To enhance the public realm and align with the neighbourhood strategies to improve the quality of the area we have proposed a large public plaza at the street corner that will allow pedestrian circulation to cut across the site and engage with a public art component within the plaza.

Building Massing & Architecture

Due to its odd shape and orientation, the building has a strong corner and street front presence but because of the curved property lines planning the site is more challenging. Our goals with the design were to create a visually engaging building from the corner that has a strong pedestrian experience. Our

massing (as seen in the diagrams below) began with a large 4-storey rectangle that was lifted off the ground to allow for parking beneath the building. Then, to better engage the street and hide the parking, we placed a 3-storey mass along 199A that provides some cover for the café space and creates a datum that informs the main building entry. This process allowed us to maximize the parking on-site while minimizing its impact on the streetscape.

We are proposing to add a 204 m^2 rooftop terrace as an added amenity for the development and the zoning height amendment being requested is to accommodate the stair and elevator lobbies being extended up to the roof level, which cover a modest area of 46 m^2, with the elevator overrun extending above. Therefore, we request a development permit height variance to increase the allowable building height from 18.0 m to 22.0 m.





The building materials are a combination of glass, exposed concrete, integral coloured concrete, painted concrete, rib textured concrete, metal panels, and wood to form a subtle west-coast palette. The colours and finishes will be muted to allow the wood soffits and landscaped areas to speak more boldly. These materials and colours fit in well with the surrounding buildings and take cues from the surrounding offices.

Community Benefit

As part of this Rezoning and Development Permit, we are proposing a corner plaza to engage the pedestrian at the street level, set back the building from the corner, and allow for more landscaping along the south façade. This space connects directly to our street-oriented café/retail space that is intended to serve the surrounding businesses. This area is currently well built-up but lacks any walkable lunchtime amenities. This piece is intended to provide a space for the surrounding buildings to congregate. Below is a rendering of how that space is imagined feeling. More details of the finishes and planting proposal are included in our application package.

The proposed rooftop terrace will also provide an immense benefit to the occupants of the building and expand upon the intent of the street level corner plaza in providing an additional exterior lunchtime amenity with the potential for private functions.

The greatest community benefit of the project will of course come from the 4 storeys of commercial area that will provide hundreds of employment opportunities to the surrounding community, in turn boosting the local economy. This aligns with Section 3.4 of the Willoughby Plan which is “predicated on the notion that community be self-sustaining to the maximum extent possible. This includes providing significant employment opportunities for community residents.”





Documentation

The following documents have been included in our submission:

1. Completed Development Permit Application
2. Title Search – 1 Property
3. Company Summary – ZZZ Properties

4. Application Fees
    a. Development Permit Application Fee - $3,850
    b. GHG Development Permit Application Fee - $2,200
    c. Zoning Bylaw – Text Amendment - $3,850
5. Tree Summary Schedule
6. Architectural Drawings – Site Plan, Elevation Drawings, Renderings
7. Landscape Drawings
8. Traffic Management Study – Traffic & Parking Study
9. Stormwater & Sanitary Analysis Report
10. Site Disclosure Statement

Conclusion

In conclusion, we believe this project aligns well with the overall goals and vision of the Latimer and Willoughby Plans and offer multiple community benefits that will improve the area. The architecture of the building speaks to the surrounding context and addresses the pedestrian scale by stepped massing and high-quality materials. This building is designed to be a focal point within the area and act as “the heart of the campus”.

Rezoning Rationale Letter

Subject Property: 199St & 80A Avenue – PID# 026-056-925

Subject: Rationale for Amending Zoning Bylaw – CD-57 – Lot 4.1 – Langley Tech Campus

Attention: Ruby Sandher, Planner

Dear Ruby,

This zoning amendment application seeks to revise the CD-57 Zoning Bylaw to allow an increase GFA and height on lot 4.1 at the northwest corner of 199 Street & 81A Avenue. The amendment seeks to increase the maximum GFA on the lot from 2,300m2 to 4,700m2, and the height allowance from 18m to 22 m. The proposed lot coverage and gross floor areas of buildings and structures shall be in accordance with the current zoning by-law as described in section 957.5. We believe this application is in-line with the Townships intention for the area and the increase GFA will have a positive impact on its surroundings. Below you will find our rationale for this application along with the consultant reports requested during our formal inquiry.

Employment Generation

Since the creation of the CD-57 zone, both the Latimer Neighbourhood Plan and the Carvolth Neighborhood Plan have been created. These plans lie within the Willoughby Community Plan and are adjacent to each other. Both plans reconfirm the desire for Employment Zones within their respective neighborhoods.

> 3.4 – "The Willoughby Plan is predicated on the notion that the community be self-sustaining to the maximum extent possible. This includes providing significant employment opportunities for community residents."

The plan encourages commercial employment zones, such as CD-57 along or near 200th street for easy access to major transportation routes. Our property is in close proximity and offers a great opportunity for higher density employment generating development given the current development in the area.

The OCP outlines the importance of employment lands within the Township and given the recent growth in residential development in the Willoughby Area the increase of employment lands to match that growth. In specific Section 3.7 of the OCP notes as an objective:

- "Maintain a good supply of employment land to ensure job growth is able to match population growth"

Comparable FSR

The subject site (lot 4.1 of the CD-57 zone) is currently zoned to allow for 2,300 M^2 of GFA on a 4,290 M^2 lot. This results in an equivalent FSR or 0.54. What can be seen in *Table 1* is the other lots within the zone have considerably higher allowable FSR. Considering this lot is specifically intended to be the "heart of the campus" (noted in the Latimer Community Plan), it is reasonable to expect this lot to have a comparable FSR to its neighbours. We are proposing to add a rooftop terrace as an added amenity for

the development and the zoning height amendment being requested is to accommodate the stair and elevator lobbies being extended up to the roof level.

Underbuilt Area

The subject property is one of the last properties in the original CD-57 zone to be developed. Since the area was designed to accommodate over 85,000 m^2 and most properties within the development have not met their maximum allowable GFA, the overall development is significantly underbuilt. *Table 2* outlines the current approximate areas of the neighbouring properties in comparison to their allowable areas. These built square footages are calculated based on leasable areas with an assumed 10% increase for service areas.

The furthest column to the right shows that our analysis suggests that every lot with the exemption of 2.2A has been underbuilt. This illustrates that even if the subject lot was built out to 4,700 m^2 (as requested in this rezoning application) and the remaining 2 lots are built out to their maximum area, the overall development will be nearly 23,000 m^2 short of the original target area. There is a significant shortfall compared to the maximum area allowed in the zone.

ZONING INFORMATION				
SUB ZONE	ALLOWED GFA	% LOT COVERAGE	LOT SIZE	CALC FSR
	M2	%	M2	
1.1	14,860	46%	8,094	1.84
Subtotal	14,860	46%	8,094	1.84
2.1	7,608	46%	6,678	1.14
2.2A	4,329	38%	4,050	1.07
2.2B	4,627	38%	4,330	1.07
2.3	7,100	43%	7,091	1.00
Subtotal	23,664	42%	22,148	1.07
3.1	7,365	67%	4,057	1.82
3.2	6,060	48%	4,928	1.23
3.3	7,420	48%	5,990	1.24
3.4	8,520	33%	28,399	0.60
3.5	8,520	24%		
3.6	5,955	49%	4,476	1.33
3.7	5,550	49%	4,148	1.34
Subtotal	49,390	39%	51,998	0.95
Current 4.1	2,300	48%	4,290	0.54
Proposed 4.1	4,700	48%	4,290	1.10
Subtotal	4,700	48%	4,290	1.10
TOTAL	**92,614**		**86,531**	**1.07**

SUBJECT PROPERTY
UNBUILT LOTS

Table 1

ANALYSIS			
SUB ZONE	ALLOWABLE GFA	APPROXIMATE BUILT GFA	
	M2	M2	+/- M2
1.1	14,860	14,860	0
Subtotal	14,860	14,860	0
2.1	7,608	2506	-5,102
2.2A	4,329	4350	21
2.2B	4,627	3081	-1,546
2.3	7,100	7,100	0
Subtotal	23,664	17,037	-6,627
3.1	7,365	4574	-2,791
3.2	6,060	3223	-2,837
3.3	7,420	4,846	-2,574
3.4	8,520	5749	-2,771
3.5	8,520		
3.6	5,955	2335	-3,620
3.7	5,550	3857	-1,693
Subtotal	49,390	24,584	-16,286
4.1	2,300	4,500	0
	4,700		
Subtotal	4,700	0	0
TOTAL	**90,214**	**56,481**	**-22,913**

SUBJECT PROPERTY
UNBUILT LOTS

Table 2

Rezoning Analysis

To verify the surrounding infrastructure could accommodate our proposed increase to the allowable GFA, CTS Traffic Engineering Specialists and Vanderzalm + Associates were retained to analysis the existing, storm, sanitary, and road network capacities. Their reports are attached to this application. Both reports confirmed the existing infrastructure has adequate capacity for the proposed application.

Conclusion

The proposed amendment to the By-law retains the intent of the OCP, the Willoughby Plan, and the Latimer Plan as it provides more local employment generating development in an area that is being developed rapidly. Considering all but one of the lots within the CD-57 zone have already been built lower than the allowable GFA we believe this increase will not have a negative impact on the planned development impact.

Furthermore, as the "heart of the campus" we feel that a higher density on Lot 4.1 to align with the surrounding properties would be appropriate for the prominent location and create an amazing opportunity to develop a prominent building at the center of the Langley Tech Campus.

Thank you,



LeeAnn Pallett Smith, Architect AIBC, OAA

thinkspace
architecture planning interior design
300 - 10190 152A Street | Surrey, BC | V3R 1J7
t (604) 581 8128 f (604) 581 8148
www.thinkspace.ca
David Lee Blanchard, Architect AIBC
Todd Dust, Architect AIBC, AAA
Henk Kampman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

April 12, 2022

Township of Langley
20338 – 65th Avenue
Langley, BC V2Y 3J1

Attention: Ruby Sandher, Planner

Dear Ruby:

Re: Chohan Office - Public Information Meeting Project No.: 08-27-0051

This letter is to confirm that a Public Information Meeting was held on April 6th, 2022 for the property at 19800 Block of 80A Avenue. The meeting was held in the Westlund Building from 5pm-7pm and no members of the public attended, and no feedback was recieved.

Yours truly,

Steven Biersteker, Architect AIBC

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Henk Kampman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ZZZ PROPERTIES LTD.) BYLAW NO. 5818

EXPLANATORY NOTE

Bylaw No. 5818 amends the Comprehensive Development Zone CD-57 to increase the maximum allowable floor space area for Sub-Zone 4.1 in the Langley Tech Campus lands.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZZZ PROPERTIES LTD.) BYLAW NO. 5818

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 (ZZZ Properties Ltd) Bylaw 2022 No. 5818".

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

   (1) By replacing Section 957.5 with the following:

   The maximum *height*, *lot coverage*, and *gross floor areas* of *building*s and *structures* shall be in accordance with the following:

Sub-Zone 1)	**Maximum Building Height** 2) 3)		**Maximum Lot Coverage**	**Maximum Gross Floor Area** 4) 5)
	Lesser of 18 metres or 4 *storey*s	**Lesser of 25 metres or 6 *storey*s**		
1.1		•	46%	14,860 m^2
Subtotal			46%	14,860 m^2
2.1	•		46%	7,608 m^2
2.2 A	•		38%	4,329 m^2
2.2 B	•		38%	4,627 m^2
2.3	•		43%	7,100 m^2
Subtotal			42%	23,664 m^2
3.1	•		67%	7,365 m^2
3.2	•		48%	6,060 m^2
3.3	•		48%	7,420 m^2
3.4	•		33%	8,520 m^2
3.5	•		24%	8,520 m^2
3.6	•		49%	5,955 m^2
3.7	•		49%	5,550 m^2
Subtotal			39%	49,390 m^2
4.1	•		48%	4,750 m^2
Subtotal			48%	4,750 m^2
Total				92,664 m^2

Notes to Table

1) as indicated in Section 957.11
2) subject to Section 104.5 1)
3) an additional 2 metres is permitted for hidden mechanical equipment and architectural features only

4) individual maximum *gross floor areas* may be exceeded to a maximum of 5% where Sub-Zone totals are not exceeded. Notwithstanding, the *gross floor area* of all *buildings* and *structures* shall not exceed 92,664 m^2 in a CD-57 zone.

5) excluding *basements* used for parking storage and mechanical *uses* only

- Indicates permitted

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 5, 2022 - REGULAR MEETING	**REPORT:**	22-111
FROM:	ENGINEERING DIVISION	**FILE:**	5320-020-SWR21-01
SUBJECT:	SANITARY SEWER LOCAL AREA SERVICE BYLAW AMENDMENT (19900 BLOCK OF 36A AVENUE)		

RECOMMENDATION:

That Council give first, second and third reading to Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825.

EXECUTIVE SUMMARY:

In early 2021, the Township of Langley received a request from Laurie Vnuk, a property owner in the 19900 Block of 36A Avenue, requesting initiation of a Local Area Service (LAS) for the expansion of the municipal sanitary sewer system. The proposed LAS includes 12 benefitting properties (including one Township owned property) and involves construction of sanitary sewer in the 19900 Block of 36A Avenue.

The LAS bylaw for design and construction was passed on November 1, 2021 with an authorized budget of $227,300 with an allowable variance of 15% (up to $261,395) per the Local Area Services and Business Improvement Area Services Policy (Policy). The engineering design was completed and the tender for the construction of the sanitary sewer LAS closed in August 2022. There were seven bids received with the lowest compliant bid exceeding the maximum threshold of $261,395.

Since the original estimate was completed prior to the preliminary petition in March 2021, there have been significant changes to economic conditions resulting in price increases. Accordingly, as required pursuant to the Policy and consistent with the enabling provincial legislation, a new official petition was circulated with a revised budget estimate of $330,000. This amount represents the average amount of the bids received as part of the first tender process. Voting for the new official petition closed on November 1, 2022, with eight properties expressing support for the LAS project. These properties represent a support rate of 67% having a total of 64% of the total assessed value of land and improvements in the benefitting area. The Township Clerk has determined that the official re-petition is sufficient in accordance with the requirements of the Community Charter and Township Policy.

Should Council adopt Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825, staff will proceed with re-tendering and construction of the LAS project.

PURPOSE:

The purpose of this report is to seek Council's authorization to provide the necessary readings and subsequent adoption of Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825.

BACKGROUND/HISTORY:

In early 2021, the Township received a request from Laurie Vnuk, a property owner in the 19900 Block of 36A Avenue, requesting initiation of the LAS Project, for the expansion of the municipal sanitary sewer system. The LAS Project includes 12 benefitting properties (including one Township owned property) and involves construction of sanitary sewer along 36A Avenue at an estimated cost of $227,300. The Township owned property is 19899 36 Avenue and is leased to the Brookswood Senior Centre. Attachment B shows a site plan for the proposed local area service.

On November 1, 2021 Council adopted Local Area Service Bylaw No. 5751 authorizing staff to proceed with design and construction of the proposed LAS with a budget of $227,300. As per the Local Area Services and Business Improvement Area Services Policy (Policy) an allowable variance of 15% (up to $261,395) was permitted for the design and construction costs. The engineering design was completed and the tender for the construction of the sanitary sewer LAS closed in August 2022. There were seven bids received with the lowest compliant bid exceeding the maximum threshold of $261,395.

Since the original estimate was completed prior to the preliminary petition in March 2021, there have been significant changes to economic conditions resulting in price increases. Accordingly, as required pursuant to the Policy and consistent with the enabling provincial legislation, a new official petition was circulated with a revised budget estimate of $330,000 as communicated to Council in a memo dated September 1, 2022. This amount represents the average amount of the bids received as part of the first tender process. Voting for the new official petition closed on November 1, 2022, with 8 properties expressing support for the LAS project. These properties represent a support rate of 67% having a total of 64% of the total assessed value of land and improvements in the benefitting area. The Township Clerk has determined that the official re-petition is sufficient in accordance with the requirements of the Community Charter and Township Policy.

DISCUSSION/ANALYSIS:

Voting for the official re-petition closed on November 1, 2022. Below is a summary of the results:

OFFICIAL PETITION		
	Votes	Percentage
In Favour	8	67%
Not in Favour	0	0%
Did not Submit	4	33%

Of the 12 benefitting properties, eight voted in favour. Zero votes were received against the LAS Project. The Township owned property is included as one of the four that did not submit a vote. In accordance with the Policy, when the Township is the owner of one of the benefitting properties, the Township does not vote and sufficiency must be obtained amongst the remaining properties. The eight properties in favour represent 67% support and in total represent 64% of the total assessed value of land and improvements in the benefitting area.

The Township Clerk has determined that the official re-petition is sufficient in accordance with the Community Charter and Township Policy. The Certificate of Sufficiency is included as Attachment C.

Should Council adopt Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825, staff will proceed with re-tendering and construction of the LAS Project.

Financial Implications:

The LAS bylaw for design and construction was adopted on November 1, 2021 with an authorized budget of $227,300. It was determined that the Local Area Service Reserve had sufficient funds to complete the LAS Project; therefore, funding for the LAS Project was proposed to come from the Local Area Service Reserve. As there are sufficient funds in the Local Area Service Reserve for the revised budget of $330,000, it is still proposed that funding of the project come from the Local Area Service Reserve.

The estimated cost of this project is $330,000 and will be recovered from benefitting property owners over 20 years. The property owners will have the option to pay their share as a lump sum payment or have it added to their taxes over 20 years, pursuant to applicable regulations and policies. The interest rate has been set at 3.27%, which is equivalent to the Municipal Finance Authority of British Columbia's 20-year Capital Financing Rate, at the time the original official petition was authorized, plus 0.25% in accordance with the policy.

The updated LAS payment for the Township owned property at 19899 36 Avenue is estimated at $43,990 and is proposed to come from the Local Improvement Reserve.

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A September 1, 2022 Memo to Council

ATTACHMENT B Local Area Service Site Plan

ATTACHMENT C Certificate of Sufficiency

ATTACHMENT A

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 1, 2022
FROM:	ENGINEERING DIVISION	**FILE NO:**	5320-020-SWR21-01
SUBJECT:	19900 BLOCK 36A AVENUE SANITARY SEWER LOCAL AREA SERVICE		

The purpose of this memorandum is to provide Mayor and Council with an update regarding a sanitary sewer Local Area Service (LAS) project in the 19900 block of 36A Avenue (please refer to attached plan).

The LAS bylaw for design and construction was adopted by Council on November 1, 2021 with an authorized budget of $227,300 with an allowable variance of up to 15% (up to $261,395) per the Local Area Services and Business Improvement Area Services Policy (Policy).

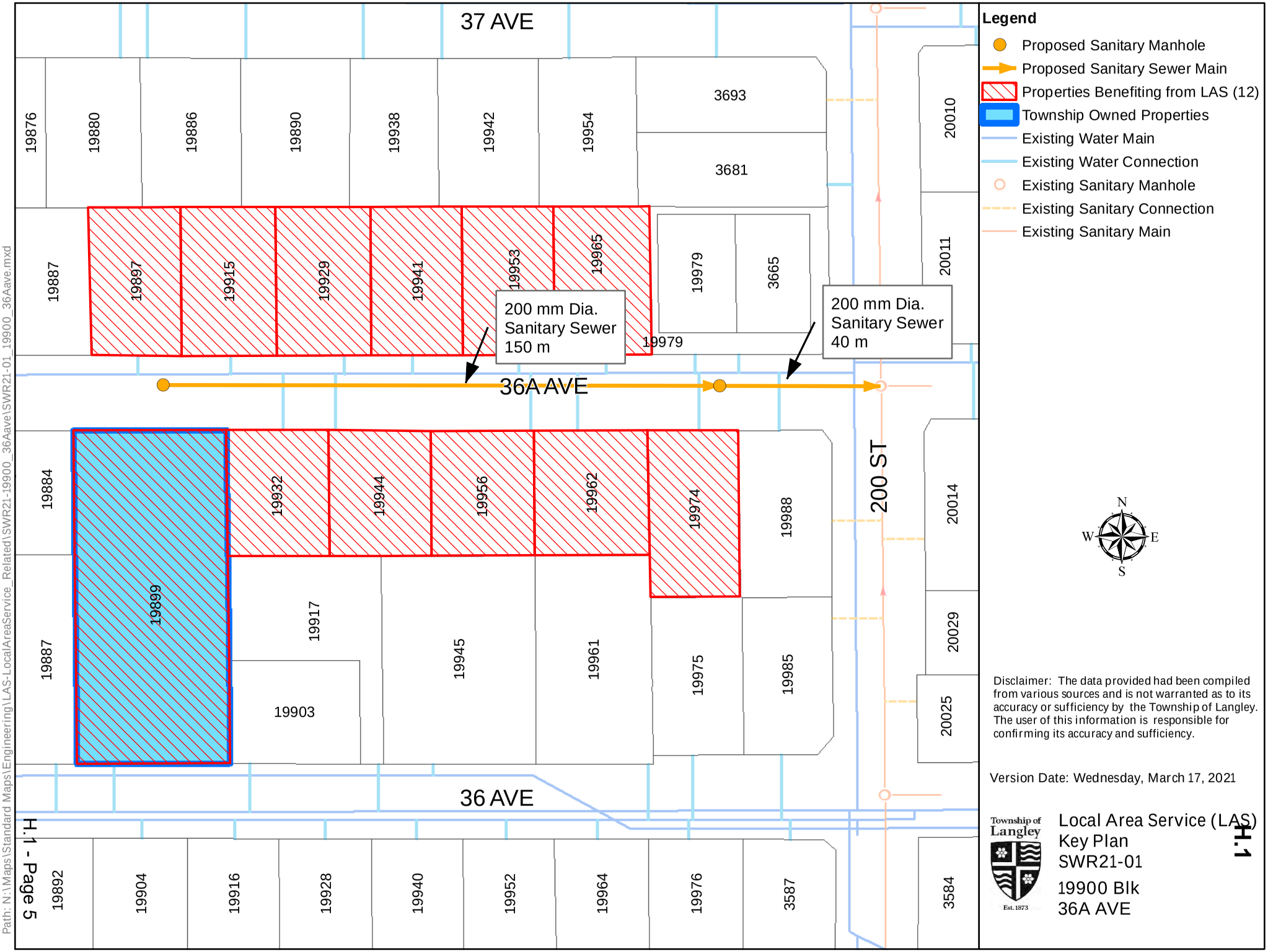
Since the original estimate was completed prior to the preliminary petition in March 2021, there have been significant changes to economic market conditions resulting in price increases. The tender for the construction of the sanitary sewer LAS closed in August 2022, with seven bids having been received. The lowest complaint bid exceeded the maximum threshold of $261,395.

Accordingly, as required pursuant to the Policy and consistent with the enabling provincial legislation, a new official petition is necessary and is being circulated with a revised budget estimate of $330,000 for consideration by the affected area residents. This amount represents the average amount of the bids received as part of the first tender process.

The revised official petition is being circulated to determine the level of support from benefitting property owners in light of the increased costs. Pursuant to the Policy, in order for a LAS project to proceed, at least 50% support is required from property owners whose parcels represent at least 50% of the assessed value of land and improvements in the LAS.

Should the official petition pass, an amendment to Local Area Service Bylaw 2021 No. 5751 will be brought forward for Council consideration to reflect the revised project cost.

ATTACHMENT SWR21-01 Key Plan


37 AVE
36A AVE
36 AVE
200 ST
19876
19880
19886
19890
19938
19942
19954
3693
3681
20010
19887
19897
19915
19929
19941
19953
19965
19979
3665
20011
19979
200 mm Dia.
Sanitary Sewer
150 m
200 mm Dia.
Sanitary Sewer
40 m
19884
19932
19944
19956
19962
19974
19988
20014
19887
19899
19917
19945
19961
19975
19985
20029
19903
20025
19892
19904
19916
19928
19940
19952
19964
19976
3587
3584
Legend
Proposed Sanitary Manhole
Proposed Sanitary Sewer Main
Properties Benefiting from LAS (12)
Township Owned Properties
Existing Water Main
Existing Water Connection
Existing Sanitary Manhole
Existing Sanitary Connection
Existing Sanitary Main
N
W
E
S
Disclaimer: The data provided had 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 and sufficiency.
Version Date: Wednesday, March 17, 2021
Township of Langley
Est. 1873
Local Area Service (LAS)
Key Plan
SWR21-01
19900 Blk
36A AVE
H.1
Path: N:\Maps\Standard Maps\Engineering\LAS-LocalAreaService_Related\SWR21-19900_36Aave\SWR21-01_19900_36Aave.mxd

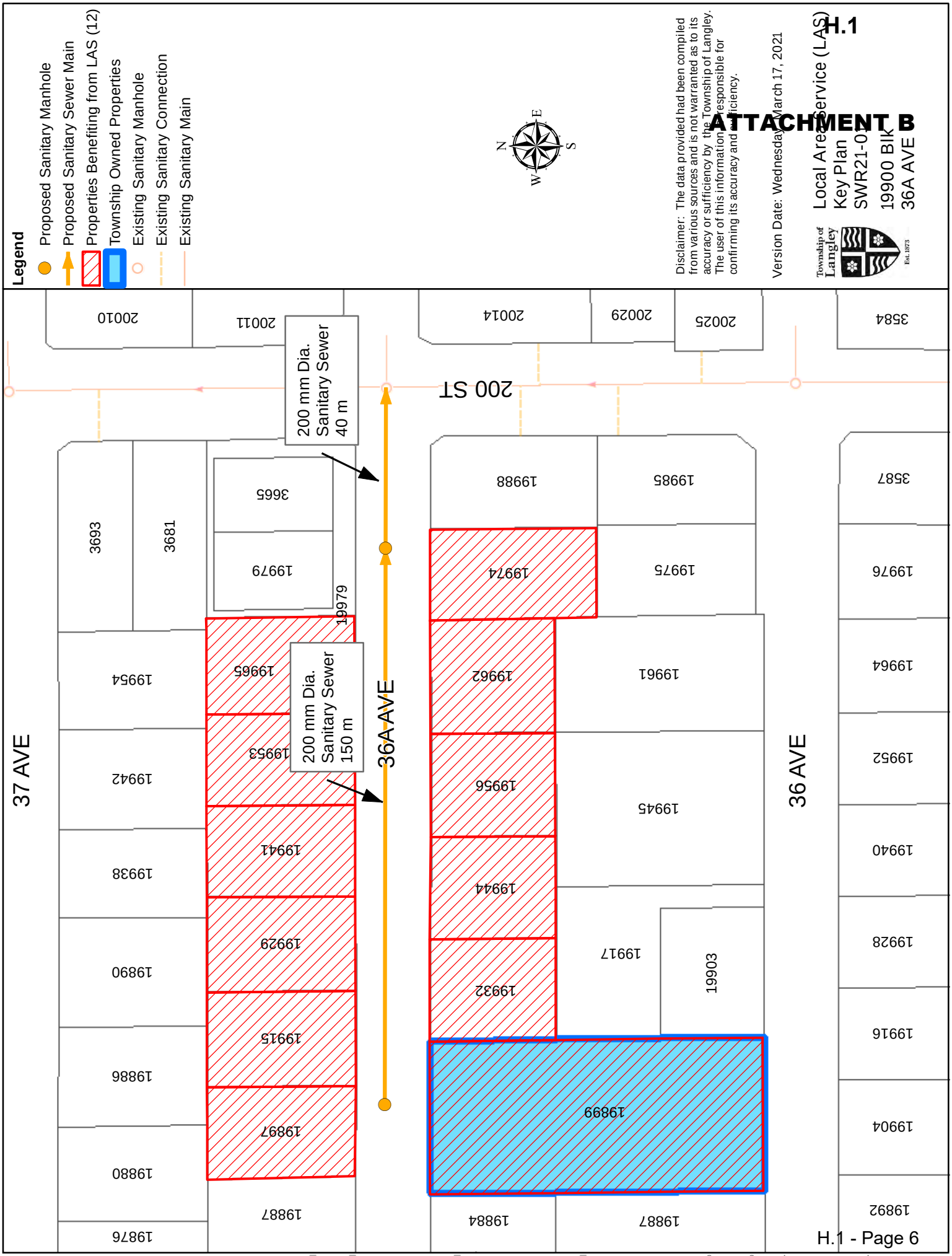
ATTACHMENT B

Local Area Service (LAS)
Key Plan SWR21-01
19900 Blk
36A AVE

Township of Langley Est. 1873

Version Date: Wednesday, March 17, 2021

Disclaimer: The data provided had 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 and sufficiency.



Path: N:\Maps\Standard Maps\Engineering\LAS-LocalAreaService_Related\SWR21-19900_36Aave\SWR21-01_19900_36Aave.mxd

Township of Langley

Est. 1873

ATTACHMENT C

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

SANITARY SEWER LOCAL AREA SERVICE PROJECT:
SWR21-01 19900 BLOCK OF 36A AVENUE

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Sanitary Sewer Local Area Service Project: SWR21-01 19900 Block of 36A Avenue, which includes 12 properties along 36A Avenue does meet the requirements and contains the following:

1) the petition is signed by 67% of the owners of the parcels that would be subject to the local service tax; (s.212 (3)a - at least 50% is required) and
2) the persons signing are the owners of parcels that in total do represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax; (s.212 (3)b) and
3) that each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter*.

The petition, having met the requirements as provided by the *Community Charter*, I declare as sufficient to proceed for the purpose of a Sanitary Sewer Local Area Service Project for the 12 properties on 36A Avenue.

Declared at Langley, British Columbia
This 10th day of November, 2022.

W. Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2021 NO. 5751

AMENDMENT BYLAW NO. 5825

EXPLANATORY NOTE

Bylaw No. 5825 provides amendments to Local Area Service Bylaw 2021 No. 5751 as a result of an increase in the estimated cost of the work.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2021 NO. 5751

AMENDMENT BYLAW NO. 5825

WHEREAS it is deemed necessary and desirable to amend Local Area Service Bylaw No. 5751;

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 “Local Area Service Bylaw No. 5751 Amendment Bylaw No. 5825”.

2. The “Local Area Service Bylaw No. 5751” is amended as follows:

   (a) Replacing the text in Section 8 with the following text:

   The estimated project cost of the Local Area Service is $330,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Area Service Reserve, up to a maximum of $379,500 ($330,000 plus 15%).

   (b) Replacing the text in Section 11 with the following text:

   The Local Service Tax, along with the Interest Rate shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2024, if the Local Area Service project is completed by February 15, 2024, or in 2025 if the Local Area Service is not completed by February 15, 2024.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (ISLE OF MANN) BYLAW NO. 5814

EXPLANATORY NOTE

Bylaw No. 5814 amends the Latimer Neighbourhood Plan to increase the permitted height, density, and extent of the Apartment land use designation and reallocate Streamside Protection and Enhancement Areas to accommodate the development of 425 units (390 apartments and 35 single-family, semi-detached and rowhouses) on lands located at 7536 – 200 Street and 7541 and 7591 – 202A Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (ISLE OF MANN) BYLAW NO. 5814

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Latimer Neighbourhood Plan Bylaw No. 5101

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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Isle of Mann) Bylaw No. 5814”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by:

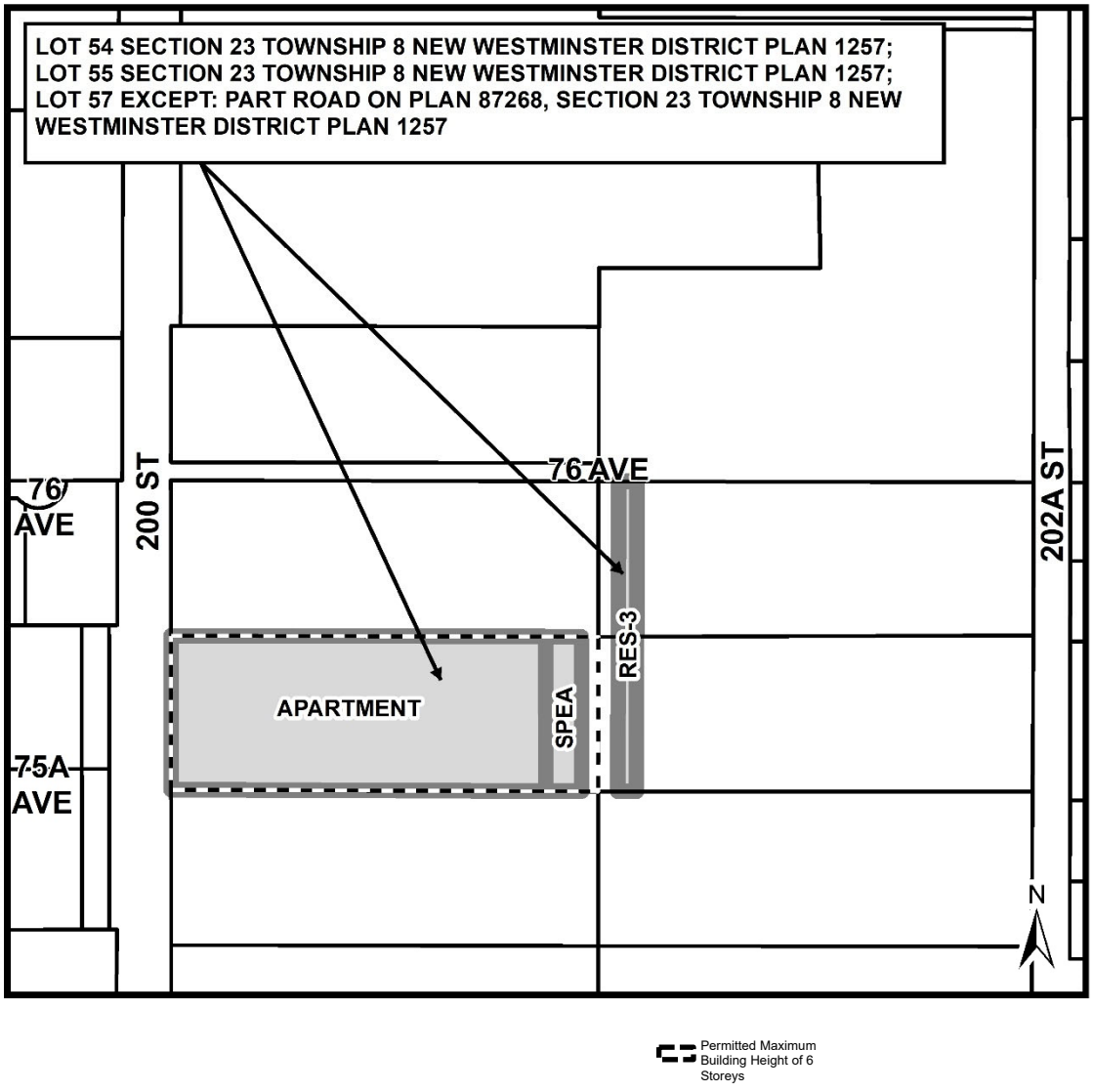
   a) amending Map 1 to reflect land use designations and a dashed line around the property indicating a maximum permitted building height of six storeys as shown on Schedule “A” attached to and forming part of this Bylaw.

   b) inserting a new sub-bullet point after the first bullet point in Section 5.2.4 “Notwithstanding the above densities up to 78 units per acre may be accommodated on lands legally described as Lot 57 Except: Part Road on Plan Section 23 Township 8 New Westminster District Plan 1257.”

READ A FIRST TIME the	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
PUBLIC HEARING HELD the	14	day of	November	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5814



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ISLE OF MANN)
BYLAW NO. 5815

EXPLANATORY NOTE

Bylaw No. 5815 rezones land located at 7536 – 200 Street and 7541 and 7591 – 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD), and R-CL(RH); and Comprehensive Development Zone CD-173 to permit a comprehensive development consisting of 425 units (390 apartments and 35 single-family, semi-detached, and rowhouses).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN) BYLAW NO. 5815

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 (Isle of Mann) Bylaw No. 5815".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-173" after the words "Comprehensive Development Zone CD-172"
   (2) Adding to Section 110.1 after the words "CD-172" the words "CD-173 – 1,270 m²"
   (3) Adding after Section 1072 "Comprehensive Development Zone CD-172" the following as Section 1073 "Comprehensive Development Zone CD-173"

1073 **COMPREHENSIVE DEVELOPMENT ZONE CD-173**

Uses Permitted

1073.1 In the CD-173 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
   1) *accessory buildings* and *uses*
   2) *accessory home occupations* subject to Section 104.3
   3) *residential uses* subject to Section 1073.2

Residential Uses

1073.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-173 and are only permitted to be located as shown in Section 1073.12. Overall density shall be in accordance with the following table.

Area [1]	Maximum Number of Residential Units
1	200
2	120
3	70 Not for Profit Dwelling Units as defined in Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw 5462
Total	390

[1] As indicated in Section 1073.12

Lot Coverage

1073.4 The maximum permitted *lot coverage* of *buildings* and structures shall not exceed 55 % of the *lot area*.

Siting of Buildings and Structures

1073.5 *Buildings* and *structures* shall not be sited less than 4.5 m from a *lot line*.

Height of Buildings and Structures

1073.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed Section 1073.12. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1073.7 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

1073.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1073.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

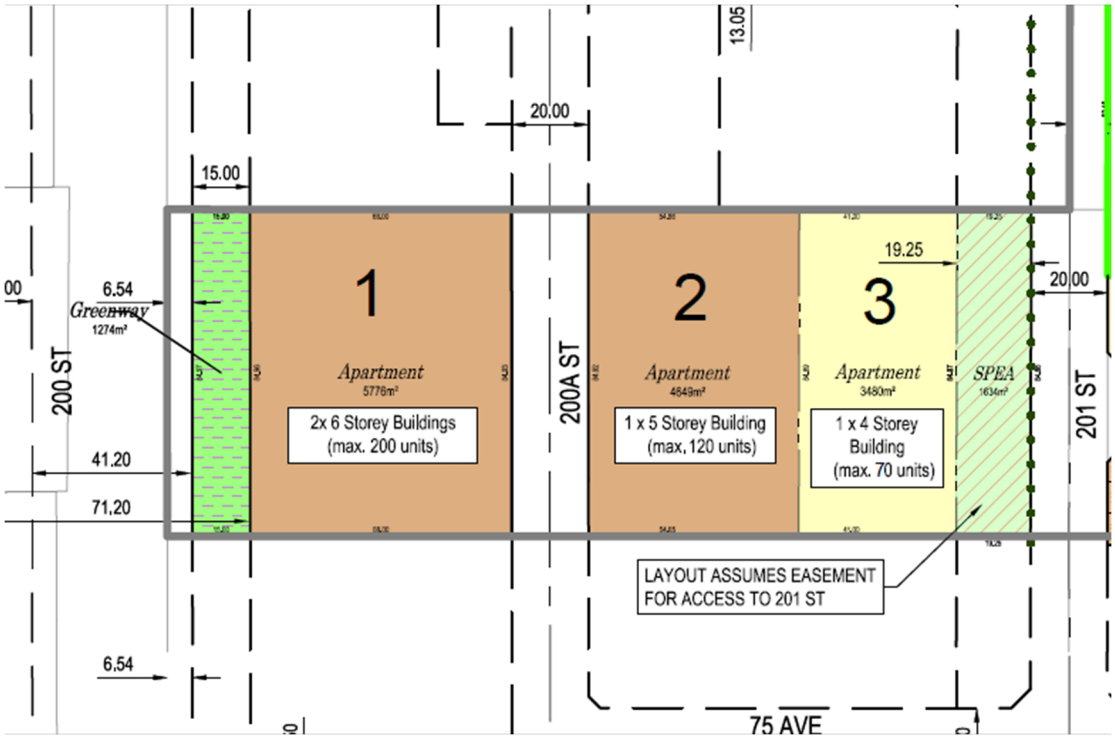
1073.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1073.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1073.12 Development in this zone shall conform substantially with the following plan:



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

Lot 54 Section 23 Township 8 New Westminster District Plan 1257

Lot 55 Section 23 Township 8 New Westminster District Plan 1257

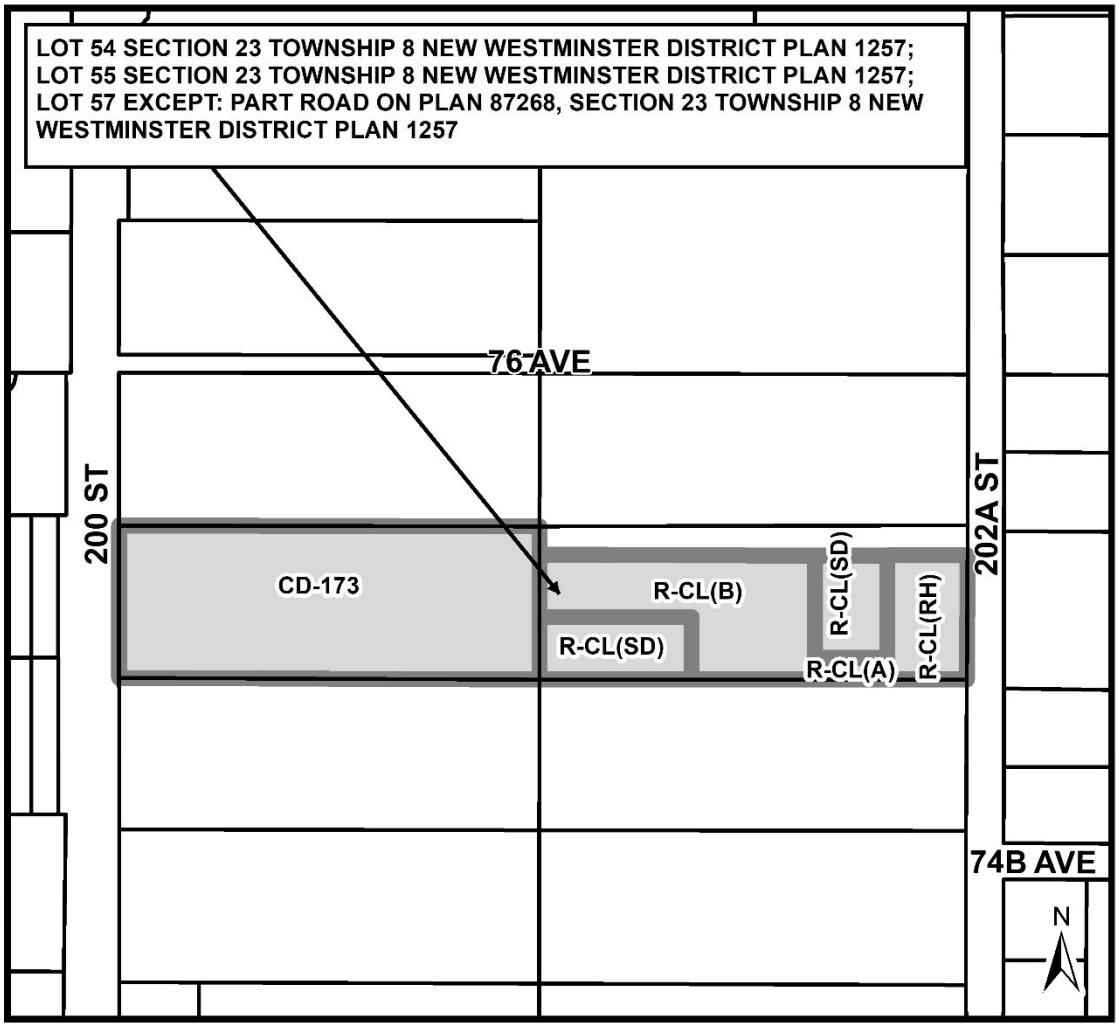
Lot 57 Except: Part Road on Plan 87268, Section 23 Township 8 New Westminster District Plan 1257

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-173.

READ A FIRST TIME the	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
PUBLIC HEARING HELD the	14	day of	November	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5815



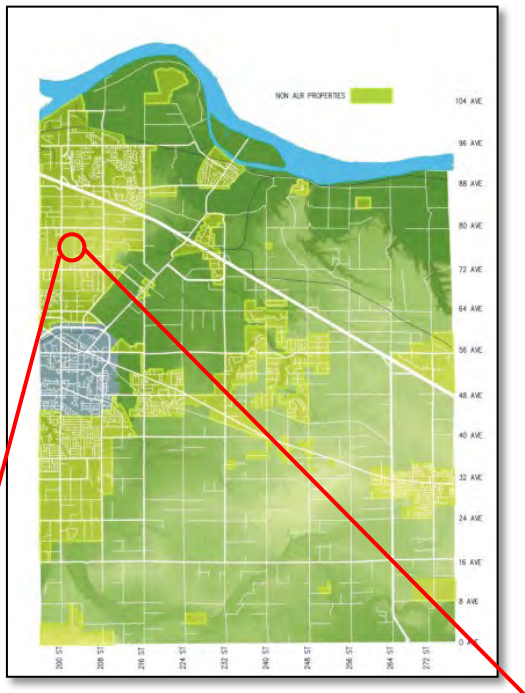
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 25, 2022 - REGULAR MEETING	**REPORT:**	22-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0172
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100158 (POLLYCO - ISLE OF MANN / 7536 – 200 STREET AND 7541 AND 7591 – 202A STREET)		

PROPOSAL:

Application to amend the Latimer Neighbourhood Plan, and rezone approximately 6.0 ha (14.88 ac) of land at 7536 – 200 Street and 7541 and 7591 – 202A Street to Comprehensive Development Zone CD-173 to facilitate development of approximately 425 units (320 condominium units, 70 affordable rental apartment units, 14 single-family, 12 semi-detached and nine rowhouse units).





RECOMMENDATION SUMMARY:

That Council abandon Bylaws No. 5465 and 5466 and give first and second reading to Bylaws 5814 and 5815 subject to 20 development prerequisites being satisfied prior to final reading of Bylaw 5815; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with The overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan and the Township Housing Action Plan.

RECOMMENDATIONS:

That Council abandon Bylaws No. 5465 and 5466 and give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco-Isle of Mann) Bylaw No. 5814 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann) Bylaw No. 5815, rezoning 6.0 ha (14.88 ac) of land located at 7536 – 200 Street and 7541 and 7591 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-173 to facilitate the development of 425 units (320 condominiums, 70 apartments, 14 single-family, 12 semi-detached and nine rowhouse units subject to 20 conditions as outlined below being satisfied prior to final reading, all to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

1. In accordance with the Latimer Neighbourhood Plan requirements:
    a. Secure a community stormwater management facility to serve the storm associated catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan;
3. 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;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75A Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street, 4.5 m wide street greenway on the south side of 76 Avenue and 5.4 m wide street greenway on the west side of 202A Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Provision of enhanced sidewalks and pedestrian connections in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
8. Submission of all required development permits for consideration of approval in conjunction with final reading;
9. Completion of a Housing Agreement Bylaw outlining the conditions of the affordable housing component of the project;
10. 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);
11. Compliance with Age Friendly Amenity Area requirements;
12. Establishing and protection of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;
13. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways;
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (rowhouse and semi-detached units);

c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units and 10% for apartments) required to incorporate the Adaptable Housing Requirements;
d. Securing a 4 m wide east/west walkway connecting 200 Street to 201 Street along the northern property line of the apartment sites;
e. Securing an access easement from 200A Street for the apartment building fronting 201A Street;
f. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as associated development permits are issued;
g. Restricting issuance of building permits for lands between 200 Street and 201 Street until 200A and 201 Streets connect to 76 Ave;
h. Prohibiting driveway access to 202A Street and to 201 Street for the apartment site;
i. Restricting building construction (i.e. "no building") on lands indicated as proposed lots 12, 15, 17, and 19 until such time as the Township's Zoning Bylaw 1987 No. 2500 requirements are met and required servicing has been satisfied to the acceptance of the Township in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382;

14. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy including payment of applicable amenity fees;
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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;
16. Provision of neighbourhood park space consistent with the Latimer Neighbourhood Plan;
17. Provision of SPEA consistent with the Latimer Neighbourhood Plan;
18. Provision of a Statutory Right of Way for ultimate 76 Avenue width (south side) between 200 Street and 201 Street;
19. Submission of a subdivision layout to the satisfaction of the Approving Officer;
20. Provision of an overall layout plan for the area generally bounded by 76 Avenue to the north, 74 Avenue to the south, 200 Street to the west, and 202A Street to the east including roads, greenways, SPEA, and land use;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco-Isle of Mann) Bylaw No. 5814 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan, Housing Needs Report and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw.

EXECUTIVE SUMMARY:

On April 1, 2019 Council considered first and second reading to a previous iteration of the subject application submitted by Pollyco (Latimer) Ventures Ltd. to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use,

apartment, live-work (townhouse), and townhouse sites (Attachment A). Council granted first and second readings to the associated Bylaws and advanced the project to a Public Hearing. After the Public Hearing, when considering third reading to the Bylaws, Council passed the following resolution:

> "*That Council direct staff to advise the applicant that the rezoning application cannot proceed in its current form, until such time as stormwater management and roadworks issues are addressed*."

Since then, the ownership structure and land assembly parameters have changed. The current applicants, Pollyco - Isle of Mann, have included 7591 202A Street but removed 7484 and 7570 – 200 Street and 7441 and 7495 – 202A Street from the application based on internal private ownership matters. The revised assembly is comprised of 6.0 ha (14.88 ac) of land. In response to Council's resolution, the applicant has included 7495 – 202A Street to accommodate a joint stormwater management detention facility and neighbourhood park.

The previous version of the application sought a plan amendment to the Latimer Plan to relocate and consolidate portions of the Streamside Protection and Enhancement Areas and to increase the height for the Apartment land use designation from 4- to 6-storeys. As part of the revised application, the applicant is seeking to continue the previous amendments and to extend the Apartment land use designation further east and increase the allowable overall site density from 232 units to 425 units, including 70 apartment units identified as "affordable" rental units.

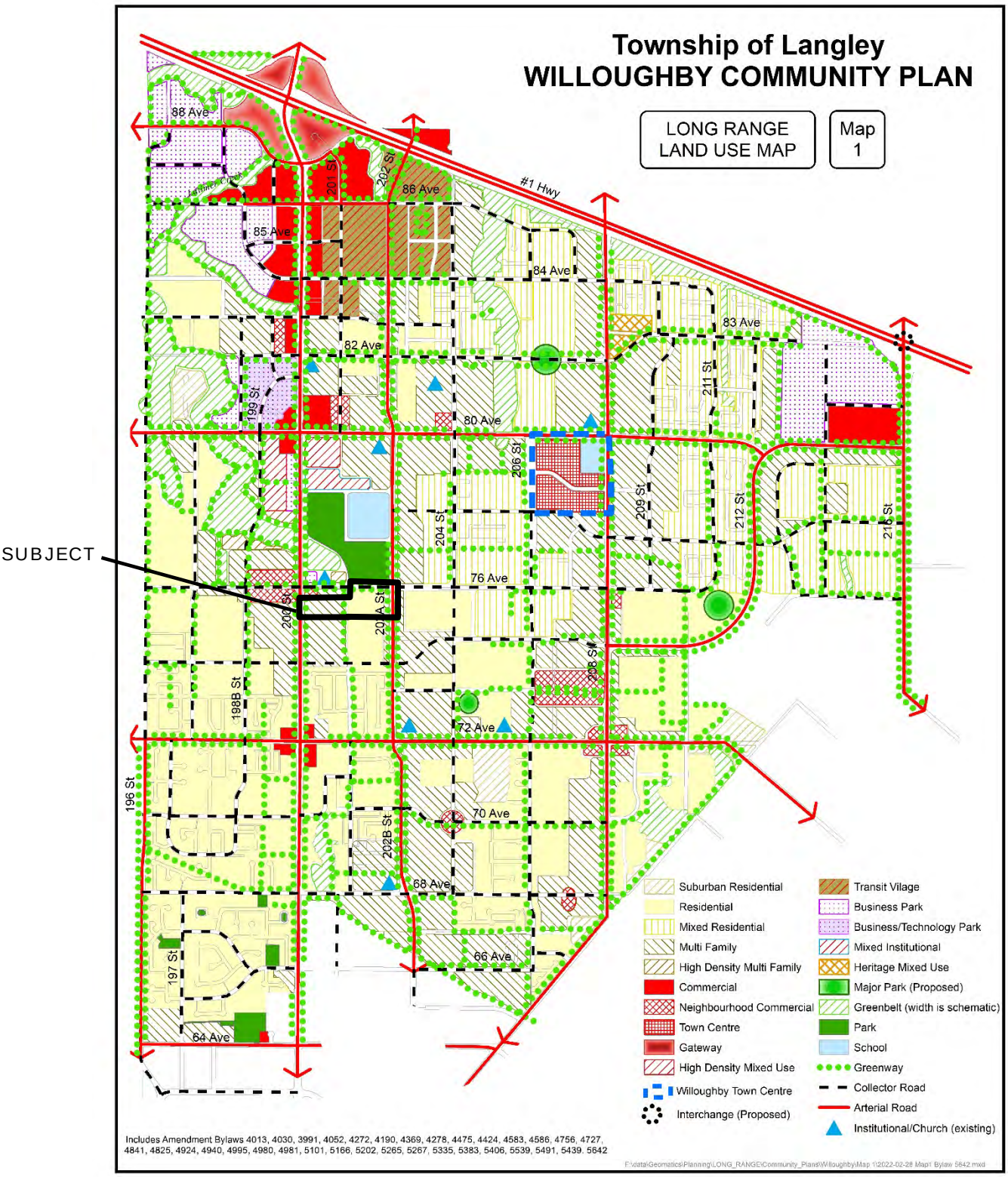
Of the 425 units, 320 are proposed to be market condominiums, 70 are proposed to be affordable rental apartment units, with the remaining 35 being comprised of single-family, semi-detached and rowhouse units. The 320 condominium units are proposed to be accommodated within two 6-storey buildings and one 5-storey building on the western portion of the site. The applicant has indicated that the 70 apartment units are proposed to be affordable rental units consistent with generally accepted definitions, including those of the Township of Langley as outlined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw provided in a 4-storey building in the central portion of the site. A condition of final approval of the Bylaws is that the applicant submit for Council's consideration a housing agreement outlining the conditions of the rental and affordable components.

Typically companion Development Permits are processed concurrently with rezoning/plan amendments. At this time, the applicant has not submitted updated development permit information and a condition of final reading of the Bylaws is submitting Development Permit applications for Council's consideration in conjunction with final reading of the Bylaws. The proponent will be required to submit Development Permits for the single family detached, semi-detached rowhouse and apartment units to provide Council the opportunity to review the form and character of these units. Additionally, a Streamside Protection Development Permit to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3 will be required.

The proposal seeks to amend the Latimer Neighbourhood Plan to increase the allowable heights and density as well as to alter the extent of the apartment land use designation. Staff recommend that Council abandon the previously considered bylaws and consider the subject plan amendment and rezoning request, subject to the completion of 20 development prerequisites.

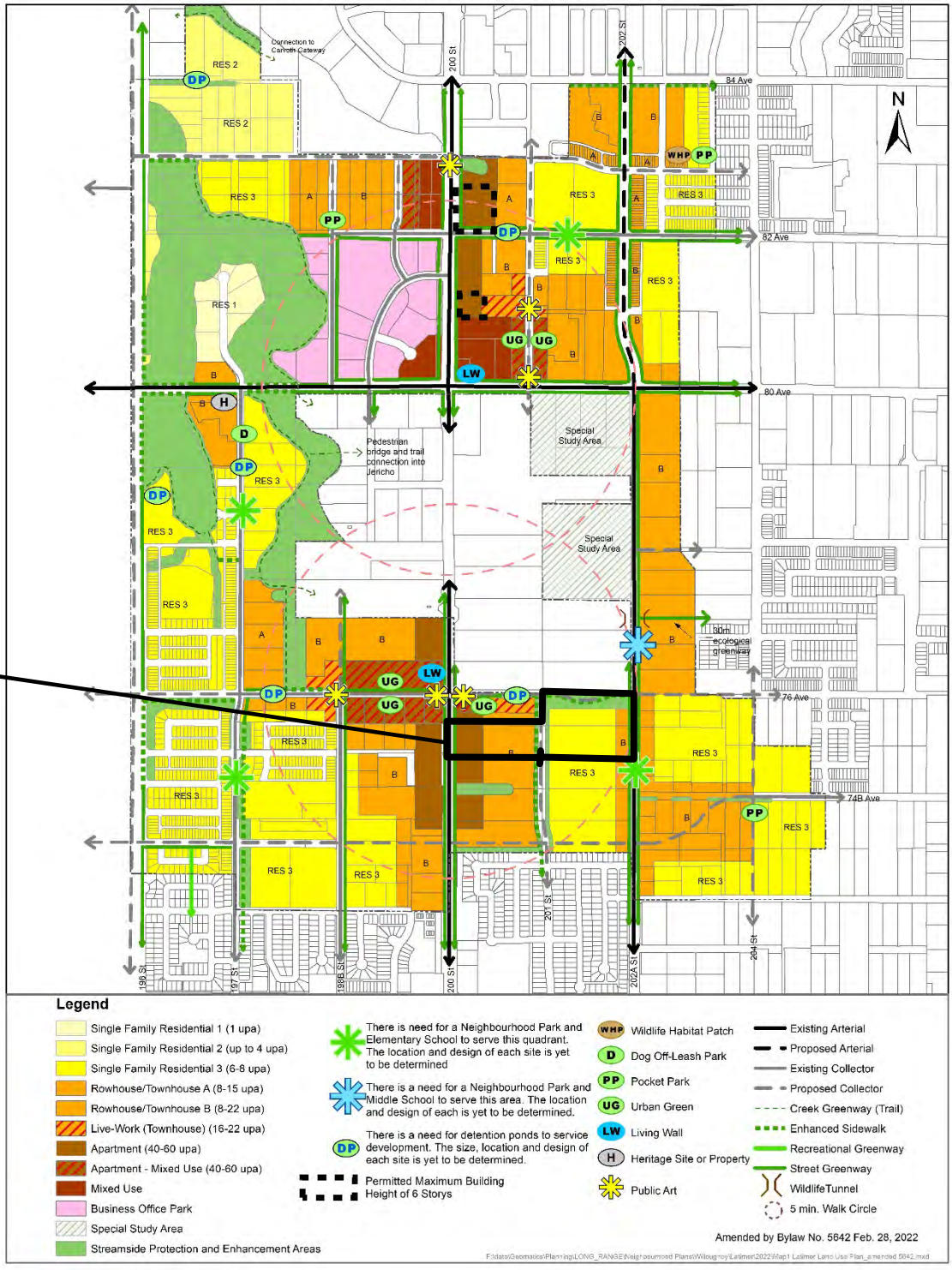
PURPOSE:

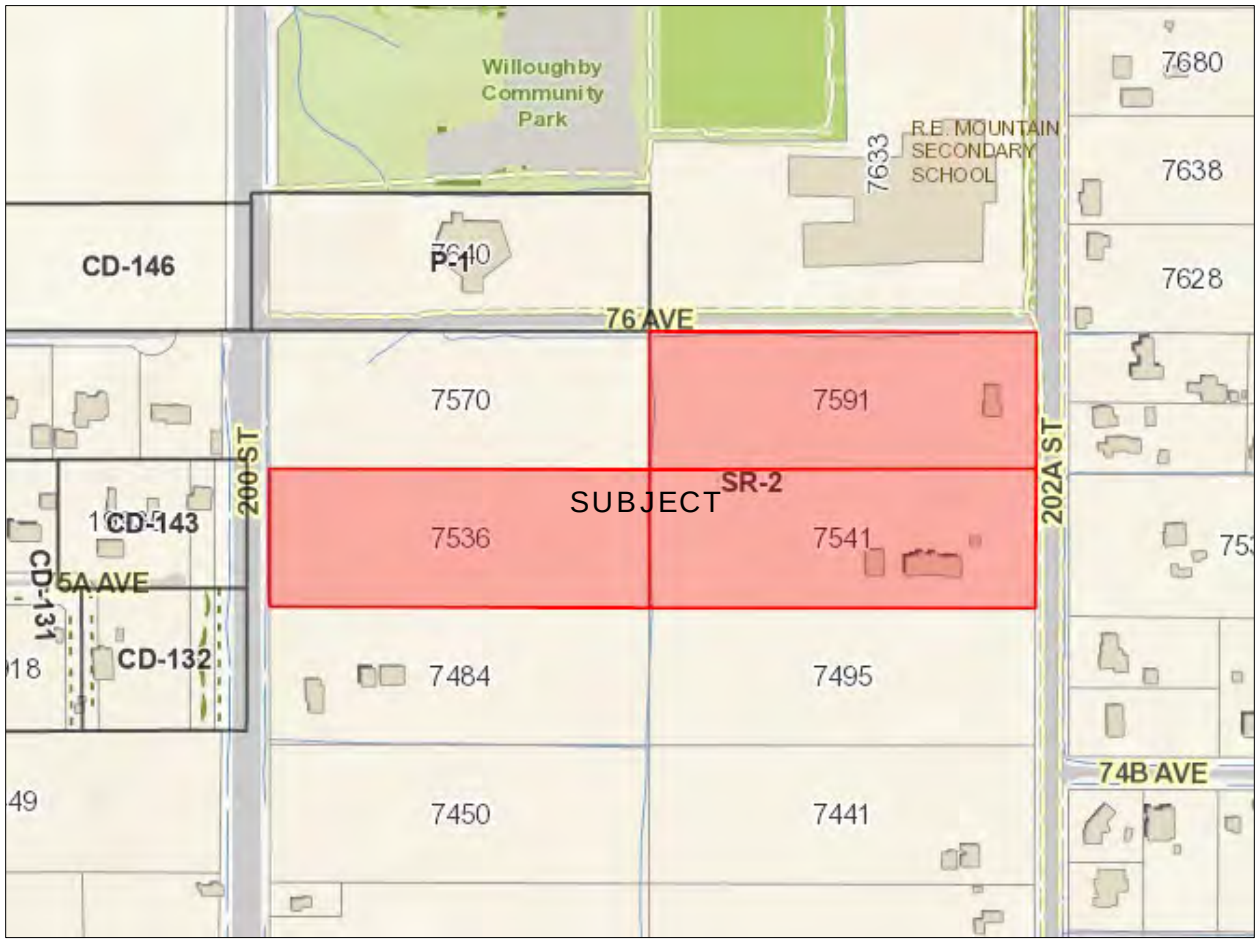
The purpose of this report is to advise and make recommendations to Council with respect to Latimer Neighbourhood Plan Amendment Bylaw No. 5814 and Rezoning Bylaw No. 5815.


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
199 St
201 St
202 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
196 St
197 St
198B St
202B St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

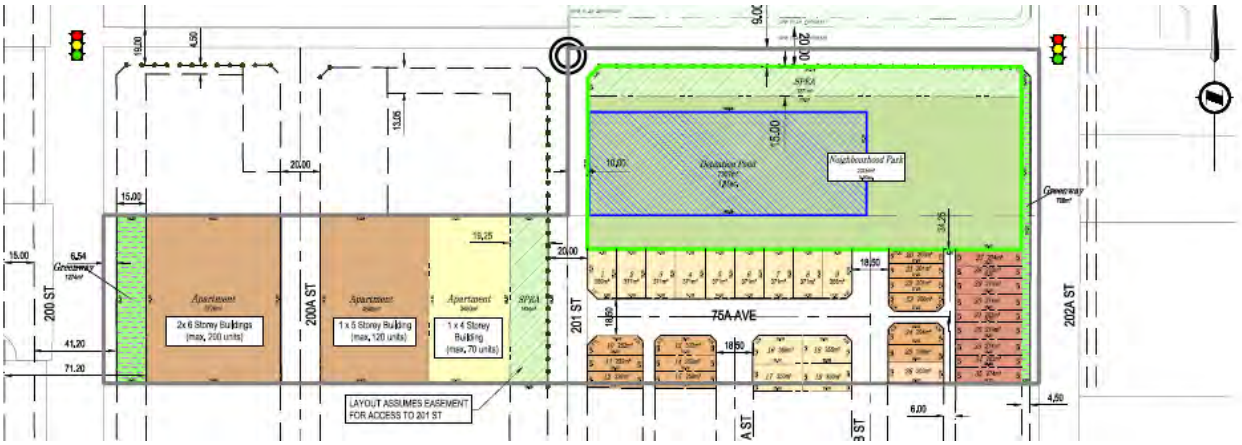
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Pollyco (Latimer) Ventures Ltd; 1217509 BC Ltd.; 1305654 BC Ltd.; 320, 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7 1217514 BC Ltd. 4231 Granville Avenue Richmond BC V7C 1E1 Arihant Ventures Ltd; 1304712 BC Ltd.; 1304717 BC Ltd.; 1304721 BC Ltd.; 1304621 BC Ltd.; 401, 15336 – 31 Avenue Surrey BC V3Z 0X2 Jae Wan Chow 8508 – 206 Street Langley BC V2Y 2B6
Agent:	Isle of Mann 320, 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7
Legal Description:	Lots 54 and 55 Section 23 Township 8 New Westminster District Plan 1257 Lot 57 Except: Part Road on Plan 87268, Section 23 Township 8 New Westminster District Plan 1257
Civic Address:	7536 – 200 Street; 7541 and 7591 – 202A Street
Area:	6.0 ha (14.88 ac)
Latimer Neighbourhood Plan: (existing)	Apartment (40 – 60 upa) maximum height 4-storeys; Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa); Streamside Protection and Enhancement Areas
Latimer Neighbourhood Plan: (proposed)	Apartment (40 – 60 upa) maximum height 6-storeys; Rowhouse / Townhouse B (8 – 22 upa); Single Family Residential 3 (6 – 8 upa); Streamside Protection and Enhancement Areas

Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Apartment (40 – 60 units per acre (upa)), Rowhouse / Townhouse B (8 – 22 upa), Streamside Protection and Enhancement Area and Single Family 3 (6 – 8 upa) in the Southeast Phase of the Latimer Neighbourhood Plan.

On April 1, 2019 Council considered first and second reading to a previous iteration of this application submitted by Pollyco (Latimer) Ventures Ltd to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites (Attachment A).

Council granted first and second readings to the associated Bylaws and advanced the project to a Public Hearing. However, following the Public Hearing, when considering third reading to the Bylaws, Council passed the following resolution:

> "*That Council direct staff to advise the applicant that the rezoning application cannot proceed in its current form, until such time as stormwater management and roadworks issues are addressed*."

Since then, the ownership structure and land assembly parameters have changed. The current applicant, Isle of Mann, has included 7591- 202A Street but removed 7484 and 7570 – 200 Street and 7441 and 7495 – 202A Street. The revised assembly is comprised of 6.0 ha (14.88 ac) of land. To address Council's resolution, the applicant has added 7495 – 202A Street to accommodate a joint stormwater detention facility and neighbourhood park.

DISCUSSION/ANALYSIS:

The current proposal seeks to amend the Latimer Neighbourhood Plan to:

- increase the extent of lands designated Apartment;
- increase the height of buildings in lands designated Apartment from 4- to 6-storeys for two buildings and from 4- to 5-storeys for another;
- increase the overall permitted density of the site from 232 units to 425; and
- realign Streamside Protection and Enhancement Areas.

Consistent with the proposed land use amendments, the applicant has applied to rezone the approximately 6.0 ha (14.88 ac) assembly of land to Comprehensive Development Zone CD-173 and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH). CD-173 will facilitate development of 320 condominiums and 70 apartments in two 6-storey buildings, one 5-storey building and one 4-storey building. The applicant has indicated that the 70 units contained within the 4-storey building will meet the criteria of an eligible development as determined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw. The Residential Compact Lot zones will facilitate 14 single-family lots, 12 semi-detached units and nine rowhouse units.

Typically, companion Development Permits to provide Council and the public an opportunity to review the overall form and character of the development are processed concurrently with the rezoning/plan amendment. At this time, the applicant has requested to proceed with only the rezoning/plan amendment component of the project. Should Council advance the subject bylaws, a condition of final reading will be submission and approval of form and character Development Permits for the buildings, as well as a Streamside Protection Development Permit to accommodate relocation and reconstruction of Class B (yellow-coded) watercourses.

Adjacent Uses:

North:	76 Avenue, beyond which is R.E. Mountain Secondary School property zoned Suburban Residential Zone SR-2, designated Park in the Jericho Neighbourhood Plan;
South:	Lots zoned Suburban Residential Zone SR-2, designated Single Family 3 Residential (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa);
East:	202A Street, beyond which are lots zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 Residential (6 – 8 upa) in the Latimer Neighbourhood Plan; and
West:	200 Street, beyond which is property designated Apartment (40 – 60 upa) in the Latimer Neighbourhood Plan and zoned Comprehensive Development Zone CD-143.

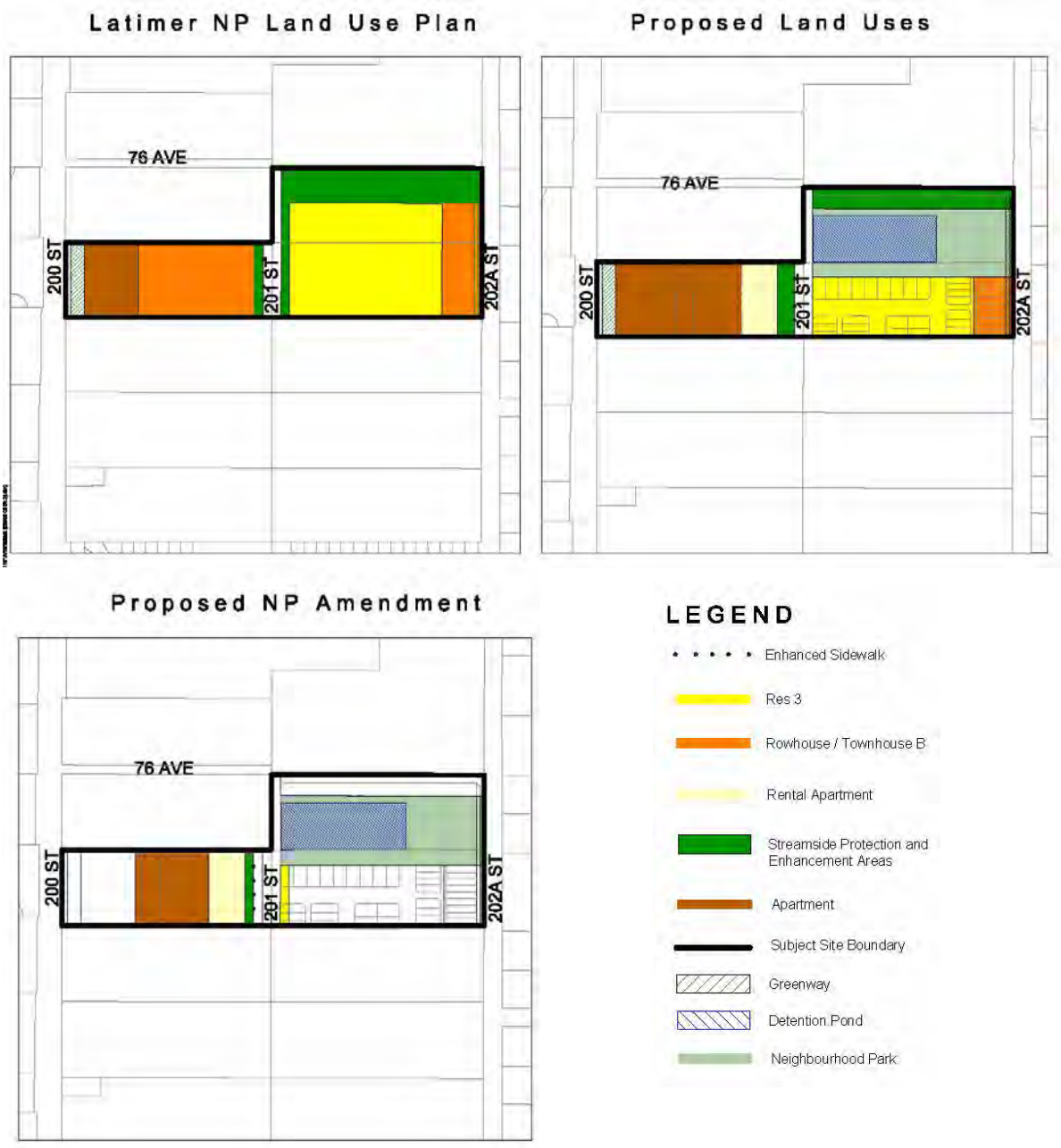
Latimer Neighbourhood Plan Amendment:

The subject site is designated Rowhouse / Townhouse B (8 – 22 upa), Apartment (40 – 60 upa) maximum height 4-storeys, Single Family Residential 3 (6 – 8 upa), and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

As noted, Isle of Mann seeks to amend the prior application and the Latimer Neighbourhood Plan to:

- increase the extent of lands designated Apartment;
- increase the height of buildings in lands designated Apartment from 4- to 6-storeys for two buildings and from 4- to 5-storeys for another; and
- increase the overall permitted density of the site from 232 units to 425;
- realign Streamside Protection and Enhancement Areas and relocate them onto neighbouring lands.

Bylaw No. 5814 includes the proposed adjustments to the Latimer Neighbourhood Plan (illustrated below).



The proponent rationale for the proposed height and density increase is included as Attachment B.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5815 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-173. The rezoning will facilitate the development of 320 condominiums, 70 apartments and 35 single-family, semi-detached, and rowhouses.

Density:

The subject development site is comprised of various 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 various designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MINIMUM GROSS DENSITY	MAXIMUM GROSS DENSITY	MINIMUM UNITS PERMITTED	MAXIMUM UNITS PERMITTED	PROPOSED UNITS
Apartment	0.81 ha (2 ac)	40 units per acre	60 units per acre	80	120	390
Rowhouse/ Townhouse B (Rowhouse)	1.62 ha (4 ac)	8 units per acre	22 units per acre	32	88	9
Single Family Residential 3	1.21 ha (3 ac)	6 units per acre	8 units per acre	18	24	26
Total	3.64 ha (8.99 ac) (not including lands provided as Park and SPEA)			130	232	425

As shown in the above table, the applicant proposes to increase permitted density provisions of the Latimer Neighborhood Plan.

Public Consultation:

Per Policy No. 07-164, the applicant held a public meeting on December 5, 2018. However, a new meeting has not been held based on the revised assembly, expanded apartment designation boundary, increased height, and increased density. Results of the 2018 Developer Held Public Information Meeting are provided as Attachment C.

Development Permits:

As noted previously, updated Development Permit applications have not been submitted at this time and the applicant is requesting that only the plan amendment/rezoning portion of the application be considered by Council. Should Council advance the application and grant third reading, a condition of final reading is that updated Development Permits for the overall form and character of the buildings and for the Streamside Protection and Enhancement Area must be submitted concurrently with final reading of the bylaws.

Subdivision:

A preliminary subdivision plan has been provided in support of the rezoning application. Should Council advance the application, as details of the subdivision have not been finalized, submission of a subdivision layout to the satisfaction of the Approving Officer has been included as a condition of final reading.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer NP, a minimum of 5% of the units in single-family, semi-detached and rowhome developments, and 10% of apartment units shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

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 $6,808 per single family lot, $5,776 per rowhouse / semi-detached unit, and $4,539 per low rise apartment (6-storeys or less) for a total of $1,986,818.

Section 5.4(a) of the CAC Policy exempts any not-for-profit development as defined in the Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw. As a condition of final reading, the applicant is to enter into a Housing Agreement, pursuant to a bylaw adopted by Council, to secure the proposed 70 unit apartment building as affordable units.

Section 5.2(f) of the CAC Policy indicates that "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 times the target set out in Table 1 below, per additional unit proposed." As the application proposes an additional 123 apartment units (excluding 70 additional affordable units), the proponent has volunteered to pay three times the CAC per units which equates to an additional $1,674,891 in CACs, for a total target contribution amount of $3,661,709.

In addition, the applicant has offered a financial contribution in the amount of $1,500,000 for maintenance and replacement costs associated with the proposed community stormwater management facility and a further $500,000 contribution towards improvements to Yorkson Community Park.

Tree Protection/Replacement:

An updated tree management plan reflective of the revised assembly and proposal has not been submitted. Staff note that, in accordance with the development prerequisites, a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the site. As a result, tree management plans will be reviewed in conjunction with future development permit applications on these lands.

Greenways:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 200 Street, 202A Street, and 76 Avenue as defined in the Latimer Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent in total will be dedicating approximately 1,982 m^2 (21,334 ft^2) of greenway. The Latimer Neighbourhood Plan also identifies areas where enhanced sidewalks are required.

Enhanced sidewalks are multi-use pathways that are wider than typical sidewalks and have additional landscaping on both sides. An enhanced sidewalk is required on 201 Street. The applicant will also be required to provide a statutory right-of-way for a pedestrian connection between 200 Street to 201 Street along the northern boundary of the apartment sites. Details of the open space improvements (i.e. required landscaping and fencing including the phasing/treatment/construction of the greenways and municipal trails) are to be finalized prior to final reading to the acceptance of the Township.

Servicing:

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 Township. 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 the Latimer Neighbourhood Plan to the acceptance of the Township.

Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 200 Street, 200A Street, 201 Street, 201A Street, 201B Street and 202A Street, and 75A Avenue and 76 Avenue, and applicable greenway dedications adjacent to 200 Street, 202A Street and 76 Avenue.

The applicant currently proposes to locate the required community stormwater management facility below a passive park at the southwest corner of 76 Avenue and 202A Street. The proponent has indicated they will make a financial contribution in the amount of $1,500,000 for maintenance and ultimate replacement of the community stormwater management facility and a further $500,000 towards improvements to the Yorkson Community Park.

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.

As noted, the proponent is seeking to relocate watercourses on the site and as such will require a Streamside Protection Development Permit that will need to be addressed prior to final reading.

School and Park Sites:

Section 11.2 (General Prerequisites) of The Latimer Neighbourhood Plan states that:

> *"Prior to the adoption of a zoning bylaw amendment in the Latimer Neighbourhood Plan as identified on Map 4, the following general prerequisites must be satisfied:*
>
> *1. With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured in each phase as shown on Map 4 to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area."*

The proposed development falls within the Southeast Phase of the Latimer Neighbourhood Plan. The proposed neighbourhood park site is proposed between (proposed) 201 Street and 202A Street, south of 76 Avenue.

As part of the previous version of the application the School District has indicated that given the expansion of a nearby school and construction of a new secondary school, a joint elementary school site is not required. As part of the earlier iteration of the application, the School District indicated that the Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). The previous School District 35 comments indicated that the prior overall development which proposed approximately 642 units would generate approximately 87 new students for Willoughby Elementary (located approximately 1.5 km northeast of the site), 37 new students for Peter Ewart Middle School (located approximately 250 m north of the site) and 64 new students for R.E. Mountain Secondary School (located approximately 100 m north of the site).

The existing Willoughby Community Park is located approximately 200 m north of the development site. Prior to final reading the proponent is required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan 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.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning will facilitate development of approximately 425 units (320 condominiums, 70 apartments, 14 single-family, 12 semi-detached, and nine rowhouse units. The proposed development complies with many of the overall objectives of the Willoughby Community Plan and the Latimer Neighbourhood Plan.

Staff recommend that Council abandon Bylaws No. 5465 and 5466 and give first and second reading (subject to 20 development prerequisites) to Bylaws No. 5814 and 5815 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	April 1, 2019 Report to Council (without attachments)
ATTACHMENT B	Proponent's Rationale
ATTACHMENT C	Public Information Meeting Summary

ATTACHMENT A

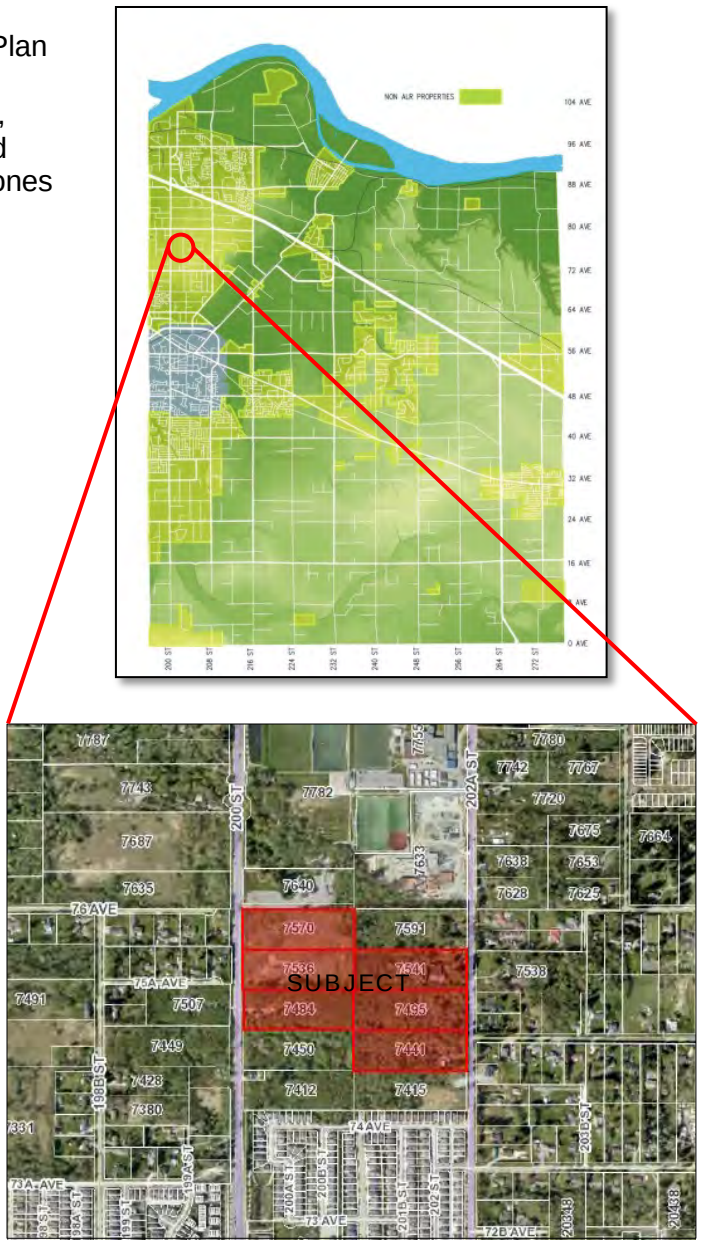
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 1, 2019 - REGULAR EVENING MEETING	**REPORT:**	19-53
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0172
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100158 AND DEVELOPMENT PERMIT APPLICATION NOS. 100967, 101079 AND 101097 (POLLYCO (LATIMER) VENTURES LTD. / 7484, 7536, AND 7570 – 200 STREET, AND 7441, 7495, AND 7541 – 202A STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Latimer Neighbourhood Plan, and rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 with three (3) accompanying Development Permits to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5465 and 5466 subject to thirteen development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5466) of Development Permit No. 100967, 101079 and 101097; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with The overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466, rezoning 12.04 ha (29.75 ac) of land located at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work townhouse, and townhouse sites subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
   a. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
   b. Secure an approximately 1,012 square metre (0.25 acre) Urban Green to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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, to the acceptance of the Township;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75 Avenue, 75B Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
6. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street, 4.5 metre wide street greenway on the south side of 76 Avenue and 5.4 metre wide street greenway on the west side of 202A Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Provision of enhanced sidewalks, and green link corridor in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
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), to the acceptance of the Township;
9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
10. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B to the acceptance of the Township, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

11. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) on proposed lots 142, 143 and 144;
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, rowhouse and semi-detached units);
    c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units) required to incorporate the Adaptable Housing Requirements;
    d. Prohibiting clearing of the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site (with the exception of servicing access areas) until such time as a development permit is issued;
    e. Registration of a statutory right of way to provide temporary access over proposed lots 26, 49, 80 and 105 until such time as alternative access is provided by future 74A Avenue, 201 Street, 201A Street, 201B Street;
    f. Prohibiting access to 201 Street for proposed lots 1 - 26;
    g. Prohibiting access to 202A Street for proposed lots 106 - 138;
    h. Restricting building construction (i.e. “no building”) on proposed lots 26, 49, 80 and 105 until such time as temporary access roads are removed;
12. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 100967 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) 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;

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101097 (proposed rowhouse and semi-detached lots), subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "II";
b. On-site landscaping plans being in substantial compliance with Schedules "JJ" through "YY", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Completion of the subdivision to create 63 single family lots, 33 rowhouse lots and 42 semi-detached lots;
d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
e. On-site landscaping to be secured by letter of credit at building permit stage;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101079 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
    i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
    ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
    iii. confirmation that on-site watercourse and SPEA relocations comply with senior government requirements for off-site watercourses and SPEAs.

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 the Streamside Protection and Enhancement Development Permit Area; and
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 further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100967, 101079 and 101097.

EXECUTIVE SUMMARY:

Pollyco (Latimer) Ventures Ltd. has applied to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.

The site is within the Latimer Neighbourhood Plan area. An amendment to the Latimer Neighbourhood Plan is required to accommodate the proposed development. Pollyco (Latimer) Ventures Ltd. proposes to relocate and consolidate portions of the Streamside Protection and Enhancement Areas, make minor adjustments to the land use boundaries, and increase the permitted height of the Apartment designation from four (4) to six (6) storeys.

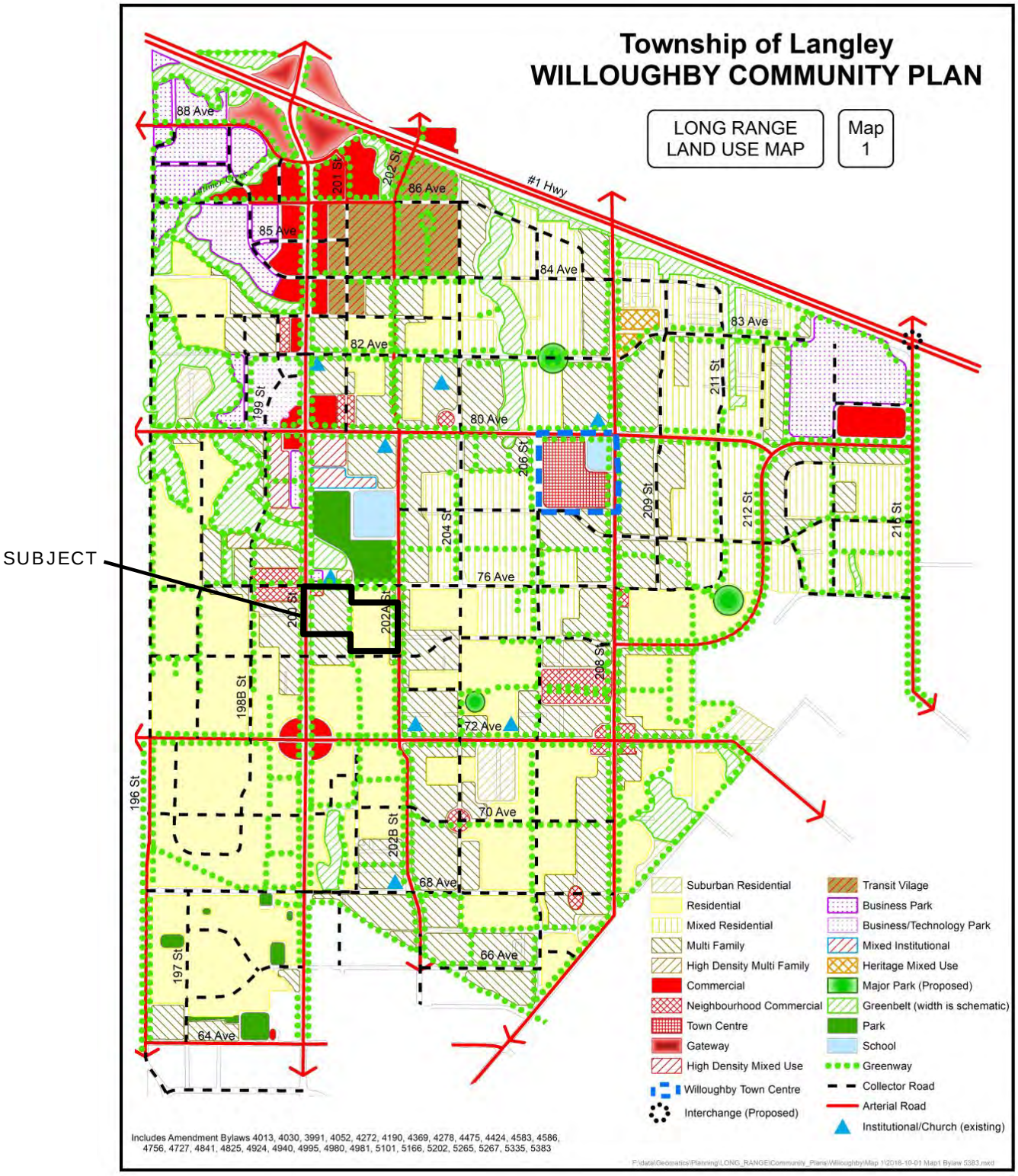
The proponent’s application also includes a Development Permit for the single family detached lots to secure an exterior design control agreement, as well as for the rowhouse and semi-detached units to provide Council the opportunity to review the form and character of these units. Future Development Permits (yet to be applied for) will provide Council with the opportunity to review the form, character and siting on the apartment-mixed use, apartment, live-work townhouse, and townhouse sites.

A Streamside Development Permit to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3 has also been applied for. The applicant's submission provides for wider, contiguous SPEAs to improve habitat functions.

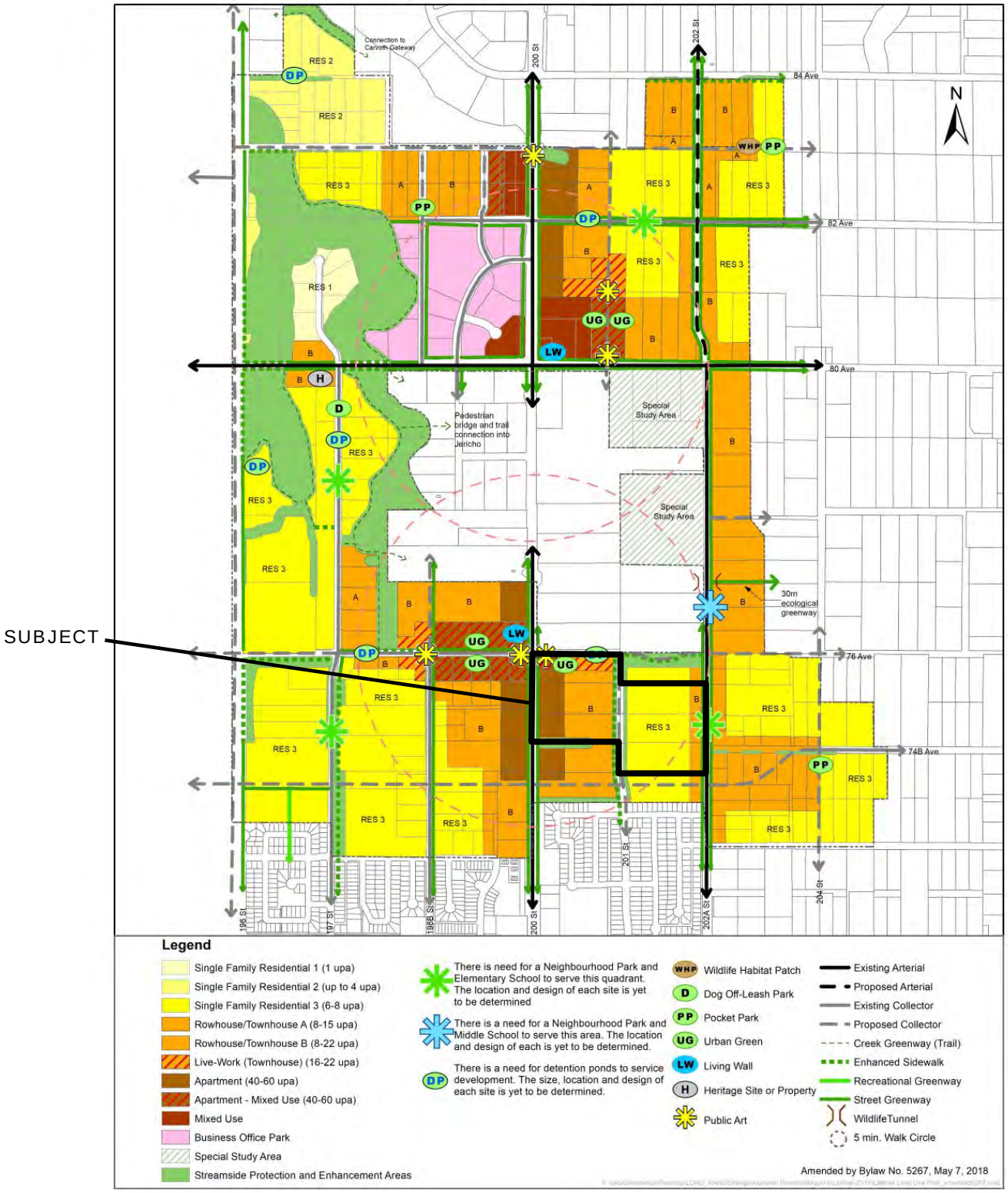
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of thirteen development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5466) of Development Permit Nos. 100967, 101079 and 101097.

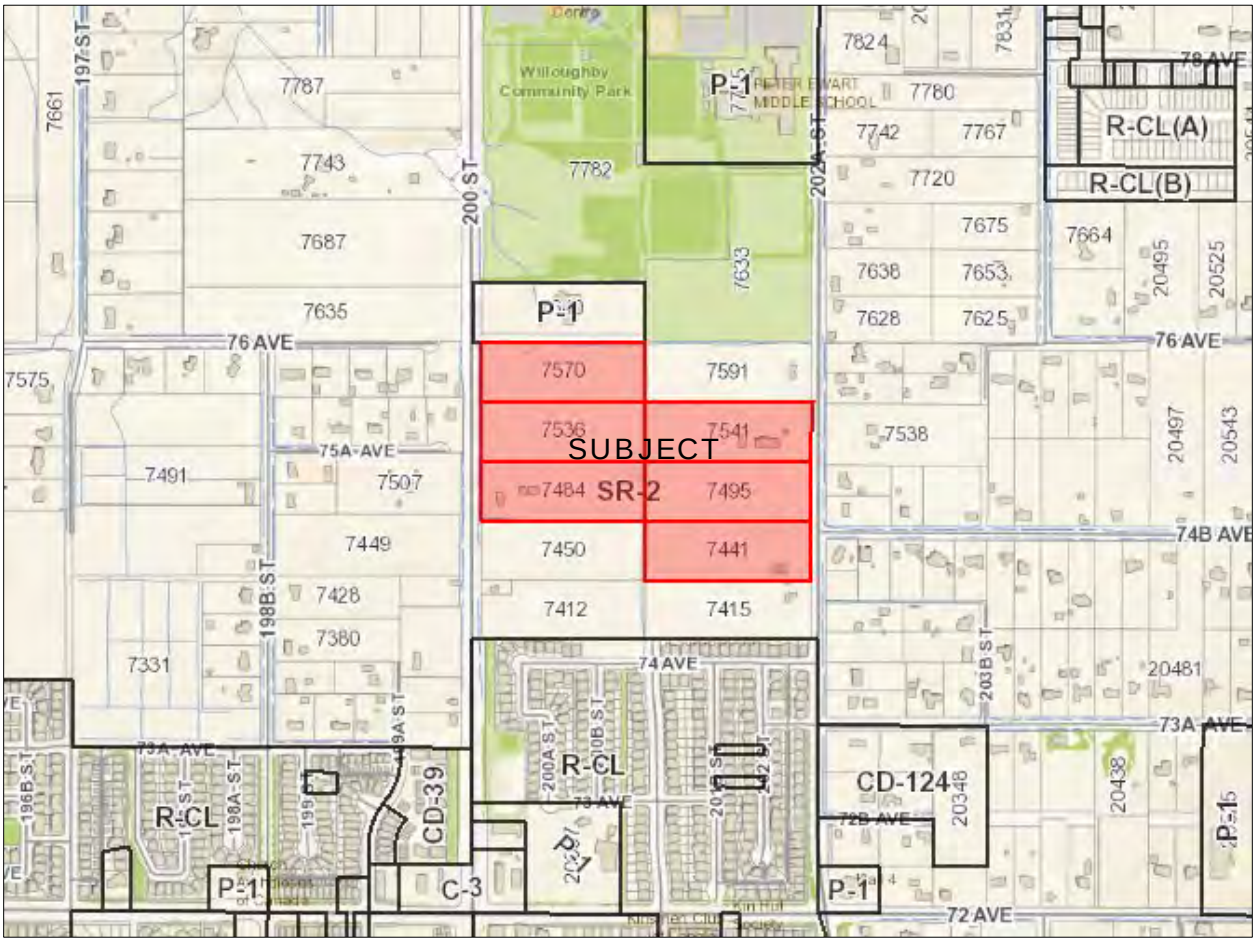
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5465, Rezoning Bylaw No. 5466, and Development Permit Nos. 100967, 101079 and 101097.


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

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT



RENDERING – PROPOSED SEMI-DETACHED UNITS – SUBMITTED BY APPLICANT



RENDERING – PROPOSED ROWHOUSES – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Pollyco (Latimer) Ventures Ltd. Unit 320 – 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7 Allwest Development Corporation 7576 Morrison Crescent Langley BC V2Y 2E7 Allwest Properties Ltd. 7576 Morrison Crescent Langley BC V2Y 2E7 Andrew Knott and Fiona Tao 7541 – 202A Street Langley BC V2Y 1V4
Agent:	Pollyco (Latimer) Ventures Ltd. Unit 320 – 20780 Willoughby Town Centre Drive Langley BC V2Y 0M7
Legal Description:	Lot 52 Section 23 Township 8 New Westminster District Plan 1257 Lot 53 Section 23 Township 8 New Westminster District Plan 1257 Lot 54 Section 23 Township 8 New Westminster District Plan 1257 Lot 56 Except: Part on Statutory Right of Way Plan NWP87890; Section 23 Township 8 New Westminster District Plan 1257 Lot 57 Except: Part Road on Plan 87268, Section 23 Township 8 New Westminster District Plan 1257 Lot 58 Except: Part Dedicated Road on Plan LMP287, Section 23 Township 8 New Westminster District Plan 1257
Civic Address:	7484, 7536, and 7570 – 200 Street 7441, 7495, and 7541 – 202A Street
Area:	12.04 ha (29.75 ac)
Willoughby Community Plan: (existing)	Neighbourhood Commercial Multi Family Residential

Willoughby Community Plan: (proposed)	Neighbourhood Commercial Multi Family Residential
Latimer Neighbourhood Plan: (existing)	Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa) maximum height four (4) storeys; Live-Work (Townhouse) (16 – 22 upa); Rowhouse / Townhouse B (8 – 22 upa; Single Family Residential 3 (6 – 8 upa)
Latimer Neighbourhood Plan: (proposed)	Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa) maximum height six (6) storeys; Live-Work (Townhouse) (16 – 22 upa); Rowhouse / Townhouse B (8 – 22 upa; Single Family Residential 3 (6 – 8 upa)
Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa), Live-Work (Townhouse) (16 – 22 upa), Rowhouse / Townhouse B (8 – 22 upa), and Single Family 3 (6 – 8 upa) in the Southeast Phase of the Latimer Neighbourhood Plan.

Two of the subject properties are currently vacant. The four remaining properties are occupied by existing single family dwellings. A Class B watercourse traverses the centre of the subject site, as well as along portions of the north and south boundaries of the site.

DISCUSSION/ANALYSIS:

Pollyco (Latimer) Ventures Ltd. has applied to rezone approximately 12.04 ha (29.75 ac) of land at 7484, 7536, and 7570 – 200 Street, and 7441, 7495, and 7541 – 202A Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), Residential Compact Lot Zone R-CL(RH), Residential Compact Lot Zone R-CL(SD), Comprehensive Development Zone CD-136 to facilitate development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites. The subject application proposes to amend the Latimer Neighbourhood Plan by relocating Streamside Protection and Enhancement Areas, adjusting the boundaries of land use designations, and increasing the maximum permitted height in the Apartment designation from four (4) to six (6) storeys.

Development Permits for the single family detached lots as well as for the rowhouse and semi-detached (duplex) units are being processed in conjunction with the application to provide Council the opportunity to review the form, character and siting of these units. A Streamside

Development Permit has also been applied for as part of this application to modify the width of the Streamside Protection and Enhancement Area and to accommodate relocation and reconstruction of Class B (yellow-coded) watercourses on the site.

Adjacent Uses:

North: Unopened road dedication (76 Avenue), beyond which is a church (Mountainview Alliance Church) property zoned Civic Institutional Zone P-1, designated Business Office Park, Institutional, and High Density Residential in the Jericho Neighbourhood Plan; and property zoned Suburban Residential Zone SR-2, designated Single Family Residential 3 (6-8 upa) and Streamside Protection and Enhancement Area in the Latimer Neighbourhood Plan;

South: Lots zoned Suburban Residential Zone SR-2, designated Single Family 3 Residential (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa);

East: 202A Street, beyond which are lots zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 Residential (6 – 8 upa) in the Latimer Neighbourhood Plan; and

West: 200 Street, beyond which are lots zoned Suburban Residential SR-2, designated Apartment – Mixed Use (40 – 60 upa); Apartment (40 – 60 upa); and Rowhouse / Townhouse B (8 – 22 upa) in the Latimer Neighbourhood Plan.

Latimer Neighbourhood Plan Amendment:

The subject site is designated Neighbourhood Commercial, Multi Family and Residential in the Willoughby Community Plan and Rowhouse / Townhouse B (8 – 22 upa) and Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa) maximum height four (4) storeys, Live-Work (Townhouse) (16 – 22 upa), Rowhouse / Townhouse B (8 – 22 upa, Single Family Residential 3 (6 – 8 upa), and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

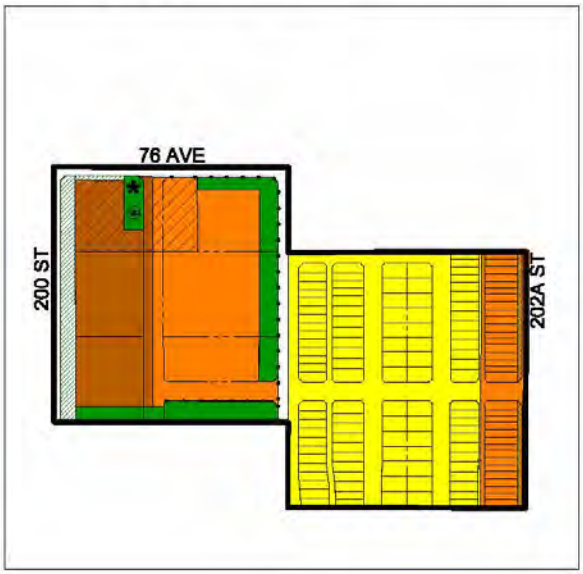
An amendment to the Latimer Neighbourhood Plan is required to accommodate the distribution of uses proposed in the development application. Bylaw No. 5465 proposes minor adjustments to the land use designation boundaries for consistency with the proposed subdivision and layout proposed in the application. The proposed adjustments to the Latimer Neighbourhood Plan (illustrated below) are considered minor by staff, as the overall development concept is consistent with the intent of the plan's designations.

Additionally, an application has been submitted to amend the Latimer Neighbourhood Plan to increase the height from four (4) to six (6) storeys for portions of the Apartment site. The applicant has provided a conceptual plan and street elevation for the apartment buildings which proposes stepping the buildings from six (6) and five (5) storeys along the 200 Street corridor to four (4) storeys (consistent with the provisions of the Latimer Neighbourhood Plan) along the east and south portions of the site to form a transition between the apartment site and surrounding apartment and townhouse sites to the south and east. The proponent rationale for the proposed height increase and associated concept plan / street elevation is included as Attachment G.

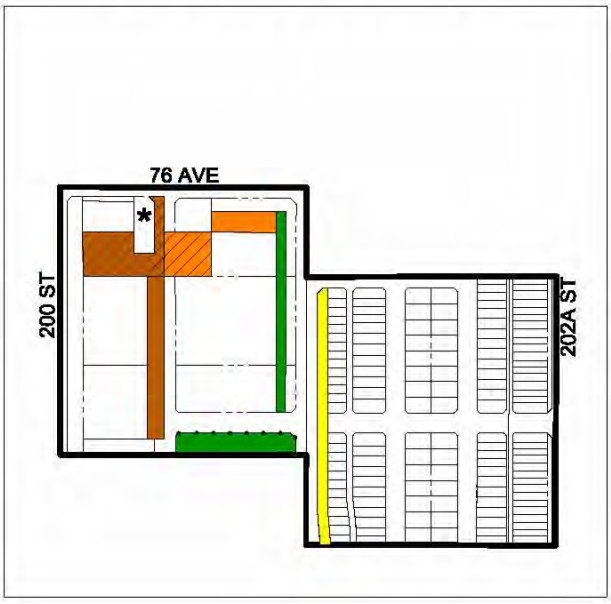
Latimer NP Land Use Plan



Proposed Land Uses



Proposed NP Amendment





Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5466 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136. The rezoning will facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites.

Density:

The subject development site is comprised of various 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 various designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MINIMUM GROSS DENSITY	MAXIMUM GROSS DENSITY	MINIMUM UNITS PERMITTED	MAXIMUM UNITS PERMITTED	PROPOSED UNITS
Apartment – Mixed Use	.84 ha (2.09 ac)	40 units per acre	60 units per acre	84	125	90
Apartment	1.67 ha (4.12 ac)	40 units per acre	60 units per acre	165	247	286
Rowhouse/ Townhouse B and Live-Work (Townhouse)	3.35 ha (8.28 ac)	16 units per acre	22 units per acre	133	182	128
Rowhouse/ Townhouse B (Rowhouse)	1.15 ha (2.84 ac)	8 units per acre	22 units per acre	23	62	33
Single Family Residential 3	4.91 ha (12.14 ac)	6 units per acre	8 units per acre	73	97	105
Total	11.92 ha (29.47 ac)			478	713	642

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 21.78 units per acre.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on December 5, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment F.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment D).

Staff note that future Development Permit applications are required for the Apartment – Mixed Use (40 – 60 upa), Apartment (40 – 60 upa), Live-Work (Townhouse) (16 – 22 upa), and Rowhouse / Townhouse B (8 – 22 upa) sites, at which time Council will have an opportunity to review the form, character and siting of the proposed developments. 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. A condition of final reading of Bylaw No. 5466 has been added requiring the proponent to register a restrictive covenant prohibiting development of the Apartment – Mixed Use, Apartment, Live-Work (Townhouse), and the Rowhouse / Townhouse B sites until such time as a Development Permit has been issued.

Development Permit No. 100967 (Form and Character – Single Family):

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. 100967 is attached to this report as Attachment A.

Development Permit No. 101097 (Form and Character – Rowhouse Lots and Semi-Detached Lots):

Rowhouses:

The rowhouse portion of the development consists of 33 rowhouse units in nine (9) buildings. The floor area of the individual units ranges from 208 m² to 212 m² (2,238 ft² to 2,285 ft²). All units will have main floor living areas (kitchen, dining room, living room, powder room), three (3) bedrooms and two (2) bathrooms on the upper floor, with additional living space in the basement. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual rowhouse units.

A walkway provides a direct pedestrian connection from the municipal greenway on the east side of 202A Street to the front door of the rowhouse units. The rear yards, detached garages and external parking spaces will be accessed from the main level elevations at the rear of the units.

The street facing elevations feature design elements such as gabled roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi-panel, hardi batten, and hardi trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have been incorporated into the building design.

Staff note that while the Latimer Neighbourhood Plan's Rowhouse/Townhouse B designation for the rowhouse site prescribes a maximum building height of two storeys, the proposed R-CL(RH) zoning permits a maximum of 2.5 storeys. The overall appearance of the building appears as a two-storey form; the basements are proposed to be primarily below the average finished grade. As such, the building height permitted in the R-CL(RH) zone is consistent with the Latimer Neighbourhood Plan. The proposed building height (2 to 2.5 storeys and 8.4 m / 27.5 ft), site coverage (45%) and siting comply with the provisions of the Residential Compact Lot R-CL(RH) zone.

The application complies with Section 5.2.3 of the Latimer Neighbourhood Plan, which requires provision of four (4) parking spaces for each unit when fronting an arterial road (202A Street in this case). The proposal complies with Zoning Bylaw requirements by providing 139 parking spaces (outdoors and within detached garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (4 spaces required / unit)	132	132
Visitor Parking Spaces (0.2 spaces required / unit)	7	7
Total	139	139

The on-site landscape plans propose the planting of shrubs, trees and sod in the front, flanking and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space with sod lawn and the planting of trees. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Semi-Detached:

The semi-detached portion of the development consists of 42 semi-detached units in 21 buildings. The floor area of the individual units ranges from 221 to 239 m² (2,203 to 2,370 ft²). All units will have main floor living areas (kitchen, dining room, living room, powder room), three (3) bedrooms and two (2) bathrooms on the upper floor, with additional living space in the basement. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground orientated with defined entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalks to the front door of each unit. The rear yards, detached garages and external parking spaces will be accessed from the walkout main level elevations at the rear of the units.

Staff note that while the Latimer Neighbourhood Plan's Rowhouse/Townhouse B designation for the rowhouse site prescribes a maximum building height of two storeys, the proposed R-CL(SD) zoning permits a maximum of 2.5 storeys. As such, the building height permitted in the R-CL(SD) zone is consistent with the Latimer Neighbourhood Plan. Given site grading conditions and in ground basements, street facing elevations are 2 – 3 storeys. The proposed building height (2 to 2.5 storeys and 8.1 m to 8.7 m/ 26.6 ft to 28.5 ft), site coverage (44%) and siting comply with the provisions of the Residential Compact Lot R-CL(SD) zone.

The street facing elevations feature design elements such as gabled roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi-panel, hardi batten, and hardi trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have been incorporated into the building design.

The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 95 parking spaces (outdoors and within garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (4 spaces required / unit)	84	84
Visitor Parking Spaces (0.2 spaces required / unit)	8	11
Total	92	95

The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed rowhouse and semi-detached (duplex) units development for Council's consideration.

The on-site landscape plans propose the planting of shrubs, trees and sod in the front, flanking and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space with sod lawn and the planting of trees. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Development Permit No. 101079 (Streamside Development Permit):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Setbacks) of the Latimer Neighbourhood Plan (Plan) depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies and guidelines of OCP Schedule 3 to accommodate the Latimer Land Use Plan.

Six (6) watercourses occur on the project site and are shown in Schedule A of Attachment B as follows:

i. Watercourse 1: A 150 metre long, east-west aligned Class B watercourse along the north boundary of the project site that heads northward (off-site) to Latimer Creek;
ii. Watercourse 2: A 95 metre long, north-south aligned, Class B watercourse along the common property boundary of 7570-200 Street and 7591-202A Street that drains to Watercourse 1;
iii. Watercourse 3: An 80 metre long, north-south aligned channel along the east boundary of 7484-200 Street that does not connect downstream;
iv. Watercourse 4: An 85 metre long, north-south aligned Class B channel along the west boundary of 7441-202A Street that drains to Watercourse 5;
v. Watercourse 5: A 230 metre long, east-west aligned Class B watercourse along the south boundary of 7484-200 Street that drains to Watercourse 6; and
vi. Watercourse 6: A 250 metre long, Class B roadside watercourse (200 Street) along the western boundary of the project site that continues northward to Latimer Creek.

Where a watercourse is proposed for relocation and reconstruction, a Streamside Development Permit must be submitted in accordance with Section 4.20 of OCP Schedule 3. The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs on the project site consistent with the Plan and in accordance with requirements of OCP Schedule 3. Staff note the applicant's submission proposes alternative watercourse alignments and consolidations to those depicted on Map 2 and provides for wider, contiguous SPEAs to improve habitat functions.

For the project site, SPEAs on Map 2 of the Plan encompass approximately 8,800 m^2 (0.88 ha). The applicant's proposal provides 8040 m^2 (0.80 ha) of SPEA that will restored and enhanced with native riparian plantings to provide fish habitat functions to downstream Latimer Creek. Staff note the applicant's preliminary restoration and enhancement exceeds minimum OCP Schedule 3 requirement with respect to restoration effort (tree size) and extends the three-year SPEA monitoring and maintenance period to five years. While the proposal provides 770 m^2 (0.07 ha) less SPEA than designated by Map 2, consolidation of SPEAs to improve habitat functions along with the above-noted improvements are expected to offset the difference. 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 environmental assessment, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believes the proposal is consistent with the objectives of the Schedule 3 of 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. 101079 is attached to this report (Attachment B). The proponent has prepared a conceptual Streamside Protection and Enhancement Area concept for Councils' consideration as Schedule A of Attachment B.

Greenhouse Gas 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 building permit as indicated in Development Permit Nos. 100967 and 101097.

Subdivision:

A preliminary subdivision plan has been provided 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 3.1.9 of the Township's Official Community Plan a minimum of 5% of the units in single family and rowhouse/townhouse developments shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. Seven (7) adaptable units are proposed in the development, consisting of four (4) semi-detached units and three (3) units spread between the single family and rowhouse units.

Community Amenity Contributions:

Staff note that Council on July 23, 2018 adopted a Community Amenity Contributions (CAC) Policy applicable to rezoning applications for residential development. Given this application was submitted prior to adoption of the policy, a twelve (12) month grace period applies to the application, requiring it to receive final reading by July 22, 2019 to be exempt from the policy. After the grace period ends the amenity contribution under the CAC policy will become applicable.

Landscaping:

The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

Tree Protection/Replacement:

Staff note that, in accordance with the development prerequisites, a restrictive covenant prohibiting clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site. As a result, tree management plans for the lands west of 201 Street will be reviewed in conjunction with future development permit applications on these lands.

The tree management plan submitted by the applicant indicates that 420 significant trees exist on the subject site east of 201 Street with none proposed for retention. According to the applicants arborist report, the majority of existing trees are alder and cottonwood species that are "short lived with inherent structural and health defects and not suitable for retention" given the proposed single family compact lot context. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 442 replacement trees are required. The applicant is proposing 90 replacement trees be planted on the single family compact lots. In addition, approximately 145 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 235 trees will be in place on the lands east of 201 Street. Funds for the remaining replacement tree requirement will be secured for tree planting on identified public lands. 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.

Greenways:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 200 Street, 202A Street, and 76 Avenue as defined in the Latimer Neighbourhood Plan. Forming part of the overall neighbourhood greenway network, the proponent in total will be dedicating approximately 0.5 ha (1.22 ac) of greenway. The Latimer Neighbourhood Plan also identifies areas where enhanced sidewalks are required.

Enhanced sidewalks are multi-use pathways that are wider than typical sidewalks and have additional landscaping on both sides. An enhanced sidewalk is required on 75 Avenue, 76 Avenue and 201 Street. The applicant also proposes an enhanced sidewalk between the Apartment site and SPEA to form a pedestrian connection from 200 Street through the site. Details of the open space improvements (i.e. required landscaping and fencing including the phasing/treatment/construction of the greenways and municipal trails) are to be finalized prior to final reading to the acceptance of the Township. As part of the overall application, the proponent will dedicate a 1,012 m² (0.25 acre) Urban Green to the Township. The Urban Green is located in the neighbourhood core, adjacent to the Apartment-Mixed Use building.

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 the Latimer Neighbourhood Plan to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 200 Street, 200A Street, 201 Street, 201A Street, 201B Street and 202A Street, and 75 Avenue, 75B Avenue and 76 Avenue, and applicable greenway dedications adjacent to 200 Street, 202A Street and 76 Avenue. 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.

The applicant currently proposes to locate the required community stormwater detention facility in conjunction with a playing field on the southerly portion of Willoughby Community Park. The proponent has indicated they will make a financial contribution in the amount of $500,000 to the Township as well as $180,000 to be used for affordable housing or a community library in the Willoughby area.

Environmental Considerations:

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

Section 11.2 of The Latimer Neighbourhood Plan states that:

> *"Prior to the adoption of a zoning bylaw amendment in the Latimer Neighbourhood Plan as identified on Map 4, the following general prerequisites must be satisfied.*

> *1. With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured in each phase as shown on Map 4 to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area."*

The proposed development falls within the Southeast Phase of the Latimer Neighbourhood Plan. The School District has indicated that given the expansion of a nearby school and construction of a new secondary school, a joint elementary school site is not required.

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment E) and anticipates that the overall development will generate approximately 87 new students for Willoughby Elementary (located approximately 1.5 km northeast of the site), 37 new students for Peter Ewart Middle School (located approximately 250 metres north of the site) and 64 new students for R.E. Mountain Secondary School (located approximately 100 metres north of the site).

The existing Willoughby Community Park is located approximately 250 metres north of the development site. Prior to final reading the proponent is required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan 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.

POLICY CONSIDERATIONS:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments, rezoning and Development Permits will facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work (townhouse), and townhouse sites. The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan, with the exception of minor adjustments to the land use designation boundaries and the proposed height increase from four (4) to six (6) storeys for portions of the Apartment site. In staff's opinion the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5465 and 5466 (subject to 12 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5446) of accompanying Development Permit Nos. 100967, 101079 and 101097 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100967
ATTACHMENT B	Development Permit No.101079
ATTACHMENT C	Development Permit No.101097
ATTACHMENT D	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT E	School District 35 comments
ATTACHMENT F	Public Information Meeting Summary
ATTACHMENT G	Rationale

Planning Rationale:
The proposed new building design is based on the following planning policies:

- Support economic and commercial vitality in the neighborhood.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks, and properties. (Willoughby OCP 4.1.2.3)
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection. (Willoughby OCP 4.1.2.3)
- Pedestrian street access to individual residential units is strongly encouraged to reinforce pedestrian activity and street life. (Willoughby OCP 4.1.2.3)
- 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. (Willoughby OCP 4.1.2.3)
- The development will allow for much needed upgrades to the road networks with increased pedestrian safety. The ultimate build-out of 76 avenue and pedestrian connectivity across each intersection will allow for safer foot traffic to maneuver in this growing neighborhood.

The NP amendment is driven by the following major benefits for the residents of Township of Langley:

- Proposal of the underground detention pond and parkland to meet the requirements of unlocking this important corridor for Township.
- Lands between two arterial roads and public transit corridors, surrounded by amenities (multiple parks, middle and secondary school) allows to absorb higher density and provide variety of housing product.
- Creating greater stock of housing units for new home owners and renters moving in this area to meet the growing housing needs.
- Providing project that complements the surrounding neighborhood.
- The project would provide an attractive option for Langley residents looking to downsize from single family homes and townhomes, in addition to first time house buyers and renters to enter this new area.
- The proposed project integrates seamlessly with the overall aesthetic of existing community.
- The proposed NP amendment is a natural extension of the designated apartment zone to the west.
- We believe this renewed vision will provide much needed housing needs, along with good mixture of product type in the growing new residential neighborhood. The proposal of underground detention pond and park will allow this portion of Latimer to unlock the lands and develop this much anticipated corridor in the heart of Township.

December 20, 2018
Our File: 2111-03598-00

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal, Community Development Planner

Summary Report - Public Information Meeting

Proposed Development within Latimer Neighbourhood Area, Willoughby Community Township of Langley Project No. 08-23-0172

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application 08-23-0172 represented lands located at 7570 200 Street, 7536 200 Street, 7484 200 Street, 7541 202A Street, 7495 202A Street, and 7441 202A Street in the Latimer Neighbourhood of the Willoughby Community Plan area and was held on Wednesday December 5th, 2018.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

The public was notified in two (2) ways: through a direct mail-out to neighbouring properties, and through two (2) advertisements in a local newspaper (November 21st and November 28th, 2018).

The Township of Langley staff generated and provided a mail-out map (*Attachment 1*), and prepared mailing labels. A total of 100 notifications were mailed out on November 21, 2018, 14 days prior to the scheduled PIM. A copy of the mail-out invitation is included in *Attachment 1*. There were no mail-outs returned to the McElhanney office as undeliverable.

The notification provided general information including an overall description of the development, the subject site location, and the location for the PIM. A site location map was included as well to provide context. Contact information was included on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting. The consultants were contacted by two (2) area residents prior to the meeting, and one area resident following the meeting. These comments are not included in the respondent count; however they are included in the comment section of this report.

Two (2) newspaper ads were published in the Langley Times in advance of the PIM date and are also included in *Attachment 1*.

INFORMATION MEETING LOGISTICS

The PIM was held at the Mountainview Alliance Church, located at 7640 200 Street, Langley BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:30 p.m. to 7:30 p.m. on Wednesday December 5, 2018. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

Kasel Yamashita – Project Manager, McElhanney Consulting Services Ltd.
Raymond Sull – Project Engineer, McElhanney Consulting Services Ltd.
James Pernu – Senior Planner, McElhanney Consulting Services Ltd.
Victoria Salisbury – Planner, McElhanney Consulting Services Ltd.
Maciej Dembek – Project Architect, Barnett Dembek Architects Inc.

A representative from the Township of Langley Development Services Department was in attendance to observe the PIM.

PUBLIC INFORMATION MEETING DETAILS

A total of 42 attendees signed in at the PIM (*Attachment 2*), most of whom provided their addresses. Many attendees reside or own property in the area surrounding the subject site.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to project team members. A total of eleven (11) display boards were provided by McElhanney Consulting Services Ltd. and were exhibited at the PIM. Tables and chairs were set up to allow members of the public to fill in their comment sheets.

The following display boards were presented at the meeting:

Welcome	*Land Uses*
Community Context Map	*Proposed Servicing Concept Plan*
Neighbourhood Plan Amendment (2)	*Parking*
Project Information Meeting	*Tree Management Plan*
Neighbourhood Features	*Thank You*

In addition to the display boards provided by McElhanney Consulting Services Ltd., the project architect, Barnett Dembek Architects Inc., provided 11 display boards that demonstrated the multi-family and townhouse sites.

The following materials were also provided to the public:

Sign-in Sheet

Project Information Handout

Questionnaire / Comment Sheet

The questionnaire / comment sheet could either be completed at the meeting and returned to the project team immediately or returned by mail or email following the meeting (by December 12, 2018).

The project manager from McElhanney Consulting Services Ltd., Kasal Yamashita, met with a representative of the Willoughby Residents Association the day following the meeting as they were not able to attend. During the meeting, the display boards were presented and a questionnaire was provided that has been included in the attachments of this report. This questionnaire was not included in the respondent count as the representative from the Willoughby Residents Association provided written comments but abstained from answering the first question.

Copies of the display boards, project information sheet and completed questionnaires are included in *Attachments 3*, *4* and *5* respectively.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included one (1) question and provided additional space for written comments regarding the project. There were two (2) additional emails or calls received by the consultants within the week following the PIM.

Attendee Questionnaire Response Rate **81%**

The information collected is summarized below for each question. For question one, respondents were able to rate their support of the proposed rezoning and subdivision with the following options:

Support

Somewhat Support

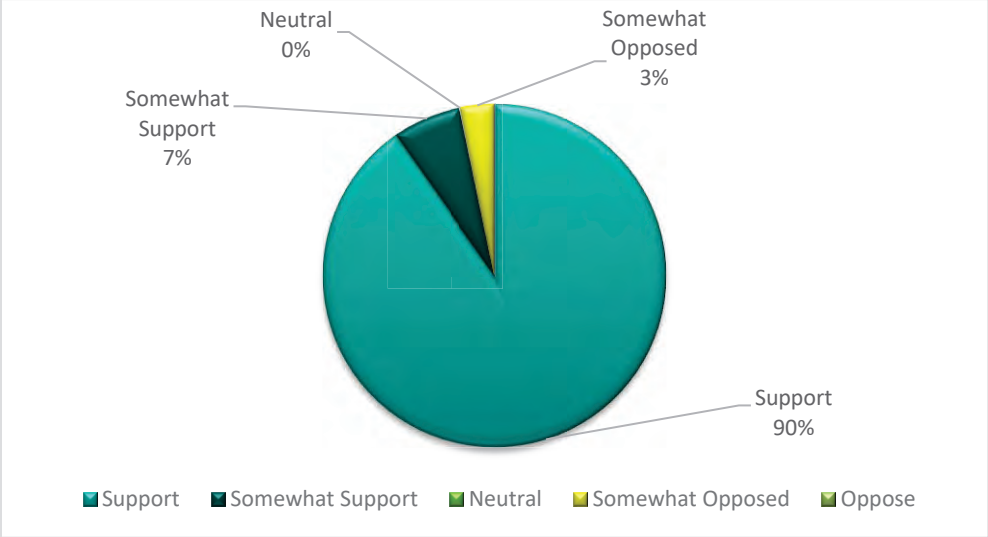
Neutral

Somewhat Oppose

Oppose

Question 1

With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:



Question 1 received 31 responses, 91% of which were in support of the proposed rezoning and subdivision. In addition, 6% were somewhat in support, 3% were somewhat opposed, and no respondents were not in support of the proposal. Three (3) respondents opted to not answer this question, while one (1) other respondent provided two (2) answers. For the respondent who provided two answers, “somewhat support” and “support”, “somewhat support” was taken into account for the results and “support” was disregarded.

COMMENT SECTION

Of the 33 respondents who filled out the questionnaire, 30 chose to fill out the comment section. All of these comments have been recorded on the below table. In addition to the questionnaires, three (3) emails were received providing comments. One email was submitted by a respondent prior to the public information meeting, who then also submitted a questionnaire following the meeting. Comment 3 shows their feedback received via the questionnaire, and Comment 3a shows their feedback received via email. Comments 3 and 3a have only been counted as one "suggestion for improvement" in the below tally.

Comments 31 and 32 summarize the two other emails received (see attachments for full comments). Comment 31 was received via email following the meeting, and Comment 32 was received via email prior to the meeting.

Including both comments received by questionnaire and email, three (3) respondents provided a suggestion for improvement, 26 respondents provided comments in support, and three (3) respondents provided comments both in support and for improvement.

#	COMMENTS IN SUPPORT	SUGGESTIONS FOR IMPROVEMENT
1	Looks good to me.	I wonder if we really need so much density in this area. The roads are not adequate to handle the traffic.
2	I prefer a north-south road connecting to the southern neighbourhood, the east-west orientation of the row homes, low-rise condo would welcome more younger generation families.	I expect more fun, artistic sculpture and cultural objects to enrich the standard of the living style.
3		Sidewalks and bike lanes from corner to corner. We object to just doing the minimum. If Polygon can exceed infrastructure on the 86 Ave project so can you.
3a*		The meeting for this development was held on the same night as a Public Hearing. We ask that sidewalks and bike lanes are installed on 200th Street from north of the park down 72 Ave. Neighbouring developers have all agreed to go above and beyond and put in sidewalks beyond the "minimum" requirement. A good corporate neighbour goes above and beyond the minimum to ensure the safety and well-being of residents.
4	Good mix of housing. Traffic light at 76th and 200th is needed. I like urban mix-use condo as there is not much commercial in the area.	
5	I support the project and density.	
6	Support the land use	Consider dedicated separated bike lane on west side of 202A St.
7	Well balanced, thoughtful and a mix of product types. Very well done.	
8	Great mixture of housing to compliment the community. Wonderful that stop lights were implemented in the right areas. Happy to see all the sidewalks and greenways. Happy to see the densification and where it was located.	

9	I like the east-west orientation of the single family/row homes. Proposed housing type have a nice variety. Having the mixed use on 200 St is a good choice. Like the north-south road alignment to connect the neighbourhood to the south and school to the north.	
10	I like the mix of housing types as this will provide affordability for different households. The green space in the middle will provide a great amenity for the neighbourhood. I like the north-south road alignment connecting the residential neighbourhood to the south and the school and church to the north. I like the east-west orientation of the single family and row homes.	
11	I like the north-south road alignment connecting the residential neighbourhood to the south and the school and church to the north. I like the proposed urban plaza with public art. The walkability is great with the sidewalk and greenways throughout the neighbourhood. I like the east-west orientation of the single- family row homes.	
12	Will provide for affordability. Good amenity. Good mixed use.	
13	In support of community growth vibrant area.	
14	Great to see this development moving forward.	
15	Good to have light at 200 and 76. Green space good for community. Mix of house types good for affordability. Like idea of urban plaza. Very cool! Love the north west design of roads.	
16	Direction of the row homes is nice. I like the mix of arts and houses, more selection for lots of families. Proposed urban plaza with public art will be a good addition. Walkability is great with the sidewalks and greenways throughout the neighbourhood. Light at 200 and 76 is a definite must with the school going in.	
17	I support the proposal because it has all type of housing and will provide affordability for household. Proposed urban plaza with public art will be a good addition. We like the north-south road alignment as well. I completely support this project.	
18	Different house types will provide affordability for different households, green space is at the perfect spot will provide good amenity for neighbourhood like the road network north-south connecting the residential neighbourhood and church to the north, the apartments and mixed use building on 200 St make sense, traffic signal at 200 St and 76 Ave is a must, the overall layout is great with sidewalks and greenways throughout. We support this project.	
19	Great variety of layouts.	
20	Master on the main is great for a wide range of target groups.	
21	Like the concept. Like the master on mains. Good for area/future. Great sizes. Great development team.	
22	Very good plan. We liked and provide full support to move forward.	
23	Please get going on this project, waiting for services for a while.	
24	Waiting a long time for services.	

25	Somewhat concerned about parking (especially for guests). It doesn't seem like there's much in the plan.	
26	The variety of housing options is fresh and will be desirable to a wide variety. The greenways throughout is a great aesthetic, along with the urban green space.	
27	Staff were very knowledgeable, explain properly.	
28	We support the development proposal and are impressed with the housing mix and overall layout and scale of the proposed development including the north/south road alignment. We look forward to seeing this development move forward.	
29	The mix of different housing types is good for a variety of people being able to afford places, the street layout works well to help the traffic flow, walkable greenways are good for the residents.	
30	Very good land use. Support higher density in apartment site as it is beside 200 St. Raise height limit to 6 storey.	
31**		My client, FOIPPA s.22(1) Street is not in favour of the layout proposed at this time. He and his engineer do not feel the road patterns etc. are designed in such a manner as to equitably share the response of access and egress to this area as well as the unit yield potential for his property.
32		The issue of locating "one-half of the proposed 76 Ave Collector, an Enhanced Sidewalk, plus all of what should be a shared Streamside Enhancement and Protection Area (SPEA)" needs to be resolved before this project moves forward. This may require more than one PIM and possibly dialogue with the Township to examine a broader OCP assessment of various land-use issues. We view the current Latimer/Yorkson NP as flawed with respect to the Ecological Greenway, in particular where the Wildlife Tunnel emerges into the new High School parking lot.

***Note:** Comments 3 (questionnaire following meeting) and 3a (email prior to meeting) were submitted by the same respondent. These comments have only been counted as one "suggestion for improvement".

****Note**: Comment number 31 was submitted by a realtor who stated that they were writing on behalf of their clients, one of whom attended the PIM. The landowner who attended the PIM did not submit a questionnaire them self.

CONCLUSION

Based on the completed questionnaires returned to the project team, attendees were supportive of the development proposal, with 97% of respondents supportive or somewhat supportive of the proposed rezoning and subdivision. The comments received from attendees identified the proposed road network, variety of housing types, and generous amount of green spaces as positive contributions to the community.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY CONSULTING SERVICES LTD.

Kasel Yamashita, MCIP, RPP

Project Manager / Planner

kyamashita@mcelhanney.com

Attachments:

1 Mail-out invitation, and newspaper advertisement
2 Sign-in sheets
3 Display board content
4 Project information sheet
5 Completed questionnaire / comment sheets

Attachment 1
Mail-Out Invitation, & Newspaper Advertisement

McElhanney

November 21, 2018
Our File: 2111-03598-00
Township of Langley Project No. 08-23-0172

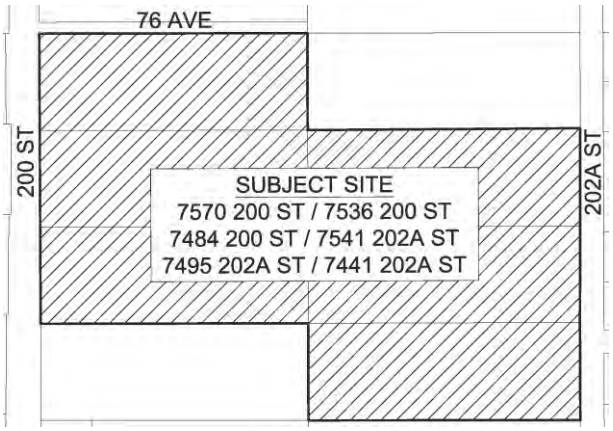
Dear Neighbour,

Re: Public Information Meeting Notification for Proposed Residential Development Project at 7570 / 7536 / 7484 200 Street, and 7541 / 7495 / 7441 202A Street, in the Township of Langley

You are invited to attend a Public Information Meeting to review and discuss a proposed residential development project at 76 Avenue and 200 Street in the Township of Langley.

The proponent has applied to the Township of Langley for the development of 138 residential lots, ranging in size from 203 sq. m. to 383 sq. m. (2,185 sq. ft. to 4,123 sq. ft.), as well as two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse.

The Public Information Meeting will be held on **Wednesday**, **December 5, 2018** from **5:30-7:30 pm.** at the **Mountainview Alliance Church**, located at 7640 200 Street., Langley BC.



The project consultants will be available throughout the meeting to answer questions and collect your input on the proposal, which will be forwarded to Township of Langley Council for consideration. Please note that this is **not** a public hearing.

If you are unable to attend this meeting or require additional information, please do not hesitate to contact the undersigned either by phone (604-596-0391) or email at kyamashita@mcelhanney.com.

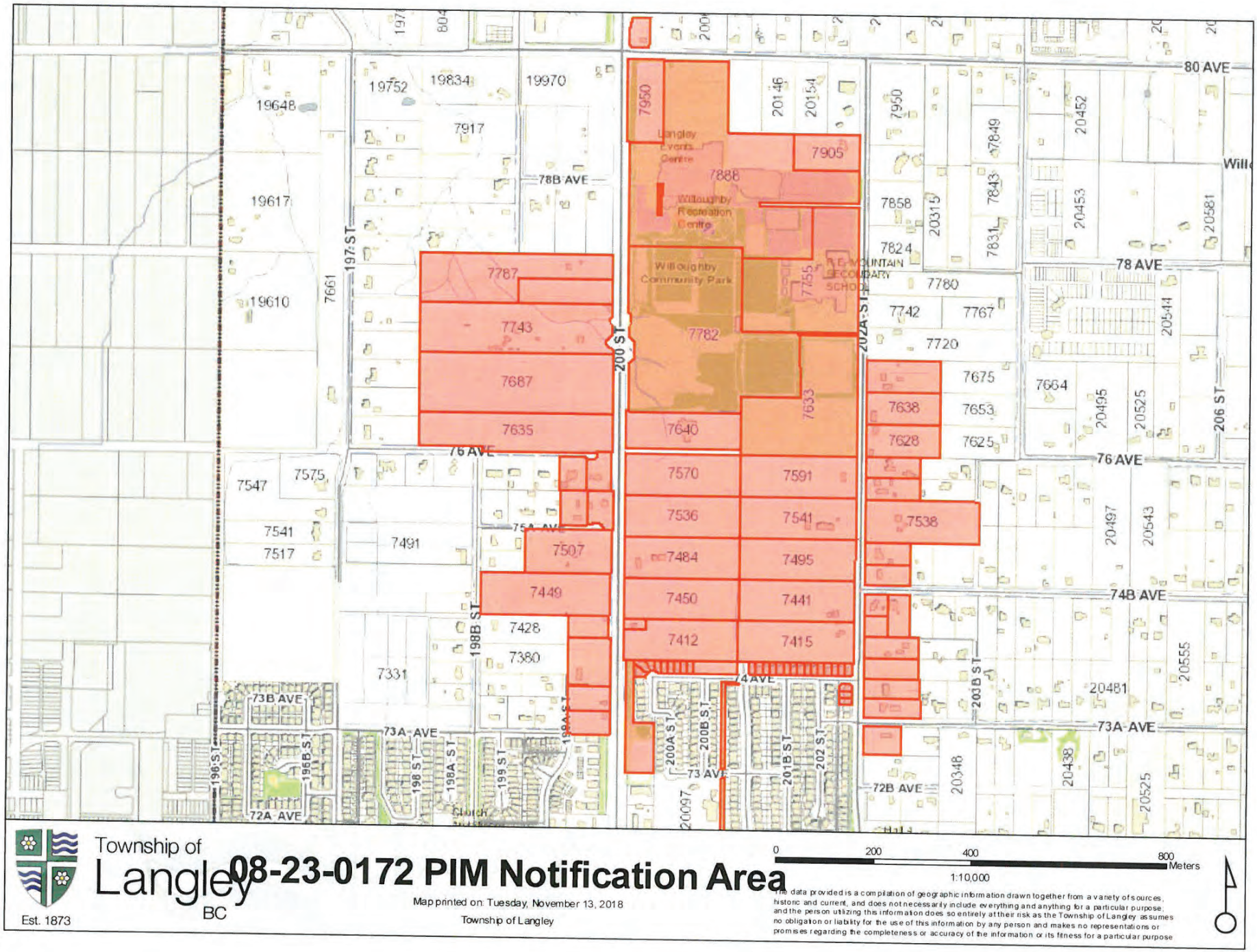
Yours very truly,
McElhanney Consulting Services, Ltd.

Kasel Yamashita, MCIP, RPP
Planner / Project Manager

cc: Township of Langley, Community Development Division

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050


Township of
Langley
BC
Est. 1873
08-23-0172 PIM Notification Area
Map printed on: Tuesday, November 13, 2018
Township of Langley
0 200 400 800 Meters
1:10,000
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose
80 AVE
78B AVE
78 AVE
76 AVE
75A AVE
74B AVE
73B AVE
73A AVE
73 AVE
72B AVE
72A AVE
197 ST
198B ST
199 ST
200 ST
202A ST
203B ST
206 ST
Langley Events Centre
Willoughby Recreation Centre
Willoughby Community Park
R.E. MOUNTAIN SECONDARY SCHOOL
Church
Hall

DEVELOPER LED PUBLIC INFORMATION MEETING

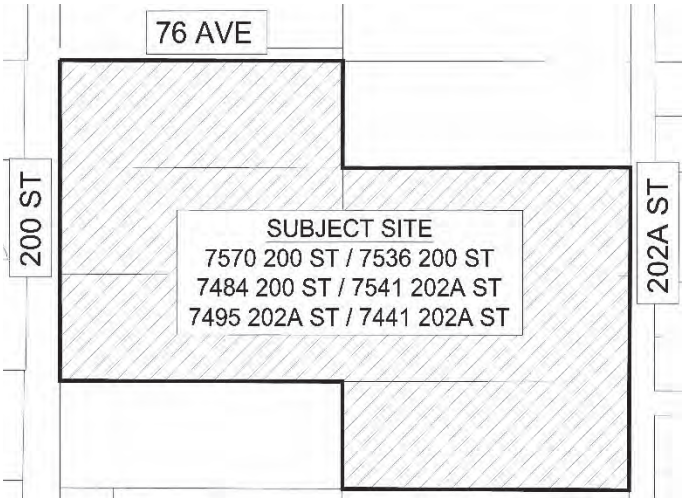
Proposed Development Application
Township of Langley Project No. 08-23-0172

A development application has been submitted to the Township of Langley to rezone and subdivide six (6) existing parcels, located at 7570 / 7536 / 7484 200 Street and 7541 / 7495 / 7441 202A Street into 138 residential lots, with lot sizes ranging from 203 sq. m. to 383 sq. m. (2,185 sq. ft. to 4,123 sq. ft.). The subdivision will also include two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Wednesday, December 5, 2018
5:30pm – 7:30pm

Mountainview Alliance Church
7640 200 Street, Langley BC



For more information, please contact Kasel Yamashita at 604-596-0391 or by email at kyamashita@mcelhanney.com.

Holiday market with a mission

Helping raise money for Belize

MIRANDA FATUR
Times Reporter

A Langley teen is organizing a Christmas market to raise money to build a school classroom in Belize.

Chelsea Leyenhorst, 17, is a student at Credo Christian High School. She's travelling with a 14-person missionary team to a rural village called San Narciso in Belize for two weeks in January.

The Aldergrove Help Another Nation Develop a School (HANDS) mission team will build an extension onto a preschool, which will allow for another classroom space.

Earlier this year, the team held bottle drives to fund the trip.

And now the mission team is raising money for the school's building materials with The Merry & Bright Christmas Market on Saturday, at the Christ Covenant Church.

"We will help to build an addition onto a school while we're there... It'll be used for a second classroom because they have a small one-room school and more than 35 children, so they needed an extension done to it," Leyenhorst explained.

The Langley student will be accompanied by her dad on the trip, who also had the chance to go on a mission trip in high school.

"It was really beneficial for him and he wanted me to have that same chance," Leyenhorst said.

She's mostly excited to see the impacts of education.

"I'm really looking forward to seeing what education does for rural communities and hopefully getting to grow closer with the other people on the trip," Leyenhorst elaborated.

This weekend's Merry & Bright Christmas Market will feature 25 local vendors selling gifts such as beauty products, jewelry, books, Christmas decorations, essential oils, and much more.

All proceeds will be going towards the Aldergrove HANDS mission team.

For more information about HANDS and the local missions team, people can visit https://edudeo.com/hands/aldergrove/

The market is on Saturday, from 5 to 9 p.m. at Christ Covenant Church, 6866 Glover Rd.



Courtney Leyenhorst is part of the Aldergrove HANDS mission team that is raising money to help build a school expansion in Belize.

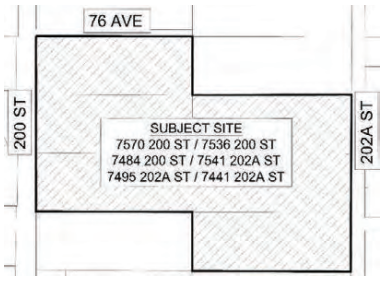
DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-23-0172

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5:30pm – 7:30pm
Mountainview Alliance Church
7640 200 Street, Langley BC



For more information, please contact Kasel Yamashita at 604-596-0391 or by email at **kyamashita@mcelhanney.com**.







Australian native Adam Lucas (right) performed a tribute to Michael Bublé at Sunday's Thanks for Caring – A Christmas Tea, as did a quartet from the Langley Community Music School.

High tea still selling out

Sunday's afternoon event aided Christmas bureau

DAN FERGUSON
Times Reporter

Outside the main ballroom of the Cascades Casino Hotel and Convention Centre, a string quartet from the Langley Community Music School was playing holiday favourites while participants in the eighth annual Thank You for Caring Christmas Tea inspected many tables of donated silent auction items.

One table featured a display of $2,000 worth of custom jewelry from the Wild Moon & Star artist collective in Fort Langley – made by designer Susan Rinds.

For $10, people could buy a Christmas cracker for a chance at winning the necklace and other items.

Later on, Australian native Adam Lucas performed his note-perfect tribute to Canadian crooner Michael Bublé.

Every year, the fundraiser for the Langley Christmas Bureau sells out a little faster.

This year, more than a month in advance of the event, the tickets were gone in "about two days" said Kirsten Charlesworth, one of the volunteers.





Jean Schaffer and Debbie Froese helped coordinate this year's Thank You for Caring Christmas Tea, which started eight years ago.

An estimated 500 attended the eighth annual fundraiser.

Originally known as the Mayors' Wives Tea, the fundraising event was started by Debbie Froese, whose husband happens to be Township Mayor Jack Froese and Charlene Fassbender, wife of former City Mayor Peter Fassbender.

This year the event was co-chaired by Froese and Jean Schaffer, whose husband is former City mayor Ted Schaffer.

The recently retired Schaffer explained that the newly elected City mayor, Val van den Broek, told them to "carry on" with the tea and the upcoming Christmas breakfast fundraiser.

"I'm just here to support my better half," Schaffer said.

One hundred per cent of the funds and donated items go to the bureau, because sponsors cover all the costs, Charlesworth explained..

The event, which started in 2012, has annually raised thousands of dollars for the bureau. Last year, they raised about $40,000, and 2018 organizers hope to top that tally.

STORY, PHOTOS, AND VIDEO BY DAN FERGUSON — Langley Times — MORE ONLINE AT: WWW.LANGLEYTIMES.COM

DEVELOPER LED PUBLIC INFORMATION MEETING

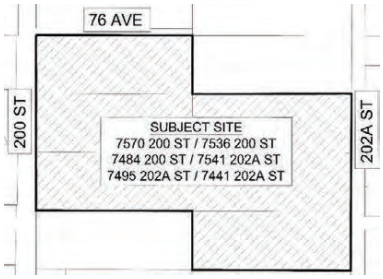
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Mountainview Alliance Church
7640 200 Street, Langley BC



For more information, please contact
Kasel Yamashita at 604-596-0391 or by email at
kyamashita@mcelhanney.com.



Attachment 2
Sign-In Sheets

McElhanney

December 5, 2018
Our File: 2111-03598-00

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

NAME	ADDRESS	EMAIL
FOIPPA s.22(1)	LANGLEY	FOIPPA s.22(1)
FOIPPA s.22(1)	Langley	
FOIPPA s.22(1)	Langley	FOIPPA s.22(1)
FOIPPA s.22(1)	LANGLEY	
FOIPPA s.22(1)	LANGLEY	
FOIPPA s.22(1)	LANGLEY	
FOIPPA s.22(1)	Langley	
FOIPPA s.22(1)	Langley	
FOIPPA s.22(1)	Langley	
FOIPPA s.22(1)	Langley	
FOIPPA s.22(1)	North Vancouver	
FOIPPA s.22(1)	Langley	FOIPPA s.22(1)
	Langley	
	Langley	

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

McElhanney

December 5, 2018
Our File: 2111-03598-00

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

NAME	ADDRESS	EMAIL
FOIPPA s.22(1)	Surrey	FOIPPA s.22(1)
FOIPPA s.22(1)		
FOIPPA s.22(1)	Surrey	FOIPPA s.22(1)
FOIPPA s.22(1)	Langley	

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

McElhanney

December 5, 2018
Our File: 2111-03598-00

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 Street, Langley BC)

NAME	ADDRESS	EMAIL
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1)

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

Attachment 3
Display Board Content

WELCOME TO TONIGHT'S PUBLIC INFORMATION MEETING

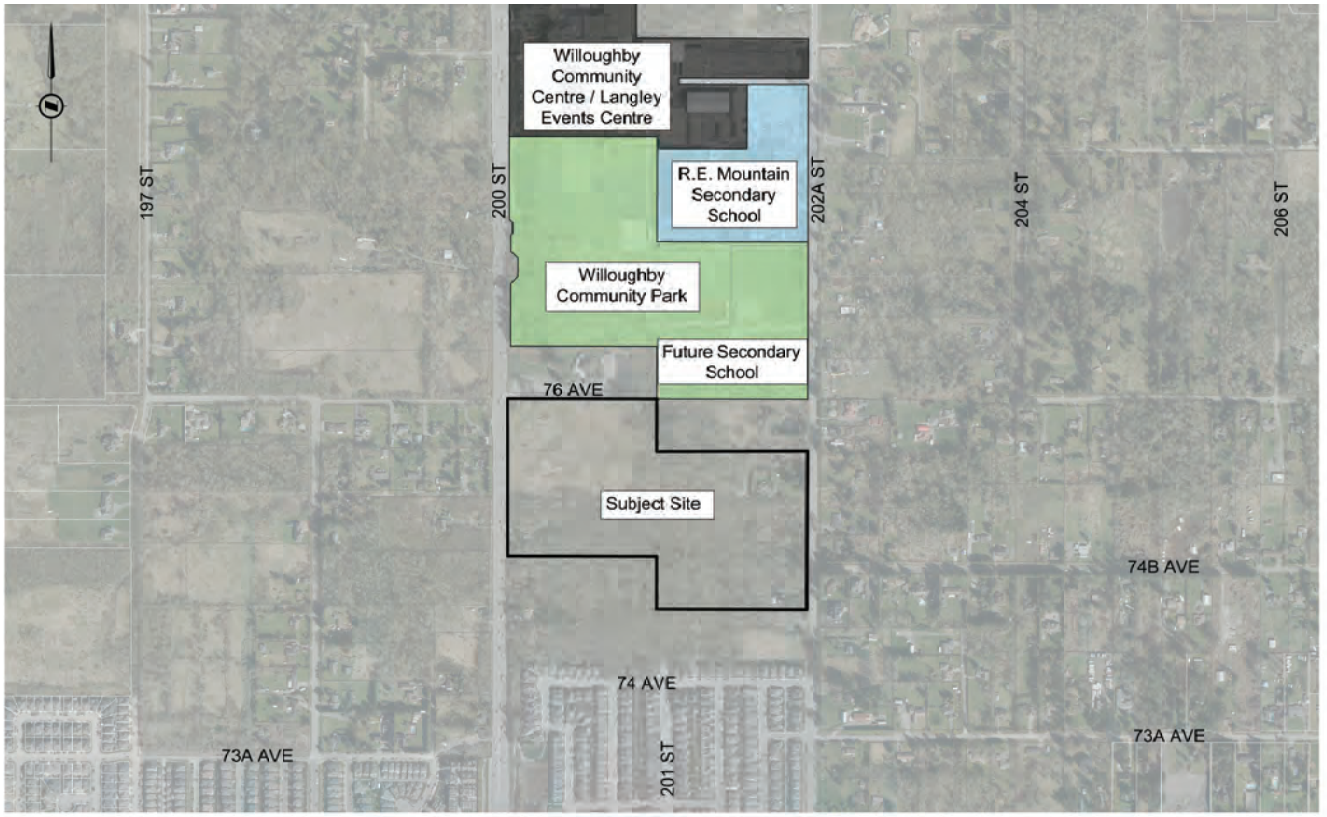
Township Project #08-23-0172

For proposed development at 7570 200 St, 7536 200 St, 7484 200 St, 7541 202A St, 7495 202A St, and 7441 202A St Langley, BC

All public input including comment sheets will be submitted to Township of Langley for their consideration.

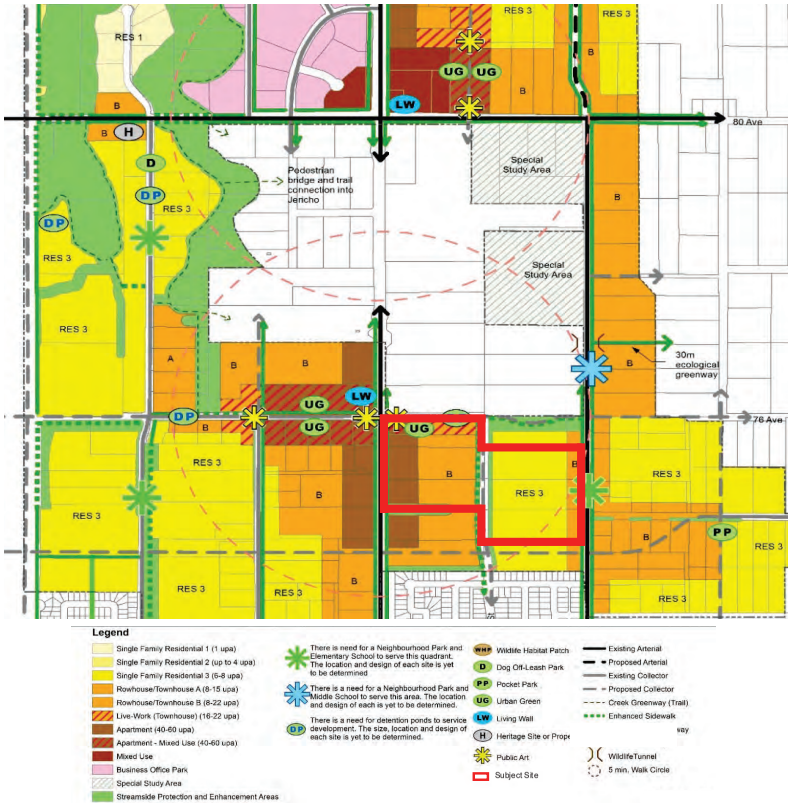
If you have any questions, please do not hesitate to ask.

COMMUNITY CONTEXT



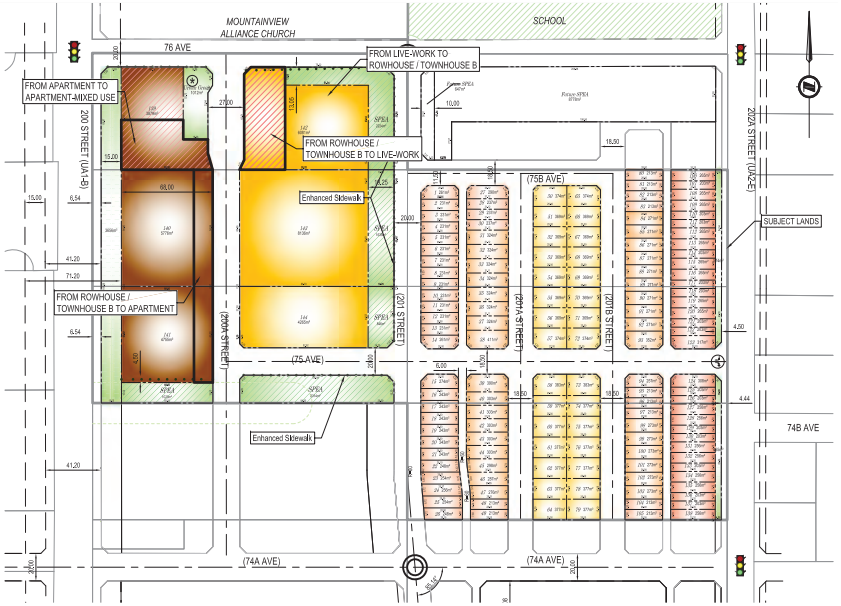
NEIGHBOURHOOD PLAN AMENDMENT

Latimer Neighbourhood Plan



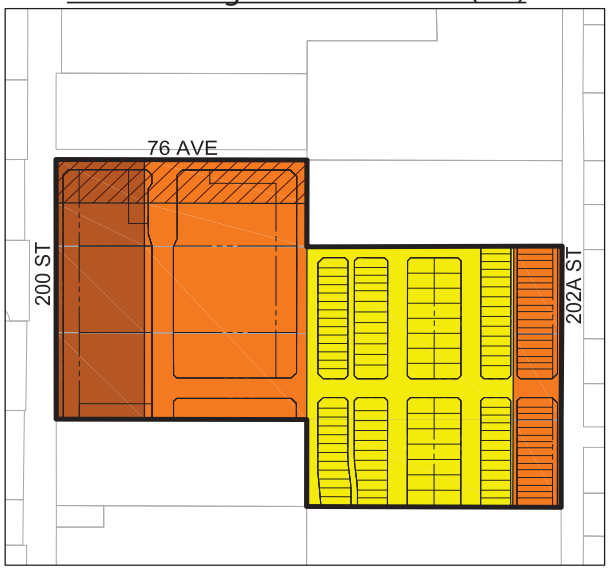
Proposed Amendment

Minor neighbourhood plan amendments are proposed to land use. No changes to the overall density are being requested.

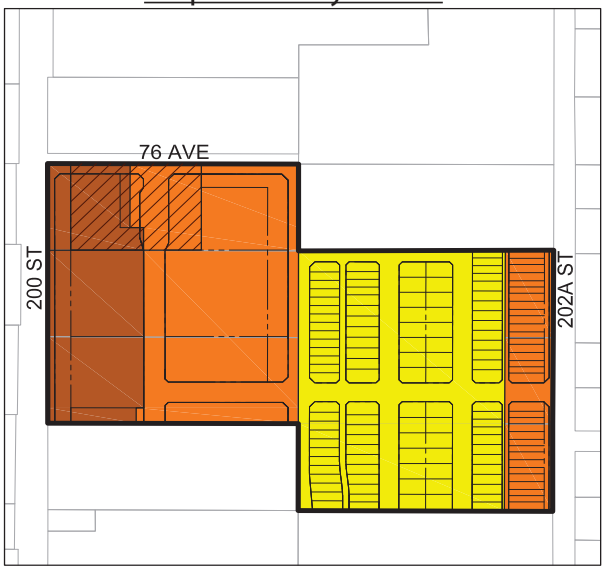


NEIGHBOURHOOD PLAN AMENDMENT

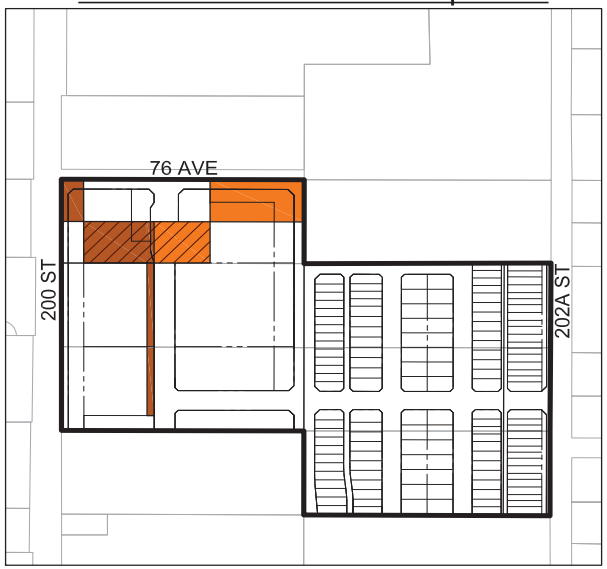
Latimer Neighbourhood Plan (NP)



Proposed Pollyco Plan



Minor NP Amendments Requested



LEGEND

- Res 3
- Townhouse B
- Live-Work Townhouse
- Apartment
- Apartment / Mixed Use
- Subject Site Boundary

PROJECT INFORMATION

The application is to:

- Rezone from Suburban Residential Zone SR-2 to facilitate the development of:
  - 138 fee-simple residential lots [R-CL (A) Rear, R-CL(B) Front, R-CL(SD), R-CL(RH)]
  - 2 apartment lots [CD zone]
  - 1 mixed use apartment lot [CD zone]
  - 3 townhouse lots with live-work portion [CD zone]

The rezoning and subdivision applications comply with their respective land use designations as described in the Willoughby Community Plan Bylaw No 3800.

Project Statistics

Overall Site Area: 20,406m^2 (29.75 ac.)
Permitted Yield: 429-712 units
Proposed Yield: Estimated 589 units
Proposed Streamside Protection Areas: 8,039m^2 (1.99 ac.)

PROJECT SPECIFICATIONS

	Proposed Density (Sketch 46 rev 3)	
	# units (assumed)	upa net of below TOB
Apartment Mixed-Use	100	48.01
Apartment	240	58.05
Live-Work (Townhouse) Site	33	12.17
Rowhouse / Townhouse B (West 201 St)	78	14.00
Single Family Residential 3	105	8.63
Rowhouse / Townhouse B (East 202A St)	33	11.61
TOTAL	**589**	

	Minimum Lot Area Required		Minimum Lot Area Proposed		Minimum Lot Width Required		Minimum Lot Width Proposed	
	(m²)	*(sq. ft.)*	*(m²)*	*(sq. ft.)*	*(m)*	*(ft)*	*(m)*	*(ft)*
R-CL(SD)	201	2164	213	2293	7.2	23.6	7.6	24.9
R-CL(RH)	168	1808	203	2185	6	19.7	6.1	20
R-CL(A) Rear	266	2863	271	2917	9.5	31.2	9.7	31.8
R-CL(B) Front	315	3391	369	3972	12.6	41.3	14.8	48.6

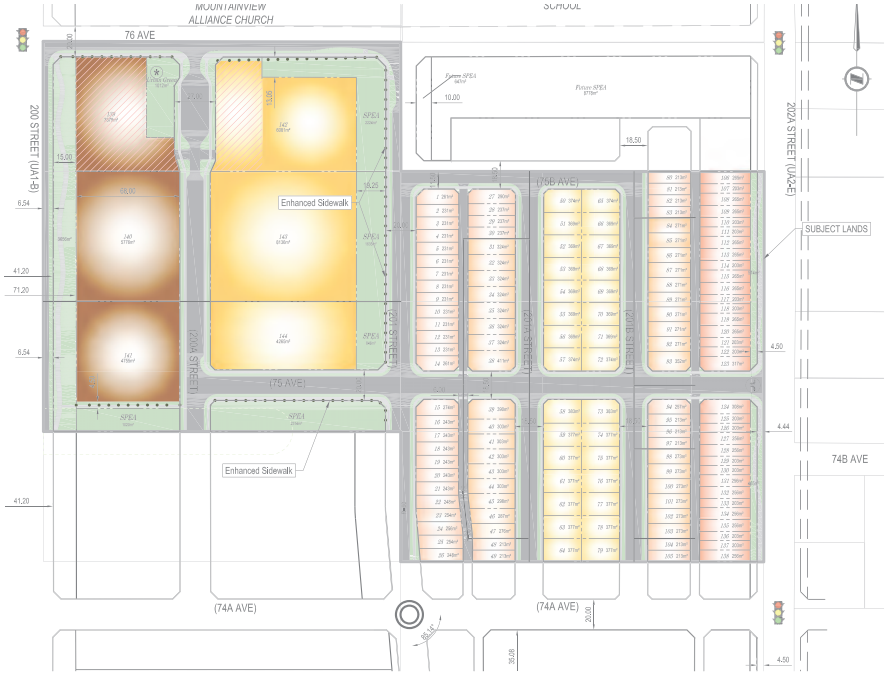
NEIGHBOURHOOD FEATURES

Sense of Place
- Development of an Urban Green
- Public Art installation location

Green Features
- Creation of enhanced ecological corridors
- Landscaped and naturalized stormwater management features integrated into fabric of the community

Walkable Neighbourhood
- Modified grid network for way-finding
- Safe, convenient, and attractive pedestrian and cycle network
- Person-scaled
- Enhanced sidewalks and street greenways provide continuous pedestrian connections

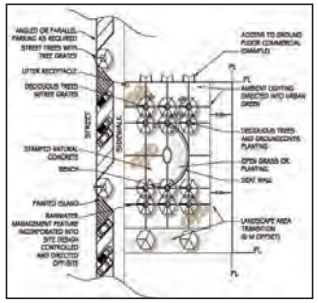
Mixed Use / Mixed Housing
- Mixed use buildings form a neighbourhood node at 76 Ave and 200 St
- Diverse housing opportunities
- Live/work units



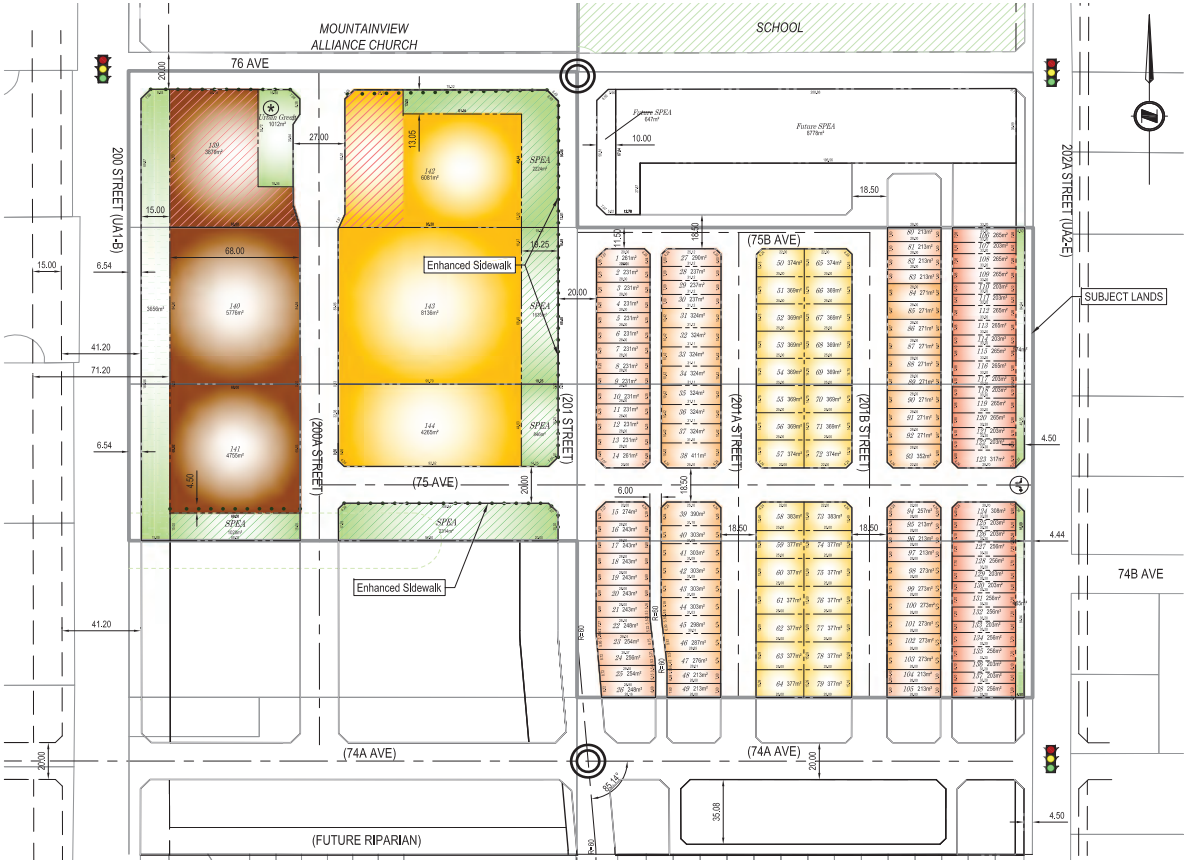

Urban Green (Latimer NP)


Stormwater Management


Live-Work Townhouses (Latimer NP)


Urban Green Detail (Latimer NP)

LAND USES



LEGEND

- EXISTING PROPERTY LINES
- STREET GREENWAY
- ENHANCED SIDEWALK
- STREAMSIDE PROTECTION AND ENHANCEMENT AREA (8039m² - PER ENVIROWEST MAY 29, 2018)
- APARTMENT (40-80 upa) (1.5-2.5 FSR)
- MIXED USE APARTMENT (40-60 upa)
- TOWNHOUSE (8-22 upa)
- LIVE-WORK TOWNHOUSE (16-22 upa)
- R-CL(RH) YIELD: 33 AREA: 2.84ac DENSITY: 11.6upa
- PUBLIC ART
- TRAFFIC LIGHT

RES 3 (6-8 upa)

R-CL(A) REAR	33	31%
R-CL(B) FRONT	30	29%
R-CL (SD)	42	40%
	TOTAL 105	

RES 3 CALCS:
RES 3 AREA APPROX. 4.92 ha (12.16 ac.)
RES 3 YIELD: 105
105 / 4.92 = 21.34 upha
105 / 12.16 = 8.63 upa

* LATIMER PLAN REQUIRES MAXIMUM 60% DETACHED COMPACT LOTS WITHIN LANDS DESIGNATED RES 3

LATIMER PLAN CALLS FOR ADAPTABLE HOUSING 5% SINGLE FAMILY, ROWHOUSE / TOWNHOUSE, AND 10% APARTMENT UNITS

ROAD DEDICATIONS BASED ON TABLE 6.9 - LATIMER SERVICING PLAN AND LATIMER LAND USE MAPS 1,2, & 3

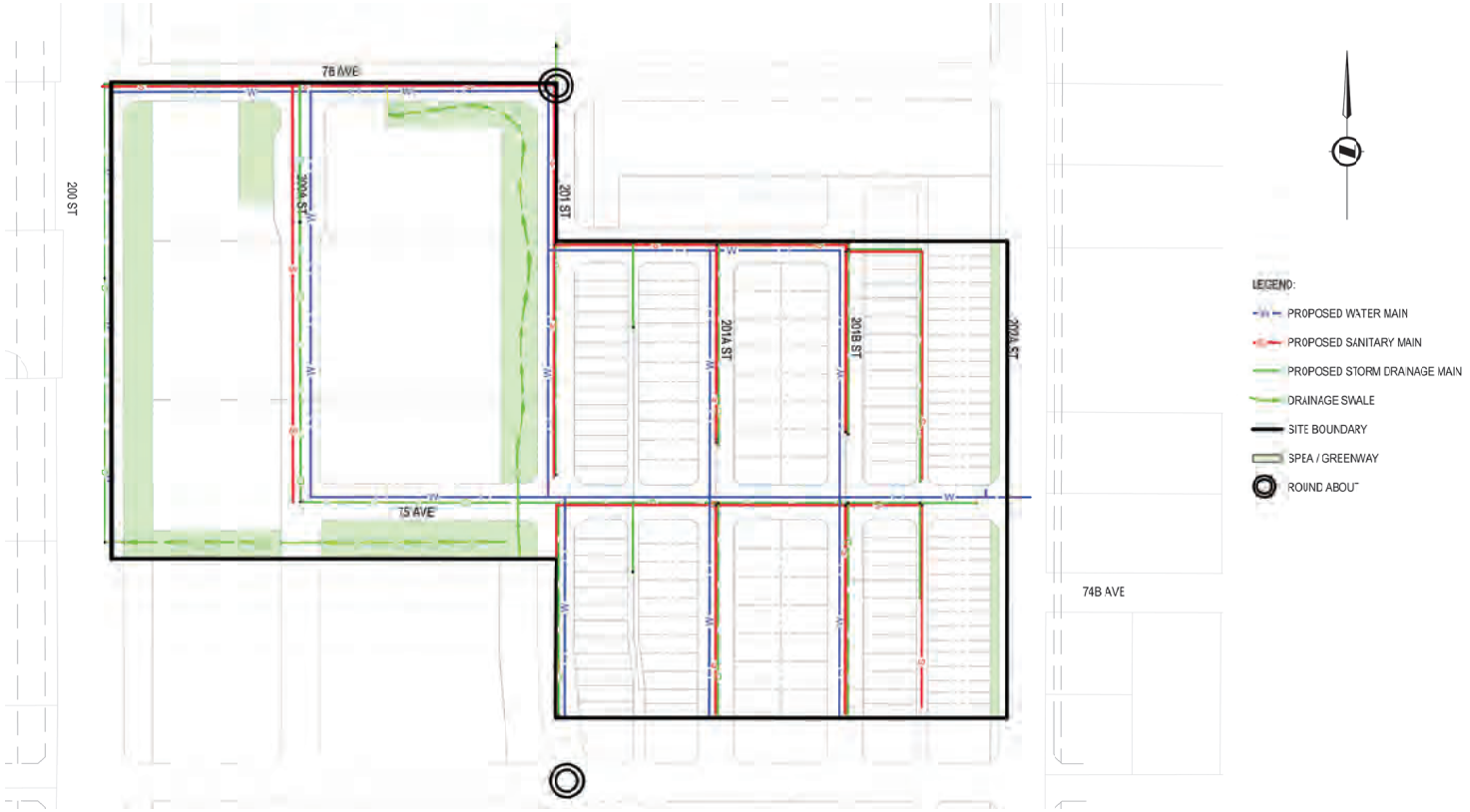
- 200 ST ASSUMES ULTIMATE 200 STREET CORRIDOR (FIG 8.1) = 71.20m DEDICATION
- 201 ST ASSUMES COLLECTOR 20m (UC1-A)

OVERALL SITE AREA 120,408 sq.m. (29.75 ac)

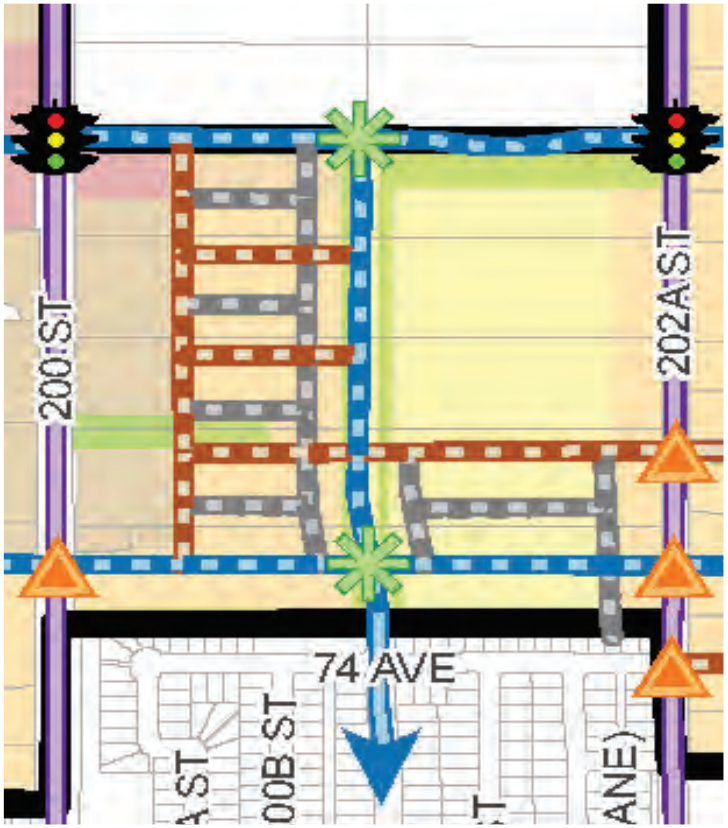
RELOCATED WATERCOURSE AREAS AND CONFIGURATIONS TO BE CONFIRMED BY QEP

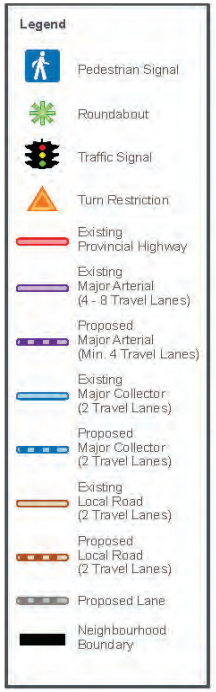
* NOTE: DENSITY HAS BEEN AVERAGED ACROSS LAND USES AS PERMITTED BY THE WILLOUGHBY COMMUNITY PLAN.

PROPOSED SERVICING CONCEPT PLAN



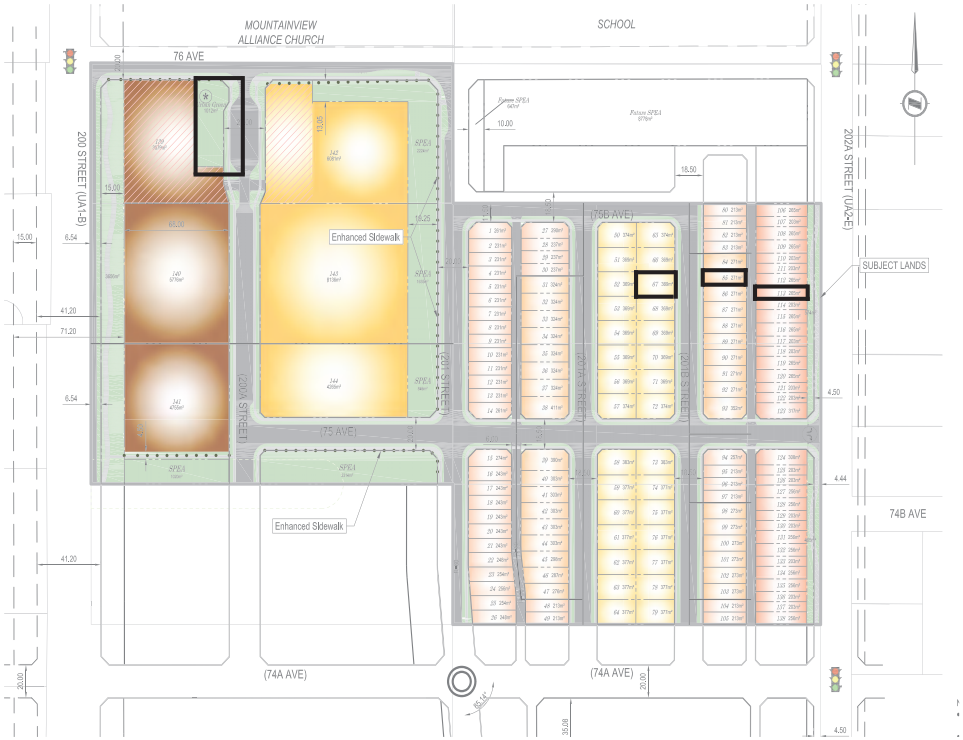
LATIMER AND CARVOLTH ENGINEERING SERVICING PLAN

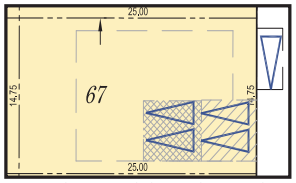




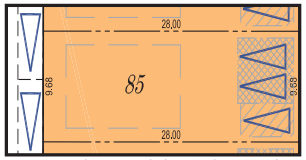
PARKING

Parking
- At least 1 on-street parking for each front-loaded lot
- Angled parking or Urban Green and Live-Work Townhouses
- Parking in rear for lots with lanes
- At least four on-lot parking for each rowhouse fronting 202A St
- Additional on-street parking on local roads

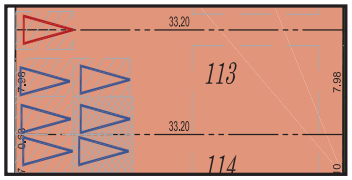




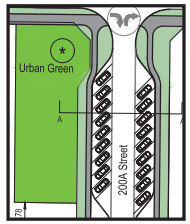
Typical Front-Loaded Lot Parking Detail



Typical Rear-Loaded Lot Parking Detail

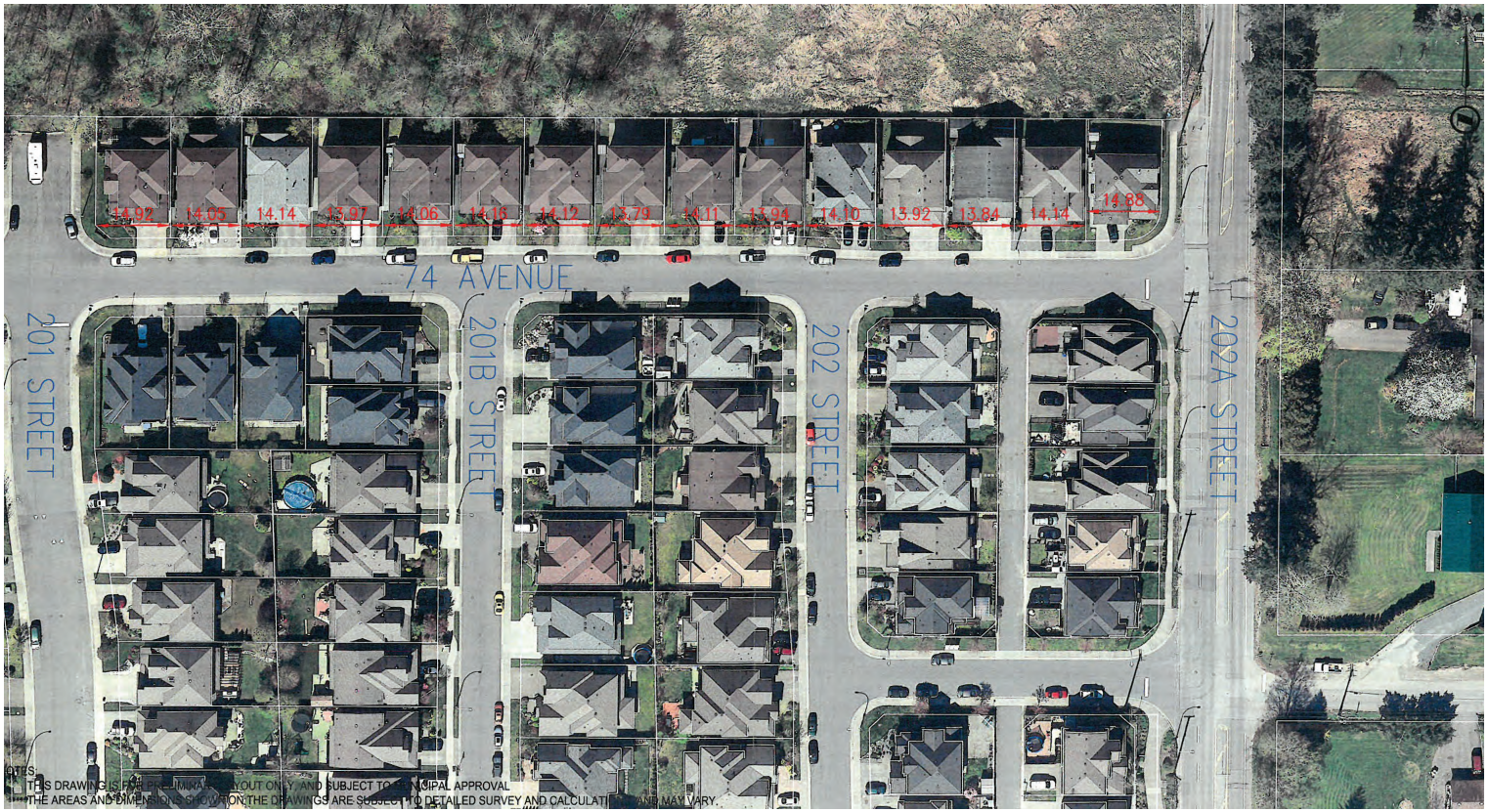


Typical Rowhouse Lot Parking Detail

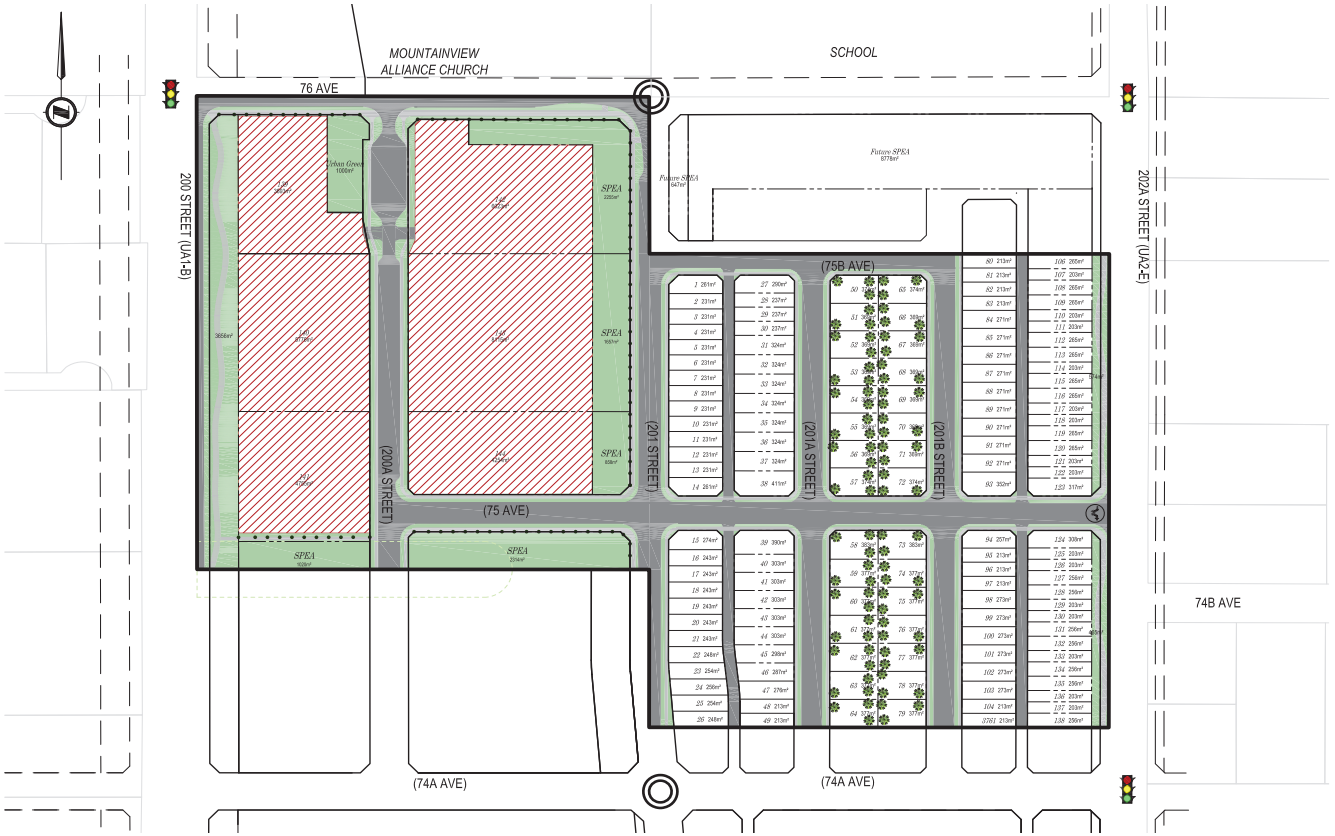


Urban Green Angled Parking Detail

PARKING CONTEXT



TREE MANAGEMENT PLAN



LEGEND

- REPLACEMENT TREE
- OPEN SPACE / GREENWAYS
- SITE BOUNDARY
- SIDEWALK
- ROAD
- TEMPORARY TREE PROTECTION AREA OUTSIDE OF ROAD CLEARANCE
- ROUND ABOUT
- ENHANCED SIDEWALK

On- Site Trees	
Existing	643
Retained	0
Removed	643
Total	**0**
Replacement	805

Note: Trees within "Temporary Tree Protection Area" that fall outside of road clearance area will be retained until time of detailed site planning.

Thank You !

for your questions and comments on the proposed development in the Latimer Neighbourhood within the Willoughby Community Plan Area

Please return your comment sheet to the registration table.

You may also send your comments by email

prior to December 12, 2018 to: kyamashita@mcelhanney.com

All comment sheets and sign-in sheets will be submitted to the Township of Langley



NORTH

CONCEPTUAL SITE PLAN

SCALE : 1" = 30'-0"

200A STREET

APARTMENT DEVELOPMENT DATA

BASED ON GROSS SITE AREA

ZONING :

GROSS SITE AREA :	91062 S.F.	2.09 AC	8460 M2	0.846 Ha.
(NET SITE AREA :	51182 S.F.	1.175 AC	4755.0 M2	0.476 Ha)
DENSITY :	45.0 U.P.A.	111.1 U.P.HA.	(94 UNITS)	
F.S.R.	1.0	(92,817 S.F.)		
SITE COVERAGE :	28.1%	25625 S.F.	2380.7 M2	

AGE FRIENDLY PLAY AREA :

REQUIRED :
OUTDOOR : 4.0 M2 PER UNIT = 376 M2

PROVIDED:

OUTDOOR :	7546 S.F	701.1 M2	
INDOOR :	1673 S.F.	155.4 M2	

UNIT BREAKDOWN :

1 BEDROOM	16 UNITS	17.0%
2 BEDROOM	66 UNITS	70.2%
3 BEDROOM	12 UNITS	12.8%
TOTAL	94 UNITS	

BUILDING HEIGHT : 4 STOREY

PARKING :

REQUIRED : 1.5 SPACES PER UNIT = 141 SPACES
PROVIDED: 141 SPACES

APARTMENT DEVELOPMENT DATA

BASED ON GROSS SITE AREA

ZONING :

GROSS SITE AREA :	90987 S.F.	2.09 AC	8453 M2	0.845 Ha
(NET SITE AREA :	62167 S.F.	1.427 AC	5775.5 M2	0.578 Ha)
DENSITY :	60.3 U.P.A.	149.1 U.P.HA.	(126 UNITS)	
F.S.R.	1.3	(120754 S.F.)		
SITE COVERAGE :	36.1%	32853 S.F.	3052.1 M2	

AGE FRIENDLY PLAY AREA :

REQUIRED :
OUTDOOR : 4.0 M2 PER UNIT = 504 M2

PROVIDED:

OUTDOOR :	11252 S.F.	1045.3 M2	
INDOOR :	1673 S.F.	155.4 M2	

UNIT BREAKDOWN :

1 BEDROOM	32 UNITS	25.4%
2 BEDROOM	82 UNITS	65.1%
3 BEDROOM	12 UNITS	9.5%
TOTAL	126 UNITS	

BUILDING HEIGHT : 4 STOREY

MIXED USE DEVELOPMENT DATA

BASED ON GROSS SITE AREA

ZONING :

GROSS SITE AREA :	90740 S.F.	2.08AC	8430 M2	0.843 Ha.)
(NET SITE AREA :	41908 S.F.	0.962 AC	3893.3 M2	0.389 Ha.)
DENSITY :	40.4 U.P.A.	99.6 U.P.HA.	(84 UNITS)	
SITE COVERAGE :	32.8%	29744 S.F	2767.9 M2	
F.S.R.	1.05	95446 S.F.	8867 m2	

AGE FRIENDLY PLAY AREA :

REQUIRED :
OUTDOOR : 4.0 M2 PER APARTMENT = 336 M2

PROVIDED:

OUTDOOR :	6500 S.F.	603.9M2	
INDOOR :	1450 S.F.	134.7 M2	

BUILDING HEIGHT : 6 STOREY

COMMERCIAL GROSS FLOOR AREA : 11414 S.F. 1060.4 M2

PARKING :

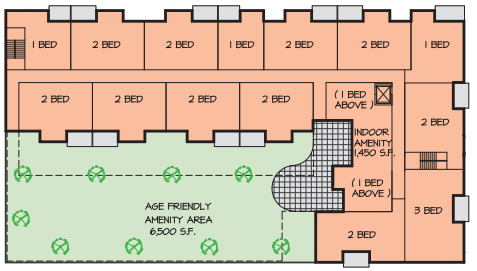
REQUIRED :

RESIDENTIAL	1.5 SPACES PER APARTMENT =	126.0 SPACES
COMMERCIAL	1 SPACE PER 20m2 =	52.4 SPACES
	TOTAL:	178.4 SPACES

PROVIDED: 179 SPACES TOTAL
35 SPACES @ GRADE 144 SPACES BELOW GRADE

UNIT BREAKDOWN :

LOFT APARTMENTS	6 UNITS	7.1%
1 BEDROOM	23 UNITS	27.4%
2 BEDROOM	50 UNITS	59.5
3 BEDROOM	5 UNITS	6.0%
TOTAL	84 UNITS	



5 STOREY APARTMENT ABOVE GROUND FLOOR COMMERCIAL, LOFT APARTMENTS & PARKING

PRELIMINARY DESIGNS SUBJECT TO TOWNSHIP APPROVAL

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ISSUED FOR | BY | DATE | ISSUE

DWD | DRN | DATE | REVN

C15-Colorg

DESIGN : M.D. | DRAWN : | DATE : Dec. 5 19 | SCALE : 1" = 30'-0"

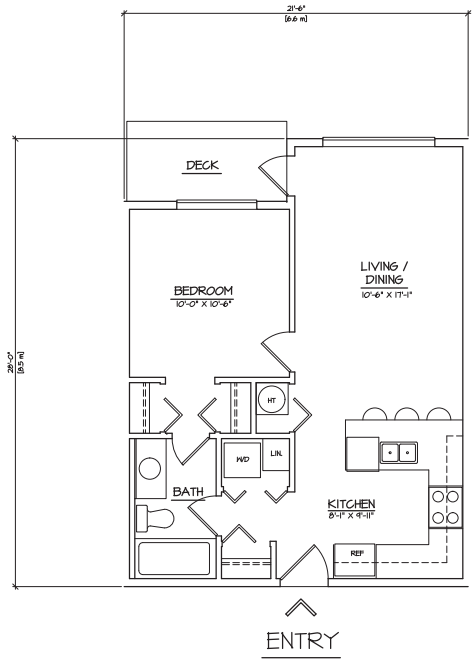
CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : APARTMENT & MIXED USE DEVELOPMENT 7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS : CONCEPTUAL SITE PLAN

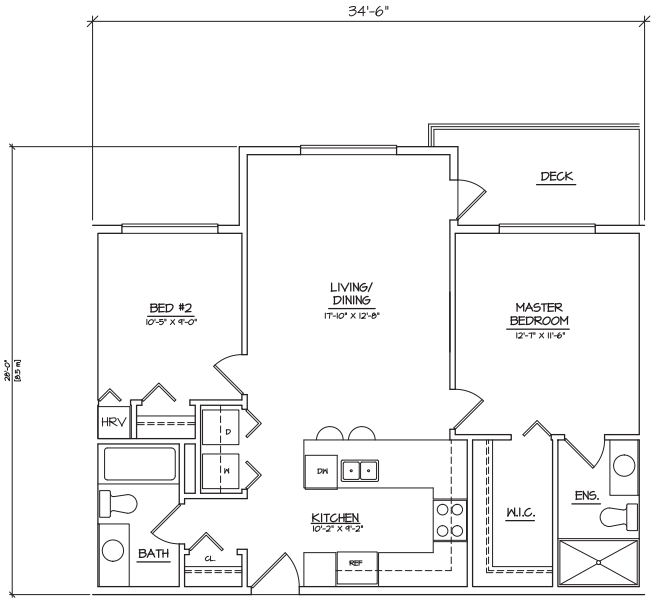
barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarktex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO.	REV. NO.
18015	



1 BED
UNIT TYPE 'A'

SCALE : 1/4" = 1'-0" 557 S.F.



2 BED
UNIT TYPE "B"

SCALE : 1/4" = 1'-0" 855 S.F.

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REVN	DATE	DR'N	CH'D

ISSUE	DATE	BY	ISSUED FOR

C/S Hiding

DESIGN : M.D.
DRAWN :
DATE : Dec. 4 18
SCALE : 1/4" = 1'-0"

CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : APARTMENT & MIXED USE DEVELOPMENT
7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS : UNIT 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@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO.	REV. NO.
18015	



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REVN	DATE	DRN	CKD

C15-RENDERING.DWG

DESIGN :	DRAWN :	DATE :	SCALE :
M.D.		DEC.3/18	1"=40'-0"

CLIENT : POLYCO (LATIMER) VENTURES LTD.

PROJECT : MIXED USE DEVELOPMENT
15710 200 STREET

SHEET CONTENTS :
PERSPECTIVE RENDERING

barnett dembek
ARCHITECTS INC

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.1
PROJECT NO.	REV. NO.
18015	



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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : M.D.
DRAWN :
DATE : DEC. 2018
SCALE : 1"=1/8"-0"

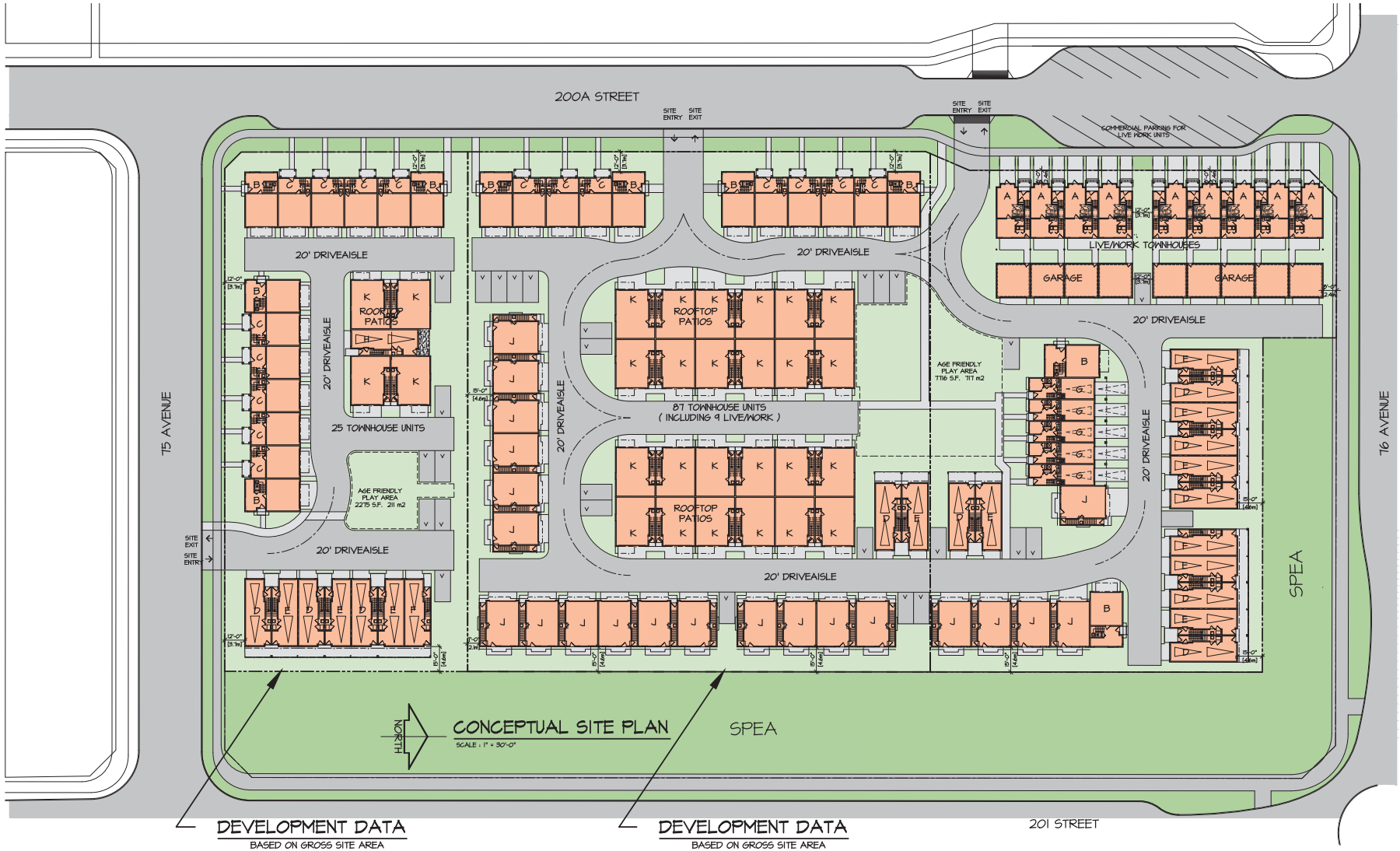
CLIENT : POLLYCO (LATIMER) VENTURES LTD

PROJECT : MIXED USE DEVELOPMENT
7510 200 STREET

SHEET CONTENTS :
PERSPECTIVE RENDERING

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.2
PROJECT NO.	REV. NO.
18015	



CONCEPTUAL SITE PLAN

SCALE : 1" = 30'-0"

DEVELOPMENT DATA

BASED ON GROSS SITE AREA

ZONING :

GROSS SITE AREA :	123297 S.F.	2.831 AC	11454.6 M2	1.146 Ha
(NET SITE AREA :	45779 S.F.	1.051 AC	4253.0 M2	0.425 Ha
DENSITY :	8.8 U.P.A.	21.8 U.P.HA	25 UNITS	
F.S.R.	31%		37709 S.F.	
SITE COVERAGE :	15%		18358 S.F.	

AGE FRIENDLY PLAY AREA :

REQUIRED :
OUTDOOR : 8.0 M2 PER UNIT = 200 M2

PROVIDED:
OUTDOOR : 2275 S.F. 211 m2

BUILDING HEIGHT : 3 STOREY 11.9m

PARKING :

REQUIRED :	2.3 SPACES PER TANDEM UNIT =	18.4 SPACES
	2.2 SPACES PER UNIT =	37.4 SPACES
	TOTAL	55.8 SPACES
PROVIDED:	57 SPACES	

DEVELOPMENT DATA

BASED ON GROSS SITE AREA

ZONING :

GROSS SITE AREA :	246429 S.F.	5.66 AC	22894 M2	2.29 Ha
(NET SITE AREA :	152419 S.F.	3.499 AC	14160.2 M2	1.416 Ha.
DENSITY :	15.4 U.P.A.	38.0 U.P.HA	87 UNITS	
F.S.R.	55%		135239 S.F.	
SITE COVERAGE :	26%		64395 S.F.	

AGE FRIENDLY PLAY AREA :

REQUIRED :
OUTDOOR : 8.0 M2 PER UNIT = 696 M2

PROVIDED:
OUTDOOR : 7716 S.F. 717 m2

BUILDING HEIGHT : 3 STOREY 11.9m

PARKING :

REQUIRED :	2.3 SPACES PER TANDEM UNIT =	41.4 SPACES
	2.2 SPACES PER UNIT =	151.8 SPACES
	TOTAL	193.2 SPACES
PROVIDED:	195 SPACES	

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRN	CKD

C44-C.dwg

DESIGN : M.D.
DRAWN :
DATE : Dec. 5 18
SCALE : 1" = 30'-0"

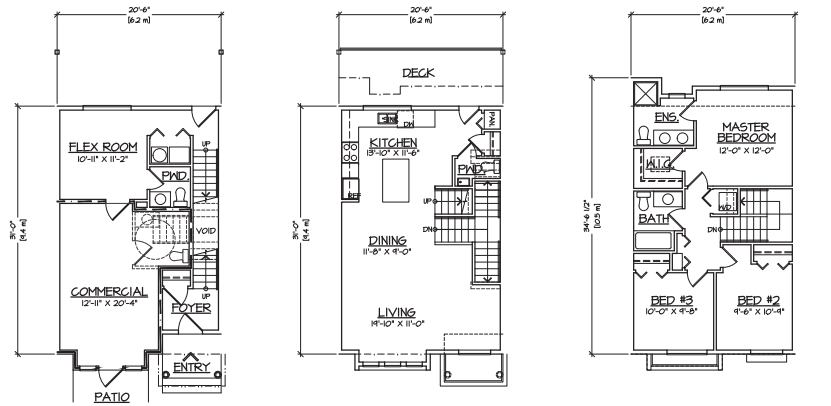
CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : LIVE/WORK AND TOWNHOUSE DEVELOPMENT
7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO. 18044	REV. NO.



GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 354 S.F.

SECOND FLOOR PLAN

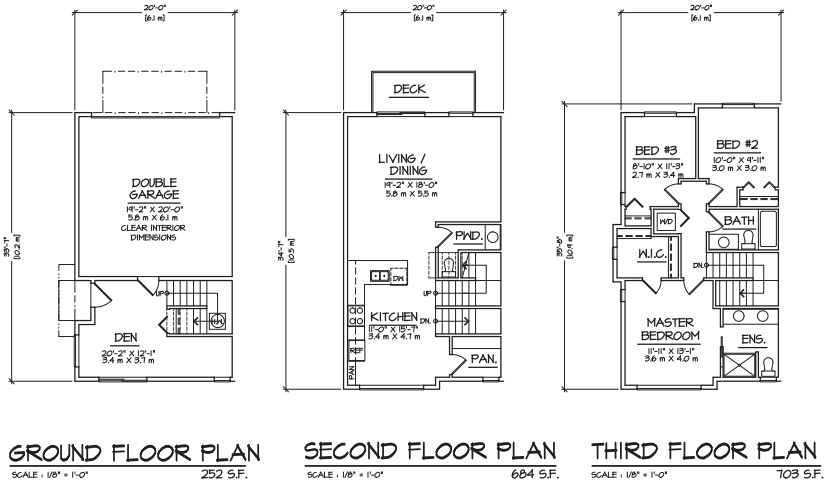
SCALE : 1/8" = 1'-0" 650 S.F.

THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 687 S.F.

UNIT TYPE A

TOTAL FLOOR AREA:
1,691 S.F. (GARAGE EXCLUDED)



GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 252 S.F.

SECOND FLOOR PLAN

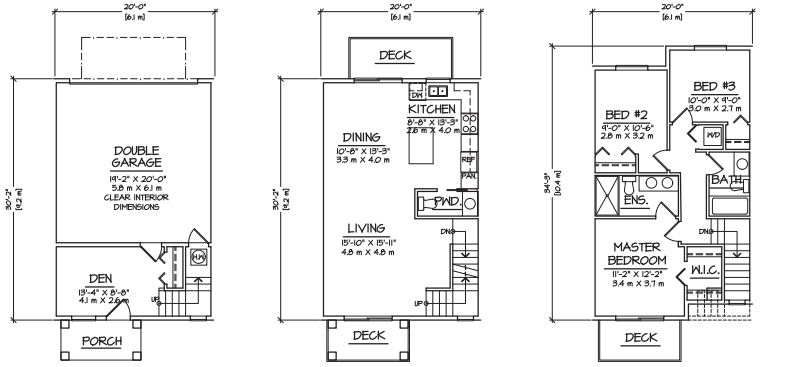
SCALE : 1/8" = 1'-0" 684 S.F.

THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 703 S.F.

UNIT TYPE B

TOTAL FLOOR AREA:
1,639 S.F. (GARAGE EXCLUDED)



GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 193 S.F.

SECOND FLOOR PLAN

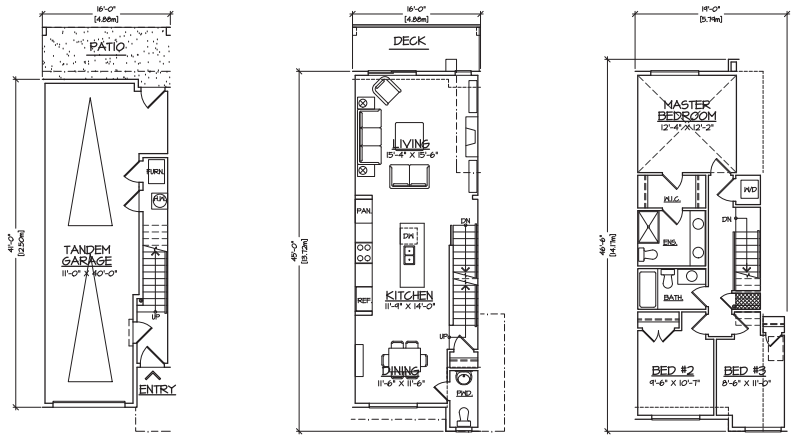
SCALE : 1/8" = 1'-0" 603 S.F.

THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 646 S.F.

UNIT TYPE C

TOTAL FLOOR AREA:
1,442 S.F. (GARAGE EXCLUDED)



GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 95 S.F.

SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 685 S.F.

THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 711 S.F.

UNIT TYPE D

TOTAL FLOOR AREA:
1,491 S.F. (GARAGE EXCLUDED)

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DESIGN : M.D.
DRAWN :
DATE : Dec. 5 19
SCALE : 1/8" = 1'-0"

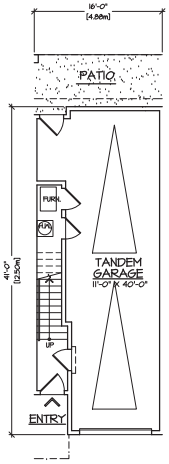
CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : LIVE/WORK AND TOWNHOUSE DEVELOPMENT 14654, 15536 & 15510 200 ST. LANGLEY

SHEET CONTENTS : UNIT PLANS

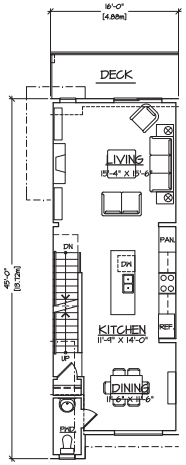
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO.	REV. NO.
18044	



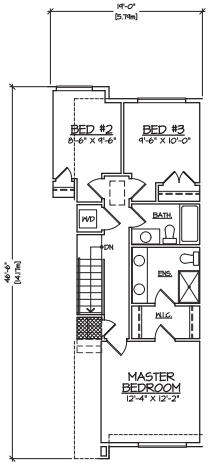
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 95 S.F.



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 685 S.F.

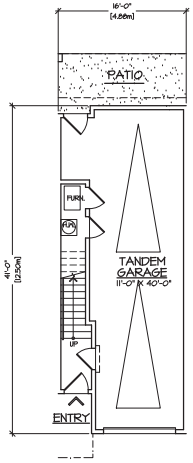


THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 708 S.F.

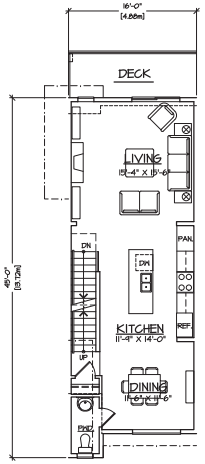
UNIT TYPE E

TOTAL FLOOR AREA:
1,488 S.F. (GARAGE EXCLUDED)



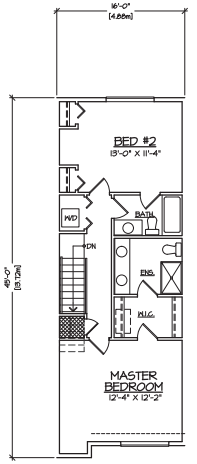
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 95 S.F.



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 685 S.F.

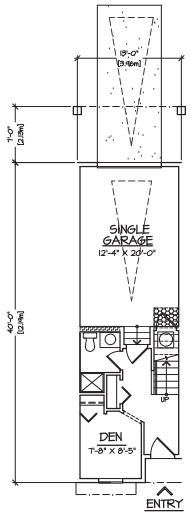


THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 703 S.F.

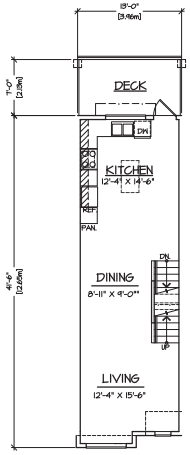
UNIT TYPE F

TOTAL FLOOR AREA:
1,483 S.F. (GARAGE EXCLUDED)



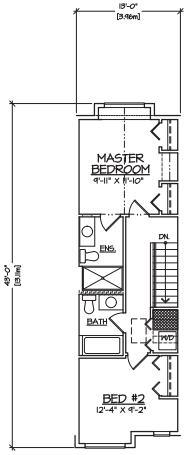
BASEMENT FLOOR PLAN

SCALE : 1/8" = 1'-0" 228 S.F.



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 531 S.F.

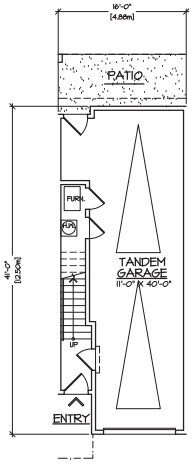


THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 543 S.F.

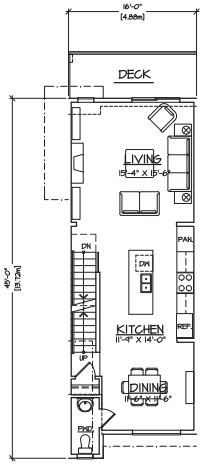
UNIT TYPE G

TOTAL FLOOR AREA:
1,302 S.F. (GARAGE EXCLUDED)



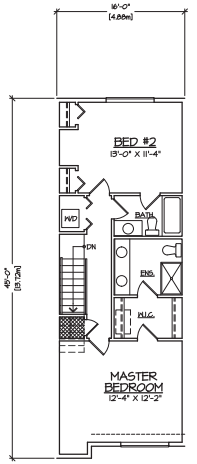
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 95 S.F.



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 685 S.F.



THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 703 S.F.

UNIT TYPE H

TOTAL FLOOR AREA:
1,483 S.F. (GARAGE EXCLUDED)

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REVN	DATE	DR'N	CH'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : M.D.
DRAWN :
DATE : Dec. 5 19
SCALE : 1/8" = 1'-0"

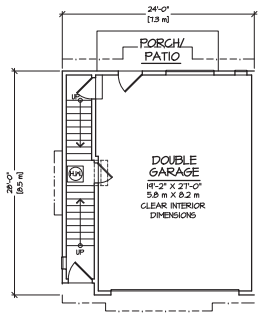
CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : LIVE/WORK AND TOWNHOUSE DEVELOPMENT 7484, 7536 & 7510 200 ST. LANGLEY

SHEET CONTENTS : UNIT PLANS

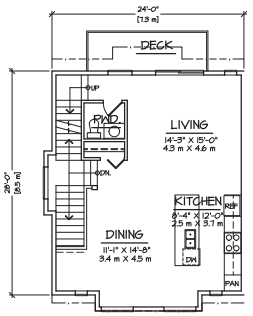
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.02
PROJECT NO.	REV. NO.
18044	



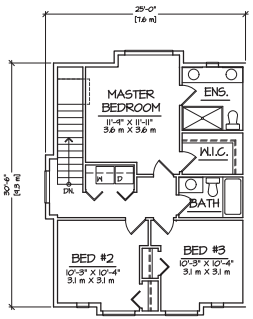
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 116 S.F.



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 707 S.F.

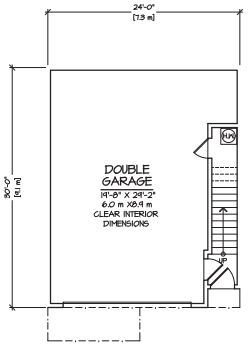


THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 766 S.F.

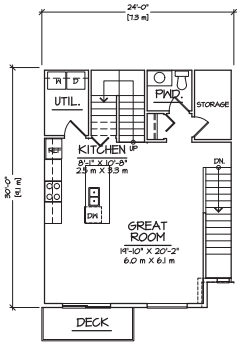
UNIT TYPE J

TOTAL FLOOR AREA:
1,584 S.F. (GARAGE EXCLUDED)



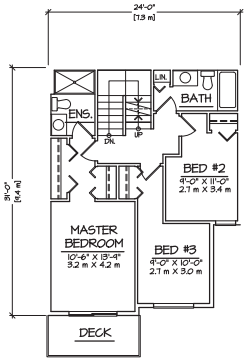
GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0" 85 S.F.



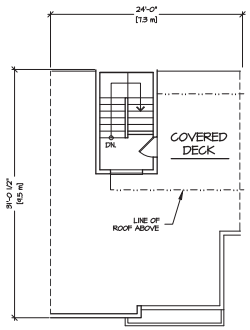
SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 709 S.F.



THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 697 S.F.



TOP FLOOR PLAN

SCALE : 1/8" = 1'-0" 100 S.F.

UNIT TYPE K

TOTAL FLOOR AREA:
1,591 S.F. (GARAGE EXCLUDED)

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : M.D.
DRAWN :
DATE : Dec. 5 18
SCALE : 1/8" = 1'-0"

CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : LIVE/WORK AND TOWNHOUSE DEVELOPMENT 19654, 19536 & 19510 200 ST. LANGLEY

SHEET CONTENTS : UNIT 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@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.03
PROJECT NO.	REV. NO.
18044	



STREET VIEW

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

C06-3D.dwg

DESIGN : MD
DRAWN :
DATE : Dec. 3 '15
SCALE : 1/16" = 1'-0"

CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : TOWNHOUSE DEVELOPMENT
7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS :
BUILDING 1 - 3D RENDERING

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.01
PROJECT NO.	REV. NO.
18044	



ROOF DECK TOWNHOUSING

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

C06-3D.dwg

DESIGN : MD
DRAWN :
DATE : Dec. 3 '15
SCALE : 1/16" = 1'-0"

CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : TOWNHOUSE DEVELOPMENT
7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS :
BUILDING 16 - 3D RENDERING

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.02
PROJECT NO.	REV. NO.
18044	



ROOFTOP GRAPHIC

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REVN	DATE	DR'N	CK'D

ISSUE	DATE	BY	ISSUED FOR

C06-3D.dwg

DESIGN : MD
DRAWN :
DATE : Dec. 3 15
SCALE : 1/16" = 1'-0"

CLIENT : POLLYCO GROUP OF COMPANIES

PROJECT : TOWNHOUSE DEVELOPMENT
7484, 7536 & 7570 200 ST. LANGLEY

SHEET CONTENTS :
ROOFTOP GRAPHIC

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.02
PROJECT NO.	REV. NO.
18044	

Attachment 4
Project Information sheet

PROJECT INFORMATION SHEET

Public Information Meeting for Proposed Development Application
Township of Langley (TOL) Project No. 08-23-0172

5:30pm-7:30pm Wednesday December 5, 2018
Mountainview Alliance Church (7640 200 St, Langley BC)

The development proposal, located at 7570 200 St, 7536 200 St, 7484 200 St, 7541 202A St, 7495 202A St, and 7441 202A St Langley, BC, proposes to rezone from Suburban Residential Zone SR-2 to facilitate the development of:

- 138 fee-simple residential lots [R-CL(A) Rear, R-CL(B) Front, R-CL(SD), R-CL(RH)]
- 2 apartment lots (CD zone)
- 1 mixed use apartment lot (CD zone)
- 3 strata townhouse lots (with live-work portion) (CD zone)

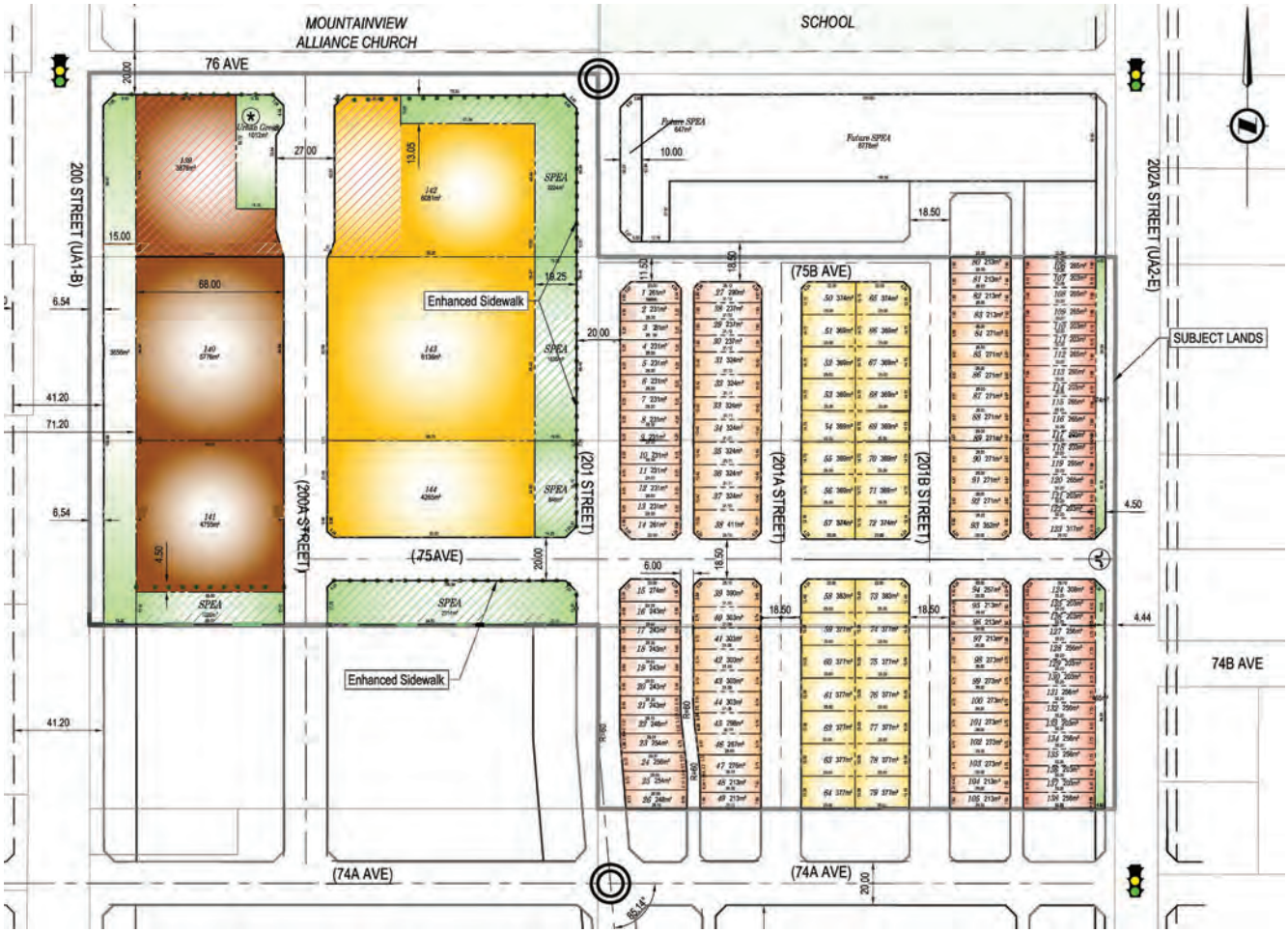
The rezoning and subdivision proposals are supported by a minor neighbourhood plan amendment to land use.

PROJECT SPECIFICATIONS

- Overall Site Area: 20,406m² (29.75 ac.)
- Permitted Yield: 429-712 units
- Proposed Yield: Estimated 589 units
- Proposed Streamside Protection Areas: 8,039m² (1.99 ac.)

	Proposed Density (Sketch 46 rev 3)	
	# units (assumed)	upa net of below TOB
Apartment Mixed-Use	100	48.01
Apartment	240	58.05
Live-Work (Townhouse) Site	33	12.17
Rowhouse / Townhouse B (West 201)	78	14.00
Single Family Residential 3	105	8.63
Rowhouse / Townhouse B (East 202A)	33	11.61
TOTAL	**589**	

Proposed Subdivision Layout



LEGEND

EXISTING PROPERTY LINES

STREET GREENWAY

ENHANCED SIDEWALK

STREAMSIDE PROTECTION AND ENHANCEMENT AREA
(8039m² - PER ENVIROWEST MAY 29, 2018)

APARTMENT (40-60 upa)

MIXED USE APARTMENT (40-60 upa)

TOWNHOUSE (8-22 upa)

LIVE-WORK TOWNHOUSE

R-CL(RH) YIELD: 33 AREA: 2.84ac DENSITY: 11.6upa

PUBLIC ART

TRAFFIC LIGHT

RES 3 (6-8 upa)

R-CL(A) REAR	33	31%
R-CL(B) FRONT	30	29%
R-CL (SD)	42	40%
TOTAL	105	

*** Proposed layout and future development concept are subject to Township of Langley Approval**

Attachment 5
Completed Questionnaire / Comment Sheets

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

I SUPPORT THE PROJECT AND DENSITY.

PLEASE CONSIDER SEPARATED BICYCLE LANES, AND CYCLING.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address

Phone/ Email

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1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- Consider dedicated separated bike lane on west side of 202A St.
- Support the land use.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address [redacted] Langley

Phone/ Email [redacted]

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

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Support (circled) | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

_____

_____

_____

_____

_____

_____

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address

Phone/ Email

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

Well balanced, thoughtful and a mix of product types. Very well done.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address

Phone/ Email

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1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- GREAT mixture of housing to compliment the community
- WONDERFUL that stop light where implemented in the right areas
- Happy to see all the side walks & greenways
- Happy to also see the densification & where it was located

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address [redacted] Langley

Phone/ Email [redacted]

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the space below for any additional comments:

I EXPECT MORE FUN, ARTISTIC SCULPTURE AND CULTURAL OBJECTC TO ENRICH THE STANDARD OF THE LIVING STYLE. I PREFER A NORTH-SOUTH ROAD CONNECTING TO THE SOUTHERN NEIGHBOURHOOD. THE EAST-WEST ORIENTATION OF THE ROW HOMES, LOW-RISE CONDO WOULD WELCOME MORE YOUNGER GENERATION FAMILIES.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name _____ FOIPPA s.22(1)

Residential Address _____

Phone/ Email _____

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

I like the east-west orientation of the single family/row homes
Proposed housing type have a nice variety.
Having the mixed use on 200st is a good choice
Like the north-south road alignment to connect the neighborhood
to the south and school to the north

THANK YOU!!

Please return your comment sheet to the registration table.

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Name FOIPPA s.22(1)

Residential Address [redacted] Langley

Phone/ Email [redacted]

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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
✓				

Please use the space below for any additional comments:

I like the mix of housing types as this will provide affordability for different households. The green space in the middle will provide a great amenity for the neighbourhood.

I like the North-South road alignment connecting the residential neighbourhood to the South and the school and church to the North.

I like the east-west orientation of the ~~sign~~ single family & row homes.

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

(1) I like the North-South road alignment connecting the residential neighbourhood to the South and the school and church to the North.
(2) I like the proposed urban plaza with public art.
(3) The walkability is great with the sidewalk and greenways throughout the neighbourhood.
(4) I like the east-West Orientation of the single family & row homes.

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- will provide for Affordability
- Good Amenity
- Good Mixed use

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

In support of community growth. Vibrant area.

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

Great to see this development moving forward.

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- GOOD TO HAVE LIGHT AT 200 & 76
- GREEN SPACE GOOD FOR COMMUNITY
- MIX OF HOUSE TYPES GOOD FOR AFFORDABILITY
- LIKE IDEA OF URBAN PLAZA. VERY COOL!
- LOVE THE ~~NORM~~ WEST DESIGN OF ROADS.

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- DIRECTION OF THE ROW HOMES IS NICE
- I LIKE THE MIX OF APTS + HOUSES - MORE SELECTION FOR LOTS OF FAMILIES
- PROPOSED URBAN PLAZA WITH PUBLIC ART WILL BE A GOOD ADDITION.
- WALKABILITY IS GREAT WITH THE SIDEWALKS + GREENWAYS THROUGHOUT THE NEIGHBOURHOOD
- LIGHTS AT 200 + 76 IS A DEFINITE MUST WITH THE SCHOOL GOING IN.

THANK YOU!!

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Please use the space below for any additional comments:

Looks good to me. I wonder if we really need so much density in this area. The roads are not adequate to handle the traffic.

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- I support this proposal because it has all type of housing and will provide affordbiliy for household. Proposed urban Plaza with public art will be a good addition. We like the north-south road alignment as well. I complety support this projet

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

different house types will provide affordability for different households, green space is at the perfect spot will provide good amenity for neighborhood like the road network north-south connecting the residential neighbourhood and church to the north, the Apartments and mixed use building on 200 st make sense, traffic signal at 200 and 76 ave is a must, the overall layout is great with sidewalks and greenways throughout we support this project.

THANK YOU!!

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Name FOIPPA s.22(1)

Residential Address [redacted] LANGLEY

Phone/ Email [redacted]

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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the space below for any additional comments:

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Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

- Good mix of housing
- Traffic light at 76th & 200th is needed
- I like urban mix-use condo as there is not much commercial in the area.

THANK YOU!!

Please return your comment sheet to the registration table.

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

- Great variety of layouts

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

Master on the main is great for a wide range of target groups.

THANK YOU!!

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Support (circled) | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

like the concept. like the Master on mains.
Good for area/future. Great sites.
Great development team.

THANK YOU!!

Please return your comment sheet to the registration table.

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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
✓				

Please use the space below for any additional comments:

Very good Plan
We liked & Provide full
Support to move forward.

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

Please get going on this project
Waiting for services for a while

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Waiting a long time for services

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Residential Address Langley City FOIPPA s.22(1)

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Please use the space below for any additional comments:

Somewhat concerned about parking (especially for guests) It doesn't seem like there's much in the plan.

THANK YOU!!

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

The variety of housing options is fresh and will be desirable to a wide variety. The greenways throughout is a great esthetic, along with the urban green space.

THANK YOU!!

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Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address _____

Phone/ Email _____

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

Staff Were Very Knowledge,
Explain Properly.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

December 5, 2018
Our File: 2111-03598-00

QUESTIONNAIRE | COMMENT SHEET

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Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) LANGLEY

Phone/ Email FOIPPA s.22(1)

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

WE SUPPORT THE DEVELOPMENT PROPOSAL AND ARE IMPRESSED WITH THE HOUSING MIX + OVERALL LAYOUT AND SCALE OF THE PROPOSED DEVELOPMENT INCLUDING THE NORTH/SOUTH ROAD ALIGNMENT. WE LOOK FORWARD TO SEEING THIS DEVELOPMENT MOVE FORWARD.

THANK YOU!!

Please return your comment sheet to the registration table.

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(Support) Somewhat Support Neutral Somewhat Oppose Oppose

Please use the space below for any additional comments:

There mix of different housing types is good for a veritey of people being able to afford places, the street layout works well to help the traffic flow, walkable greenways are good for the residents

THANK YOU!!

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(Support) | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

Very good land use.
Support higher density in apartment site as it is beside 200st.
Raise height limit to 6 story.

THANK YOU!!

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Residential Address

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Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

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Name FOIPPA s.22(1)

Residential Address LANGLEY.

Phone/ Email

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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose

Please use the space below for any additional comments:

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Township of Langley Project 08-23-0172

Wednesday December 5, 2018 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name: Willoughby Residents Associat
Residential Address:
Phone/ Email: willoughby.residents.assn@gmail.com

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed rezoning that will result in subdivision of the existing lands into approximately 138 residential lots, two (2) apartment lots, one (1) mixed use apartment lot, and three (3) strata townhouse lots with a portion designated as live-work townhouse, do you:

no opinion → Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the space below for any additional comments:

Sidewalks a bike lanes from corner to corner. We object to just doing the minimum. If Polygon can exceed infraststure on the 86 Ave project so can you.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to December 12, 2018.

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no opinion →

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Please use the space below for any additional comments:

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Surrey BC, V3T 5X3
T 604 424 4892

From: FOIPPA s.22(1)
To: Kasel Yamashita
Cc: James Pernu; srichardson@tol.ca; "Wendy Bauer"; "Colin Moore"; hugh@pollycogroup.com
Subject: Public Information Meeting - ToL Proj. No. 08-23-0172
Date: Friday, November 30, 2018 7:00:06 PM
Attachments: McElhanney Nov 21, 2018 Invitation.pdf

Dear Mr. Yamashita, Project Planner
McElhanney

We look forward to meeting you next week.

In the interim, we bring to your attention the following statement by FOIPPA s.22(1) on Friday, July 28, 2017 5:25 PM:

- "Locating the combination of one-half of the Proposed 76th Ave. Collector, an Enhanced Sidewalk, plus all of what should be a shared Streamside Enhancement and Protection Area (SPEA) on the subject property is neither fair, reasonable nor attainable."

We are seriously concerned about the prospects for your client's proposal without this matter first being addressed to avoid the clear burden that Pollyco views as untenable for our neighbour. As neighbours, the manner for which your client's proposal proceeds will have widespread implications for all of us, and is worthy of more than just one PIM, and possibly a structured dialogue with the Township to examine a broader OCP assessment of various land-use issues. As McElhanney is certainly aware, we view the current Latimer/Yorkson NP as flawed with respect to the Ecological Greenway, and the inability for this feature to proceed in its current alignment with respect to recent information that has come to light with regards to Metro Vancouver infrastructure on 204th Street, and of course the serious life-safety conflict that would emerge should the Wildlife Tunnel currently identified for under 202a to open directly into the new High School

parking lot.

In addition, Mr. Pernu will be aware from another McElhanney client that we have provided a substantive body of Township Records that have signficant bearing on the interface between your client's site, our neighbour that is severely affected by the streamside setbacks, and the potential opportunities that the new High School may create by shifting the existing land-use pattern. Should Mr. Pernu NOT have a copy of the Township DVD sent to Mr. Jones at Qualico, then please advise and we can bring a copy with us to the PIM.

Until Wednesday, best regards,

Joe Sulmona

Dr. Luigi G (Joe) Sulmona
Managing Director
Sulmona Holdings Ltd.
T: +1 604 781 2095
E: Sulmona_Holdings_Ltd@telus.net

From: Willoughby Residents Association
To: Kasel Yamashita
Subject: Public information meeting in Willoughby: 08-23-0172
Date: Monday, December 3, 2018 11:23:10 AM

Dear Sir:
We note that there is an upcoming meeting for the development at 7500 block 200 st & 7500 block 202A Street . We also note that this is on the same night as the highly contentious Quality Inn development Public Hearing at the Township Council chambers.

We certainly hope this was a mere oversight on your part and not intentionally scheduled so as to deter participants. Although we are sure you sent us notice of this development, we did not receive it.

As our representation will be at the TOL Public Hearing, we would ask that you forward a pdf of the boards so we can review and comment. However, in advance of any comments, we would ask that you ensure that sidewalks and bike lanes are installed on 200th street from where they come from the north from the park, and down to 72nd Avenue. Please ensure they are consistent with what has already been installed.

Please keep in mind that your neighbouring developers have all agreed to go above and beyond and have put in sidewalks beyond their "minimum" requirement. We really have to protest this idea that developers provide the minimum. A good corporate neighbour goes beyond the minimum to ensure the safety and well-being of the residents.

Thank you and we look forward to receiving the boards, or the date of an alternate public information meeting. We would also welcome a meeting regarding our concerns as we know everyone strives to ensure the safety and well-being of the residents in Willoughby.

Respectfully sent from:
Cynthia Hamilton

Willoughby Residents Association
www.willoughbyresidents.org
604.888.6606
c/o PO Box 32095 RPO WG, Langley, BC V1M 2M3

Please add your name to our member /mailing list at: http://eepurl.com/cqDLjz

Virus-free. www.avg.com

From: joel@elevationrealestate.ca on behalf of Joel Schacter <joel@elevationrealestate.ca>

Sent: Wednesday, December 12, 2018 12:28 PM

To: Kasel Yamashita; jnagtegall@tol.ca; Robert Knall; Stephen Richardson

Cc: FOIPPA s.22(1)

Subject: regarding open house for the property rezones of Polyco in Latimer plan of Willoughby Langley

To whom it may concern:

Please accept this email as our formal response to the open house held a few days ago in regards to the above properties. My client, FOIPPA s.22(1) is not in favour of the layout proposed at this time. He and his engineer do not feel the road patterns etc are designed in such a manner as to equitably share the response of access and egress to this area as well as the unit yield potential for his property.

Thanks and best regards,

Joel Schacter

Personal Real Estate Consultant

T 604-533-3491 C 604-290-2939

101-6337 198th Street, Langley, BC V2Y 2E3

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300 AMENDMENT

(COASTLAND ENGINEERING & SURVEYING LTD.) BYLAW NO. 5809

EXPLANATORY NOTE

Bylaw No. 5809 amends the Brookswood-Fernridge Community Plan by adding provisions to the Single Family 1 designation to accommodate creation of lot sizes less than 0.8 hectares (2.0 acres) on a site specific basis at 20633 and 20685 – 20 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300 AMENDMENT

(COASTLAND ENGINEERING & SURVEYING LTD.) BYLAW NO. 5809

A Bylaw to amend the Brookswood-Fernridge Community Plan 2017 No. 5300

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 (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300” as amended is further amended by replacing Section 4.2(2) with the following:

   2. Despite Policy #1 of this subsection:

   a. Permit the area along 204A Street between 20 and 24 Avenues to be used as single family dwellings on a minimum lot size of 3,716 m² (0.36 hectare or 0.9 acre).
   b. Permit the lands described as Lot 19 and 20 Section 14 Township 7 New Westminster District Plan 5824 to be used as single family dwellings on a minimum lot size of 3,716 m² (0.36 hectare or 0.9 acre).

READ A FIRST TIME the	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
PUBLIC HEARING HELD the	14	day of	November	, 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 (COASTLAND ENGINEERING & SURVEYING LTD.)
BYLAW NO. 5810

EXPLANATORY NOTE

Bylaw No. 5810 rezones 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (COASTLAND ENGINEERING & SURVEYING LTD.)
BYLAW NO. 5810

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 (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810”.

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

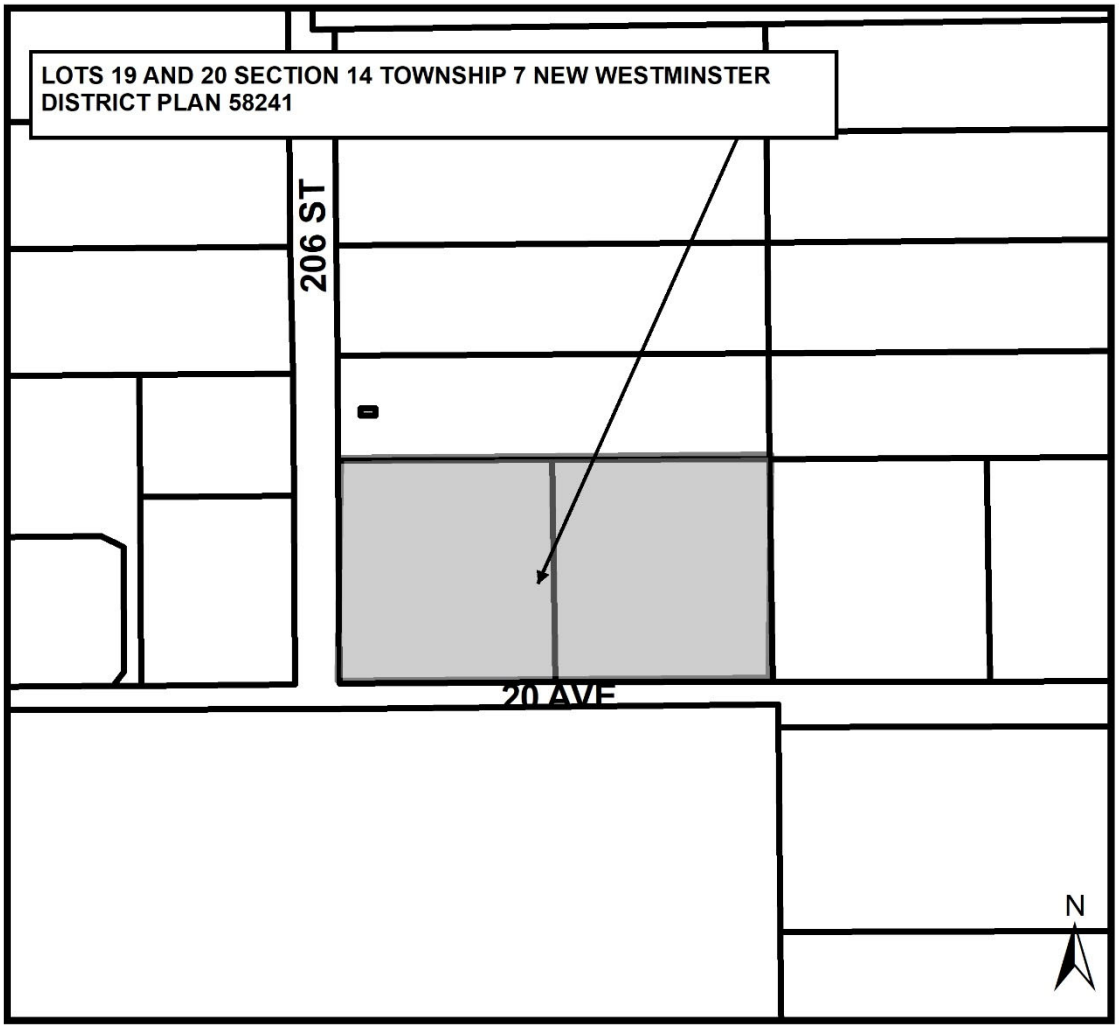
   Lot 19 and 20 Section 14 Township 7 New Westminster District Plan 58241

   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	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
PUBLIC HEARING WAS HELD the	14	day of	November	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5810



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 25, 2022 - REGULAR MEETING	**REPORT:**	22-86
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-14-0058
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100234 AND DEVELOPMENT VARIANCE PERMIT NO. 100143 (COASTLAND ENGINEERING & SURVEYING LTD. / 20633 AND 20685 – 20 AVENUE)		

PROPOSAL:

Application to amend the Brookswood-Fernridge Community Plan and rezone approximately 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots.

RECOMMENDATION SUMMARY:

That Council consider granting first and second reading to the Community Plan and Zoning Bylaw amendment applications submitted by Coastland Engineering & Surveying Ltd. for properties located at 20633 and 20685 – 20 Avenue subject to the 11 conditions as outlined in this report.

RATIONALE:

A Neighbourhood Plan (NP) to provide the basis for supporting the proposed Community Plan and Zoning Bylaw amendments has not yet been authorized by Council for the subject area (Glenwood). In response to the application, Council is requested to consider the proposal to facilitate the creation of five single family lots on its own merits. Accordingly, Council may choose to grant initial readings and allow the application to proceed, with final reading subject to 11 conditions as outlined in this report; or defer consideration of bylaw readings until after the subject Glenwood NP has been adopted by Council.



RECOMMENDATIONS:

That Council consider granting first and second reading to the Community Plan and Zoning Bylaw amendment applications submitted by Coastland Engineering & Surveying Ltd. on behalf of the owners for properties located at 20633 and 20685 – 20 Avenue subject to the 11 conditions as outlined in this report, and direct staff accordingly.

Should Council elect to advance first and second reading of Bylaws No. 5809 and 5810, staff recommend 11 development prerequisites be satisfied prior to final reading of Rezoning Bylaw No. 5810. Further, should Council advance Bylaws No. 5809 and 5810, that Council authorize issuance (at time of final reading of Bylaw No. 5810) of Development Variance Permit No. 100143 and that staff be authorized to schedule the required Public Hearing at the next available opportunity, all as outlined below.

Should Council elect to advance first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 amending the Brookswood-Fernridge Community Plan to accommodate single family dwellings on a minimum lot size of 0.37 hectares (0.92 acres) on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810, rezoning approximately 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots, the following development prerequisites must be satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Completion and final adoption of a Neighbourhood Plan for the subject Glenwood area;
2. A Servicing Agreement being entered into with the Township to secure required road, on-site stormwater management facilities and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 20 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
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. Provision of greenways / trails on the north side of 20 Avenue and on 206 Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Issuance of a development permit for protection of farming;
8. Registration of restrictive covenants:
    a. Securing an exterior design control agreement;
    b. Stating that adjacent properties are subject to potential farm related activities which may expose the site to sights, sounds, and smells associated with normal farm practices;
9. Provision of an overall layout plan for the Glenwood Neighbourhood Plan area including roads, greenways, environmental setbacks, school and park sites, stormwater detention facilities, land use, and conceptual servicing as required by Section 9.1(3)(4) of the Brookswood-Fernridge Community Plan;
10. Compliance with item 5.2(g) of Community Amenity Contributions (CAC) Policy, in support of the OCP amendment; and

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

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 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 Council at the time of final reading of Bylaw No. 5810 authorize the issuance of Development Variance Permit No. 100143 as follows:

a. Schedule "A" (Minimum Service Level Standards – Sanitary Sewerage) of Subdivision and Development Servicing Bylaw 2019 No. 5382 being varied from requiring connection to a municipal sewer system to on-site private system to accommodate subdivision of the subject lands as indicated in Schedule "A";
b. Section 110.1 – Minimum 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 39.5 m (129.6 ft) for proposed Lot 1 and 37.92 m (124.4 ft) for proposed Lots 3, 4, and 5 as indicated in Schedule A; and
c. Section 301.5 of the Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed Lot 2 and to 1.38 m (4.52 ft) for proposed Lot 5 as indicated in Schedule A; and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810 in conjunction with the hearing for proposed Development Variance Permit No. 100143.

EXECUTIVE SUMMARY:

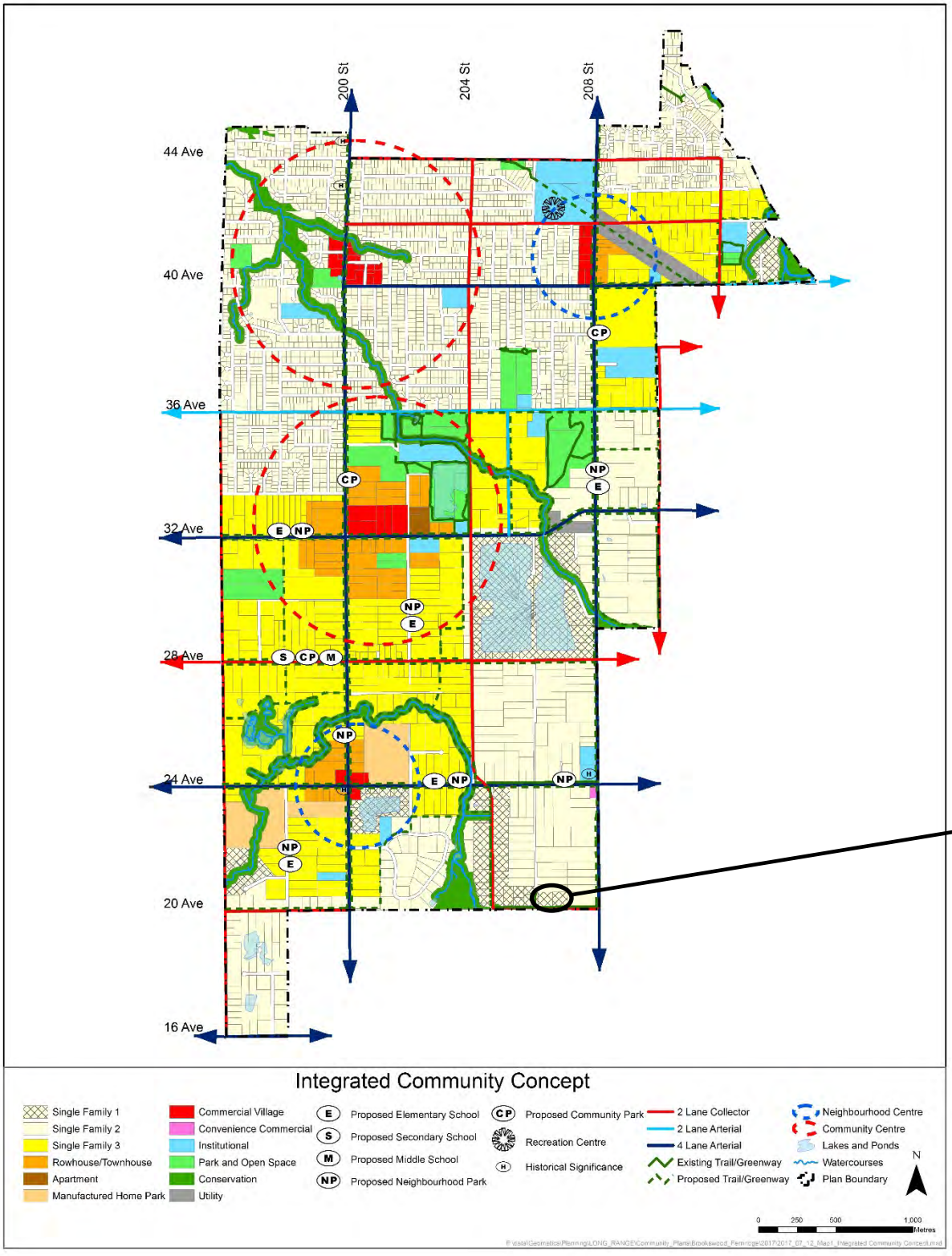
Coastland Engineering & Surveying Ltd., on behalf of the owners, has applied to amend the Brookswood-Fernridge Community Plan, vary Schedule A (Minimum Service Level Standards – Sanitary Sewerage) of Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382, vary minimum frontage and siting requirements of Suburban Residential Zone SR-1, and rezone approximately 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots.

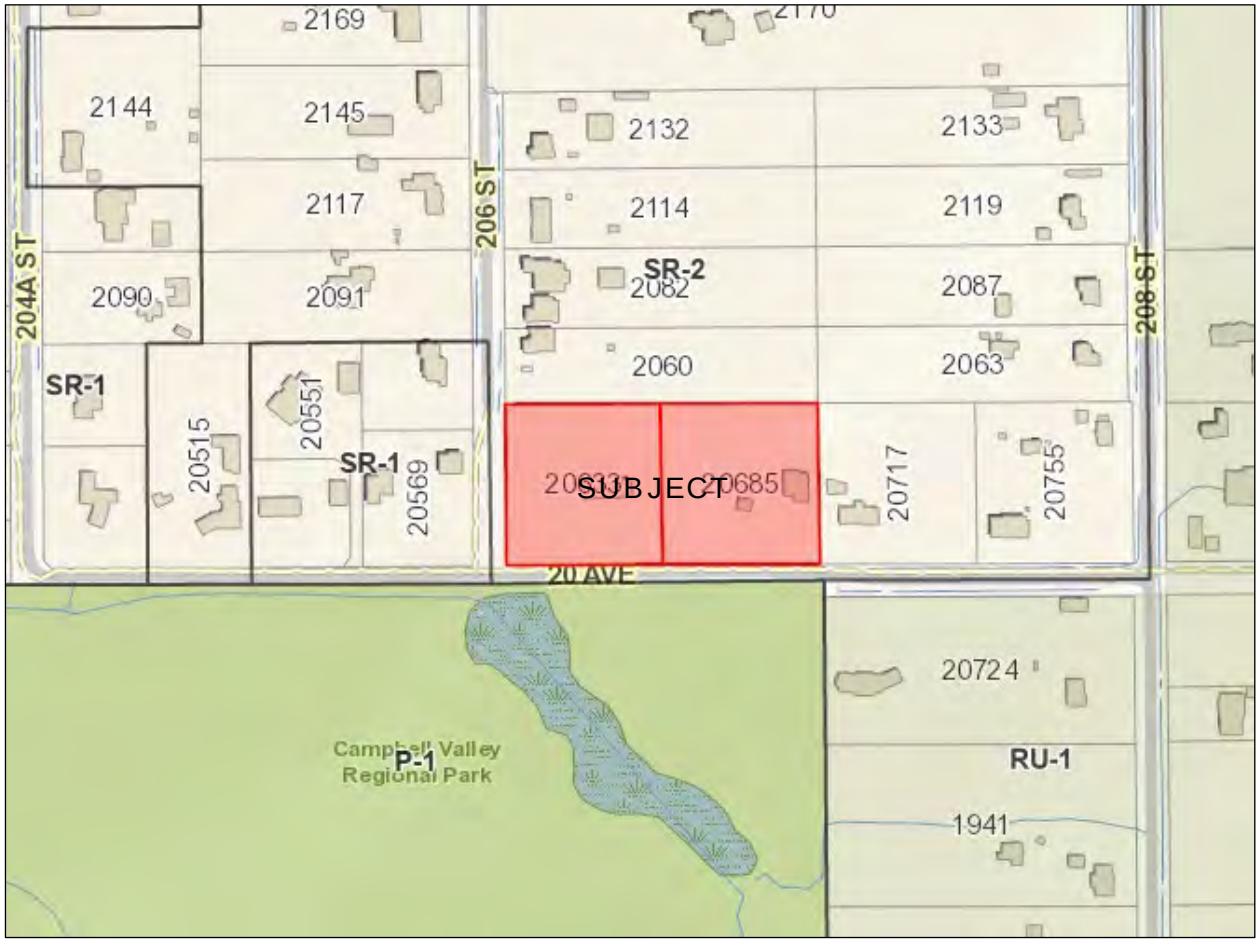
The subject site's Single Family 1 land use designation permits development with a minimum lot size of 0.8 hectares (2.0 acres). To accommodate the proposal to rezone the property, the applicant has applied for an amendment to the Brookswood-Fernridge Community Plan to permit smaller lot sizes than currently permitted as well as a development variance permit to vary the minimum lot frontage for four of the lots and to vary the service level to service the lots with onsite septic rather than municipal sewer system.

As the subject site is located in the yet to be initiated Glenwood NP area, applicable land use policy is contained in the current Brookswood-Fernridge Community Plan which indicates minimum lot sizes of 0.8 hectares (2.0 acres) on the subject site. Given that the neighbourhood planning process has yet to be initiated for this area, the proponent is requesting to advance their application at this time in advance of the neighbourhood planning process and inconsistent with Council policy to advance applications when neighbourhood plans are complete. As such, the application is being presented for Council's consideration, as requested by the applicant. Should Council wish to grant the applicant's request, the associated bylaws and Development Variance Permit No. 100143 are provided with this report.

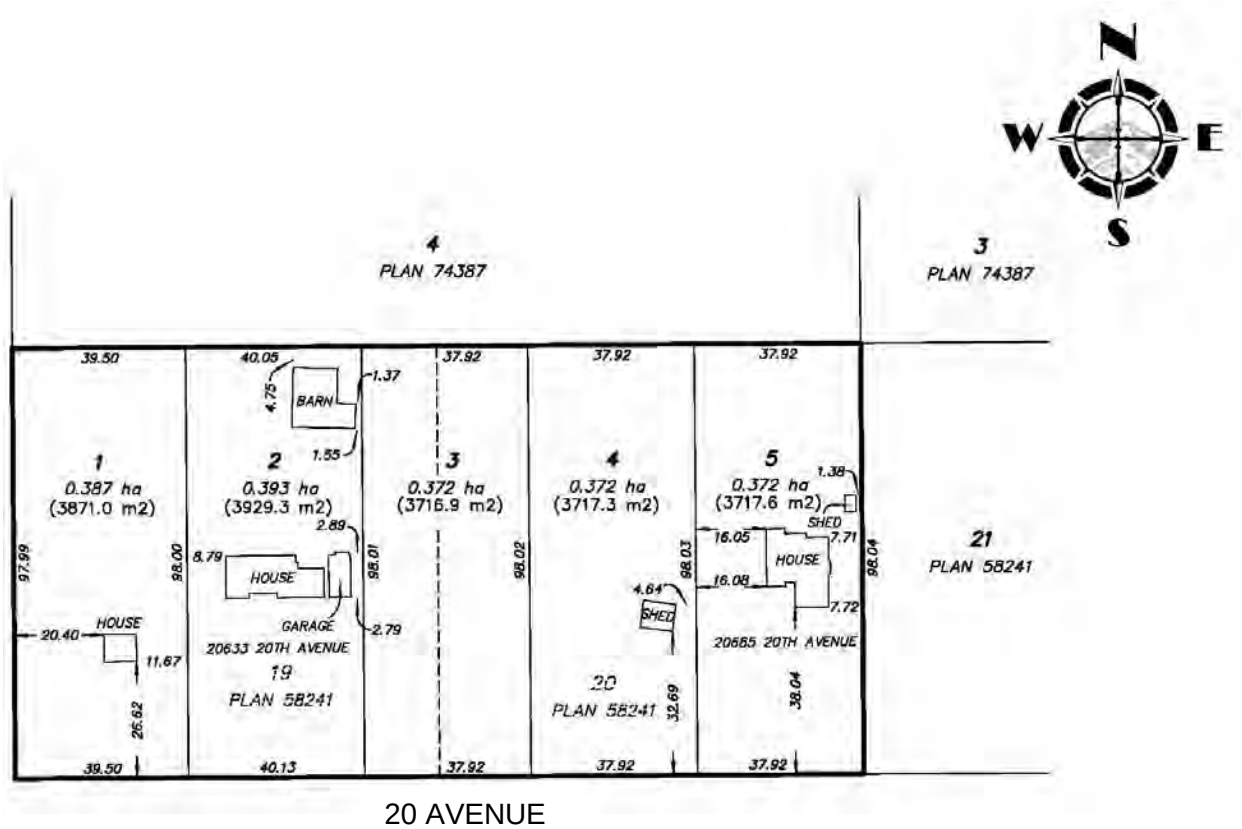
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan Amendment Bylaw No. 5809, Rezoning Bylaw No. 5810, and Development Variance Permit No. 100143.


200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
SUBJECT
Integrated Community Concept
Single Family 1
Single Family 2
Single Family 3
Rowhouse/Townhouse
Apartment
Manufactured Home Park
Commercial Village
Convenience Commercial
Institutional
Park and Open Space
Conservation
Utility
Proposed Elementary School
Proposed Secondary School
Proposed Middle School
Proposed Neighbourhood Park
Proposed Community Park
Recreation Centre
Historical Significance
2 Lane Collector
2 Lane Arterial
4 Lane Arterial
Existing Trail/Greenway
Proposed Trail/Greenway
Neighbourhood Centre
Community Centre
Lakes and Ponds
Watercourses
Plan Boundary
N
0
250
500
1,000
Metres



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Edward and Katherine Boettcher 2060 – 206 Street Langley BC V2Z 2A4 Chester and Judy Glendenning 20633 – 20 Avenue Langley BC V2Z 2A3 Jeffrey Glendenning 20685 – 20 Avenue Langley BC V2Z 2A3
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey BC V3S 3M2
Legal Description:	Lots 19 and 20 Section 14 Township 7 New Westminster District Plan 58241
Civic Address:	20633 and 20685 – 20 Avenue
Area:	1.89 ha (4.67 ac)
Brookswood-Fernridge Community Plan: (existing)	Single Family 1 (0.8 ha / 2 ac minimum lot size)
Brookswood-Fernridge Community Plan: (proposed)	Single Family 1 (with text amendment to accommodate single family dwellings on a minimum lot size of 0.37 ha (0.92 ac) on the subject properties)
Existing Zoning:	Suburban Residential Zone SR-2 (2 ac minimum lot size)
Proposed Zoning:	Suburban Residential Zone SR-1 (.92 ac minimum lot size)

BACKGROUND/HISTORY:

On October 23, 2017, Council adopted the Brookswood-Fernridge Community Plan Bylaw No. 5300. Council also passed a motion to pre-approve a budget for commencement of neighbourhood plans for the Booth, Fernridge and Rinn Neighborhoods; further, that complete rezoning applications received on or before October 23, 2017 may be considered in accordance with the Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood/Fernridge Community Plan) Bylaw 1987 No. 2475. Staff note that the subject development application was received after October 23, 2017 and is located in the Glenwood NP area.

The subject lands are currently zoned Suburban Residential Zone SR-2, designated Single Family 1 in the Brookswood-Fernridge Community Plan and accommodate single family dwellings and accessory buildings.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of the owners to rezone approximately 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots. To accommodate the proposal to rezone the property, the applicant has applied for an amendment to the Brookswood-Fernridge Community Plan to permit smaller lot sizes than currently permitted as well as a development variance permit to vary the minimum lot frontage for four of the lots and to vary the service level to service the lots with onsite septic rather than municipal sewer system.

Adjacent Uses:

North:	Residential property designated Single Family 2 in the Brookswood-Fernridge Community Plan and zoned Suburban Residential Zone SR-2;
South:	20 Avenue, beyond which is Campbell Valley Regional Park, located within the ALR, designated Regional Park in the Rural Plan, and zoned Civic Institutional Zone P-1;
East:	Residential property designated Single Family 2 in the Brookswood-Fernridge Community Plan and zoned Suburban Residential Zone SR-2; and
West:	206 Street, beyond which are residential properties designated Single Family 1 in the Brookswood-Fernridge Community Plan and zoned Suburban Residential Zone SR-1.

Brookswood-Fernridge Community Plan Amendment:

The subject lands are designated Single Family 1 in the Brookswood-Fernridge Community Plan. Section 4.2 of the Brookswood-Fernridge Community Plan states that the Single Family 1 land use designation allows a minimum lot size of 0.8 hectares (2.0 acres). The land use designation indicates that smaller lot sizes (3,716 m² / 0.92 acre) may potentially be considered for the area along 204A Street between 20 and 24 Avenues and the properties with frontage on 208 Street north of 28 Avenue where limited infill subdivision may be considered subject to more details in the NP.

Staff note that the subject properties are not located along 204A Street between 20 and 24 Avenues and do not have frontage on 208 Street. As the proposed lot sizes are inconsistent with the minimum lot sizes identified in the Brookswood-Fernridge Community Plan, the proponent has applied to amend the Brookswood-Fernridge Community Plan to permit development of 3,716 m² / 0.92 ac lots. According to the proponent, "…the client is firmly intending to go for suburban 1 acre lots as he is strongly in favour for the smaller 1 acre suburban lots for the area, not 2 acre gentlemen's estate parcels."

Section 9.1(1) of the Brookswood-Fernridge Community Plan states that:

> *Prior to the adoption of a rezoning bylaw in the Brookswood-Fernridge Community Plan area, a neighbourhood plan for the area shall be prepared and adopted by Council. Neighbourhood plan area boundaries shall be generally consistent with the boundaries shown on Map 10.*

Section 9.1(6) of the Plan further states:

> *Despite Policy #1 of this subsection, should Council elect to adopt a rezoning bylaw before the adoption of a neighbourhood plan, applicants*

shall provide a more detailed plan that considers the items outlined under Policies #3 and #4 above.

Policies #3 and #4 are included below:

3. Each neighbourhood plan shall include:

a. more detailed policies regarding land use, community character, open space and community amenities, environment, mobility and transportation, and utilities and services

b. more detailed implementation policies, including strategies to secure school sites, park sites, and stormwater detention facilities, as well as strategies to fund community amenities

4. Further to the neighbourhood plan preparation process outlined under Neighbourhood Plans – Initiation and Process Policy No. 07-221, each neighbourhood plan process shall incorporate environmental network planning for the purposes of identifying priorities, restoration and enhancement of a network of important environmental and natural assets that support biodiversity. An updated mapping inventory of environmental features and ecological assets shall be completed, including vegetation types and structures, watercourses and associated classifications, and the spatial relationships between these features in the landscape and their role in ecosystem processes.

Given the above Policy, development prerequisites have been included to address the above items consistent with the objectives of the Brookswood-Fernridge Community Plan. It should also be noted that advancing the subject application would be inconsistent with the above noted policy direction and may establish precedent for other similar circumstances.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2 which permits a minimum lot size for subdivision of 0.8 ha (2.0 ac) consistent with the site's Single Family 1 designation in the Brookswood-Fernridge Community Plan. The subject properties do not have subdivision potential under the existing Suburban Residential SR-2 zoning. Bylaw No. 5810 proposes to rezone the site to Suburban Residential Zone SR-1 to facilitate development of five single family lots. As four of the proposed lots do not meet the minimum frontage requirement (40 m / 131.2 ft) for the SR-1 zone, the proponent has applied for a development variance permit to vary the minimum frontage requirements for these lots.

Development Variance Permit:

Subdivision Variance:

The applicant is proposing to vary Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum frontage requirement in the Suburban Residential Zone SR-1 from 40 m (131.2 ft) to 39.5 m (129.6 ft) for proposed lot 1 and 37.92 m (124.4 ft) for proposed lots 3, 4, and 5.

The applicants are also requesting approval of a variance to Section 301.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed "Lot 2" in order to accommodate the existing residence and barn, and

to reduce the minimum setback for an accessory building from a side lot line from 1.5 m (4.92 ft) to 1.38 m (4.53 ft) for proposed "Lot 5" to accommodate the existing shed.

Servicing Level Variance:

The subject property is designated "Service Level 1 – Urban" under the Subdivision and Development Servicing Bylaw 2019 No. 5382, which requires the proposed subdivision to be fully serviced, including connection to municipal water and sewer systems and upgrading of adjacent roads to full urban standards. The applicants have applied to vary the requirements of Subdivision and Development Servicing Bylaw 2019 No. 5382 to facilitate subdivision of the subject properties into five lots, without the requirement to extend/connect to municipal sewer system and instead service the proposed lots with on-site private septic systems.

Energy and Water Conservation and Reduction of Greenhouse Gas Emissions Development Permit:

The subject property is located in Development Permit Area "D" of the Brookswood-Fernridge Community Plan which establishes objectives to protect the environment through energy and water conservation and greenhouse gas emissions reduction 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 and Water Conservation and Reduction of Greenhouse Gas Emissions Development Permit is being processed concurrently and its issuance is required prior to building permit.

Protection of Farming Development Permit:

The subject property is located in Development Permit Area "C" of the Brookswood-Fernridge Community Plan which establishes objectives for the protection of farming through the issuance of a development permit. Section 10.4 of the Brookswood-Fernridge Community Plan requires a development permit prior to construction of, addition to, or alteration of a commercial or institutional building or structure or a subdivision. Accordingly, should Council advance the application, issuance of a development permit is included as a development prerequisite.

Subdivision:

The applicant is proposing to subdivide the subject site to create five single family lots. All of the lots are proposed to front onto 20 Avenue. The proposed lot reconfiguration is arranged to match the proposed SR-1 zoning with the exception of the proposed frontage variance noted earlier in this report. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $6,808 per single family lot for a total of $34,040.

Further to the above noted amount, consistent with Section 5.2(f) of the Policy, the applicant has proposed to provide an additional payment of $61,272 for the additional three lots for a total contribution of $95,312.

School Sites:

School District 35 has provided comments (Attachment B) and anticipates that the proposed development will generate approximately three students for Glenwood Elementary (located approximately 750 m northeast of the site) and one student for Brookswood Secondary School (located approximately 3.3 km north of the site).

Parks:

The closest existing park is Campbell Valley Regional Park located approximately 20 m to the south of the site. The Brookswood-Fernridge Community Plan indicates a future neighbourhood park in the general proximity of 24 Avenue and 207 Street that has not been secured.

Greenways and Pedestrian Connections:

Staff note that the Brookswood-Fernridge Community Plan indicates a greenway/trail on 20 Avenue and in the 206 Street road dedication. To date, the proponent has not included the subject greenway/trail as part of their proposal. Should Council wish to advance the application, provision of the greenway has been included as a development prerequisite.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 16 significant trees exist on the subject site with eight proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 118 replacement trees are required and 118 replacement trees are proposed. In addition, approximately 10 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 136 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Brookswood-Fernridge Community Plan. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permits.

Environmental Considerations:

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

Transit:

Transit service is currently provided via the 563 bus on 200 Street (approximately 1.2 km from the subject site).

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.

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on June 1, 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 C.

Policy Considerations:

The proposed Brookswood-Fernridge Community Plan amendment, rezoning, and Development Variance Permit will facilitate the development of five single family lots.

Should Council choose to advance the application, staff recommend Council give first and second reading to Bylaws No. 5809 and 5810 subject to 11 development prerequisites; and that staff be authorized to schedule the required public hearing.

There are a number of instream applications currently under review at the staff level for development proposals within the other three (3) NP areas in Brookswood. These applications can be processed in a similar manner for Council's consideration, should Council consider the subject application in the Glenwood NP and grant the initial readings with final reading subject to adoption of the NP.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100143
ATTACHMENT B	School District Comments
ATTACHMENT C	Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100143

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

1. Name: Edward and Katherine Boettcher
   Address: 2060 – 206 Street
   Langley BC V2Z 2A4

   Name: Chester and Judy Glendenning
   Address: 20633 – 20 Avenue
   Langley BC V2Z 2A3

   Name: Jeffrey Glendenning
   Address: 20685 – 20 Avenue
   Langley BC V2Z 2A3

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

   LEGAL DESCRIPTION: Lots 19 and 20 Section 14 Township 7 New Westminster District Plan 58241

   CIVIC ADDRESS: 20633 and 20685 – 20 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. Schedule “A” (Minimum Service Level Standards – Sanitary Sewerage) of Subdivision and Development Servicing Bylaw 2019 No. 5382 being varied from requiring connection to a municipal sewer system to on-site private system to accommodate subdivision of the subject lands as indicated in Schedule “A”;
   b. Section 110.1 – Minimum 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 39.5 m (129.6 ft) for proposed Lot 1 and 37.92 m (124.4 ft) for proposed Lots 3, 4, and 5 as indicated in Schedule A; and
   c. Section 301.5 of the Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed Lot 2 and to 1.38 m (4.52 ft) for proposed Lot 5 as indicated in 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.

Attachments:
SCHEDULE A Subdivision Plan

PLAN OF PROPOSED SUBDIVISON OF LOTS 19 AND 20 BOTH OF SECTION 14 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 58241

PID: 005-705-878 (LOT 19)
PID: 002-422-701 (LOT 20)

DOCUMENT NUMBER CA3554750 IS REGISTERED ON TITLE AND MAY AFFECT THE LOCATION OF IMPROVEMENTS. (LOT 20)

0 10 20 50 100

SCALE 1 : 1000 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 1:1000

PREPARED FOR: CHESTER RAYMOND GLENDENNING

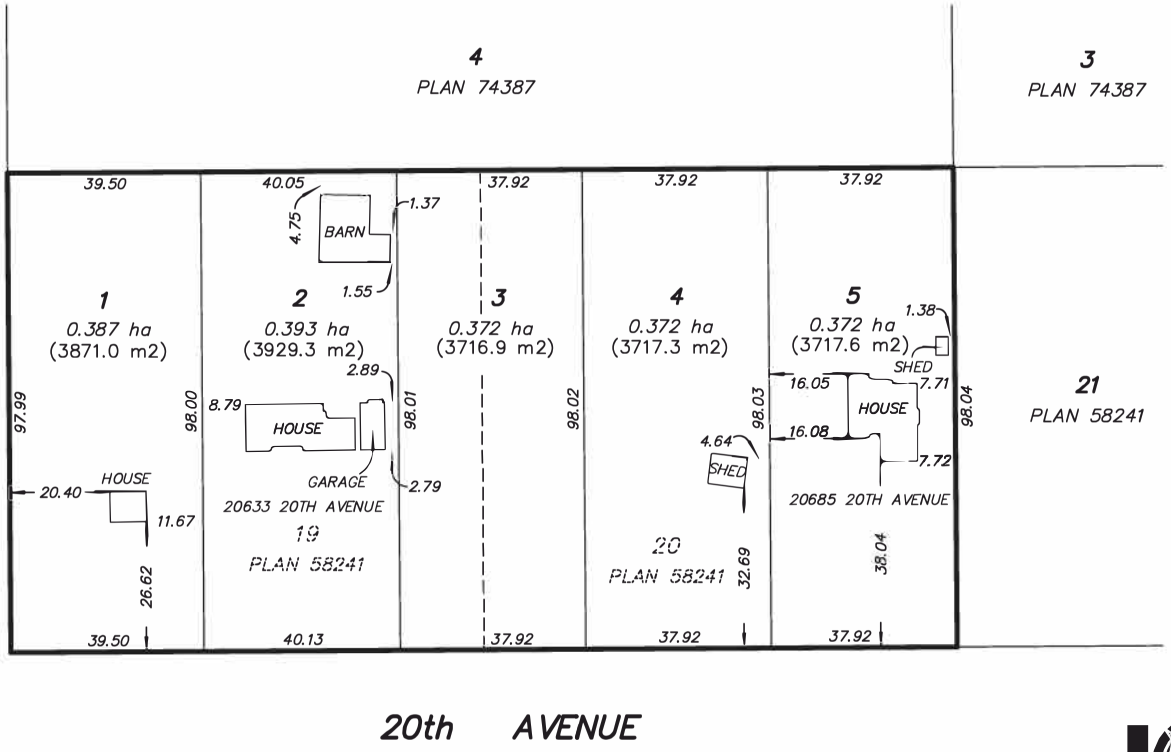
CURRENT ZONING – SR2
MINIMUM LOT SIZE = 0.809 ha

LOT DIMENSIONS DERIVED FROM INTERPRETATION OF PROPOSED ZONING CHANGES AND VARIANCES SUBJECT TO MUNICIPAL APPROVAL.

CIVIC ADDRESS:
~~20633 & 20685~~ 20th AVENUE
LANGLEY, BC

LEGEND

m2	DENOTES SQUARE METRES
ha	DENOTES HECTARES



Isaak, Osman & Associates
B.C. Land Surveyors Since 1946
20609 Logan Avenue, Langley BC V3A 7R3
t. 604-533-2411
FILE : 15678 DWG : 15678-05-PRO

DECEMBER 15th, 2021

SCHEDULE A I.2

29 June 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 07-14-0058 / Glendenning

CIVIC: 20633 and 20685 – 20 Avenue

LEGAL: Lot 19 and 20 Section 14 Township 7 New Westminster District Plan 58241

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	**5**	**3**	**1**

Given the current school catchments this development would impact Glenwood Elementary School, and Brookswood Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Coastland
engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101, 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604-532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 · Civil Engineering Consultants · Land Development · Municipal Engineering

June 2, 2022

Our File: 2748
Langley File: 07-14-0058

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal

Further to the Public Information Meeting (P.I.M.) held on June 1, 2022, for the above referred file number, the following is a summary of the meeting:

- 14 people attended the meeting. All attendees live in the immediate area.
- All attendees signed in, 4 of the sign ins are part of the development group.
- Five comment sheets were completed.

Summary of discussion held with the attendees are as follows:

a) 206 Street

All attendees expressed concern to leaving 206 Street closed to vehicle traffic and to leave the trail in place. All comment sheets reiterate this concern.

b) Existing Homes

A few attendees asked about whether the 2 existing homes were to remain.
Response: Yes, the 2 homes will remain.

c) 20 Avenue

A few attendees requested information on the plan for 20 Avenue surface works.
Response: There is no intention to change the character of 20 Avenue. The rural appearance will be maintained to provide a consistent rural street scape in the area.
All were satisfied with this statement.

All attendees were encouraged to sign in upon entry to the meeting and informed that a comment sheet was available to provide their input into the project.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held June 1, 2022.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3
MEH/cme

Attachments

G:\2748\PLANNING\2748 Comments to Joel Nagtegaal PIM Ltr.docx

SIGN - IN SHEET

Please register your attendance at tonight's Public Information Meeting by printing your first and last names, address and telephone number below:

NAME (PRINT)	ADDRESS	TELEPHONE NUMBER
FOIPPA s. 22(1)	FOIPPA s. 22(1) Langley	FOIPPA s. 22(1)
	FOIPPA s. 22(1) Langley	
	FOIPPA s. 22(1) Langley	
	FOIPPA s. 22(1) LANGLEY	
	FOIPPA s. 22(1) LANGLEY	
	FOIPPA s. 22(1) Langley	
	FOIPPA s. 22(1) LANGLEY	
	FOIPPA s. 22(1) LANGLEY	
	FOIPPA s. 22(1) LANGLEY, BC	
	FOIPPA s. 22(1) LANGLEY, BC	

NAME (PRINT)	ADDRESS	TELEPHONE NUMBER
FOIPPA s. 22(1)	FOIPPA s. 22(1) LANGLEY BC	FOIPPA s. 22(1)
	FOIPPA s. 22(1) LANGLEY BC	

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20633 & 20685 – 20 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-14-0058

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1)

City & Postal Code: FOIPPA s. 22(1)

Telephone: FOIPPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

Keep 206 st Closed To through Traffic.

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

G:\2748\PLANNING\2748 Langley Comment Sheet.doc

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20633 & 20685 – 20 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-14-0058

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1)

City & Postal Code: S-LANGLEY

Telephone: FOIPPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

DON'T OPEN 206ST.
KEEP IT CLOSED (PLEASE)!!

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

G:\2748\PLANNING\2748 Langley Comment Sheet.doc

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 20633 & 20685 – 20 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-14-0058

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1)

City & Postal Code: Langley BC FOIPPA s. 22(1)

Telephone: FOIPPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

206 should remain closed

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED 20633 & 20685 – 20 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-14-0058

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1)

City & Postal Code: Langley FOIPPA s. 22(1)

Telephone: FOIPPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

Development will have NO effect on our property.

- So long as 206 road stays as it is (not pushed through to 2d ~~TH~~ III)
- water comes up 2d 1H avenue - not down 206

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

COMMENT SHEET

PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED 20633 & 20685 – 20 AVENUE, LANGLEY

TOWNSHIP OF LANGLEY FILE NO. 07-14-0058

PLEASE PROVIDE YOUR NAME AND RESIDENCE ADDRESS BELOW (Please Print)

Name: FOIPPA s. 22(1)

Address: FOIPPA s. 22(1)

City & Postal Code: Langley, BC FOIPPA s. 22(1)

Telephone: FOIPPA s. 22(1)

PLEASE PROVIDE YOUR COMMENTS ON THE PROPOSED DEVELOPMENT BELOW

Presently 206 Street south of 24 Ave. is a 'no exit' street. It connects with 20 Ave only by a horse trail. I definitely would like to see it stay this way. The proposed development Map shows 206 Street cut through to 20 Ave., which I would not want to happen.

FOIPPA s. 22(1)

Please complete and return this form in the box provided **prior to leaving** this Public Information Meeting.

Coastland Engineering & Surveying Ltd.
#101, 19292 - 60th Avenue
Surrey, BC V3M 3M2
Fax: 604-532-9701 Phone: 604-532-9700
Email: office@coastland.bc.ca

G:\2748\PLANNING\2748 Langley Comment Sheet.doc

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 5, 2022
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE NO:**	3900-25
SUBJECT:	POTENTIAL ADDITIONAL AMENDMENTS TO COUNCIL PROCEDURE BYLAW 2016 NO. 5199 AMENDMENT BYLAW NO. 5823		

Mayor Woodward requested that Council be provided with information regarding a potential amendment to *Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823* should Council wish to amend Bylaw 5823 prior to adoption.

The amendment proposed for discussion would change the bylaw to removed secondary amendment motions. Currently, when an amendment to a motion is moved (the primary amendment), Council may make and debate a further amendment (the secondary amendment) to the first amendment. The proposed change to the Procedure Bylaw would prohibit secondary amendment motions. Council would be required to conclude debate and call the question on an amendment motion prior to another amendment motion being tabled. If a Council member wished to change a tabled amendment, the member would wait until the question of the primary amendment is concluded and then propose a further primary amendment motion to change the previous motion.

It is important to note that prohibiting the use of the secondary amendment does not limit Council's ability to change an amendment motion, it simply results in two primary motions, instead of a primary and a secondary motion.

Should a Council member wish to move an amendment to *Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823* prior to Final Adoption that captures the removal of secondary amendments, a member can move the following amendment to Final Reading of *Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823*:

> That Bylaw 5823 include changes to the wording of Appendix C and D of Bylaw 5199 to prohibit secondary amendment motions, thereby permitting only primary amendment motions.

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;
- 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"

NOTICE GIVEN THE 24th day of November 2022.

SECOND NOTICE GIVEN THE 1st day of December 2022.

READ A FIRST TIME the	14	day of	November	, 2022
READ A SECOND TIME the	14	day of	November	, 2022
READ A THIRD TIME the	14	day of	November	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

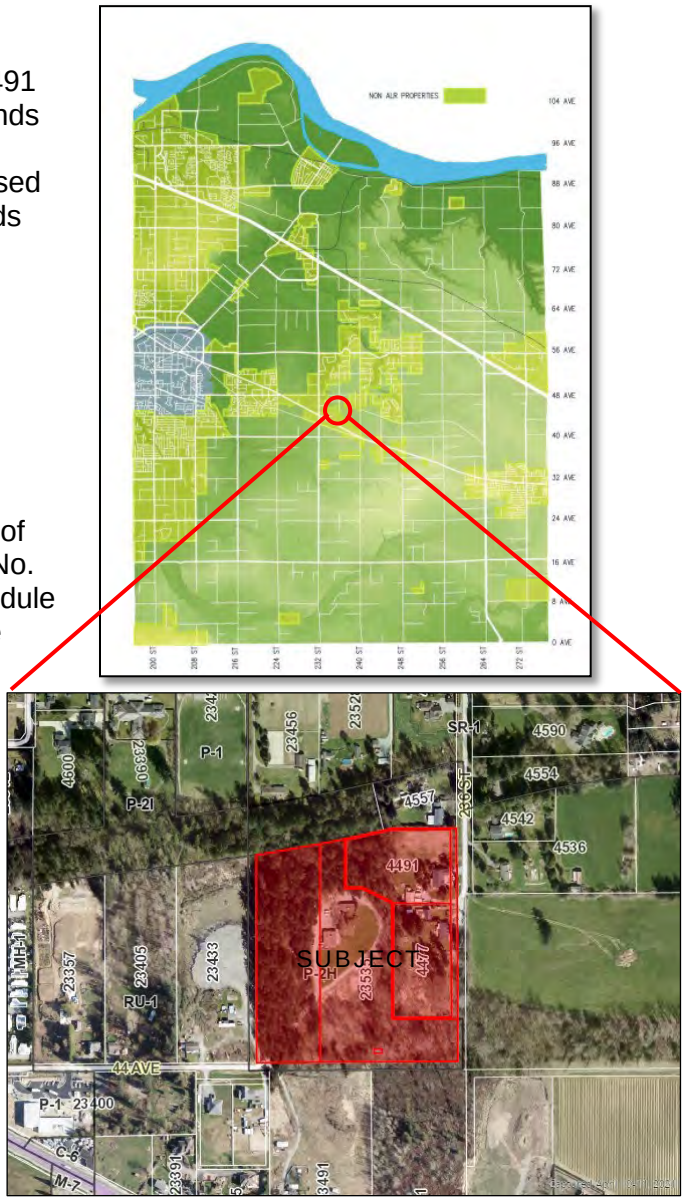
Township of Langley
Est. 1873

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:

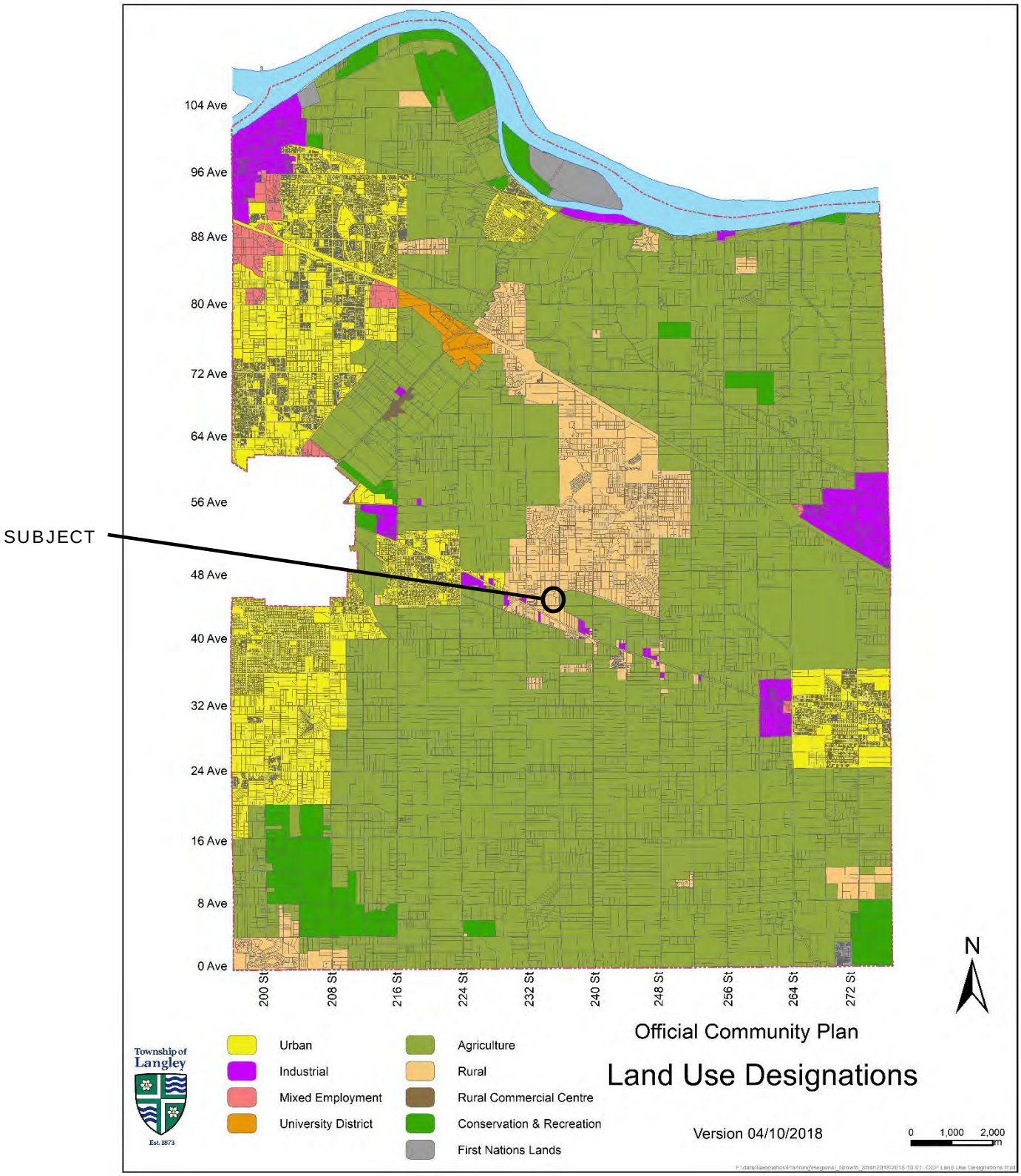
Aplin & Martin Consultants Ltd., on behalf of the owners, has applied to amend the Rural Plan and the Zoning Bylaw in order to rezone the subject lands to facilitate a proposed six lot subdivision on the easterly portion of the subject site and provide for potential future subdivision of the westerly 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.

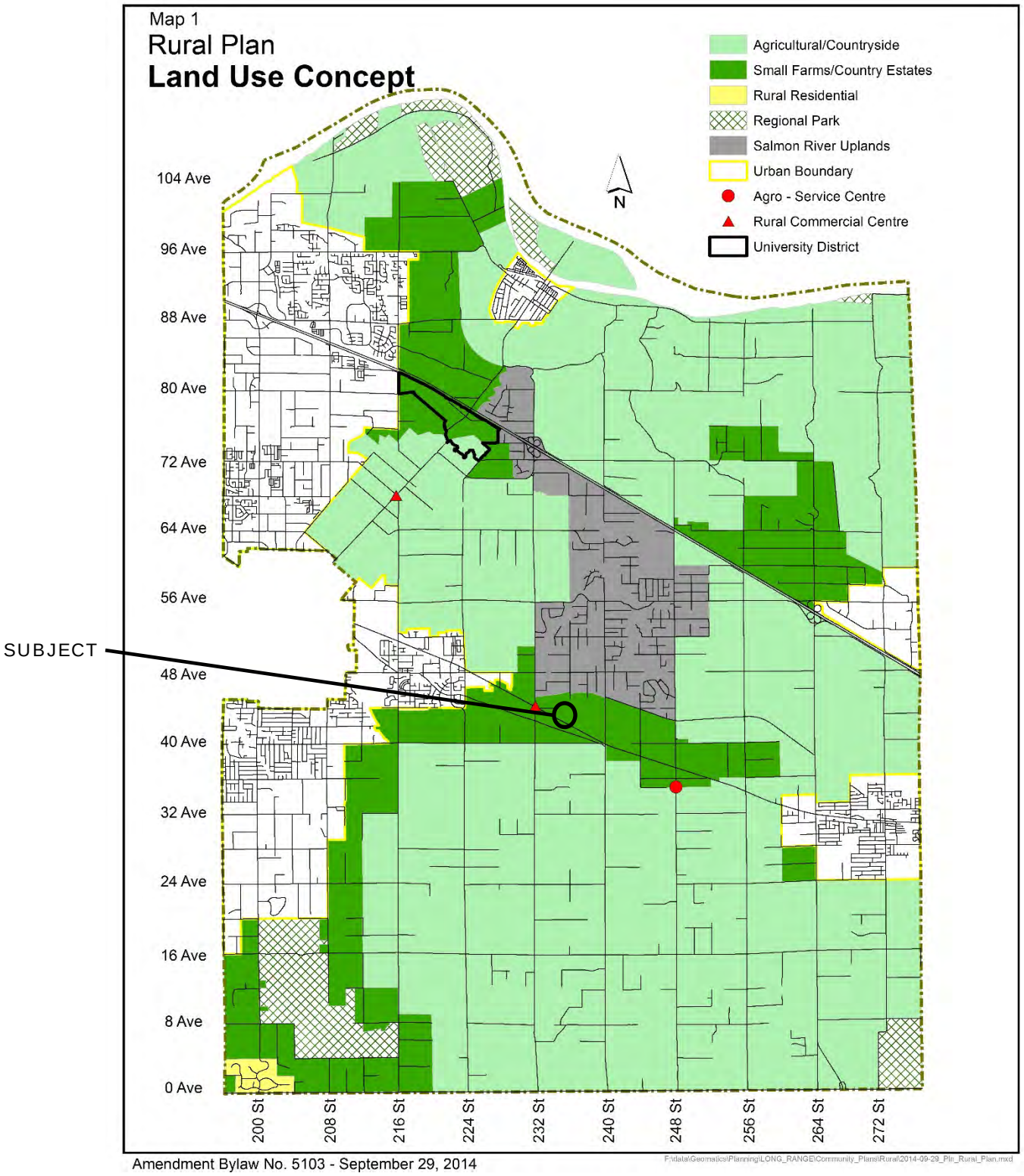
The western portion of the subject site is currently zoned Community Care Facility Zone P-2H and accommodates the Inclusion Langley Society, while the eastern portion is currently zoned Rural Zone RU-1 and accommodates two single family strata lots. The subject site is not located in the Agricultural 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.

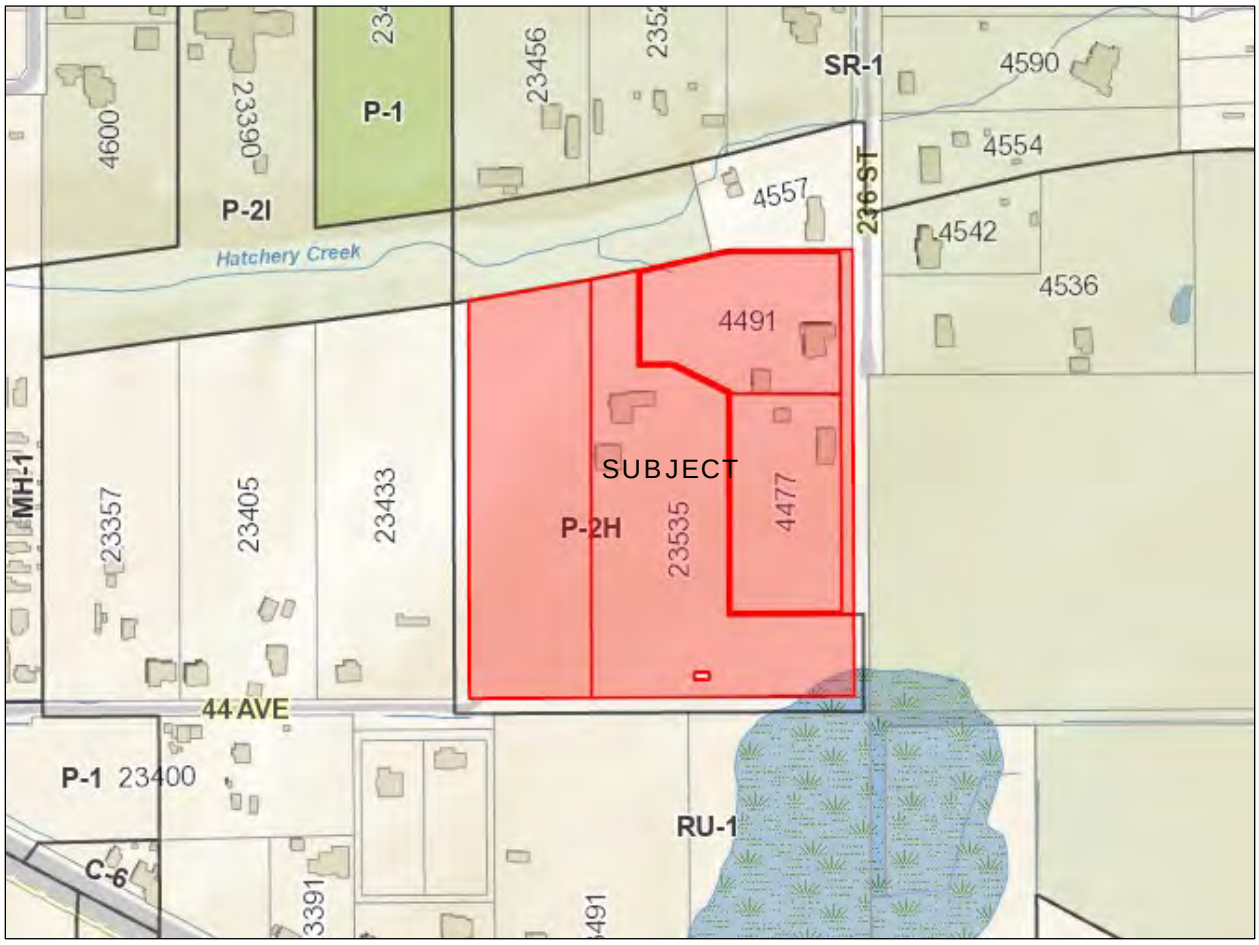
Given the overall objectives of the Rural Plan, the range of land uses in the site's surrounding context, as well as its location outside of the ALR, staff recommend Council grant first and second readings to Bylaws No. 5819 and 5820.

PURPOSE:

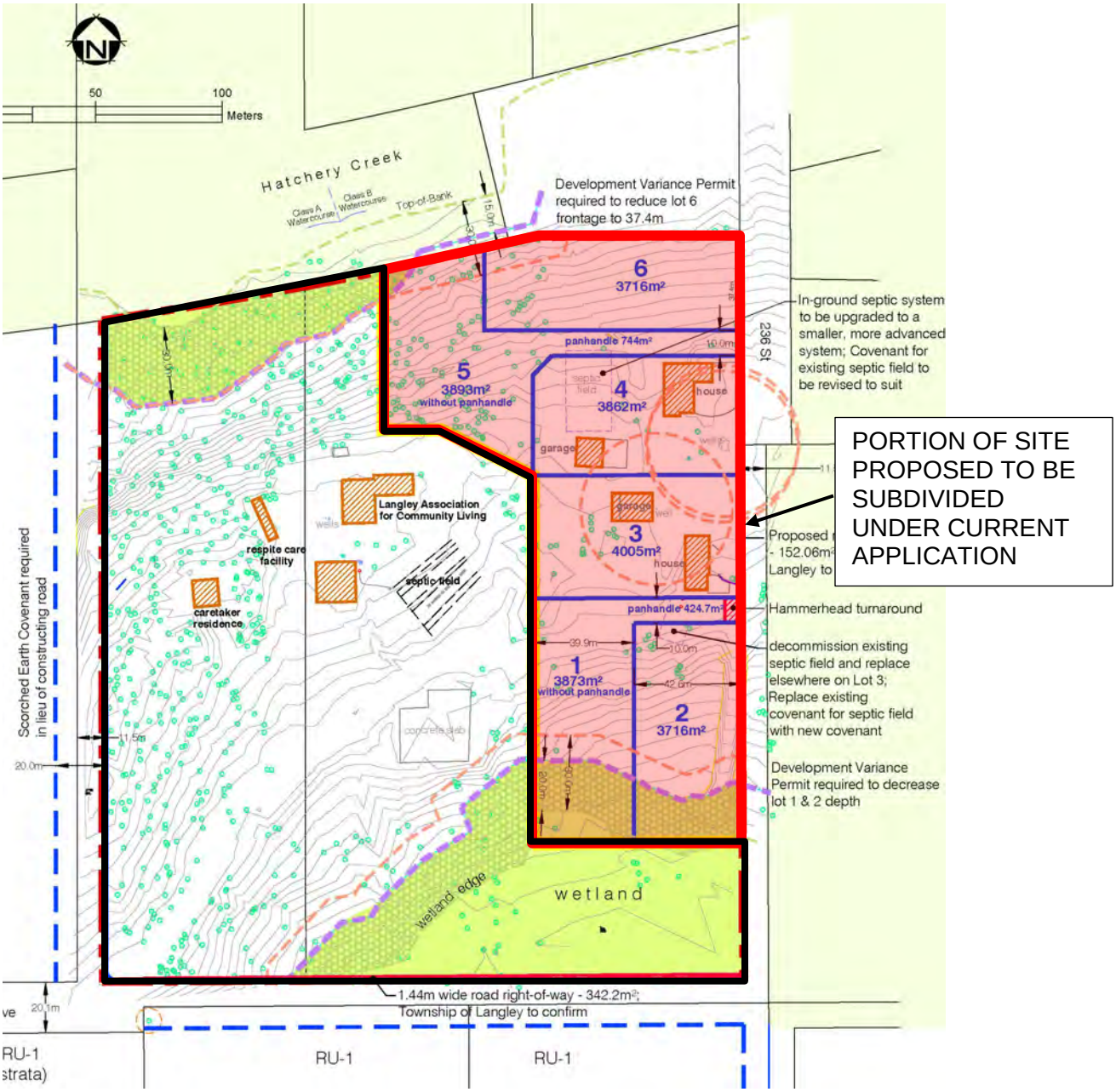
The purpose of this report is to advise and make recommendations to Council with respect to proposed Rural Plan Amendment Bylaw No. 5819, Rezoning Bylaw No. 5820, and Development Variance Permit No. 100141.


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


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



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.

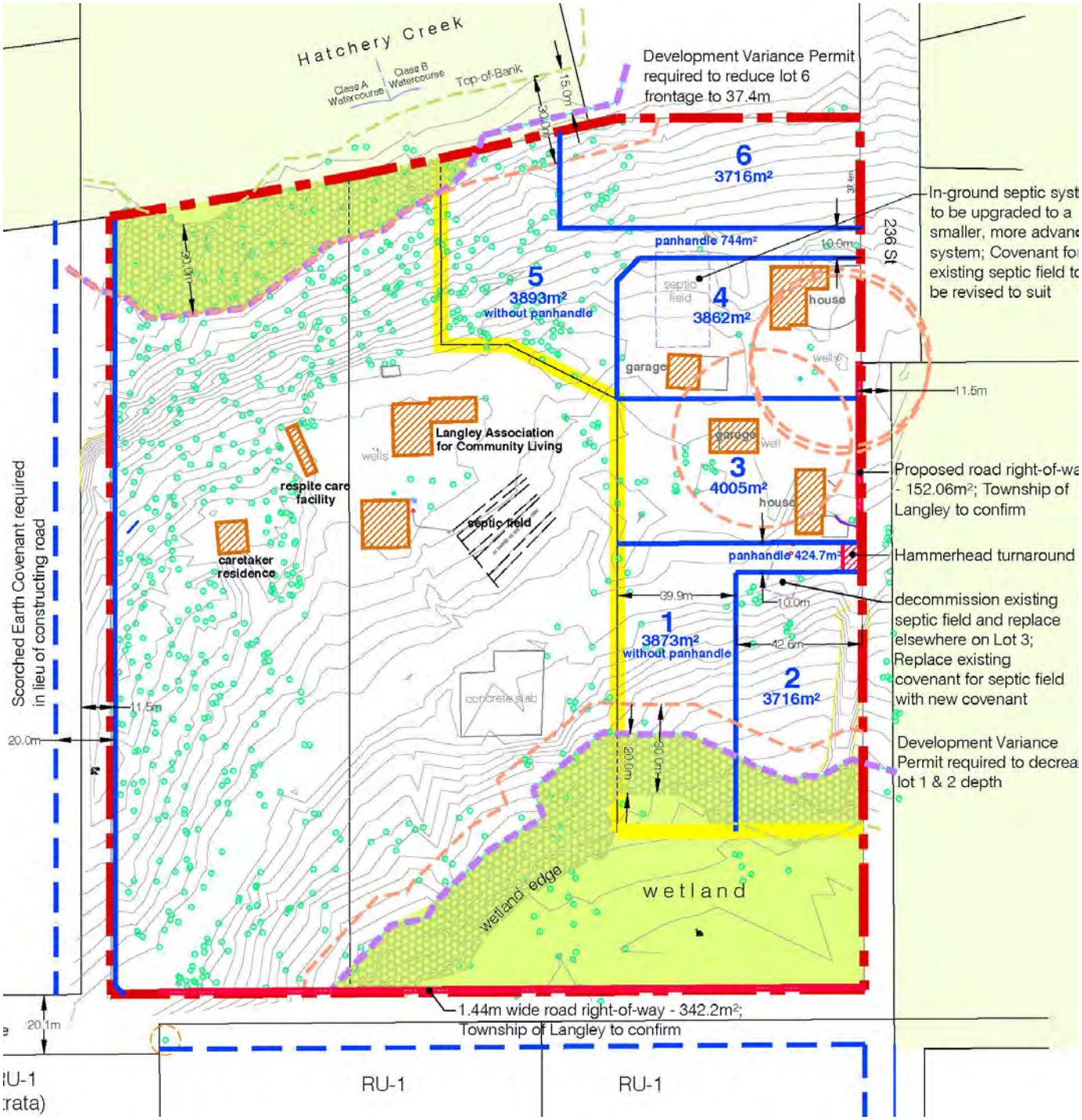
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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



Township of Langley

Est. 1873

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.**

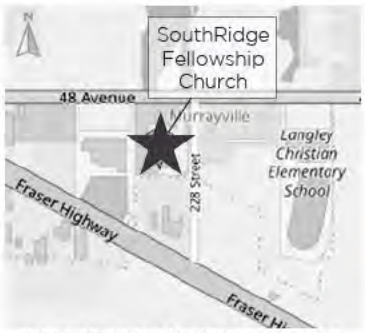
Please refer to the reverse side for more details.

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



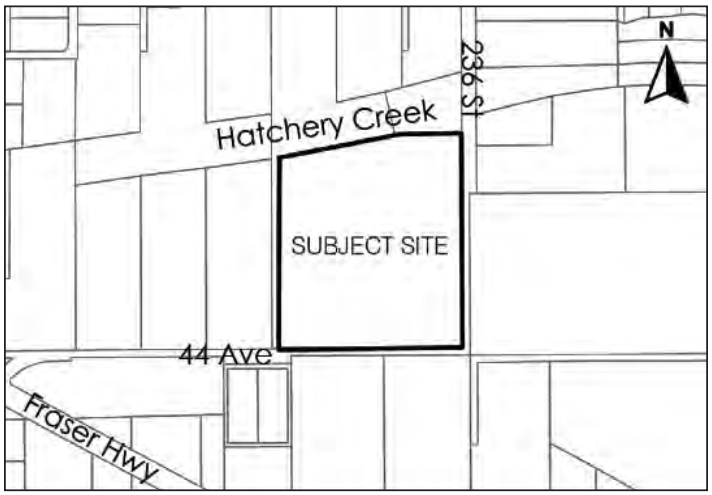
APPENDIX 2:

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



Township of Langley File #: 10.33-0109

Site Area: 7.1 Hectares / 17.6 Acres

PURPOSE OF THE PUBLIC INFORMATION MEETING

- Introduce the development project
- Share technical information about the subject site
- Seek ideas / comments

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
- Agriculture
- Industrial

RURAL PLAN



LAND USE DESIGNATION

- Small Farms / Country Estates
- Salmon River Uplands
- Agricultural / Countryside

REGULATORY AUTHORITY

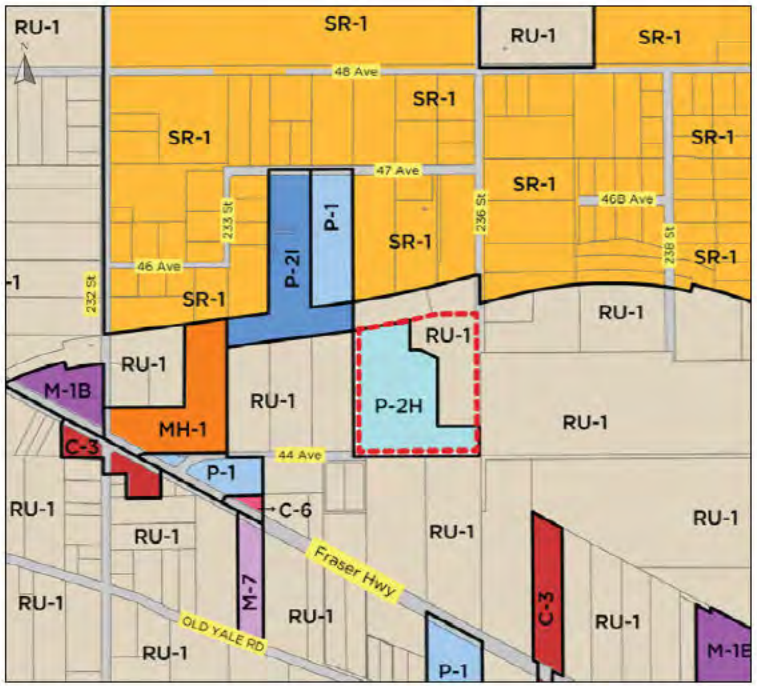
EXISTING ZONING

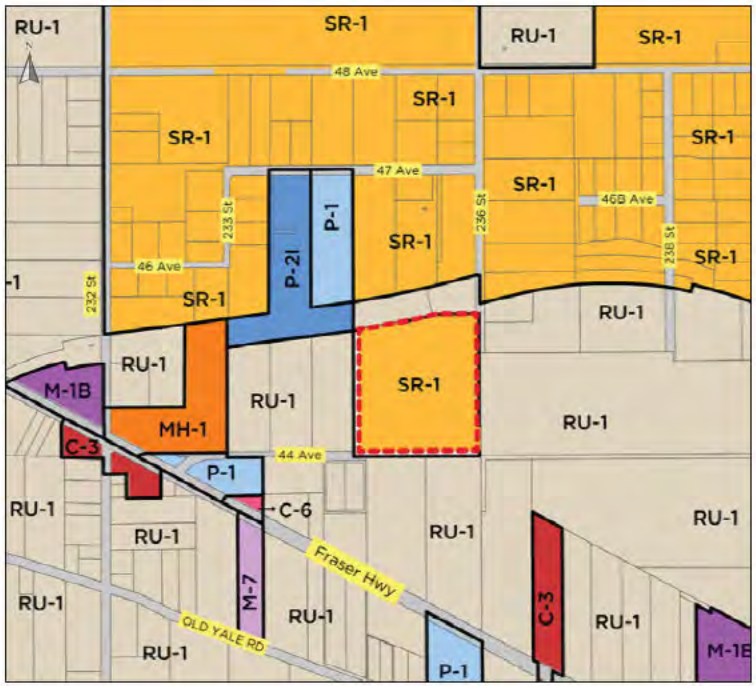
PROPOSED ZONING

Subject Site

ZONING DESIGNATION

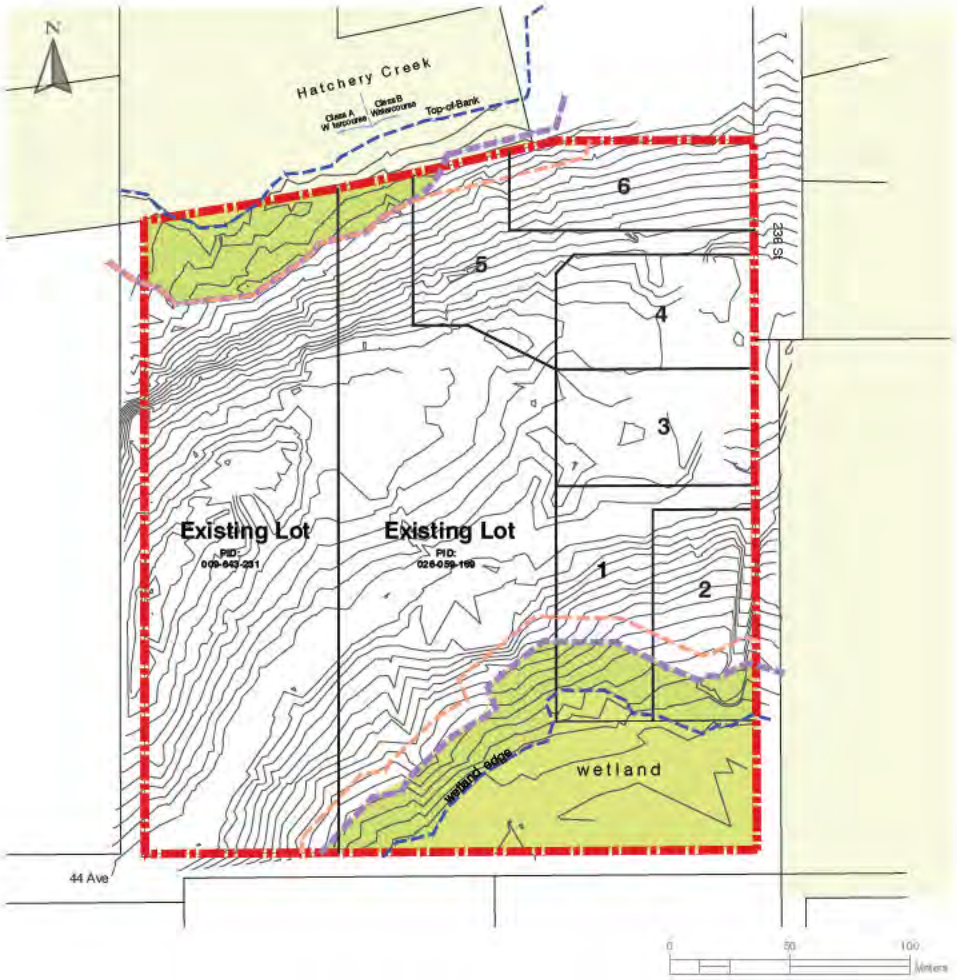
- RU-1: Rural
- Sr-1: Suburban Residential
- MH-1: Mobile Home Park
- C-3: Service Commercial
- C-6: Service Station
- P-1: Civic Institutional
- P-2H: Community Care Facility
- P-2I: Community Care Facility
- M-7: Salvage Industrial
- M-1B: Service Industrial





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)

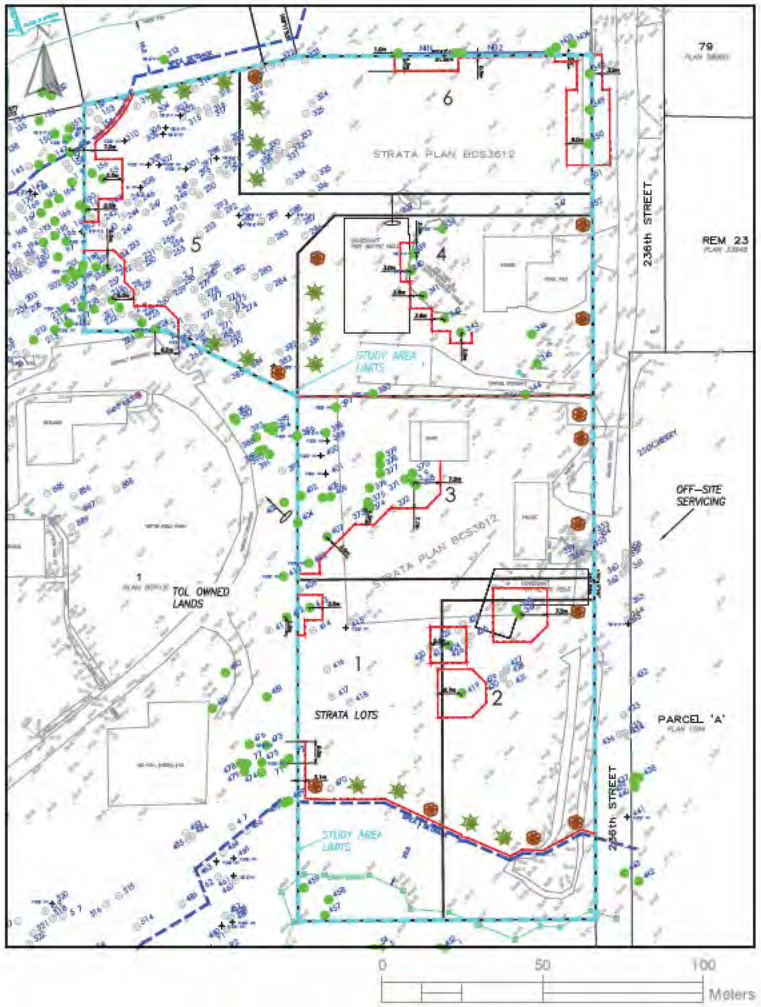
LEGEND-REPLACEMENT TREE PLANTING:

REPLACEMENT TREE (see plant list for species options) to be planted to current BCSLA/BCLNA specifications

denotes CONIFEROUS SPECIES

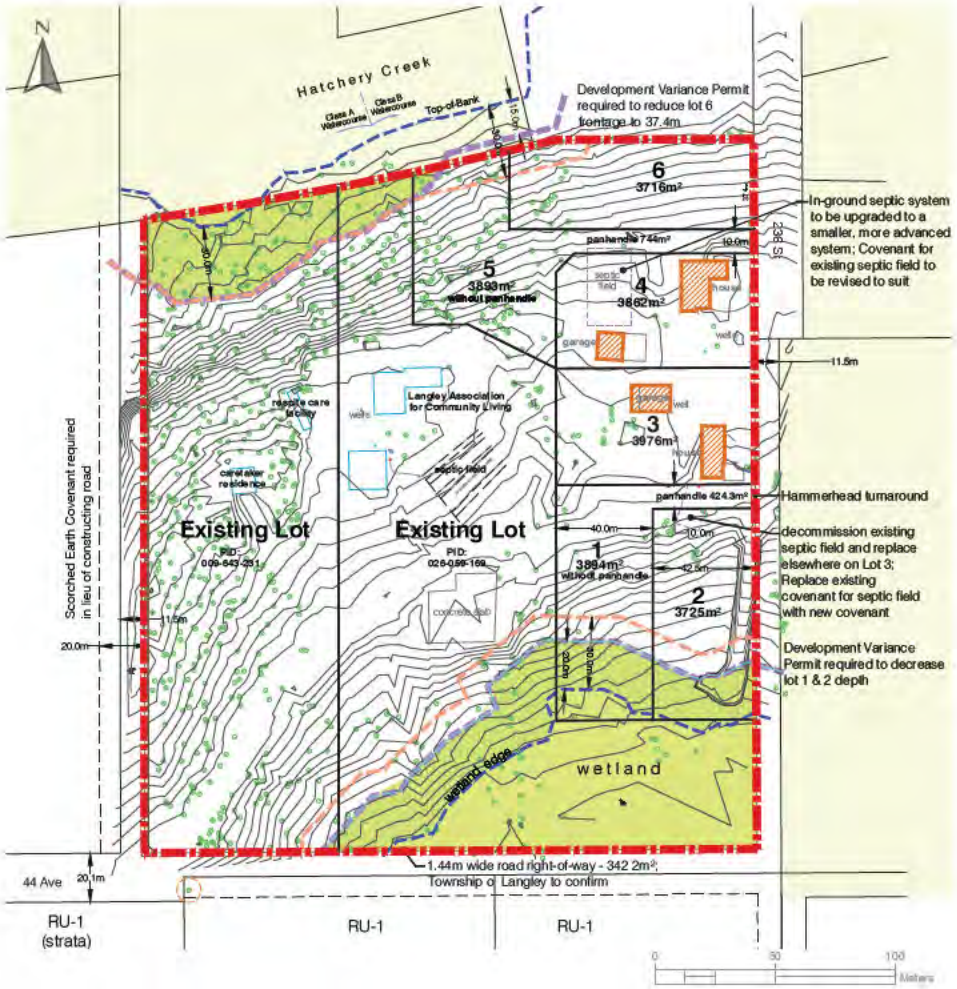
denotes DECIDUOUS SPECIES

	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

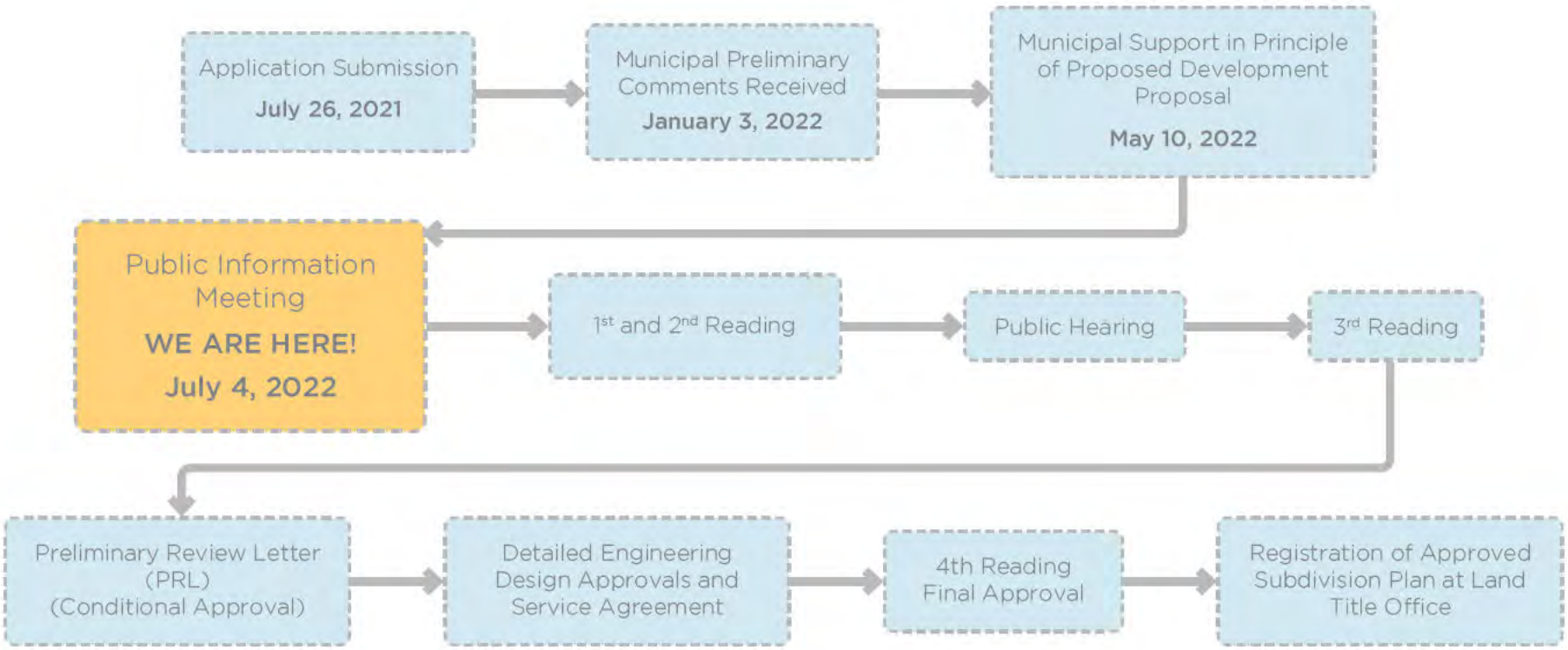
- Watercourse Top-Of-Bank or Wetland Limit
- Streamside Protection & Enhancement Area Limit
- Environmental Setback for In-Ground Septic Systems
- Property Line
- Structure Remaining Within 6 Lot Subdivision
- Streamside Protection & Enhancement Area
  - Hatchery Creek 3203 0m²; Wetlands 10899 6m²
- 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)	[redacted]		

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

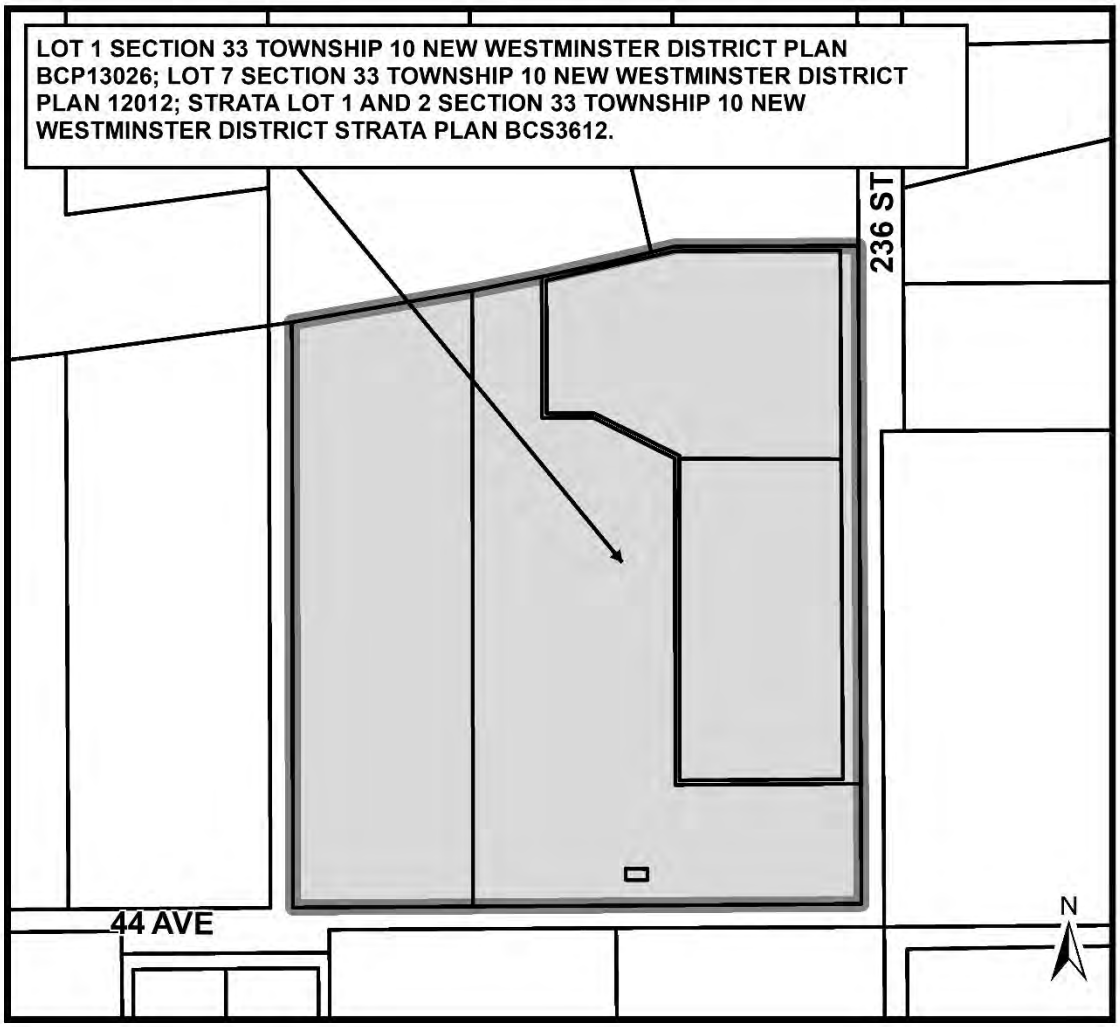
   Strata Lots 1 And 2 Section 33 Township 10 New Westminster District Strata Plan BCS3612

   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:	JANUARY 10, 2022 - REGULAR MEETING	**REPORT:**	22-01
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000021
SUBJECT:	DEVELOPMENT APPLICATION PROCEDURES BYLAW		

RECOMMENDATION:

That Council give first, second, and third reading to Township of Langley Development Application Procedures Bylaw No. 5760 to integrate provisions of the provincial Municipal Affairs Statutes Amendment Act (Bill 26) that came into effect on November 25, 2021 relating to public hearing requirements for rezoning applications that are compliant with official community plans.

EXECUTIVE SUMMARY:

Section 460 of the Local Government Act (LGA) requires a local government that has adopted an Official Community Plan (OCP) bylaw or a zoning bylaw to define procedures, by bylaw, pursuant to which a landowner may apply for an amendment to the OCP or the zoning bylaw; or for issuance of a permit. The Township of Langley has had an OCP dating back to 1979, which has been amended over the years, laying out a vision for growth and development in the Township. Bylaw No. 5760 replaces the existing Langley Development Application Fee Bylaw 2018 No. 5428, as amended, by incorporating and formalizing procedural provisions pursuant to recently adopted provincial statute Bill 26, as outlined in this report.

Bylaw 2018 No. 5428 was adopted by Council in 2018 and aimed to update, clarify, and formalize procedures including a number of housekeeping amendments and an update to the fees and charges associated with development applications. Subsequently, in April 2020, Bylaw No. 5428 was further amended to provide for written submissions, rather than in-person public hearings, for development applications that are compliant with the OCP in consideration of public health guidelines surrounding the COVID-19 pandemic, intended as a temporary measure.

More recently, on November 25, 2021, Bill 26, the Municipal Affairs Statutes Amendment Act, received Royal Assent and came into full force and effect in British Columbia. Bill 26 provides for several material changes to the Community Charter and the Local Government Act generally intended to make the temporary provisions under the public health guidelines permanent, with a view to streamlining development approval processes. The most significant provision under Bill 26 is the removal of the requirement for local governments to hold a public hearing when a proposed rezoning is in compliance with the municipality's OCP. This is intended to enhance local government development application approval processes, particularly considering the extensive input typically obtained as part of an OCP process, and further to make permanent the provisions put in place on a temporary basis pursuant to pandemic restrictions.

Staff have reviewed bylaws, practices, and procedures of other local governments within the region and engaged legal counsel to inform the proposed amendments which are intended to ensure consistency with provincial regulations, and further eliminate inconsistencies with provisions adopted by Council on April 20, 2020, in the context of the provincial state of emergency.

PURPOSE:

To provide Council with recommendations to update the Development Application Procedures Bylaw.

BACKGROUND/HISTORY:

Section 460 of the Local Government Act (LGA) requires a local government that has adopted an Official Community Plan (OCP) bylaw or a zoning bylaw to define procedures, by bylaw, under which a landowner may apply for an amendment to the plan or zoning bylaw, or for issuance of a permit. The Township of Langley has had an OCP dating back to 1979, which has been amended over the years, with the most recent comprehensive update in 2013 after an extensive public input and engagement process. The OCP lays out a long-term vision that guides growth and development within the Township with designations related to use and density.

The existing Langley Development Application Fee Bylaw 2018 No. 5428 has been amended over time to periodically update fees and accommodate procedural provisions such as the incorporation of development permit areas for watercourses. The Bylaw was the subject of a comprehensive update in December 2018 to incorporate enhancements to clarify the procedural requirements, as well as update the administration fees associated with processing of development applications, and other 'house keeping' updates.

The 2018 Bylaw update provided key amendments including those generally intended to streamline processing of applications. The update delegated development matters relating to application form, sign format, and content requirements to staff in order to avoid a bylaw amendment process for relatively minor items. Additionally, the update clarified notification requirements associated with development variance permit applications prior to Council consideration and provided for an update and structural change to the development application fees.

Subsequently, in April 2020, in consideration of the public health guidelines surrounding the COVID-19 pandemic, Council adopted amendments to the 2018 Bylaw to provide for written submission opportunities rather than in-person public hearings for rezoning applications that are compliant with the OCP. The revisions incorporated in April 2020 in the context of the COVID-19 pandemic were intended as temporary measures, which can now be made permanent, as proposed, pursuant to the enabling legislation (Bill 26).

DISCUSSION/ANALYSIS:

Bill 26, the Municipal Affairs Statutes Amendment Act, was introduced to the provincial legislature in early November 2021. Bill 26 received Royal Assent and was brought into full force and effect on November 25, 2021. Bill 26 now incorporates several material amendments to both the Community Charter and the LGA including provisions relating to requirements of a public hearing, delegation of development permits and development variance permits powers to staff, public notice options, and code of conduct requirements.

One of the more significant changes under Bill 26 is the removal of the requirement for local governments to hold public hearings before the adoption of a zoning bylaw or zoning bylaw amendment. For clarity, public hearings are no longer required when a proposed rezoning application complies with the existing OCP. However, municipalities are still required to provide public notice of a proposed rezoning bylaw. Bill 26 requires public notification prior to Council's consideration of any readings, rather than prior to a public hearing.

Considering this new legislation, it is necessary to amend the Township's existing Development Application Procedures Bylaw 2018 No. 5428, as amended, to eliminate inconsistencies and provide clarity with respect to public hearings including associated notification requirements.

<u>Zoning Bylaw Amendments</u>

Subject to Council's approval, the proposed amendments to the Township of Langley Development Application Procedures Bylaw will eliminate the requirement for the holding of a public hearing for those rezoning applications that are consistent with the Township's OCP. The proposed amendments are consistent with the current provisions brought in place in April 2020 based on provincial health guidelines as well as the more recent November 2021 provincial legislation (Bill 26). Given the

requirements contained within Bill 26 for early and advanced public notification (i.e., prior to first reading) of a proposed rezoning application that is consistent with the OCP being considered by Council, the proposed bylaw amendments provide for the holding of a public hearing should such be deemed a matter of public interest, as directed by Council, or as otherwise determined by staff, based on the specific merits of an application including size, scope, location, and timing.

For clarity, the modifications being proposed, prepared pursuant to legal advice, do not preclude the potential inclusion of a requirement for the holding of a public hearing for applications where significant public input has been received or is anticipated, or as otherwise directed by Council. The early notification requirements provide for such public expressions that will be communicated to Council through staff reports and related recommendations; and implemented as per current procedures (i.e., prior to third reading).

Notification Requirements

The current requirements include public notifications, through newspaper advertising as well as individual mail-outs, informing the public of a scheduled public hearing. Pursuant to provisions of Bill 26, where a public hearing is not required, early notification of an application proceeding to Council for consideration of amendments to the Township's Zoning Bylaw must be provided prior to Council's consideration of first reading, subject to the rezoning application being consistent with the Township's OCP.

The early (pre-first reading) notification requirement of Bill 26, as incorporated into the proposed bylaw amendment, will ensure the public is informed of the proposed development application including the date the application is scheduled to be considered by Council. Staff note that the early notification package will not include the details that typically form part of a staff report to Council. Accordingly, should the conditions warrant, based on the information received from the public, a public hearing may be included as an additional requirement at time of presentation of the application to Council, prior to consideration of third reading.

Development Permit Hearings

Subject to Council's approval of the recommended bylaw amendments to replace the existing temporary COVID-19 related measures with more permanent provisions as contemplated pursuant to provincial legislation (Bill 26), the current requirements for the holding of a hearing including associated notifications related to form, siting, and character, or other permits as may be required as part of a development permit application, will also be removed unless specifically required pursuant to provincial legislation.

Staff note that there are no provincial legislated requirements for development permit hearings which have been in place in the Township based on past practice. Development permits are proposed to continue to be issued through a Council resolution with the exception of those related to minor improvements, including those having an estimated construction value of less than $500K, based on current bylaw provisions.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING AND COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

CONCURRENCES	
Division / Department	**Name**
CORPORATE ADMINISTRATION	WENDY BAUER

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

EXPLANATORY NOTE

Bylaw No. 5760 establishes development application procedures to integrate provisions of the *Municipal Affairs Statutes Amendment Act* (Bill 26) relating to public hearing requirements and eliminates inconsistencies with provisions adopted in the context of the COVID-19 pandemic.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

WHEREAS the Council of the Township of Langley has adopted the Official Community Plan and the Zoning Bylaw;

AND WHEREAS the Council of the Township of Langley has designated heritage conservation areas within which Heritage Alteration Permits are required;

AND WHEREAS the Council of the Township of Langley must, under the *Local Government Act*, define, by bylaw, procedures under which an Owner may apply for an amendment to the Official Community Plan or the Zoning Bylaw, or for the issuance of a permit under Part 14 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, establish procedures under which a person may apply for the issuance of a Heritage Alteration Permit or amendment of a bylaw under Part 15 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, require posting of a notice on land in respect of which a public hearing is being held or waived;

AND WHEREAS the *Community Charter* authorizes the Council of the Township of Langley to, by bylaw, delegate certain powers to Township officers and employees;

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

PART 1: TITLE

1.1 This bylaw may be cited for all purposes as “Development Application Procedures Bylaw No. 5760.”

PART 2: INTERPRETATION

2.1 In this bylaw:

(a) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(b) headings given to sections are for convenience of reference only and do not form part of this bylaw;

(c) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this bylaw and a reference to a “part” is a reference to a part in this bylaw; and

(d) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated, or replaced from time to time, and a reference to a bylaw or policy is a

reference to a Township bylaw or policy, as amended, revised, consolidated, or replaced from time to time.

2.2 In this bylaw:

(a) **"Applicable Form"** means an application form for an application listed under Part 3 of this bylaw;

(b) **"Applicant"** means an owner of land which is the subject of an application or their authorized agent;

(c) **"Cannabis Retail Licence Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Liquor and Cannabis Control and Licensing Act, SBC 2018, s29, as amended or replaced from time to time, and the regulations enacted thereunder";

(d) **"Community Charter"** means the Community Charter, SBC 2003, c 26, as amended or replaced from time to time;

(e) **"Community Development Division"** means the Community Development Division of the Township;

(f) **"Council"** means the elected council of the Township;

(g) **"Development Permit"** has the meaning provided in the Local Government Act;

(h) **"Development Permit Delegation Bylaw"** means the Development Permit Delegation Bylaw 2016 No. 5246, as amended or replaced from time to time;

(i) **"Development Variance Permit"** has the meaning provided in the Local Government Act;

(j) **"Gaming Licencing Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Gaming Control Act, SBC 2002, c 14, as amended or replaced from time to time, and the regulations enacted thereunder;

(k) **"General Manager"** means the General Manager, Engineering and Community Development as determined by the Chief Administrative Officer, or their designate;

(l) **"Heritage Alteration Permit"** has the meaning provided in the Local Government Act;

(m) **"Heritage Revitalization Agreement"** has the meaning provided in the Local Government Act;

(n) **"Land Use Contract"** has the meaning provided in the Local Government Act;

(o) **"Liquor Licence Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Liquor Control and Licencing Act, SBC 2015, c 19, as amended or replaced from time to time, and the regulations enacted thereunder;

(p) **"Local Government Act"** means the Local Government Act, RSBC 2015, c 1, as amended or replaced from time to time;

(q) **"Official Community Plan"** means the Township of Langley Official Community Plan Bylaw 1979 No. 1842, as amended or replaced from time to time;

(r) **"Owner"** has the meaning provided in the Community Charter;

(s) **"Telecommunication Tower"** means a public utility or antenna tower that is under the authority of Industry Canada, or its successor;

(t) **"Temporary Use Permit"** has the meaning provided in the Local Government Act;

(u) **"Township"** means the Corporation of the Township of Langley;

(v) **"Township of Langley Fees and Charges Bylaw"** means the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time; and

(w) **"Zoning Bylaw"** means the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

PART 3: SCOPE

This bylaw applies to the following applications related to all land within the boundaries of the Township:

3.1 an application for:

(a) an amendment to the Official Community Plan;

(b) an amendment to the Zoning Bylaw;

(c) an amendment to or discharge of a Land Use Contract; or

(d) a Heritage Revitalization Agreement;

3.2 an application for:

(a) a Heritage Alteration Permit;

(b) a Development Permit subject to the Development Permit Delegation Bylaw;

(c) a Development Permit not subject to the Development Permit Delegation Bylaw;

(d) a Development Variance Permit; or
(e) a Temporary Use Permit;

3.3 an application for subdivision of property;

3.4 an application for a Liquor Licence Endorsement;

3.5 an application for a Telecommunication Tower;

3.6 an application for a Gaming License Endorsement;

3.7 an application for development of property within the Agricultural Land Reserve;

3.8 an application for a Cannabis Retail Store.

PART 4: APPLICATIONS

4.1 Applications listed under Part 3 of this bylaw shall be submitted by an Owner to the Township on the Applicable Form, including all prescribed supporting documentation and attachments.

4.2 Council hereby delegates to the General Manager the authority to create and revise the Applicable Forms for applications listed under Part 3, including determining all necessary supporting documentation and attachments.

PART 5: FEES

5.1 At the time of submission of an application pursuant to section 4.1, and throughout the processing of an application as prescribed by the Township of Langley Fees and Charges Bylaw, the Applicant shall pay to the Township the applicable fee set out in the Township of Langley Fees and Charges Bylaw.

PART 6: REVIEW BY THE COMMUNITY DEVELOPMENT DIVISION

6.1 Except for an application under sections 3.2(b) or 3.3, upon receipt of an application submitted in accordance with section 4.1, the Community Development Division shall review the application and prepare a report for Council's consideration, and, as applicable, may:

(a) forward the application to other departments of the Township and outside agencies for advice and recommendations; and

(b) prepare an amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration.

6.2 Upon receipt of an application submitted in accordance with sections 3.2(b) or 3.3, the Community Development Division may, as applicable, forward the application to other departments of the Township and outside agencies for advice and recommendations.

6.3 Upon completion of its review under section 6.1, the Community Development Division shall forward the application and its report, as well as any prepared amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration under Part 7.

PART 7: COUNCIL CONSIDERATION

7.1 Upon receipt of an application, report, and any prepared amending bylaw, bylaw resolution, agreement, and/or permit from the Community Development Division pursuant to section 6.3, Council may, as applicable, take one or more of the following actions:

(a) approve the application;

(b) approve the application with conditions;

(c) refer the application back to the staff, with direction;

(d) defer the application, pending the outcome of another procedure of the submission of additional information;

(e) reject the application;

(f) adopt any necessary amending bylaw, bylaw, or resolution; or

(g) take any other action Council considers appropriate.

PART 8: NOTIFICATION

Notices of Public Hearing or Written Submission Opportunity

8.1 Where a public hearing is required by law, notice of the public hearing, or notice where a public hearing is being waived, shall be given in accordance with the *Local Government Act*.

8.2 Without limiting Section 8.1, for an application under sections 3.1(a)(c)(d) and 3.2(e), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property within a distance of 100 metres from the boundary of the subject property, and to a minimum of five (5) properties measured along both sides of the road or roads on which the subject property is located, subject to exemptions in the *Local Government Act*.

8.3 Without limiting section 8.1, for an application under section 3.1(b) the public hearing may be waived, if the application is consistent with the Township's Official Community Plan, subject to notices being delivered in accordance with section 8.2, prior to first reading of the subject application bylaw.

8.4 Without limiting section 8.1, for an application under section 3.2(a)(c)(d), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property adjacent to the subject property indicating the time and place Council will meet to consider the application, and directing a written submission opportunity only, subject to exemptions in the *Local Government Act*.

Signage

8.5 For an application under section 3.1(b)(c)(d), the Applicant must, at their sole expense, erect a sign on the land that is subject to the application in accordance with section 8.6.

8.6 Signage required under section 8.5 must be:

(a) erected at least 14 days prior to the application proceeding to a public hearing under section 3.1(c)(d) and section 3.1(b) when a public hearing is to be held;

or

erected at least 14 days prior to application proceeding to first reading under section 3.1(b) when the public hearing has been waived under section 8.3;

(b) posted centrally and visibly on the frontage of the subject property, including multiple signs where the subject property has frontage on multiple roads;

(c) constructed of a durable material, placed approximately 1.2 metres above ground, be approximately 1.2 metres high by 2.4 metres wide, and contain a description of application, a site map, the Township emblem, the application number, and contact information for the Applicant and the Township;

(d) maintained and updated as necessary to reflect changes to the application; and

(e) removed from the subject property within 30 days of finalization of the application.

8.7 An applicant required to erect a sign or signs pursuant to section 8.5 must provide photographic evidence to the Community Development Division, at least 14 days prior to the related public hearing, or 10 days prior to first reading, as applicable, that the required signage has been installed.

8.8 Council shall not consider an application under section 3.1(b)(c)(d) until the Applicant has erected a sign or signs in accordance with Part 8. If a public hearing has been scheduled and it becomes necessary to postpone the public hearing because the requisite sign or signs have not been erected, the cost of rescheduling the public hearing shall be borne by the Applicant.

PART 9: REAPPLICATION AND INACTIVE APPLICATIONS

9.1 Subject to section 460(3) of the Local Government Act, where an application has been refused by Council, no reapplication for the same subject matter shall be considered within 12 months of refusal by Council of the previous application.

9.2 Where no outstanding or required application materials, including supporting documentation and attachments prescribed on the Applicable Form, are provided by an Applicant for any 12 month period the application shall be considered inactive and closed, subject to the Applicant being notified in writing and given 30 days to respond.

PART 10: GENERAL PROVISIONS

10.1 If any part, section, subsection, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.

10.2 Development Application Procedures Bylaw 2018 No. 5428 and amendments thereto are hereby repealed.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

Township of
Langley

Est. 1873

Parks and Recreation Master Plan 2002

Vision:

To enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

Prepared by:
Parks and Recreation Division
Parks and Recreation Commission

Adopted by Council on July 15, 2002

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Acknowledgement

The Township of Langley Parks and Recreation Master Plan 2002 is the culmination of a collaborative effort and public process over the past 11 months. This document would not be possible without the guidance and support of Council; the efforts of its Parks and Recreation Commission, the work of our dedicated staff; and the assistance of Professional Environmental Recreation Consultants Ltd. (PERC). This Master Plan is intended to be a guiding document for parks and recreation, frequently reviewed by staff and visited as necessary by Council and its Parks and Recreation Commission and the public.

Respectfully submitted,

Kurt Houlden
Director of Parks and Recreation
July 15, 2002

Executive Summary

Executive Summary

The Township of Langley's 2002 Parks and Recreation Master Plan is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome current and future challenges.

At its core, the Parks and Recreation Master Plan considers the Township of Langley and its community values as expressed through numerous public surveys during the past 12 years. Those community values along with the Township's previously defined Corporate Mission Statement and Philosophy regarding parks and recreation provided the initial direction for the development of this plan. That direction was further supported by substantial public input and gathering of data over the past eleven months. This information helped to formulate the various principles and strategic directions within the plan.



The goals and objectives were further refined at the Council and Parks and Recreation Commission workshop. In subsequent research and discussion with the Commission, the critical role of parks and recreation was identified. From all this information, a statement of vision for Parks and Recreation was drafted. The principles and strategic directions are categorized within sections related to the key functions of the Parks and Recreation Division.

Because our services are not provided in "isolation" the plan also contains an appropriate section on opportunities related to community and other resources.

This Parks and Recreation Master Plan follows the same principle-based framework throughout, concluding with a single table summarizing the strategic directions. The plan contains a simple map that identifies current and future community and municipal level parks and recreation facilities. The Appendix contains a summary of the data collection process and identifies pertinent reference materials that were instrumental in building the foundation of the plan.

This 2002 Parks and Recreation Master Plan outlines an immediate and ongoing implementation strategy. The plan also provides the framework from which to develop complementary plans and strategies and the annual Division business plan. In that respect, it allows some flexibility in order to deal with new challenges in a consistent manner and in order to be able to capitalize on opportunities as they arise.

The Parks and Recreation Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

Master Plan

1. Introduction

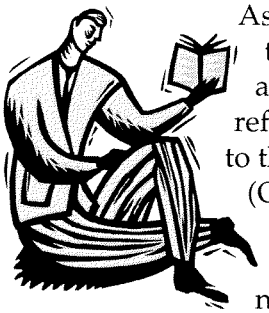
The Township of Langley Master Plan 2002 is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. This document links to other complementary planning documents (such as the Official Community Plan and various Neighbourhood Plans). It is also the source of inspiration and direction for the creation of further supplementary planning documents and the Parks and Recreation Division's annual Business Plan. In essence, the community values, corporate mission and philosophy are the driving force behind this Master Plan. The Vision, Goals and Principles of this Master Plan will drive the Strategic Directions and the supplementary parks and recreation plans that will guide staff in the ongoing delivery of services.

This Master Plan is not intended to answer all future questions related to the delivery of services to the Township. However, this document is intended to lay the framework of principles on which to base future decisions. These principles allow standards to be followed while maintaining enough flexibility to adjust to future change. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome future challenges.

1.1 Overview of the Process

The development of the 2002 Master Plan essentially began in September 2001 when Council approved the process. Since that time, there has been public involvement through 5 focus group meetings, interviews with nearly 100 special interest groups, workshops with Council, Commission and staff, concluding with a public survey of 1000 residents. The public processes were facilitated by Professional Environmental Recreation Consultants Ltd. (PERC). In addition to those substantial elements, staff reviewed earlier public surveys, analyzed the 1991 Master Plan and researched a variety of parks and recreation or master plan documents as noted in the Appendices. The Township of Langley Master Plan 2002 is the culminating document of the process.

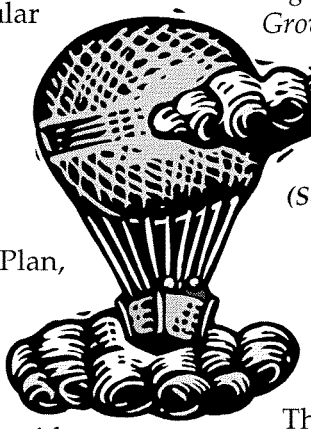
1.2 Complementary and Supplementary Plans



As noted in the Introduction, this document does not stand alone. This Master Plan reflects the critical connection to the Official Community Plan (OCP) and other Township planning documents. The Master Plan refers to a number of other strategic planning documents that will be either redrafted or developed from the foundation built by this plan. The Parks and Recreation Division's annual Business Plan will be driven by Township standards, the Master Plan and these complementary and supplementary plans. The Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this Master Plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

1.3 Implementation Strategy

Upon adoption by Council in July 2002, staff will act on this Master Plan to begin the immediate implementation phase. That first implementation will be initiated with the introduction of the plan to public and staff. The Strategic Directions Summary table (see page 20) identifies the proposed dates for implementation of complementary strategies and plans. It is intended that each plan (or redraft) would go through a process of referral and review by the Parks and Recreation Commission and suitable committees before final consideration and adoption by Council. These documents will be referenced in the development of future business plans for the consideration of Council in the annual budget process. As noted in the Master Plan, this is the guiding document, but each supplemental plan should be reviewed on a regular basis as part of the implementation and evaluation process.



In respect of the public input principles contained in the Parks and Recreation Master Plan, the Corporation could gather citizens' opinion on a regular basis through general Township public surveys. It is reasonable to consider a future public survey in 2007 to gain opinion specifically for parks and recreation issues. It is appropriate to introduce a complete public process in order to redraft the Parks and Recreation Master Plan around 2012.

2. Township of Langley

"The Township of Langley is located in the lower mainland of British Columbia, Canada. Ideally situated for the future economic growth of the lower mainland region, the Township of Langley is a member of the Greater Vancouver Regional District. The Township of Langley is bounded on the west by the City of Surrey, on the north by the Fraser River, on the east by the City of Abbotsford, and on the south by the Canada-U.S. boundary. It comprises 303 square kilometres (122 square miles) and is home to 88,000 people.

Langley is easily accessible from all parts of the lower mainland. Downtown Vancouver and the Vancouver International Airport are less than a one-hour drive away. With a 24-hour border crossing nearby, access from Langley to the U.S. is excellent - a two hour drive to Seattle or a two hour flight to San Francisco or Los Angeles. The Township of Langley was incorporated in 1873. The Township is the municipal organization for the various communities, including Fort Langley, Aldergrove, Murrayville, Walnut Grove, Brookswood/Fernridge and Willowbrook. The Township does not include the separate municipal entity of Langley City."

(Source - www.tol.bc.ca)

2.1 Community Values

The description above describes the Township in physical terms. The following information describes the values our residents hold as interpreted from surveys and other public processes administered during the last twelve years.

The following quotes are from the August 30, 1990 report entitled **"Implications of Langley Tomorrow Community Survey for Langley Township."**

"Residents of Langley are proud that they live in the Township... rural nature of Langley is what makes it a unique place in which to live... protection of the landscape and the quality of the local environment are critical...maintain their present lifestyle... as the community grows, residents are looking to ensure that these lifestyle options are kept.

... the aesthetic nature of the Township...features such as mountain vistas, winding roads, quiet and other elements that are perceived as components of a country experience. Many choose Langley because of the people who already live here, the kind of neighbours they can have, and long term associations with family and friends now resident in the area. The identifiable communities, community spirit and ...

... virtually unanimous in agreeing that development should take place only if the process protects the environment... development should not out pace the rate at which municipal services can be provided... development should be concentrated in existing areas with green space left in between... preserving mountain views and rural landscapes even at the cost of development."

The following quote is from the **January 11, 2001 MarkTrend Research Survey**:

"Residents are largely satisfied with the services they receive from the Township and, despite some apparent variations in service access by community, at least eight in ten residents in every community consider themselves at least 'somewhat satisfied' with the services they receive after all."

2.2 Parks and Recreation Master Plan Survey

When related specifically to parks and recreation, the **2002 Parks and Recreation Master Plan Survey** discovered that:

"78% of the survey respondents were either satisfied or somewhat satisfied with existing parks and recreation facilities, opportunities and services. Only 7% were dissatisfied or very dissatisfied."

What became clear in this survey was the value placed upon these services as indicated in the following quote:

"88% of the respondents feel that parks and recreation services benefit their household. 97% of all respondents feel that parks and recreation services benefit the community. Of these, 76% said a great deal, while 24% said somewhat."



Executive summaries of the 2001/02 public process and the survey results are contained in Appendix A. The complete reference including statistical data was produced by PERC and is available as a separate document.

The Township of Langley has a clear sense of community. The Parks and Recreation Master Plan should honour this sense of community and its collective community values. The values expressed by our citizens help to provide Council and staff with a principle-based framework from which to develop the 2002 Parks and Recreation Master Plan.

2.3 Corporate Mission Statement

The following Corporate Mission Statement was previously endorsed by Council.

The Corporation of the Township of Langley is committed to:

- *excellent municipal services that are responsive to community needs;*
- *protection and promotion of our rural character and heritage;*
- *recognition of Langley as a community of communities;*
- *a lifestyle that is environmentally, socially, culturally and economically balanced;*
- *management of our growth in an environmentally and fiscally responsible manner; and*
- *community safety and the personal safety of its citizens.*



2.4 Corporate Parks and Recreation Philosophy

Through a public process, including workshops with Council and Commission, the following statement was adopted in 1991. This statement was reviewed and endorsed again in a Council/Commission workshop as part of the 2001/02 Master Plan process.

"The Township of Langley's philosophy is to use publicly sponsored leisure services as a vehicle in meeting socially worthwhile goals and objectives; the attainment of which clearly results in some form of benefit to all residents of the Municipality."

2.5 Parks and Recreation Role

The Parks and Recreation Commission identified the critical role that parks and recreation plays in the Township of Langley. The value of these services is further substantiated by the "Benefits Catalogue" produced by the Canadian Parks and Recreation Association (CPRA). Readers will find the 8 key CPRA messages later in this document and a sample of the benefits statements in Appendix C.

> *Recreation and parks are essential to quality of life.*
>
> ***Source: CPRA***

Fundamentally, it is this division's role to provide parks and recreation (often referred to as leisure) services to residents. In context, the Parks and Recreation Division is a part of a larger Corporation that provides public services to all Township residents. As part of the Corporation, this Division should demonstrate that role by participating in corporate-wide strategic planning, budgeting and resource sharing in order to better serve the public. Sharing resources may also be required in community emergencies to augment other divisions' limited resources or assist other agencies that are serving the Township in that capacity.

In order to ensure that the Parks and Recreation Division's primary mandate is met, staff must be provided clear direction and a stable framework in which to work. That is provided to staff through the following Vision, Goals, Principles and Strategic Directions.

3. Parks and Recreation Vision

Laughing children and youth, families playing together, adults pursuing fitness goals, seniors exercising and socializing, spirited competition, individual athletic and artistic achievements, roar of the home town crowd, the peace and solitude of a walk in the park, smiling faces of momentary acquaintances on a community trail, cultural events, community celebrations, a spirit of creativity, blossoming gardens and trees in the spring, splashing fun at the water park in the summer sun, developing skating skills in the fall and swimming skills indoors in the winter, quiet retreat with a book from the library, or a memorable encounter with friends at the local community centre.

These are all illustrations of the many sights, sounds and feelings of a vibrant and healthy community that embraces the value and benefit of its public parks and recreation services.



Based upon the stated community values from Langley Tomorrow and subsequent surveys, and upon reviewing the Corporate Mission Statement and Philosophy, the following vision was drafted. This vision is further supported by the 2002 Master Plan Public Survey in which 97% of respondents stated that they believe that parks and recreation services benefit their community.

The vision for Parks and Recreation is to enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

3.1 Parks and Recreation Goals

Two goals reflect the stated community values and are consistent with meeting the Corporate Mission and Parks and Recreation Vision. These goals were first identified in the 1991 Master Plan and reviewed, updated and endorsed at the Council/Commission workshop during the 2001/02 Master Plan process.

Goal 1: ***Use publicly sponsored leisure services to help foster a sense of community by:***

- *promoting a broadly felt community identity;*
- *encouraging a widely held community spirit; and*
- *nurturing the evolution of community specific culture.*

Analysis of communities that have made good progress from community identity through community spirit to community culture suggests that much of this growth can be directly linked to positive leisure time activities. Parks and recreation activities draw local residents together and instill a sense of pride in them. In fact, how people feel about the community in which they live is influenced greatly by the experience they have during their leisure time.

> *Recreation and parks build strong families and healthy communities.*
>
> *Source: CPRA*

Goal 2: Use public leisure services to help foster responsible, independent citizens by:

- *providing opportunities to develop and maintain physical wellness; and*
- *providing healthy opportunities and physical environments that promote social wellness.*



Leisure services are designed to ensure that all individuals in the community are able to actively participate at a level appropriate with their ability. The services should contribute to the mental, physical, social, moral and emotional development or growth of each resident of the community. They can also be used to support the individual and prevent individual and family breakdown. Just as publicly sponsored educational services are justified because everyone benefits in a more productive society with fewer social problems, so should the broader concept of public leisure services.

3.2 Division Principles

In order for the Township's Corporate Mission and Philosophy to be followed, some Division-wide principles need to be applied. The Parks and Recreation Division shall continually strive to meet these guiding principles as a matter of good business by a public body. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Facility Allocation
In order to maintain consistency and equity in the allocation of parks and recreation facilities, a facility allocation policy is necessary. The Facility Allocation Policy should be reviewed and updated as required to ensure equitable public access.

Principle: Complementary Services
The parks and recreation facilities, programs and events are public services and should be complementary to existing Township, private and not-for-profit services.

Principle: Connecting Communities



In its design and implementation of parks and recreation facilities, public programs and events, the Parks and Recreation Division should attempt to enhance the sense of social connectivity.

Principle: Continuing Public Input
In order to continue to best meet community needs, public input shall be a consistent element in the design and implementation of parks and recreation facilities, programs and events. The Parks and Recreation Commission and committees, open houses or similar forums shall be some of the methods used to ensure suitable public input is maintained.

Principle: Economic Sustainability
In order to be effective in the long term, the Parks and Recreation Division must provide services that are financially sustainable. A reasonable program of cost-recovery, including some form of user pay should be considered without raising price-related challenges that would compromise the principle of minimizing barriers.

Strategic Direction:
A Parks and Recreation pricing strategy will be restructured, implemented then evaluated and updated annually in order that the principle of economic sustainability is honoured. The pricing strategy shall consider all the principles within this Master Plan and include facility and sportsfield rentals, programs, events and other services offered. In order to ensure that pricing is not a barrier to some individuals or families within the Township, a program of financial assistance should continue to be provided within the limits of budget and be monitored, evaluated and updated on an annual basis.

Recreation and parks are significant economic generators in your community.

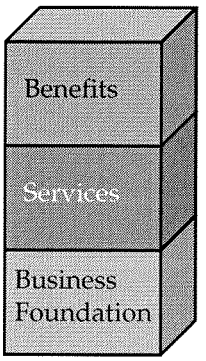
Source: CPRA

Principle: Effective and Efficient Services
The Parks and Recreation Division should strive to enable, facilitate or provide effective and efficient services consistent with Langley's community values; the Corporate Mission Statement and Philosophy; and the Parks and Recreation Vision and Goals. Public parks and recreation facilities, programs and events should be developed, operated and maintained in the most cost effective manner possible. The Township should consider partnerships (including public-private), contracted services, volunteers, senior levels of government or other opportunities that may reduce costs or improve services to the public.

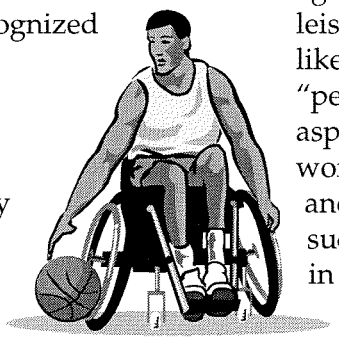
Principle: Environmental Sustainability
The Parks and Recreation Division should use environmentally sustainable practices in the design, implementation and operation of parks and recreation facilities, programs and events.

Principle: Equitable Community Service Delivery
The Parks and Recreation Division should strive to enable, facilitate or provide an equitable distribution of leisure services for residents (from rural to urban). It is noted that some services cannot be sustained economically in all areas of Langley, but that an equitable balance of services is possible. In general, leisure services should be delivered on a "community" basis with communities being identified as Aldergrove, Brookswood, Fort Langley, Murrayville, Walnut Grove and (through future development as of this plan) Willoughby. It is noted the diversity of the various communities and neighbourhoods should be respected in considering the design and implementation of these services.

Principle: Maximize Use of Resources and Public Benefit
The Parks and Recreation Division should strive to make the best use of all public resources by maximizing the use of existing facilities and services. It is recognized that a key to meeting this principle is to provide needed services in a timely manner. Therefore, Parks and Recreation research and development on national, regional and local trends are considered to be key initiatives within the Division. It is also recognized that in order to achieve maximum benefits, reasonable risks should be considered in order to improve services to the public.



Principle: Minimize Barriers
The Parks and Recreation Division should strive to ensure access to public facilities for people of all abilities and economic status. It is recognized that there are economic, transportation or other significant barriers that prevent full access and reasonable and financially sustainable methods should be used to minimize such barriers. Policies that encourage more parks and recreation opportunities and participation, such as Gender Equity, should be developed, implemented then evaluated and updated as necessary.



Principle: Protect Public and Worker Safety
The Parks and Recreation Division should strive to follow recognized maintenance and safety standards in order to ensure the safety and comfort of public and staff as well as ensuring the protection of Township assets.

Principle: Protect Resources
The Parks and Recreation Division should strive to protect, maintain and enhance our public parks and recreation infrastructure (including natural, cultural, and human assets along with facilities and equipment). Operational and maintenance standards should be established and followed, including preventative maintenance and asset replacement programs. Current assets should be maintained to a suitable standard before new inventory is added to the parks and recreation system. Where appropriate, caretakers or other security measures should be maintained (or introduced) in order to better secure major park sites.

Principle: Support Community Organizations
Local recreation clubs, groups, and agencies are organizing and sponsoring leisure opportunities now and will likely continue in the future. The "people doing things for themselves" aspects of such groups are socially worthwhile and desirable. The Parks and Recreation Division's support of such groups in their efforts may occur in a number of ways including advice, facilitation, consultation, subsidized access to facilities or programs, assistance in leadership training, provision of specialized equipment, travel assistance, or start-up grants.

Principle: Volunteer Involvement
In addition to being an effective method of reducing costs or improving services to the community, the involvement of volunteers addresses both goals of fostering community and fostering better citizens. The Volunteer Manual will be redrafted, then reviewed and updated on an annual basis in order to most effectively involve and recognize parks and recreation volunteers.

3.3 Division Functions

In order to be successful, it is important that the Parks and Recreation Division's role and functions are consistent with the Corporate Mission and Philosophy, and Division's Vision and Goals. In order to work within that mandate and to effectively meet community needs, the following key divisional functions are identified:

- *Central Support*
- *Parks and Open Space*
- *Programs and Events*
- *Recreation Facilities*

In addition to the identified divisional services, another key role of the Parks and Recreation Division is to deal with other community resources. Therefore the Master Plan has a separate section dealing with those opportunities.

3.3.1 Central Support

In order to achieve the goals and objectives of this Parks and Recreation Master Plan, it is essential to have an effective administration (central support) strategy. The following areas are considered to be within the Division's central support function:

- *Budgeting and business planning (financial accountability)*
- *Communication and marketing*
- *Human resources and support services*
- *Policy development*



In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to provide the most cost effective administration of our resources. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Commitment to Human Resources

Human resources are essential to any successful organization so it follows that adequate support services personnel, equipment and administrative support are critical resources for all Division functions in order to ensure the best possible service delivery. With the support of the Township's Human Resources Department, an effective recruitment, orientation, training and development program should be enhanced. In order to stay informed of professional standards, issues and trends within the parks and recreation field, staff should remain involved with professional organizations such as the BC Recreation and Parks Association (BCRPA), Recreation Facilities Association of BC (RFABC), BC Landscape Architects (BCLSA), Canadian Parks and Recreation Association (CPRA), etc.

Principle: Commitment to Planning

Long range planning is essential to good fiscal management. The Parks and Recreation Division's plans must be consistent with other Township plans and divisional strategies. Long range (10-year) financial plans should be consolidated and presented as part of the annual business plan.

Principle: Commitment to Youth Empowerment

Children and youth should have an opportunity for a direct voice regarding services directed to meet their specific needs.

Strategic Direction:

The Parks and Recreation Division should assist Council with the implementation, development and support of Council's Youth Commission.

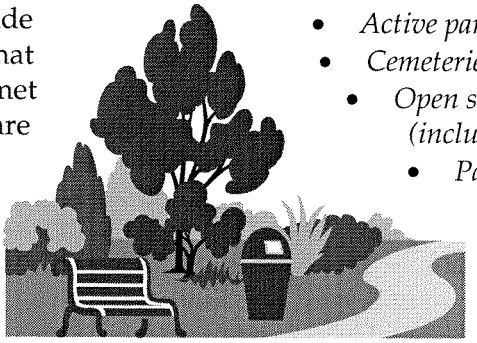
Principle: Effective Communication

Township residents need to be aware of leisure opportunities in order for them to participate and use these public services and resources. A communication system should be enhanced and maintained whereby residents are better informed of the

leisure opportunities in their community. Wherever it is financially viable and where it may either reduce costs or improve service, technology should be employed. In terms of "leisure education", residents should be generally informed regarding leisure options and the benefits that accrue from them.

Principle: Effective Policy Development

The Parks and Recreation Division should develop Division-wide policies in order to ensure that professional standards are met and that equitable services are provided. Existing policies should be reviewed and enhanced as necessary and where appropriate, new policies should be developed, implemented and maintained in order to improve services.



Principle: Financial Accountability

The Parks and Recreation Division's budgeting must be consistent with the goals and objectives of the Corporation in addition to meeting the goals of the Master Plan.

Strategic Direction:

Business plans will be prepared for each of the key functions within the Division that will be implemented, evaluated and updated annually, in a manner consistent with the Corporate business planning model.

3.3.2 Parks and Open Space

The design, development, operation and maintenance of our parks and open space are integral to the health of our community and therefore a key function of the Parks and Recreation Division.

The parks definitions and standards were adopted by the Township in 1991 and are included in Appendix B. These definitions and standards will be reviewed as required in the Master Plan implementation phases. The Division has both Parks Design and Development and Parks Operations departments. In order to best manage current and future resources, our parks and open space system is composed of the following:

- *Active parks and sportsfields*
- *Cemeteries*
- *Open space and environment (including views and vistas)*
- *Park structures (playgrounds, water parks, buildings, etc.)*
- *Passive parks and greenways*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Beautifying Communities

The extent to which a community is seen by its residents as being both environmentally and aesthetically pleasing is directly related to the potential for creating community identity, spirit and culture. Therefore to make a community more beautiful, (including addition of boulevards, street trees and plants) is a worthwhile community objective.

Principle: Effective Design and Development

The Parks and Recreation Division should continue to provide landscape design and development services for the Corporation in order to ensure that landscape standards are maintained as the Township develops. In addition, the Parks and Recreation Division should have input in the redevelopment of the Official Community Plan (OCP), Neighbourhood Plans (NP's) and other documents that affect the delivery of services to Township residents.

Principle: Effective Passive Park Development

In order to effectively meet the needs of the Township, parks should be acquired, developed, operated and maintained in 4 categories (neighbourhood, community and municipal levels plus greenways).

Strategic Direction:

A 10-year passive park acquisition and development plan will be established, implemented, then evaluated and updated annually. Passive park areas may be enhanced with play structures, buildings or other amenities as appropriate. Because it is a cost-effective measure and it fosters a sense of community, the Neighbourhood Improvement Program should continue to be offered within limits of budget.

Principle: Effective Sportsfield Development

Active parks and sportsfields are acquired, developed, operated and maintained in 3 categories (neighbourhood, community and municipal levels) and should be protected, enhanced and developed in order to provide adequate avenues for the development of a broad range of outdoor sports for various ages and abilities for the entire Township.

Strategic Direction:

A 10-year sportsfield acquisition and development plan will be redrafted, implemented, then evaluated and updated on an annual basis.

Principle: Encourage Environmental Education

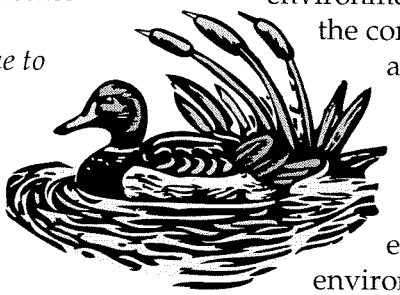
Opportunities should be provided for every local resident to learn about, understand, and relate to all aspects of their environment. In addition, personal growth can occur through escape, reflection or contact with nature and relaxation in a natural, serene environment, therefore opportunities should be provided for residents to escape to nature for varying periods of time.

Parks, open spaces and natural areas are essential to ecological survival.

Source: CPRA

Principle: Environmental Protection

Wherever appropriate, environmental areas should be protected by covenant, dedication or other means to ensure the environmental sustainability of the community. The Parks and Recreation Division should strive to work with other divisions and organizations on the preservation and enhancement of key environmental areas within the Township.



Principle: Enhance Greenways

Greenways are used as transportation routes and recreation and wildlife corridors, so where appropriate, greenways should be acquired,

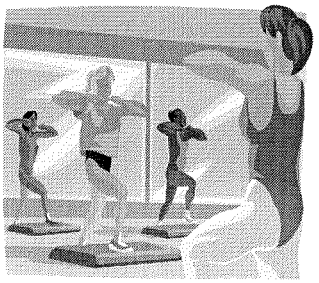
protected, enhanced or developed to help preserve the environment and to promote a sense of community connection.

Strategic Direction:
In consultation with Planning, and Development and Engineering Divisions and appropriate external organizations, a 10-year greenway acquisition and development plan should be redrafted, implemented then evaluated and updated on a regular basis.

Principle: Protect Cemetery Services
The Township has provided cost effective and affordable cemetery services for the public. The Township should continue to provide for affordable public cemetery services in some manner.

Principle: Protect Open Space
The protection of natural and aesthetic features, views, and resources of historic significance enhances the quality of living in a community. Providing public access to such features will contribute to a greater understanding of the community and therefore contribute to community growth.

Principle: Sustainable Growth
As the population increases in a community, the need for park space is increased proportionately. The park definitions and standards (Appendix B) should be used to determine general needs. Parkland Development Cost Charge (DCC) for land acquisition and limited park development is an appropriate mechanism to fund these growth related needs.



3.3.3 Programs and Events

Programs and events are key services that help meet the Division's Goals of fostering citizens and community. The provision of programs is essential to meeting the current and future needs of each community within the Township. In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to meet the current and future needs of our residents. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Cost Recovery
Generally speaking, programs and events should be provided in a fiscally responsible manner by reasonably recovering applicable costs while meeting community needs. Given the nature of these services, some individual programs and events may produce modest surpluses which would be used to offset programs that are not as financially viable but which meet other stated goals.

Principle: Comprehensive and Effective Program Mix
The Parks and Recreation Division should strive to enable, facilitate, or provide a comprehensive program mix within budgeted resources. The Township should consider a broad spectrum of programs that deal with the areas of wellness (a more holistic approach to fitness and health). Programs and events should include, but not be limited to areas from aquatics to fitness; from

recreational to competitive sport; from arts and culture to heritage and environmental awareness for residents of all ages. Within the context of the two specific Master Plan Goals (fostering citizens and community) a broad program mix should attempt to achieve the following objectives:

Advanced Skill Development
Opportunities should be provided for those who wish to further develop their skills and interest in a wide variety of recreation activities.

Basic Skill Development
A wide variety of recreation activities (athletic, social and artistic) should be identified and instruction in each should be provided in order to provide exposure to skills pertaining to leisure activities and form the basis for leisure education.

Motor Skills Development
Programs should be offered to aid in the development of gross and fine motor skills.

Social Development
Because social functions are a valuable vehicle to use in developing community cohesion and identity, the Township should ensure that such opportunities exist. Community leisure activities should encourage mixing of age groups, cultural groups and various segments of the community with special needs into an integrated whole.

Children should be provided social settings in which social, moral and emotional growth can be fostered. Opportunities should be provided for youth to learn about themselves and how they will react to various social settings and pressures, develop positive social/emotional/moral skills, principles and convictions, and develop positive leisure lifestyle patterns which will be with them throughout adulthood. Age-appropriate social opportunities should be provided for adults.

Recreation is a key to balanced human development.

Source: CPRA

Wellness
The overall health and fitness (wellness) level of residents of the community should be increased to a level consistent with established norms for a healthy population, with opportunities for increasing beyond that level.

Principle: Effective Program Distribution
Recreation facilities, parks and schools are generally located where people live in each community, and parks and schools are usually well positioned in each neighbourhood, so it is logical that they are considered to be primary locations for community programs and events.

Principle: Encourage Community Events
Community identity, spirit and culture can be fostered through the environment generated by spectators and participants at sporting and other events. Because such events can be closely linked with community identity and pride, the Parks and Recreation Division should strive to enable, facilitate or provide a variety of community sporting and other special events.



Principle: Encourage Family Recreation

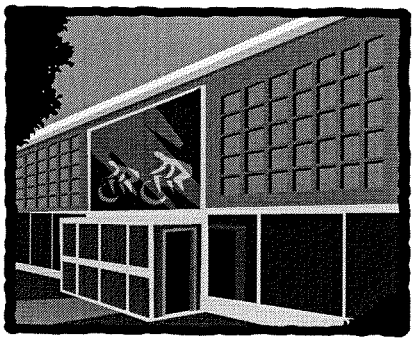
While often different in makeup, the family unit is an integral building block of community growth. Opportunities should be provided for families to recreate as a unit which may justify the use of various incentives. Sometimes the need to support other family members is a barrier to accessing parks and recreation facilities, programs or events. The Township may consider enabling, facilitating or providing complementary services such as child care or other family support at its recreation facilities in order to encourage family members to participate in recreation activities.

Principle: Inclusive Programming

Generally speaking, programs are to be provided on an "inclusive" basis. However, if segregated programs are financially viable and where they meet Master Plan principles or community values without contradicting others, then special programs may be offered from season to season.

3.3.4 Recreation Facilities

One of the mandates of the Parks and Recreation Division is to provide a range of complementary recreation facilities for the use of Township residents which help to maintain the health of our community. Our current and future inventory is composed of the following facilities (in some cases, assembled as a full-service community centre):



- *Aquatic facilities*
- *Fitness facilities*
- *Halls, gymnasiums and meeting rooms*
- *Ice facilities*
- *Libraries*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Effective Community Centre Development

Community centres should be protected, enhanced or developed in each of our community areas in order to provide a broad mix of opportunities to all Township residents. The provision of recreation facilities should be appropriate to the current and future needs of each community. Community centres should include some or all of the facilities listed above.

Strategic Directions:

Considering accepted industry standards, the principles of economic sustainability, equitable community service delivery and complementary services, a set of Community Standards should be established that determine which facilities are to be provided in each community or neighbourhood area. A 10-year recreation facility plan should be created based upon these standards and principles. In order to protect current and future public assets, a

10-year major maintenance plan shall also be created. These long range plans should be developed, implemented and updated on an annual basis for recreation facilities that serve each community area within the Township.

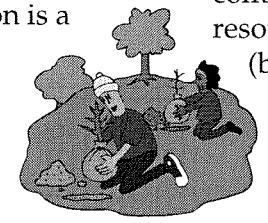
Principle: Effective Library System
Libraries and library services are considered to be an integral part of an overall parks and recreation system. Library services are funded within the Division's budget.

Recreation reduces self-destructive and anti-social behaviour.

Source: CPRA

Strategic Direction:
A complementary 10-year strategic plan for the provision of library services should be developed, implemented, reviewed and updated on an annual basis.

Principle: Enhance Equestrian and Agricultural Recreation
Langley is recognized for both its agricultural and equestrian heritage and industry. Agricultural recreation is a strong and natural result of the Township's culture.



Strategic Direction:
Recognizing the majority of contribution by others to the equestrian and agricultural recreation system, a 10-year "community" strategy for the delivery of agricultural-recreation services should be developed, implemented, then reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to, the Economic Development Commission and Horse Industry and Economic Development strategies.

Principle: Protect and Develop Culture
Arts and Culture are an integral part of a vibrant community. The Township has a broad range of arts and cultural services, events and opportunities offered by a variety of organizations.

Strategic Direction:
Recognizing the contribution of others to the system, a 10-year "community" strategy for the delivery of Arts and Cultural services should be developed, implemented, reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to the Community Heritage Commission and Economic Development Commission and their respective cultural strategies.

3.4 Other Resources

In order to continue to achieve some of the foundational principles of sustainability and affordability, the Township should work with the community, exploring a variety of resource opportunities and partnerships (both public and private), including, but not limited to the following. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

3.4.1 Community Resources

Statement of Principles and Opportunity – Businesses and Corporations
Local business and corporate support can be helpful in improving facility, program and event service delivery. There are opportunities of mutual benefit to both to the business community and to the Township. The Township should explore all opportunities that could realize corporate contributions.

Statement of Principles and Opportunity – Organizations and Individuals

Vibrant community organizations, groups and clubs are prerequisites to a healthy and spirited community. The Township should explore opportunities that effectively use community resources, from Volunteer and Adopt-a-Park programs to the direct provision of facilities, programs and events by community organizations and individuals.

Strategic Direction:

Long-term corporate sponsorship, Adopt-a-Park and community donations programs should be developed, implemented, evaluated and updated on a regular basis. The Langley Parks and Recreation Foundation should continue to assist with donations.

Statement of Principles and Opportunity – Safety Organizations

As noted in the community values and the eight national benefit statements within this Master Plan, parks and recreation can have a positive impact on the safety of our community. An effective parks and recreation system will reduce requirements on our justice system and avenues of partnerships should be explored with police, fire and other agencies dealing with community safety issues. Community safety objectives in parks and recreation facilities may be better achieved by the use of resources such as Crime Prevention Through Environmental Design (CPTED.

Pay now or pay more later. Recreation reduces health care, social service and police/justice costs.

Source: CPRA

Strategic Direction:

A regular communication of long term and short term community safety strategies should be established with police, fire and other community safety agencies. Any "partnering" of resources should be incorporated into the annual business plan.

3.4.2 Fraser Health Authority

Recreation and active living are essential to personal health- a key determinant of health status.
Source: CPRA

Statement of Principles and Opportunity

The rapid changes to our health care system will directly affect this region and Township residents. These current and anticipated future changes, coupled with our aging population, demonstrate an opportunity in the area of wellness services.

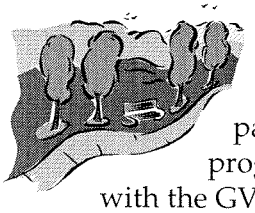
Strategic Direction:

The Township should meet with the Fraser Health Authority to explore opportunities to better serve Township residents from preventive health, wellness and rehabilitation perspectives.

3.4.3 Greater Vancouver Regional District (GVRD)

Statement of Principles and Opportunity

The Greater Vancouver Regional District (GVRD) has large regional parks and significant greenways within Township boundaries. These regional parks and greenways provide valuable services to our residents and offset some need for the Township to provide additional parkland. Further opportunities of partnership including parks, greenways and programs should be explored with the GVRD. A regular communication of long term and short



term park planning should be continued with the GVRD. Any "partnering" of resources should be incorporated into long-term parks, greenways and other strategies and the annual business plan.

3.4.4 Langley School District

Statement of Principles and Opportunity
Both School District #35 and the Township develop, operate and maintain public assets for the benefit of Township residents. Duplication of services and resources should be avoided where possible. Schools are strategically located to provide educational services on a neighbourhood and community basis, similar to parks and recreation facilities. Sharing of public resources can reduce operating costs and extend services to both organizations to the benefit of all Township residents.

Strategic Direction:
Building upon past successes and a positive working relationship, the Township should establish a Memorandum of Understanding (MOU) or similar instrument with the School District. The MOU would clarify the opportunities to better share resources. Such "partnering" of resources should consider parks and recreation facilities, programs and events that could be incorporated into long-term strategies and the annual business plan including the co-development, operation and maintenance of school/park sites and community schools.

3.4.5 Neighbouring Communities

Statement of Principles and Opportunity
The provision of parks and recreation services in the Township is directly affected by our neighbouring communities of Langley City and the cities of Abbotsford and Surrey. Some of our residents regularly visit facilities or participate in programs in facilities in these locations. Conversely, some Langley City, Surrey and Abbotsford residents regularly take advantage of convenient Township services. Complementary services in neighbouring municipalities can be beneficial to each community and their respective residents.



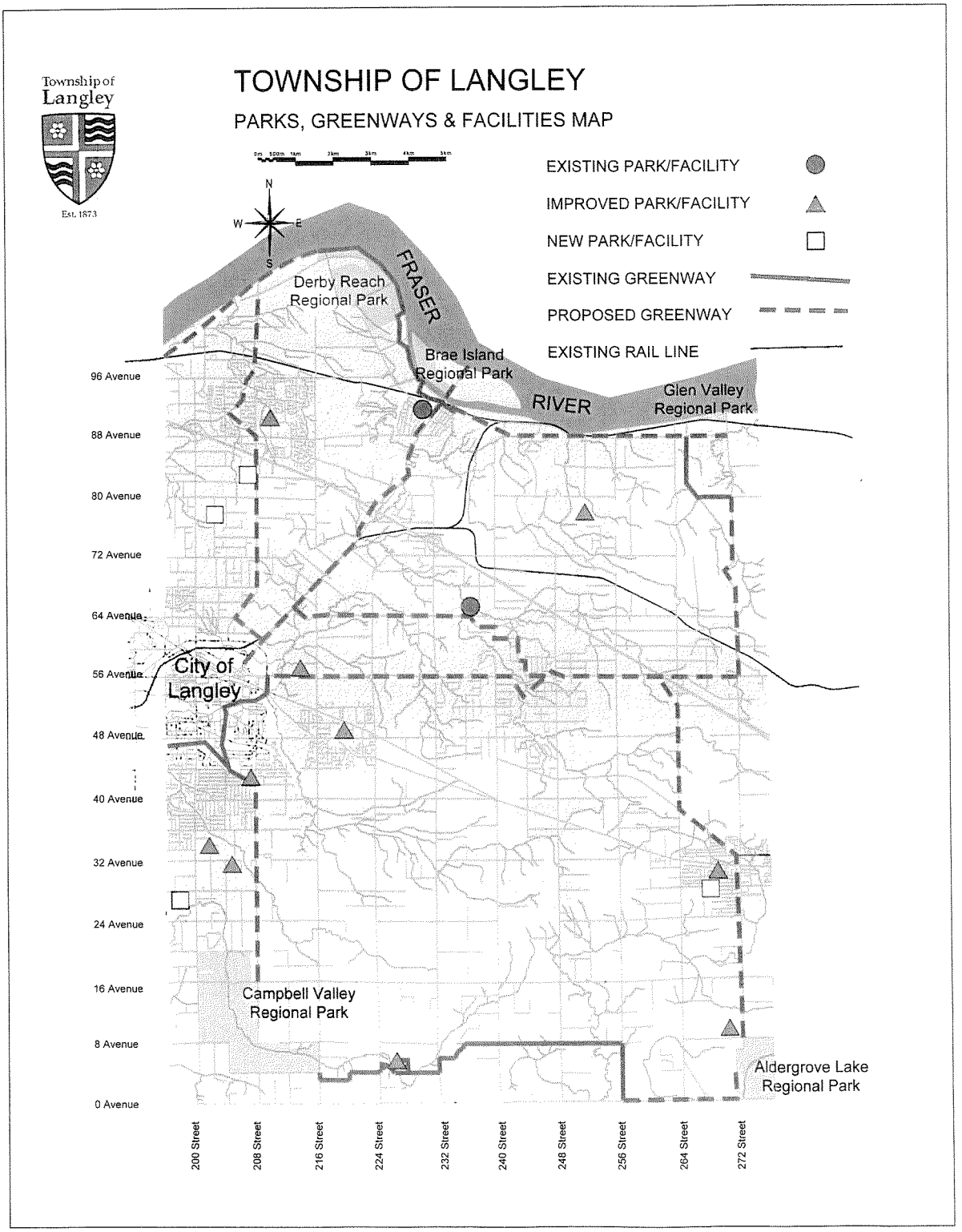
Strategic Direction:
A regular communication of long term and short term parks and recreation planning should be established with the cities of Surrey and Abbotsford. Any "partnering" of resources should be incorporated into long-term strategies and the annual business plan. Due to the more direct implications, cooperation with the City of Langley through groups like the Joint Parks and Recreation Facilities Committee and our respective Commissions should be continued.

3.4.6 Post-Secondary Educational Institutions

Statement of Principles and Opportunity
Kwantlen University College and Trinity Western University are two of the post-secondary education institutions which provide key services in our community. There are opportunities that could be explored where complementary post-secondary and adult education services may enhance their value to our community.

Strategic Direction:
The Township should explore the opportunities of mutual benefit with Kwantlen University College, Trinity Western University and other regional post-secondary and adult educational institutions.

3.5 Map - Parks and Facilities



3.6 Strategic Directions Summary

Page	Strategic Direction	Function	Target Completion Month - Year
17	Adopt-a-Park Program - implementation	Parks	Aug-02
10	Youth Commission implementation	CS	Sep-02
15	Long-range Major Maintenance Plan	Fac./Parks	Oct-02
11	2003 Business Plan (redraft annually)	All	Nov-02
12	Long-range Sportsfield Plan - redraft	Parks	Feb-03
18	Post-Secondary Institution Planning Meetings	All	Mar-03
18	School District MOU	CS	Mar-03
17	Gifts/Donations Program	CS	Apr-03
18	Neighbouring Community Meetings	CS	Apr-03
8	Pricing Strategy - redraft	All	May-03
17	Safety Organization Strategies	CS	May-03
17	Fraser Health Authority Planning Meetings	CS	Jun-03
15	Long-range Recreation Facilities Plan	Facilities	Jun-03
16	Long-range Library Plan	CS/Fac.	Sep-03
12	Long-range Park Plan	Parks	Sep-03
13	Long-range Community Trails Plan - redraft	Parks	Feb-04
16	Equestrian/Agricultural Recreation Strategy	Facilities	Jun-04
16	Arts and Cultural Strategy	Facilities	Sep-04
3	Complete Public Survey	CS	Apr-07
3	New Master Plan Process	CS	Sep-12

Appendices

Appendices

Master Plan 2002 Public Survey Report - Executive Summary	Appendix A
Park Definitions and Standards (1991)	Appendix B
The Benefits Catalogue Summary (CPRA – 1997)	Appendix C

List of References and Resources

- Langley Tomorrow Community Survey - August 30, 1990
- Parks and Recreation Master Plan - February 18, 1991
- The Benefits Catalogue (CPRA) - 1997
- Illuminating Our Future (CPRA) - 1998
- Mark Trend Research Community Survey - January 11, 2001
- Parks and Recreation Master Plan Survey (PERC) - 2002

Public Survey Report – Executive Summary

IN THE SPRING OF 2002, as part of the preparation of a Master Plan for Parks and Recreation, the Township of Langley retained the services of Professional Environmental Recreation Consultants Ltd. (PERC) to conduct a survey of public opinion and behaviour patterns related to the provision of parks, recreation and cultural services.

The **public survey** involved the preparation and distribution of a mail out / mail return questionnaire involving 1,000 randomly selected households. As noted below, a total of 556 completed responses were received, resulting in a confidence level of 95%, with a +/- 4.2% margin of error. This means that if the survey were completed 20 times, the results would be within 4.2% of the current survey, 19 times out of 20.

Original Sample	1,000
Non-Deliverable / No Response	13
Revised Sample	987
Completed Surveys	556
Overall Response Rate	56%

In interpreting the results, the following major findings were evident:

- **There are a variety of reasons that residents like living in the Township.** The "setting", local neighbourhoods and parks, open space and trails are at the top of the list, identified by two-thirds of the public survey respondents.
- **Residents definitely feel they benefit from the provision of parks and recreation services.** Eighty-eight percent of the survey respondents feel that their household benefits, and 97% feel that the community benefits.
- **The community is generally satisfied with the delivery of parks and recreation services.** Seventy-eight percent of the survey respondents are either satisfied or very satisfied, and only 7% are dissatisfied. Residents are most satisfied with trail development, followed by the preservation of natural areas, parks and open space development, and the maintenance of parks and open space.
- **Existing parks and recreation facilities are well used.** Eighty-five percent of the survey respondents have used parks, open space or trails in the past year, and 81% have used a public recreation facility. Walking, jogging and cycling are the most popular outdoor activities. The Walnut Grove Community Centre, W.C. Blair Recreation Centre and the Langley Township Libraries are the most frequently used indoor facilities.

- **There doesn't appear to be an overwhelming need for new or improved facilities.** Sixty-eight percent of the survey respondents suggested that new or improved outdoor facilities are needed, with walking, jogging and cycling trails topping the list. Fifty-eight percent of the respondents expressed the need for new or improved indoor facilities, with amenities for youth at the top of the list, followed by facilities for the arts, a library and facilities for seniors.
- **The majority of survey respondents (68%) indicated that they would support property tax increases to maintain or improve services.** Thirty-two percent, however, do not support any increases in taxation. The greatest support would be for an increase of $10 to $20 per year.
- **There is considerable support for increased corporate sponsorships and commercial advertising in order to reduce operating costs.** There is limited support, however, for user fees for sportsfields, increased rental or admission fees for facilities, and increased fees for recreation programs. There is hardly any support at all for reductions in the hours of facility operations or for pay parking at parks and facilities.
- **The primary sources of information regarding parks and recreation services are the Leisure Guide and local newspapers.** Other sources include flyers distributed through schools and use of the Township's web site. It is likely that use of the web site will increase dramatically in the next few years.
- **There are relatively few deterrents to participation in parks and recreation programs and services.** A lack of time was cited by the largest number of respondents to the survey (47%), followed by concerns regarding cost (16%) and program / facility schedules (14%). Approximately one-third of the survey respondents indicated that nothing prevented them from taking advantage of the opportunities provided.

While the information included in the report is based on the statistical analysis of the survey data, it should be noted that a wealth of information is included in the qualitative comments made in response to several open-ended questions.

This information, along with the statistical data, should provide a solid base for the Township as it implements the Master Plan, and act as a valuable reference for subsequent studies of this type.

Note: *The entire public survey report from PERC is available under separate cover from this Appendix. In addition to the Public Survey, PERC was involved in the following work which was documented and considered in the development of this Master Plan. (This work included discussions with nearly 100 community organizations along with facilitation of 5 community meetings, a Parks and Recreation Commission/Council workshop and a Parks and Recreation staff workshop. Written briefs were received from another 7 community organizations.)*

Park Definitions and Standards

Park Types

At the three levels of service, there are eleven types of parks:

Neighbourhood:

Neighbourhood Totlot
- provided only where Neighbourhood Park/School sites are not close enough and in high density areas

Neighbourhood Park/School
- the bulk of neighbourhood open space centralized onto one site used for passive activities and by elementary school aged youth for low level organized ball and soccer

Community:

Community Park
- a single large park in each community for organized sport and passive activity
- preferably adjacent to a secondary school

Community Trail System
- a system of linkages throughout the community designed to assist non-vehicular movement within the community especially to the neighbourhood and community park and possible linkage(s) to the Municipal System

Municipal:

Municipal Natural Park
- protection, as far as is reasonably possible, of natural areas in their natural state

Municipal Athletic Park
- one large park for high level organized sport of a spectator nature and/or major tournaments

Municipal Passive Park
- larger sites in the Municipality for unstructured passive activities

Municipal Ornamental Park
- small high profile areas designed to create a strong positive visual impression to users and passers by

Municipal Vista
- protection and enhancement of view areas

Municipal Linear Link

- a system of linkages for longer walks, bicycling, jogging and equestrian activities throughout the Municipality

Municipal Streetscape

- boulevard treatment and street trees

Standards

Based on the types and use of these eleven different kinds of public areas, the following standards were adopted in 1991 *(currently under review).*

Park Type	Standard
Neighbourhood Totlot	N/A - private sector responsible for providing and maintaining
Neighbourhood Park/School Site*	4.0 acres/1000 (minimum size 10 acres of useable land)
Community Park*	2.5 acres/1000 (minimum size 50 acres of useable land)
Community Trail	N/A - designed into community plans
Municipal Natural	N/A - cannot standardize the amount of area that has value worth protecting
Municipal Passive	.9 acres/1000. Need is low because of existence of Regional Park sites
Municipal Ornamental	.1 acre/1000
Municipal Athletic	1.0 acres/1000 (minimum size 70 acres)
Municipal Linear	N/A
Municipal Vista	N/A - cannot standardize views that need protecting

Although it is difficult to justify a specific standard for linear trail type parks, natural parks, vistas and the entire special purpose category, such spaces will nevertheless be required. Therefore, allocation of 2 acres per 1000 population has been added to the aforementioned list resulting in **the total standard for public open space in Langley to 10.5 acres per 1000.** *(* some include school/park sites)*

Note: *These definitions and standards were adopted by the Township in 1991 and are under review as part of the Master Plan implementation phase.*

The Benefits Catalogue Summary (CPRA – 1997)



According to the Canadian Parks and Recreation Association (CPRA), the value and benefit of an effective leisure services delivery system can be described in their 44 statements within the following 8 key messages:

1. ***Recreation and active living are essential to personal health- a key determinant of health status.***
2. ***Recreation is a key to balanced human development.***
3. ***Recreation and parks are essential to quality of life.***
4. ***Recreation reduces self-destructive and anti-social behaviour.***
5. ***Recreation and parks build strong families and healthy communities.***
6. ***Pay now or pay more later! Recreation reduces health care, social service and police/justice costs.***
7. ***Recreation and parks are significant economic generators in your community.***
8. ***Parks, open spaces and natural areas are essential to ecological survival.***

Note: *The following are "examples" extracted from the catalogue which is available under separate cover from this Appendix. Further information on the Benefits Catalogue is available at CPRA's website www.cpra.ca.*

Key Message No. 1:

- **Recreation and active living are ESSENTIAL TO PERSONAL HEALTH - a key determinant of health status.**

Benefits Statement: (*1 of 10 statements*)

Recreation and active living helps people live longer - adding up to two years to life expectancy.

Evidence supporting this particular benefits statement: ***(1 of 19 citations)***

In 1986, Paffenbarger and colleagues published the news-breaking findings that they had found a means of extending the life span of men by as much as two years. To achieve this, participants simply had to walk at a moderate pace for an hour every day. The activity did not have to be done all at one time. The benefit could be achieved by frequent short periods of different types of activity. Only the total energy expended was found to be important. Researchers reported that men in the lowest tertile of energy expenditure had increased risk of CHD, sudden cardiac death and all-cause mortality. (Paffenbarger, 1986)

Key Message No. 2:

- **Recreation is a key to balanced HUMAN DEVELOPMENT - helping Canadians reach for their potential.**

Benefits Statement: *(1 of 4 statements)*

Recreation is essential to the development of our children and youth:

- we learn motor skills (physical) through play and sports
- we learn social skills through play, and sports
- we learn creativity through play and arts/cultural activity
- we develop intellectual capacities and concepts through play - and many other life skills.

Evidence supporting this particular statement: *(1 of 31 citations)*

Ulrich (1987) considered the relationship between perceived competence and demonstrated competence in basic motor abilities and sports skills in children 5 to 10 years of age; he stated that "children with the highest perceived competence tend to show better levels of motor competence, more so in specialized sporty skills than in basic motor ability items. Also, lack of success in motor activities at young ages may in turn have a significant impact on the motivation to participate in physical activities at later ages.

Key Message No. 3:

- **Recreation and parks are essential to QUALITY OF LIFE.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture build self-esteem and positive self-image - foundations to personal quality of life.

Evidence supporting this particular statement: *(1 of 17 citations)*

Positive self-esteem is the single best variable defining emotional or life adjustment. Emotional and life adjustment are crucial to the overall health and well-being of the individual and the community. A positive self-concept (self-esteem) has been found to be associated with regular participation in physical activity. (McAuley, 1994; Sonstroem, 1986; Weiss, 1987)

Key Message No. 4:

- **Recreation reduces self-destructive and ANTI-SOCIAL BEHAVIOUR.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture reduce self-destructive behaviour and negative social activity in youth - an antidote to smoking, substance abuse, suicide, and depression.

Evidence supporting this particular statement: *(1 of 30 citations)*

The role of physical activity and exercise in the prevention of drug abuse is promising; most studies have shown the mental health benefits of exercise such as reduced depression and anxiety, yet exercise is also useful for physical health reasons such as counteracting the weight gain associated with smoking cessation plus help mitigate the fall in HDL - cholesterol levels following reduced alcohol consumption. (Williams, 1994)

Key Message No. 5:

- **Recreation and parks build STRONG FAMILIES and HEALTHY COMMUNITIES.**

Benefits Statement: *(1 of 7 statements)*

Families that play together - stay together. Children and youth remain connected; couples that share leisure interests are more likely to stay together.

Evidence supporting this particular statement: *(1 of 15 citations)*

Leisure is the single most important force developing cohesive, healthy relationships between husbands and wives and between parents and their children. (Couchman, 1988)

Key Message No. 6:

- **PAY NOW or PAY MORE LATER! Recreation reduces health care, social service and police/justice costs!**

Benefits Statement: *(1 of 3 statements)*

Fitness and wellbeing reduces both the incidence and severity of illness and disability - lowering healthcare costs.

Evidence supporting this particular statement: ***(1 of 21 citations)***

Researchers (Keeler, et al., 1989) calculated discounted lifetime costs and concluded that increasing physical activity saves $1,900 (U.S.) per person compared with inactivity. At an individual level, being active saves almost twice as much per person as being a non-smoker. Almost 40% of Canadians are not active compared to 26% who smoke regularly and 11% who have high blood pressure. At the community level, there are about 1.5 times as many inactive people as there are smokers. The lifetime estimate in Canada of costs that could be avoided amount to $18 billion from inactive person compared to $5.7 billion from those who smoke. In Ontario, this amounts to a potential cost avoidance of $5.5 billion from inactive people, compared with $2 billion from smokers.

Key Message No. 7:

- **Recreation and parks are significant ECONOMIC GENERATORS in you community!**

Benefits Statement: ***(1 of 6 statements)***

Recreation, sport, and fitness improves work performance - increased productivity, decreased absenteeism, decreased staff turnover, reduced "on the job" accidents.

Evidence supporting this particular statement: ***(1 of 22 citations)***

A 25% point increase in the 1995 physical activity participation rate increases labour productivity in the whole economy between 0.25 and 1.5%. Arbitrarily settling on a conservative level, it is assumed that labour productivity in the whole economy is raised by 0.75%. (Ontario Ministry of Culture, Tourism and Recreation, 1994)

Key Message No. 8:

- **Parks, open spaces and natural areas are ESSENTIAL TO ECOLOGICAL SURVIVAL.**

Benefits Statement: ***(1 of 6 statements)***

Green spaces protect habitat, biodiversity and ecological integrity.

Evidence supporting this particular statement: ***(1 of 10 citations)***

The forest is both presence and symbol of forces in natural systems that transcend human powers and utility. Like the sea or the sky, the forest is a kind of archetype of the foundations of the world. The central "goods" of the biosphere - ..... forests are a symbol of the timeless natural givens that support everything else (Rolston, 1996)

Part 5: Division 4 – Committees, Commissions and Other Bodies

Standing committees of council

141. (1) The mayor must establish standing committees for matters the mayor considers would be better dealt with by committee and must appoint persons to those committees.

(2) At least half of the members of a standing committee must be council members.

(3) Subject to subsection (2), persons who are not council members may be appointed to a standing committee.

2003-26-141.

Select committees of council

142. (1) A council may establish and appoint a select committee to consider or inquire into any matter and to report its findings and opinion to the council.

(2) At least one member of a select committee must be a council member.

(3) Subject to subsection (2), persons who are not council members may be appointed to a select committee.

2003-26-142.

Municipal commissions

143. (1) A council may establish and appoint a commission to do one or more of the following:

(a) operate services;

(b) undertake operation and enforcement in relation to the council's exercise of its authority to regulate, prohibit and impose requirements;

(c) manage property and licences held by the municipality.

(2) *Repealed*. [2012-29-50 (B.C. Reg. 170/2013)]

2003-26-143; 2003-52-544; 2012-29-50 (B.C. Reg. 170/2013).

Authority to rescind appointment

144. The authority to appoint under this Division includes the authority to rescind the appointment at any time and appoint another person in place of the person whose appointment was rescinded.

2003-26-144.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Land Transaction Details

Policy No:	**02-103**
Previous Policy No:	**03-600**
Approved By Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To set out the manner in which land transaction amounts and details are to be made public.

2. Background

2.1. During the negotiation phase, land transaction amounts and details are kept confidential to protect the financial interests of the municipality.

3. Related Policy

3.1. N/A

4. Policy

4.1. Amount paid or received and other details of completed transactions will be made public, subject to the Freedom of Information and Protection of Privacy Act (the Act), and in compliance with the Land Title Act.

4.2. Where there is litigation, amounts and details will be withheld until the litigation is completed.

4.3. Expropriation costs will be released in two phases:

4.3.1. phase one will be the amount of the advance payment

4.3.2. phase two will be the amount decided by the courts or as a result of a negotiated settlement.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Obtainment of Rights-of-Way for Municipal Purposes

Policy No:	**02-104**
Previous Policy No:	**03-713**
Approved By Council:	**1998-08-17**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To obtain of rights of way for municipal purposes.

2. Background

2.1. The Township requires rights-of-way access to properties to conduct municipal business

3. Related Policy

3.1. N/A

4. Policy

4.1. Municipal staff have authority to effect a settlement for the acquisition of rights-of-way for municipal purposes providing the project is included in the annual budget and the purchase price is within appraised or estimated market value.

4.2. Rights-of-way purchases which exceed budget require expropriation or are otherwise outside the regular policy parameters, i.e. potential litigation, items of a sensitive nature, etc. must be brought to Council for approval.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Land Acquisition and Disposal

Policy No:	**02-105**
Previous Policy No:	**03-835**
Approved By Council:	**2001-06-04**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To establish set criteria for the acquisition and disposal of municipal property.

2. Background

2.1. It is necessary for the corporation to acquire and dispose of municipal properties in a manner that contributes to the proper growth and development of the municipality. These transactions need to be undertaken within identified policy guidelines and criteria.

3. Related Policy

3.1. Land acquisitions and disposal, under prescribed conditions are also subject to *the Land Act, Land Titles Act, Expropriation Act, Community Charter,* and other such municipal bylaws, policies, provincial and federal regulations and acts, where applicable.

4. Policy

4.1. On an annual basis, prior to finalization of a five-year financial plan, Council will review and make decisions on the following items as they relate to the corporation's property holdings:

4.1.1. identify properties for possible acquisition

4.1.2. identify properties for possible disposal

4.1.3. identify properties for exchange

4.2. Land acquisitions will be made from the Land Reserve Fund; net proceeds from the sale of all properties will be deposited to said fund. The Land Reserve Fund can also be supplemented by additional allocations by bylaw during the budget process.

4.3. Disposal or exchange of municipal lands where no identified future need is seen will be determined by appropriate Township divisions for recommendations to Council.

4.4. Township properties will be exchanged versus sold whenever possible. The Township will use existing surplus land as inventoried property for future Township use.

4.5. The designated Township staff will ensure a continual review of market conditions and current Township needs to ensure, whenever possible, that property is acquired in weaker real estate markets and disposed in stronger real estate markets.

4.6. Internal appraisals will be utilized except where the value of the land is deemed to be in excess of one million dollars, or the property in question is deemed to be of a contentious or sensitive nature, in which case external independent appraisal services will be engaged.

4.7. The Township will ensure that all negotiated prices are within 10% of appraised values.

4.8. When the Township negotiates for a property designated for a specific Township need, the guidelines of the *Expropriation Act* will apply where property owners and the Township cannot reach consensus.

4.9. The Township's Agricultural Land Reserve Strategy will be used to maximize utilization of Township properties.

4.10. The Township will undertake and/or construct improvements or services required to enhance the value of property when it is economically viable or appropriate to do so. The costs of improvements will be funded from the Land Reserve Fund.

4.11. Property purchases in excess of $500,000 will be submitted to Council for approval.

4.12. All property acquisitions will be within appropriate budget authorizations.

4.13. The Township will undertake environmental studies where appropriate prior to acquiring land for municipal purposes.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Snow and Ice Control

Policy No:	**05-102**
Previous Policy No:	**05-732**
Approved by Council:	**1998-09-21**
Revised by Council:	**2007-10-29**
Revised by Council:	**2008-12-08**
Revised by Council:	**2009-10-26**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To define parameters under which snow and ice are cleared from Township of Langley roads.

2. Background

2.1. Policy as adopted 1975/03/17 provided for establishment of a priority system for clearing of snow from collector roads, fire halls, school bus routes, etc. By resolution on 1997/09/25 Township Council adopted a policy that addressed the issues more specifically.

3. Related Policy

3.1. N/A

4. Policy

4.1. Sanding/Salting and Snow Plowing operations are conducted according to the following priorities:

4.1.1 First Priority: Arterial roads, major collector roads, bus routes, hilly areas and school zones (regardless of road classification) are given first priority. Sanding and plowing are carried out around the clock as long as poor conditions exist.

4.1.2. Second Priority: Industrial and commercial roads and secondary through roads in residential areas. These residential roads are located between the arterial or major collector road grids. They are typically over 200 meters in length and connect local traffic with either an arterial or major collector road way. Work on second priority routes is performed on regular weekdays only; minimal overtime is permitted to extend the normal workday.

4.1.3. Third Priority: All remaining residential roads. A “condition based” level of service exists on all third priority routes. Conditions will be assessed by appointed Road Supervisors only after first and second priority roads have been completed. When snow accumulations exceed 250mm as measured by a Road Supervisor, in the centre of the travelled

portion of the road, one pass with a snow plough may be made to create more even travel surface. Compacted snow is the level of service provided and no de-icing material will be applied. Third priority work is performed during normal working hours only.

4.2. First and second priority routes are defined and established as those roads and streets shown on the “Township of Langley – Sanding, Salting and Plowing Map”, as amended from time to time.

4.3. First priority routes are maintained until the conditions are under control; only then are resources re-directed onto second priority routes.

4.4. Once conditions are under control on second priority routes resources may be re-directed to third priority routes.

4.5. As soon as conditions deteriorate on any of the higher priority routes, resources are moved back to those routes.

4.6. Sanding/salting operations commence as conditions dictate, i.e.: black ice, commencement of snow falls and other slippery conditions. Sanding/salting on third priority roads will only be done at intersections and only when conditions warrant.

4.7. Snow plowing occurs when the snow depth exceeds 10 centimeters (4 inches) and the storm is continuing.

4.8. Road surfaces are to be maintained in good winter condition, which does not mean “bare pavement,” through continued use of assigned personnel and equipment and subject to availability of resources.

4.9. Snow removal from sidewalks is the responsibility of the adjacent property owners. Snow clearing operations will impact driveways, the Township will not lift ploughs to avoid driveways, nor send crews afterwards to clear driveways.

4.10. Snow removal from roads is undertaken in commercial areas only and only under conditions where snow windrows interfere with parking, and only after all priority road clearing is complete.

4.11. Township equipment used for snow and ice removal of public roadways may be used for snow removal at municipal facilities when no longer required for the public roadway maintenance.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT PERMIT DELEGATION BYLAW 2016 NO. 5246

EXPLANATORY NOTE

Pursuant to Bylaw 2016 No. 5246, Council delegates its powers to issue specified development permits to Township officers and employees.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT PERMIT DELEGATION BYLAW 2016 NO. 5246

WHEREAS section 490(1) of the *Local Government Act* authorizes Council to, by resolution, issue development permits;

WHEREAS section 154(1)(b) of the *Community Charter* authorizes Council to, by bylaw delegate its powers to Township officers and employees;

AND WHEREAS Council wishes to delegate its powers to issue specified development permits to Township officers and employees;

NOW THEREFORE, Council, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1: TITLE

1. This Bylaw may be cited for all purposes as "Development Permit Delegation Bylaw 2016 No. 5246".

PART 2: INTERPRETATION

Interpretation

2.1 In this Bylaw:

(1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;

(3) unless expressly stated otherwise, a reference to a "section" is a reference to a section in this Bylaw and a reference to a "Part" is a reference to a Part in this Bylaw; and

(4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

Definitions

2.2 In this Bylaw:

(1) **"Affected Applicant"** has the meaning ascribed to it in section 4.1;

(2) **"CIMR Development Permit Area"** means a development permit area designated pursuant to section 488(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

(3) **"Council"** means the Council of the Township;

(4) **"Delegated Official"** means:

(a) the person appointed by Council to the position of General Manager, Engineering and Community Department, his or her designates and authorized agents; and

(b) the person appointed by Council to the position of Approving Officer, his or her designates and authorized agents;

(5) **"Development Application and Fee Bylaw"** means the Langley Development Application and Fee Bylaw 1987 No. 2470;

(6) **"Development Permit"** means a development permit issued pursuant to section 490(1) of the *Local Government Act* and, for certainty, includes a Specified Development Permit;

(7) **"Development Permit Guidelines"** means guidelines specified pursuant to section 488(2)(b) of the *Local Government Act* respecting the manner by which the special conditions or objectives of a development permit area will be addressed;

(8) **"Energy Conservation Development Permit Area"** means a development permit area designated pursuant to section 488(1)(h) of the *Local Government Act* for the establishment of objectives to promote energy conservation;

(9) **"GHG Development Permit Area"** means a development permit area designated pursuant to section 488(1)(j) of the *Local Government Act* for the establishment of objectives to promote the reduction of greenhouse gas emissions;

(10) **"Intensive Residential Development Permit Area"** means a development permit area designated pursuant to section 488(1)(e) of the *Local Government Act* for the form and character of intensive residential development;

(11) **"Land Use Regulation Bylaw"** has the meaning ascribed to it in section 455 of the *Local Government Act* and includes, but is not limited to, the Zoning Bylaw and the Sign Bylaw;

(12) **"Reconsideration Meeting"** has the meaning ascribed to it in section 4.3(2);

(13) "**Request for Reconsideration**" has the meaning ascribed to it in section 4.1;

(14) "**Sign Bylaw**" means Township of Langley Sign Bylaw 2012 No. 4927;

(15) "**Specified Development Permit**" means a development permit issued pursuant to section 490(1) of the *Local Government Act* which does not vary a Land Use Regulation Bylaw;

(16) "**Township**" means the Corporation of the Township of Langley; and

(17) "**Zoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500.

PART 3: ISSUANCE AND AMENDMENT OF SPECIFIED DEVELOPMENT PERMITS

3.1 Council hereby delegates to a Delegated Official the authority to:

(1) issue a Specified Development Permit for development in an Energy Conservation Development Permit Area;

(2) issue a Specified Development Permit for development in a GHG Development Permit Area;

(3) issue a Specified Development Permit for the following types of development in a CIMR Development Permit Area or in an Intensive Residential Development Permit Area:

(a) building improvements with a construction value which is equal to or less than $500,000;

(b) single-family dwellings (detached homes) and two-family dwellings (duplexes) with any construction value; and

(c) free-standing signs;

(4) amend a Development Permit issued for development in a CIMR Development Permit Area or in an Intensive Residential Development Permit Area, provided the amendment:

(a) does not vary a Land Use Regulation Bylaw; and

(b) does not increase or decrease:

(i) the original density of the development by more than 10%, if the density of the development is expressly regulated by the Zoning Bylaw;

(ii) the original lot coverage of the development by more than 10%, if the lot coverage of the development is expressly regulated by the Zoning Bylaw or the original Development Permit;

(iii) the original height of the development by more than 10%, if the height of the development is expressly regulated by the Zoning Bylaw or the original Development Permit; or

(iv) an original setback for the development by more than 10%, if the Zoning Bylaw or the original Development Permit specifies setbacks for the development.

3.2 The authority delegated pursuant to section 3.1 must be exercised in accordance with the applicable Development Permit Guidelines.

3.3 A Delegated Official may require the applicant for a Specified Development Permit described in section 3.1(1), 3.1(2) or 3.1(3), or for a Specified Development Permit amendment described in section 3.1(4), to provide such information, studies, plans and other items reasonably necessary for the Delegated Official to determine whether the application should be rejected or approved.

PART 4: COUNCIL RECONSIDERATION

Request for Reconsideration

4.1 A person affected by a Delegated Official's decision to refuse an application for a Specified Development Permit or to refuse an application for an amendment to a Specified Development Permit (an "**Affected Applicant**"), may ask Council to reconsider the Delegated Official's decision by providing a written request for reconsideration (a " **Request for Reconsideration**") to the Township Clerk within 10 days of receiving the Delegated Official's decision.

4.2 A Request for Reconsideration must include copies of any materials which the Affected Applicant considers to be relevant to Council's reconsideration and must specify:

(1) the property affected by the decision;

(2) the name of the Delegated Official who made the decision, the date of the decision and the nature of the decision;

(3) the reasons the Affected Applicant wishes the decision to be reconsidered by Council; and

(4) the decision the Affected Applicant requests be made by Council.

4.3 Forthwith after receipt of a complete Request for the Reconsideration, the Township Clerk shall:

(1) provide the Delegated Official named in the Request for Reconsideration with a copy of the Request for Reconsideration;

(2) place the Request for Reconsideration on the agenda for a regular meeting of Council (the **"Reconsideration Meeting"**) held within 10 weeks of the date upon which the Request for the Reconsideration was received by the Township Clerk; and

(3) notify the Affected Applicant of the date and time of the Reconsideration Meeting.

Report to Council

4.4 At least 5 days before the Reconsideration Meeting, the Delegated Official named in the Request for Reconsideration shall provide Council with a report setting out, at the level of detail the Delegated Official considers appropriate, the rationale for their decision.

Reconsideration Meeting

4.5 During the Reconsideration Meeting, or within 14 days after the Reconsideration Meeting, Council shall confirm, vary or reverse the Delegated Official's decision and shall provide the Affected Applicant with written reasons for its decision to do so.

4.6 If Council varies the Delegated Official's decision, it may do so on the terms and conditions Council deems reasonable.

PART 5: RESUBMISSION OF SPECIFIED DEVELOPMENT PERMIT APPLICATIONS

5.1 If an application for a Specified Development Permit described in section 3.1(1), 3.1(2) or 3.1(3) or for a Specified Development Permit amendment described in section 3.1(4) is rejected by a Delegated Official or by Council upon reconsideration, the applicant may not re-submit the same application to the Township for at least 12 months after the date upon which the Delegated Official or Council, as applicable, first rejected the application.

PART 6: APPLICATION OF THE DEVELOPMENT APPLICATION AND FEE BYLAW

6.1 Notwithstanding anything to the contrary in the Development Application and Fee Bylaw, sections 5(3), 6, 10, 11 and 12 of the Development Application and Fee Bylaw do not apply to:

(1) an application for a Specified Development Permit described in section 3.1(1), 3.1(2) or 3.1(3) of this bylaw; or

(2) an application for a Specified Development Permit amendment described in section 3.1(4) of this bylaw.

PART 7: GENERAL

7.1 If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

7.2 This Bylaw is to come into force and take effect on the date of its adoption.

READ A FIRST TIME the	21	day of	November	, 2016.
READ A SECOND TIME the	21	day of	November	, 2016.
READ A THIRD TIME the	21	day of	November	, 2016.
RECONSIDERED AND ADOPTED the	12	day of	December	, 2016.

Mayor

Township Clerk

Township of Langley
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COUNCIL POLICY

Subject: Development Information for Community Associations

Policy No:	**07-157**
Previous Policy No:	**07-10**
Approved by Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To define the method for forwarding information on development applications to community associations. Community associations are those groups formally recognized by Council.

2. Background

2.1 Community associations have been established by the public to promote cooperation in the community and involvement by the community in governance issues.

3. Related Policy

3.1 N/A

4. Policy

4.1 Upon request and where appropriate, staff will forward applications which have been received in good order to relevant Community Associations as part of the inter-agency circulation process.

4.2 Upon request, copies of Council agendas or other applicable information that contains Official Community Plan Amendments, Rezonings, Development Permits, Development Variance Permits, Subdivision and ALR applications, shall be forwarded by e-mail or made available for pickup by Community Associations.

4.3 Each Community Association may, at its discretion, forward comments to staff or Council. Where applicable, written communications from the community association received by the Division, shall be forwarded as information to Council.

4.4 Each community association may communicate directly with Council on development applications or other matters. Direct communications with Council may be by correspondence or by a request to Council to be a delegation.

4.5 The applicant or developer is not obliged to attend meetings of the community associations to discuss the development matter, but may wish to do so.

4.6 Community associations may liaise directly with staff on development application matters. Staff are not required to attend meetings of the Community Association or provide follow up action, unless specifically requested by the General Manager of Community Development or designate or by Council.

Township of Langley

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COUNCIL POLICY

Subject:	**Developer Held Public Information Meetings**	**Policy No:**	**07-164**
		Approved by Council:	**2016-03-07**
		Revised by Council:	**2016-05-30**
		Revised by Council:	**2021-05-10**

1. Purpose

1.1 To set out the criteria, logistics and reporting requirements for developer held public information meetings**.**

2. Background

2.1 Developers conduct public information meetings on their own initiative or at the request of the Community Development Division. The main purpose of such meetings is to provide information about their proposed development to the public and to obtain feedback so that issues and concerns can be identified and addressed early in the development approval process. When holding public information meetings, the proponents should observe and comply with the guidelines included in this Policy.

3. Related Policy

3.1 N/A

4. Policy

4.1 MEETING CRITERIA

Applicants for the following types of development applications are required to hold a Public Information Meeting prior to presentation of the application to Council:

- Official Community Plan Amendment;
- Zoning Amendment;
- Development Variance Permit;
- Land Use Contract Amendment / Discharge

Additional application types may be required to hold a Public Information Meeting at the discretion of the General Manager, Engineering and Community Development. The General Manager, Engineering and Community Development may also waive the requirement based on the minor nature of a specific application.

4.2 MEETING LOGISTICS

Notice

Notice of meetings should be distributed consistent with the requirements of Township of 'Langley Development Application Fee Bylaw 1987 No. 2470' as

amended. Applicants may choose to cover a larger area under certain circumstances, for example, when the proposal has wider implications.

The Community Development Division will provide applicants with the mailing addresses of property owners and occupants as well as mailing labels, if requested (at the proponents cost). The meeting notice should be sent by mail through Canada Post or through a courier company engaged exclusively to serve notice of the proposed development. The notice should be distributed 10 to 14 days in advance of the meeting date and shall contain the following information:

- Time and date of meeting;
- Place of meeting;
- Purpose of meeting including a description of the proposal;
- Map and description of lands that are subject of the meeting;
- Applicant contact information

The meeting is also to be advertised in at least two consecutive issues of a local newspaper (distributed throughout the Township) the last publication to occur not less than three and not more than ten days before the meeting. The notice shall be at least 7.5 cm by 18.5 cm in size, located in the main (non-classified) portion of the newspaper and include the following information:

- Time and date of meeting;
- Place of meeting;
- Purpose of meeting including a description of the proposal;
- Map and description of lands that are subject of the meeting;
- Applicant contact information

The applicant shall post notice of meeting information on their corporate website, where possible.

The applicant shall provide the Township with copies of notification materials in advance of the notice being provided.

Time and Date

Meetings should be held in, or extended into, the evening on weekdays so that members of the public who work during the daytime may attend. Meetings during weekends, holidays and special seasons should be avoided.

Applicants are required to discuss the timing of the meeting with the Community Development Division and agree upon the appropriate scheduling of the meeting.

Location

The meeting should be held in a suitable accessible location to accommodate and provide information to all owners and occupants within the notification area of the subject site. Preferably, the location should be in close proximity to the subject site. Appropriate venues include community halls, schools and places of worship.

Format

The format of the meeting should include, but is not limited to, a combination of the following options:

- Open house;
- Presentation;
- Display;
- Small group discussion;
- Question and answer period;
- Feedback forms /Questionnaire Survey

The use of creative engagement tools is also encouraged.

The applicant must make available for review all relevant appropriate plans, studies, and technical information regarding the proposal.

A sign-in sheet shall be available at the meeting to record the number of attendees.

The applicant shall involve appropriate consultants at the public information meeting as organizers, resource persons and/or facilitators.

A representative from the Community Development Division, shall attend the meeting as an observer, respond to any questions regarding the application process and/or specific Township bylaws / policies and to verify accurate collection and analysis of input gathered.

Virtual Public Information Meeting (PIM) / Requirements / Options for Applicants

Given the current COVID-19 pandemic situation and until otherwise directed by Council, virtual public engagement (subject to Sec. 4.1) is required. This may involve one or more of the engagement options listed below for applicants to consider instead of traditional in person Public Information Meetings. Applicants are required to discuss and agree upon an appropriate consultation approach with the project's Community Development (Development Planning) representative prior to undertaking the following options:

- Applicant provides a site plan and project description, along with specific information with the consultation / engagement virtual meeting notice;

- The consultation / engagement virtual meeting notice is to include the applicant's email contact information and phone number for citizens to submit comments and questions;

- Applicant creates a website where the application information is available at least 14 days prior to the "virtual public information meeting time"

- Applicant produces a video presentation describing the application to be posted on an applicant website;

- Applicant is available, along with Community Development (Development Planning) staff (as an observer) for one or more “live” sessions in a webinar or "live chat" setting using generally accepted platforms;

- Applicant has some “live” options for answering questions or commits to responding to citizen questions within a specified timeframe (recommend 24 hours); and

- Applicant develops an on-line survey or other option(s) to receive public comments, questions and feedback.

4.3 MEETING REPORTING

The applicant is required to provide a record of the meeting to Community Development Division not less than three weeks prior to the presentation of the application to Council. The results shall be submitted in summary report format (to be advanced to Council as an Appendix to the staff report) and should include the following information:

- Sign-in sheet from the meeting;
- Completed feedback / questionnaire forms;
- Summary of comments received;
- Discussion of how any issues / concerns identified from the meeting and/or feedback forms are addressed in the project.

Township of Langley
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COUNCIL POLICY

Subject: Corporate Work Program Conflicts

Policy No:	**01-015**
Approved by Council:	**1993.07.12**
Revised by Council:	**1999.03.01**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To provide a method for re-evaluating priorities contained in the Corporate Work Program outlined in the budget as a result of unscheduled activities being introduced.

2. Background

2.1. Council approves the budget which contains various work programs to be accommodated during the year.

2.2. The provisional budget, the annual budget, and the capital budget financial plan provides an outline of work programs to be undertaken throughout the year.

2.3. It may be necessary to amend the work program that will impact the budget and limited resources, and in turn, projects outlined in the budget may not be achieved.

3. Related Policy

3.1. N/A

4. Policy

4.1. When a new project or program that has not been scheduled in the Corporate Work Program is brought forward that will impact on the existing and approved program, staff will prepare a report to Council providing information on the new project or program's impact outlining the implications to the existing work program, its effect on the budget, and provide recommendations relative to adjustments to existing and approved programs, financial plan, and other resources.

4.2. Council will assess the priority of the new program in relation to the current Corporate Work Program and financial plan, and by resolution provide direction as appropriate.

4.3. Council resolutions concerning a new project or program should not be considered until a staff report has been reviewed.

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COUNCIL POLICY

Subject: Council Remuneration

Policy No:	**01-017**
Approved by Council:	**2003-03-03**
Revised by Council:	**2006-02-20**
Revised by Council:	**2012-12-03**
Revised by Council:	**2016-05-30**
	2019-02-05

1. Purpose

1.1. To provide a policy for calculating Council's remuneration and expenses and how remuneration will be determined.

2. Related Policy

2.1 N/A

3. Policy

3.1. Council's remuneration has been authorized by Council resolution to be calculated by the following method:

3.1.1. That the salary of a Federal Member of Parliament, a BC Provincial Court Judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rate of a Superintendent of the RCMP and the Principal of the largest high school in Langley be defined as the comparators; Effective January 1, 2019, the Mayor's salary be benchmarked at 96% of the average salary of comparators for the calendar year 2019 and thereafter, less the highest and lowest salary of the comparators.

3.1.2. That the salary of each Councillor shall be benchmarked at 37% of the Mayor's salary;

3.1.3. That the comparators' salaries be reviewed in the first quarter of each year and if the average salary has increased, adjustments be made to Mayor and Councillors' salaries retroactive to January 1st of the year in which the annual review was conducted;

3.1.4. That, if based on the annual review of the comparator salaries, the average salary has decreased, the Mayor and Councillors' salaries be frozen until it is determined as a result of the annual review of the comparator salaries that an increase is warranted;

3.1.5. The process and/or formula for determining Mayor and Councillor remuneration be reviewed by an independent task force in 2023 or thereafter.

3.2. Travel Allowance

3.2.1. Given the Township's geographical size and need/requirement for the Mayor and Councillors to attend numerous job-related meetings and activities throughout the Township and region and the lack of public transportation, a travel allowance will be provided.

3.2.1.1. The Mayor's travel allowance will be $850 per month.

3.2.1.2. Councillors travel allowance will be $340 per month.

3.3. Taxes and Reimbursement of Expenses

3.3.1. The cost of attending conferences, conventions, or traveling (including the per kilometre charge) on municipal business beyond the boundaries of the City of Langley and the Township of Langley, is reimbursable by submitting an Employee Expense Reimbursement Form. Such funds reimbursed by the Township to the Council member are not considered taxable but rather additional expense allowances.

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COUNCIL POLICY

Subject: Corporate Goals and Priority Setting	Policy No:	01-031
	Approved by Council:	2014.09.29
	Revised by Council:	2016-05-30

1 Purpose

1.1 To require Council to participate in a Strategic and Goals setting session(s) within the three months following a General Local Election.

2 Background

2.1 It is important that every newly elected Council have the opportunity to participate in a Strategic and Goal setting session within the first three months of the new Council's term to set a Council Work Plan, Goals and a Vision for the organization.

3 Related Policy

N/A

4 Policy

4.1 Within three months of a Council taking office, the Council shall establish a date in which all members are available to participate in a Strategic Priorities and Goal Setting session to:

- Set a Vision for the Township organization
- Set Strategic Priorities for the Township
- Establish goals and objectives for the Township; and
- Set a Work Plan for the next four years.

4.2 This Strategic Priorities and Goals Setting must be completed prior to the completion of the Annual Budget process so that the budget can be aligned with the Strategic Direction of Council.