Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, December 12, 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 12, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held December 12, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 5, 2022

That Council adopt the Minutes of the Regular Council meeting held December 5, 2022.

C. DELEGATIONS

1. Peter and Olivera Formby
File 0550-07

Request by Peter and Olivera Formby, to appear before Council to discuss Rezoning Application No. 100662 and Development Permit Application No. 101286 (1330509 BC Ltd / Hub Engineering / 7106 – 204 Street).

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

D. PRESENTATIONS

1. Municipal Budget Fundamentals

That Council receive the presentation by staff regarding Municipal Budget Fundamentals.

E. REPORTS TO COUNCIL

1. Proposed 2023 Council Calendar - Revised
Report 22-118
File ADM 0550-06

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

2. 2023 Budget Pre-Approval Request - 56 Avenue and 24200 Block Slope Stability
Report 22-115
File ENG 5330-23-115

That Council pre-approve funding for the 56 Avenue and 24200 Block Slope Stability Project as part of the 2023 Capital Budget in the amount of $1,000,000.

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

Development Variance Permit Application No. 100151
(Trading Post Brewing Corporation / 9143 Glover Road)
Report 22-114
File CD 11-33-0053

That Council authorize Development Variance Permit No. 100151 for property located at 9143 Glover Road subject to the following:

a. Section 107.3 c) vi) – Required off-street parking spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from seven (7) to six (6) off-street parking spaces as indicated in Schedule "A".

4. Community Amenity Contributions Policy Update
Report 22-119
File CD LSP00007

That Council approve the updated Community Amenity Contributions Policy, presented substantially in the form provided as Attachment A to this report, and direct staff to report back to Council with respect to the status of the Policy at the one-year anniversary of its adoption.

5. Tree Protection Bylaw Update
Report 22-120
File ENG 6300-01

That Council direct staff to bring forward amendments to Tree Protection Bylaw 2019 No. 5478, as amended, in the form substantially laid out in this report as soon as practically possible.

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100671 and Development Permit Applications No. 101258 and 101259 (161884 Canada Inc. / 27500 Block of 60 Avenue) Bylaw No. 5827 Report 22-116

File CD 14-08-0055

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc.) Bylaw No. 5827 rezoning approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A to facilitate development of an industrial building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 60 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Gloucester Industrial Park Community 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 a covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration, and infiltration systems;
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees; and
7. Protection of Streamside Protection and Enhancement Areas in a covenant and acceptance of the streamside enhancement plans, fencing, signage, and security.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize issuance of Development Permit No. 101258 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;

F. BYLAWS FOR FIRST AND SECOND READING

c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
g. All chain link fences being black vinyl with black posts and rails; 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
e. 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; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize the issuance of Development Permit No. 101259 (streamside protection), to relocate and reconstruct two (2) wetlands and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

F. BYLAWS FOR FIRST AND SECOND READING

c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5827 in conjunction with Development Permit No. 101258 and Development Permit No. 101259.

Explanation – Bylaw No. 5827

Bylaw No. 5827 rezones a portion of the 27500 block of 60 Avenue to General Industrial Zone M-2A.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

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

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 76 Ave Ltd.) Bylaw No. 5811".

Explanation – Bylaw No. 5811

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101333

Running concurrently with this Bylaw is Development Permit No. 101333 (North Arc Properties 76 Ave Ltd. / 19784 and 19808 – 76 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;
e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;
f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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.

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

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

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1330559 BC Ltd.) Bylaw 2022 No. 5817".

Explanation – Bylaw No. 5817

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

Development Permit No. 101286

Running concurrently with this Bylaw is Development Permit No. 101286 (1330509 BC Ltd / Hub Engineering / 7106 – 204 Street) in accordance with Attachment A 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;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to issuance.

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Development Application Procedures Bylaw No. 5760."

Explanation – Bylaw No. 5760

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.

2. 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 final 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.

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

The following information has been brought forward from the November 14, 2022 Special Closed Council meeting for public information:

1. Council Appointments to Statutory Committees, Regional Organizations, and Other External Organizations Report C22-29
File ADM 0540-01

That Council adopt the Mayor's recommended appointments to Statutory Committees, Regional Organizations, and other external organizations; and

That these appointments remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council Term.

Board of Variance
Councillor vanPopta
Councillor Ferguson

Parcel Tax Roll Review Panel
Councillor Baillie
Councillor Ferguson
Councillor Richter

Fraser Valley Regional Library Board
Councillor Martens
Alternate: Councillor Kunst

Healthier Community Partnerships
Alternate: Councillor Baillie

Mayors' Council on Regional Transportation
Alternate: Councillor Pratt

Metro Vancouver Board of Directors
First Director (4 votes):
Mayor Woodward
Second Director (3 votes):
Councillor Ferguson

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

First Director Alternate:
Councillor Martens
Second Director Alternate:
Councillor vanPopta

BC Farm Machinery Museum
Councillor Kunst
Alternate: Councillor Baillie

CP Community Advisory Panel
Mayor Woodward
Councillor Baillie
Alternate: Councillor Pratt

Langley Local Immigrant Partnership
Councillor Baillie

Langley Supportive Housing Project Community Advisory Committee
Councillor Martens
Alternate: Councillor Baillie

Langley Sustainable Agriculture Foundation
Councillor Pratt
Alternate: Councillor Rindt

Salvation Army Gateway of Hope Community Council
Councillor Martens
Alternate: Councillor vanPopta

School District No. 35 / Municipal Liaison Committee
Mayor Woodward
Councillor Baillie

Tourism Langley Board of Directors
Councillor Martens
Alternate: Councillor Kunst
CARRIED

Section 90(1) (a) Personnel

2. Committee Structure and Future Committees

Agricultural Advisory and Economic Enhancement Committee
That Councillors Pratt and Rindt be appointed to the Agricultural Advisory and Economic Enhancement Committee.
CARRIED

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

Heritage Advisory Committee
That Councillors Kunst and Martens be appointed to the Heritage Advisory Committee.
CARRIED

Recreation, Culture, and Parks Agricultural Advisory Committee
That Councillors Baillie and vanPopta be appointed to the Recreation, Culture, and Parks Advisory Committee.
CARRIED

Seniors Advisory Committee
That Councillors Ferguson and Richter be appointed to the Seniors Advisory Committee.
CARRIED

Section 90(1) (a) Personnel

O. OTHER BUSINESS

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

1. Disposition of Bedford Landing Commercial Unit

Whereas:

1. At the Regular Council Meeting of December 5, 2022, Council directed staff to reform and consolidate current land acquisition and disposal policies to be more transparent with equal opportunities for all;

2. The location of CRU 100, 23285 Billy Brown Road within Bedford Langley in Fort Langley has been unoccupied for over a year without a resolution; and

3. A commercial strata unit of this nature and location remains an excellent opportunity for a vibrant, valued and premium destination within the Township of Langley, potentially better able to serve the public interest within the private sector than local government to obtain property taxes and to better serve other strategic priorities with its disposition;

Therefore be it resolved that Council hereby directs staff to dispose of CRU 100, 23285 Billy Brown Road, Fort Langley (the "CRU"), as follows:

A. Substantially consistent with new processes being developed by staff to reform and consolidate the land acquisition and disposal policy as directed by Council to be concluded and conducted in the public domain

O. OTHER BUSINESS

in a fully transparent, fair and open process for all members of the public to be aware of and potentially participate in;

B. The Township of Langley will solicit offers to purchase the subject unit by way of a Request for Offer (the "RFO") issued through BC Bid;

C. The disposition will be further advertised via:

1. a notice of the disposition that is to be advertised in accordance with Sections 26 and 94 of the *Community Charter*;
2. a notice of the disposition that is to be posted to the Township of Langley's website and social media;
3. forwarding the RFO to those on the maintained list of parties that have previously expressed interest in leasing or acquiring in the CRU; and
4. forwarding the RFO to commercial real estate brokerages.

D. The ultimate sale price must be within 10% of the appraised value as established by an independent and qualified appraiser, with a minimum floor price to be confirmed publicly for interested parties as part of the RFO;

E. A real estate commission of 2.5% will be paid via the accepted offer if submitted through a licensed broker otherwise finders' fees or other real estate commission for the sale of the CRU will not be paid;

F. Only an offer without subject conditions to the benefit of the Township of Langley will be considered, along with a non-refundable deposit of 15% that must form part of an offer with contract completion within 90 days; and

G. The successful bidder will be selected based on the highest purchase price submitted without condition precedents to be confirmed in a transparent process verifiable and transparent to the public and all bidders.

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

2. 200 Street 2040

Whereas:

1. 200 Street is within TransLink's Major Transportation Network and the implementation of Bus Rapid Transit is outlined within *Transport 2050*;

2. The 200 Street corridor currently has a variety of housing including those of lower density types that currently may not be sufficient to maximize the opportunity that implementation of rapid transit represents;

O. OTHER BUSINESS

3. The creation of a multi-modal corridor requires a joint effort between TransLink, The Province of British Columbia and the municipalities affected, that a new visionary process and policy document could substantially inform; and

4. The future development of the 200 Street corridor presents a significant long-term opportunity for the Township of Langley that Council and the public should consider within a process that considers the future of the corridor as a whole;

Therefore be it resolved that Council hereby directs staff to report to Council with a draft Terms of Reference outlining a potential process, scope of work, timeline, and funding that may be required to complete within 2023, a new land use and related policy document to be called *200 Street 2040* to achieve an updated future vision for the 200 Street Corridor from the north edge of the 200 Street Interchange to the boundary of the Willowbrook Community Plan.

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

3. Potential Transition to E-Comm 911 for Emergency Services Dispatch

Be it resolved that Council hereby directs staff to report to Council with a cost-benefit analysis outlining potential service level options and timelines for the Langley RCMP detachment dispatch emergency and communication services to potentially join and/or be provided by the E-Comm 9-1-1 system, in whole or in part; and

That Council hereby directs staff to separately report to Council regarding:

1. The potential merits or complications of the Township of Langley Fire Department terminating or not renewing with its current dispatch emergency and communication services provider, the City of Surrey, for an additional five (5) years, from 2025 to 2029; and

2. A cost-benefit analysis for Township of Langley Fire Department's dispatch emergency and communication services to be alternatively provided by the E-Comm 9-1-1 system, in whole or in part.

4. Renovations and Improvements to Aldergrove Community Station House

Be it resolved that Council hereby directs staff to refer potential renovation(s), upgrades, and other improvements to the property and building known as the Aldergrove Community Station House to the 2023 budget process including, but not necessarily limited to:

O. OTHER BUSINESS

A. An updated and reconfigured 2nd floor layout and configuration to support a wider array of public, community and support programming purposes, improved access and accessibility with a new or renovated entrance to reach the 2nd floor entrance including a new elevator;

B. Envelope, HVAC, electrical or other upgrades staff may suggest or otherwise deem necessary for the financially stable, long-term operation of the building;

C. Relocation of vehicle access, parking, shipping and receiving and new landscaping as may be required to the rear area(s) of the building to be located at 27233 - 29 Avenue;

D. Creation of new pedestrian-oriented seating and/or other plaza area(s) fronting 272 Avenue to the south of the building where parking and access is currently located; and

E. A total funding envelope of up to $750,000 from existing building reserves, prior year surplus and other surpluses and/or the Aldergrove Community Fund, hereby pre-approved by Council to be placed within the 2023 budget proposed funding envelope.

That staff conduct consultation and coordination with Langley Meals and Wheels to:

1. Review and consider the proposed renovations;
2. Review and consider the anticipated uses of supportive and public purposes for the 2nd floor with an updated legal agreement and/or processes for determining guaranteed, public access thereto to serve the public interest; and
3. Minimize disruption to current operations, as much as is possible, while renovations and the improvements considered herein are ongoing and ultimately completed, if so approved by Council to proceed.

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

5. Policy Enhancements for Emergent Matters

Whereas:

A. The original discussion around Airport View Park anecdotally suggested it should cost about $150,000;

B. The original staff cost estimate was about $350,000;

C. The recent tendering for Airport View Park results in pricing that was approximately 75% higher than anticipated;

O. OTHER BUSINESS

D. The matter developed in a period between Council Meetings, and as an emergent condition the policy advice was to proceed but to disclose the cost to Council;

E. Better controls are needed as to pricing and advancing emergent conditions.

Therefore be it resolved that staff report back on policy enhancements that will consider the following parameters:

1. Any project which is tendered 20% higher than a staff cost estimate shall be brought back to Council to consider and subsequently re-tender or approve to proceed unless it shall be considered as an emergent matter requiring attention and no Regular Council meetings are set within the following 3 weeks;

2. The determination of whether a matter shall be considered emergent shall be done by the Mayor in which case the Mayor may authorize the matter be dealt with provided that the cost to do so shall not exceed the staff estimate by more than 25% regardless of whether the cost estimate is compared to a final costing derived from a sole source estimate, RFP, Tender or other procurement process. Otherwise the matter shall be halted until the next Regular Council meeting.

6. Delineators on 96 Avenue

Whereas:

1. Delineators were recently erected on 96 Avenue as part of the TransLink Bicycle Infrastructure Capita Share (BICCS) funding and the ICBC Active Transportation Improvements On Connective;

2. The delineators have already seen excessive damage or been knocked down;

3. Residents have been complaining of safety due to the perceived narrowing of the roads;

4. The shoulder area is narrow and unkempt for cyclists forcing many to ride on the roadways outside of the delineators; and

5. Vehicles no longer have the ability of pulling over for emergency vehicles.

Therefore be it resolved that:

1. Staff prepare a report that addresses the cost, process, and timeline to remove the delineators on 96 Avenue; and

O. OTHER BUSINESS

2. Staff report on the cost currently incurred to maintaining the delineators up until this point.

7. Naming of Parks, Trails, Buildings, Facilities, and Infrastructure Bylaw

Whereas the Township of Langley currently has a policy for the "Naming of Parks, Trails, Buildings, Facilities, and Infrastructure" (Policy No. 06-103).

Therefore be it resolved:

1. Staff draft a bylaw for the naming of Parks, Trails, Buildings, Facilities, and Infrastructure;

2. Staff refer to other similar entities like SD#35 and neighbouring municipalities and include research of the use of a third party committee or body for the selection and recommendation of candidates to Council;

3. The draft bylaw to include rules and requirements when the TOL has joint ventures with Foundations, Charities, Corporations, and any other outside entity.

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

8. Fort Langley Well #2

Whereas according to expert advice from Fraser Health having access to an alternate source of water is critical to ensure supply of safe water during possible emergencies, such as earthquakes, etc.;

Therefore be it resolved that Council direct staff to continue to decommission as directed by Council and leave in a state such that Fort Langley Well #2 could be used as a backup source of water in case of an emergency.

9. Telecommunication Tower Master Plan Policy

Further to the motion adopted at the July 11, 2022 Regular Meeting of Council, and the memorandum of response received from staff in the December 1, 2022 Distribution List;

Council directs staff to bring forward a list of potential amendments to the Telecommunication Tower Master Plan Council Policy 07-331 for Council consideration at a future Regular Council meeting.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (b) Personal;
Item F.1 - Section 90(1) (e) Property;
Item F.2 - Section 90(1) (e) Property; (g) Legal;
Item F.3 - Section 90(1) (i) Solicitor-Client Privilege; and
Item G.1 - Section 90(1) (m) Another Matter.

Q. TERMINATE

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

M I N U T E S

PRESENT: Mayor E. Woodward

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

M. Bakken, B. Ferguson, S. Ruff, and R. Seifi

W. Bauer, E. Fong, 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 – December 5, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held December 5, 2022, as amended.
CARRIED

Clerk's Note: Item C.3 was added to the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 14, 2022

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held November 14, 2022.
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – November 14, 2022

Moved by Councillor Martins,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Public Hearing meeting held November 14, 2022, as amended.
CARRIED

C. DELEGATIONS

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

Harinder Chohan, and Amrit Kang Royal Craft Homes appeared before Council to discuss the removal of two trees for a new single-family dwelling. They noted that their family recently purchased a lot in the Township and would like to remove two trees that are located in the middle of the property where they would build a house. There are another 40-50 trees on the property which will not be removed.

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

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

3. Tony Ward
File 0550-07

Tony Ward appeared before Council to ask Council to complete the Grant Ward Airport View Park at the Langley Airport as previously approved by Council. He noted that this park was approved in 2022 to honour the late Township Councillor, Grant Ward. Grant Ward served the community for 50 years and was a four-term Council member. Conceptual drawing iterations and the finalized design have been presented, and the contract was awarded in October 2022. He asked Council to complete this park and to have public input in the future for parks that Council is considering cancelling.

D. ANNOUNCEMENT

1. Fire Chief Gamble Announcement

Mayor and Council presented 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

E. Fong provided a presentation regarding the Tree Protection Bylaw and potential amendments. He noted the current 2021 Amendment Bylaw does not allow for one tree removal in 24-months, does not allow removal of a healthy tree (20cm dbh or greater) but only if dead, dying, damaged, diseased or in decline, and is applicable to building permit applications with the need for applicants to demonstrate "undue hardship". He further noted that review of building permit applications forms a significant part of the process and that inconsistent arborist reports are increasing processing times. He suggested the following processing improvements:

- Tree Declaration Form – to identify trees proposed to be removed as part of a building permit application;
- Enhanced website information;
- Building permit applications and association submissions digitized in 2023 to streamline process;
- Prioritization of hazardous trees; and
- Reduce the number of inspections.

F. REPORTS TO COUNCIL

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

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council adopt the Council Policy: Use of Electronic Signatures.
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council approve the proposed 2023 Council Calendar, presented as Attachment A to this report.

F. REPORTS TO COUNCIL

REFERRAL
Moved by Councillor vanPopta,
Seconded by Councillor Martens
That the 2023 Council calendar be referred to staff to increase the average numbers of meetings from 2.7 per month to 2.5 per month.
CARRIED

Councillor Richter opposed

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

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
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;

G. BYLAWS FOR FIRST AND SECOND READING

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

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

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

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council give first, second and third reading to Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825.
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council give third reading to "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

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

REFERRAL
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Official Community Plan Amendment and Rezoning Application No. 100158 be referred to staff to work with the proponent to improve the design for a more wholistic concept with considerations to support rapid transit on 200 Street, mixed use designs, increased and higher densities, additional community green and gathering spaces, and, some mid-rise construction using mass timber.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the referral be amended to include the concerns raised by Rebecca Robb, legal counsel for Allwest Properties Ltd. and Allwest Development Corporation, regarding the form of development and proposed road network on 7541-202A Street.
CARRIED

Councillor vanPopta opposed

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

Councillor Kunst opposed

I. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Moved by Councillor Pratt,
Seconded by Councillor Richter,
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".

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Official Community Plan Amendment and Rezoning Application No. 100234 and Development Variance Permit No. 100143 be referred to staff for further consideration after completion of the Neighbourhood Plan.
CARRIED

Councillors Kunst and Richter opposed

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

I. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5823".

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council Procedure Bylaw No 5823 be amended to include changes to the wording of Appendix C and D of Bylaw 5199 to prohibit secondary amendment motions; thereby permitting only primary amendment motions.
CARRIED

Councillors Ferguson, Pratt, and Richter opposed

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

Councillor Richter opposed

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

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 Rindt,
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

O. ITEMS FROM PRIOR MEETINGS

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:

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.

O. ITEMS FROM PRIOR MEETINGS

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Official Community Plan Amendment and Rezoning Application No. 100223 and Development Variance Permit No. 100141 be referred to staff to be consistent with previous Council direction on subdivisions within the Salmon River Area(s) and to consider an updated concept including the Township of Langley adjacent lands to the west.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the referral be amended to include a better layout not dependent on panhandle lots, a requirement for future hookup to municipal services, and for retention of the tree canopy to protect the wetlands to the south.
CARRIED

Councillor Ferguson opposed

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

2. Motion to Reconsider

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council reconsider the following motion:

40 Additional Suppression Firefighters 2023-2026
CARRIED

Councillor Richter opposed

MOTION
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;

O. ITEMS FROM PRIOR MEETINGS

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.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That the motion be amended to change the number of career suppression firefighters from 40 to 44.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

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

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
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.
CARRIED

4. Parks Master Plan Amendment

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
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

O. ITEMS FROM PRIOR MEETINGS

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.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt and vanPopta opposed

5. Housing Task Force

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

O. ITEMS FROM PRIOR MEETINGS

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt, and vanPopta opposed

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

Q. OTHER BUSINESS

1. A Township of Langley Only RCMP Detachment

Moved by Councillor Martens,
Seconded by Councillor Baillie,
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:

Q. OTHER BUSINESS

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.

Councillor Pratt left the meeting at 3:04pm.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That Item D be added to include additional information regarding historical contributions made by the City and Township of Langley over the past 10 years for facilities, hirings, and overhead costs.
CARRIED

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

Councillor Pratt re-entered the meeting at 3:07pm.

2. Land Disposal and Acquisition Council Policy Reform

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
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,

Q. OTHER BUSINESS

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.

CARRIED

Councillors Kunst and Richter opposed

3. Improvements to Snow and Ice Control Council Policy

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
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;

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

Q. OTHER BUSINESS

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.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the motion be amended to include the costs implications of implementing Part A.
CARRIED

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

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

Moved by Councillor Martens,
Seconded by Councillor Pratt,
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

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Item C be added that requests an additional report on assuming maintenance and traffic control improvements of 207 Street, between 80 and 82 Avenue, within the 2023 budget process.
CARRIED

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

MEETING RECESSED
The meeting recessed at 3:31pm.

MEETING RECONVENED
The meeting reconvened 3:42pm.

5. Potential Dredging of Bedford Channel in Fort Langley

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
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.
CARRIED

6. Initial Development Application Process Improvements and New Council Policies

Moved by Mayor Woodward,
Seconded by Councillor Martens,
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

Q. OTHER BUSINESS

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;
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

Q. OTHER BUSINESS

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. Create 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 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;

Q. OTHER BUSINESS

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.

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.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Kunst,
That item C.3 be added that states that when three or more Council members flag an application early in the process, that it is to be approved by Council at a regular Council meeting.
CARRIED

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

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

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
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;

Q. OTHER BUSINESS

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 deem 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

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.

CARRIED

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

Moved by Mayor Woodward,
Seconded by Councillor Martens,
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;

Q. OTHER BUSINESS

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;

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

Q. OTHER BUSINESS

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 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.

Q. OTHER BUSINESS

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.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council amend Section 3.1.5 of Council Renumeration Council Policy 01-017 to read as follows:

"The process and/or formula for determining Mayor and Councillor Remuneration be reviewed".
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Rindt, and vanPopta opposed

AMENDMENT
Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That item 2, WTR 1212-01 – Brookswood and Murrayville Water Quality Improvements - $5,800,000, be removed from the list of projects that do not proceed.
DEFEATED

Q. OTHER BUSINESS

Mayor Woodward and Councillors Baillie, Martens, Rindt, and vanPopta opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the Grant Ward View Park on 216 Street go forward in the 2023 budget year with the remaining funds from the 2021 funding that was previously provided.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Rindt, and vanPopta opposed

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That cancellation of the Grant Ward View Park be a suspended to look at other funding sources in the 2023 budget process.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

9. Safe Street Designs

Moved by Councillor Pratt,
Seconded by Councillor Richter,
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 private motor vehicles, and,
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;

Q. OTHER BUSINESS

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 suitable urban trees planted and otherwise the most basic landscaping possible as opposed to the current standard of painted medians or raised 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,
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.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That a cost analysis be included in the report.
CARRIED

Councillor vanPopta opposed

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That the motion be amended to include “Staff report back” on all items.
CARRIED

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

Q. OTHER BUSINESS

10. Tree Protection Bylaw Presentation

Moved by Councillor Kunst,
Seconded by Councillor Richter,
That staff provide a report on potential amendments to the Tree Protection Bylaw to improve the tree removal process.
CARRIED

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
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;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations;
Item H.4 - Section 90(1) (a) Personnel;
Item H.5 - Section 90(1) (e) Property; and
Item H.6 - Section 90(1) (e) Property.
CARRIED

S. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the meeting terminate at 5:36pm.
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

Dec 12, 2022 (Council meeting date requested) at the ▶ ✓ 1:00pm Regular Meeting

Name of delegate or organization wishing to appear

Peter and Olivera Formby

1 Topic

RZ 100662 DP 101286

Proposed road layout on to 204 Street

2 Additional Information

Purpose of presentation

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

Desired resolution

Road re-positioned

3 Meeting Location

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

Office use only	
☐ Approved ☐ Declined ☐ Other	Applicant informed

see next

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 5, 2022 - REGULAR MEETING	**REPORT:**	22-118
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0550-06
SUBJECT:	PROPOSED 2023 COUNCIL CALENDAR - REVISED		

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*. Council must prepare annually, on or before January 1, a schedule of the dates, times, and places of Regular Council meetings and must make the schedule available to the public by posting it at the Public Notice Posting Place.

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.

BACKGROUND/HISTORY:

At its December 5, 2022 Regular Council Meeting, Council passed the following motion:

> *That the 2023 Council calendar be referred to staff to increase the average numbers of meetings from 2.7 per month to 2.5 per month.*

To increase the numbers of meetings from nineteen (19) to twenty-one (21) for the 2023 calendar year, an additional meeting has been added to the months of May and December.

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 December 7, 2022 8:38:32 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 December 7, 2022 8:38:32 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*					

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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	

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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						

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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*	2:00pm **Regular / Closed Council Meeting** 7:00pm **Public Hearing Meeting** *FRPT*					

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June 2023

Acting Mayor: Cllr. Richter

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

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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
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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		

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FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

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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**

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SRC = Salmon River Committee Room

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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				

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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		

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December 2023

Acting Mayor: Cllr. Baillie

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

4th Floor, 20338 – 65 Avenue, Langley, BC
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Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 - REGULAR MEETING	**REPORT:**	22-115
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-115
SUBJECT:	2023 BUDGET PRE-APPROVAL REQUEST - 56 AVENUE AND 24200 BLOCK SLOPE STABILITY		

RECOMMENDATION:

That Council pre-approve funding for the 56 Avenue and 24200 Block Slope Stability Project as part of the 2023 Capital Budget in the amount of $1,000,000.

EXECUTIVE SUMMARY:

56 Avenue is a major arterial road that serves approximately 10,000 vehicles per day. As 56 Avenue approaches the 24200 Block, the roadway is constructed into side slopes that lead down to the Salmon River. Slope stabilization works are urgently required in order to stabilize slope movement that is causing pavement distress and slope instability.

Following observations of cracking in the roadway, the Township retained a qualified geotechnical engineer in 2018 to assess the stability of the slope supporting the roadway. Following recommendations, a number of inclinometers were installed along with a survey program to monitor slope movements. The slope analysis indicated that the slope is marginally stable under static conditions and likely unstable during a large magnitude seismic event.

In 2022, a design for the repairs was completed incorporating the installation of 10 m long soil anchors and shotcrete encapsulating the existing downslope side retaining wall. The slope movement is expected to continue and intensify during the wet winter months until the stabilization measures are implemented. The geotechnical engineer has recommended completing this repair as soon as possible prior to a larger failure occurring and the loss of this critical roadway.

Accordingly, staff are requesting Council's consideration for pre-approval of $1,000,000 that has been requested as part of the 2023 capital budget process. This funding will ensure these critical works are tendered and constructed as soon as practically possible, starting in spring 2023.

PURPOSE:

To request Council consideration of funding pre-approval prior to the 2023 budget discussions to allow staff to proceed with construction of slope stabilization works on 56 Avenue at the 24200 Block.

BACKGROUND/HISTORY:

56 Avenue is classified as a major arterial road that serves up to approximately 10,000 vehicles per day. As 56 Avenue approaches the Salmon River at the 24200 Block, cut and fill methods along with retaining walls were utilized to achieve the existing grades and alignments along the steep slopes leading down to the Salmon River.

In 2004, pavement distress was noted in the slope side travel lane in the form of asphalt tension cracks running longitudinally to the lanes. Road stabilization works were undertaken which included installation of geogrid and additional retaining walls. However, around the timeframe of 2010-2012, it was observed that asphalt tension cracks were again appearing in the westbound lane along with a depression in the roadway. Asphalt repairs were made to stop ingress of water into the cracks and to alleviate the depression; however, slope movement continued, and asphalt repairs were required on an additional three occasions with the latest repair occurring in early 2022.

In late 2018, GeoWest Engineering Ltd. (Geowest) completed an analysis that indicated the slope was marginally stable under static conditions and likely unstable during a large magnitude seismic event. It was recommended the Township initiate a monitoring program involving Township survey staff and the installation of inclinometer slope monitoring wells. Township survey monitoring was initiated in 2019 which included monthly monitoring of surface nails to track movement of the roadway. In 2020, two 18 m deep inclinometer wells were installed to monitor the sub-surface of the roadway to help determine the depth and rate at which slope movement was occurring.

The monitoring program determined the road and slope were moving in the downslope direction approximately between 3.5 m and 4.0 m below the existing ground surface. It is expected that the slope movements and accompanying pavement distress will continue until stabilization measures are complete.

Township staff are currently completing visual inspection of the road after any rainfall greater than 25 mm over a 24-hour period as recommended by GeoWest. The survey and inclinometer monitoring program is also continuing as it is anticipated that the slope movement will intensify during the upcoming winter months.

DISCUSSION/ANALYSIS:

GeoWest has recommended that the slope be stabilized as soon as possible by drilling 10 m long soil anchors into the downslope for a length of approximately 150 m, and shotcrete encapsulating the existing downslope side retaining wall. $1,000,000 has been requested to complete these works as a part of the 2023 capital budget process.

Early approval of the funding would allow for the work to be tendered in the spring of 2023 with an anticipated construction timeframe of six weeks.

Financial Implications:

The table below identifies the proposed funding that is being considered for pre-approval by Council for completion of the project.

Work Breakdown	Project Title	Funding Source	Proposed Funding
RDS-1258	56 Avenue & 24200 Block Slope Stability	Transportation Operating Contribution to Capital	$1,000,000

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISON

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

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

Township of Langley

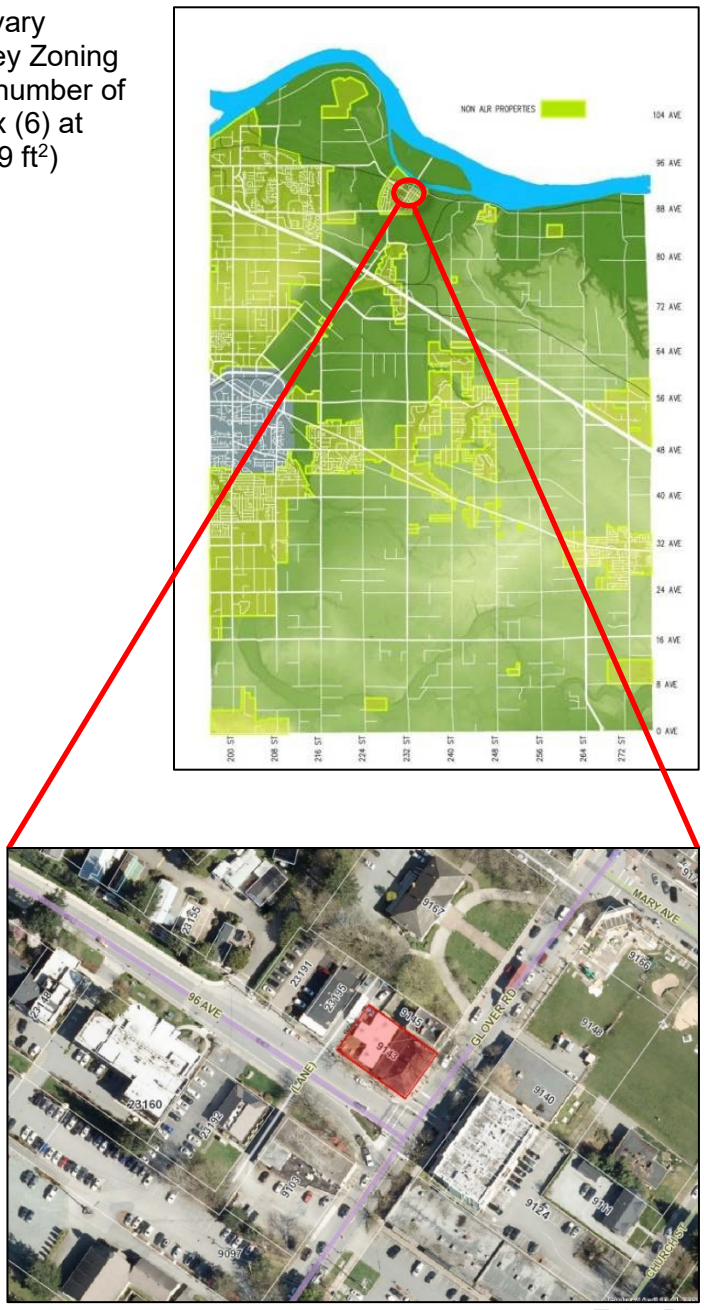
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 – REGULAR MEETING	**REPORT:**	22-114
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0053
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100151 (TRADING POST BREWING CORPORATION / 9143 GLOVER ROAD)		

PROPOSAL:

Development Variance Permit application to vary Section 107.3 c) vi) of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the required number of off-street parking spaces from seven (7) to six (6) at 9143 Glover Road to facilitate a 104 m^2 (1,119 ft^2) exterior patio for Trading Post Brewing Corporation.



RECOMMENDATION SUMMARY

That Council issue Development Variance Permit No. 100151.

RATIONALE:

The applicant has provided a parking study in support of the proposed variance and has committed to providing six (6) additional parking spaces at Living Waters Church (five year lease), approximately 200 m from the subject site.

RECOMMENDATION:

That Council authorize Development Variance Permit No. 100151 for property located at 9143 Glover Road subject to the following:

a. Section 107.3 c) vi) – Required off-street parking spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from seven (7) to six (6) off-street parking spaces as indicated in Schedule "A".

EXECUTIVE SUMMARY:

During the COVID-19 pandemic, provincial health requirements were amenfded to allow for new temporary outdoor expanded service areas (TESAs) without the need to comply with certain Zoning Bylaw requirements such as parking. Consistent with the revised permissions, the applicant added a new outdoor licenced area over their parking area to be able to operate the business during the pandemic.

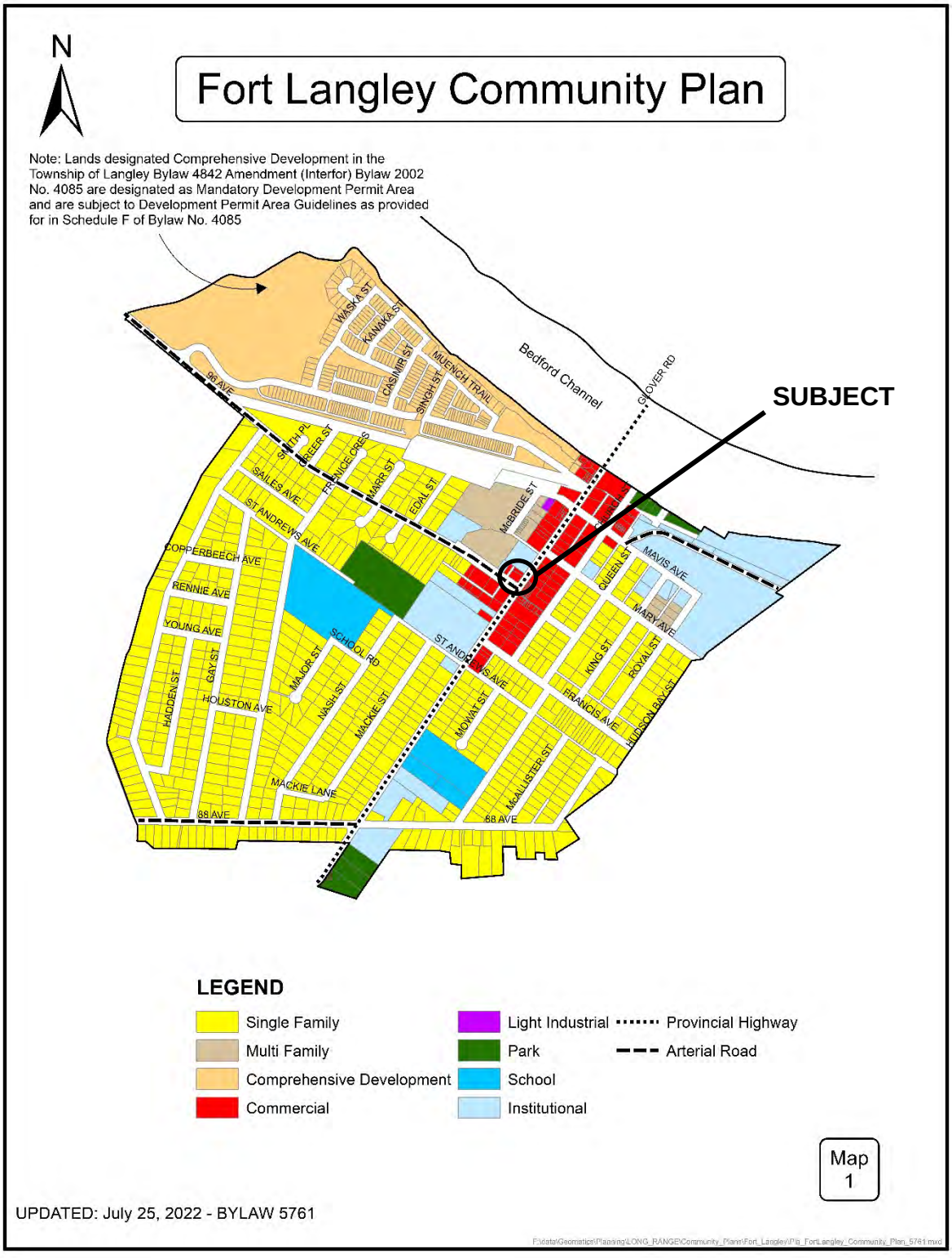
The TESA permissions are set to expire in Matrch 2023. Accordingly, the applicant is seeking to formalize the outdoor patio, from the previous 223 m^2 (2,400 ft^2) temporary patio to a reduced size of 104 m^2 (1,119 ft^2). In order to add the patio space permanently, the applicant is seeking approval to vary the off-street parking requirement from seven (7) to six (6) spaces to facilitate the reconfiguration of the parking lot, and be able to accommodate the exterior patio addition on a permanent basis, pursuant to a Development Variance Permit application.

In support of the proposed variance, the applicant has provided a parking study indicating that there is sufficient off-site parking capacity within 100 m of the subject property to offset the loss of the one (1) on-site parking space. Additionally, the applicant has secured an agreement (five year lease) with Living Waters Church located at 9095 Glover Road, approximately 200 m south of the subject site, to provide an additional six (6) parking spaces.

Staff recommend that Council grant Development Variance Permit No. 100151, provided as Attachment A to this report.

PURPOSE:

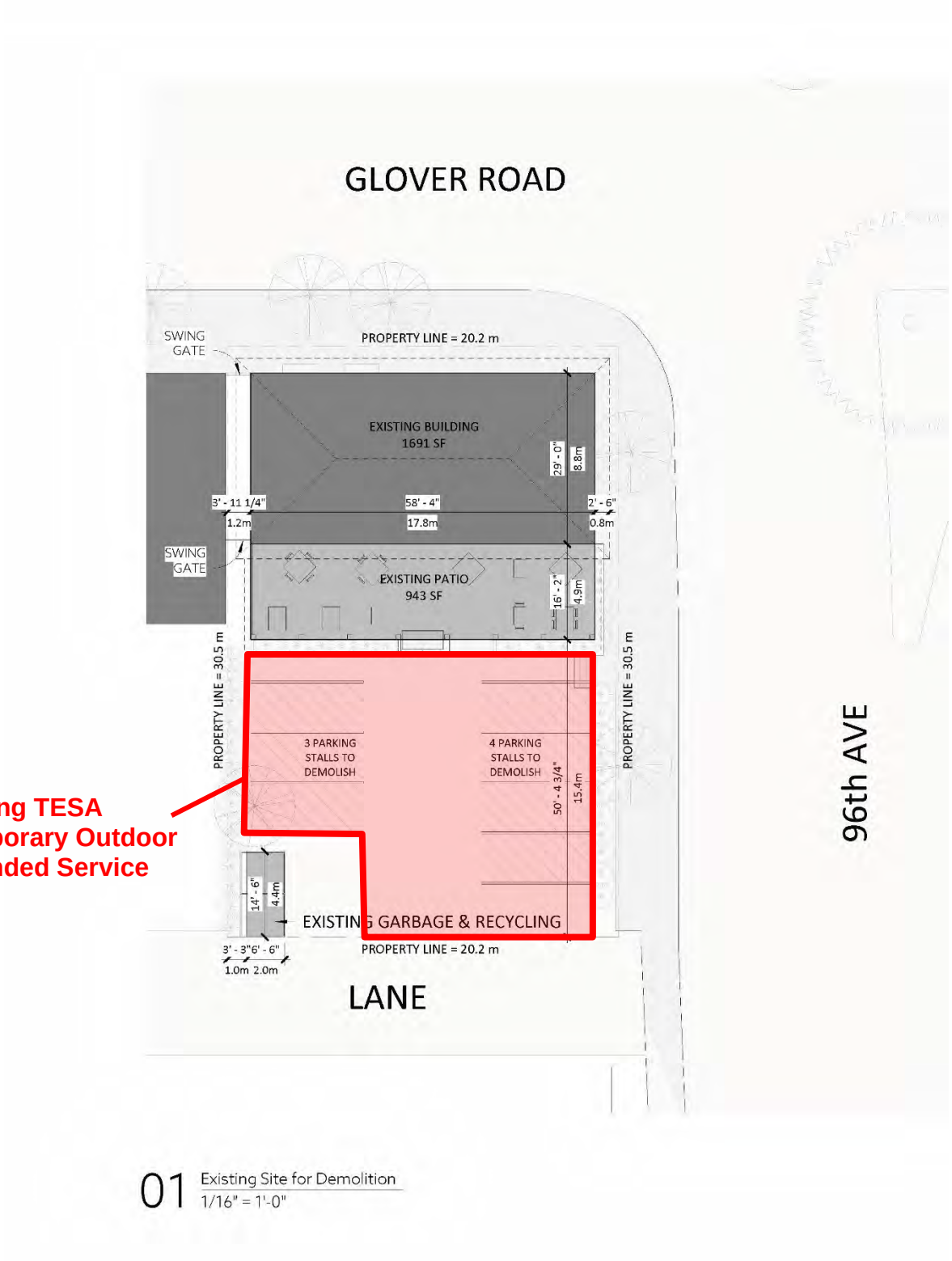
The purpose of this report is to provide information to Council regarding proposed Development Variance Permit Application No. 100151 for property at 9143 Glover Road.


N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
SUBJECT
Bedford Channel
GLOVER RD
96 AVE
WASKA ST
KANAKA ST
CASIMIR ST
SINGH ST
MUENICH TRAIL
SMITH PL
GREER ST
FRANCE CRES
SAILES AVE
MARR ST
EGAL ST
McBRIDE ST
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
GAY ST
HADDEN ST
HOUSTON AVE
SCHOOL RD
MAJOR ST
NASH ST
MACKIE ST
MACKIE LANE
68 AVE
MOWAT ST
McALLISTER ST
QUEEN ST
MAVIS AVE
MARY AVE
KING ST
ROYAL ST
FRANCIS AVE
HUDSON BAY ST
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
Map 1
UPDATED: July 25, 2022 - BYLAW 5761



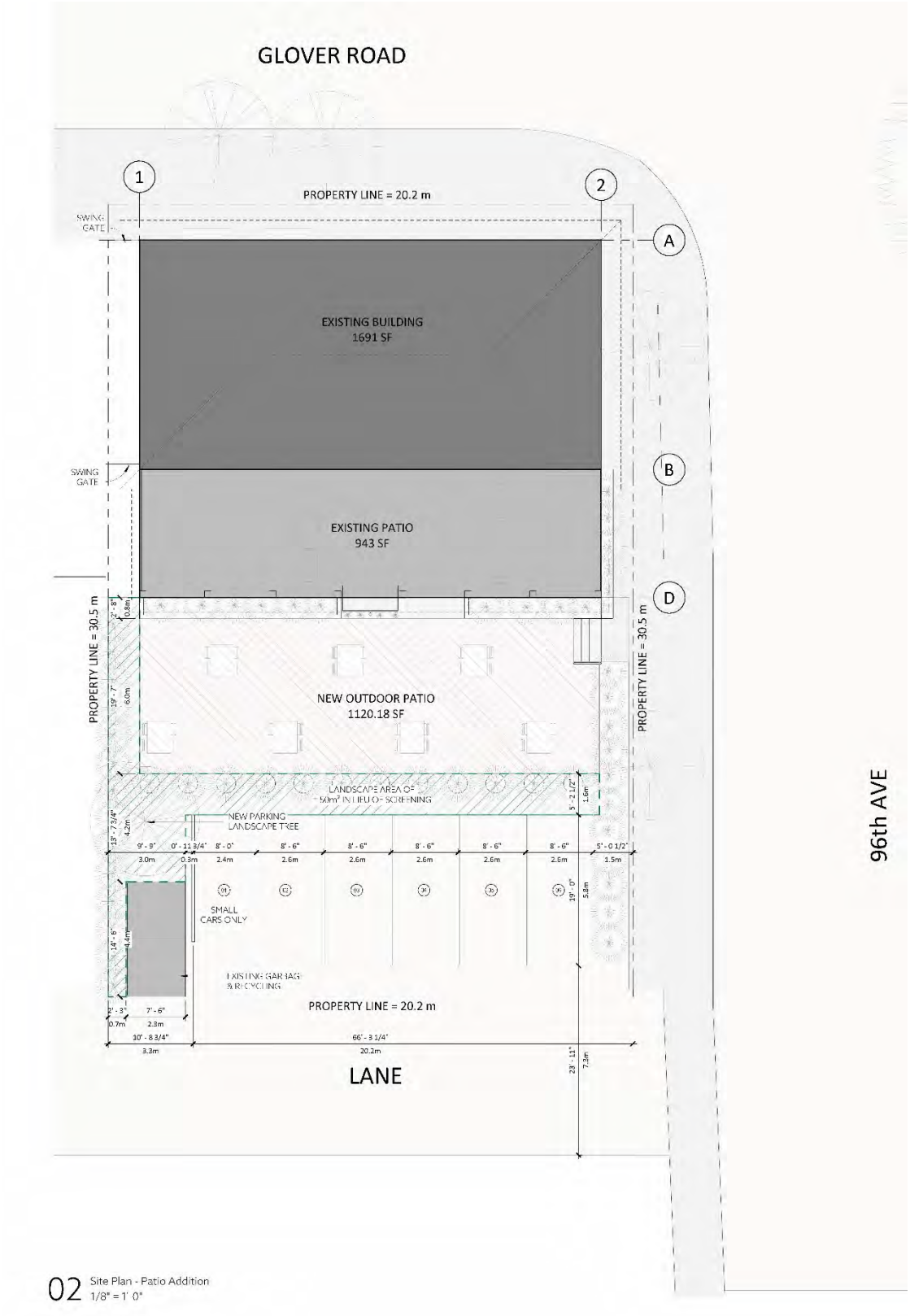
Living Waters Church

ZONING BYLAW NO. 2500

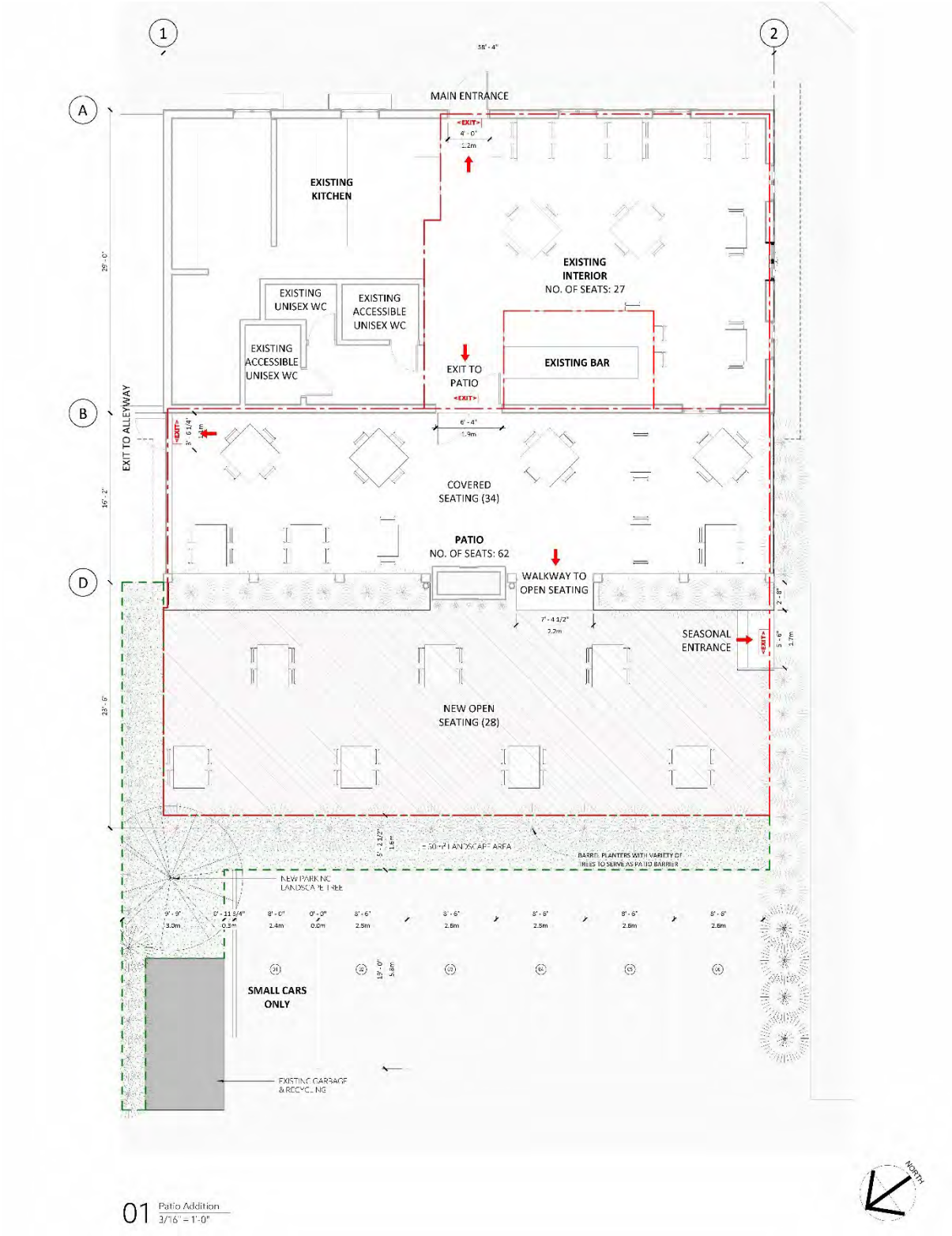


Existing TESA (Temporary Outdoor Expanded Service Area)

EXISTING SITE PLAN – SUBMITTED BY APPLICANT



PROPOSED SITE PLAN – SUBMITTED BY APPLICANT



FLOOR PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Lisa's Antiquities of Carmel Ltd. PO BOX 1167 Stn Fort Langley 9143 Glover Road Langley, BC V1M 2S5
Applicant:	Trading Post Brewing Corporation 107, 20120 - 64 Avenue Langley, BC V2Y 1M8
Location:	9143 Glover Road
Legal Description:	Parcel "A" (S151942) Block 1 District Lot 79 Group 2 New Westminster District Plan 741
Area:	0.061 ha (0.15 ac)
Existing Zoning:	Community Commercial Zone C-2
Fort Langley Community Plan:	Commercial

BACKGROUND/HISTORY:

The subject property accommodates Trading Post Eatery - Fort Langley which has been in operation since 2016 and holds a valid food primary provincial licence for serving alcohol. The property is zoned Community Commercial Zone C-2 and designated Commercial in the Fort Langley Community Plan. The restaurant has existing interior and exterior (enclosed patio) serving areas that were included when the business originally opened and has remained in the same location since.

As a result of the impacts of the COVID-19 pandemic, provincial health requirements shifted to allow for new temporary outdoor expanded service areas (TESAs). Consistent with the revised permissions, the applicant added a new outdoor seating area over the parking lot.

On April 7, 2022, the LCRB approved Policy Directive 22 – 05 Temporary Expanded Service Area Authorization, extension of provisions that indicates all TESA provisions will expire on March 31, 2023. The subject business has been operating a 223 m^2 (2,400 ft^2) TESA as an outdoor covered patio area since June 2020 and is now seeking to formalize it at a reduced size of 104 m^2 (1,119 ft^2). In order to formalize it, a parking variance is required.

Adjacent Uses:

North: Property zoned Community Commercial Zone C-2, designated Commercial in the Fort Langley Community Plan;

South: 96 Avenue, beyond which are properties zoned Community Commercial Zone C-2, designated Commercial in the Fort Langley Community Plan;

East: Glover Road, beyond which are properties zoned Community Commercial Zone C-2, designated Commercial in the Fort Langley Community Plan; and

West: Property zoned Community Commercial Zone C-2, designated Commercial in the Fort Langley Community Plan.

DISCUSSION/ANALYSIS:

The subject property at 9143 Glover Road is 613.16 m^2 (6,604 ft^2) in area, zoned Community Commercial Zone C-2, and designated Commercial in the Fort Langley Community Plan.

The applicant indicates that they would like to formalize a portion of their 223 m^2 (2,400 ft^2) TESA into a permanent 104 m^2 (1,119 ft^2) exterior patio.

The subject property's Community Commercial Zone C-2 requires that seven (7) off-street parking spaces be provided on-site. To facilitate the reconfiguration of the parking lot to accommodate the addition of the proposed 104 m^2 (1,119 ft^2) exterior patio, the applicant is requesting to vary the number of required parking spaces from seven (7) to six (6). If approved, the permanent patio would be located west of the existing food primary area.

In support of their application, the proponent has provided a letter of intent (Attachment C) providing rationale that includes a parking study (Attachment B) indicating that there is sufficient off-site parking capacity within 100 m of the subject property to offset the loss of one (1) on-site parking space and a five year lease parking agreement with Living Waters Church (Attachment E) to provide an additional six (6) parking spaces.

Proposed Variance:

In order to facilitate the addition of a permanent 104 m^2 (1,119 ft^2) exterior patio and reconfiguration of the parking lot, the applicant is proposing the following variance:

- Varying the parking requirement from seven (7) to six (6) parking spaces

In support of their request, the applicant has provided a letter (Attachment C) providing the following rationale (quoted in part below) for the proposed variance:

> *"Having this patio is extremely important to our business and to our community. The outdoor patio is a big draw for dog lovers, those who enjoy dining outdoors, and used for the arts, like live music in the summertime. We believe this space increases our sales by 15-20% annually, which means we can create seven more jobs locally. The new patio will continue to help the overall experience in Fort Langley and become one of the many draws that brings people to our village. We know that once people are here, they are also supporting other businesses and activities that our wonderful village has to offer."*

Proposed Development Variance Permit No. 100151 is included as Attachment A to this report.

Public Consultation:

Consistent with Policy No. 07-164, the applicant held a virtual Public Information Meeting on November 21, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted a notification in the local newspaper. The results are compiled and provided as Attachment D.

Policy Considerations:

Development Variance Permit No. 100151 proposes to vary Section 107.3 c) vi) of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the required number of off-street parking spaces from seven (7) to six (6) to facilitate the reconfiguration of the parking lot to accommodate a 104 m^2 (1,119 ft^2) exterior patio to formalize, at a reduced size, the TESA patio permitted during the pandemic.

Staff recommend that Council grant Development Variance Permit No. 100151 provided as Attachment A to this report.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100151
ATTACHMENT B	Parking Study
ATTACHMENT C	Letter of Intent provided by Trading Post Brewing Corporation
ATTACHMENT D	Virtual Public Information Meeting Summary
ATTACHMENT E	Parking Agreement

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100151

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

1. Name: Lisa's Antiquities of Carmel Ltd.

   Address: PO BOX 1167 Stn Fort Langley
   9143 Glover Road
   Langley BC V1M 2S5

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: Parcel “A” (S151942) Block 1 District Lot 79 Group 2 New Westminster District Plan 741

   CIVIC ADDRESS: 9143 Glover Road

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 107.3 c) vi) – Required off-street parking spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from seven (7) to six (6) off-street parking spaces 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 Site Plan



01 Existing Site for Demolition
1/16" = 1'-0"

SYNOPSIS:

TRADING POST

USE: COMMERCIAL

Address: 9143 Glover Rd. Langley Twp. BC V1M 1A0

Legal: DISTRICT LOT 79, NEW WEST DISTRICT, PLAN NWP741 PARCEL A S151942, SUBURBAN BLOCK 1, GROUP 2.

PID: 009-360-115

Zoning: C-2

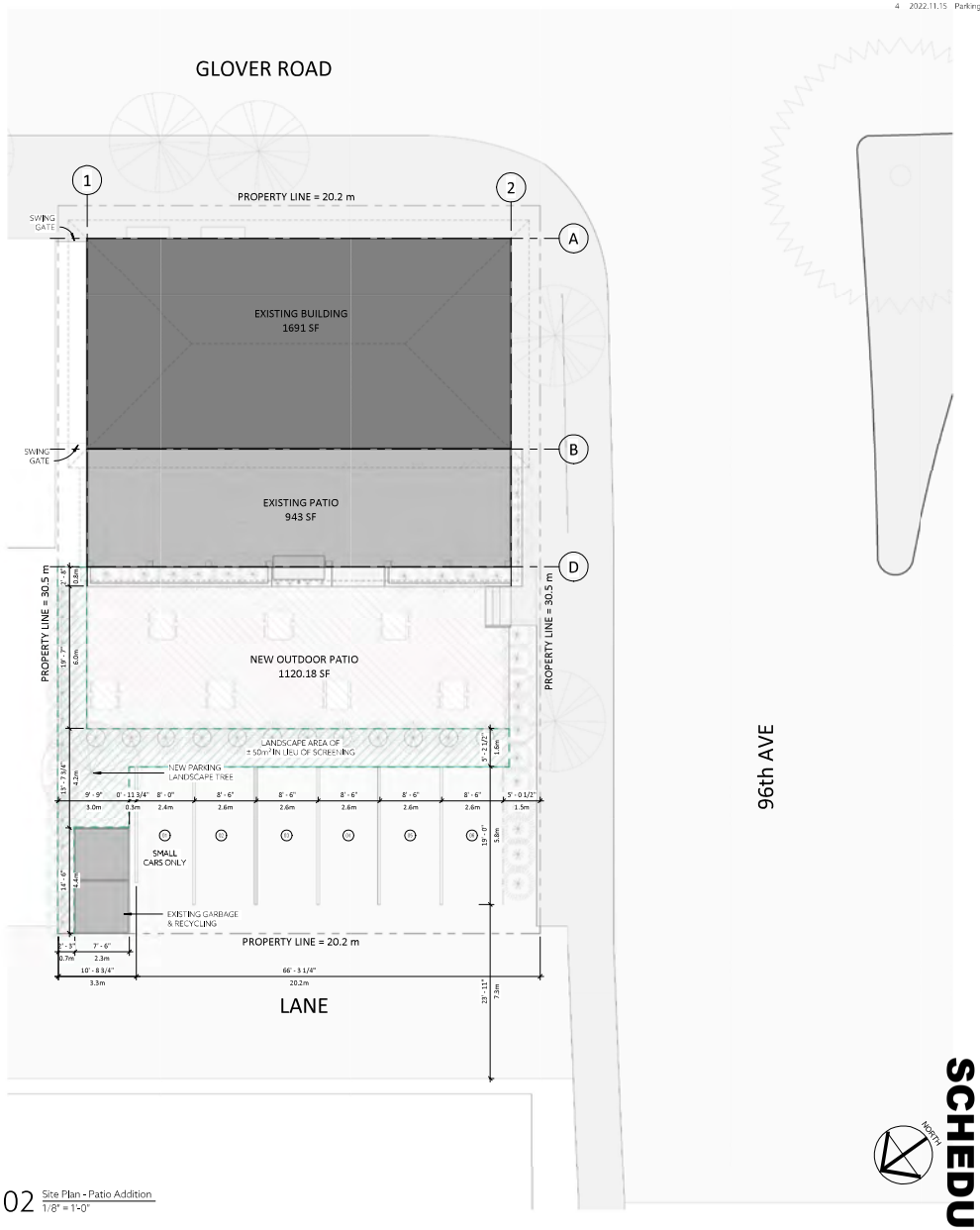
PARKING REQUIREMENTS + CALCULATION

PARKING AND LOADING REQUIREMENTS BY LAW: SECTION 107.3 (c) vii))
RESTAURANT REQUIRED (c) vi) 1 SPACE PER 35 SQ.M

REQUIRED PARKING SPOTS: 245 m² (2634 SF)/35 = 7 Stalls

PROPOSED ON-SITE: 6 STALLS
PROPOSED OFF-SITE: 6 STALLS

PARKING STALL AND AISLE DIMENSIONS OF EXISTING SPACES:
90 DEGREE STALL: 2.60m x 5.8m WITH 7.3m TWO-WAY DRIVE AISLE



02 Site Plan - Patio Addition
1/8" = 1'-0"

	DATE	DESCRIPTION
2	2022.10.06	DVP Comments
3	2022.10.14	Reissue for DVP
4	2022.11.15	Parking update

SCHEDULE A

9143 Glover Road, Fort Langley, BC

Trading Post Brewery

scale: As indicated

1502

Site Plan

E.3

A.00

Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT 2020. ALL RIGHTS RESERVED

CROSS ARCHITECTURE INC.

2022-11-15 11:38:35 AM

Traffic Engineering Specialists

101A - 1952 Kingsway Avenue
Port Coquitlam, British Columbia
Canada V3C 6C2
604.936.6190
604.936.6175
www.cts-bc.com

Date: October 24, 2022
Our File No: 7825-01

BY EMAIL

Lance Verhoeff
Trading Post Brewing
9143 Glover Road
Fort Langley, BC
V1M E08

Dear Mr. Verhoeff:

Re: Trading Post Eatery, Langley - Parking Study

This letter report summarizes the analyses and findings for the Trading Post Eatery - Parking Study, undertaken by Creative Transportation Solutions Ltd. (CTS).

The Trading Post Eatery was initially permitted to open with seven on-site parking spaces. During the COVID19 pandemic the Trading Post Eatery received permission from Langley Township to convert all seven on-site parking spaces, to patio. The Trading Post Eatery is now seeking permission from Langley Township to maintain a portion of the patio and just six of the seven on-site parking spaces.

This Parking Study seeks to provide rationale for varying the on-site parking space requirement by one parking space, permanently. Note that the Trading Post Eatery has been operating with no site parking spaces for the past two years.

1.0 Parking Supply and Demand Survey

On Saturday, October 15, 2022 undertook a parking survey of available parking spaces and parking demand within 100 meters of the Trading Post Eatery. Saturday between 11:30AM and 15:30PM was identified as the busiest period of the week, by Township of Langley staff.

Note that the Trading Post Eatery currently leases six parking spaces from Living Waters Church. These leased parking spaces were included in the survey.

The parking space availability and demand for the 11:30AM and 15:30PM study period is summarized by **TABLE 1**.

TABLE 1 – PARKING AVAILABILITY AND DEMAND

TRADING POST BREW PUB PARKING STUDY														
SATURDAY OCTOBER 15, 2022, 11:30 TO 15:30														
TIME	LOCATION													
	LIVING WATERS CHURCH PARKING LOT (SEE ATTACHED PLAN)				9000 BLOCK GLOVER ROAD		9100 BLK GLOVER ROAD		9200 BLOCK GLOVER ROAD		2300 BLOCK MARY AVENUE		TOTAL	
	UNOCCUPIED 6 TRADING POST SPACES	OCCUPIED 6 TRADING POST SPACES	UNOCCUPIED OTHER SPACES	OCCUPIED OTHER SPACES	UNOCCUPIED	OCCUPIED	UNOCCUPIED	OCCUPIED	UNOCCUPIED	OCCUPIED	UNOCCUPIED	OCCUPIED	UNOCCUPIED	OCCUPIED
11:30 TO 12:00	0	6	28	6	1	6	1	19	4	14	1	20	7	65
12:00 TO 12:30	0	6	29	5	2	5	1	19	4	14	2	19	9	63
12:30 TO 13:00	0	6	28	6	3	4	1	19	2	16	4	17	10	62
13:00 TO 13:30	0	6	28	6	1	6	1	19	1	17	3	18	6	66
13:30 TO 14:00	1	5	26	8	1	6	1	19	0	18	0	21	3	69
14:00 TO 14:30	1	5	24	10	1	6	0	20	1	17	4	17	7	65
14:30 TO 15:00	2	4	23	11	0	7	4	16	0	18	3	18	9	63
15:00 TO 15:30	3	3	23	11	0	7	5	15	2	16	2	19	12	60

Note that the unassigned parking spaces within the Living Waters Church parking lot were not included in the total.

2.0 Parking Supply and Demand Results

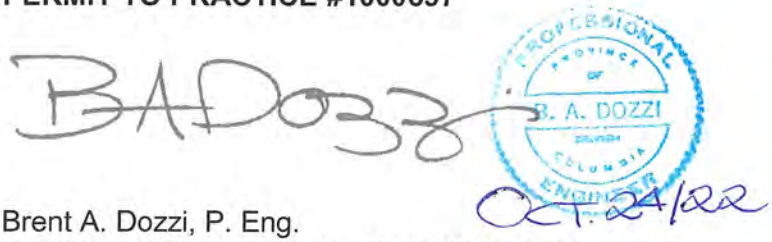
From **TABLE 1** it can be seen that there is sufficient off-site parking capacity within 100 meters of the Trading Post Eatery throughout the study period, to offset the permanent loss of one on-site parking space on the Trading Post Eatery site.

Note that trips to the Trading Post Eatery were likely linked to other trips to the Fort Langley commercial/retail district during the afternoon whereas dedicated trips to the Trading Post Eatery were more likely confined to the evening hours when parking space availability was best.

In closing, please call the undersigned should there be questions and/or comments pertaining to this Trading Post Eatery Parking Study.

Yours truly,

CREATIVE TRANSPORTATION SOLUTIONS LTD.
PERMIT TO PRACTICE #1000697



Brent A. Dozzi, P. Eng.
Senior Traffic Engineer and Project Manager

Phone: (604) 936-6190 x 237
Email: bdozzi@cts-bc.com

Trading Post Brewing
Lance Verhoeff
604-862-1909
lance@tradingpostbrewing.com
9143 Glover Road
Fort Langley
V1M E08

Letter of Intent – Development Variance Permit

To Whom It May Concern:

Due to Covid-19 restrictions on indoor dining, we have operated a temporary expanded service area at our food primary location, Trading Post Brewing Fort Langley Eatery, located at 9143 Glover Road, Langley since June 2020. We are now applying to make this expanded service area a permanent part of our business.

Having this patio is extremely important to our business and to our community. The outdoor patio is a big draw for dog lovers, those who enjoy dining outdoors, and used for the arts, like live music in the summertime. We believe this space increases our sales by 15-20% annually, which means we can create seven more jobs locally. The new patio will continue to help the overall experience in Fort Langley and become one of the many draws that brings people to our village. We know that once people are here, they are also supporting other businesses and activities that our wonderful village has to offer.

With our plans to reconfigure the parking stalls, we can fit six (6) stalls onto our lot alongside our patio. Our parking requirements are to have seven (7) stalls, meaning we are requesting a variance of one (1) stall to be removed.

There will be no permanent structures built for this new permanent patio, the service area will be completely outdoors, and our indoor occupancy will be adjusted to keep the same occupancy load that we currently have.

Please note the two different parking report done by CTS, which show suitable parking during the peak busy times in Fort Langley.

We are also going to be leasing six (6) parking stalls from Living Waters Church. We have a long-term contract for 5 years with renewable options to occupy the space for both staff and guests.

We will maintain our current occupancy of 100 people.

We have 50 employees (80% are part time) and are a food primary location that serves food we cook in house, beer we brew at our Brewery in Willoughby, and other craft beverages. We have been in operation since May 2016 and are an active part of our community. We donate 10% of our annual profit to local charities. Our current hours of operation are Sunday – Thursday 11:30am – 10pm, and Friday – Saturday 11:30am – 11pm.

Sincerely,

Lance Verhoeff
Co-Founder
Trading Post Brewing

TRADING POST BREWING
Fort Langley Eatery
9143 Glover Road
Fort Langley, BC

Trading Post Patio Proposal - Public Input Report

Township of Langley Project #11-33-0053

1. SURVEY RESULTS

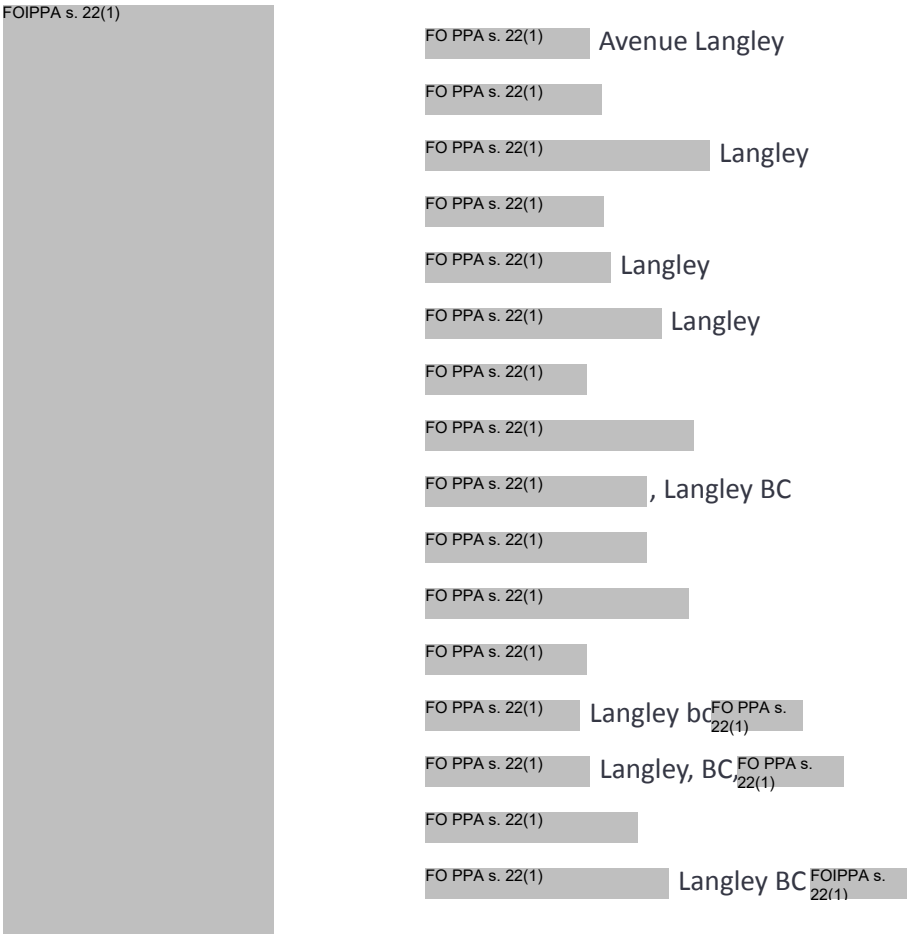
Overview

The survey for the patio proposal was created on the survey platform Survey Monkey and made public on November 3, 2022. It was entitled, “Trading Post Brewing - Fort Langley Patio Proposal.”

The survey had a total of 52 responses, not including Alex’s test response from the Township of Langley. It included five areas for response:

1. What is your name? (Open-Ended Response)
2. What is your home address? (Open-Ended Response)
3. Do you support Trading Post Brewing's plans to remove one (1) parking stall at their Fort Langley Eatery to install a permanent patio? (Yes or No)
4. Comments/Feedback (Open-Ended Response)
5. Questions? (Open-Ended Response)

List of Respondents with Addresses



FOIPPA s. 22(1)

FO PPA s. 22(1) Langley.

FO PPA s. 22(1) Langley BC

FO PPA s. 22(1)

FO PPA s. 22(1)

FO PPA s. 22(1) Fort Langley

FO PPA s. 22(1)

FO PPA s. 22(1), Fort Langley

FO PPA s. 22(1)

FO PPA s. 22(1) Langley

FO PPA s. 22(1) Langley, BC CANADA FOIPPA s. 22(1)

FO PPA s. 22(1)., Fort Langley

FO PPA s. 22(1)

FO PPA s. 22(1) Langley BC

FO PPA s. 22(1) Langley, B.C. FO PPA s. 22(1)

FO PPA s. 22(1), Fort Langley

FO PPA s. 22(1) e

FO PPA s. 22(1)

FO PPA s. 22(1)

FO PPA s. 22(1)., Langley, BC

FO PPA s. 22(1) Crescent

FO PPA s. 22(1), Langley

FO PPA s. 22(1)

FO PPA s. 22(1) Langley

FO PPA s. 22(1) Maple Ridge

FO PPA s. 22(1) Aldergrove

FO PPA s. 22(1)

FO PPA s. 22(1), Fort Langley

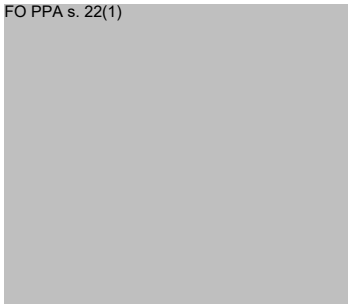
FO PPA s. 22(1) Langley FO PPA s. 22(1)

FO PPA s. 22(1)

FO PPA s. 22(1)

FO PPA s. 22(1) Langley

FO PPA s. 22(1), Fort Langley



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FO PPA s. 22(1), Township of Langley

FO PPA s. 22(1) Fort Langley. Business FOIPPA s. 22(1)

FO PPA s. 22(1)

Question Response

All 52 respondents replied “Yes” to the question of, “Do you support Trading Post Brewing's plans to remove one (1) parking stall at their Fort Langley Eatery to install a permanent patio?”

Survey Comments

1. Fort Langley needs this. They bring a lot of customers and some fun for locals in the summer. Revenue needed and also we need good patio’s to enjoy

2. I love the patio cause I love seeing all the dogs there

3. No comment

4. I fully support Trading Posts plans to remove the single parking stall and provide a permanent outdoor patio. There is no shortage of parking within a walkable distance of the eatery, and the experience provided by the current temporary patio has added to the whole Fort Langley experience.

5. Fort Langley would highly benefit from diverting traffic away from its core and establish parking areas around the periphery (walkable distance)

6. need to support local hospitality industry small buisiness

7. Patio is awesome and well used

8. Parking is an issue in Fort Langley, however, the loss of one required space is not significant compared to the positive impact Trading Post provides the community of Fort Langley

9. It has become a favorite meeting place for the community. The patio is often full of familes, with small kids and dogs.

10. Love that place and love more patio space!

11. Would be great to have more customer seating.

12. It would be great to have more patio space

13. This would be a great thing for the local community!

14. It has been a great addition to the community.

15. Restaurants are always busy in town and we really enjoy The Trading Post. We enjoy the atmosphere inside but also in the outside patio. I think it's a great idea to make this permanent. Thank you.

16. They provide a great service to the community and add to its vibe.

17. Great to have an out door patio at Trading Post. We love it and people can bring their dog and there really is no other place that I know of in town to do that.

18. The current temporary patio in the parking lot is a great addition to the restaurant and also the vibe and feel of Fort Langley so it would be a shame to see it go and this variance appears to provide a good win-win long term solution

19. That patio is the best thing that's happened!

20. The outdoor patio at trading post adds more life to the neighborhood, and a great place to meet with friends. It would be a shame to lose some of that for a parking space.

21. They are such an integral part of the community and to have more permanent space would be a bonus to the Township

22. Trading Post eatery is a popular gathering space for many people in our community. I organize regular get-togethers for dad's in the Fort Langley community and Trading Post is always the meeting place. Having more room for groups like us is always a win. Happy to support this!

23. Great to have more space for community and connection

24. Trading Post's extended patio is a great addition to Fort Langley!

25. That patio is an amazing use of the space. It is a place where community gathers. Also - the parking lot to begin with was small, and not the easiest to park in. It is much more suited as a patio!

26. I love the outdoor patio and a place to drink beer and eat food with my dog with me. It's a great way to use more space

27. No brainer - more restaurant capacity will bring more people to Ft. Langley than one parking space will. Trading Post brins people to the community, this decision benefits everyone and all businesses.

28. The patio has been an amazing addition. It's family friendly and I love the feeling of communicating it makes.

29. Brilliant plan. Parking hasn't been a problem for the two yrs. Go for it!!

30. Hard working businesses like Trading Post are an integral part of our Township. We need to support innovative businesses like this when they have opportunity to implement fresh ideas. Their thoughtful plan with additional leased spaces from Living Waters shows true care and concern for the community.

31. I think this would be great for Fort Langley

32. I believe Trading Post has proven that they are a fun, respectful, and safe community partner. I feel that a permanent patio would further benefit both the Fort community and vibe that I call home.

33. Fully support your proposal as your neighbour

2. PUBLIC INFORMATION MEETING

Attendance

The public information meeting was hosted virtually by Lance Verhoeff, with Kristen Tideman of Trading Post Brewing assisting. The event was hosted on Google meet and ran from 7:00pm -8:00pm Pacific time. Alexandra Heinen of the Township of Langley was also in attendance. Two additional participants attended, Cory Redekop and Mark Guenter.

After waiting for people to join, the meeting presentation began at 7:10.

Questions and Responses

So if I were there now, half of the current parking lot will be converted back to the parking?

- Lance's response: Yes, so the whole area is currently uh utilized with tables. So what we're proposing is that we reduce that by about half and we provide about 6 stalls instead of the seven that we currently had
- Asker's response: Makes a lot of sense

Are you getting a sense that people are concerned about parking?

- Lance's response: We have this survey out and we've got over 40 responses so far and all of them are positive. And we did a mail out to all our neighbors and those were… all the feedback we got which was minimal, but the feedback that we did get was up was positive as well. So, I think that, yeah: obviously there is an inherent parking issue in Fort Langley, but I think I think that people are feeling pretty positive about wanting to see some sort of resemblance of this patio continue.

With the added parking at Living Waters – is that for staff or guests?

- Lance's response: They could be used by either staff or guests

Living Waters Church
PO Box 72, 9095 Glover Road | Fort Langley BC, V1M2R4
Ph: (604) 888-3330 | Email: info@lwchurch.ca | lwchurch.ca

ATTACHMENT E

Parking Agreement

Between:

Living Waters Church And Trading Post Brewing Company

Living Waters Church (Living Waters) herein agrees to rent to Trading Post Brewing Company. (the" renters") 6 parking stalls, as noted on the map below in red.



Terms and Conditions:

1. This agreement shall be in effect **September 1, 2022** through to and including **August 31, 2027** with a cost of living adjustment at the beginning of year 3, based on the CPI calculations for British Columbia. The agreement can be renewed with a cost of living adjustment for 2 additional 5 year terms upon mutual agreement.
2. The term of this agreement may be cancelled by either party with **60 days written notice** given by either party without penalty.
3. The stalls will be available for the use of the renters during regular office hours **Monday to Friday, 7AM to 5PM**. The rented stalls will also be available for shared use with Living Waters Church Monday to Friday evenings, and weekends. During the shared use times, Living Waters Church events may require the parking lot to be closed. The renters are to follow the layout for parking in the gravel lot, to use the space efficiently.
4. For the life of this agreement, the renters agree to pay Living Waters **$55 per stall/ per month (TOTAL $330.00)** and to provide the owners a series of post-dated cheques (made out to "Living Waters Church") payable the 1st of each month for all the months of this agreement.

5. The renters agree to provide public **liability insurance** coverage for these parking stalls naming Living Waters as a named insured (with waiver of subrogation) and provide written proof of this coverage to the owners prior to the commencement of the term and thereafter from time to time, upon the renewal of or changes to such insurance policy.
6. Entry and exiting of the lot assigned is to be done through the paved lot north of the church building unto Glover Road (not through the laneway adjacent to the building).
7. The renters may, at their own expense, post **"Reserved"** signs or other information pertaining to the use of these stalls; however, whatever signage is installed will be removed by the renters, at their own expense, at the end of the term of this agreement.
8. In the event of significant overnight snowfall (measuring 1½" or more in depth), Living Waters will arrange at their expense for snow removal, which will usually occur in the morning.
9. This agreement does not prohibit or limit Living Waters from entering into other short-term or long-term agreements to license some or all of the lot outside of the hours in this agreement, without restriction. For the purpose of this agreement, an agreement shall be deemed "short term" if its term runs up to thirty (30) days, inclusive, and "long term" if its term runs longer than thirty (30) days.
10. In the event that Living Waters enters into additional long-term agreements, the renters will be informed of the new agreement(s) in writing fourteen days' prior to the new agreement(s) taking effect.
11. In the event that Living Waters enters into additional short-term agreements, if these agreements do not interfere with the terms of this agreement, Living Waters shall be under no obligation to inform the renters of these arrangements.
12. The extension of the term of this agreement is subject to the approval of Living Waters Church.

Signed:

Oct 24, 2022
Date

Oct 24, 2022
Date

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 – REGULAR MEETING	**REPORT:**	22-119
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00007
SUBJECT:	COMMUNITY AMENITY CONTRIBUTIONS POLICY UPDATE		

RECOMMENDATION:

That Council approve the updated Community Amenity Contributions Policy, presented substantially in the form provided as Attachment A to this report, and direct staff to report back to Council with respect to the status of the Policy at the one-year anniversary of its adoption.

EXECUTIVE SUMMARY:

At the November 14, 2022 Regular Meeting, Council directed staff to update the Community Amenity Contributions (CAC) Policy based on a list of requested updates, as summarized below with staff commentary on resulting impacts:

Requested Revisions:	Comments:
• Update the list of Community Amenities	Increased capital costs
• Ensure improved regional parity and competitiveness	Increased CAC amounts to fund list of amenities and proposed stepped implementation approach
• Add new Climate Action Fund	Established new Climate Action Fund of $25,000,000
• Revise CAC fund allocation percentages	Revised allocation percentages to account for new and revised categories
• Add flat rate density bonus CACs	Added new per unit (single family and townhome) and per ft^2 (apartments) for units exceeding Official Community Plan (OCP) densities
• Add amenity contributions for Commercial, Agriculture, Industrial, Mixed Employment and Rural	Added new categories to provide cash contributions for specified amenities

The updated CAC Policy proposes increases to CACs to fund the updated list of community amenities and the new Climate Action Fund (CAF), as directed by Council. The CAF has been incorporated into the Policy seeking $25,000,000 in contributions and the Affordable Housing Fund has a proposed increase from $24,000,000 to $50,000,000 to account for affordable housing in the community.

Fixed rate CACs for density bonus provisions are included for residential developments in urban areas as well as CACs for areas designated Agriculture, Conservation and Recreation, Industrial, Mixed Employment or Rural, where proposed densities exceed those in the OCP.

PURPOSE:

This report responds to Council's direction for staff to update the Community Amenity Contributions Policy.

BACKGROUND/HISTORY:

On July 23, 2018, Council approved the Community Amenity Contributions (CAC) Policy. The Policy is applied Township-wide to all new residential developments that require Council approval of a rezoning application. The CAC Policy is administered based on the broad and implicit general provisions in the provincial legislation revolving around bonus density. It is applied using a target contribution amount on a per unit basis.

The current Policy presently stipulates the establishment of reserve funds for ultimate utilization of CACs with respect to the following amenities: Township-wide greenways, satellite RCMP detachment, conference and entertainment centre, recreation centres, and affordable housing. To address housing affordability concerns, 20% of CAC contributions are being directed towards an Affordable Housing Reserve Fund.

At its Regular Meeting on November 14, 2022, Council directed staff to update the CAC Policy 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, agricultural areas and transportation infrastructure;*
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 new indoor pool and community centre within Yorkson Community Park in Willoughby;*
    - *A new soccer campus within the Smith Neighbourhood Plan in Willoughby;*
    - *A new ice and dry floor recreation facility at the Langley Events Centre in Willoughby;*
    - *Additional high-quality urban parks in urban areas;*
    - *New Fire Hall(s) as may be required for improved service for north Willoughby and Brookswood-Fernridge; and*
    - *A revised inclusion or removal of "Township-wide Greenway" and/or "Satellite RCMP Detachment."*

DISCUSSION/ANALYSIS:

CACs are cash or in-kind contributions provided by developers when Council grants development rights through rezoning. They can also be contributed when Council grants increased development rights through zoning in the form of a "density bonus".

Unlike Development Cost Charges (DCCs), which are considered payments to address costs associated with services, CACs are (as reflected in the name) contributions intended to be used to offset the cost of amenities NOT included in DCC calculations and help fund new community facilities and services.

The discussion below explores the implications of the proposed revisions to the CAC Policy (Attachment A).

1. Updated List of Community Amenities (Item F of Council Direction)

The Policy has been updated to include additional amenities with total costs attributable to new development shown in Table 1.

Table 1: Increased Capital Costs

Year	Total Capital Costs Funded Through New Development
2019	$162,632,832
2022 (proposed revised amenity list)	$378,500,000

Capital costs funded through new development reflect the portion of the amenity costs being collected through the Policy based on principles of nexus and proportionality as outlined in the Provincial Guide to CAC Best Practices (Attachment B). Nexus is the principle of relationships that demands a direct and clear relationship between the amenity being funded and new growth. Proportionality ensures that new development contributes a proportional share of amenities to the remaining growth capacity expected to occur within the Township. Township communities are at various stages of build-out and development's share of capital costs reflect an average of approximately 54% of the total amenity capital costs.

2. Revised CAC Per Unit Target Contribution Amounts (Item E of Council Direction)

The value of per unit CAC contribution target is based on the portion of capital costs that can be attributed and funded by the remaining development units to be constructed in the Township before reaching build-out. Table 2 shows the effect of increased amenity capital costs on the CACs per unit. The proposed CAC per unit aligns with regional examples. However, the variety of approaches, in particular those seeking contributions based on a percentage of land lift, makes comparison difficult.

Table 2: Impact of Increased Capital Costs on CAC Target Contribution Amounts

Unit Type	Current Per Unit Target Contributions	Per Unit Target Contributions As Per New Capital Costs
Single Family	$6,808	$16,900
Townhouse	$5,776	$14,400
Low-rise Apt (6-storeys or less)	$4,539	$11,000
High-rise Apt (7-storeys or more)	$3,507	$9,500
Capital costs funded through new development as per CAC contribution targets	$162,632,832	$378,500,000

To allow for new development to absorb the increase in CAC per unit target contributions, a graduated, phase-in period is proposed, shown in Table 3 below.

Table 3: Proposed Increase to CAC Target Contribution Amounts

Unit Type	Per Unit Target Contribution Amounts – Graduated Application				
	Current	Step 1 Jan. 1, 2023	Step 2 May 1, 2023	Step 3 Sept. 1, 2023	Step 4 Jan. 1, 2024
Single Family	$6,808	$9,331	$11,854	$14,377	$16,900
Townhouse	$5,776	$7,932	$10,088	$12,244	$14,400
Low-rise Apt (6-storeys or less)	$4,539	$6,154	$7,770	$9,385	$11,000
High-rise Apt (7-storeys or more)	$3,507	$5,005	$6,504	$8,002	$9,500

3. New / Revised Climate Action Fund Allocation Percentages (Items A & B of Council Direction)

Table 4 compares the percentage allocations in the current Policy to those in the revised Policy. A new Climate Action Fund has been included in the Policy allocating a target contribution of $25,000,000, equivalent to approximately 7% of the overall contributions to a reserve fund intended to assist in implementing the Climate Action Strategy's (CAS) goals and objectives, specifically related to actions that mitigate environmental impacts from development in the areas of corporate buildings, habitat preservation, agricultural areas, and transportation infrastructure projects

This proposed investment will aid in funding a number of actions in the areas outlined in the Council directions. However, it should be noted that the CAF does not cover the full funding required for the CAS. In 2021, a high-level financial review was undertaken for implementation of the CAS until 2030. Staff are currently working on a draft funding strategy which will propose a combination of potential funding mechanisms and scenarios for the next decade to support short-term and long-term capital and operational requirements of CAS investments. The CAF, as part of the CAC Policy, would be one of the funding mechanisms in a comprehensive financial strategy to be presented for Council's consideration.

The Affordable Housing Fund has been increased to $50,000,000 in consideration of Council priorities. Research and financial analyses commenced in 2022 to implement Action 2A of the Housing Action Plan: "Prepare a policy providing minimum requirements for market and/or non-market rental housing in new strata developments (e.g., rental only zoning and/or inclusionary zoning)." Increased CAC rates for additional density within and above OCP residential densities will have implications on the proportion of market and/or non-market rental housing units that may be financially feasible under current economic conditions. CAC rates and the allocations prescribed to the Affordable Housing Fund may require recalibration depending on future Council direction related to rental only zoning and/or inclusionary zoning.

Table 1: Redistribution of Funding

	Current Amenity Allocations			**Updated Allocations to Include Climate Action Fund**	
Amenity Funds	**$**	**%**		**$**	**%**
Community Amenities Fund	$120,240,000	74%		$283,500,000	75%
Affordable Housing Reserve	$24,000,000	15%		$50,000,000	13%
Aldergrove Core Amenity Fund	$18,392,832	11%		$20,000,000	5%
Climate Action Fund	$0	0		$25,000,000	7%
Capital costs funded through new development	$162,632,832	100%		$378,500,000	100%

4. Density Bonus Amenity Contributions (Items D & E of Council Direction)

The density bonus provisions have been revised to broadly capture increases in land value resulting from land use amendments proposing increases in development densities and to seek regional parity (see section 5.2). The approach focuses on fixed rate contribution targets for residential developments (see Table 5) occurring within the Urban Containment Boundary (UCB) as outlined in the Metro Vancouver (MV) Regional Growth Strategy (RGS).

Table 2: Fixed Rate Density Bonus Contribution Targets for Residential Development Within the UCB

Residential Apartments	$20 per ft^2
Residential Townhouses	$20,000 per unit
Residential Single Family	$25,000 per unit

For density bonus applications in areas where density is calculated using a units per acre (upa) approach, the density will be converted to a floor space ratio (FSR) using a standardized conversion table that has been prepared as incorporated in the Policy based on average numbers observed.

The density bonus provision is applied in mainly two character areas: 1) Urban Areas as defined by the UCB of the MV RGS, and 2) Rural areas defined as areas outside the UCB (see Map 1 of the Policy). This is a first step towards applying community specific density bonus CACs, a method that would be further considered in the Brookswood-Fernridge neighbourhood plans and the Willowbrook Community Plan update; and as part of the one-year anniversary review of the Policy, subject to Council's consideration of adoption.

5. Amenity Contributions for the Conversion of Agriculture/Rural Land to Industrial/Urban (Item C of Council Direction)

The CACs for OCP amendments where lots are designated Agriculture, Conservation and Recreation, Industrial, or Mixed Employment and Rural, will be based on a cash contribution proportional to the value being created by the increase in land value, commonly referred to as "land lift".

Financial Considerations:

The proposed updates to the CAC Policy represent a significant increase in the contributions anticipated from growth and development that can be utilized to assist with the provision of key amenities, as identified by Council to meet the needs of the community. The addition of fixed rate contribution targets for residential density bonuses will further contribute to the funding of new community amenities as a result of new growth.

Conclusion:

With a view to ensuring regional parity and competitiveness, the updated CAC Policy proposes an increase to the per unit contributions to help fund the expanded list of community amenities. It is recommended that the increases be introduced in a graduated manner as per past practice, for applicability on a quarterly basis, with the full amount to become effective on January 1, 2024.

The Climate Action Fund has been incorporated into the Policy with a value of $25,000,000 and the Affordable Housing Reserve has a proposed increase from $24,000,000 to $50,000,000. Fixed rate density bonus contributions are included for residential development in urban areas as well as contributions for major OCP amendments where lots are designated Agriculture, Conservation and Recreation, Industrial, Mixed Employment or Rural, based on a cash contribution proportional to the land value being created by the increase in density.

Respectfully submitted,

Aubrey Jensen
COMMUNITY AND POLICY PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Updated Community Amenity Contributions Policy Framework
ATTACHMENT B	Community Amenity Contributions: Balancing Community Planning, Public Benefits, and Housing Affordability https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/community_amenity_contributions_guide.pdf

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18

1. Purpose

1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

2. Background

2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not sufficiently assist in providing all facilities required for new communities.

2.2 CACs are voluntary amenity contributions by the developer as part of a rezoning process.

2.3 CACs are intended to offset the cost of providing community amenities associated with new commercial, industrial and residential development, thereby having a benefit to the community. In the event that CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density, in order to help address the needs or impacts of new development. In this policy, the amenities are intended to be collected through a fixed rate contribution, based on a set of predetermined amenities.

3. Related Policies

3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:

(a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.

(b) Diversify revenue sources to fund new community infrastructure.

(c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

(a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.

(b) Create incentives to encourage developers to included affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

4. Principles

4.1 As ~~residential growth occurs~~the Township of Langley continues to grow, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.

4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and landowners will still see incentives to seek higher density for residential developments.

5. Policy

5.1 The provision of community amenities will be subject to community input, Council prioritization and available revenue. ~~-~~Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash in lieu, referred to as CACs. ~~-~~The amenities are as follows:

(a) 13~~15~~% will be Affordable Housing, and therefore ~~15~~13% of CACs will go into the Affordable Housing Reserve Fund; and

(b) 75~~74~~% of community amenities will be Township-wide enhancements, and therefore ~~74~~75% of CACs will go into a Community Amenity Contribution Fund to assist in funding of the following amenities:

- ~~Township-wide Greenway~~
- ~~Satellite RCMP Detachment~~
- Conference and Entertainment Centre
- Recreation Centre in Willowbrook~~ Willoughby~~
- Recreation Centre in Brookswood-Fernridge
- Indoor Pool and Community Centre in Yorkson Community Park
- Soccer Campus in the Smith Neighbourhood~~-~~
- Recreation Facility at the Langley Events Centre for ice and dry floor recreation

- Additional urban parks for urban areas
- Fire Hall in North Willoughby
- Fire Hall in Brookswood-Fernridge

(c) ~~11~~5% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore ~~11~~5% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities.

~~(c)~~(d) 7% of nature-based amenities will support the Climate Action Strategy, and therefore 7% will go into a Climate Action Reserve Fund~~-~~ to mitigate environmental impacts originating from development upon the Township of Langley for items related to corporate buildings, habitat preservation, agricultural areas, and transportation infrastructure improvements;

5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:

(a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs, to meet the needs of a growing community and to address some of the impacts of growth.

(b) The Township's community amenities are set out in section 5.1.

(c) The Township will set its targets for amenities (and for cash in lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of Community Amenity Contributions will be such that there is little risk that there will be any impact on the pace of new development in the Township.

(d) The Township will set targets for cash in lieu Community Amenity Contributions it hopes to obtain from new development. ~~Effective January 1, 2021 t~~The targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.

(e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash in lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.

(f) For areas within the Urban Containment Boundary (UCB) as per Map 1, ~~W~~where an application includes an ~~amendment to the OCP to~~ increase to the residential density beyond that established in the OCP or development regulations, the target CAC ~~for each additional unit~~ shall be as follows: ~~a minimum of three (3) times the target set out in Table 1 per additional unit proposed.~~

Urban Areas (within the UCB)	Use	Target Contribution
	Apartment	$20 per ~~sq.~~ ft^2~~.~~
	Townhouse	$20,000 per unit
	Single Family	$25,000 per unit

Calculating the contribution per ~~sq.~~ ft.^{2} is as follows:

1.1.f.1 In areas where apartment density is determined by a maximum floor space ratio, the contribution per ~~sq.~~ ft^2~~.~~ will be based on the gross floor area exceeding the base density;

1.1.f.2 In areas where apartment density is determined by a maximum units per acre, the contribution per ~~sq.~~ ft^2~~.~~ will be determined as per the standardized conversion rates of UPA to FSR;

a. In cases where proposals seeking an increase above OCP densities convert UPA to FSR as per the standardized UPA to FSR conversion, and the proposed FSR is below the FSR resulting from the standardized UPA to FSR conversion, a target contribution of $20 per ~~sq.~~ ft^2~~.~~ will apply to each additional unit based on the proponent's average unit size.

(g) For areas within the UCB as per Map 1, target rates will be based on a cash contribution proportional to the value being created by the increase in density for major OCP amendments, or development applications where:

1.1.g.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, or Mixed Employment, and

1.1.g.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations,

(h) For Rural areas as per Map 1, CACs will be based on a per acre amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, or development applications where:

1.1.h.1 The lot is currently designated Agriculture, Conservation & Recreation, Industrial, Mixed Employment, or Rural; and

1.1.h.2 The proposed density increase is greater than the maximum density allowed in the OCP, or development regulations.

~~5.3 With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment.~~

~~5.4~~5.3 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

(a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable and Supportive Housing Bylaw 2019 NO. 5462

(b) Where single family residential subdivisions propose fewer than 3 lots, the original lot is exempt, after which the CAC program applies to each new lot;

(c) Accessory dwelling units, such as a secondary suite or coach house;

(d) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit.

(e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024. Effective August 1, 2024 the Aldergrove Core Area will be subject to CACs applicable to General Urban (see Map 1).

5.55.4 COLLECTION OF CACs

(a) Payment of the CAC shall be made to the Township, prior to Council consideration of adoption of the Zoning Bylaw amendment bylaw. At the discretion of the General Manager of Engineering and Community Development, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw amendment bylaw, the CAC (without interest) shall be returned to the applicant by the Township.

(b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw amendment.

5.65.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

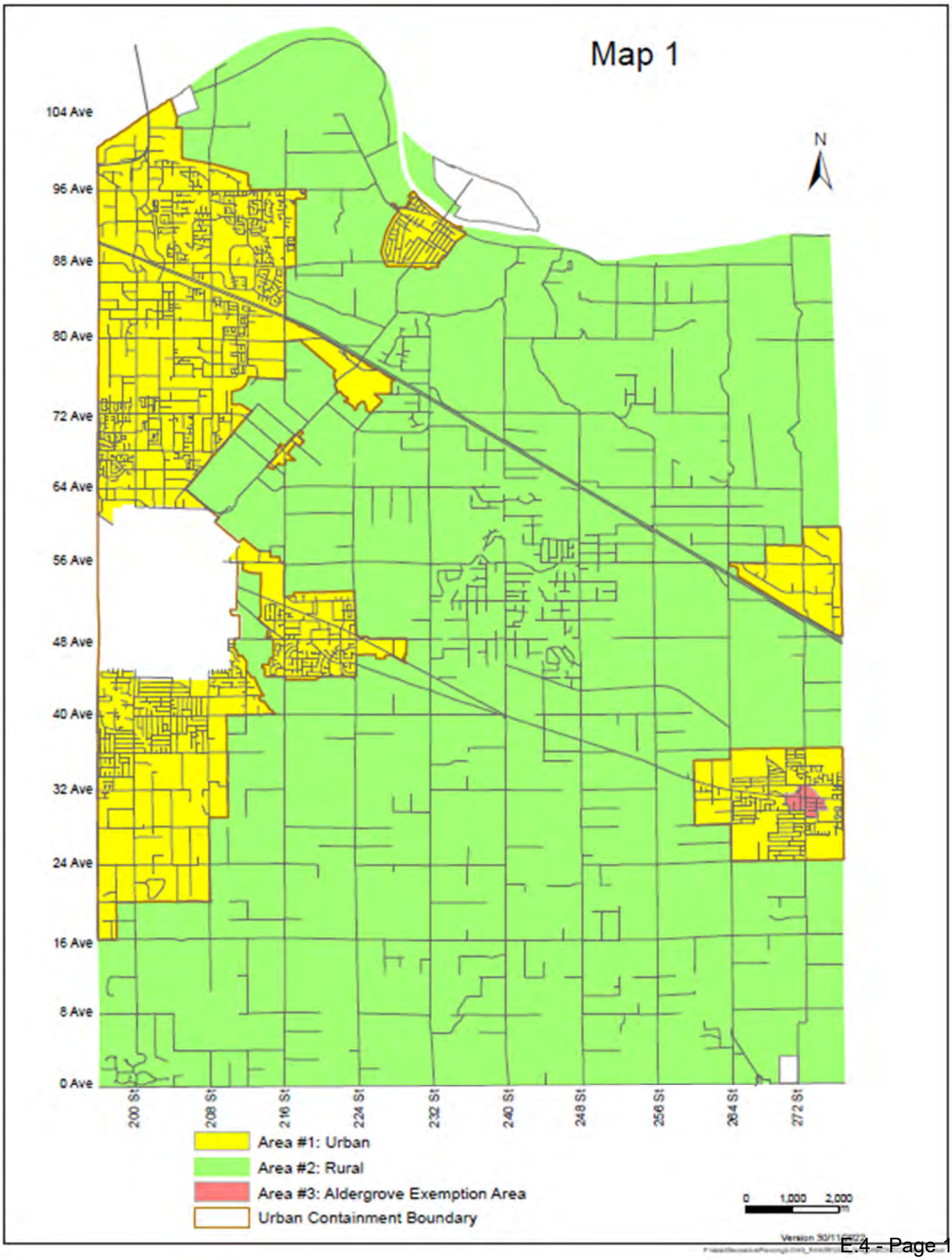
5.75.6 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.7 This Policy will be reviewed periodically to assess amenities and associated capital costs as required. Timing of the CAC Policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw to the extent possible.

Table 1

~~Residential Type~~	~~Target Amenity Contribution~~	~~Required Amenity (or) Allocation of the Amenity Contribution~~
~~New single family lot~~	~~$6,808 per lot~~	~~See section 5.1~~
~~Townhouse/rowhouse/duplex or other ground-oriented dwelling unit~~	~~$5,776 per unit~~	~~See section 5.1~~
~~Low rise apartment (6 storeys or less)~~	~~$4,539 per unit~~	~~See section 5.1~~
~~Mid-high rise apartment (7 storeys or more)~~	~~$3,507 per unit~~	~~See section 5.1~~

Residential Type	**Target Amenity Contribution**				**Required Amenity (or) Allocation of the Amenity Contribution**
	Step 1 Jan1, 2023	Step 2 May 1, 2023	Step 3 Sept. 1, 2023	Step 4 Jan.1, 2024	
New single family lot	$9,331	$11,854	$14,377	$16,900	See section 5.1
Townhouse/rowhouse/duplex or other ground-oriented dwelling unit	$7,932	$10,088	$12,244	$14,400	See section 5.1
Low rise apartment (6-storeys or less)	$6,154	$7,770	$9,385	$11,000	See section 5.1
Mid-high rise apartment (7-storeys or more)	$5,005	$6,504	$8,002	$9,500	See section 5.1


Map 1
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
Area #1: Urban
Area #2: Rural
Area #3: Aldergrove Exemption Area
Urban Containment Boundary
0
1,000
2,000

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 - REGULAR MEETING	**REPORT:**	22-120
FROM:	ENGINEERING DIVISION	**FILE:**	6300-01
SUBJECT:	TREE PROTECTION BYLAW UPDATE		

RECOMMENDATION:

That Council direct staff to bring forward amendments to Tree Protection Bylaw 2019 No. 5478, as amended, in the form substantially laid out in this report as soon as practically possible.

EXECUTIVE SUMMARY:

At its Regular Meeting on December 5, 2022, Council received a delegation from residents expressing concerns with what may be generally categorized as extensive and unreasonable requirements associated with the protection of two trees located within a proposed building envelope which is otherwise compliant with the provisions of the Township's Zoning Bylaw.

At the same meeting, staff provided Council with a presentation outlining some of the challenges associated with Tree Protection Bylaw 2019 No. 5478, as amended (the "Bylaw"). The presentation outlined challenges associated with amendments that were incorporated into the Bylaw as part of the one-year review in 2021. As reported by staff, the amendments have collectively resulted in the addition of approximately two months on average to the review and approval of a Building Permit application.

At its Regular Meeting on December 5, 2022 (Item Q.10), Council directed: "*staff to provide a report on potential amendments to the Tree Protection Bylaw to improve the tree removal process*."

Some of the proposed amendments being recommended for incorporation relate to financial and administrative costs and resources with the intent of streamlining the requirements and providing much needed housing in the community as quickly as possible. These generally include removal of bonding requirements for replacement trees alternatively requiring cash-in-lieu for the planting of trees in municipal parks, conservation areas, and open spaces; elimination of prescriptive and ambiguous language such as "undue hardship"; waiving of fees and arborist report requirements for building permit applications; providing full exemptions for dead or dying trees; as well as any other allowance as deemed appropriate by Council.

The proposed revisions subject to Council's review, consideration, and approval as part of a bylaw amendment process, is anticipated to result in a decrease in the number of applications and therefore staff resource implications including a projected decrease in the request for service enhancements as part of the 2023 budget process from three to one additional staff.

PURPOSE:

This report is provided in response to Council direction and aims to provide information regarding proposed amendments to Tree Protection Bylaw 2019 No. 5478, as amended.

BACKGROUND/HISTORY:

At its Regular Evening Meeting on April 15, 2019, Council directed staff to establish a Tree Protection Advisory Committee and bring forward a Tree Protection Bylaw.

The Bylaw was subsequently adopted by Council in July 2019 with a Tree Protection Advisory Committee (TPAC) appointed by Council in September 2020. With its inaugural meeting held on October 29, 2020, TPAC dedicated a significant amount of its subsequent series of meetings over the following number of months in reviewing and ultimately making recommendations to amend the Bylaw.

At its Regular Meeting on June 14, 2021, TPAC presented a report on proposed changes to the Bylaw and recommended Council give initial readings to amend the Bylaw and consider a Public Input Opportunity to solicit written feedback from the larger community. Amendments to the Bylaw were subsequently adopted by Council in December 2021 and are presented in a consolidated bylaw format as Attachment A.

The 2021 amendments resulted in what can be generally categorized as a more prescriptive and administratively complex Bylaw, with some of the key highlights with significant processing implications referenced below:

- Definition of a “protected tree” requiring a permit was reduced from anything 30 cm or greater to 20 cm diameter at breast height (dbh)
- Enhanced restrictions for tree removal including dealing with hazardous trees on a priority basis
- Building Permits no longer exempted necessitating a demonstration of “undue hardship” complete with a qualified professional’s (arborist, architect, or engineer) report

After Council adoption of Tree Protection Amendment Bylaw 2021 No. 5712 on July 26, 2021, revised requirements were provided to the public by an update to tol.ca/treeprotection and to the tree protection dedicated line at 604-533-6111 on July 27, 2021. On July 29, 2021 a news article was posted to the Township’s website titled ‘Strengthened Tree Protection Bylaw Approved by Council’ and on July 30, 2021, the same article was provided as a media release. Finally, the Township’s social media channels included posts about the updated Bylaw providing a link back to tol.ca/treeprotection on July 30, 2021.

More recently, at its Regular Meeting on December 5, 2022, Council directed staff to provide a report on potential amendments to the Bylaw to improve the tree removal process, following up on discussions at the previous November 14, 2022 Meeting where the concept of providing exemptions for dead or dying trees was referred to staff for a presentation.

DISCUSSION / ANALYSIS:

The proposed changes to the Bylaw, subject to Council’s review, consideration, and approval, will aim to eliminate the prescriptive and administratively complex approach incorporated as part of the 2021 Bylaw amendments. With the proposed revisions, the Bylaw will be more in line with the previous 2019 Bylaw.

As outlined in the December 5, 2022 presentation, coincidentally after a one-year review of the 2021 amendments, there are several administrative challenges with the current wording of the Bylaw including the need for involvement of arborists in preparing and reviewing building plans with the intent of eliminating, to the extent possible, any tree removals by adjusting house, building or driveway designs, and layout locations.

This amendment is believed to have resulted in the addition of approximately two months on average to a typical building permit application. The prescriptive language and complex nature of administering the Bylaw has necessitated a closer review of building permit applications and all other independent tree removal requests. Anticipating concern, prolonged review timelines, and the need for additional staff

resources to administer the Bylaw, staff submitted a request for three staff as part of the 2022 budget process which were not approved by Council.

Combined with lack of adequate staff resources, the ability of staff to address hazardous and nuisance tree removals, storm event mitigation measures, and planting requirements has been compromised resulting in delays to processing permit requests and issuing building permit applications. This combination has caused frustration in the community as evidenced in the recent delegation to Council and the 630 outstanding tree removal and replacement inspections.

Furthermore, the Bylaw as currently drafted, requires an applicant submit a claim of "undue hardship" if there is a disagreement between the design and location of a building or accessory and the specific language of the Bylaw. Such "undue hardship" submissions are, by necessity, reviewed on a case-by-case basis.

The following are currently being contemplated as some of the key recommended amendments, subject to Council input and additional direction, if any:

- Provide cash-in-lieu to replace the bonding requirements for replacement trees;
- Increase the threshold size of a protected (significant) tree from 20 cm back to 30 cm diameter breast height (dbh), per previous version of the Bylaw and consistent with other Township bylaws;
- Provide for an exemption for Building Permit applications, subject to compliance with all other relevant and applicable requirements including but not limited to the Township's Zoning Bylaw;
- Allowing for full exemption of the Bylaw and by extension permitting process for dead and dying trees;
- Eliminate the demonstration of "undue hardship" requirements; and
- Other housekeeping amendments as needed to remove unnecessary prescriptive language.

The proposed Bylaw amendments would provide staff with the ability to administer the Bylaw more efficiently and significantly reduce costs and timelines to applicants while allowing for a reasonable protection of trees as a valuable community resource.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING AND COMMUNITY DEVELOPMENT
for
ENGINEERING DIVISION

ATTACHMENT A 2021 Consolidated Tree Protection Bylaw

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

#5712
26/07/21

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

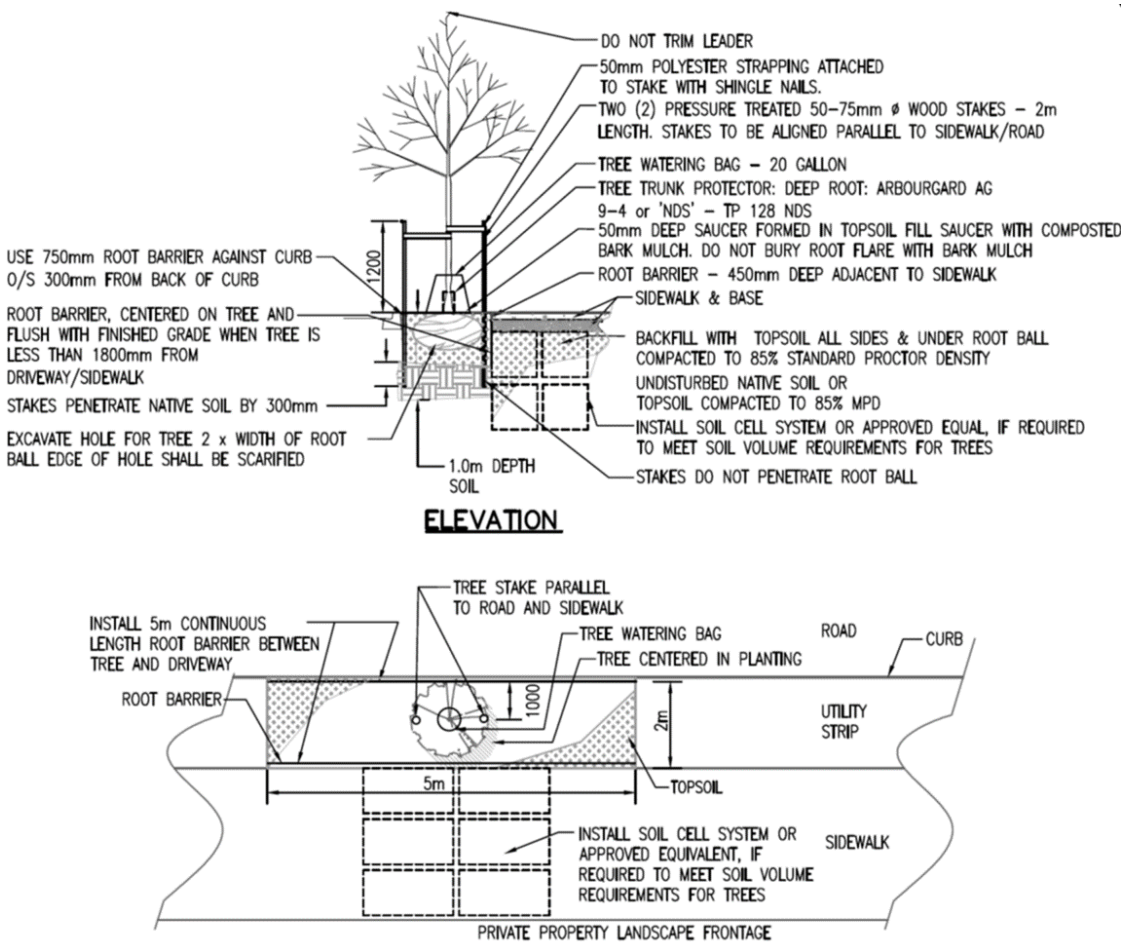
   Location of Planting

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

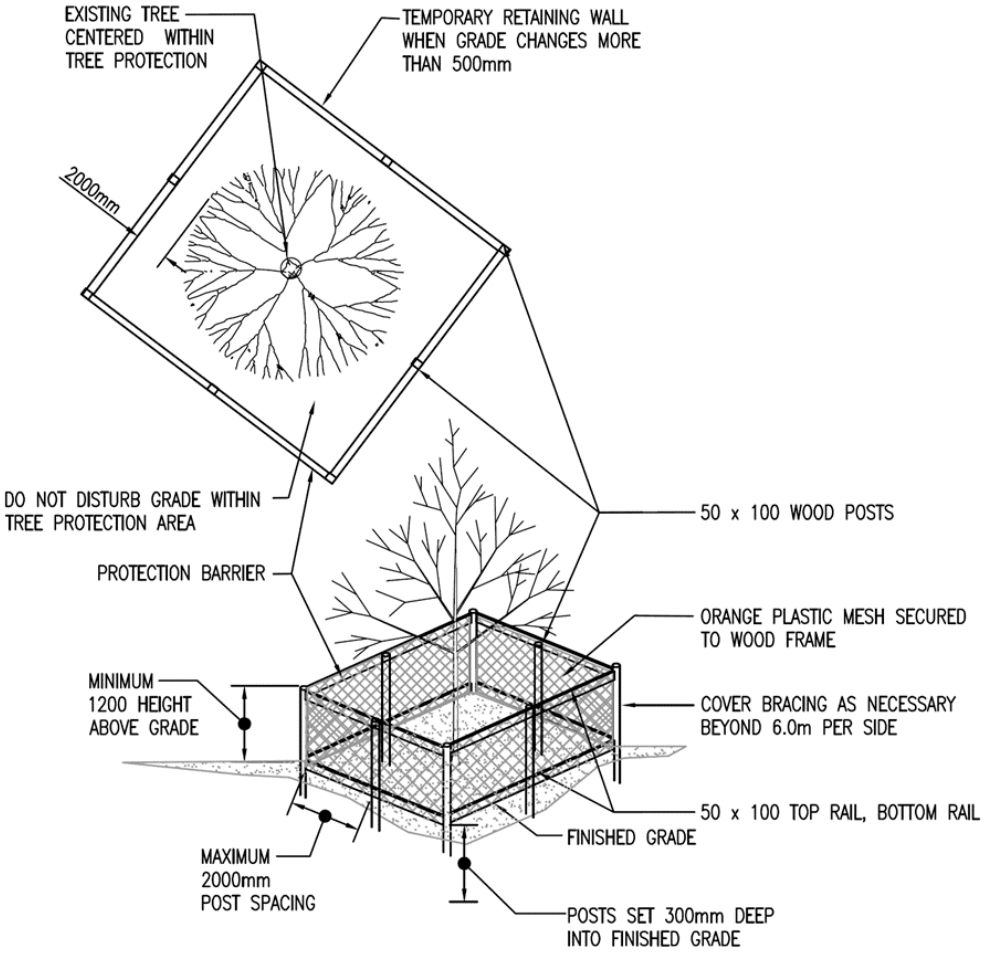
Notes

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.

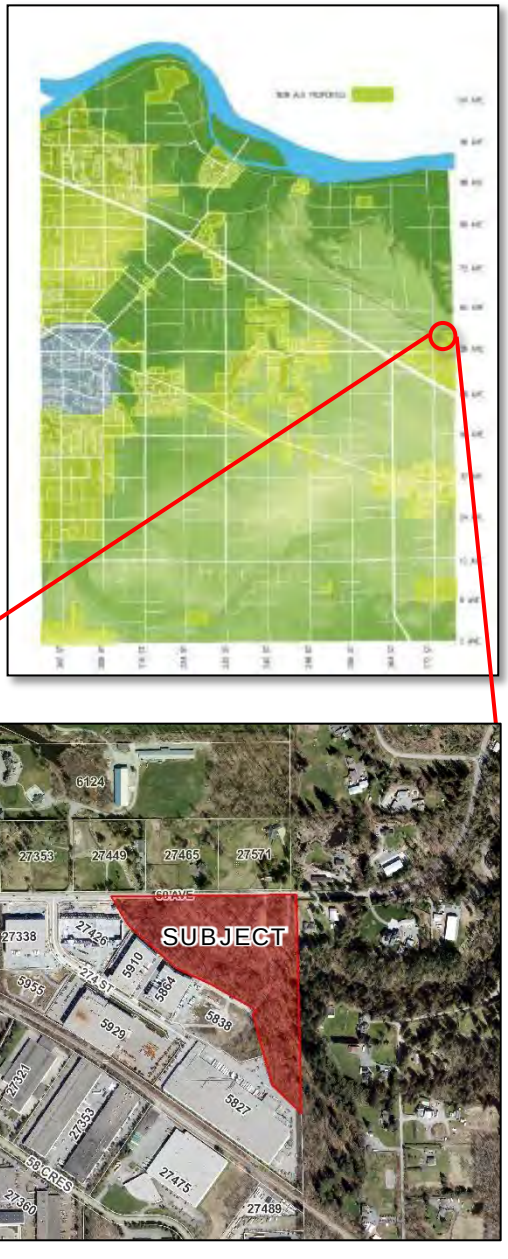
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 - REGULAR MEETING	**REPORT:**	22-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-08-0055
SUBJECT:	REZONING APPLICATION NO. 100671 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101258 AND 101259 (161884 CANADA INC. / 27500 BLOCK OF 60 AVENUE)		

PROPOSAL:

Application to rezone approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A and issue Development Permits to facilitate construction of a 7,542 m² (81,182 ft²) industrial building.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5827 subject to seven (7) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5827) of Development Permit No. 101258 and Development Permit 101259 (streamside protection); and that staff be authorized to proceed with the written input opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Gloucester Industrial Park Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc.) Bylaw No. 5827 rezoning approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A to facilitate development of an industrial building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 60 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Gloucester Industrial Park Community 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 a covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration, and infiltration systems;
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees; and
7. Protection of Streamside Protection and Enhancement Areas in a covenant and acceptance of the streamside enhancement plans, fencing, signage, and security.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize issuance of Development Permit No. 101258 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. All signage being in compliance with Schedule "A", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
g. All chain link fences being black vinyl with black posts and rails; 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
e. 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; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize the issuance of Development Permit No. 101259 (streamside protection), to relocate and reconstruct two (2) wetlands and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5827 in conjunction with Development Permit No. 101258 and Development Permit No. 101259.

EXECUTIVE SUMMARY:

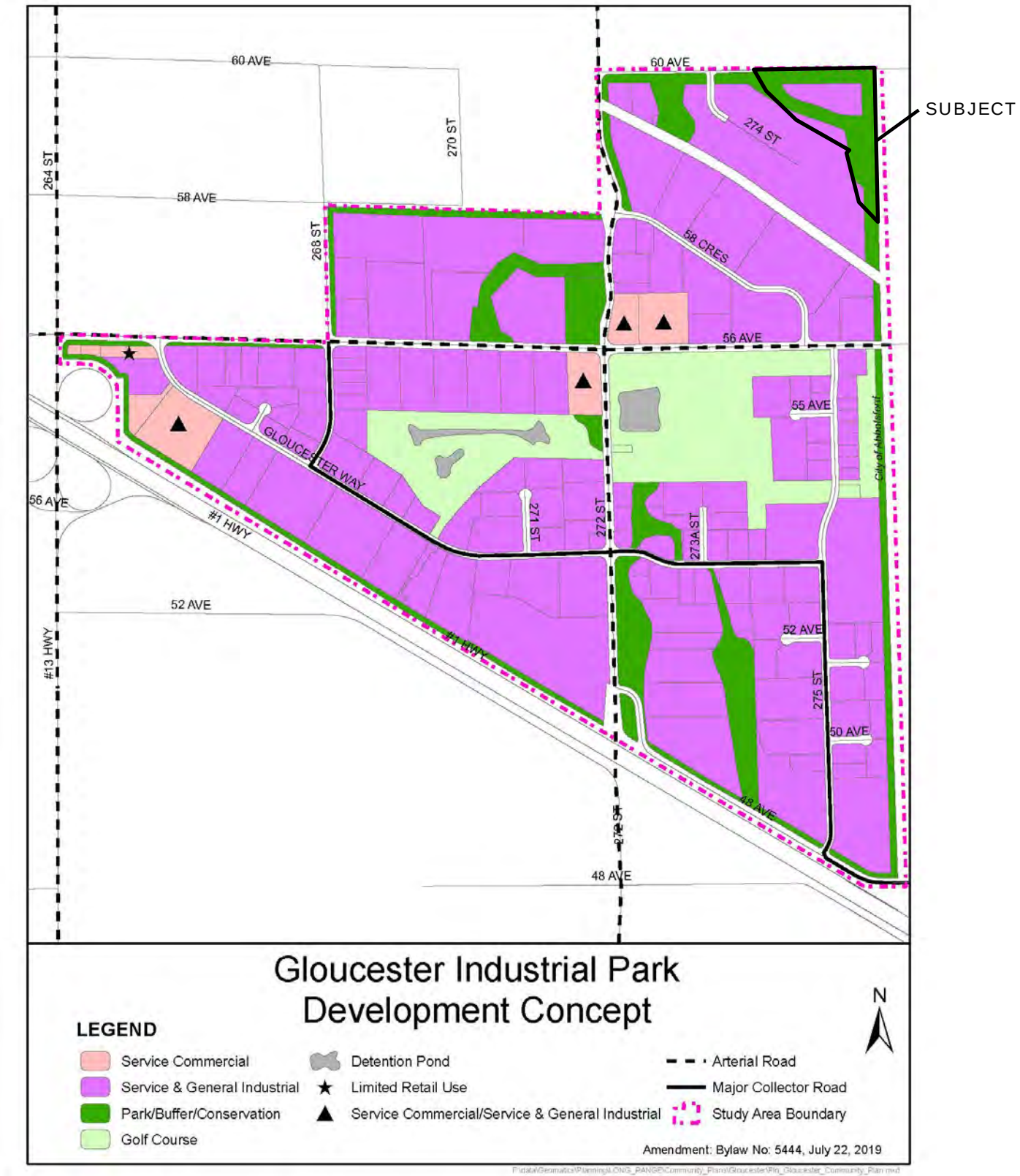
161884 Canada Inc. (Beedie) has applied to rezone approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A with an accompanying development permit to facilitate construction of a 7,542 m^2 (81,182 ft^2) industrial building. Development Permit No. 101259 (streamside protection) is also being processed in conjunction with the rezoning application to relocate and reconstruct watercourse and wetland elements on site.

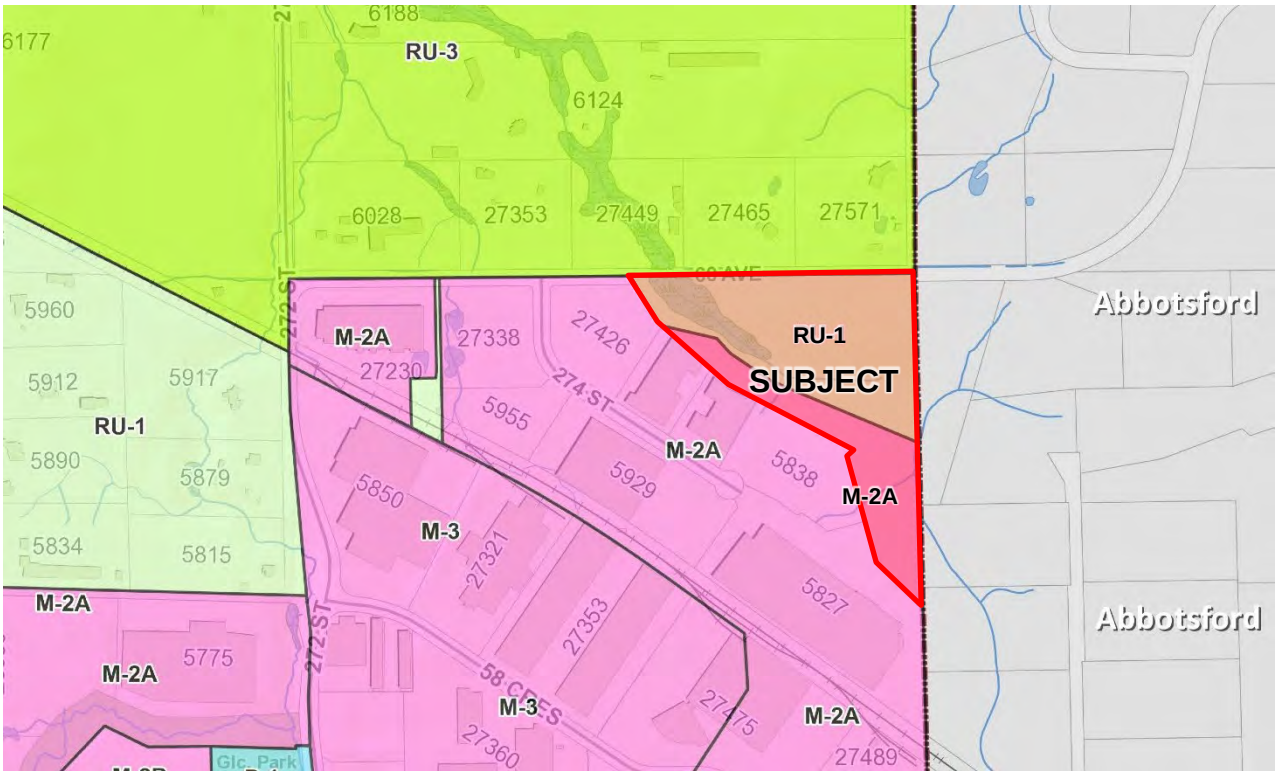
The proposed development complies with the Township's land use policies and, in staff's opinion, with the Development Permit guidelines of the Gloucester Industrial Park Community Plan (see Attachment D).

Staff recommend that Council grant first and second reading to Rezoning Bylaw No. 5827 subject to the completion of seven (7) development prerequisites. Staff also recommend that Council authorize issuance of Development Permits No. 101258 and 101259 at time of final reading.

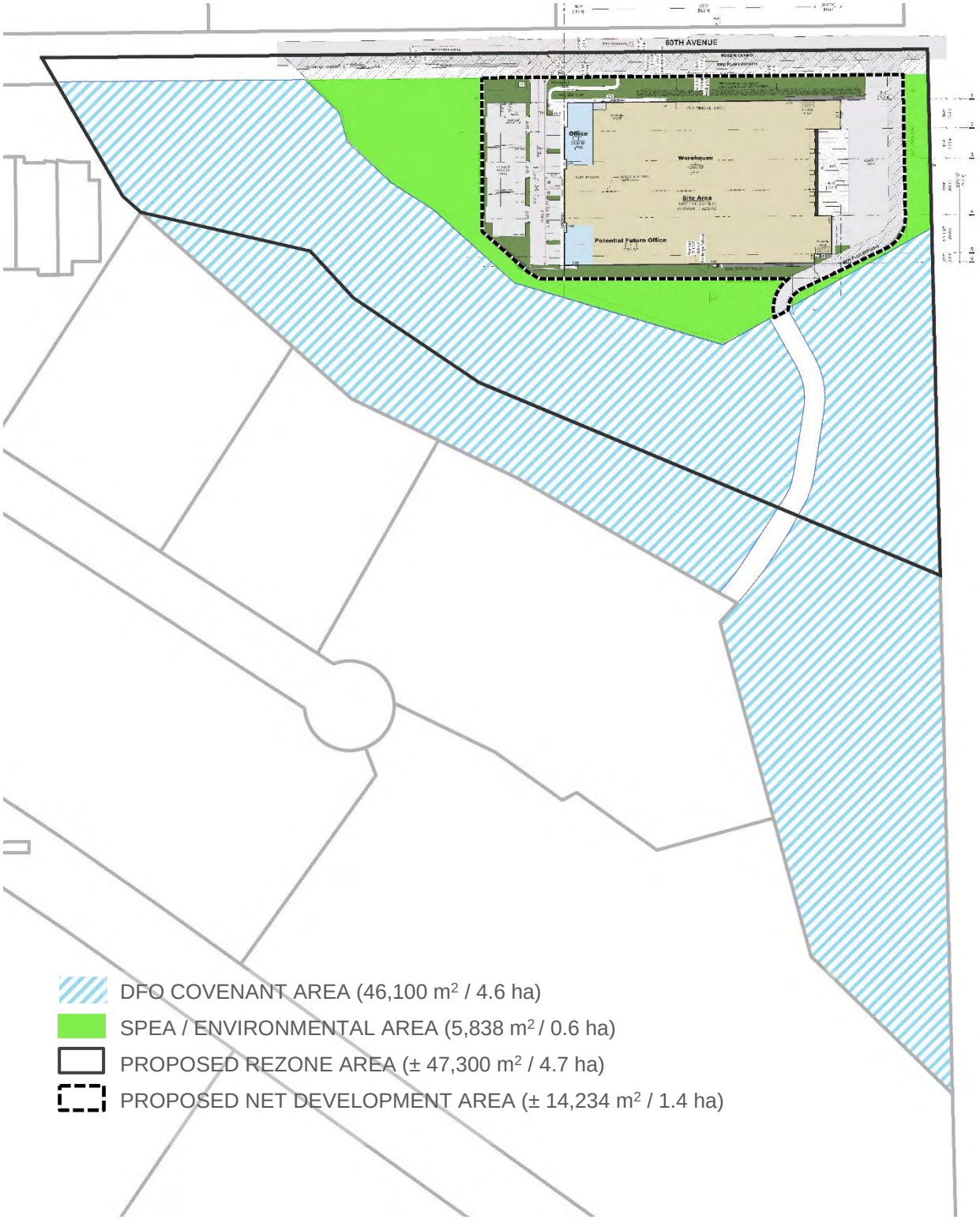
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5827 and Development Permits No. 101258 and 101259.


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



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	161884 Canada Inc. 3030 Gilmore Diversion Burnaby BC V5G 3B4
Legal Description:	Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776
Civic Address:	27500 block of 60 Avenue
Area:	Approximately 6.88 ha (17.0 ac)
Gloucester Industrial Park Community Plan:	Service & General Industrial; Park/Buffer/Conservation
Existing Zoning:	General Industrial Zone M-2A; Rural Zone RU-1
Proposed Zoning:	General Industrial Zone M-2A

BACKGROUND/HISTORY:

The subject site is designated Service & General Industrial and Park/Buffer/Conservation in the Gloucester Industrial Park Community Plan and is currently split zoned General Industrial Zone M-2A and Rural Zone RU-1.

This application is the third and final phase of a three-phase development. On July 23, 2012, Council adopted Rezoning Bylaw No. 4716, rezoning approximately 9.8 ha (24.2 acres) of lands to the west from RU-1 to M-2A (Phase 1). Subsequently, on November 18, 2013, Council adopted Rezoning Bylaw No. 4912, rezoning approximately 9.6 ha (23.8 acres) of lands to the south including the southern portion of the subject property from RU-1 to M-2A (Phase 2). The current application seeks to rezone the remaining RU-1 portion to M-2A (Phase 3).

DISCUSSION/ANALYSIS:

The applicant has applied to rezone approximately 4.7 ha (11.6 ac) of the overall 6.88 ha (17.0 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A to facilitate construction of a new industrial building.

A development permit (Attachment A) for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the development.

As part of the rezoning requirements for Phases 1 and 2, several covenants protecting watercourses, environmental buffers, and emergency access were secured and shall remain in place including:

- Department of Fisheries and Oceans (DFO) covenant (2012) protecting the yellow and red-coded watercourses (Nathan Creek and a wetland tributary to West Creek) situated upon the southerly and westerly portions of the property (see site plan);

- An environmental buffer along the eastern boundary of the property required by the Gloucester Industrial Park Community Plan provided by an existing covenant (2013);
- Emergency access and watermain maintenance provided by an existing statutory right of way (2014).

A Streamside Development Permit (Attachment B) has also been applied for as part of the application to relocate and reconstruct watercourse and wetland elements not situated in lands already protected by the 2012 DFO covenant.

Adjacent Uses:

North: 60 Avenue, beyond which are three rural properties in the Agricultural Land Reserve (ALR) designated Agricultural/Countryside in the Rural Community Plan, zoned Rural Zone RU-3;

South-West: Phase 1 and 2 lands, consisting of five properties designated Service & General Industrial and Park/Buffer/Conservation in the Gloucester Industrial Park Community Plan, zoned General Industrial M-2A; and

East: Three rural properties in the ALR, located in the City of Abbotsford.

Zoning Amendment:

Bylaw No. 5827 proposes to rezone the remaining RU-1 zoned portion of the site to General Industrial M-2A to consolidate the zoning and facilitate the construction of a new industrial building. The proposed zoning is consistent with the Gloucester Industrial Park Community Plan's land use designations.

Development Permit No. 101258 (Form and Character):

As the subject property is designated a mandatory Development Permit area, the applicant has applied for a Development Permit in conjunction with the rezoning request. The applicant has submitted the necessary building elevations, renderings, and site/landscape plans to allow Council the opportunity to review the form, character, and siting of the proposed 7,542 m^2 (81,182 ft^2) building. Development Permit Area guidelines relevant to the site are contained in the Gloucester Industrial Park Community Plan (see Attachment D).

The site plan submitted as part of the application proposes to locate the building on the northeast portion of the lot, with loading bay areas on the east side, and an office component with parking on the west. Exterior finishing of the building is proposed to consist of light gray tilt up concrete walls with cast-in reveal lines painted white, light gray, and green. The main office entrance is identified with glazing, accent colours, and a multi-function canopy providing weather protection and soffit accent lighting. The north elevation along 60 Avenue uses angled reveal patterns, glazing, and landscape elements to create additional architectural interest. A combination of eight recessed loading bays and two loading doors at grade are proposed along the east side of the building.

The following excerpt highlights the applicant's design rationale:

> *"Features such as glazing, painted concrete tilt, formliner panels and reveals have been mindfully arranged to create vertical design articulation. Varying textures, as well as key accent colours have been selected to create visual intrigue and variation along façade faces.*

An enhanced corner design has been proposed along 60th Ave on the Northwest corner of the building, highlighted by a slightly stepped footprint and feature canopy. The feature canopy not only provides architectural intrigue, but also aids in wayfinding when entering the site. Glazing has been focused around the main entry and along street fronting facades, positioned strategically based on internal programming.

Landscaped areas have been thoughtfully positioned along building elevations and throughout the parking area to enhance the user experience and provide a buffer between vehicle parking and surrounding streetscapes. The development has been functionally designed to create an aesthetically appealing street presence while providing the greatest benefit to the end user."

As a condition of the Development Permit, refuse bins are to be located either within the building or an enclosure and screened to the acceptance of the Township. A similar condition has been included in the Development Permit requiring the screening of rooftop mechanical equipment.

The building's height (12 m / 39.3 ft), lot coverage (46%), and siting comply with the provisions of the General Industrial M-2A zone.

Proposed Development Permit No. 101258 is attached to this report (see Attachment A).

Development Permit No. 101259 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

A Class B (yellow-coded) watercourse and two wetlands connected to a downstream Class B watercourse are located on the project site. Additional features include two isolated wetlands not subject to Provincial and Township streamside protection requirements. The onsite Class B watercourse, a tributary to Class A (red-coded) West Creek, is located within an existing Fisheries and Oceans (DFO) restrictive covenant that encompasses the south and westerly portions of the site as indicated on the site plan. A culvert under 60 Avenue conveys flow from the onsite watercourse to West Creek. The two small inter-connected wetlands in the northeast corner of the site drain into Class A Nathan Creek, north of the site, through two culverts and a ditch. Fish presence on the property is precluded by downstream obstacles to fish passage on West Creek and steep slopes on Nathan Creek.

OCP Schedule 3 designates a 20 m (66 ft) wide SPEA for Class B natural watercourses and a 15 m (49 ft) wide SPEA for Class B constructed wetlands. The SPEA widths for the southern portion of the wetlands increased to 30 m (98 ft) to meet provincial streamside protection requirements. Isolated wetlands do not require a SPEA.

To accommodate the site plan, the applicant's proposal (outside the existing DFO covenant boundaries) includes infilling the two isolated wetlands and relocating the two connected wetlands to the west and south side of the proposed development adjacent to the northern boundary of the Class B watercourse SPEA. The 3,412 m^2 (36,726 ft^2) of riparian habitat associated with the two

connected wetlands is proposed to be offset with 3,442 m² (37,049 ft^2) of riparian habitats associated with the two constructed wetlands. The constructed wetlands' setbacks are proposed to be flexed to create a more efficient site design and functional SPEA configuration. Staff note the proposal exceeds the minimum OCP Schedule 3 requirement by providing an additional 30 m² (323 ft^2) of SPEA.

To maintain flow regimes at the site, the constructed watercourses will direct flows to the onsite Class B watercourse. A constructed bioswale within the agricultural buffer on the east side of the site will maintain flow to Nathan Creek.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believe the proposal is consistent with the objectives OCP Schedule 3. 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. 101259 is attached to this report (Attachment B) for Council's consideration.

Signage:

The applicant proposes fascia signage on the north elevation and a monument sign near the office entryway. Details of the proposed signage are included in (Attachment A – Schedule A). All proposed and any future signage shall be in compliance with the Gloucester Development Permit Guidelines (Attachment D) and the Township's Sign Bylaw.

Access and Parking:

The proposal includes two vehicular access points via 60 Avenue. Vehicle parking is located along the west side of the building while loading and additional parking is accommodated at the east side of the building. The Zoning Bylaw requires 58 parking spaces and the applicant is proposing 58 parking spaces, as summarized in the table below, in compliance with the Zoning Bylaw. A total of eight bicycle spaces are proposed in compliance with the eight required by the Zoning Bylaw.

Use	Required	Provided
Office	22	22
Industrial	36	36
TOTAL	**58**	**58**

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (492 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township of Langley General Manager of Engineering and Community Development is required prior to the issuance of a building permit.

Landscaping:

The landscape plans (Attachment A – Schedule B) proposes trees, shrubs, groundcovers, parking lot landscape, and landscape area along the north building face consistent with the Zoning Bylaw.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates that no significant trees exist on the developable portion of the site with no trees identified for retention. Staff note there are two significant trees located within the required streamside protection area. One is proposed to be retained and one to be removed, subject to detailed design.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 110 replacement trees are required and the applicant proposes 111 replacement trees to be planted on site. In addition, approximately 17 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

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 Gloucester Industrial Park Community Plan. Road dedications and widening and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. A community stormwater detention facility was installed as a condition of the first phase of development (ToL Project No. 14-08-0033) to support the proposed development and overall catchment plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The works associated with Development Permit 101259 (streamside protection), 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:

Per Policy No. 07-164, the applicant held a Public Information Meeting on May 25, 2022. In accordance with the Policy, the applicant mailed 46 notices to the surrounding area and posted notification in the local newspaper. The results indicated approximately 20 members of the public attended (18 signed in) and 29 comment forms were submitted which are compiled and provided as Attachment C.

Policy Considerations:

The proposed General Industrial Zone M-2A complies with the Service & General Industrial land use designation of the Gloucester Industrial Park Community Plan. In staff's opinion, the proposed development and streamside works are in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan and are consistent with the objectives of the OCP Schedule 3.

Staff recommend that Council give first and second reading to Bylaw No. 5827 (subject to seven (7) development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5827) of accompanying Development Permit No. 101258 and Development Permit No. 101259, and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101258 (Form and Character)
ATTACHMENT B	Development Permit No. 101259 (Streamside Protection)
ATTACHMENT C	Public Information Summary
ATTACHMENT D	Gloucester Industrial Park Community Plan – Development Permit Guidelines

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101258

This Permit is issued this _____day of _____, 2023 to:

1. Name: 161884 Canada Inc.

   Address: 3030 Gilmore Diversion
   Burnaby, BC V5G 3B4

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: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

   CIVIC ADDRESS: 27500 Block of 60 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans 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. All signage being in compliance with Schedule “A”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
   f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
   g. All chain link fences being black vinyl with black posts and rails; 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
   b. Replacement trees being secured by a letter of credit in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   d. On-site landscaping being secured by a letter of credit at the Building Permit stage;

e. 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; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application 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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan



REM Lot A - 60th Ave (TOL #:14-08-0055)
Issued for Rezoning & Development Permit
September 2, 2022

SCHEDULE A

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

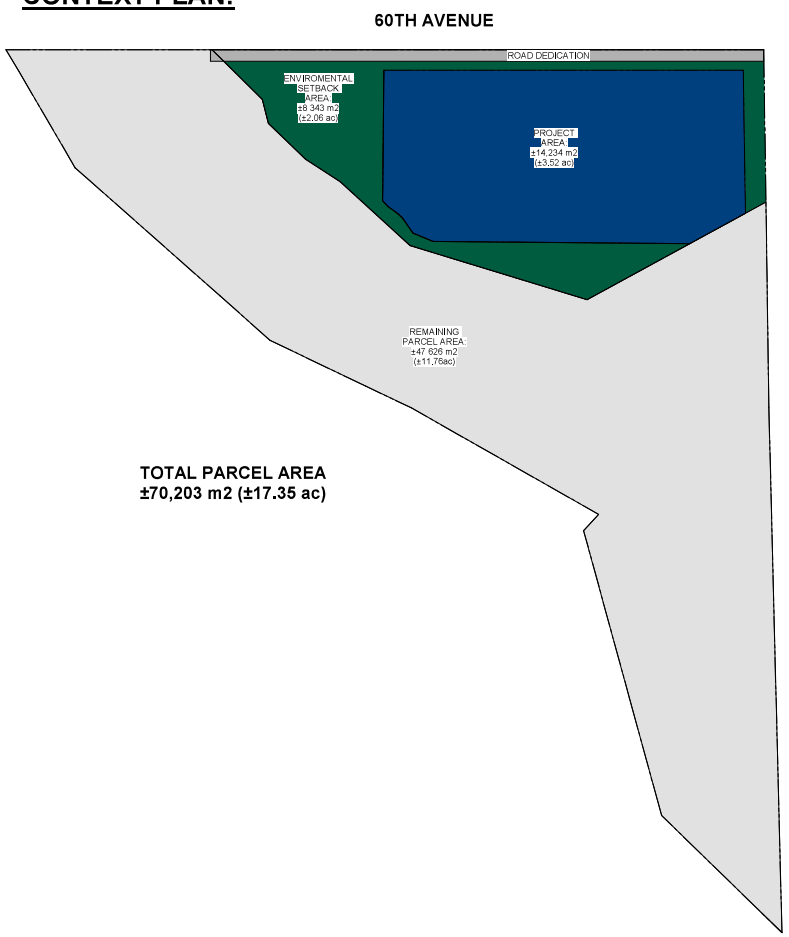
TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

COVER

PLOT DATE: 11/29/2022 9:08:00 AM

A000

CONTEXT PLAN:



ZONING SUMMARY:

PROJECT ADDRESS:	REM Lot A - 60th Avenue, Langley, BC	
LEGAL DESCRIPTION:	PID: 012-972-622 Parcel "A"(Ref. Plan 5080) SW 1/4 SEC 8 TWN 14 NWD Except Parcel One (Ref. Plan 15620), Plans LMP5170, BCP51227, BCP51594 and EPP38776	
Front Yard Setback:	**Proposed:**	10.0m
	Required:	10.0m
Side Yard Setback: (East)	**Proposed:**	0.0m
	Required:	N/A
Side Yard Setback: (West)	**Proposed:**	0.0m
	Required:	N/A
Rear Yard Setback:	**Proposed:**	5.0m
	Required:	5.0m
EASEMENTS:	TBA	
AUTHORITY:	Township of Langley	
EXISTING ZONE:	RU-1	
PROPOSED ZONE:	M-2A	
USES:	General Industrial Zone	
Site Area:	±70,203 m^2 ±17.35 Acres (±7.02ha)	
Development Area:	14,234 m^2 3.5 Acres (1.42ha)	
Density (FSR):	**Proposed:**	0.49
	Allowed:	—
Lot Coverage:	**Proposed:**	46%
	Allowed:	60%
Height:	**Proposed:**	12m
	Allowed:	12m

Area Summary - By Level

Level	Area (SF)	Area (SM)
Level 1	78045	7251
Level 2	3137	291
	81182	7542

Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Exclusion	172	16
Office	8328	774
Warehouse	72682	6752
	81182	7542

Parking Required

Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
Exclusion	172		0.0
Office	8,328	376.0	22.1
Warehouse	72,682	2,002.0	36.3
	81,182		58.5

Parking Provided

Small Car	10
Regular	46
ADA	2
	58

Bicycle Spaces

Required: 7.5
Provided: 8

Loading Proposed: 8 Dock Bays, 2 Grade Bays

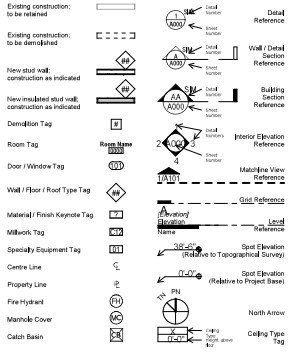
PROJECT TEAM:

DEVELOPMENT MANAGER	**Beedie** 3030 Gilmore Drive, Burnaby, BC, P. 604.435.9921 F. 604.732.7349 Conner O'Leary
ARCHITECTS	**TKA+D Architecture + Design Inc.** 305 - 1930 Pandora Street, Vancouver, BC, P. 604.569.3499 F. 604.569.1394 Craig Taylor, Architect AIBC
LANDSCAPE ARCHITECT	**LandSpace** 142 Garden Drive, Vancouver, BC, P. 604.252.9500 Al Tanzer
CIVIL ENGINEER	**Aplin & Martin** 201 - 12448 82nd Avenue, Surrey, BC, P. 604.597.9058 F. 604.597.9061 Eric Lim | John Robbie
GEOTECHNICAL	**Geopacific Consultants** 1779 West 75th Avenue, Vancouver, BC, P. 604.439.0922 F. 604.439.9189 Roberto Avendano | Luke Hessen
LEGAL SURVEY	**Terra Pacific** 22371 St. Anne Avenue, Maple Ridge, P. 604.463.2509 Mike Bernemann
ENVIRONMENTAL	**EnviroWest Consultants Ltd.** 101 –1515 Broadway Street, Port Coquitlam, BC, P. 604.944.0502 Ian Whyte
ARBORIST	**Mike Fadum & Associates Ltd.** 105 –8277 129 Street, Surrey, BC, P. 778.593.0300 Mike Fadum

Location Plan



GRAPHIC & SYMBOL LEGEND



DRAWING INDEX:

ARCHITECTURAL	
A000	COVER
A001	PROJECT DATA
A002	3D VIEWS
A101	SITE PLAN
A102	SITE DETAILS
A103	SITE SECTIONS
A110	SIGNAGE
A201	FLOOR PLAN - LEVEL 1
A202	FLOOR PLAN - LEVEL 2
A203	FLOOR PLAN - ROOF
A300	OVERALL ELEVATIONS
A301	ELEVATIONS
A302	ELEVATIONS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

PROJECT DATA

PLOT DATE: 11/29/2022 9:08:01 AM

A001



VIEW WEST



SOUTHWEST CORNER VIEW

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit
SCALE:	DATE:	May 13, 2022 DRAWN: Author
PROJECT NUMBER		21009

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

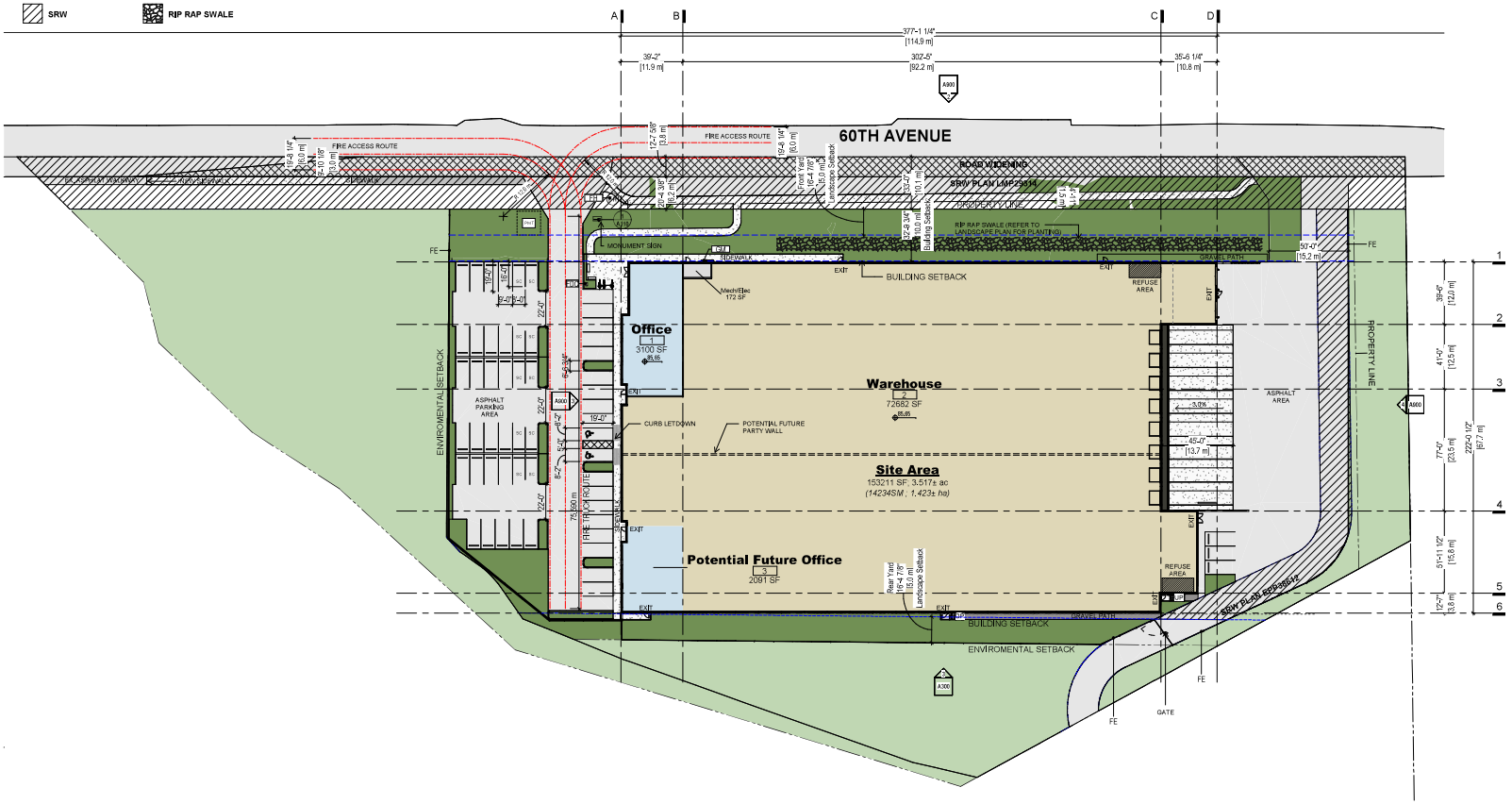
3D VIEWS

PLOT DATE: 11/29/2022 9:08:02 AM

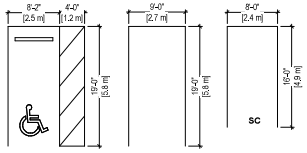
A002

ROAD WIDENING | LANDSCAPE AREA - REFER TO LANDSCAPE DWGS. | ENVIRONMENTAL – REFER TO SPEA REPORT & ENVIRONMENTAL LANDSCAPE DRAWINGS

SRW | RIP RAP SWALE



1 **Site Plan**
1" = 30'-0"



Parking Legend

KEYNOTE LEGEND

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE - 6' HIGH CHAINLINK
FH	FIRE HYDRANT
GM	GAS METERS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SITE PLAN

PLOT DATE: 11/29/2022 9:08:04 AM

A101

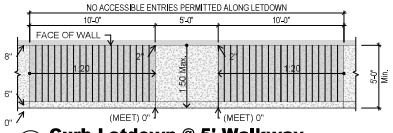
REQUIREMENTS FOR ACCESS LETDOWNS:

ACCESSIBLE PATHS OF TRAVEL (BCBC 3.8.3.2)
- clear unobstructed width of not less than 1500mm
- an unobstructed height of not less than 1980mm)
- slope in the direction of travel not exceeding 1:20
- the width of an accessible path of travel that is more than 30m long shall be increased to not less than 1800mm for a length of 1800mm at intervals not exceeding 30m.

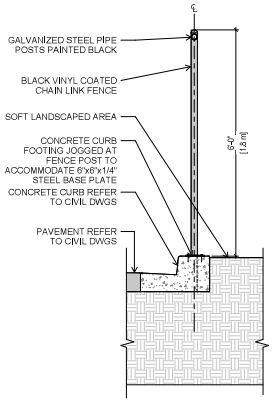
EXTERIOR WALKS (BCBC 3.8.3.3)
- have a slip-resistant, continuous and even surface
- not less than 1500mm wide
- level area in front of entrances Min. 1500x1500mm

CURB RAMPS (BCBC 3.8.3.3(2))
- have a running slope between 1:8 and 1:10 for a vertical rise not more than 75mm
- have a running slope between 1:10 and 1:12 for a vertical rise between 75mm and 200mm
- width not less than 1500mm, excluding flared sides
- have tactile walking surface indicators
- smooth transition from ramp to adjacent walking surfaces
- have flared sides with a slope not more than 1:12 where pedestrians are likely to cross them

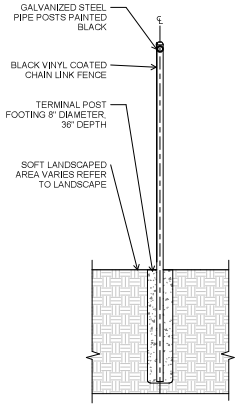
TACTILE WALKING SURFACE (BCBC 3,8,3,9(3)
- slip resistant
- raised profile not exceeding 3mm from the adjacent walkway surface
- detectable when walked on
- contrasting colour from adjacent surfaces



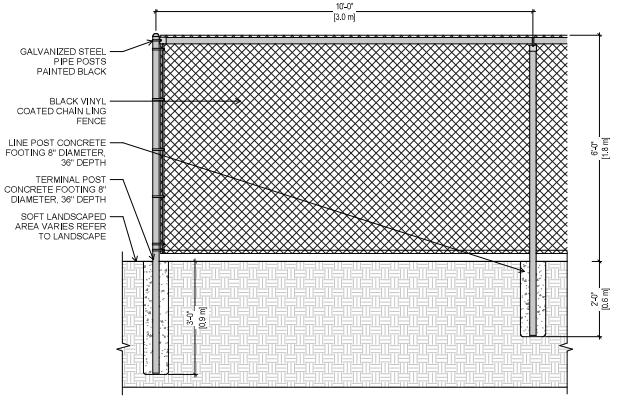
① **Curb Letdown @ 5' Walkway**
1/4" = 1'-0"



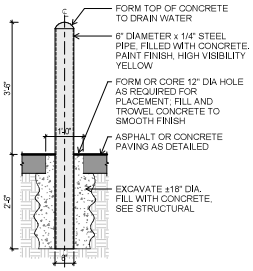
② **Typical Fence Detail @ Curb**
3/4" = 1'-0"



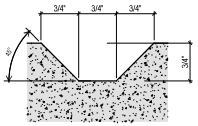
③ **Typical Fence Detail @ Landscape**
3/4" = 1'-0"



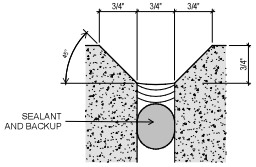
④ **Typical Fence Elevation**
3/4" = 1'-0"



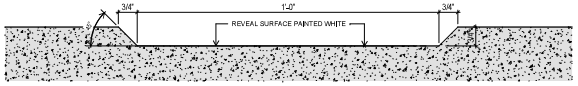
⑤ **6" Steel Bollard - Encased**
3/4" = 1'-0"



⑥ **Typical Panel Reveal**
12" = 1'-0"



⑦ **Typical Panel Joint**
12" = 1'-0"



⑧ **Typical Wide Reveal**
6" = 1'-0"

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

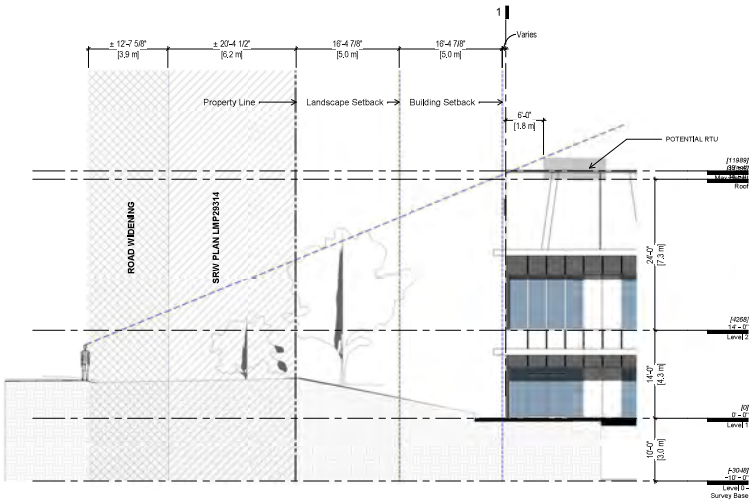
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

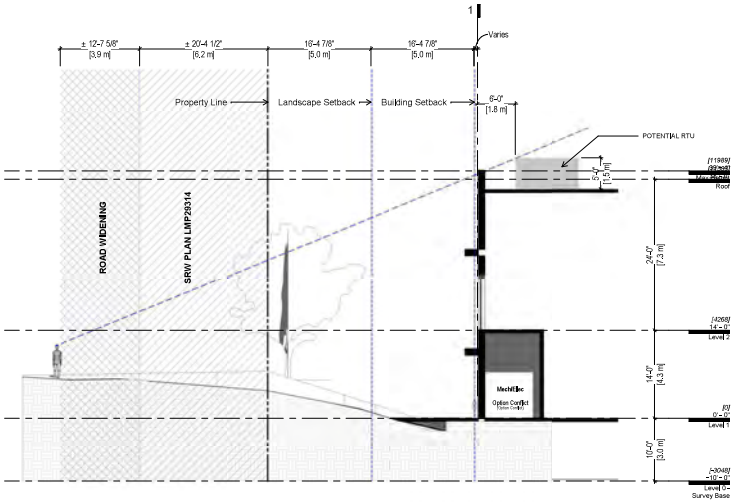
SITE DETAILS

PLOT DATE: 11/29/2022 9:08:05 AM

A102



1 **Site Section @ Gridline A**
1/8" = 1'-0"



2 **Site Section @ Gridline B**
1/8" = 1'-0"

TKA+D

1 2021.05.21 Issued for Rezoning & Development Permit
REV DATE DESCRIPTION
SCALE: 1/8" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

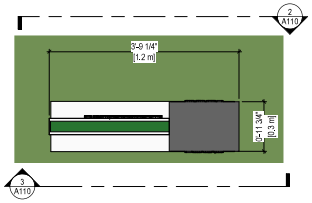
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SITE SECTIONS

PLOT DATE: 11/29/2022 9:08:06 AM

A103



1 Monument Sign
1" = 1'-0"

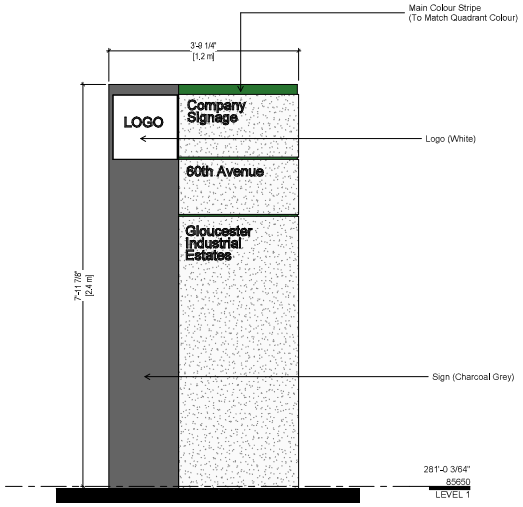
MONUMENT SIGN SUMMARY:

ALLOWABLE:

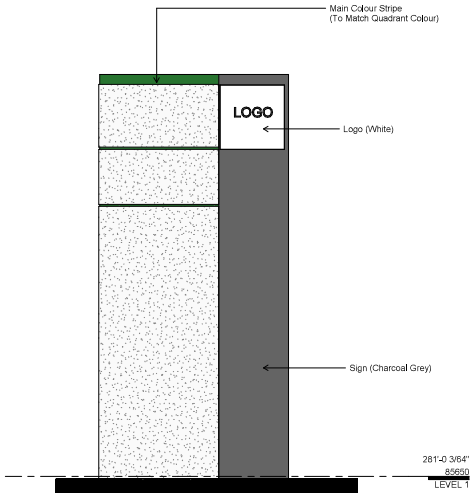
- A FREESTANDING SIGN SHALL NOT EXCEED AN AEA OF 1.0% OF THE LOT AREA ON WHICH THE SIGN IS LOCATED, TO A MAXIMUM OF 20 SM (215 SF)

PROPOSED :

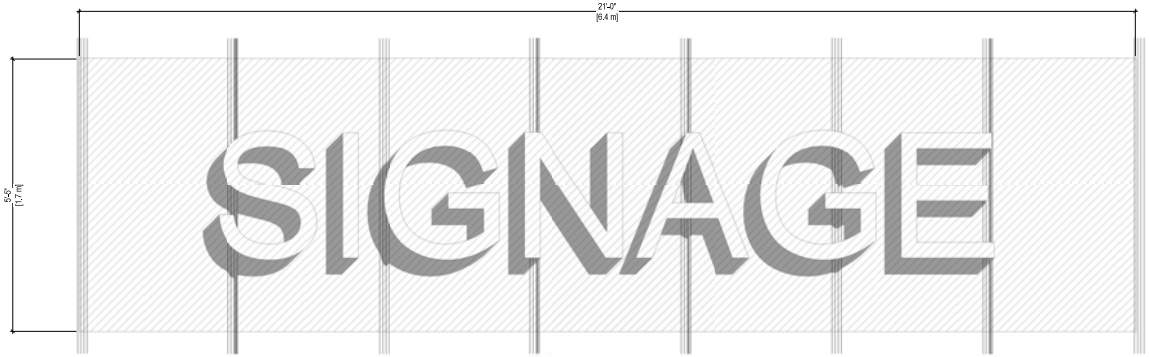
- 1 FREE STANDING SIGN 0.36 SM



2 Monument Sign Elev. A
1" = 1'-0"



3 Monument Sign Elev. B
1" = 1'-0"



4 Fascia Sign - Location 1
1" = 1'-0"

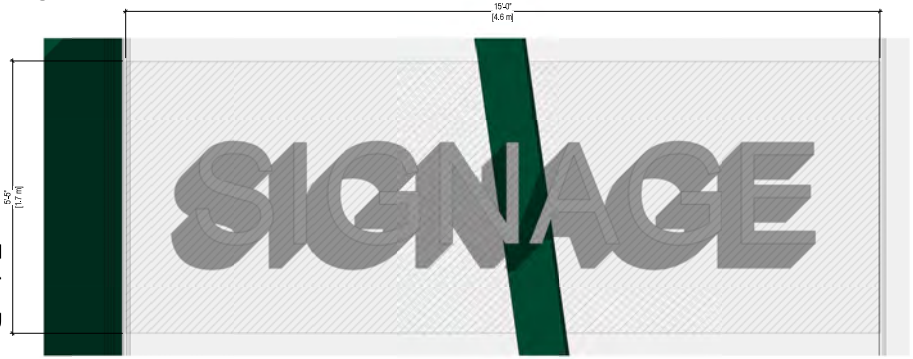
FASCIA SIGNAGE SUMMARY:
Location 1

ALLOWABLE:

- **68,4 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL M (2SF PER FT) OF BUILDING FACE ON WHICH THEY ARE ERECTED)

PROPOSED :

- 1 FASCIA SIGNS
- **10.8 SM** TOTAL AREA FASCIA SIGN



7 Fascia Sign - Location 2
1" = 1'-0"

FASCIA SIGNAGE SUMMARY:
Location 2

ALLOWABLE:

- **40,62 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL M (2SF PER FT) OF BUILDING FACE ON WHICH THEY ARE ERECTED)

PROPOSED :

- 1 FASCIA SIGN
- **7.8 SM** TOTAL AREA FASCIA SIGNS

TKA+D

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

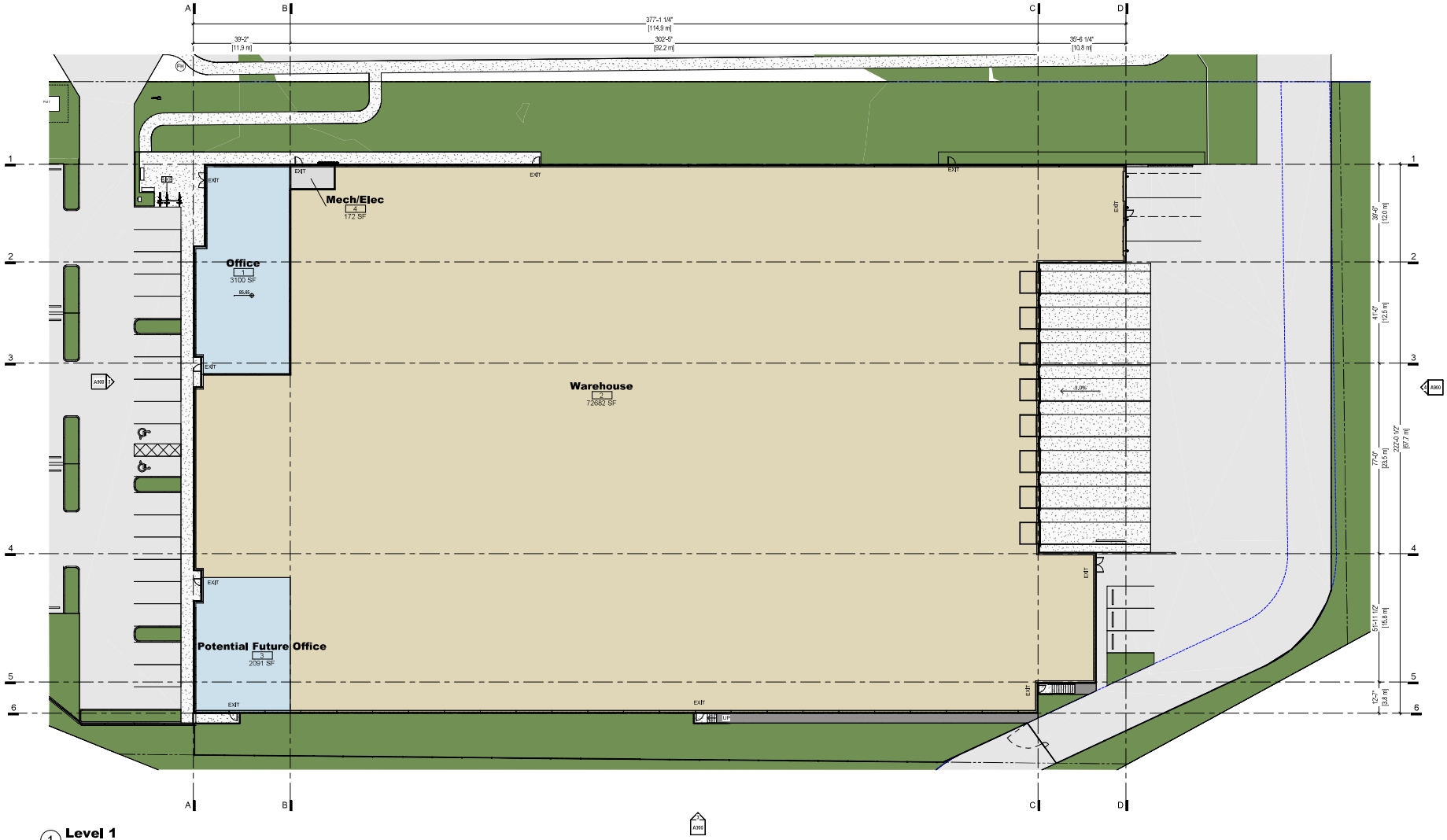
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SIGNAGE

PLOT DATE: 11/29/2022 9:08:08 AM

A110



1 **Level 1**
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
BIKE	BIKE RACK

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

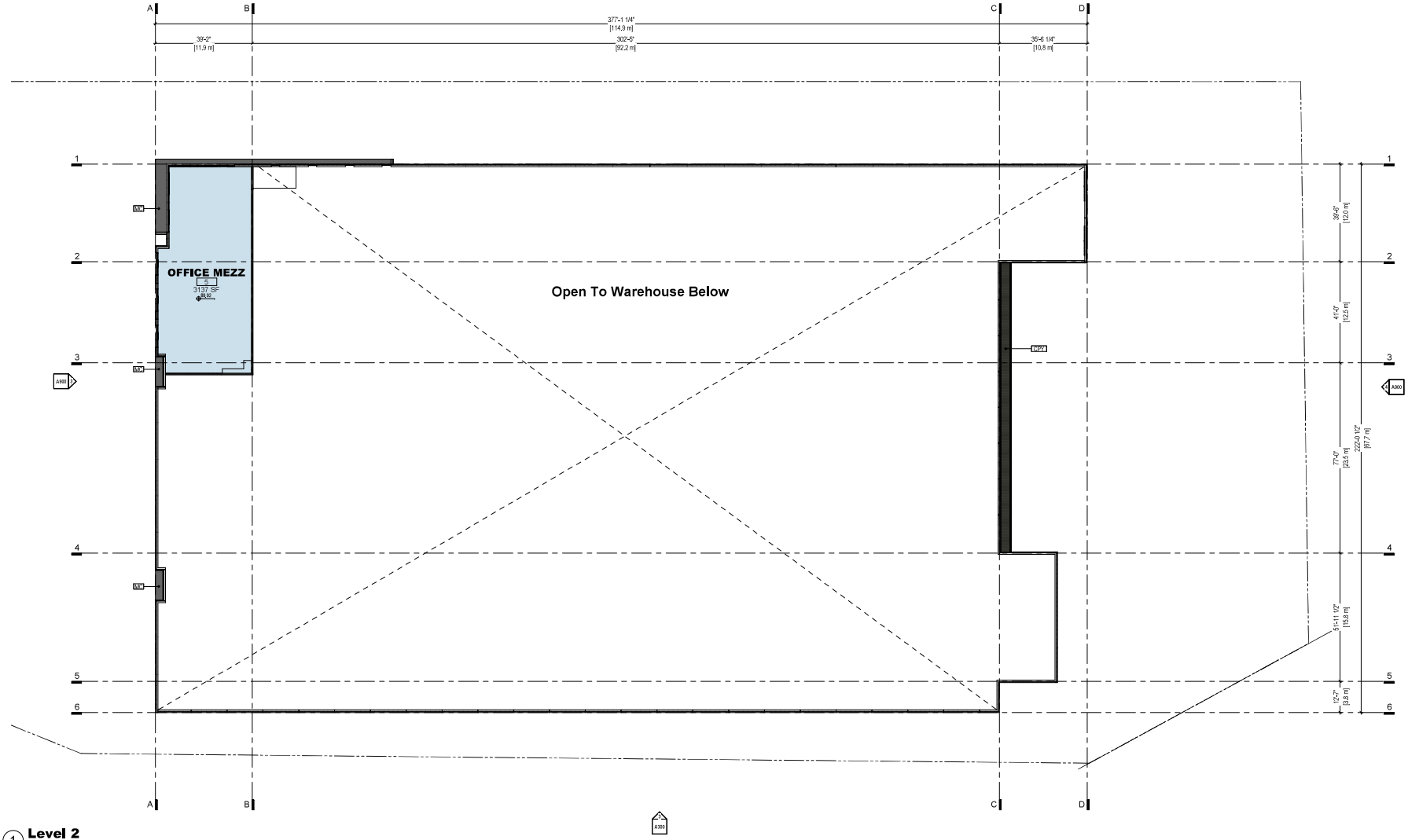
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - LEVEL 1

PLOT DATE: 11/29/2022 9:08:10 AM

A201



1 **Level 2**
1/16" = 1'-0"

TKA+D

KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
MC	METAL CLADDING

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

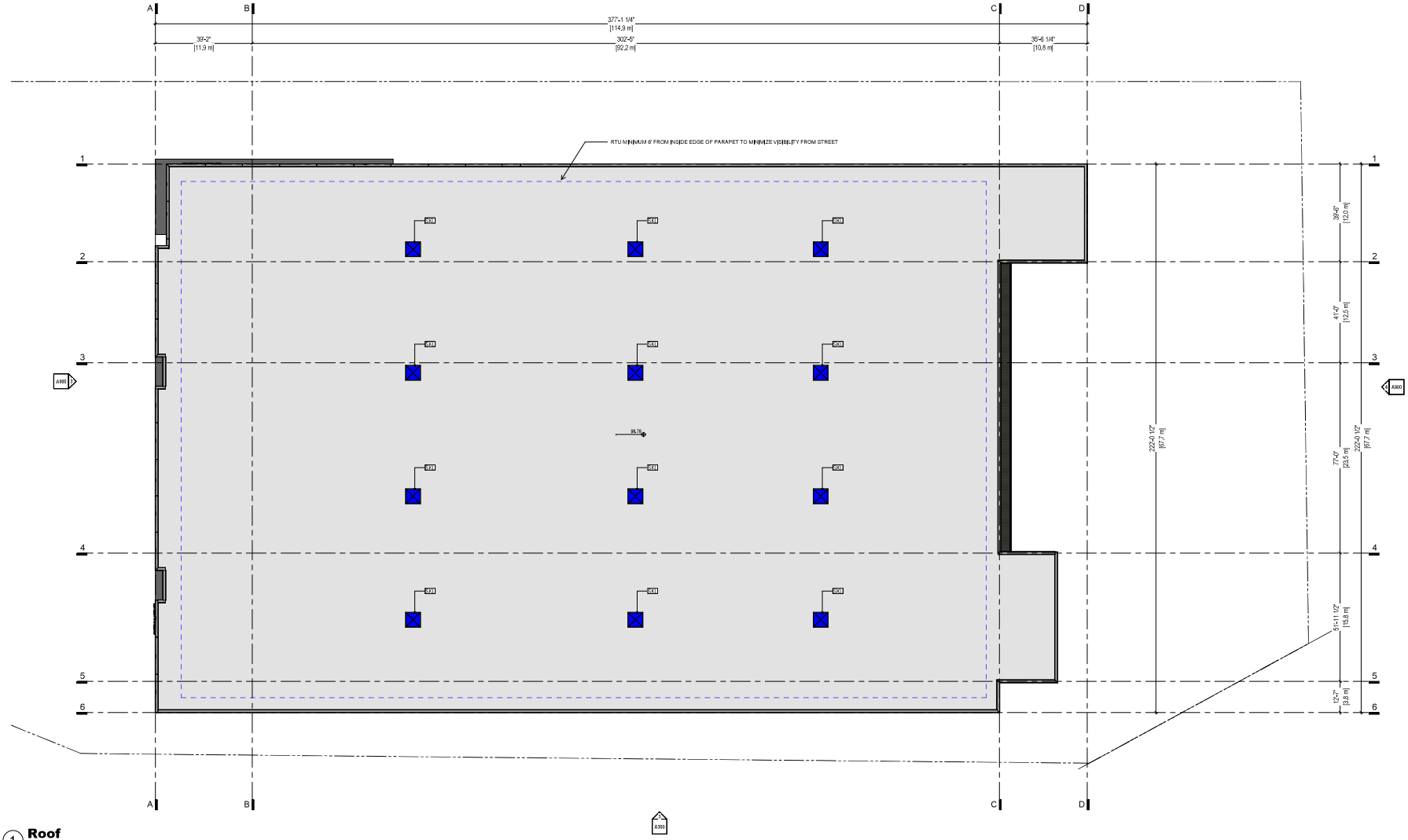
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - LEVEL 2

PLOT DATE: 11/29/2022 9:08:11 AM

A202



1 **Roof**
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
SKL	SKYLIGHT

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - ROOF

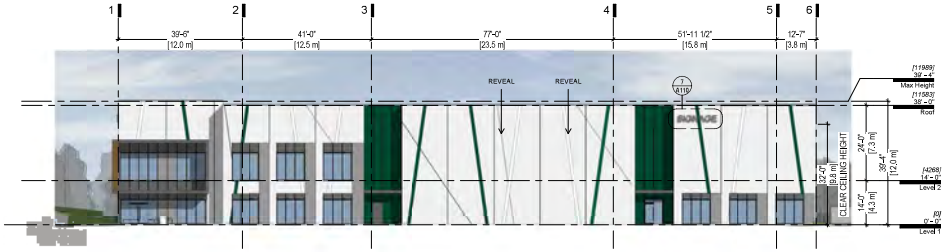
PLOT DATE: 11/29/2022 9:08:12 AM

A203

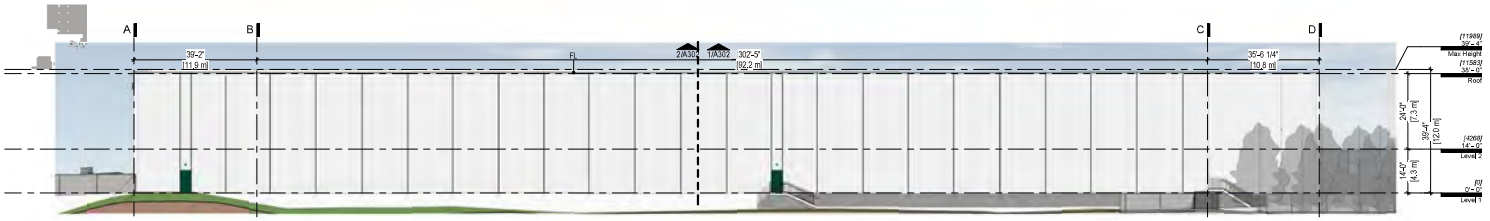
TKA+D

KEYNOTE LEGEND

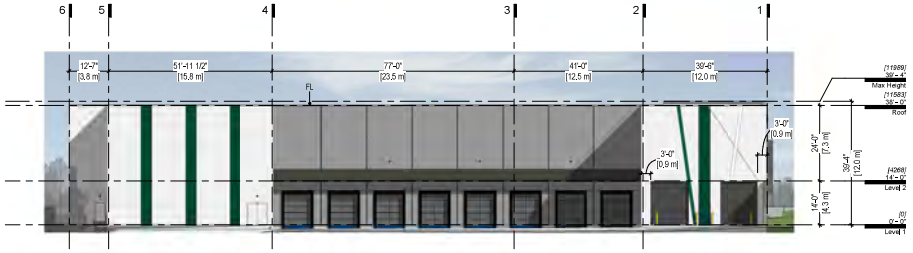
TAG	DESCRIPTION
FL	FLASHING



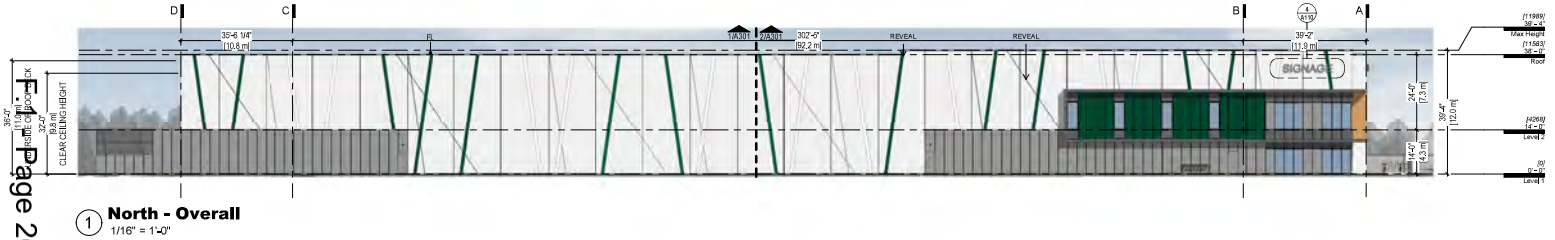
4 West - Overall
1/16" = 1'-0"



3 South - Overall
1/16" = 1'-0"



2 East - Overall
1/16" = 1'-0"



1 North - Overall
1/16" = 1'-0"

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

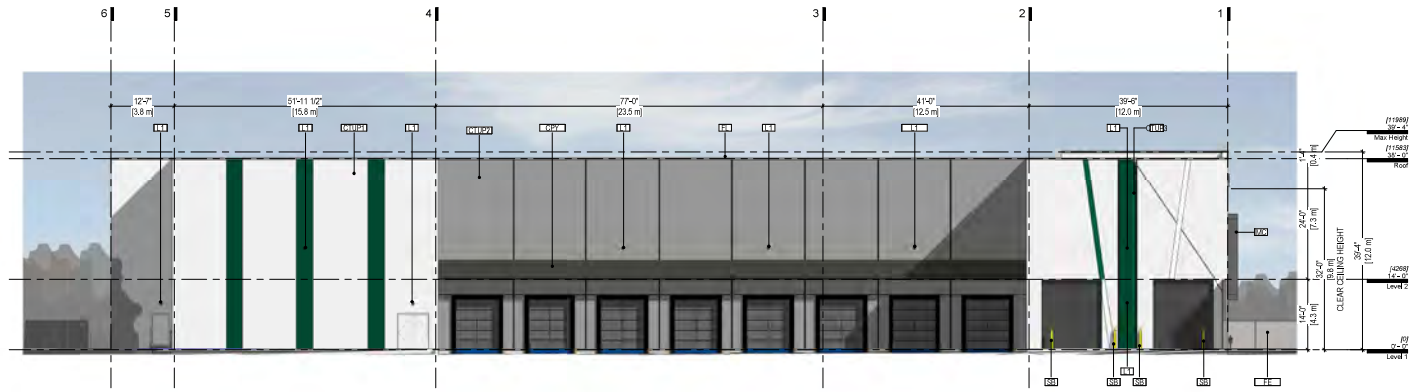
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

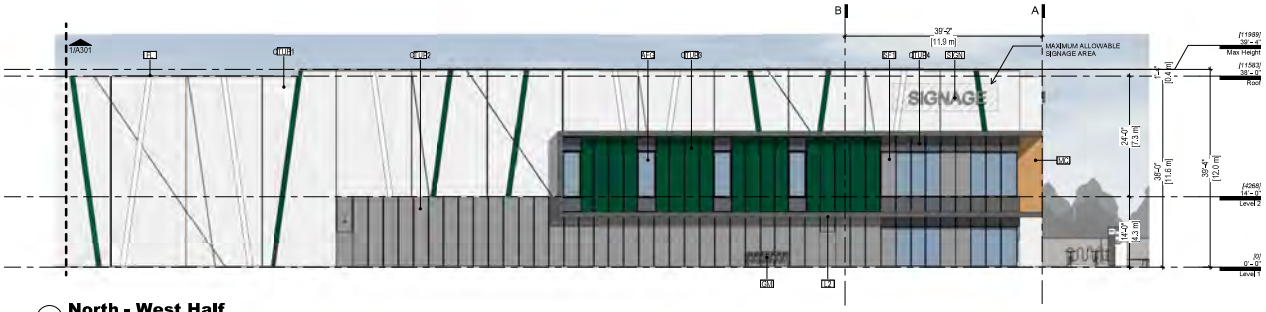
OVERALL ELEVATIONS

PLOT DATE: 11/29/2022 9:08:18 AM

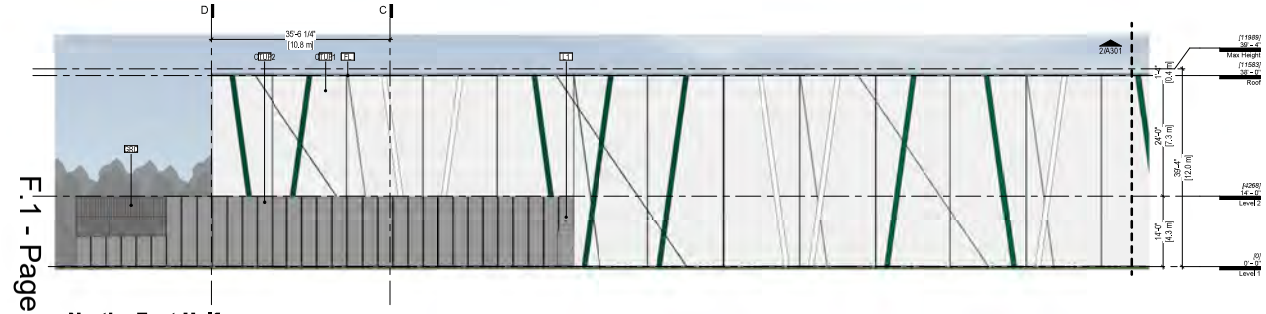
A300



3 **East**
1" = 10'-0"



2 **North - West Half**
1" = 10'-0"



1 **North - East Half**
1" = 10'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AFG	ALUMINIUM FRAMED GLAZING
CPY	CANOPY
CTUP1	CONCRETE TILT UP; PAINT FINISH, P1
CTUP2	CONCRETE TILT UP; PAINT FINISH, P2
CTUP3	CONCRETE TILT UP; PAINT FINISH, P3
CTUP4	CONCRETE TILT UP; PAINT FINISH, P4
FE	FENCE - 6' HIGH CHAINLINK
FL	FLASHING
GM	GAS METERS
GRD	GUARD RAIL
L1	LIGHT FIXTURE - WALL-MOUNTED
L2	LIGHT FIXTURE - CANOPY DOWNLIGHT
MC	METAL CLADDING
SB	STEEL BOLLARD
SF1	SHOP FRONT GLAZING - TYPE 1
SIGN	SIGNAGE; BY OWNER

REV	DATE	DESCRIPTION
1	2023.05.31	Issued for Rezoning & Development Permit

SCALE: 1" = 10'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

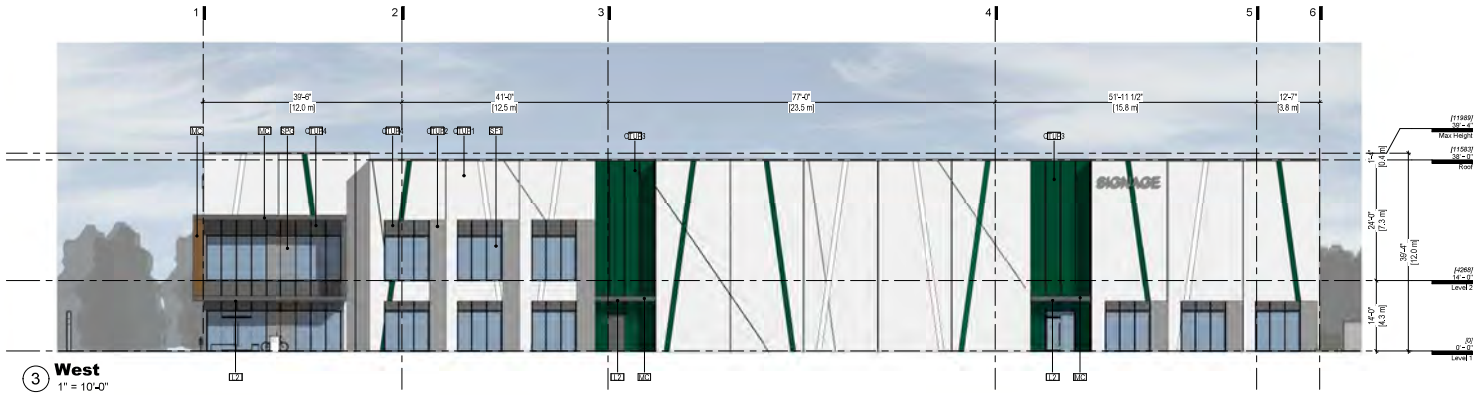
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

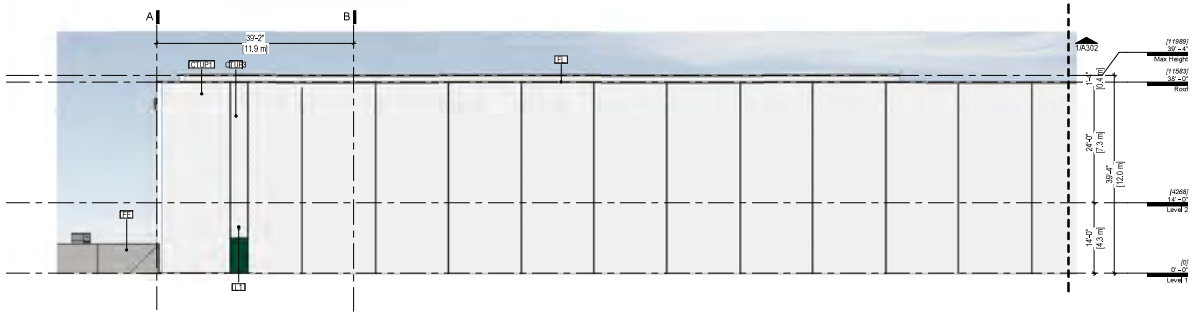
ELEVATIONS

PLOT DATE: 11/29/2022 9:08:23 AM

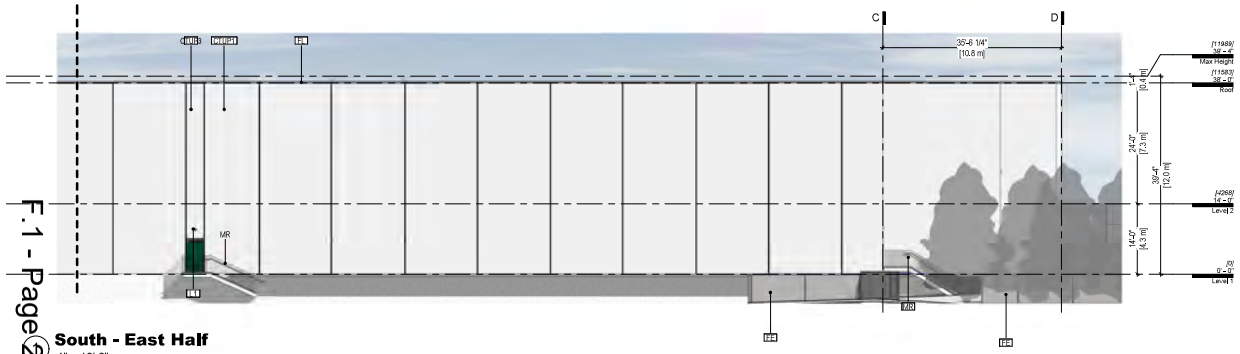
A301



3 **West**
1" = 10'-0"



2 **South - West Half**
1" = 10'-0"



South - East Half
1" = 10'-0"

TKA+D

KEYNOTE LEGEND

TAG	DESCRIPTION
CTUP1	CONCRETE TILT UP; PAINT FINISH, P1
CTUP2	CONCRETE TILT UP; PAINT FINISH, P2
CTUP3	CONCRETE TILT UP; PAINT FINISH, P3
CTUP4	CONCRETE TILT UP; PAINT FINISH, P4
FE	FENCE - 6' HIGH CHAINLINK
FL	FLASHING
L1	LIGHT FIXTURE - WALL-MOUNTED
L2	LIGHT FIXTURE - CANOPY DOWNLIGHT
MC	METAL CLADDING
MR	METAL RAILING
SF1	SHOP FRONT GLAZING - TYPE 1
SPG	SPANDREL GLASS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1" = 10'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

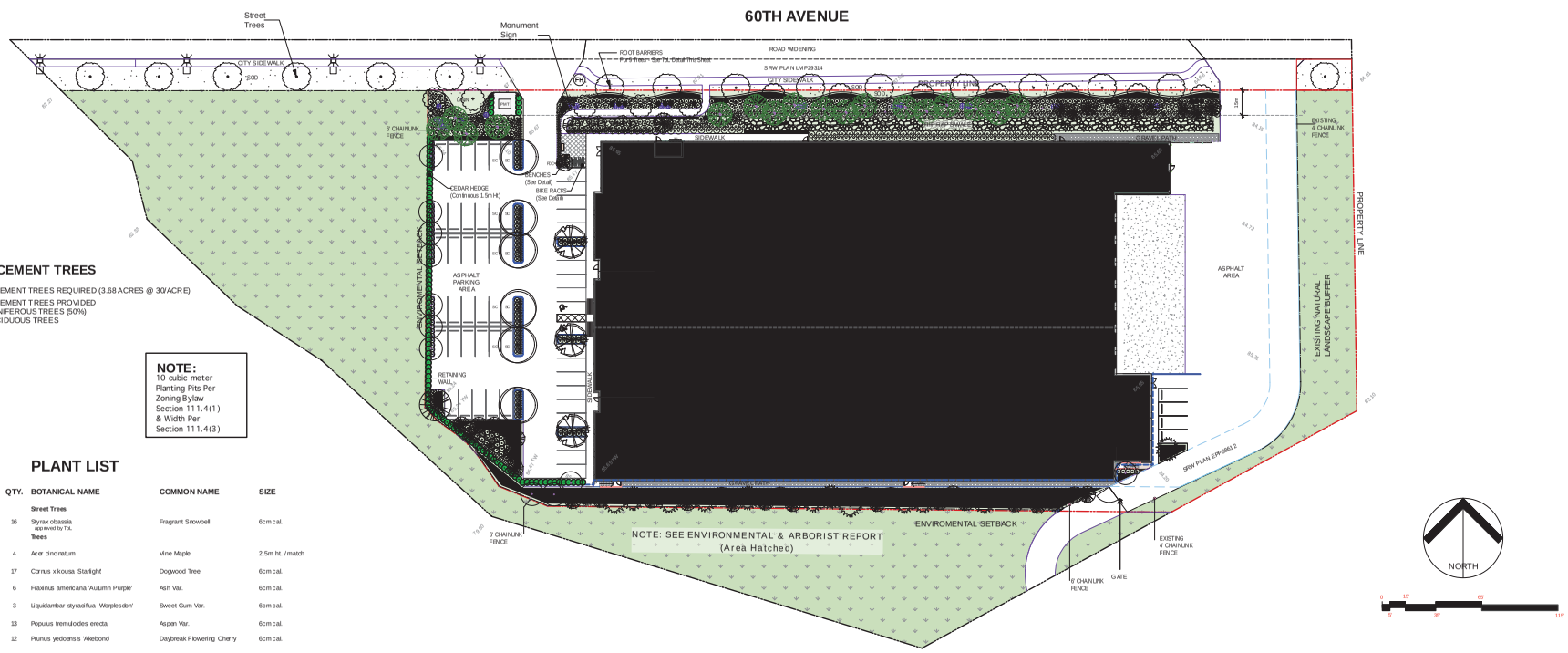
ELEVATIONS

PLOT DATE: 11/29/2022 9:08:26 AM

A302

F.1

SCHEDULE B



REPLACEMENT TREES

111 REPLACEMENT TREES REQUIRED (3.68 ACRES @ 30/ACRE)
111 REPLACEMENT TREES PROVIDED
56 CONIFEROUS TREES (50%)
55 DECIDUOUS TREES

NOTE:
10 cubic meter Planting Pits Per Zoning Bylaw Section 111.4(1) & Width Per Section 111.4(3)

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Street Trees		
	16	Styrax obassia approved by hrt.	Fragrant Snowbell	6cm cal.
		Trees		
	4	Acer circinatum	Vine Maple	2.5m ht. / match
	17	Cornus x kousa 'Starlight'	Dogwood Tree	6cm cal.
	6	Fraxinus americana 'Autumn Purple'	Ash Var.	6cm cal.
	3	Liquidambar styraciflua 'Worplesdon'	Sweet Gum Var.	6cm cal.
	13	Populus tremuloides erecta	Aspen Var.	6cm cal.
	12	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	6cm cal.
	1	Chamaecyparis nootkatensis	Nootka Cypress	2.5m ht. / spr form
	15	Thuja plicata	Western Red Cedar	2.5m ht. / tree form
	38	Tsuga heterophylla	Western Hemlock	2.5m ht. / nat. form
	2	Pseudotsuga menziesii	Douglas Fir	2.5m ht. / natural form
		Shrubs		
	44	Azalea japonica 'Coral Bells'	Japanese Azalea	#2 pot
	36	Berberis darwinii alt Berberis vuris	Barberry var.	#2 pot
	230	Ilex crenata	Japanese Holly	#2 pot
	10	Ribes sanguineum	Red Flowering Currant	#3 pot
	33	Symphoricarpos albus (fruiting)	Snowberry	#2 pot
	92	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot
	41	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	92	Liriope muscari	Lily-turf var	#1pot
	58	Lonicera pileata	Evergreen Honeysuckle (low)	#3 pot
	25	Mahonia nervosa	Longleaf Mahonia	#2 pot
	184	Prunus l. zabeliana	Zabel's Laurel	#2 pot
	14	Rhododendron 'Unique'	Rhododendron var.	#3 pot
	32	Rosa meidiland (Var's select by LA)	Hardy French Rose	#2 pot
	31	Spiraea x bumalda 'Froebelii'	Spirea var.	#2 pot
	107	Thuja occidentalis 'Smaragd'	Emerald Green Cedar Hedge	1.5m ht.
	162	Viburnum davidii (low)	Viburnum	#2 pot
		Ground Covers/Perennials		
	864	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot
	1709	Cotoneaster 'Lowfast' alt Cotoneaster dielsianus	Cotoneaster var.	10cm pot

Landscape Notes:

1. Specification as per most recent Canada 'Landscape Standards' and Landspace Design Inc. 'Spec Notes'
2. Plants to be selected by LA at approved nursery
3. Automatic Irrigation System for Landscape Areas (Gloucester Design Guidelines).
4. 2" (50mm) Depth Bark Mulch In All Planting Beds.



WISHBONE 'LOOP' BIKE RACK STAINLESS STEEL Or Approved Equal

BIKE RACK:
4 Racks / 8 Bikes

Bolted to Conc Pad Per Manufacturer's Recommendations

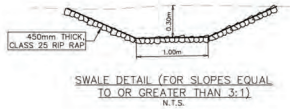


COLOUR TBD

BENCHES (2)

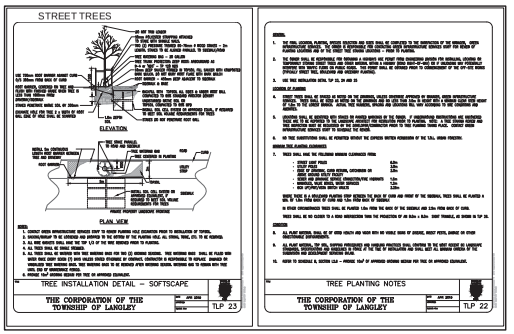
WISHBONE - ALL METAL
MODENA PARK BENCH
Model #MAL-5

OR APPROVED EQUIVALENT



SWALE DETAIL (FOR SLOPES EQUAL TO OR GREATER THAN 3:1)
N.T.S.

CIVIL SWALE SECTION FOR REFERENCE
SEE CIVIL PLANS FOR COMPLETE GRADING AND SPOT ELEVATIONS



Beedie
3030 GILMORE DVSN., BURNABY, V5G 3B4
TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT

LandSpace Design Inc.

SEAL

NO	DATE	DESCRIPTION
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5	OCT 19'22	REISSUE FOR DP (Street Tree & Bench Layout, Swale Detail & Civil Plans Added)
4	SEP 07'22	REISSUE FOR DP
3	MAY 10'22	REISSUE FOR DP (Bench & Bike Rack Layout)
2	NOV 29'21	REISSUE FOR D.P.
1	MAY 19'21	ISSUE FOR DP

TOL #14-08-0055

PROPOSED:

GLOUCESTER REM LOT A

ADDRESS: 27-4 Street & 60th Avenue, Langley, BC

DRAWING

LANDSCAPE PLAN

DRAWN:	ACT
DESIGNED	
SCALE:	1"=30'-0"
PLOT DATE	MAY 3'21

PROJECT - DRAWING NUMBER

L-1

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101259

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: 161884 Canada Inc

   ADDRESS: 3030 Gilmore Diversion
   Burnaby, BC V5G 3B4

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: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

   CIVIC ADDRESS: 27500 Block of 60 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
   e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

   This permit is not a building permit.

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

   This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2023.

Attachment:
SCHEDULE A SPEA Development Permit Application

envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
604-944-0502

Updated September 20, 2022

Township of Langley
Development Planning Department
20338 – 65A Avenue
Langley, BC V2Y 3J1

Attention: **Rod Shead, R.P.Bio., P.Ag.**
Environmental Coordinator

RE: PROPOSED DEVELOPMENT AT PID: 012-972-622
Streamside Protection and Enhancement Development Permit Application

161884 Canada Inc. (the Applicant) is seeking a Streamside Protection and Enhancement Development Permit Application (DP) for works associated with the construction of an industrial building on the property identified by Parcel Identifier (PID) 012-972-622 (the Property).

The Property occurs within a Streamside Protection and Enhancement Development Permit Area of *Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842* (OCP Schedule 3). Required watercourse setbacks on the Property are established by the OCP Schedule 3.

The Applicant is developing a property within the Gloucester area of the Township of Langley and proposes to construct an industrial building on the Property. The Property drains to both West Creek and Nathan Creek. A significant portion of the Property is already encompassed by a restrictive covenant (in favour of Fisheries and Oceans Canada, DFO) that protects a large wetland that is tributary to West Creek. Additional stream features have been identified and include two isolated wetlands and two connected wetlands that drain to Nathan Creek via two on-site culverts and a ditch that flows eastward along the south side of 60 Avenue into Abbotsford. Prescribed setbacks in accordance with the OCP Schedule 3 are 20 metres from top-of-bank for all connected wetlands. No setbacks are prescribed for isolated wetlands.

Three of the small existing wetlands are located within the proposed building footprint while one is in conflict with the proposed widening of 60 Avenue.

Reconfiguration of the required Streamside Protection and Enhancement Area (SPEA) on the Property is proposed. In order to accommodate construction of the proposed industrial building and the future widening of 60 Avenue, pending approval under the *Water Sustainability Act*, the wetlands are proposed to be reconstructed and enhanced within a dedicated SPEA on the Property followed by the infilling of the existing wetlands. A letter of advice for these works have been issued by Fisheries and Oceans Canada (DFO) under the *Fisheries Act.*

The following information is provided to satisfy Subsection 4.20 of the OCP Schedule 3.

1. **Development permit application and fee** – these will be submitted by the Applicant.

2. **Qualified professional** – Ian Whyte, P.Ag. of Envirowest has been the lead agent in this review.

3. **Supporting documentation**:

    a) **Fish and fish habitat** – two isolated wetlands and two connected wetlands with average depths of 5 to 20 centimeters occur on the Property. The connected wetlands discharge to a tributary of Nathan Creek on the northeast portion of the Property. Nathan Creek is classified by the Township of Langley's online mapping system (Geosource) as a Class A watercourse based on documented presence of fish. Steep slopes preclude fish access to the Property via Nathan Creek. A tributary of West Creek occurs on the western portion of the Property and is classified by Geosource as a Class B watercourse, based on the absence of fish but is a source of nutrients and water to downstream fish populations. Flows in the tributary are conveyed beneath 60 Avenue to West Creek through two concrete culverts. The main channel of West Creek, north of 60 Avenue, is classified by Geosource as a Class A watercourse. Fish presence on the Property via the tributary of West Creek is precluded by downstream obstacles to fish passage, primarily beaver dams.

    Fish presence is documented in West Creek, northwest of the Property with documented species including chum salmon (*Oncorhynchus keta*), coho salmon (*O. kisutch*), cutthroat trout (*O. clarkii*), pink salmon (*O. gorbuscha*), chinook salmon (*O. tshawytscha*), rainbow trout (*O. mykiss*), as well as various non-salmonid species. Fish presence has also been documented in Nathan Creek, downstream of the Property; documented species include cutthroat trout, coho salmon, and rainbow trout.

    Fish are absent from the connected wetlands on the Property. Fish access to the Property from Nathan Creek is precluded by steep channel slopes downstream of the Property.

Fish presence in West Creek is not expected due obstructions, primarily beaver dams, downstream of the Property which are likely barriers to fish passage. Envirowest completed a fish salvage on the Property in relation to 60 Avenue culvert replacement works in 2012; no fish were captured as part of the salvage. Envirowest completed fish sampling at the Property on October 8 and December 7, 2021. Baited minnow traps were set in the tributary to West Creek on the Property as well as north of 60 Avenue (downstream of the Property). Fish were captured north of 60 Avenue, downstream of the Property; the only fish species captured was threespine stickleback (*Gasterosteus aculeatus*). No fish were captured on the Property.

b) Geotechnical slope stability and erosion control – a geotechnical assessment of the Property has been completed by Geopacific Consultants Ltd. (Geopacific). Soils on the Property were found to be characterized by a thin layer of topsoil overlying sandy silt underlain by glaciomarine silty clay with trace amounts of gravel. Groundwater was not encountered during test hole/pit excavations. Perched groundwater may be encountered on the surface during the wet season however due to the low permeability of the soil, a static groundwater table on the Property was not easily identified.

The Property at the location of the proposed development is generally flat with a gentle grade to the southwest. The Property also slopes toward the southeast where the Nathan Creek ravine is located. An erosion and sediment control (ESC) plan will be developed by the project engineer and implemented prior to the commencement of works.

c) Flood protection – Aplin & Martin Consultants Inc. (Aplin & Martin) will ensure that the minimum building elevations (MBE) are designed such that they are set above the 100-year storm event. The storm sewers will be designed to convey the 100-year storm event. The reconstructed wetlands will receive only controlled and treated flow from the Property.

d) **Wildlife habitat impact** – use of the wetlands on the Property by amphibians is possible. An amphibian survey is recommended prior to the proposed instream works to avoid potential adverse effects to amphibians.

Use of vegetated areas on the Property by various bird species for foraging and nesting is also expected. An active bird nest survey will be required prior to clearing works if clearing works are proposed to occur during the bird nesting window (generally March 1 through August 31 of any given year). A raptor nest survey will be required prior to works commencing (any given time of the year). Should any active nests be discovered, a nest management plan will be developed by a Qualified Environmental Professional (QEP).

Other species likely to be found on the Property would include small mammals such as squirrels, rabbits, voles, and shrews. Larger mammals such as raccoons (*Procyon lotor*), striped skunk (*Mephitis mephitis*), deer (*Odocoileus hemionus*), and coyotes (*Canis latrans*) may also occur on the Property.

A summary table of potential species at risk for the Property was generated for review. For the purposes of this preliminary review, the assessment of species and ecosystems at risk within the Property was undertaken in two steps. First, a broad list of prospective species-at-risk, inclusive of red- and blue-listed species and species assessed by COSEWIC that occur specifically within the Chilliwack Forest District, Metro Vancouver, and Coastal Western Hemlock Biogeoclimatic Zone, was generated by using the BC Species and Ecosystem Explorer Database[1] within the CDC website of the MOE. Additionally, the CDC mapping service was queried for records of element occurrences within 2.0 kilometres (km) of the Proposed Development (Attachment C). Potential critical habitat for western painted turtle (*Chrysemys picta*) was identified within the 2.0 km radius search; occurrence of this species within the project site is not expected.

Second, the broad list was subsequently refined to a list of prospective species based on an assessment of habitat suitability found on the project site as determined through field reconnaissance. The refined list is presented as a table within Attachment D. Scientific literature was used to further evaluate the ability of habitat features found within and adjacent to the project site to support critical life history functions for each species on the list. Examples of critical life history functions include breeding, nesting/denning, or hibernating for wildlife, or germination, flowering, and seed dispersal for plants.

Of the 13 species-at-risk listed for consideration, the following 4 were identified to have suitable habitat to support critical life history functions within or adjacent to the proposed project location.

- Olive-sided flycatcher (*Contopus cooperi*)

Olive-sided flycatcher is provincially blue-listed and is listed as Special Concern on Schedule 1 under SARA. Breeding range of olive-sided flycatcher extends throughout forested area in Canada and the western and northeastern portions of the United States.[2] Breeding habitat includes forest and woodland, especially where standing dead trees

[1] **B.C. Conservation Data Centre. 2019.** BC Species and Ecosystems Explorer. B.C. Ministry of Environment, Victoria B.C. Available: http://a100gov.bc.ca/pub/eswp/ (accessed April 8, 2021).
[2] **COSEWIC. 2007.** COSEWIC assessment and status report on the Olive-sided flycatcher *Contopus cooperi* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 25 p.

occur, that are adjacent to clearings such as burned areas or around bogs or lakes (ibid). Nest trees are most often coniferous and generally near water.[3]

No occurrences of olive-sided flycatcher are shown on the CDC mapping service within the 2.0 km buffer of the Proposed Development. Olive-sided flycatcher is not expected due to the low occurrence of coniferous trees. However, an active bird nest survey will be conducted preceding the Proposed Works if these works are to occur within the bird nesting period generally occurring between March 1 and August 31.

- Band-tailed pigeon (*Patagioenas fasciata*)

Band-tailed pigeon is provincially blue listed and is listed as Special Concern under Schedule 1 of the SARA. Band-tailed pigeon is known to breed from Argentina to the south coast of British Columbia[4]. In British Columbia, band-tailed pigeons inhabit lower elevations in edges and openings of mature coniferous, mixed and deciduous forests, parks, wooded groves, open bushland, and anthropogenic habitats such as golf courses and orchards (ibid). Band-tailed pigeons also depend on mineral sites as a source of sodium; mineral sites were not observed within or in proximity to the Property.

No occurrences of band-tailed pigeons are shown on the CDC mapping service within 2.0km of the Property. An active bird nest survey will be conducted preceding the proposed works if clearing activities are to occur within the bird nesting period (generally from March 1 to August 31 of any given year).

- Northern red-legged frog (*Rana aurora*)

The northern red-legged frog (provincially blue-listed; Special Concern under Schedule 1 of the SARA) requires aquatic breeding areas that contain water at least 30cm deep, low flow conditions and sun exposure[5]. Flow depths in the existing wetlands are not expected to be sufficient to support breeding activities of northern red-legged frog. Adult and juvenile northern red-legged frogs require moist terrestrial areas for foraging and shelter and will disperse up to 5km from breeding sites to reach these areas (ibid.).

[3] **Campbell, R.W., N.K. Dawe, I. McTaggart-Cowan, J.M. Cooper, G.W. Kaiser, M.C.E. McNall, and G.E.J. Smith. 1997.** The Birds of British Columbia, Vol. 3., Passerines: Flycatchers through Vireos. Canadian Wildlife Service and BC Ministry of Environment, Lands and Parks Wildlife Branch.

[4] **COSEWIC. 2008.** COSEWIC assessment and status report on the Band-tailed Pigeon *Patagioenas fasciata* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 42 pp. Available at http://www.registrelep-sararegistry.gc.ca/virtual_sara/files/cosewic/sr_band_tailed_pigeon_0809_e.pdf

[5] **COSEWIC. 2015**. COSEWIC assessment and status report on the Northern Red-legged Frog Rana aurora in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. xii + 69 pp. (www.registrelep-sararegistry.gc.ca/default_e.cfm).

There is an element occurrence of northern red-legged frog within 2.0 km of the Property shown on the CDC mapping service. The occurrence is from 2010 within a wetland south of the Property. The wetland is separated from the Property by 56 Avenue, 58 Crescent, railway tracks and existing structures.

If northern red-legged frog occurs on the Property, individuals would be expected to be utilizing to Property for foraging activities and would be fully mobile. To avoid negative impacts to potential red-legged frog populations on the Property, an amphibian survey, and a salvage if required, will be conducted prior to the commencement of works.

- Roell's brotherella (*Brotherella roellii*)

Roell's brotherella is provincially red-listed and is listed as Endangered on Schedule 1 under SARA. The moss is most often found on rotting wood in mixed coniferous and deciduous forests within city parks, and in swampy floodplains or along waterways.[6] Preferred hardwood habitat include bigleaf maple and red alder (ibid). Roell's brotherella is known in 26 isolated locations in southwestern British Columbia.[7] The only known location in Langley is at Wood Duck Lake (ibid).

No occurrences of Roell's brotherella are shown on the CDC mapping services within the 2.0 km buffer of the Proposed Development. Roell's brotherella is not expected on the Proposed Development.

e) Vegetation impact – canopy species on the Property, including in proximity to the existing wetlands, include red alder (*Alnus rubra*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), broadleaf maple (*Acer macrophyllum*), and paper birch (*Betula papyrifera*). Understory species throughout the Property include red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), vine maple (*Acer circinatum*), trailing blackberry (*Rubus ursinus*), sword fern (*Polystichum munitum*), mosses, and minor amounts on non-native, invasive Himalayan blackberry (*Rubus armeniacus*); willow (*Salix* spp.) is also present on the Property in proximity to the wetlands.

A Tree Evaluation Report has been prepared by Mike Fadum and Associates Ltd. for the Property. The proposed wetlands have been located to minimize tree removal and will be further field-fit at the time of construction to minimize impacts to all vegetation. The arborist report is included as Attachment

[6] **B.C. Conservation Data Centre. Species Summary: *Brotherella roellii*.** B.C. Ministry of Environment. Available: https://a100.gov.bc.ca/pub/eswp/speciesSummary.do?id=18999 (accessed April 12, 2021).
[7] **COSEWIC. 2010.** COSEWIC assessment and status report on the Roell's Brotherella Moss *Brotherella roellii* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. ix + 23p.

f) Groundwater impact – groundwater impact has been considered as a component of the geotechnical assessment of the Property. Groundwater was not encountered during the geotechnical assessment of the Property however perched groundwater on the surface could be expected during the rainy season. Due to the low permeability of the sub-soils on the Property, a static groundwater table on the Property was not easily identified. Water levels in the reconstructed wetlands will be regulated by the elevations of their outlet channels.

g) Trail plan – a public use trail is not proposed in association with the proposed development due to the challenging site topography and wetted features that exist and are proposed. However, a split rail wooden fence is proposed adjacent to the SPEA area that parallels 60 Avenue to create a visual observation area while restricting access to the protected habitat area.

h) Archaeological assessment – the Archaeology Branch of the British Columbia Ministry of Forests (MoF) was contacted to assess archaeological records for the site. The Branch indicated that provincial records for known archaeological sites have not been recorded for the Property; a copy of their email response is provided in Attachment E.

i) Utility and infrastructure impact – Aplin & Martin has considered the potential impact of utilities and infrastructure. Existing flow regimes on the Property will be maintained through flow control manholes which will direct a proportion of site discharge to West Creek through the reconstructed wetlands, and a proportion to Nathan Creek through an on-site bioswale. The existing proportion of discharge from the Property to each receiving watercourse will be calculated by the project engineer. The flow control manholes will be designed to direct this same proportion of discharge to the respective receiving watercourses.

j) Riparian Areas Protection Regulation (RAPR) assessment – RAPR setbacks have been determined based upon the detailed methodology and are summarized as:

Isolated wetlands – no setbacks

Connected wetlands – 15m (and 30m due south)

Reconstructed wetlands – 15m (and 30m due south)

k) Harmful Alteration, Disruption or Destruction (HADD) of fish habitat determination – within the *Fisheries Act*, fish habitat is defined as "water frequented by fish and any other areas on which fish depend directly or indirectly in order to

> carry out their life processes including spawning grounds and nursery, rearing, food supply and migration areas." A HADD is interpreted by Fisheries and Oceans Canada (DFO) as "any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat's capacity to support one or more life processes of fish."

The proposed reconstructed wetlands and disturbed areas will be qualitatively enhanced through the installation of native trees, shrubs, and wetland plants. The proposed reconstructed wetlands will provide habitat for various species of wildlife while also providing habitat for invertebrates which may travel downstream and serve as a food source for downstream fish populations. Baseflows to the reconstructed wetlands will be supplied to the wetlands through on-site storm water infrastructure. Baseflows will pass through an oil and grit separator prior to discharging to the wetlands; the oil and grit separators will be maintained annually on an ongoing basis. Both reconstructed wetlands will be constructed with variable water depths up to 0.30 m and will have 4:1 sloped banks. Given that the banks of the wetlands will be sloped at 4:1, setbacks are taken from the wetted edge of the wetlands. Flows from the wetlands will be discharged to the tributary of West Creek through constructed channels. The proposed habitat ponds will not function as stormwater management ponds. The preliminary servicing plan is included for reference as Attachment K.

Existing flow regimes on the Property will be maintained through flow control manholes which will direct a proportion of site discharge to West Creek through the reconstructed wetlands, and a proportion to Nathan Creek through an on-site bioswale and a drainage swale. The existing proportion of discharge from the Property to each receiving watercourse will be calculated by the project engineer. The flow control manholes will be designed to direct this same proportion of discharge to the respective receiving watercourses.

The setbacks from the proposed wetlands will be flexed; the proposed habitat balance is depicted on Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance" (Attachment F). The habitat balance is summarized in tabular form within Attachment G. The proposed loss of 3,412 m^2 of riparian habitat adjacent to the two connected wetlands is offset by the proposed riparian area (3,442 m^2) adjacent to the two new wetlands. Additionally, the setbacks adjacent to the new wetlands are both flexed; the net gains and net losses are both 457 m^2. A nominal net gain of 30 m^2 of riparian habitat is proposed.

Proposed enhancements are detailed on Envirowest Drawing No. 467-21-04 and-05 "Proposed Wetlands Landscape Plan, Specifications and Details," included as Attachment H.

Envirowest Drawing No. 467-21-09 depicts streamside protection areas required per the OCP, and Envirowest Drawing No. 467-21-10 depicts the proposed streamside protection area. These drawings are included in Attachment L. Note that there are two tops-of-bank east of the existing emergency access road as the Nathan Creek tributary has sections with, and without, slopes exceeding 3-to-1.

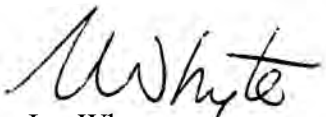
A Section 11 Change Approval Application has been submitted to the MFLNRORD and is under review. DFO has issued a Letter of Advice for the proposed wetland infilling and reconstruction.

A three (3) year monitoring and maintenance program of the constructed habitat is proposed. Year 1 of the 3-year monitoring and maintenance program should commence the calendar year following SPEA completion and installation of fencing and signage. An annual summary is to be submitted to the Township by December 31st for each year of the monitoring program. Additionally, a 3-year annual Hazard Tree Assessment program report is to be submitted to the Township by December 31st for each year of the monitoring program. A cost estimate for the native landscaping, the 3-year monitoring and maintenance program, and the Hazard Tree Assessment program will be provided separately.

A letter designating an Environmental Monitor to supervise all site works that have the potential to impact watercourses in proximity to the Property and the SPEA, and to be responsible for the monitoring program, is included as Attachment I.

Please contact the undersigned at 604-944-0502 or whyte@envirowest.ca should you have any questions regarding this correspondence.

Sincerely,
ENVIROWEST CONSULTANTS INC.

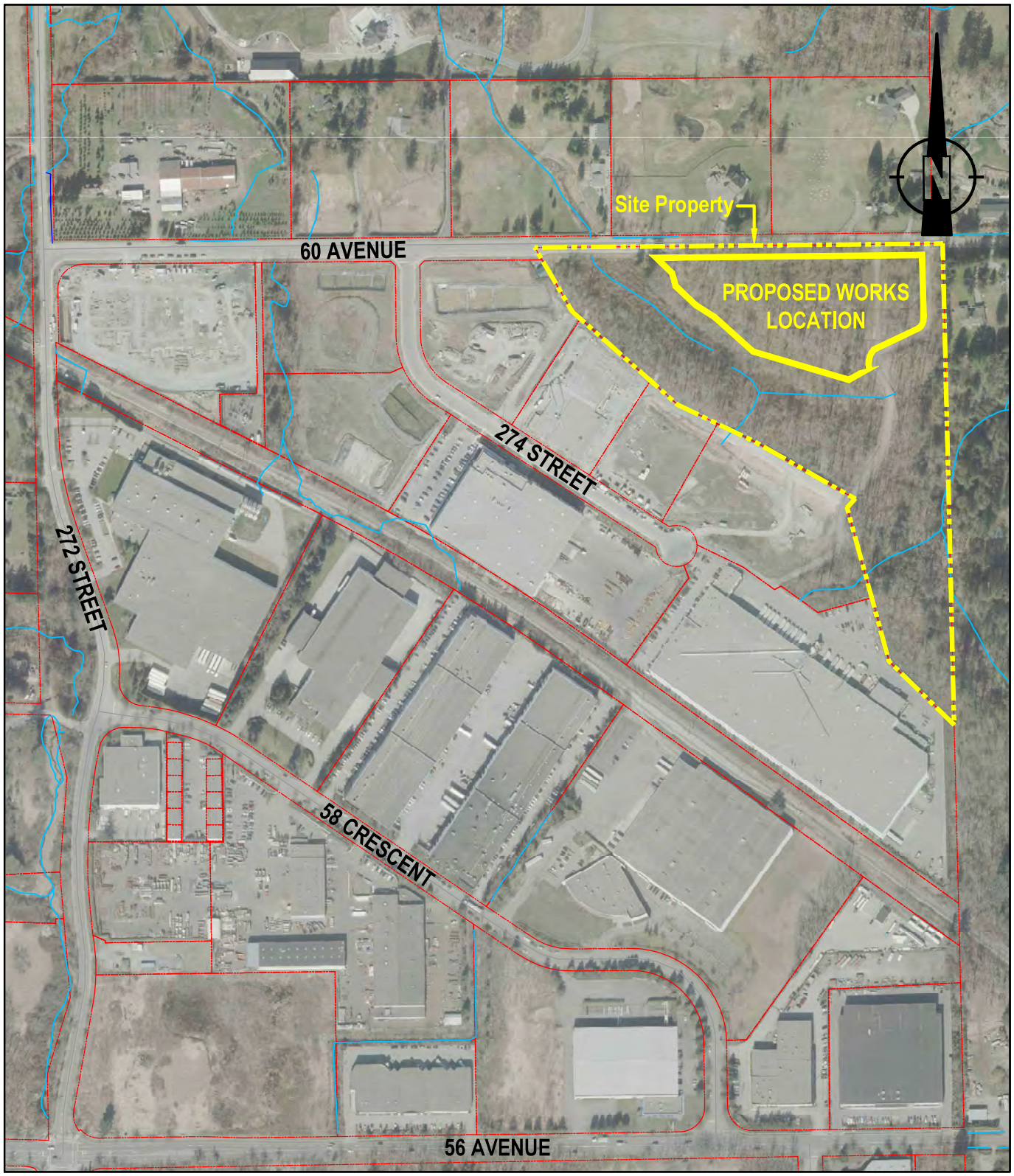


Ian Whyte, P.Ag.
Senior Project Manager

kj/iww

Attachment A:	Figure 1 – Property Location
Attachment B:	Site Photographs
Attachment C:	CDC iMap Element Occurrences
Attachment D:	Species at Risk Summary Table
Attachment E:	Response from the Archaeology Branch
Attachment F:	Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance"
Attachment G:	Habitat Balance Summary Table
Attachment H:	Envirowest Drawing No. 467-21-04 and 05 "Proposed Wetlands and Channel Landscape Plan Specifications and Details"
Attachment I:	Letter designating an Environmental Monitor
Attachment J:	Arborist Report
Attachment K:	Preliminary Servicing and Grading Plan
Attachment L:	Envirowest Drawings 467-21-09 "Required SPEA" and 467-21-10 "Proposed SPEA"

ATTACHMENT A
Figure 1 – Property Location



REFERENCE DRAWINGS

1. 2020 Legal Base and Watercourses from Township of Langley.
2. 2019 Ortho Photograph from Township of Langley.

0 100 200 300

161884 CANADA INC, INC No. A103821
Burnaby, BC

LOT REM A - 60 AVENUE
Langley, BC

envirowest
www.envirowest.ca
envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROJECT LOCATION

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
	CEV	KJ	00	
SCALE: As Shown			DRAWING NUMBER: FIGURE 1	
DATE: May 03, 2021				

DATE: 2021-05-13 - 8:32am
PATH: \\ENV-FS-RM\Final\Envirowest Files\2021\Langley\467-21\AutoCAD\Final\Figure 1 - Location dated may 03 2021.dwg
LAYOUT: FIGURE 1 - LOCATION

ATTACHMENT B
Site Photographs



Photograph A1. East view of southeast isolated wetland (January 6, 2021).



Photograph A2. West view of west isolated wetland (January 6, 2021).

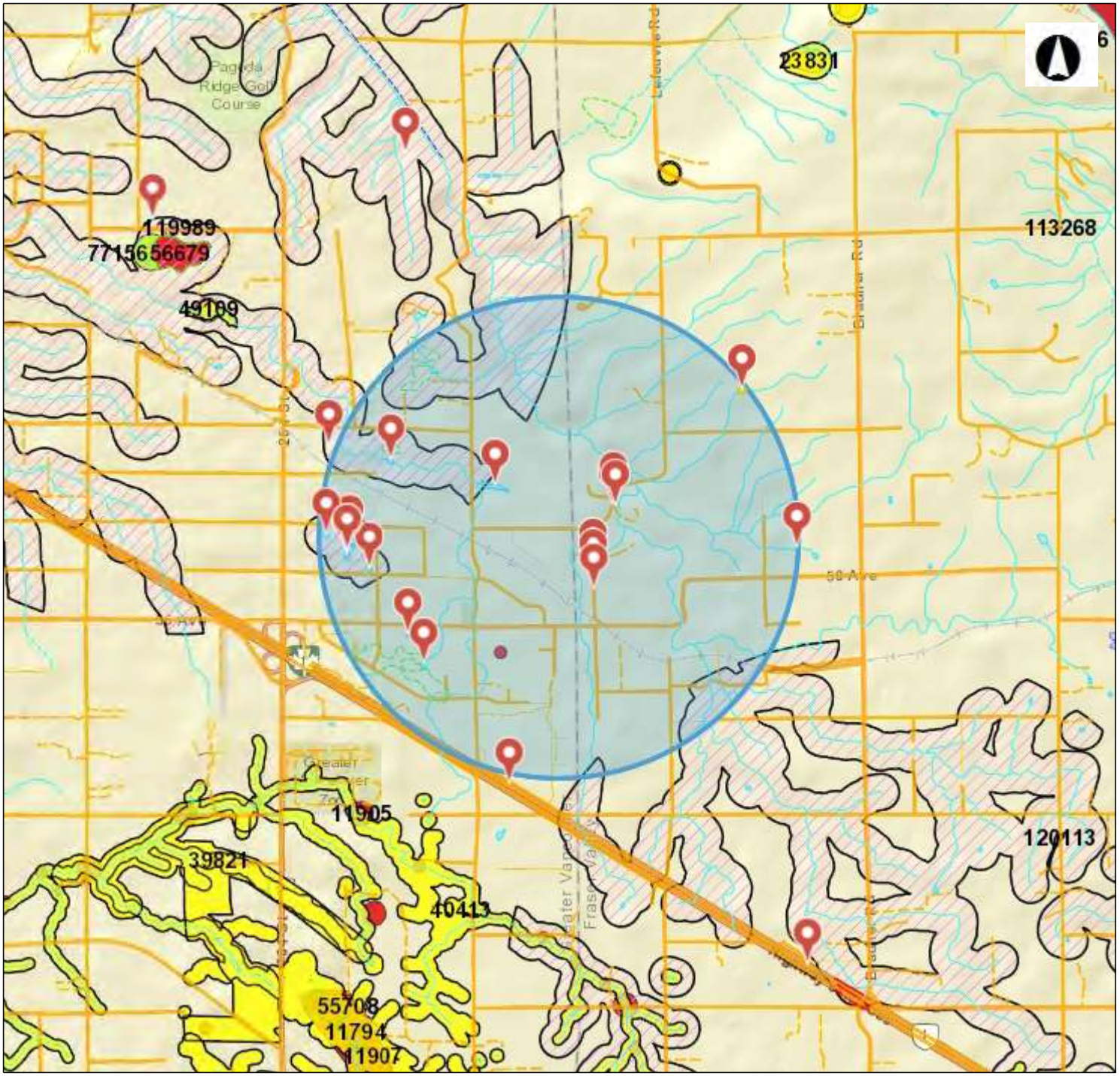


Photograph A3. West view of southern connected wetland (December 21, 2020).



Photograph A4. Typical view of wetland and vegetation (January 6, 2021).

ATTACHMENT C
CDC iMap Element Occurrences



BRITISH COLUMBIA

CDC Occurrence Map

Legend

Water - Rivers, Creeks, Sho (1:20,000)

FCODE

- Canal
- Dam
- Dam - Beaver
- Ditch
- Falls
- Flume
- Rapids
- River or Stream - Definite
- River or Stream - Dry
- River or Stream - Indefinite
- River or Stream - Left Bank
- River or Stream - Right Bank

0 1.47 2.94 km

1: 72,224

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Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



ATTACHMENT D
Species at Risk Summary Table

Table. Summary of Potential Occurrences within Study Area					
Scientific Name	**Common Name**	**Status**		**Habitat to Support Critical Life History Functions**	**Expected Occurrence**
		BC List	**SARA* Schedule 1 Designations**		
Birds					
Contopus cooperi	Olive-sided flycatcher	Blue	T	**Present**	**Not Expected**
Patagioenas fasciata	Band-tailed pigeon	Blue	SC	**Present**	**Not Expected**
Ardea herodias fannini	Great blue heron	Blue	SC	Absent	Not Expected
Butorides virescens	Green heron	Blue	Not listed	Absent	Not Expected
Icteria virens	Yellow-breasted chat	Red	E	Absent	Not Expected
Fish					
Hybognathus hankinsoni	Brassy minnow	Blue	Not listed	Absent	Not Expected
Oncorhynchus clarkii clarkii	Cutthroat trout	Blue	Not listed	Absent	Not Expected
Salvelinus confluentus pop. 28	Bull trout – South Coast population	Blue	SC	Absent	Not Expected
Reptiles					
Chrysemys picta pop. 1	Painted turtle – Pacific Coast population	Red	E	Absent	Not Expected
Amphibians					
Rana aurora	Northern red-legged frog	Blue	SC	**Present**	**Not Expected**
Mammals					
Sorex bendirii	Pacific water shrew	Red	E	Absent	Not Expected
Molluscs					
Allogona townsendiana	Oregon forest snail	Red	E	Absent	Not Expected
Nonvascular Plants					
Brotherella roellii	Roell's brotherella	Red	E	**Present**	**Not Expected**

* Species At Risk Act

SC = Special Concern
T = Threatened
E = Endangered

ATTACHMENT E
Response from the Archaeology Branch

Kirsti Juurakko

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Tuesday, April 27, 2021 4:18 PM
To: Kirsti Juurakko
Subject: RE: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

Hello Kirsti,

Thank you for the email. We are completely slammed – more information requests and referrals than I've seen in the last decade. If you have stuff you need in a hurry, please do what you did for this request and send an email asking for an expedited response. 😊

Thank you for your archaeological information request regarding the property legally described as PARCEL "A" (REFERENCE PLAN 5080) SOUTH WEST 1/4 SECTION 8 TOWNSHIP 14 NEW WESTMINSTER DISTRICT EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227, BCP51594 AND EPP38776, PID 012972622. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

Diana Cooper
Archaeologist/Archaeological Information Administrator

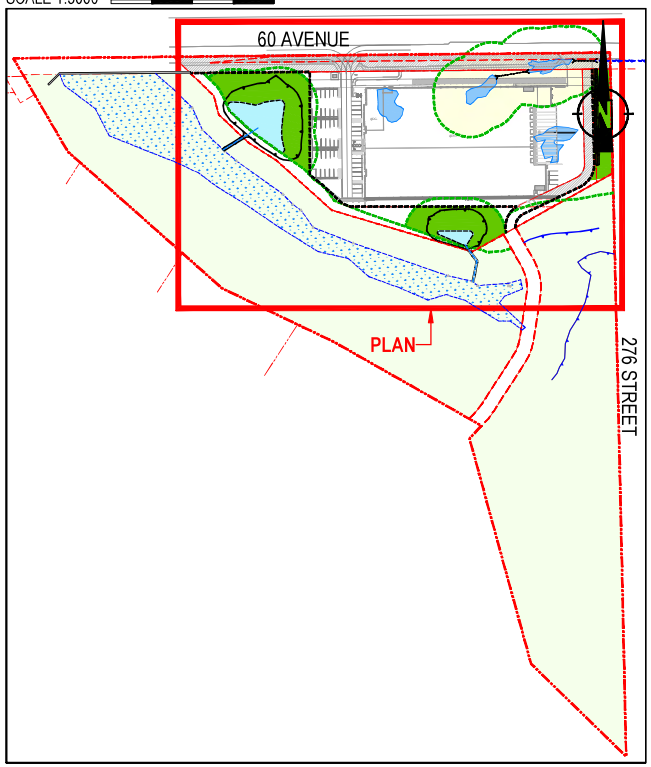
Archaeology Branch|Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (250) 953-3343|Email: diana.cooper@gov.bc.ca |Website www.gov.bc.ca/archaeology

From: juurakko@envirowest.ca <juurakko@envirowest.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca
Sent: April 12, 2021 2:17 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

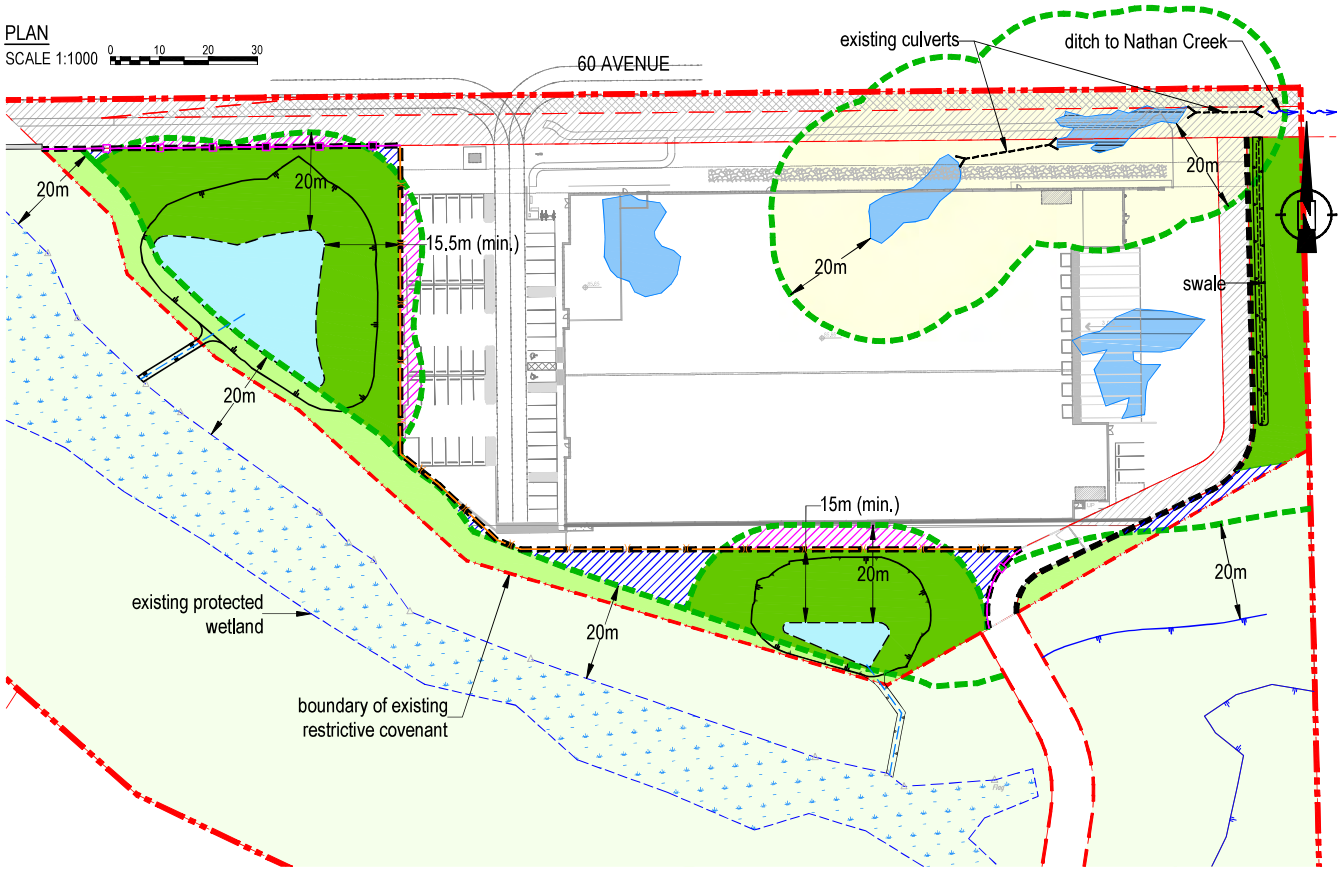
Terms and Conditions Accepted	Yes
Name	Kirsti Juurakko
Email	juurakko@envirowest.ca
I am a	Contractor for Private Property (e.g., engineer, architect)
Affiliation	Envirowest Consultants Inc.
Address	101 - 1515 Broadway Street
City	Port Coquitlam
Province	British Columbia
Postal Code	V3C 6M2
Phone Number	604-944-0502
Information Requested	I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.): PID: 012-972-622 Section 8 Township 14 New Westminster District
Why Site Information is Required	Other (describe below): This information is required for inclusion as part of a Streamside Protection Development Permit application and a Water Sustainability Act Change Approval Application for proposed works on the property.
Third Party Access	The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address): Township of Langley (Rod Shead) FrontCounterBC Envirowest Consultants Inc. (Lisa Blanchard)
Format Required	PDF
Who Prompted	I am a regular business user of this information request service
File Attachment#1	
File Attachment#2	
File Attachment#3	
File Attachment#4	
File Attachment#5	

ATTACHMENT F
Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance"

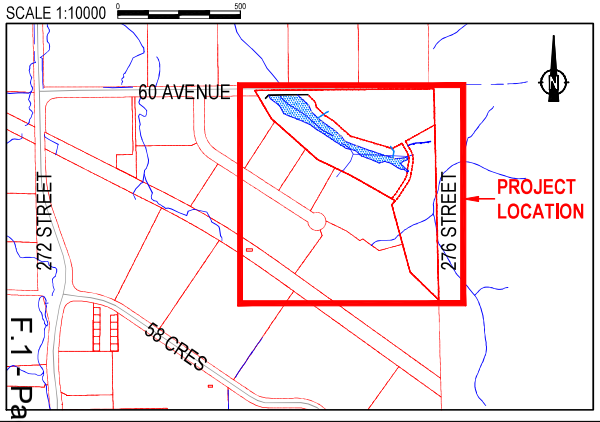
KEY PLAN
SCALE 1:3000 0 50 100



PLAN
SCALE 1:1000 0 10 20 30



LOCATION
SCALE 1:10000 0 500



REFERENCE DRAWINGS
1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
5. 2020 Legal Base from Township of Langley.

LEGEND
- Project Boundary
- RAPR SPEA
- Proposed Riparian Boundary
- Split Wood Rail Fence
- Chainlink Fence
- Currently Protected Riparian Area (46,094 m²)
- Habitat Area Flex Gain (457m²)
- Habitat Area Flex Loss (457 m²)
- Proposed Habitat Area (3,442 m²)
- Additional OCP SPEA (1,171 m²)
- Existing Riparian Area to be filled (3,412 m²)
- Existing Wetted Area to be filled
- Proposed Wetted Area per WSA File 2009031

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

OCP SCHEDULE 3
HABITAT BALANCE

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	SCM/CEV	IWW	05	September 14, 2021
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-06	
DATE: May 11, 2021				

F.1.1

ATTACHMENT G
Habitat Balance Summary Table

HABITAT BALANCE

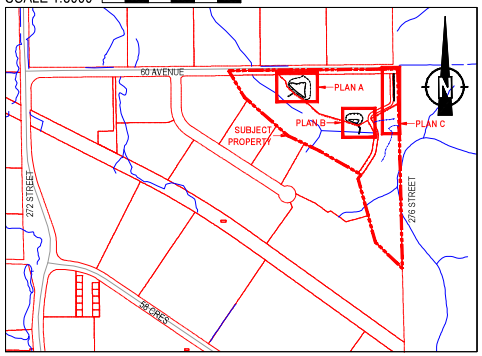
PREPARED BY: Kirsti Juurakko	DATED: March 31, 2022	161884 Canada Inc., Inc.No. A103821

Stream (Please indicate each stream channel and/or reach of the stream)	Description of Works (Please describe type of works for indicated stream)	Stream Channel			Instream Impacts			Riparian Impacts		
		Length (m)	Width (m)	Riparian Setback (m)	Loss (m2)	Gain (m2)	Net (Loss-Gain) (m2)	Loss (m2)	Gain (m2)	Net (Loss-Gain) (m2)
Two isolated & two connected wetlands	Wetted areas to be infilled				-769	0	-769	-	-	-
Two constructed, connected wetlands	Constructed wetted areas				0	769	769	-	-	-
Riparian area associated with connected wetlands	Riparian area loss				-	-	-	-3412	0	-3412
Riparian area associated with constructed, connected wetlands	Proposed riparian area				-	-	-	0	2686	2686
	Flex areas							-457	457	0
Additional protected area								0	756	756
IMPACT TOTAL					**-769**	**769**	**0**	**-3869**	**3899**	**30**
PROJECT NET LOSS/GAIN						**INSTREAM:**	**0**		**RIPARIAN:**	**30**

ATTACHMENT H
Envirowest Drawing No. 467-21-04 and 05 "Proposed Wetlands and Channel Landscape Plan Specifications and Details"

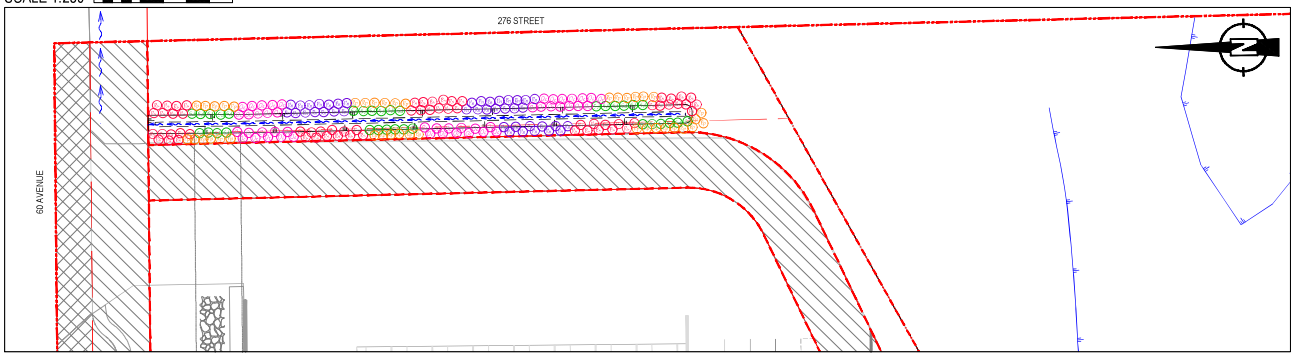
LOCATION

SCALE 1:5000 0 100 200 300



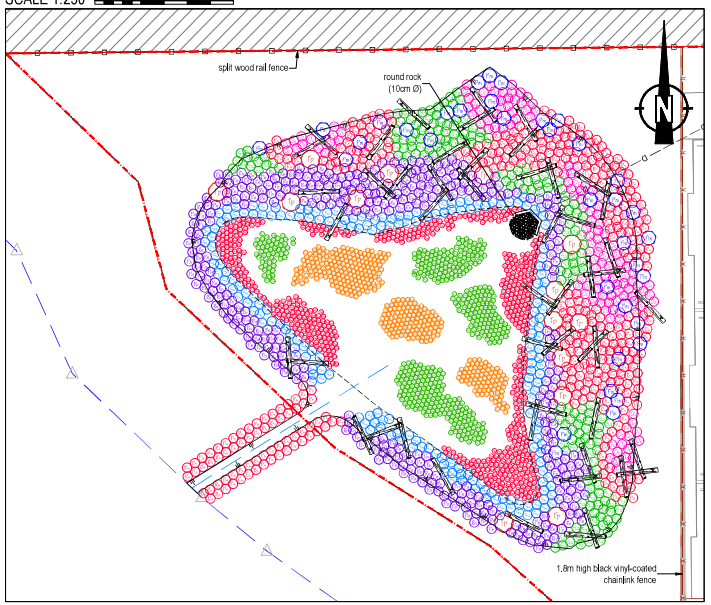
PLAN C

SCALE 1:250 0 5 10 15



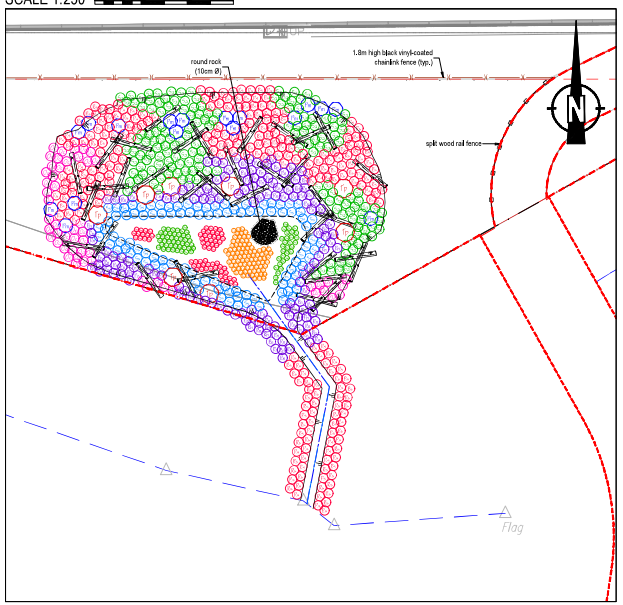
PLAN A

SCALE 1:250 0 5 10 15



PLAN B

SCALE 1:250 0 5 10 15

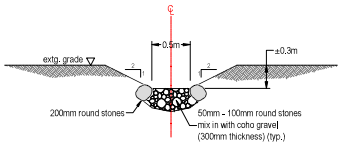


PLANTING NOTES

- All shrubs to be a minimum of 1.0m from road edge.
- All shrubs to be a minimum of 3.0m from existing trees.
- All trees to be a minimum of 3.0m from road edge.
- Shrubs to be a maximum of 1.0m apart; trees minimum 3.0m apart.
- plantings to be field-fit amongst existing vegetation, where applicable.
- QEP to meet with Parks staff before planting
- Annual reports to be submitted to Parks.

TYPICAL CHANNEL SECTION DETAIL

N.T.S.



REFERENCE DRAWINGS

1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
3. 2020 Legal Base from Township of Langley.

161884 CANADA INC, INC No. A103821
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office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED WETLANDS STREAMSIDE ENHANCEMENT AND RESTORATION PLAN

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
KJ/WW	SCM/CEV	RWS/WW	03	September 20, 2022
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	467-21		467-21-04	
DATE:			SHEET 1 OF 2	
May 03, 2021				

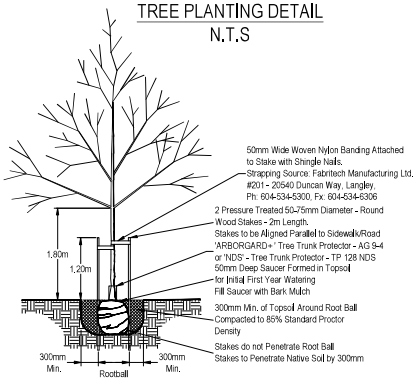
F.1

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	PLAN A	PLAN B	PLAN C	COMMENTS
Tp	western redcedar	*Thuja plicata*	14	8	0	2.0m container grown (min. no. 7 pot); densely branched; well established
Pm	Douglas-fir	*Pseudotsuga menziesii*	36	17	0	1.5m container grown (min. no. 7 pot); densely branched; well established
H	hardhack	*Spiraea douglasii*	0	0	33	no. 2 pot; densely branched; well established
I	Indian plum	*Oemleria cerasiformis*	138	54	46	no. 2 pot; densely branched; well established
N	Nootka rose	*Rosa nutkana*	361	146	40	no. 2 pot; multi-stemmed; densely branched; well established
R	salmonberry	*Rubus spectabilis*	366	253	61	no. 2 pot; multi-stemmed; densely branched; well established
Sw	Sitka willow	*Salix sitchensis*	194	100	0	no. 2 pot; densely branched; well established
Sn	snowberry	*Symphoricarpos albus*	176	161	0	no. 2 pot; densely branched; well established
T	thimbleberry	*Rubus parviflorus*	0	0	39	no. 2 pot; multi-stemmed; densely branched; well established
○	soft-stemmed bulrush	*Scirpus validus*	474	76	0	no. 1 pot; well established
○	slough sedge	*Carex obnupta*	378	89	0	no. 1 pot; well established
○	small-fruited bulrush	*Scirpus microcarpus*	598	67	0	no. 1 pot; well established
	woody debris	Min. 15% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	50	35	0	3.0m - 5.0m in length; 300mm Ø min.

TOWNSHIP OF LANGLEY TREE PLANTING DETAIL

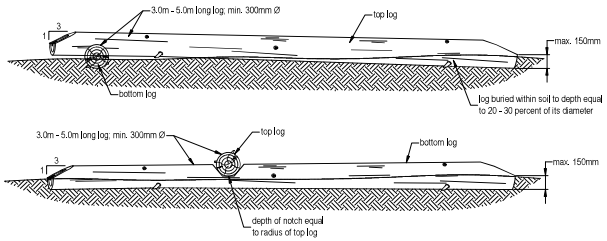
N.T.S



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 Stemmed.

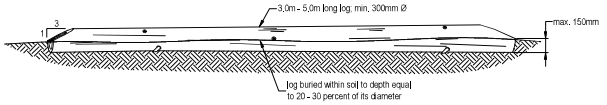
TYPICAL LOG ON LOG DETAIL

N.T.S.



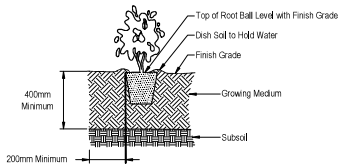
TYPICAL LOG ON GROUND DETAIL

N.T.S.



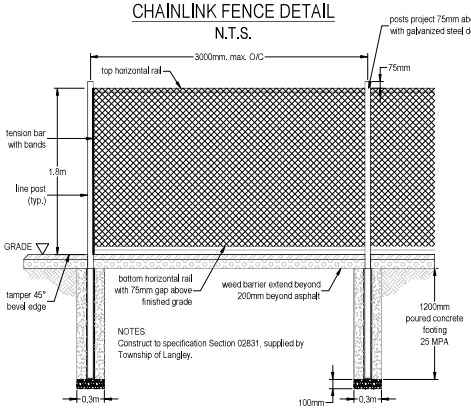
TYPICAL CONTAINER SHRUB AND No. 1 AND 2 POT TREE PLANTING DETAIL

N.T.S.



TOWNSHIP OF LANGLEY CHAINLINK FENCE DETAIL

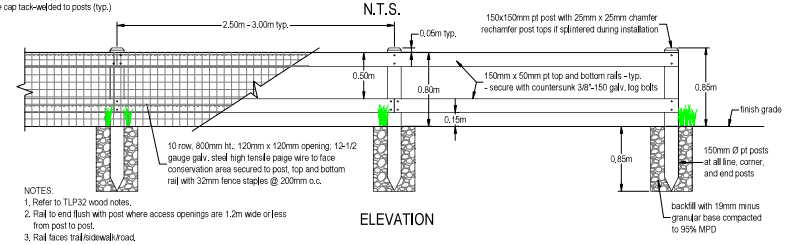
N.T.S.



NOTES:
Construct to specification Section 02831, supplied by Township of Langley.

TOWNSHIP OF LANGLEY TLP12 FENCE DETAIL

N.T.S.



NOTES:
1. Refer to TLP32 wood notes.
2. Rail to end flush with post where access openings are 1.2m wide or less from post to post.
3. Rail faces trail/sidewalk/road.

ELEVATION

GENERAL LANDSCAPE SPECIFICATIONS

1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia" (Version 2022.01, Government of British Columbia).
3. All plant material is to be inspected and approved by Envirowest prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
5. All blackberry (*Rubus armeniacus and R. laciniatus*) to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
8. All plants must be of native stock; any cultivars are not to be planted.
9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include, watering, selective pruning, fertilizing, clearing of invasive non-native plant species and replacement of dead plant material. Plant species survivorship is to equal one hundred (100) percent three (3) years from planting. Should plant survivorship fall below 100 percent during any given year of the maintenance program, replacement of dead stock must be completed within that monitoring year in order to achieve the 100 percent plant survivorship required by Township of Langley.

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

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office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED WETLANDS STREAMSIDE ENHANCEMENT AND RESTORATION DETAILS AND SPECIFICATIONS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
KJ/WW	SCM/CEV	RWS/WW	03	September 20, 2022
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	467-21		467-21-05	
DATE: May 03, 2021			SHEET 2 OF 2	

ATTACHMENT I
Letter Designating an Environmental Monitor

Beedie

May 4, 2021

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

Attention: Mr. Rod Shead, Environmental Coordinator

RE: PROPOSED DEVELOPMENT AT PID: 012-972-622

As owner of the referenced property, I hereby designate **Envirowest Consultants Inc.** (Envirowest) as the environmental monitor (EM) to supervise all site works that have potential to impact on the SPEA. I further acknowledge Envirowest has the authority to stop any work(s) that, in their opinion, has potential to impact on the SPEA. The frequency of site visits will be up to Envirowest and reporting to the Township is not required.

I understand for due diligence purposes, it is recommended Envirowest prepare routine environmental monitoring reports for the proponent, and further that the Township may require copies of environmental monitoring reports as needed. Envirowest will also be responsible for the monitoring program of SPEA plantings.

Please contact me at conner.oleary@beedie.ca or **604-436-7867** if you require further information -

Sincerely,

161884 Canada Inc., Inc.No. A103821

c/o

Conner O'Leary
Development Manager

Beedie

3030 Gilmore Diversion, Burnaby, BC V5G 3B4
D604.436.7867 C778.836.7582
conner.oleary@beedie.ca

ATTACHMENT J
Arborist Report

Tree Evaluation Report for:
Gloucester REM Lot A – 60 Avenue
Township of Langley, BC

ToL File# - 14-08-0055

Prepared by:

Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302

Date: May 19, 2021
Revised: July 6, 2022
Revised: September 1, 2022

1.0 INTRODUCTION

We attended the site on multiple occasions through Autumn of 2020 and Spring of 2021 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for project Gloucester Rem Lot A on 60 Avenue, Township of Langley, BC. The development plans include the construction of a commercial warehouse and relocation of wetland areas. A plan showing the proposed building footprint, new wetland locations, topographical survey and lot lines was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention. *The July 6, 2022 revision focuses on the wetland construction. The September 1, 2022 revision reflects the current plans and the ToL's comments dated July 11, 2022.*



Figure 1. Aerial photograph of subject site and approximate proposed development area (ToL Geosource – 2019).

2.0 FINDINGS

The tree resource includes almost exclusively pioneer species dominated by black cottonwood *(Populus balsamifera* ssp. trichocarpa). The sight slopes down from 60 avenue towards a waterway to the south. An asphalt pathway runs along the eastern property line and connects to 274 street.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.

Tim Vandenberg
ISA Certified Arborist: PN–8565A
TRAQ

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
003	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
004	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	28/26	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
005	Paperbark Birch *(Betula papyrifera)*	19/19 /18	NA	M, MG	N	Multi-stemmed. High crown. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
006	Paperbark Birch *(Betula papyrifera)*	20/20 /20	NA	MP, M	N	West. Highly phototropic. Some previously failed branches. Some sloughing of bark. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
007	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with construction.
45	Paperbark Birch *(Betula papyrifera)*	21/18	NA	MP, M	N	Highly phototropic. *Not surveyed, location approximate.*	**2.5**	**Remove –** expected to be impacted by construction of the pond.
100	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	57	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** expected to be impacted by construction of the pond.
101	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Phototropic.	**3.0**	**Remove –** expected to be impacted by construction of the pond.
102	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	High crown.	**4.0**	**Remove –** expected to be impacted by pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
103	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
104	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
105	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
106	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
107	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
108	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
109	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	44	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
110	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	62	NA	M, M	N	Forest-grown.	**4.5**	**Remove –** conflicts with pond construction.
111	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
112	Bigleaf Maple *(Acer macrophyllum)*	51/24 /21	NA	MP, MP	N	Phototropic. Some deadwood.	**4.5**	**Remove –** conflicts with pond construction.
113	Bigleaf Maple *(Acer macrophyllum)*	31	NA	MP, M	N	Phototropic. Some deadwood.	**2.5**	**Remove –** conflicts with pond construction..
114/ 1682	Bigleaf Maple *(Acer macrophyllum)*	~45/5 0/30	NA	M, M	N	Some deadwood throughout.	**5.0**	**Remove –** conflicts with pond construction.
115	Bigleaf Maple *(Acer macrophyllum)*	34	NA	M, M	N	Phototropic.	**2.5**	**Remove –** conflicts with pond construction.
116	Red Alder *(Alnus rubra)*	31	NA	MP, M	N	Highly phototropic. Deadwood.	**2.5**	**Remove –** conflicts with pond construction.
117	Red Alder *(Alnus rubra)*	30	NA	P, P	N	Highly phototropic. Deadwood.	**2.0**	**Remove –** conflicts with pond construction.
118	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	55	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with pond construction.
119	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	59	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with pond construction.
120	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
121	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	62	NA	M, M	N	Forest-grown.	**4.5**	**Remove –** conflicts with pond construction.
122	Bigleaf Maple *(Acer macrophyllum)*	~40/3 5/35	NA	MP, MP	N	Additional stems. Deadwood throughout. Past branch failures.	**4.0**	**Remove –** conflicts with building construction.
123	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
124	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	52	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
125/ 1684	Bigleaf Maple *(Acer macrophyllum)*	~35/3 0/20	NA	MP, MP	N	Deadwood throughout. Multiple stems from the base.	**3.5**	**Remove –** conflicts with building construction.
126/ 1681	Bigleaf Maple *(Acer macrophyllum)*	53	NA	M, M	N	Some deadwood. Previously failed branches.	**3.5**	**Remove –** conflicts with building construction.
127	Paperbark Birch *(Betula papyrifera)*	31/20	NA	MP, MG	N	Phototropic. Growing from an old stump.	**3.0**	**Remove –** conflicts with building construction.
130	Red Alder *(Alnus rubra)*	50	NA	P, P	N	Large amount of deadwood. Extensive decay.	**3.5**	**Remove –** conflicts with building construction.
131	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
132	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	48	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
133	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
134	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	34	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
135	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
136	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
137	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
138	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	34	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
141	Bigleaf Maple *(Acer macrophyllum)*	63	NA	M, M	N	Two stems beginning to fuse with inclusion. Deadwood throughout.	**4.5**	**Remove –** conflicts with building construction.
142	Bigleaf Maple *(Acer macrophyllum)*	~50/3 5/40	NA	MP, MP	N	Deadwood throughout.	**5.0**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
143	Bigleaf Maple *(Acer macrophyllum)*	~45/4 5/15	NA	MP, M	N	Deadwood throughout. Multiple stems from the base.	**5.0**	**Remove –** conflicts with building construction.
144	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	49	NA	M, M	N	Halfway to 132= birch Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
145	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36/36	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
146	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	28/32	NA	MP, M	N	Forest-grown	**3.0**	**Remove –** conflicts with building construction.
147	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
148	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
149	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	54	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
150	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	M, M	N	Just south Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
151	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
152	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~45	NA	MP, M	N	Phototropic.	**3.0**	**Remove –** conflicts with building construction.
153	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50	NA	MP, M	N	Phototropic.	**3.5**	**Remove –** conflicts with building construction.
154	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40	NA	M, M	N	Sucker growth in the lower half.	**3.0**	**Remove –** conflicts with building construction.
155	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~30/20	NA	MP, MP	N	Dead top. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
156	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
157/ 139	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
158	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	65	NA	MP, M	N	Co-dominant stem with inclusion.	**4.5**	**Remove –** conflicts with building construction.
159	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Suspected internal decay.	**2.5**	**Remove –** conflicts with building construction.
160	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
161	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
162	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
163 1315	Red Alder *(Alnus rubra)*	38	NA	MP, MP	N	Deadwood throughout	**2.5**	**Remove –** conflicts with building construction.
164	Bigleaf Maple *(Acer macrophyllum)*	36	NA	P, M	N	Heavy lean to the north.	**2.5**	**Remove –** conflicts with building construction.
165	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	60	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
166	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	48	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
167	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
168	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
169	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	77	NA	MP, M	N	Codominant stems with inclusion.	**5.0**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
171	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, M	N	Co-dominant stems with inclusion.	**3.5**	**Remove –** conflicts with building construction.
172	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
174	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	90	NA	MP, M	N	Cavity at the base. Multiple stems.	**6.0**	**Remove –** conflicts with building construction.
176	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	MP, MP	N	Dieback. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
177	Red Alder *(Alnus rubra)*	37	NA	P, P	N	Highly phototropic. Deadwood.	**2.5**	**Remove –** conflicts with building construction.
178	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
179	Red Alder *(Alnus rubra)*	43	NA	MP, M	N	Some deadwood. Irregular base. Multiple tops.	**3.0**	**Remove –** conflicts with building construction.
180	Red Alder *(Alnus rubra)*	40	NA	MP, MP	N	Some past branch failures. Dead top.	**3.0**	**Remove –** conflicts with building construction.
181	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
182	Red Alder *(Alnus rubra)*	32	NA	P, P	N	Very little live crown. In decline.	**2.5**	**Remove –** conflicts with building construction.
183/ 1687	Bigleaf Maple *(Acer macrophyllum)*	42	NA	M, M	N	Some deadwood. Slight pistol-butt base.	**3.0**	**Remove –** conflicts with building construction.
184	Red Alder *(Alnus rubra)*	40	NA	M, M	N	Some past branch failures. Sucker growth. Stem has a bow.	**3.0**	**Remove –** conflicts with building construction.
185	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
186	Western Hemlock *(Tsuga heterophylla)*	58	95	M, G	N	Dripline ~4.5m. Growing on old nurse log.	**4.0**	**Remove –** conflicts with building construction.
187	Red Alder *(Alnus rubra)*	37	NA	MP, MP	N	Deadwood throughout. Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
188	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
189	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	Previously failed stem at the base resulting in internal decay.	**2.5**	**Remove –** conflicts with building construction.
190	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
191	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Past branch failures. Likely dieback.	**2.5**	**Remove –** conflicts with building construction.
192	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	Some past branch failure.	**4.0**	**Remove –** conflicts with building construction.
193	Bigleaf Maple *(Acer macrophyllum)*	36/30 /30	NA	MP, MP	N	Multiple stems joined at the base with inclusions. Some deadwood throughout.	**4.0**	**Remove –** conflicts with building construction.
194	Red Alder *(Alnus rubra)*	67	NA	P, MP	N	Large amounts of dieback. In decline.	**4.5**	**Remove –** conflicts with sidewalk construction.
195	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, M	N	Past top failure. Sucker growth in lower half.	**3.5**	**Remove –** conflicts with building construction.
196	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, MG	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
197	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50/4 5	NA	MP, M	N	45cm stem, majority previously failed. Forest-grown.	**5.0**	**Remove –** conflicts with building construction.
198	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	MP, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.
199	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
200	Paperbark Birch *(Betula papyrifera)*	37	NA	M, M	N	Some deadwood. Past branch failures.	**2.5**	**Remove –** conflicts with building construction.
201/ 1686	Bigleaf Maple *(Acer macrophyllum)*	~40/30/25	NA	P, MP	N	Deadwood throughout.	**4.0**	**Remove –** conflicts with building construction.
202	Bigleaf Maple *(Acer macrophyllum)*	67	NA	M, M	N	Some internal decay. Deadwood.	**4.5**	**Remove –** conflicts with building construction.
203	Bigleaf Maple *(Acer macrophyllum)*	32	NA	MP, MP	N	Phototropic. Past limb failures. Mechanical injury near the base.	**2.5**	**Remove –** conflicts with building construction.
204	Red Alder *(Alnus rubra)*	26/25	NA	MP, MP	N	Deadwood throughout. included attachment.	**3.0**	**Remove –** conflicts with building construction.
205	Red Alder *(Alnus rubra)*	~35	NA	MP, M	N	Highly phototropic.	**2.5**	**Remove –** conflicts with building construction.
206	Red Alder *(Alnus rubra)*	49	NA	MP, MP	N	Deadwood. Phototropic.	**3.5**	**Remove –** conflicts with building construction.
207	Red Alder *(Alnus rubra)*	44	NA	P, P	N	Large amounts of deadwood.	**4.0**	**Remove –** conflicts with building construction.
209	Bigleaf Maple *(Acer macrophyllum)*	21/30/35	NA	MP, M	N	Cavity at the base. Multi-stemmed.	**3.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
210	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	51	NA	M, MG	N	High crown. Suckers mid-stem. Small past crack at 1.0m on northside of the stem.	**3.5**	**Remove –** conflicts with building construction.
212	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	Typical of species.	**4.0**	**Remove –** conflicts with building construction.
212A	Red Alder *(Alnus rubra)*	35	NA	MP, MP	N	Dead top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
213	Bigleaf Maple *(Acer macrophyllum)*	85	NA	M, M	N	Some deadwood. Suckers from the base.	**5.5**	**Remove –** conflicts with building construction.
214	Bigleaf Maple *(Acer macrophyllum)*	83	NA	MP, MP	N	Three stems at the base beginning to fuse with inclusions. Deadwood. Past failures. Phototropic.	**5.5**	**Remove –** conflicts with building construction.
215	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	P, M	N	Large amount of internal decay. Previously failed stem.	**3.0**	**Remove –** conflicts with building construction.
216	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	52/52	NA	P, P	N	Large amount of deadwood. Previously failed top.	**5.5**	**Remove –** conflicts with building construction.
219	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	MP, MP	N	Dead top. Slightly phototropic.	**3.0**	**Remove –** conflicts with building construction.
220	Red Alder *(Alnus rubra)*	41	NA	MP, MP	N	Highly phototropic. Deadwood and dieback throughout.	**3.0**	**Remove –** conflicts with sidewalk/road construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
221	Red Alder *(Alnus rubra)*	62	NA	MP, MP	N	Irregular base. Past limb failure. Some deadwood.	**4.5**	**Remove –** conflicts with sidewalk/road construction.
222	Red Alder *(Alnus rubra)*	47	NA	MP, MP	N	Some deadwood throughout. Some dieback. Stem has a bow.	**3.0**	**Remove –** conflicts with sidewalk/road construction.
223	Red Alder *(Alnus rubra)*	36	NA	MP, MG	N	Phototropic.	**2.5**	**Remove –** conflicts with sidewalk/road construction.
224	Red Alder *(Alnus rubra)*	~55	NA	MP, P	N	Dead top.	**4.0**	**Remove –** conflicts with sidewalk/road construction.
225	Paperbark Birch *(Betula papyrifera)*	~30/25/20	NA	MP, M	N	Atop stump. Multiple stems. Some past branch failures.	**3.5**	**Remove –** conflicts with road construction.
227	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Majority of stem has previously failed. Internal decay.	**3.0**	**Remove** - conflicts with road construction.
228	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	27/29	NA	P, MP	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
230	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	MP, M	N	Highly phototropic to the north.	**2.0**	**Remove –** conflicts with driveway construction.
231	Red Alder *(Alnus rubra)*	37	NA	P, P	N	In decline. Large amounts of deadwood.	**3.0**	**Remove –** conflicts with driveway construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
232	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	P, P	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
233	Red Alder *(Alnus rubra)*	39	NA	P, P	N	Almost no live crown.	**3.0**	**Remove –** conflicts with driveway construction.
234	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
235	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	23/29	NA	MP, MP	N	Phototropic. Dead top.	**3.5**	**Remove –** conflicts with building construction.
236	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest grown.	**2.5**	**Remove –** conflicts with building construction.
237	Paperbark Birch *(Betula papyrifera)*	33	NA	MP, M	N	One additional dead stem. Highly phototropic. Previously failed top.	**2.5**	**Remove –** conflicts with building construction.
238	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	P, M	N	Internal decay. Some deadwood.	**3.0**	**Remove –** conflicts with building construction.
239	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	58	NA	P, MP	N	Dead top. Internal decay.	**4.0**	**Remove –** conflicts with building construction.
240	Paperbark Birch *(Betula papyrifera)*	31	NA	M, M	N	Forest grown. Seam of reaction wood at 0.5m to 4.0m. Phototropic.	**2.5**	**Remove –** conflicts with building construction.
241	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, MP	N	Some deadwood. Bow.	**2.5**	**Remove –** conflicts with driveway construction.
242	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	P, P	N	Large amounts of deadwood. Previously failed top.	**2.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
244	Red Alder *(Alnus rubra)*	33	NA	M, M	N	Phototropic. Some deadwood.	**2.5**	**Remove –** conflicts with sidewalk/road construction.
246	Red Alder *(Alnus rubra)*	41	NA	MP, MP	N	Deadwood. Irregular form.	**3.0**	**Remove –** conflicts with building construction.
247	Red Alder *(Alnus rubra)*	40/43	NA	MP, MP	N	Highly phototropic. Deadwood. Cavities.	**4.5**	**Remove –** conflicts with driveway construction.
249	Red Alder *(Alnus rubra)*	53	NA	MP, MP	N	Phototropic. Dead top.	**3.5**	**Remove –** conflicts with driveway construction.
250	Red Alder *(Alnus rubra)*	41	NA	P, P	N	Internal decay. Previously failed stem.	**3.0**	**Remove –** conflicts with driveway construction.
252	Bigleaf Maple *(Acer macrophyllum)*	34/17	NA	M, M	N	Phototropic. Pistol-butt base.	**3.0**	**Remove –** conflicts with sidewalk/road construction.
253/ 1678	Bigleaf Maple *(Acer macrophyllum)*	~50/40/40	NA	M, M	N	Phototropic. Multiple stems from the base. Some deadwood.	**5.0**	**Remove –** conflicts with sidewalk/road construction.
255	Bigleaf Maple *(Acer macrophyllum)*	33/34	NA	M. M	N	Phototropic to the north.	**3.5**	**Remove –** conflicts with construction - sidewalk.
256	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with construction - sidewalk.
257	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	53	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with construction - sidewalk.
336	Red Alder *(Alnus rubra)*	30/15	NA	MP, MP	N	Past top failure. Deadwood. Not surveyed, location approximate.	**3.0**	**Retain.**
384	Paperbark Birch *(Betula papyrifera)*	17/18/18	NA	M, M	N	Phototropic. Multiple stems from the base.	**2.5**	**Remove –** expected to be impacted by construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
424	Red Alder *(Alnus rubra)*	59	NA	MP, MP	N	Large amounts of deadwood. In decline.	**4.0**	**Retain.**
436	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	High crown.	**3.5**	**Remove –** conflicts with building construction.
437	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	High crown.	**3.0**	**Remove –** conflicts with building construction.
438	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	M, M	N	High crown.	**2.5**	**Remove –** conflicts with building construction.
439	Red Alder *(Alnus rubra)*	44	NA	P, P	N	Phototropic. Dead top.	**3.0**	**Retain.**
440	Western Hemlock *(Tsuga heterophylla)*	63	90	M, G	N	Growing on nurse log. Multiple stems form. Healthy foliage.	**4.5**	**Retain.**
443	Red Alder *(Alnus rubra)*	45	NA	MP, MP	N	Deadwood. High crown.	**3.0**	**Retain.**
444	Red Alder *(Alnus rubra)*	48	NA	P, P	N	In decline. Very little live crown.	**3.5**	**Retain.**
447	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50	NA	P, MP	N	Extreme pistol-butt base. Deadwood throughout.	**3.5**	**Remove –** conflicts with building construction.
448	Red Alder *(Alnus rubra)*	30/30	NA	MP, MP	N	Some dieback. Included attachments. Elevated root base.	**3.0**	**Retain.**
449	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Large amounts of deadwood. In decline.	**3.0**	**Retain.**
450	Cascara *(Rhamnus purshiana)*	20/20 /15	NA	MP, M	N	Highly phototropic.	**3.0**	**Retain.**

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
451	Bigleaf Maple *(Acer macrophyllum)*	50	NA	M, M	N	Asymmetrical crown. Minor deadwood.	**3.5**	**Remove –** conflicts with pond construction.
452	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, MG	N	High crown.	**2.5**	**Retain.**
454	Bigleaf Maple *(Acer macrophyllum)*	41	NA	M, MG	N	Asymmetrical crown. Stem has a few bends.	**3.0**	**Retain.**
456	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	High crown.	**2.5**	**Retain.**
457	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36	NA	MP, MP	N	Deadwood.	**2.5**	**Remove –** conflicts with pond construction.
458	Red Alder *(Alnus rubra)*	~50	NA	P, MP	N	Some deadwood. Co-dominant stems at ~6.0m with cavity.	**3.5**	**Retain.**
459	Red Alder *(Alnus rubra)*	50	NA	P, MP	N	Dead top. Heavy lean.	**3.5**	**Retain.**
460	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	43	NA	MP, M	N	Deadwood. High crown.	**3.0**	**Remove –** conflicts with building construction.
462	Red Alder *(Alnus rubra)*	35	NA	P, MP	N	Phototropic sweep. Deadwood. Large cavity. Not surveyed, location approximate.	**2.5**	**Retain.**
463	Red Alder *(Alnus rubra)*	~40	NA	P, MP	N	Past top failure. Some deadwood. Not surveyed, location approximate.	**3.0**	**Retain.**
464	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	MP, MP	N	High crown. Some deadwood.	**2.5**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
467	Red Alder *(Alnus rubra)*	52	NA	MP, MP	N	Deadwood throughout. Large lean.	**3.5**	**Retain.**
468	Paperbark Birch *(Betula papyrifera)*	38	NA	P, P	N	In decline. Very little live crown.	**3.0**	**Remove –** conflicts with building construction.
469	Red Alder *(Alnus rubra)*	59	NA	MP, MP	N	Dieback. Somewhat irregular crown.	**4.0**	**Retain.**
470	Red Alder *(Alnus rubra)*	~55	NA	MP, MP	N	Deadwood throughout. Not surveyed, location approximate.	**4.0**	**Retain.**
471	Red Alder *(Alnus rubra)*	52/44	NA	MP, MP	N	Large amounts of dieback.	**5.0**	**Retain.**
473	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	MP, M	N	Asymmetrical crown.	**3.0**	**Retain.**
474	Red Alder *(Alnus rubra)*	~70	NA	P, p	N	Large amounts of deadwood. In decline.	**5.0**	**Retain.**
475	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40/45	NA	MP, MP	N	Co-dominance forms at 1.0m. Deadwood throughout.	**4.5**	**Remove –** conflicts with pond construction.
476	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	49	NA	MG, MG	N	High crown.	**3.5**	**Remove –** conflicts with pond construction.
480	Bigleaf Maple *(Acer macrophyllum)*	46	NA	M, MG	N	Slightly asymmetrical crown.	**3.0**	**Remove –** expected to be significantly impacted by building construction.
481	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~45/45/45	NA	MP, MP	N	Multiple other stems.	**5.5**	**Remove –** expected to be significantly impacted by building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
482	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36	NA	MP, MP	N	Irregular crown. Some dieback.	**2.5**	**Remove –** conflicts with building construction.
483	Red Alder *(Alnus rubra)*	51	NA	MP, MP	N	Internal decay at the base. Some past branch failures.	**3.5**	**Remove –** conflicts with building construction.
484	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Phototropic high crown.	**2.5**	**Remove –** conflicts with building construction.
485	Paperbark Birch *(Betula papyrifera)*	21/18	NA	P, MG	N	Highly phototropic.	**2.5**	**Remove –** expected to be impacted by construction.
486	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	M, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.
487	Western Redcedar *(Thuja plicata)*	74	95	MG, G	Y	Growing from nurse log. Healthy foliage.	**5.0**	**Remove –** conflicts with pond construction.
488	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	High crown.	**3.5**	**Retain.**
489	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	P, MP	N	High crown. Dead top.	**3.0**	**Remove –** conflicts with pond construction.
490	Paperbark Birch *(Betula papyrifera)*	40/30	NA	MP, MP	N	Some dieback. Past limb failure. Growing from an old stump. Not surveyed, location approximate.	**4.0**	**Retain.**
491	Red Alder *(Alnus rubra)*	38	NA	MP, MP	N	Original stem has failed, suckers have assumed dominance. Minor dieback.	**2.5**	**Remove –** conflicts with pond construction.
493	Bigleaf Maple *(Acer macrophyllum)*	49/35 /27	NA	M, M	N	Multiple stems from the base. Some deadwood throughout.	**4.5**	**Remove –** expected to be significantly impacted by building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
494	Bigleaf Maple *(Acer macrophyllum)*	~30/25/20	NA	P, MP	N	Decay. Past limb failures.	**4.0**	**Remove –** conflicts with pond construction.
497	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, MP	N	Past top failures. High crown.	**3.5**	**Remove –** expected to be significantly impacted by pond construction.
498	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	High crown.	**3.0**	**Retain.**
499	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	MP, M	N	Forest-grown.	**2.0**	**Remove –** expected to be impacted by construction of the pond.
500	Bigleaf Maple *(Acer macrophyllum)*	50	NA	M, G	N	Slightly asymmetrical crown.	**3.5**	**Remove –** conflicts with pond construction.
501	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30/15	NA	MP, M	N	Forest-grown. 15cm stem is dead.	**3.0**	**Remove –** conflicts with pond construction.
504	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	M, M	N	Pistol-butt base. High crown.	**3.0**	**Remove –** conflicts with pond construction.
506	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	High crown.	**2.5**	**Remove –** conflicts with pond construction.
509	Paperbark Birch *(Betula papyrifera)*	30/30	NA	M, M	N	Some minor dieback. Slightly included attachment at the base.	**3.5**	**Remove –** conflicts with pond construction.
515	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	MP, M	N	Some past branch failures.	**3.0**	**Retain.**
519	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	MP, MP	N	High crown. Deadwood.	**3.0**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
522	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Very high crown. Sweep.	**2.5**	**Retain.**
527	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Retain.**
528	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Forest-grown, high crown.	**2.5**	**Remove –** conflicts with building construction.
528A	Paperbark Birch *(Betula papyrifera)*	32	NA	P, MP	N	Deadwood.	**2.5**	**Retain.**
531	Red Alder *(Alnus rubra)*	48	NA	MP, M	N	Included attachment. Past top failure.	**3.5**	**Remove –** conflicts with pond construction.
531A	Paperbark Birch *(Betula papyrifera)*	~15/15/15	NA	MP, MP	N	Previously failed branches. Multiple additional stems. included attachment at base.	**2.5**	**Remove –** conflicts with building construction.
532	Red Alder *(Alnus rubra)*	30	NA	MP, M	N	Phototropic.	**2.0**	**Remove –** expected to be impacted by construction of the pond.
532A	Red Alder *(Alnus rubra)*	37	NA	MP, M	N	Previously failed branches.	**2.5**	**Remove –** conflicts with building construction.
533	Red Alder *(Alnus rubra)*	30/15	NA	P, P	N	In decline. Almost no live crown.	**3.0**	**Retain.**
537	Douglas-Fir *(Pseudotsuga menziesii)*	144	90	G, G	Y	Healthy foliage. Good trunk taper.	**9.5**	**Retain.**
539	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	MP, MP	N	High crown. Deadwood.	**3.0**	**Retain.**

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
540	Bitter Cherry *(Prunus emarginata)*	47	NA	MP, G	N	Phototropic to the south.	**3.5**	**Retain.**
541	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** expected to be impacted by pond construction.
543	Cascara *(Rhamnus purshiana)*	30	NA	P, P	N	Large amounts of deadwood. In decline.	**2.0**	**Retain.**
1000	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Not surveyed, location approximate. Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
1001	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40	NA	M, M	N	Not surveyed, location approximate. Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
1679 /248	Paperbark Birch *(Betula papyrifera)*	40	NA	M, M	N	Forest-grown. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
1680 /226	Bigleaf Maple *(Acer macrophyllum)*	87	NA	M, M	N	Co-dominant stems fusing. Some bark fungal fruiting bodies. Some deadwood throughout.	**6.0**	**Remove –** conflicts with sidewalk and road construction.
1691	Bigleaf Maple *(Acer macrophyllum)*	51	NA	M, MG	N	Past top failure. Phototropic.	**3.5**	**Remove –** conflicts with building construction.
1859	Paperbark Birch *(Betula papyrifera)*	23/16 /18	NA	MP, M	N	Multiple stems. Phototropic. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1860	Paperbark Birch *(Betula papyrifera)*	29/20 /18	NA	MP, M	N	Multiple stems. Phototropic. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1861	Red Alder *(Alnus rubra)*	31	NA	MP, MP	N	Previously failed top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
1862	Paperbark Birch *(Betula papyrifera)*	16/14 /14	NA	P, M	N	Extreme sweep to the south. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
1863	Paperbark Birch *(Betula papyrifera)*	24/13	NA	MP, M	N	Additional dead stem. Forest-grown. Included attachment at the base. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
1865	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Deadwood. Irregular form. Not surveyed, location approximate.	**2.5**	**Remove** – conflicts with building construction.
1866	Paperbark Birch *(Betula papyrifera)*	~20/1 5/15	NA	MP, M	N	Multiple other stems. Highly phototropic. Atop stump. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1867	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	79	NA	P, M	N	DBH taken at 1m due to co-dominant stem location. Co-dominant stems with long inclusion. Previously failed tops. Not surveyed, location approximate.	**5.5**	**Remove** – conflicts with building construction.
1868	Paperbark Birch *(Betula papyrifera)*	~20/2 0/15	NA	MP, MP	N	Large sweeps. Past stem failure. Not surveyed, location approximate.	**2.5**	**Remove** – conflicts with building construction.
1871	Paperbark Birch *(Betula papyrifera)*	22/19 /13	NA	MP, M	N	Stems joined at the base. Elevated root base. High crown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
9510	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, MP	N	High crown. Previously failed top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with pond construction.
9685	Paperbark Birch *(Betula papyrifera)*	36/21	NA	MP, MP	N	Dieback. *Not surveyed, location approximate.*	**3.5**	**Remove –** conflicts with road construction.

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation

ADDITIONAL RECOMMENDATIONS

- **In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.**
- **Location is approximate for all non-surveyed trees.**
- **Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size.**

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.

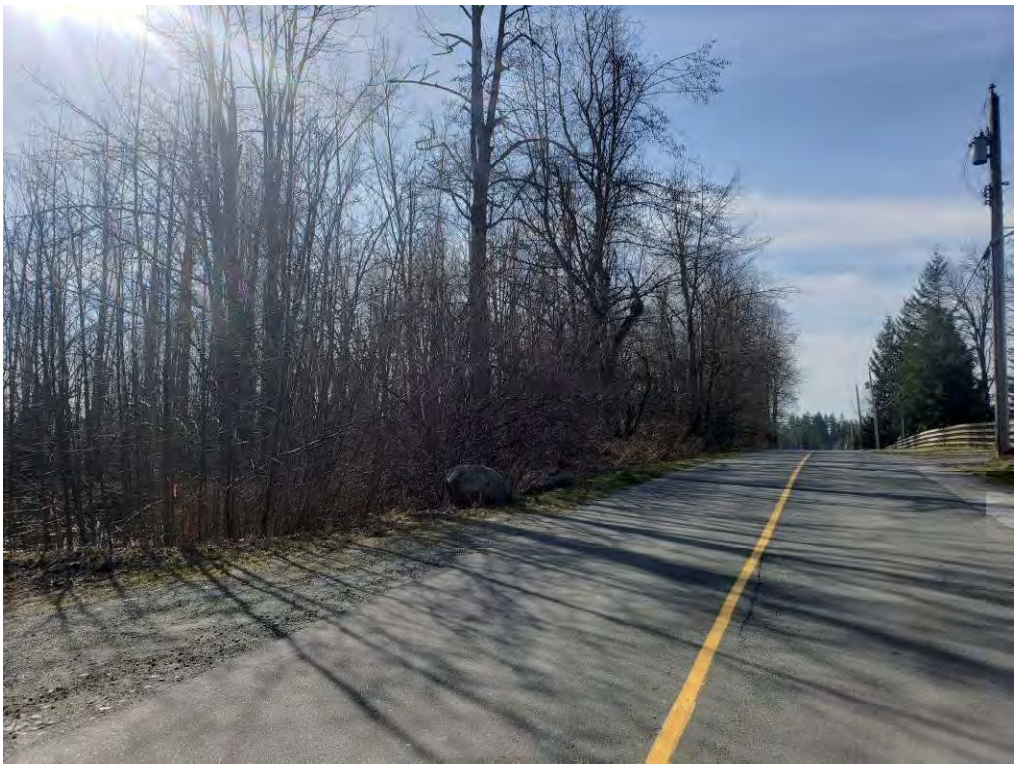


Figure 1. Subject site along 60th Avenue looking west.



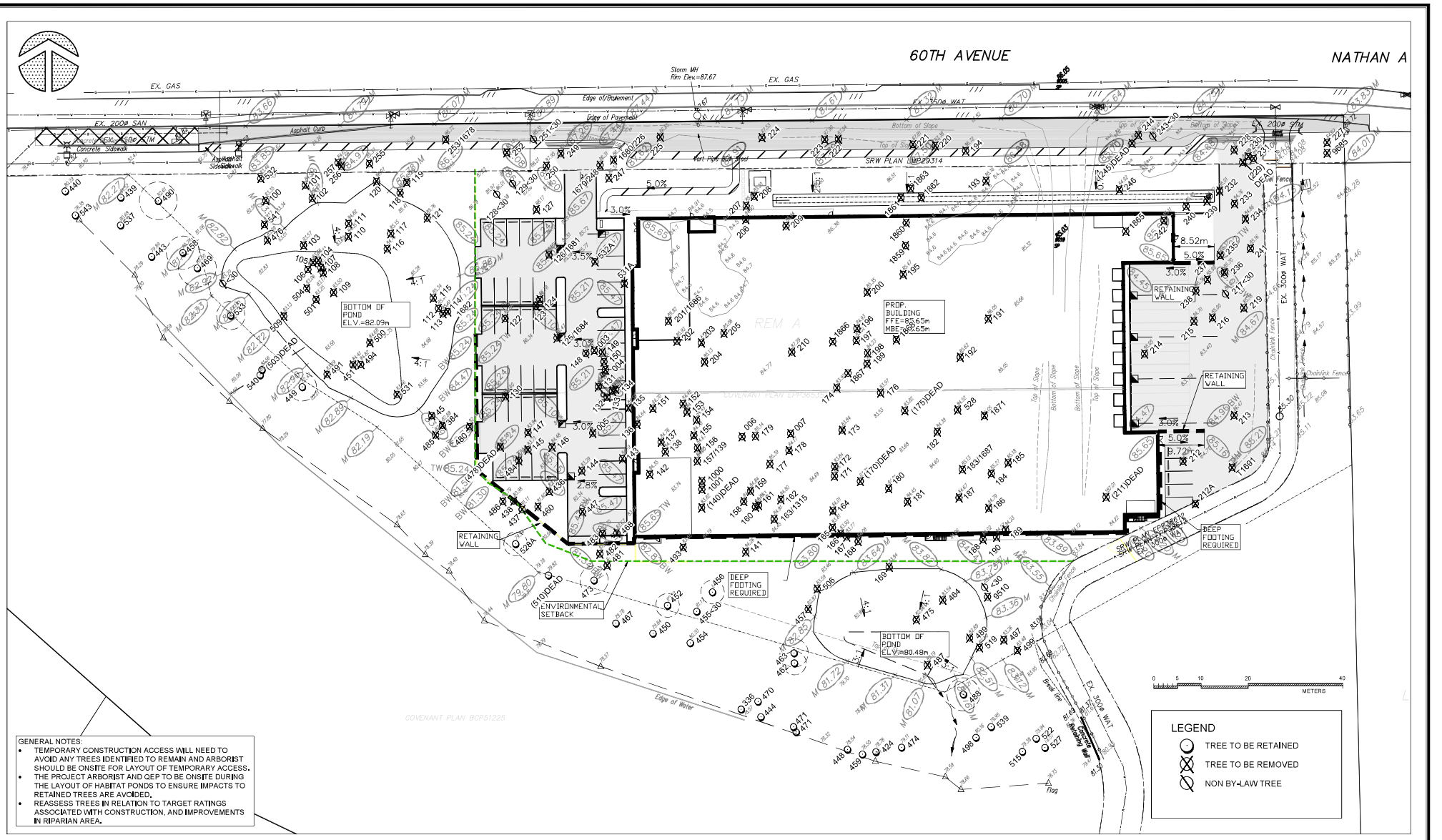
Figure 2. Asphalt path along eastern property line.



Figure 3. Within subject site.



Figure 4. West end of subject site.



GENERAL NOTES:

- TEMPORARY CONSTRUCTION ACCESS WILL NEED TO AVOID ANY TREES IDENTIFIED TO REMAIN AND ARBORIST SHOULD BE ONSITE FOR LAYOUT OF TEMPORARY ACCESS.
- THE PROJECT ARBORIST AND QEP TO BE ONSITE DURING THE LAYOUT OF HABITAT PONDS TO ENSURE IMPACTS TO RETAINED TREES ARE AVOIDED.
- REASSESS TREES IN RELATION TO TARGET RATINGS ASSOCIATED WITH CONSTRUCTION, AND IMPROVEMENTS IN RIPARIAN AREA.

NO.	DATE	BY	REVISION
1	DEC15/20	MK	UPDATED SURVEY
2	MAR04/21	MK	UPDATED SURVEY
3	APR28/21	MK	SITE, CIVIL & WETLANDS PLANS
4	MAY07/21	MK	SITE & CIVIL PLANS
5	MAY19/21	MK	ISDC PLAN
6	SEPT09/22	MK	GRADING PLAN

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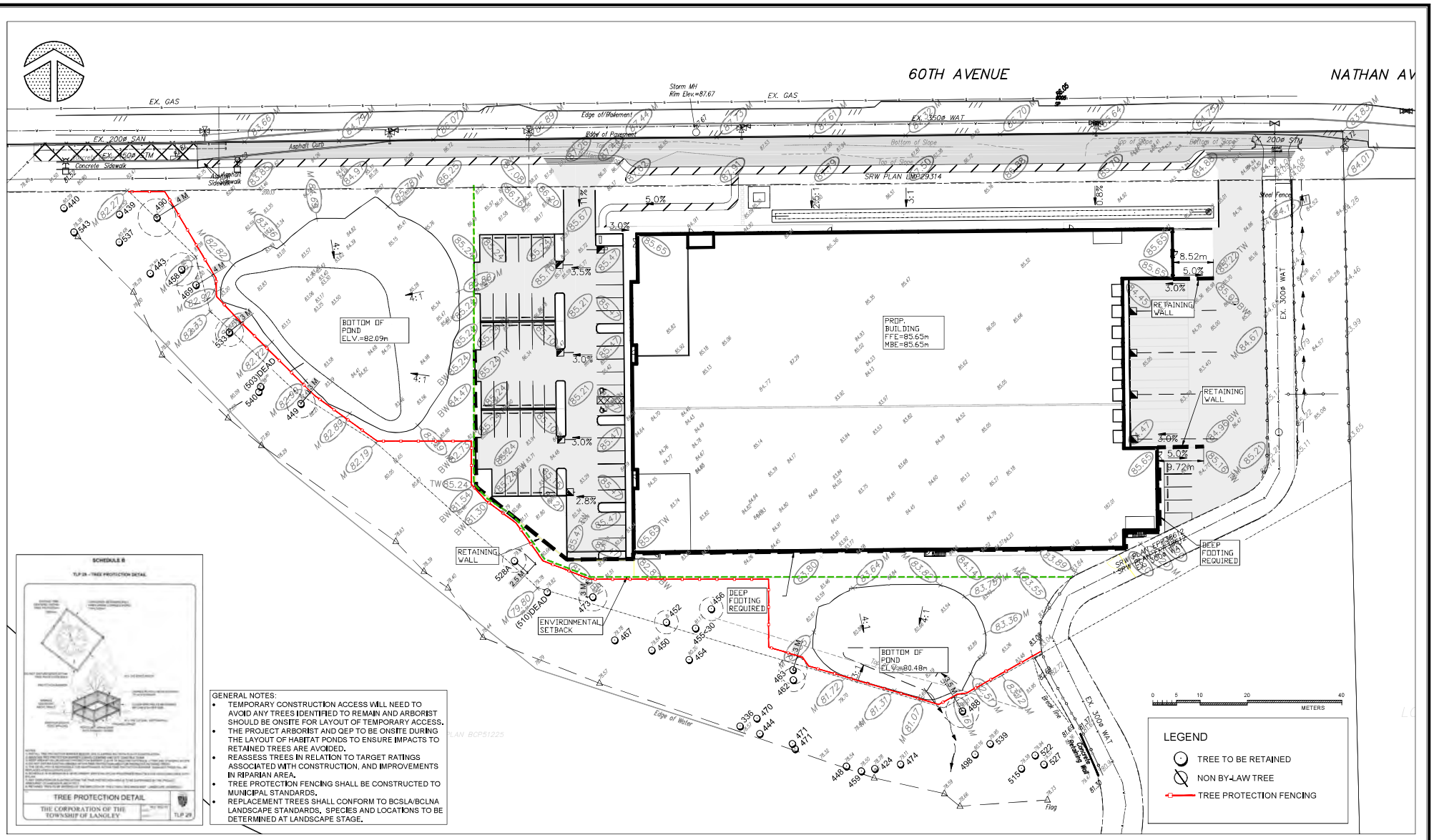
PROJECT TITLE
PROJECT # 14-08-0055
GLOUCESTER
REM LOT A - 60th AVENUE
LANGLEY TOWNSHIP, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 29, 2020

T-1
SHEET 1 OF 2



SCHEDULE B

TLP 29 - TREE PROTECTION DETAIL

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 29

GENERAL NOTES:

- TEMPORARY CONSTRUCTION ACCESS WILL NEED TO AVOID ANY TREES IDENTIFIED TO REMAIN AND ARBORIST SHOULD BE ONSITE FOR LAYOUT OF TEMPORARY ACCESS.
- THE PROJECT ARBORIST AND QEP TO BE ONSITE DURING THE LAYOUT OF HABITAT PONDS TO ENSURE IMPACTS TO RETAINED TREES ARE AVOIDED.
- REASSESS TREES IN RELATION TO TARGET RATINGS ASSOCIATED WITH CONSTRUCTION, AND IMPROVEMENTS IN RIPARIAN AREA.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS, SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION
1	DEC18/20	MK	UPDATED SURVEY
2	MAR04/21	MK	UPDATED SURVEY
3	APR28/21	MK	SITE, CIVIL & WETLANDS PLANS
4	MAY07/21	MK	SITE & CIVIL PLANS
5	MAY19/21	MK	ISDC PLAN
6	SEPT09/22	MK	GRADING PLAN

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PROJECT TITLE
PROJECT # 14-08-0055
GLOUCESTER
REM LOT A - 60th AVENUE
LANGLEY TOWNSHIP, B.C.

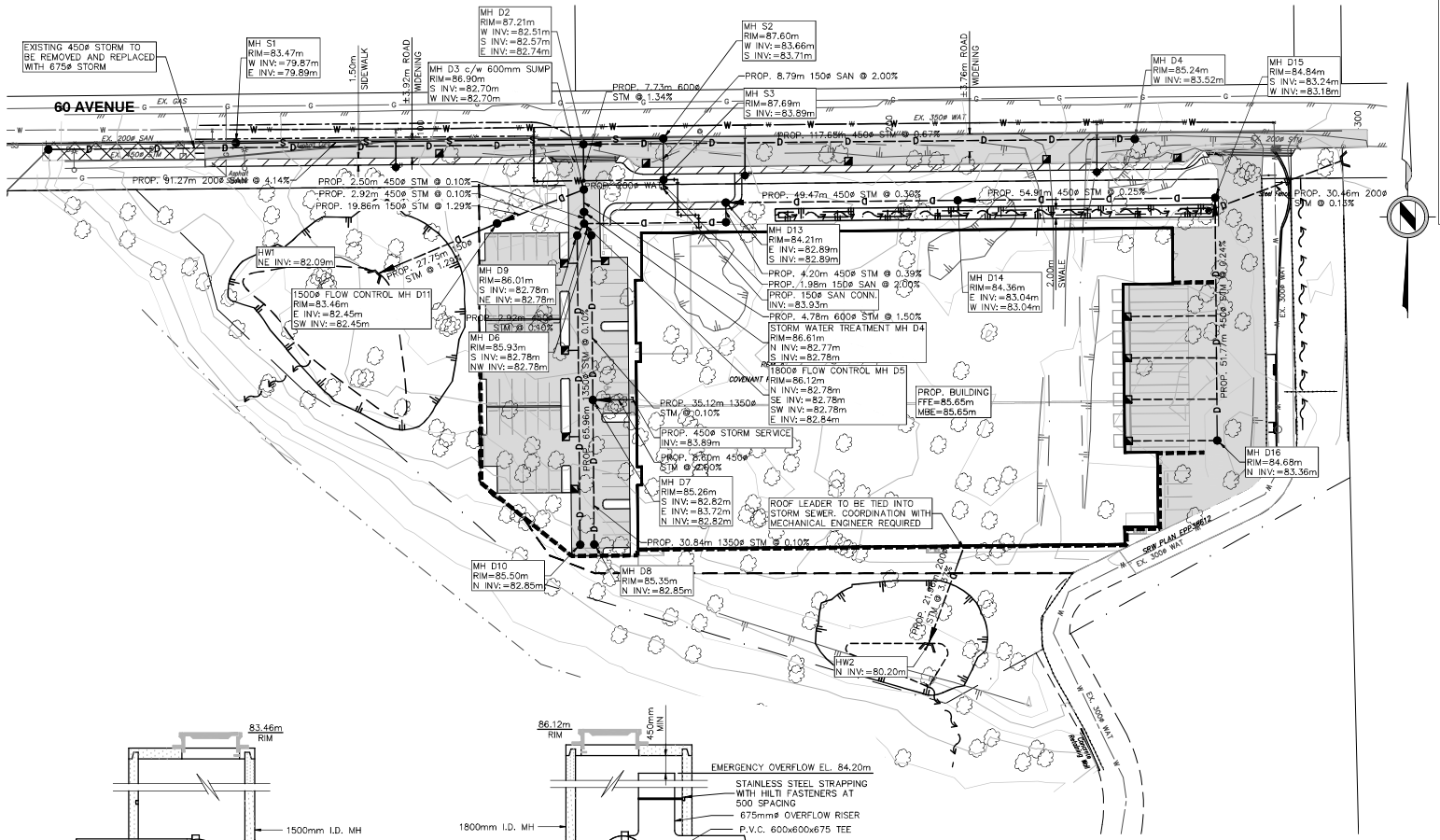
SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

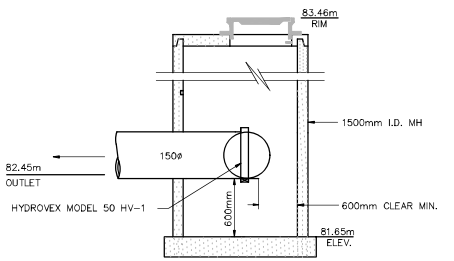
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DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 29, 2020

T-2
SHEET 2 OF 2

ATTACHMENT K
Preliminary Servicing and Grading Plan





WEST FLOW CONTROL MANHOLE D11 DETAILS
N.T.S.

EAST FLOW CONTROL MANHOLE D5 DETAILS
N.T.S.

NOTES
CONTRACTOR TO CONTACT TELUS, HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: -

LEGAL: PARCEL A (REF PLAN 5080) SOUTH WEST ¼ SECTION 8, TOWNSHIP 14, NEW WESTMINSTER DISTRICT, EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227 AND EPP38776

OWNER: BEEDIE DEVELOPMENT GROUP
3030 GILMORE DIVERSION, BURNABY, V5G 3B4, PH: 604-435-3321

PROJECT: GLOUCESTER REM LOT A
REM LOT A 60 AVE, LANGLEY, BC

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Email: general@aplinmartin.com

SEAL

I, ERIC LUM, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date(D/M/Y)	REVISIONS
3	23/04/21	FOR COORDINATION
4	20/05/21	FOR COORDINATION
5	29/10/21	FOR COORDINATION
6	26/11/21	FOR COORDINATION
7	01/09/22	FOR COORDINATION

DESIGN BY: PM
DRAWN BY: PM
APPROVED BY: EEL
DATE: MAY 2021
SCALE: HORIZ. 1:500 VERT. N/A

MUNICIPAL PROJECT No. TBD

The Corporation of the Township of Langley

Township of Langley Est.1873

SERVICING PLAN

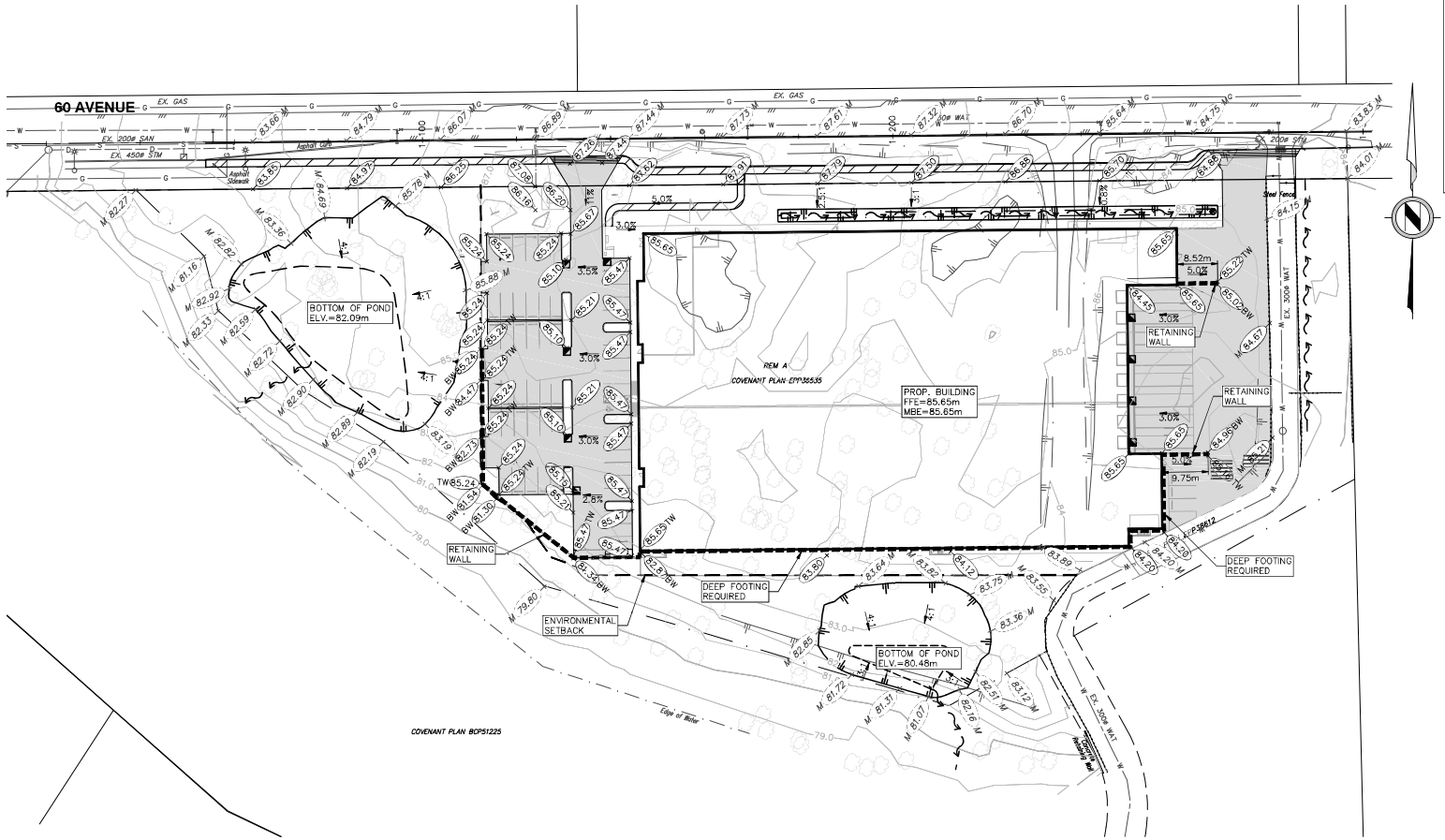
DESIGN FILE No
PLAN No 21-008-05
AS BUILT No. -
SHEET NO. 02 of 02
REV. 07

0 5 1:500 25m

F1

F.1 - Page 69

Sep 01 2022 - 4:28pm M:\YEAR\2021\21-008\ONSITE_PRODUCTION\21-008-03 - Servicing Plan.dwg - Clark



LEGEND

SWALE	
RETAINING WALL	
LAWN BASIN	
CATCH BASIN C/W ALUMINUM TRAPPING HOOD AS PER MMCD	
PROPOSED ELEVATION	+(47.95)
MEET EXISTING ELEVATION	+(46.46)M
GRADE	2.0%
EXISTING GROUND CONTOUR	46.5
MBE – MIN. BASEMENT ELEV. (m) FFE – FINISHED FLOOR ELEV. (m)	MBE=46.00 FFE=47.20

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: -

LEGAL: PARCEL A (REF PLAN 5080) SOUTH WEST ¼ SECTION 8, TOWNSHIP 14, NEW WESTMINSTER DISTRICT, EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227 AND EPP38776

OWNER: **BEEDIE DEVELOPMENT GROUP**
3030 GILMORE DIVERSION, BURNABY, V5G 3B4, PH. 604-435-3321

PROJECT: **GLOUCESTER REM LOT A**
REM LOT A 60 AVE, LANGLEY, BC

ENGINEER: APLIN MARTIN
201 • 12448 82 Avenue, Surrey, B.C, V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

SEAL

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No	Date(D/M/Y)	REVISIONS
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4	20/05/21	FOR COORDINATION
5	29/10/21	FOR COORDINATION
6	26/11/21	FOR COORDINATION
7	01/09/22	FOR COORDINATION

DESIGN BY: PM
DRAWN BY: PM
APPROVED BY: EEL
DATE: MAY 2021
SCALE: HORIZ. 1:500 VERT. N/A

MUNICIPAL PROJECT No. TBD

The Corporation of the Township of Langley

Township of Langley Est.1873

GRADING PLAN

DESIGN FILE No
PLAN No 21-008-03
AS BUILT No. -
SHEET NO. 02 of 02
REV. 07

0 5 1:500 25m

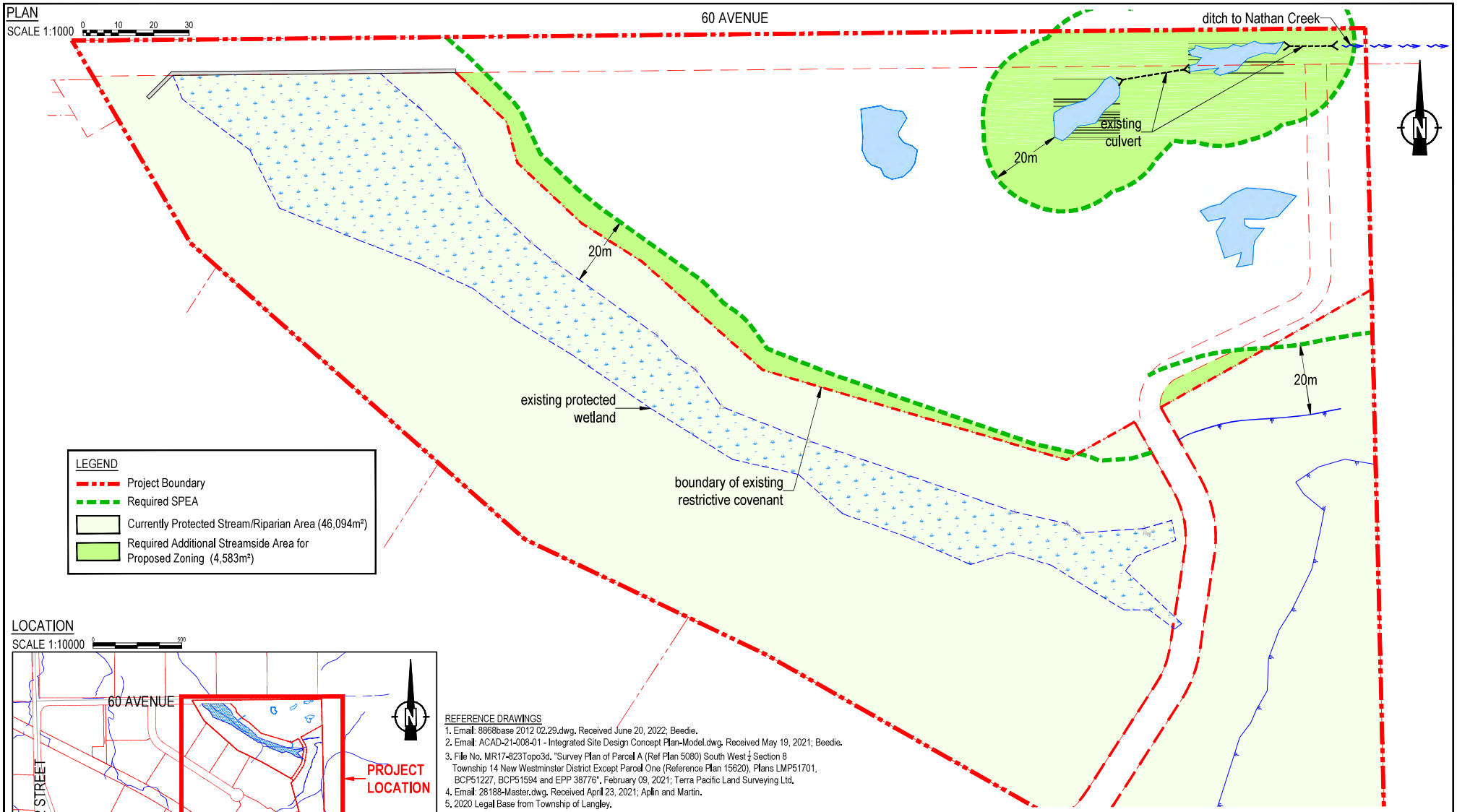
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F.1 - Page 3 of 3

Sep 01 2022 - 4:27pm M:\YEAR\2021\21-008\ONSITE_PRODUCTION\21-008-02 - Grading Plan.dwg/03 Grading Plan - Colors

ATTACHMENT L
Envirowest Drawings 467-21-09 “Required SPEA” and 467-21-10 “Proposed SPEA”

PLAN
SCALE 1:1000 0 10 20 30



LEGEND
- Project Boundary
- Required SPEA
- Currently Protected Stream/Riparian Area (46,094m²)
- Required Additional Streamside Area for Proposed Zoning (4,583m²)

LOCATION
SCALE 1:10000 0 500

REFERENCE DRAWINGS
1. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
2. Email: ACAD-21-008-01 - Integrated Site Design Concept Plan-Model.dwg. Received May 19, 2021; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
5. 2020 Legal Base from Township of Langley.

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

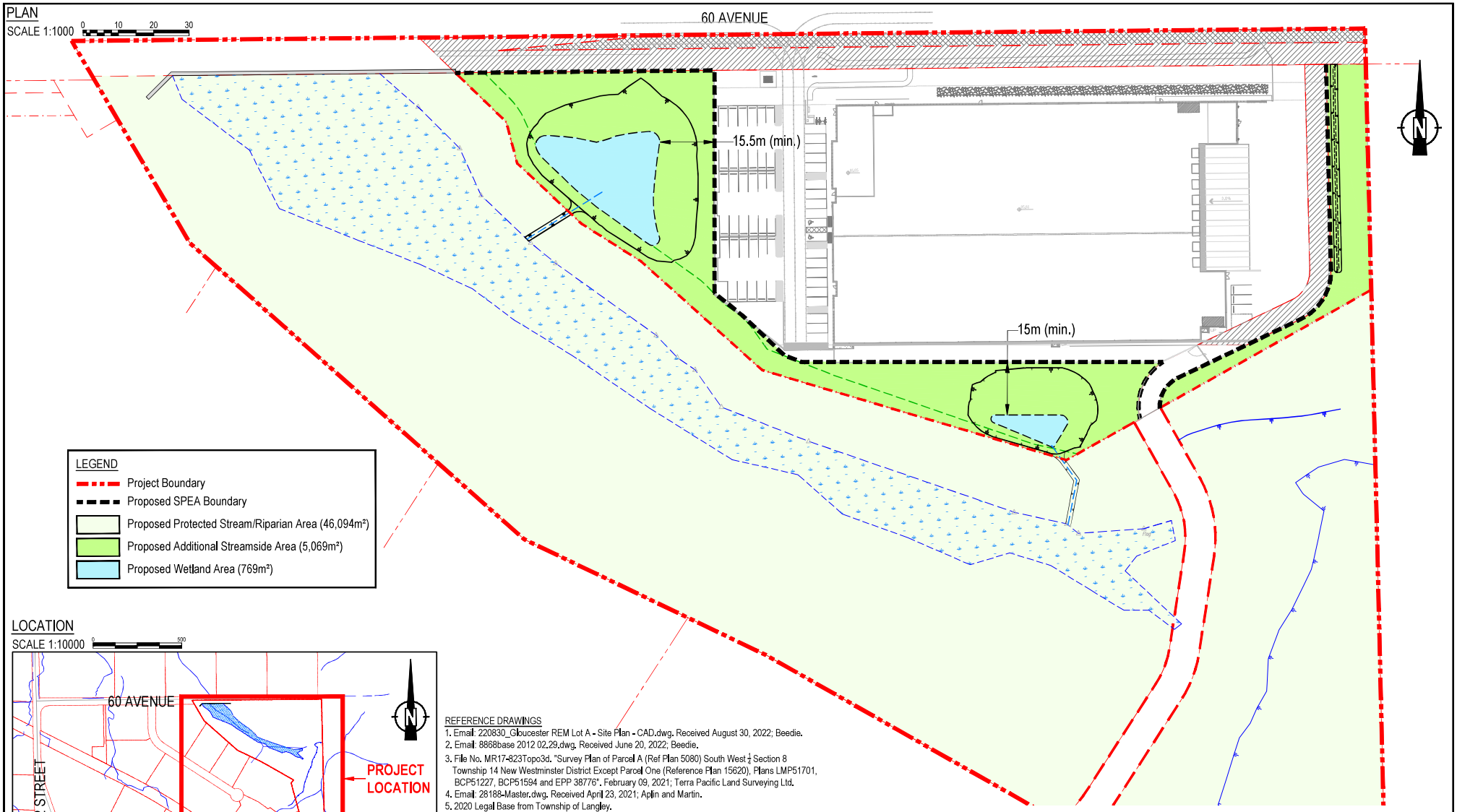
envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

REQUIRED SPEA

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	CEV/SCM	IWW	01	September 14, 2021
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-09	
DATE: June 24, 2021				

F.1

PLAN
SCALE 1:1000 0 10 20 30



LEGEND
- Project Boundary
- Proposed SPEA Boundary
- Proposed Protected Stream/Riparian Area (46,094m²)
- Proposed Additional Streamside Area (5,069m²)
- Proposed Wetland Area (769m²)

LOCATION
SCALE 1:10000 0 500

REFERENCE DRAWINGS
1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
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161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED SPEA

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	CEV/SCM	IWW	01	September 14, 2022
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-10	
DATE: June 24, 2021				

1.1

Beedie

PUBLIC INFORMATION MEETING SUMMARY - GLOUCESTER REM LOT A

Township of Langley Project # 14-08-0055





Location: Coghlan Community Hall, 6795 256 Street - Langley, BC

Date & Time: May 25th, 2022 @ 4:00PM – 7:00PM

Executive Summary

Beedie hosted a Developer Led Public Information Session on May 25th, 2022, for project application 14-08-0055, Rezoning Application. The event was held from 4:00pm to 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Three representatives from Beedie, one representative from Envirowest Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was an open event with display boards **(Appendix D),** one on one walk throughs, and coffee/confectionaries from local producers. Sign in sheets were available as well as comment forms to solicit feedback on the proposed project. It has been estimated that a total of 20 attendees took part in the Public Information Meeting, of which 18 formally signed in **(Appendix E).**

Comment Forms were received in-person and submitted electronically from individuals who were not able to attend in person.

Below is a summary of the Public Information Meeting as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of comments received are attached as appendices to this summary.

List of Attachments

- Appendix A - Newspaper Advertisement (Langley Advance Times – May 12th & 19th)
- Appendix B - Notification Area (Provided by Township of Langley)
- Appendix C - Public Information Meeting - Notification – (Sent via Mail)
- Appendix D - Photos of Event
- Appendix E – Presentation Materials
- Appendix F – Sign-in Sheet
- Appendix G – Comment Forms

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Information Session Details

Meeting Details

- Date: May 26, 2022
- Time: 4:00pm to 7:00pm
- Location: Coghlan Community Hall, 6795 256 Street, Langley, BC

Applicant and Consultant Team Representatives in Attendance

Beedie

- Adam Donnelly – Senior Director of Industrial
- Conner O'Leary – Senior Deve opment Manager, Industrial
- Akash Chahal – Development Coordinator, Industrial

Envirowest Environmental Consulting

- Ian Whyte P. Ag. – Director

Township of Langley

- Rob Nordrum - Planner

Public Attendance

- Estimated 20 Attendees
- 18 attendees signed in **(Appendix E)**
- Approximately 2 attendees did not sign in

Public Information Meeting Materials

- 17 information boards were on display (24"x 36") **(Appendix D)**
- Comment forms were available to encouraged to be filled out

Event Notification Methods

Beedie notified the local community pe tinent to the Public Information meeting through various methods including newspaper advertisements, mailouts required by the ToL, and electronic correspondence.

Newspaper Advertisement

- The meetings was advertised in two consecutive newspaper issues. The advertisements ran in the Langley Advance Times on May 12th, 2022 & May 19th, 2022 **(Appendix A).**

Mailed Notice

- On May 9th, 2022, notices were mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the ToL **(Appendix B).**

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www.beedie.ca

Summary of Public Comments Received

A total of 29 comment forms were completed and submitted to Beedie staff before and during the Public Information Meeting (**Appendix F**). A summary of the responses received at the meeting are noted below:

Relationship to the Proposed Project:

- 20 persons work in the Gloucester area
- 2 persons were adjacent or neighboring property owners.
- 3 persons live in the Township of Langley
- 4 persons were other or retired

Do you support these lands being used for industrial and employment uses?

- 24 persons responded - Yes
- 3 persons responded - No
- 2 persons responded - Yes with conditions.

Do you have any additional feedback?

- 20 persons had no further additional feedback
- 1 person responded, *"Transit to get into Gloucester would be good as currently there is none".*
- 1 person responded, *"Over the last few years all land available for development in the Fraser Valley has been absorbed resulting in prices for industrial buildings having more than doubled in this short time period. PFG Glass Industries main focus is the manufacturing and assembling of the most high-performance insulated glass available today for the window industry in British Columbia. PFG as well as all other suppliers of glass to the window industry in the Pacific North West are working at capacity to meet not only present demands but also a drastic increase in the future for residential housing. This goal can only be met by making more industrial land available thus allowing for more manufacturing space to increase production of insulated high-performance glass that will contribute greatly to reduce energy to heat and cool residential houses in the region".*
- 1 person responded, *"We need more industrial land available in the region to accommodate growing businesses. Due to lack of available industrial opportunities prices are growing at an unsustainable rate that will negatively impact industrial/commercial business in Langley and region".*
- 1 person responded, *"We could be interested in another industrial space in the near future".*
- 1 person responded, *"Yes, if due care taken for protection of the waterway. Gloucester needs public transit for the employees".*
- 1 person responded, *"Please honor setbacks, shade areas where possible".*
- 1 person responded, *"I just built a new home at* OIPPA s. 22(1) *and don't want warehousing that close to my home".*
- 1 person responded, *"Environment Concern – Beaver, bear, rabbits, eagles, etc use this area, Parking along 60th Ave is becoming a hazard – workers parking on shoulder/boulevard north side of 60th Ave. Potential noise and light pollution increase".*
- 1 person responded, *"This property should be protected on a sensitive environmental site, since it provides cool water and nutrients and other environmental benefits for west creek. It could be donated for a tax credit instead."*

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Appendix A: Newspaper Advertisement (Langley Advance Times – May 12th & 19th)

Buchanan to play for Trinity Western

Aldergrove player described as 'exceptional leader and athlete who is a student of the game' by coach

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

When Aldergrove's Cassidy Buchanan was playing basketball at Betty Gilbert school, there weren't enough girls to form a team, so she played on the the boys' team.

"All my guy friends," she laughed.

Buchanan didn't set out to be a star basketball player.

"I just did it for fun in Grades 6 and 7," Buchanan recalled.

"I loved soccer, that was my passion."

But she was very good at basketball, and by Grade 8, she decided to make it her focus.

"It had a different competitive edge that I love," Buchanan explained.

At the time, she also played basketball for Aldergrove Community Secondary School, before switching schools to Brookswood, with its legendary girls basketball program.



Aldergrove's Cassidy Buchanan was named to the All-Star AAA seniors girls basketball provincial championships. She will be playing for Trinity Western University in Langley. (Nana Kim/Special to Langley Advance Times)

Since then, the 5'10" guard has amassed a long list of athletic accomplishments that include being named an All-Star at the AAA seniors girls basketball provincial championships; MVP at the Eastern Fraser Valley senior girls basketball championships, where Brookswood won the championship game; and winning bronze at the U15 Girls National Championships in 2019.

Buchanan was also selected to play on the U18 Team BC which will be competing at the Canada Summer Games in August.

Buchanan is often asked if she plans to play professional basketball, and her answers have been noncommittal.

"The goal had always been to get to university," said Buchanan, who graduated Brookswood with honours.

> "The goal had always been to get to university."
> BUCHANAN

In February, she accomplished her goal, when Trinity Western University (TWU) in Langley announced her signing.

Buchanan, who will be studying kinesiology, called TWU "the best fit for me."

"After going through the recruiting process and laying out all my options, it became obvious that Trinity Western is the right choice for me," Buchanan said.

Coach Cheryl Jean-Paul noted Buchanan is coming to Trinity with "great experience" at the high school, provincial team, and high performance levels.

"She is an exceptional leader and athlete who is a student of the game and constantly striving to improve her knowledge and ability."

PUBLIC INFORMATION MEETING

PROPOSED DEVELOPMENT
LATIMER HEIGHTS
Site address: 20049 82 Ave
Date & Time: Monday, May 16th, 2022
Location: Discovery Centre, 20049 82 Ave



Vesta Properties Ltd. has applied to Township of Langley to rezone the property to a Comprehensive Development zone to allow for a 45-storey residential building and 6,750 sq.ft. commercial space.

You are invited to attend a Public Information Meeting on Monday, May 16th, 2022 between 5:30 PM and 8:00 PM to view the development proposal, meet the project team and provide comments. Your input is welcomed prior to Council's consideration of this application.

For more information please call the Development Manager, Michael Schmidt at 604-888-7869 Ext. 230.

Vesta Properties BC Office
Suite 101A - 9770 196A St., Langley BC, Canada V1M 2X5
Tel: 604-888-7869 | Fax: 604-888-7895

VESTA PROPERTIES VESTAPROPERTIES.COM

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project#: 14-06-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting- Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
Time: **4:00 PM to 7:00PM**
Location: **Coghlan Community Hall, 6795 256th Street, Langley, BC**

If you are unable to attend or have any questions, please feel free to reach out to connect with us by email to conner.oleary@beedie.ca or call us at 604-436-7687

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Rivermen clipped

Latest team to fall to Nanaimo juggernaut

Langley Rivermen have been eliminated from the Shaw BCHL Playoffs after a 6-1 defeat on May 4.

Playing on home ice at George Preston, Langley opened the scoring in the first period on a deflection goal by Riley Wallack, but Nanaimo got a short-handed goal from Kai Daniells and a power-play marker from Waters before the end of the frame to take a 2-1 lead.

The Clippers built on that lead in the second stanza, when Keighan Gerrie and Daniells both scored and the team finished things off with a Brody Waters empty-netter and a Charles Tardif marker in the third to make it 6-1.



Wallack

Nanaimo netminder Cooper Black also continued his run of excellence in the playoffs, making 31 saves on 32 shots in Game 4.

Nanaimo won all 12 of its playoff games, sweeping the Surrey Eagles, Chilliwack Chiefs, and most recently the Rivermen.

The undefeated Clippers' effort permanently benched the Rivermen for the rest of the season and ensured Nanaimo advances to the championship against the Penticton Vees.

Langley Rivermen had defeated the Victoria Grizzlies four games to one during the coastal conference quarter-finals in mid-April.

Then, they advanced to the semifinals, where they beat the Alberni Valley Bulldogs four games to two in the best-of-seven play.





Kristina Laven's Grade 6/7 class at Coghlan Fundamental Elementary, after studying a book about refugee children, held a fundraiser to provide a welcome basket for a refugee family new to the community. Below is the large poster the students created for the project. (Coghlan/ Special to the Langley Advance Times)

Students welcome family

Lesson on refugees become opportunity to help others

Heather Colpitts
news@langleyadvancetimes.com

Coghlan Fundamental Elementary teacher Kristina Laven was impressed that her Grade 6/7 class wanted to do something to make refugees new to the community feel welcome and figured their toonie drive would hopefully bring in a modest amount.

The students had other ideas.

"Our initial goal was to raise about $450 (around $2 per student in the school) but after our first day of collecting, we had already exceeded our goal," she said.

"The kids were totally shocked and excited to see how much they had raised. It was thanks to the whole Coghlan Fundamental Community that we were able to raise over $1,500 – such an accomplishment."

Her class of 28 students approached the campaign with the precision of a military exercise.

It all started with a novel study of Alan Gratz's book Refugee which traces the tale journeys of three refugees during different eras and from different cultures, people escaping war, famine, politics and other hazards.

It's a historical fiction novel that follows the storyline of 12-year-old refugees. One was a German Jewish boy escaping Nazi Germany on the MS St. Louis to Cuba in the 1940s, the second a Cuban girl travelling from Cuba to Miami on a raft in 1994, and the third, a Syrian boy travelling from Syria to Germany in 2016. At the end of the book, many of the refugees talked about the positive impact of people in their new countries welcoming them with open arms, offering, housing, food, and more.

"The students absolutely loved the book, but it was also pretty heavy," Laven said.

"I wanted to show them that even though there are so many of these sad stories, it doesn't mean they, too, can't be the ones that can help out and bring a smile to refugees."

Then the class had a presentation from Langley Community Services Society settlement worker Miggy Ferrera on coming to a new land as a refugee and what happens in their own community.



"Miggy from LCSS was amazing throughout every step of the process, and I look forward to continuing working with the organization for fundraising and community-based projects," Laven said.

The fundraiser was a class initiative advertised to the whole school of about 220 students and was completely student-run. Laven helped them organize into sub-committees for marketing, communications, shopping, accounting, and logistics.

"Students advertised the fundraiser as a toonie drive to the entire school and made it a class competition to entice everyone to donate," Laven explained.

"The class that raised the most amount of money won a big candy bucket. We ran the fundraiser for just over a week and collected the funds from the classes every one to two days. From the get-go we were shocked to see that students were donating way more than just toonies. We had $100, $50, $20, $10, and $5 bills in the mix."

Laven said the topic can be 'heavy' and difficult to learn about.

"With this initiative, my hope was that with all of the hard things going on in the world right now, the students would be able to realize that they are not too young to make a difference. It can start small in their local community and then hopefully get them fired up to do more on a grander scale," she said.

The students recently met with Ferrera, who worked with the school throughout this initiative, to present the donations and items specially selected for a particular family new to the community.

"This is my first year at the school, and I am in awe of how involved and giving our families are – this fundraiser is a perfect example of that," Laven said.

"Kids can impress us in the most beautiful ways, they are so interested in the world around us, especially politically. The more opportunity they have to talk about the world around them and make a difference, the more they will continue to show us how capable they are."

Ferrera said he was impressed by the student's initiative. He had done an initial presentation and was surprised to be contacted by Laven about the students' desire to hold a fundraiser.

"I felt excited about the opportunity," Ferrera said.

"Kristina initially reached out to our organization to talk about how her class was reading a novel about refugees and were learning how to build empathy towards others. Her class wanted to make an impact to their local community, so we collaborated on this campaign by connecting them with one of our newcomer refugee families."

He selected a family of four young adults who had arrived here back in March 2022.

"I gave the family their gifts last Friday, May 6," he said. "They were greatly appreciative of the gifts and even wrote a thank-you card to the class. They mentioned that they look forward to shopping at the local mall and use the gift cards that they received from the welcome package."

The basket included a welcome letter from the class.

"The family felt welcomed to their new community and emphasized that Langley is full of kind-hearted people," Ferrera said.

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project#: 14-08-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting- Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
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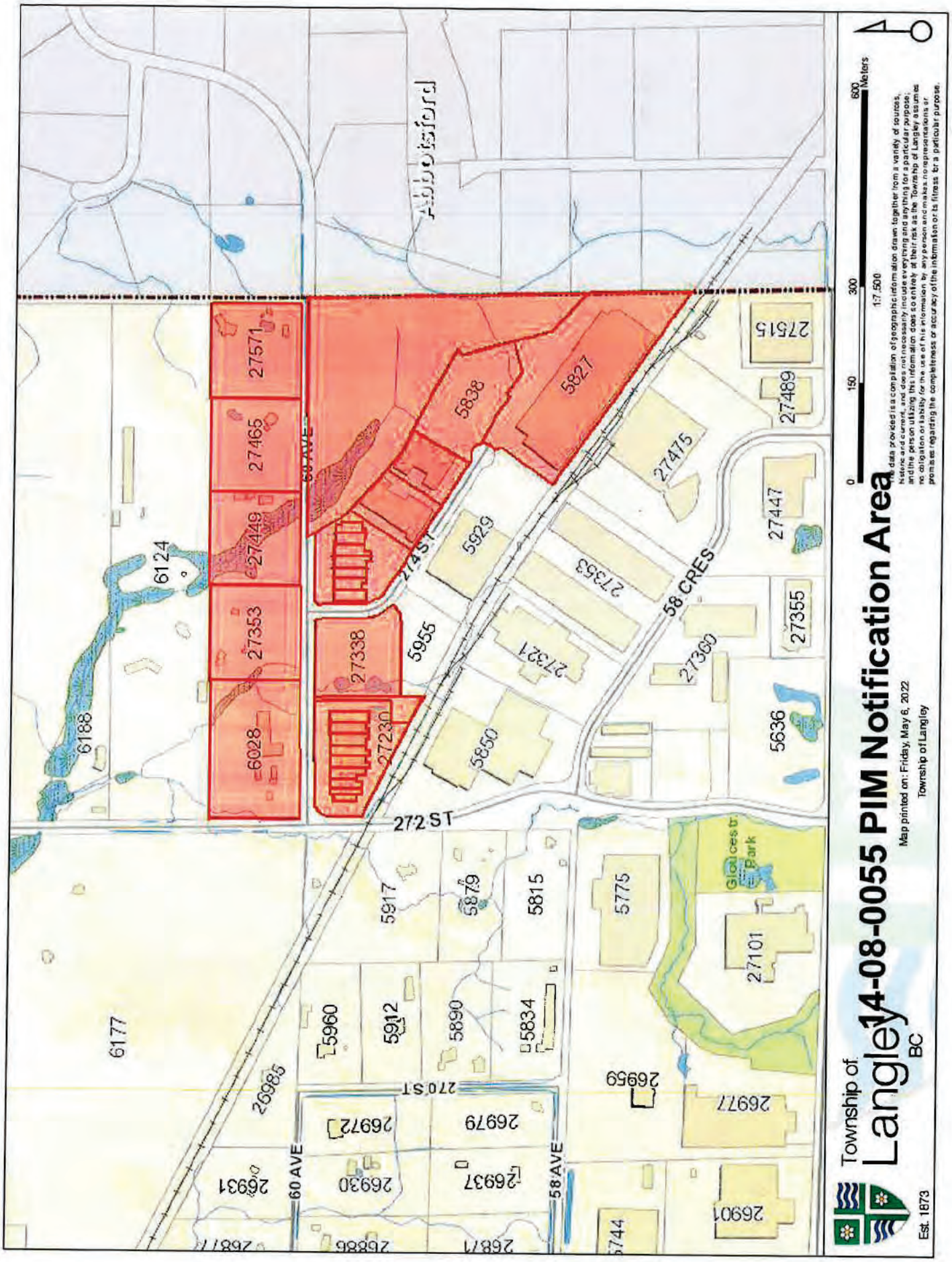
If you are unable to attend or have any questions, please feel free to reach out to connect with us by email to **conner.oleary@beedie.ca** or call us at 604-436-7687

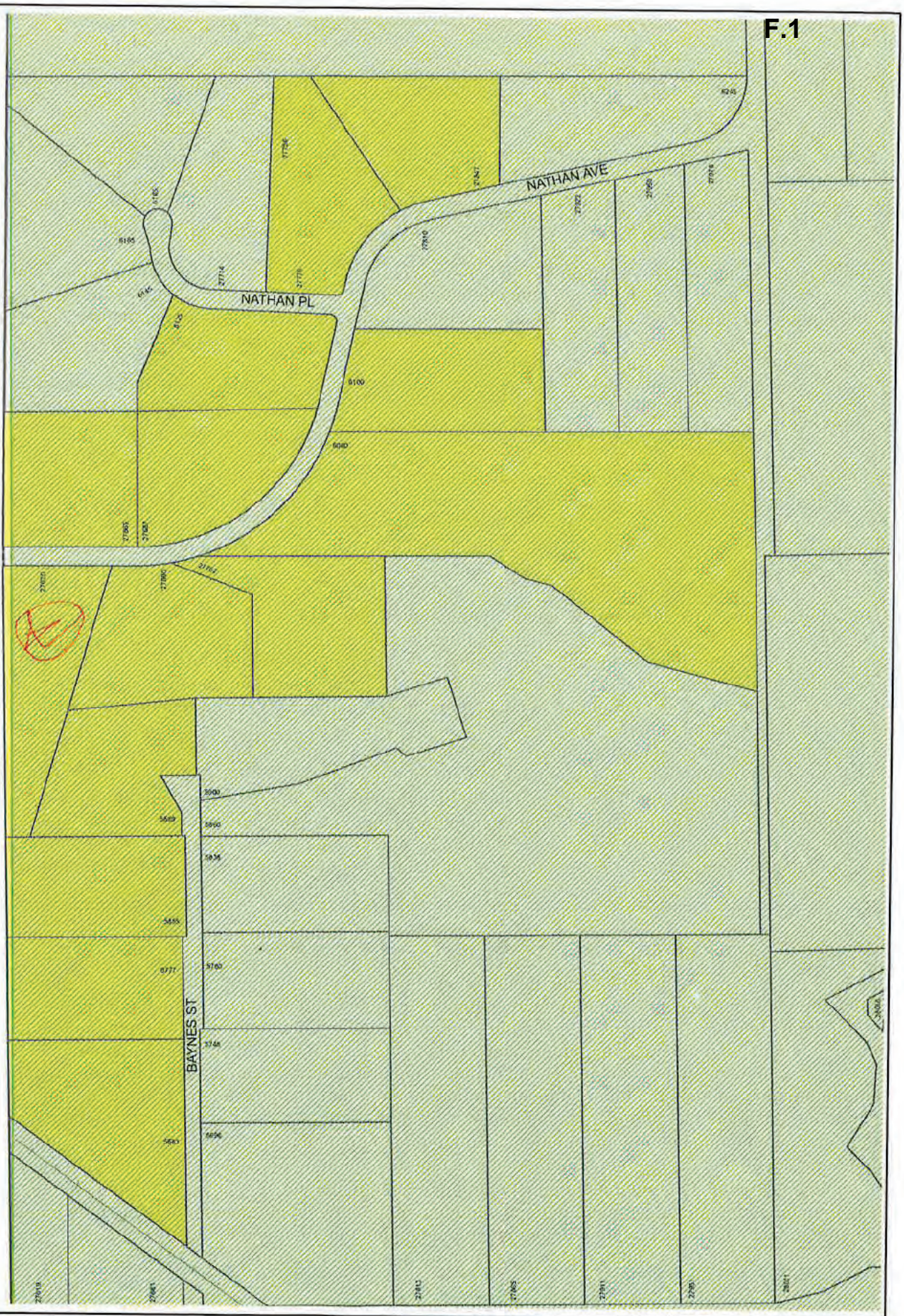
3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
www.beedie.ca

LANGLEY Advance Times
YOUR SOURCE FOR LOCAL NEWS: WWW.LANGLEYADVANCETIMES.COM

Appendix B: Notification Area (Provided by Township of Langley)

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca


14-08-0055 PIM Notification Area
Township of Langley BC
Est. 1873
Map printed on: Friday, May 6, 2022
Township of Langley
0 150 300 600 Meters
1:7,500
272 ST
58 CRES
60 AVE
58 AVE
270 ST
27571
27465
27449
27353
6028
27338
27230
6124
6188
6177
5838
5827
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5775
5960
5912
5890
5834
27101
26985
26931
26930
26937
26972
26979
26959
26977
26901
Glences Park



ABBOTSFORD
Development Services

Nathan Avenue

N

Circle Map: ToL Request
Specified properties

Number of Properties: 14
Number of Records
Checked by Planner

L:\ArcMapProjects\DevelopmentServices\CircleMaps\WorkingCopy\ToL_NathanAve.mxd

Appendix C: Public Information Meeting - Notification – (Sent via Mail)

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project #: 14-08-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting – Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
Time: **4:00 PM to 7:00 PM**
Location: **Coghlan Community Hall, 6795 256th Street, Langley, BC**

If you are unable to attend or have any questions, please feel free to reach out and connect with us by email conner.oleary@beedie.ca or phone us at 604-436-7867.

We look forward to hearing from you!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
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Appendix D: Photos of Event





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Appendix E: Presentation Materials

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Gloucester Rem Lot A (ToL #: 14-08-0055) – Public Information Meeting



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – Public Information Meeting



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Gloucester Industrial Park**

Gloucester Industrial Park – Community Plan

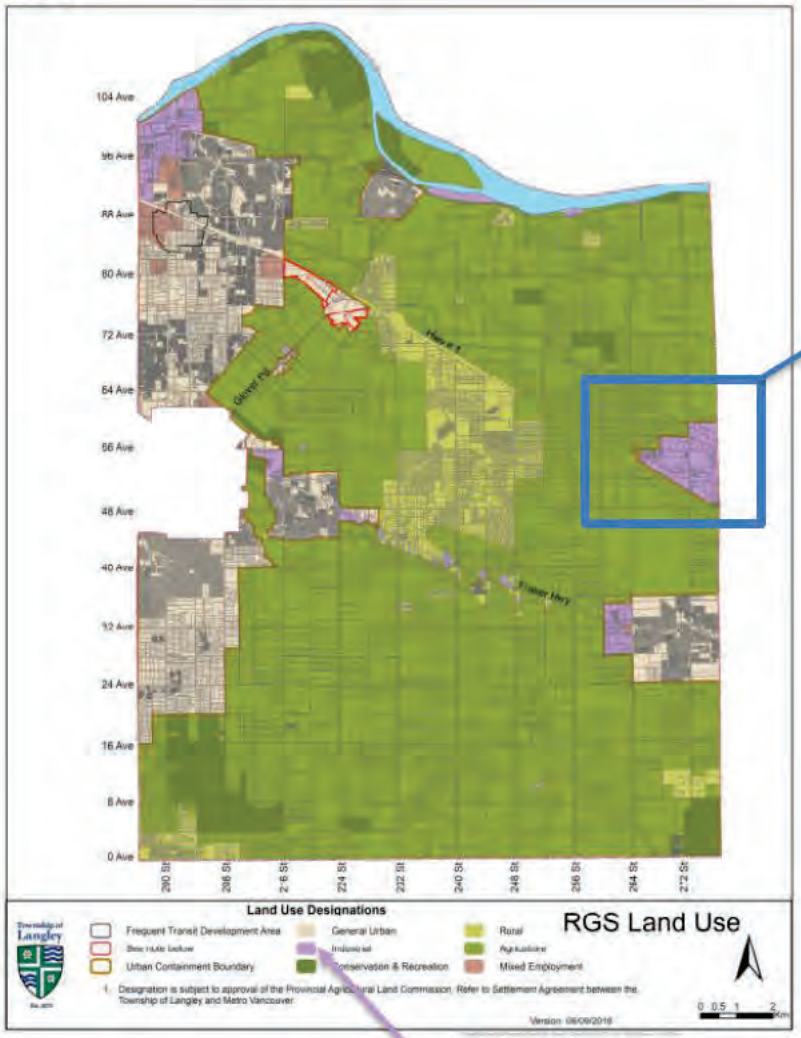
- OCP Designation: **Industrial / Conservation**
- Current Zoning: **RU-1 (Rural)**
- Proposed Zoning: **M-2A (Medium Industrial)**



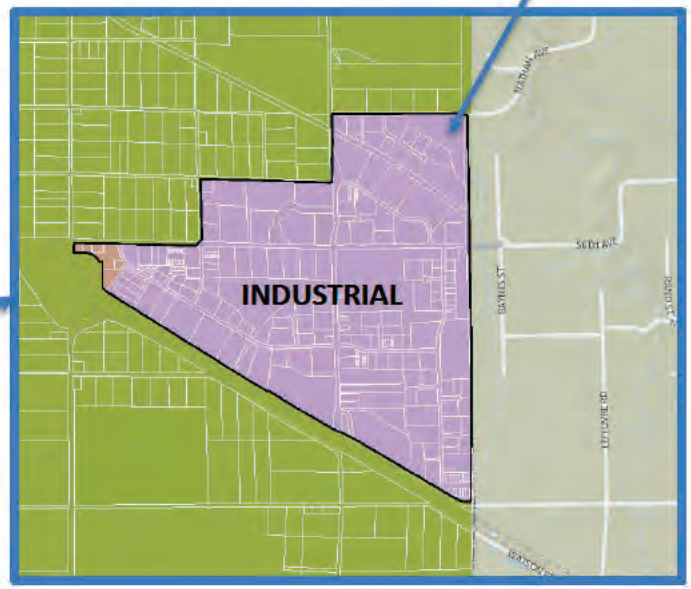


Gloucester Rem Lot A (ToL #: 14-08-0055) – **Regional Growth Strategy (RGS)**

MAP A-1



SUBJECT PROPERTY



INDUSTRIAL

Section	RGS Action	OCP Policies
2.2.4 a)	Identify industrial areas and their boundaries on a map	Industrial areas are shown on Maps 1 and A-1.
2.2.4 b)	Include Industrial policies that: i. Support and protect industrial uses ii. Support appropriate accessory uses, including commercial space and caretaker units iii. Exclude uses which are inconsistent with the intent of industrial areas, such as medium and large format retail, residential uses (other than industrial caretaker units where necessary) and stand-alone office uses to a scale that are not supportive of industrial activities	i. Section 2.4.11 states the intention of Industrial areas to be used for manufacturing and warehousing use. Section 2.3.12 supports industrial activity by minimizing impacts on existing industrial areas through buffering, landscaping and building design, as does Section 3.7.7. ii. Section 2.4.11 allows retail use directly related and accessory to the industrial use and provides for limited commercial uses to support industrial activities, subject to policies in community plans. Residential use is limited to one unit for the owner, manager, or caretaker.

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Area Context & Overview**

Property Location

- Township of Langley - Gloucester Industrial Park
- 60th Ave & 274th Street, Adjacent to Abbotsford Border

Site Area Details & Environmental Protection

- Gross Site Area: **17.0 acres**
- Net Site Area: **3.5 acres**
- Net Protected Environmental Area: **13.5 acres (Post Development)**

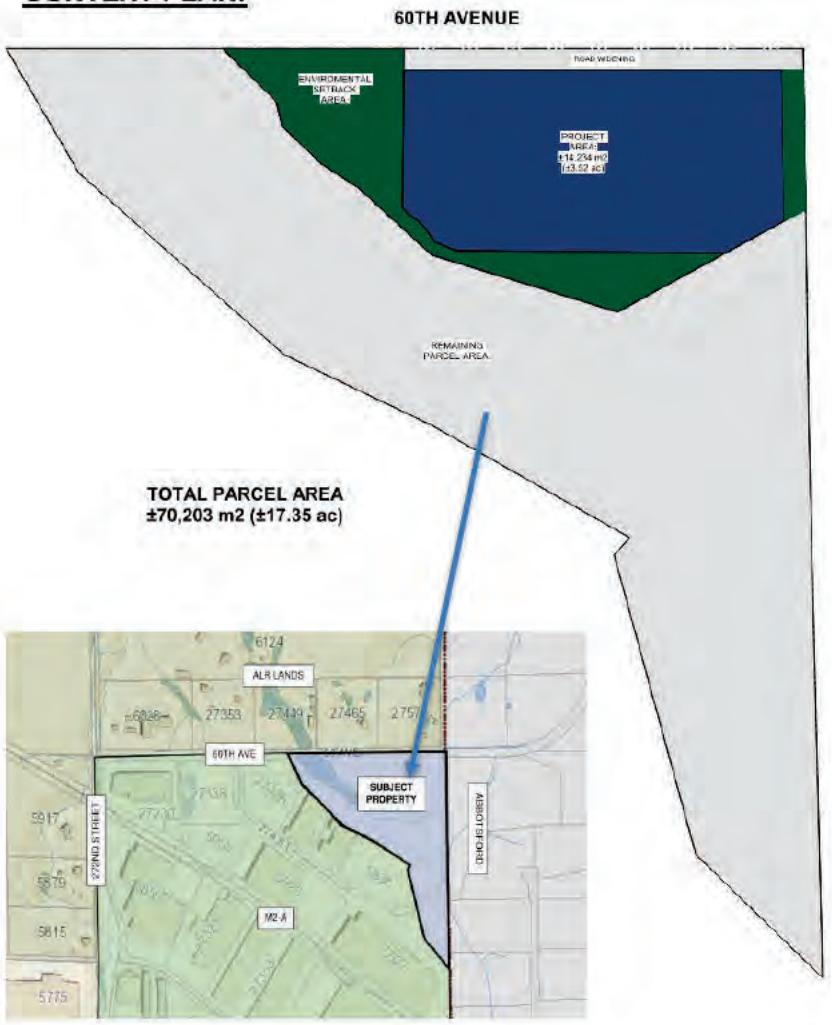
Zoning Details

- Current Zoning: **RU-1 (Rural)**
- Proposed Zoning: **M-2A (General Impact Industrial)**

Watershed Information:

- West Creek Watershed (Flowing North)
- Nathan Creek Watershed (Flowing East)

CONTEXT PLAN:

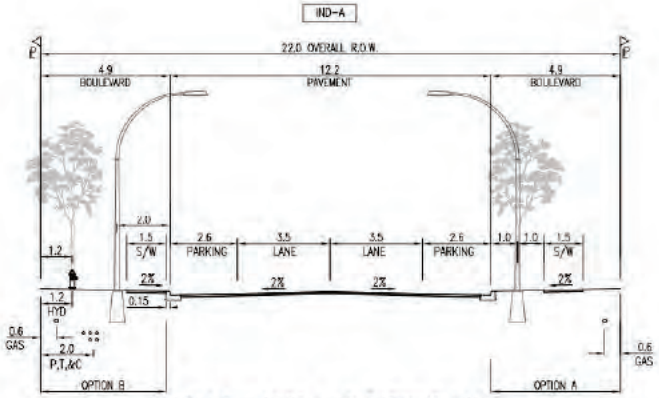


Beedie

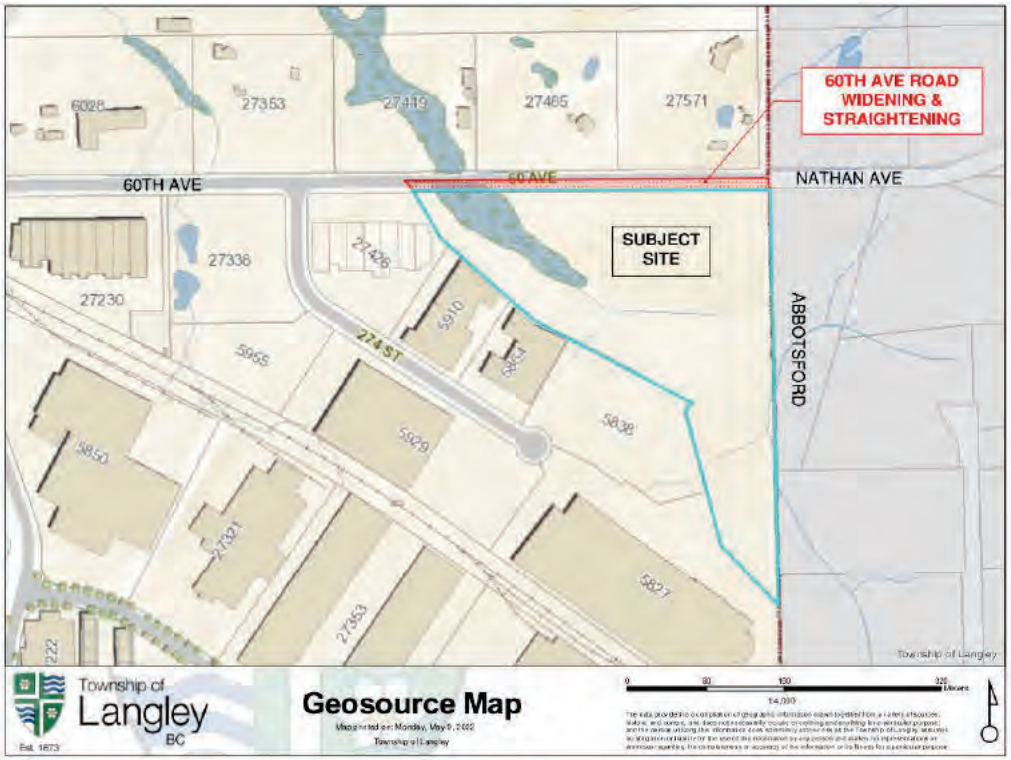
Gloucester Rem Lot A (ToL #: 14-08-0055) – **60th Ave Road Widening**

Proposed Road Widening:

- Existing Statutory Right-of-Way
- Aligning **60th Ave** with **Nathan Ave**
- Township Industrial Road Detail TLR-11
  - Two (2) Travel Lands
  - One (1) Parking Lane - South
  - One (1) Sidewalk - South



2 TRAVEL LANES + 2 PARKING LANES

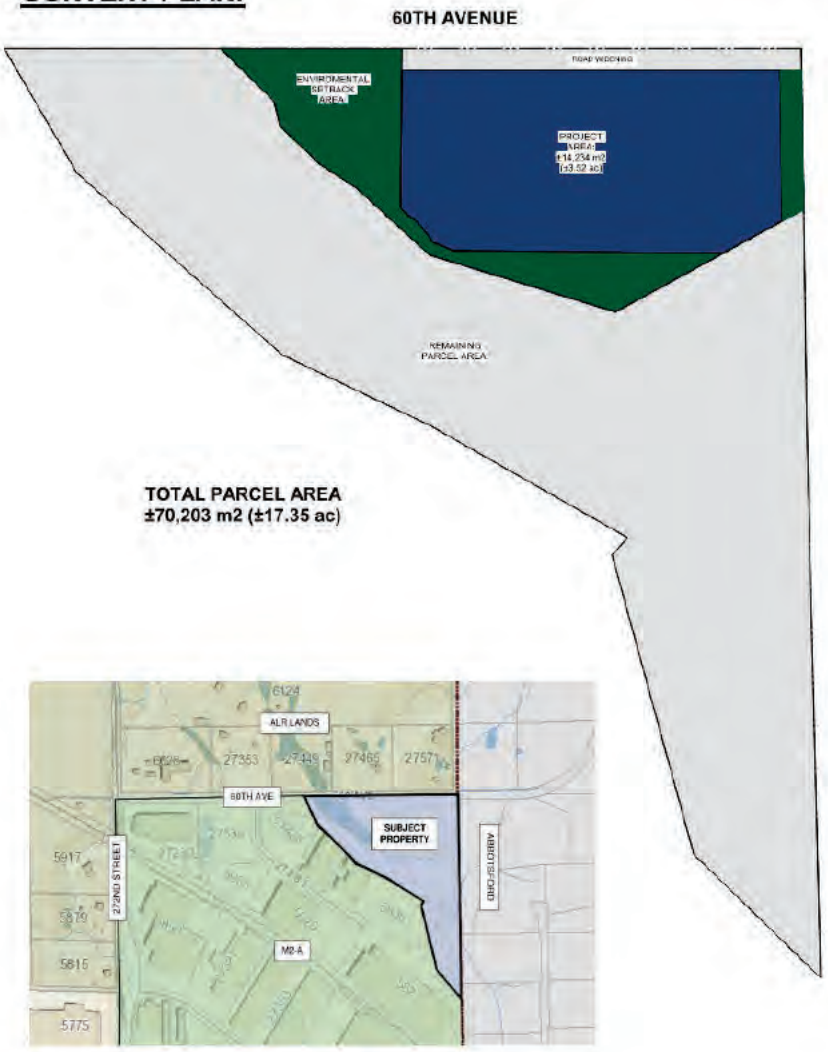


LOCAL INDUSTRIAL ROADS	
THE CORPORATION OF THE TOWNSHIP OF LANGLEY	TLR 11

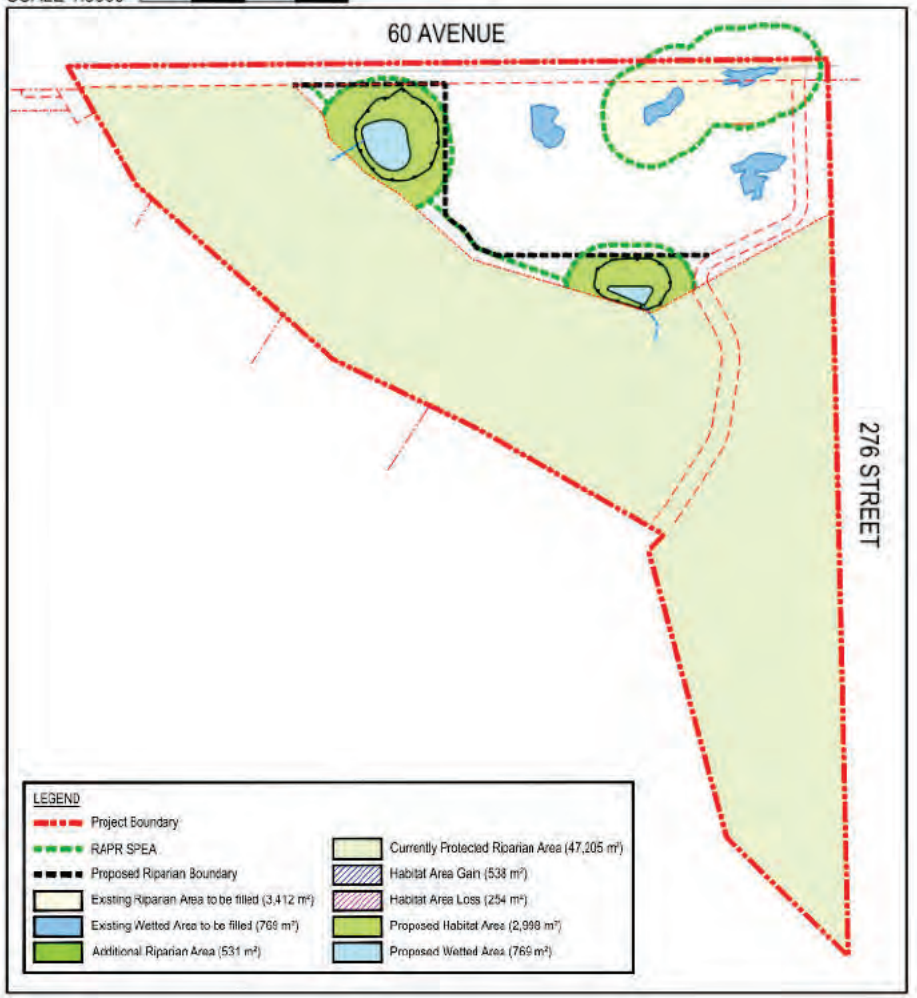
Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Area Context Plan**

CONTEXT PLAN:



KEY PLAN
SCALE 1:3000 0 50 100



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Site Photographs**



Photograph A1. East view of southeast isolated wetland (January 6, 2021).



Photograph A3. West view of southern connected wetland (December 21, 2020).

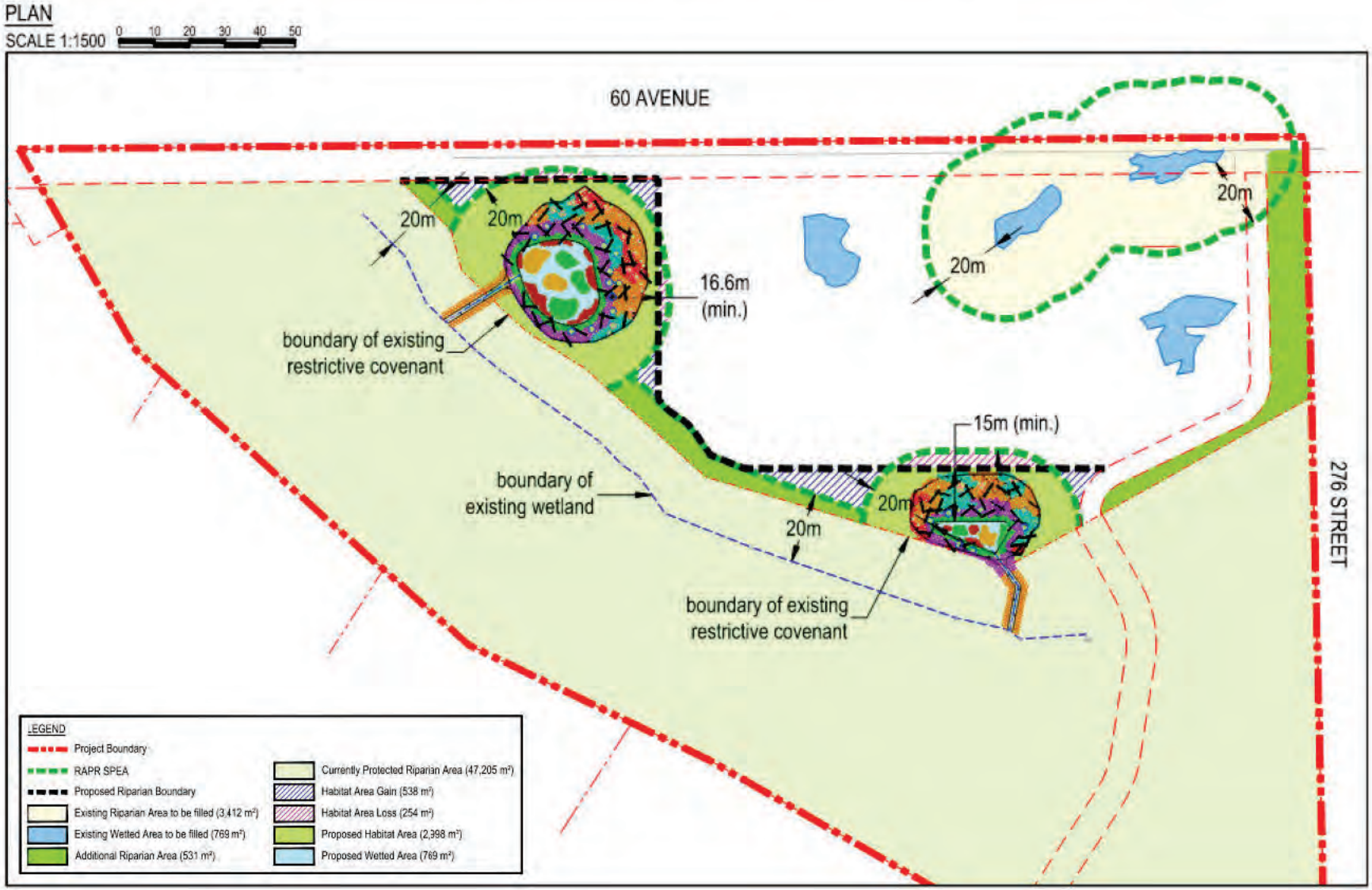


Photograph A2. West view of west isolated wetland (January 6, 2021).



Photograph A4. Typical view of wetland and vegetation (January 6, 2021).

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Environmental Overview**



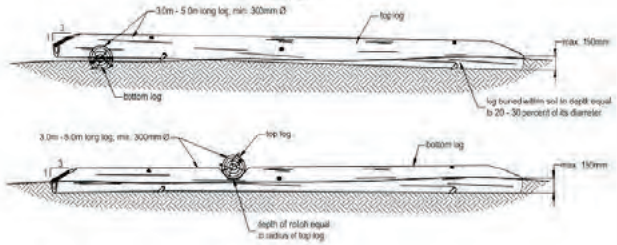
Beedie

Proposed Wetland Landscape & Habitat Drawings - **North Pond**

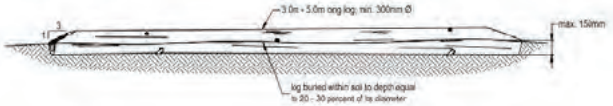
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western redcedar	*Thuja plicata*	20	2.0m container grown (min. no. 7 pot), densely branched, well established
	Douglas-fir	*Pseudotsuga menziesii*	51	1.5m container grown (min. no. 7 pot), densely branched, well established
	Indian plum	*Oemleria cerasiformis*	162	no. 2 pot, densely branched, well established
	Nootka rose	*Rosa nutkana*	396	no. 2 pot; multi-stemmed; densely branched, well established
	salmonberry	*Rubus spectabilis*	595	no. 2 pot; multi-stemmed; densely branched, well established
	Sitka willow	*Salix sitchensis*	260	no. 2 pot; densely branched; well established
	snowberry	*Symphoricarpos albus*	321	no. 2 pot, densely branched; well established
	soft-stemmed bulrush	*Scirpus validus*	445	no. 1 pot; well established
	slough sedge	*Carex obnupta*	371	no. 1 pot; well established
	small-fruited bulrush	*Scirpus microcarpus*	397	no. 1 pot; well established
	woody debris	Min. 10% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	77	no. 1 pot, well established

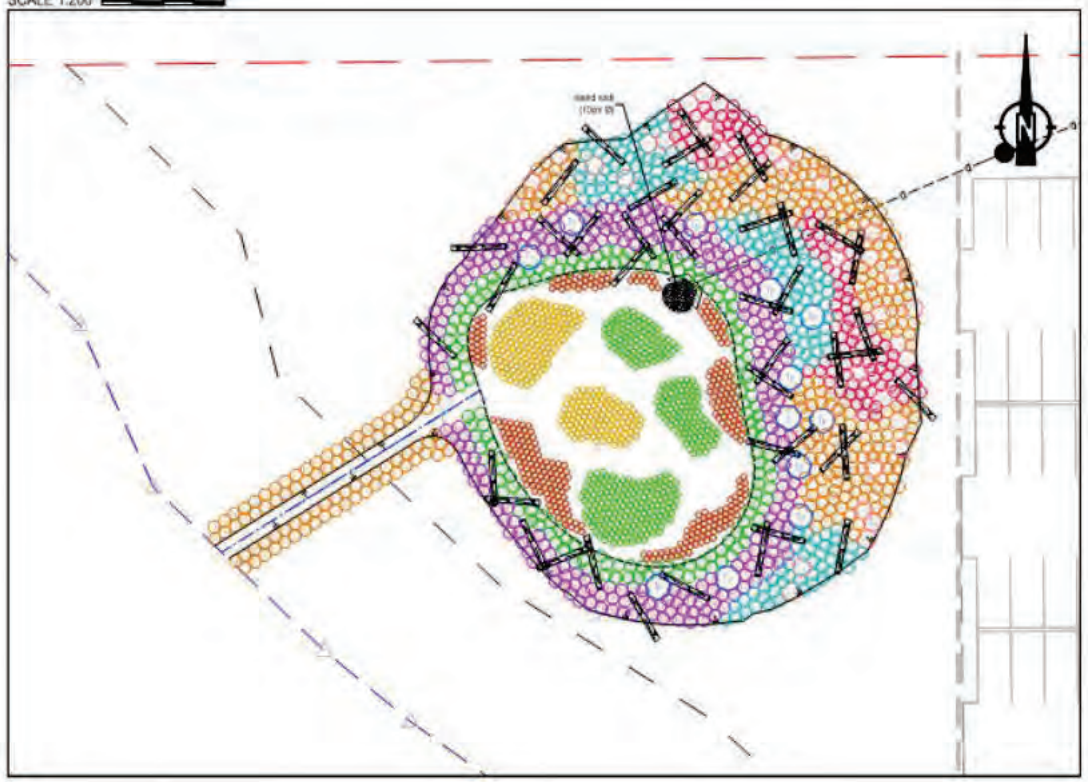
TYPICAL LOG ON LOG DETAIL
N.T.S.



TYPICAL LOG ON GROUND DETAIL
N.T.S.



PLAN A
SCALE 1:200



Beedie

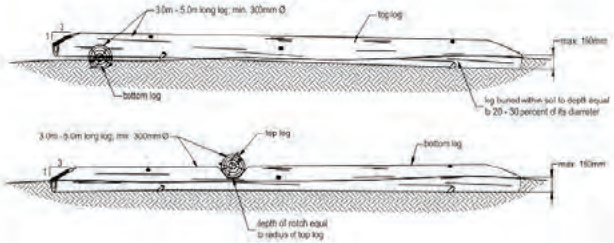
F.1

Proposed Wetland Landscape & Habitat Drawings – **South Pond**

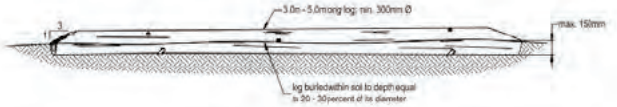
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western redcedar	*Thuja plicata*	20	2.0m container grown (min. no. 7 pot); densely branched; well established
	Douglas-fir	*Pseudotsuga menziesii*	51	1.5m container grown (min. no. 7 pot); densely branched; well established
	Indian plum	*Oemleria cerasiformis*	162	no. 2 pot; densely branched; well established
	Nootka rose	*Rosa nutkana*	399	no. 2 pot; multi-stemmed; densely branched; well established
	salmonberry	*Rubus spectabilis*	595	no. 2 pot; multi-stemmed; densely branched; well established
	Sitka willow	*Salix sitchensis*	260	no. 2 pot; densely branched; well established
	snowberry	*Symphoricarpos albus*	321	no. 2 pot; densely branched; well established
	soft-stemmed bulrush	*Scirpus validus*	449	no. 1 pot; well established
	slough sedge	*Carex obnupta*	377	no. 1 pot; well established
	small-fruited bulrush	*Scirpus microcarpus*	397	no. 1 pot; well established
	woody debris	Min. 10% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	77	no. 1 pot; well established

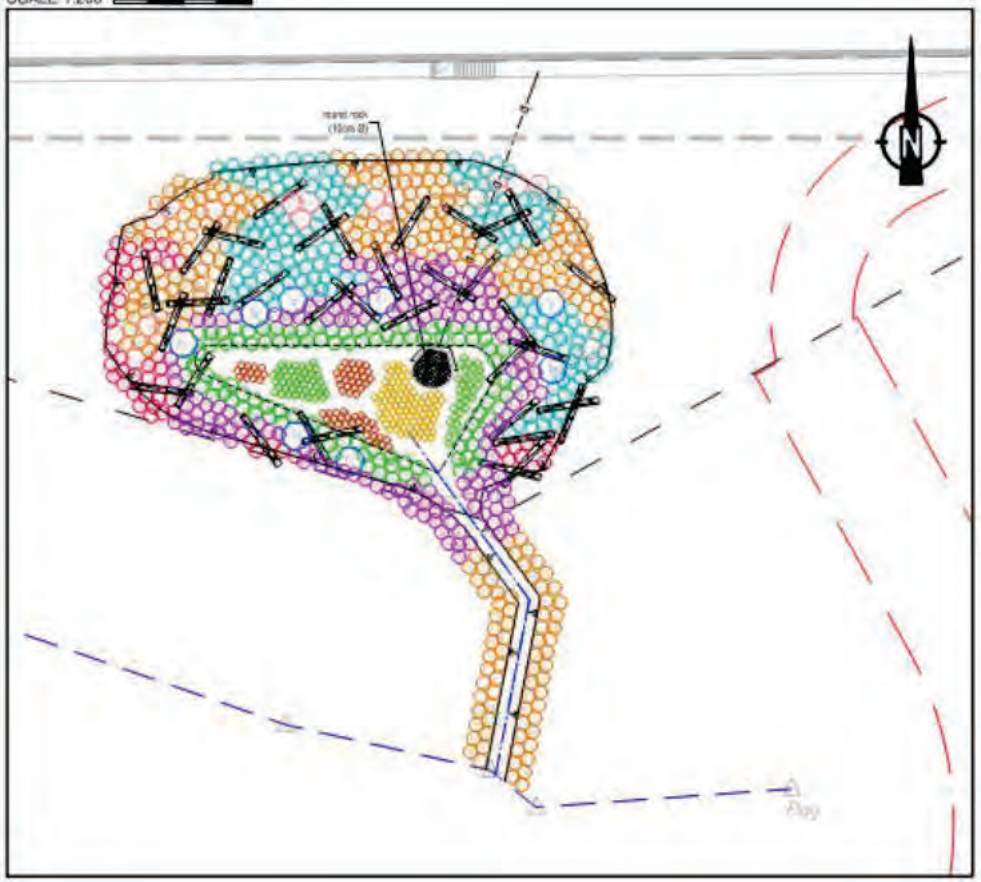
TYPICAL LOG ON LOG DETAIL
N.T.S.



TYPICAL LOG ON GROUND DETAIL
N.T.S.



PLAN B
SCALE 1:200



Beedie

F.1

Appendix F: Completed Sign in Sheet

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Beedie

PUBLIC INFORMATION MEETING REGISTRATION

Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)			Fraser Valley BC	FOIPPA s. 22(1)		
Petrina	Arnason	Murrayville.	Willowbrook	FOIPPA s. 22(1)	parnason@tol.ca	
FO PPA s. 22(1)		WEST ABBY	FOIPPA s. 22(1)			
		NEARBY				

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604.435.3221 F 604.432.1849

Beedie

PUBLIC INFORMATION MEETING REGISTRATION

Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)						
FOIPPA s. 22(1)			LANGLEY	FOIPPA s. 22(1)		
FOIPPA s. 22(1)			ARBorbla	FOIPPA s. 22(1)		
FO PPA s. 22(1)		FO PPA s. 22(1) Ft Lang	Langley	FO PPA s. 22(1)		
FO PPA s. 22(1)		FO PPA s. 22(1)	ABBY L	FO PPA s. 22(1)		
		FORT LANGLEY				
		FORT LANGLEY				

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Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)						
Lisa	Draves	FOIPPA s. 22(1)	Murrayville		stewardship@leps.bca	Y
FO PPA s. 22(1)						
FO PPA s. 22(1)						
FO PPA s. 22(1)		Langley		FOIPPA s. 22(1)		
		VANCOUVER				
		Langley				

Appendix G: Completed Comment Response Forms

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

This Public Information Meeting is to discuss the application to the Township of Langley to Gloucester Industrial Park Community Plan to rezone one lot on the corner of 60th and 274th abutting the City of Abbotsford border from RU-1 to M-2A to accommodate future industrial uses.

Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: PFG Glass Industries

Email: Ole@pfgglass.com

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: PFG has been located in Gloucester since 1998 and employs 120 staff today

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

Over the last few years all land available for development in the Fraser Valley has been absorbed resulting in prices for industrial buildings having more than doubled in this short time period.

PFG Glass Industries main focus is the manufacturing and assembling of the most high performance insulated glass available today for the window Industry in British Columbia. PFG as well as all other suppliers of glass to the window industry in the Pacific North West are working at capacity to meet not only present demands but also a drastic increase in the future for residential housing. This goal can only be met by making more industrial land available thus allowing for more manufacturing space to increase production of insulated high performance glass that will contribute greatly to reduce energy to heat and cool residential houses in the region.

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email : FOIPPA s. 22(1)

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: We just purchased FOIPPA s. 22(1) Street.

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

We could be interested in another industrial space in the near future.

Thank you for taking the time to comment!

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www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: Inno Foods Inc Christian Kim - CFO

Email: christian@innofoods.ca

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Additional Feedback? N/A

Thank you for taking the time to comment!

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www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email :

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

We need more industrial land available in the region to accommodate growing businesses Due to lack of available industrial opportunities prices are growing at an unsustainable rate that will negatively impact industrial/commercial business in Langley and region

Thank you for taking the time to comment!

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WWW.BEEDIE.CA

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) [redacted]

Email: FOIPPA s. 22(1) [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: SALMON RIVER ENHANCEMENT SOCIETY

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

PLEASE HONOR SETBACKS SHADE AREAS WHERE POSSIBLE

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 t 604 435 3321 f 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) [redacted]

Email: [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☒ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback? YES, IF DUE CARE TAKEN FOR PROTECTION OF THE WATERWAY.

GLOUCESTER NEEDS PUBLIC TRANSIT FOR THE EMPLOYEES.

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 | 604 435 3321 | 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) _____

Email: _____

Please check applicable boxes:

☐ I work in the Gloucester area

☑ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes ✓ No

2. Additional Feedback?

_____

_____

_____

_____

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 | 604 435 3321 | 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: FOIPPA s. 22(1)

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 | 604 435 3321 | 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: FOIPPA s. 22(1)

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 604 435 3321 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email :

Please check applicable boxes:

☑ I work In the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

Thank you for taking the time to comment!

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

This Public Information Meeting is to discuss the application to the Township of Langley to Gloucester Industrial Park Community Plan to rezone one lot on the corner of 60th and 274th abutting the City of Abbotsford border from RU-1 to M-2A to accommodate future industrial uses.

Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name FO PPA s. 22(1) _____

Email _____

Please check applicable boxes:

☑ I work in the Gloucester area

☐ I live in the Township of Langley

☑ Other: _____

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

_____

_____

_____

_____

Thank you for taking the time to comment!

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

This Public Information Meeting is to discuss the application to the Township of Langley to Gloucester Industrial Park Community Plan to rezone one lot on the corner of 60th and 274th abutting the City of Abbotsford border from RU-1 to M-2A to accommodate future industrial uses.

Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) _____

Email : _____

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

Transit to get into Gloucester would be good as currently there is none

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 (604 435 3321 / 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

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☑ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

_____

_____

_____

_____

Thank you for taking the time to comment!

9080 Glenlyon Parkway, Burnaby, BC V5J 3B1 | 604.435.3321 | 604.432.7349
www.beedie.ca

Beedie

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Yes No

2. Additional Feedback?

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Name: FOIPPA s. 22(1) [redacted]

Email : [redacted]

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(Yes) No

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Yes No

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Yes No

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Yes No

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Yes No

2. Additional Feedback?

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3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
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Yes No

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☐ I live in the Township of Langley

☐ Other: _____

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Yes No

2. Additional Feedback?

_____

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Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 t 604 435 3321 f 604 432 1349
www.beedie.ca

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☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

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Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 | 604 435 3321 | 604 432 1349

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Yes No

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☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

_____

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- ☐ I live in the Township of Langley
- ☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Additional Feedback?

_____

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Name: FOIPPA s. 22(1)

Email:

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: I LIVE ON NEIGHBERING PROPERTY ON FOIPPA s. 22(1)

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

I JUST BUILT A NEW HOME AT FOIPPA s. 22(1) AND DON'T WANT WHAT'S BEING BUILT THAT CLOSE TO MY HOME.

Thank you for taking the time to comment!

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☐ I live in the Township of Langley

☑ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes (No)

2. Additional Feedback?

This property should be protected as a sensitive environmental site, since it provides cool water and nutrients and other environmental benefits for West Creek. It could be donated for a tax credit instead.

Thank you for taking the time to comment!

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Tell us about yourself:

Name: FOIPPA s. 22(1) [redacted]

Email: [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☒ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes (No)

2. Additional Feedback?

Environment concerns - Beaver, bear, rabbits, eagles, etc use this area.

Parking along 60th Ave is becoming a hazard - workers parking on shoulder/boulevard north side of 60th Ave

Potential Noise & Light pollution increase.

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 604 435 3321 604 432 7349

4.0 DEVELOPMENT PERMIT GUIDELINES

#2812
25/06/9 In a Development Permit Area, before a building permit may be obtained, a Development Permit must first be issued by Council. Council may set forth conditions under which development may take place that may be in addition to normal zoning requirements and the developer's Statutory Building Scheme registered as a charge against the lands pursuant to Section 216(1) of the Land Title Act.

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;

- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;

- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;

- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;

- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;

- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;

- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;

- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;

- Building plans submitted in support of a Development Permit shall:

    - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;

    - Be prepared by an architect registered in B.C.;

    - Include a coloured rendering or perspective drawing and typical building elevations;

    - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;

    - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;

- Complement the objective of creating an attractive, high quality industrial environment;

- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;

- Be prepared by a landscape architect registered in B.C.;

- Include a detailed plant list, quantity and sizing of plant material;

- Include fencing design, material and specifications;

- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);

- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;

- At the building permit stage, be secured by a letter of credit;

- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;

- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;

- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;

- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5m;

#3850
19/07/99

- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;

- Berms, where required, shall be a minimum of 1.8m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;

- Adjacent to the street (other than the No. 1 Highway) a minimum 5m wide landscape area is required;

- Adjacent to residential or rural areas, a minimum 10m wide landscape area/buffer is required, plus a 1.8m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;

- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;

- Outside storage areas are to be screened; and

- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

Sign plans submitted in support of the Development Permit application shall:

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;

- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;

- Complement the building's design scheme;

- Involve only one free-standing sign containing only the corporate names and street numbers on its face;

- No illuminated sign creating a glare or reflection on any building or street shall be permitted;

- Signs shall only identify those businesses located within the building itself.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (161884 CANADA INC.) BYLAW NO. 5827

EXPLANATORY NOTE

Bylaw No. 5827 rezones a portion of the 27500 block of 60 Avenue to General Industrial Zone M-2A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (161884 CANADA INC.) BYLAW NO.5827

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 (161884 Canada Inc.) Bylaw No.5827”.

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

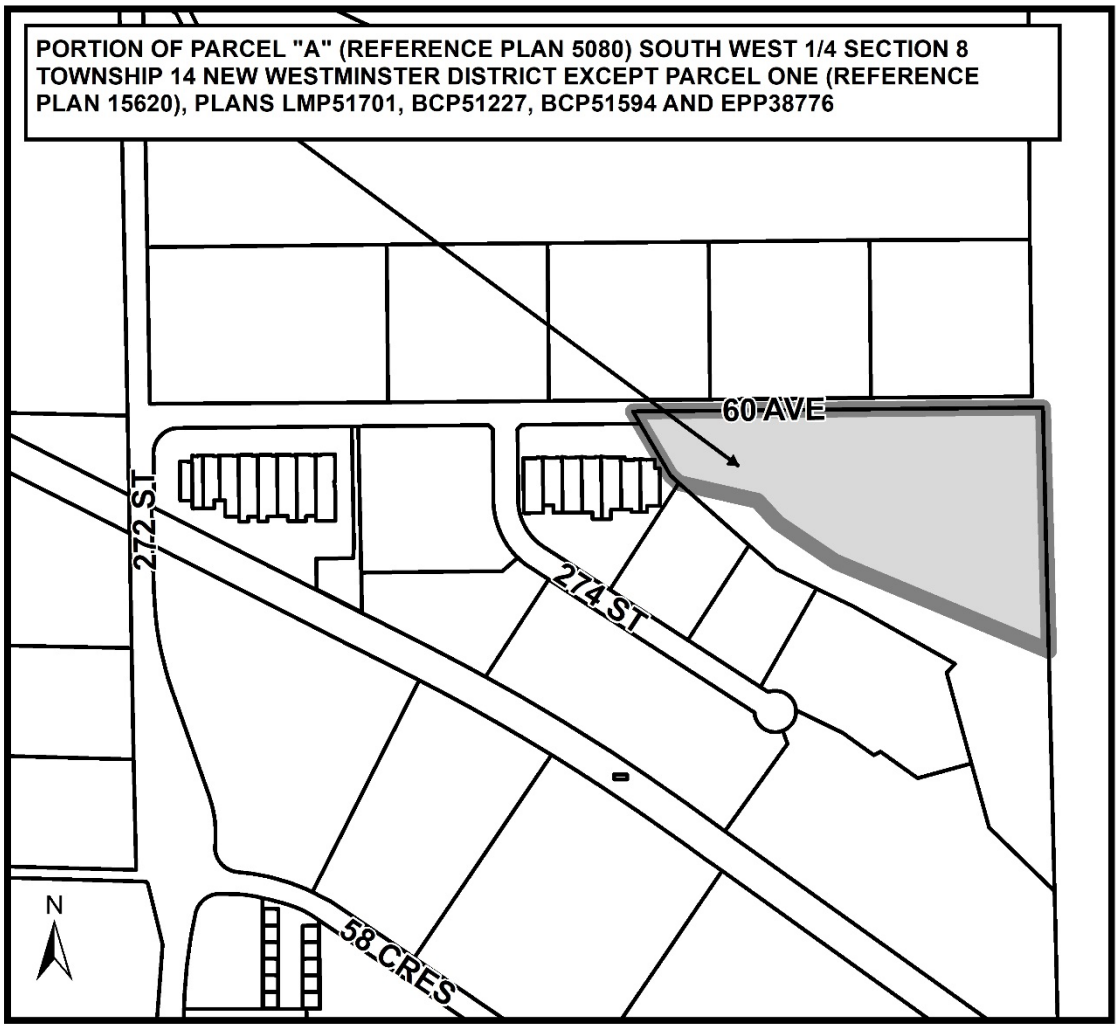
   Portion of Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

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

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED on the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5827



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 76 AVE LTD.) BYLAW NO. 5811

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 76 AVE LTD.) BYLAW NO. 5811

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 76 Ave Ltd.) Bylaw No. 5811”.

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

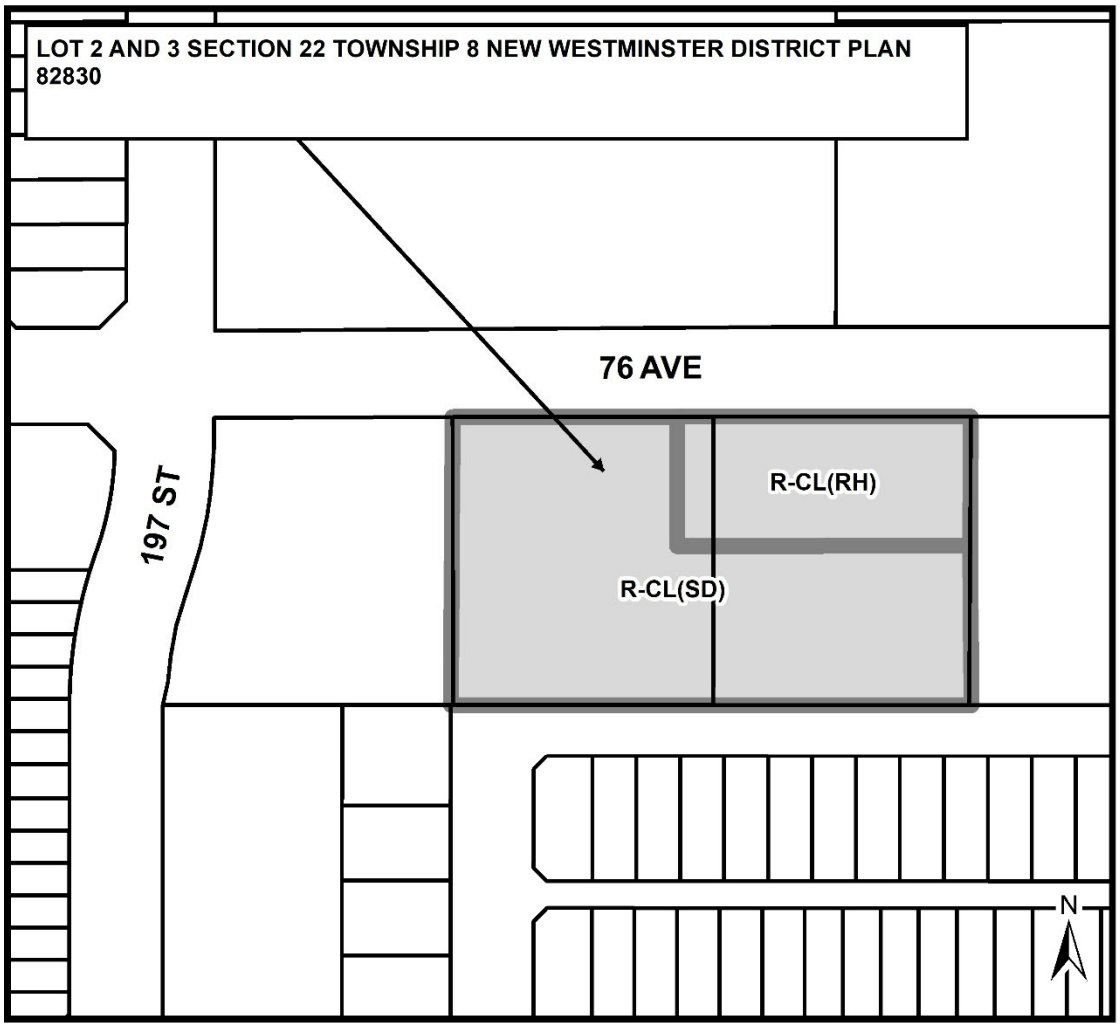
   Lots 2 and 3 Section 22 Township 8 New Westminster District Plan 82830

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(RH) and R-CL(SD)

READ A FIRST TIME the	14	day of	November	, 2022
READ A SECOND TIME the	14	day of	November	, 2022
NOTICE WAS ADVERTISED the	01	day of	December	, 2022
and	08	day of	December	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5811



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 14, 2022 - REGULAR MEETING	**REPORT:**	22-106
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0105
SUBJECT:	REZONING APPLICATION NO. 100673 AND DEVELOPMENT PERMIT APPLICATION NO. 101333 (NORTH ARC PROPERTIES 76 AVE LTD. / 19784 AND 19808 – 76 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots, comprising of nine rowhouse lots and 18 semi-detached lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5811 subject to 10 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5811) of Development Permit No. 101333; and further that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

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

RECOMMENDATIONS:

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

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units;
    b. Identifying the lots/units (minimum 5% of attached residential lots) required to incorporate the Adaptable Housing Requirements;
6. Registration of a statutory right-of-way to provide temporary access over proposed Lots 16 and 17 until such time as alternative access is provided by a future lane on 7585 – 198B Street to 75B Avenue;
7. Registration of a 4.5 m (14.8 ft) wide statutory right-of-way for the purpose of a public pathway over Lot 1;
8. Discharge of covenants AC221446 and BM322963;
9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Latimer Greenway Amenity Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

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

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact

Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;

e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;
f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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

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

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5811 in conjunction with Development Permit No. 101333.

EXECUTIVE SUMMARY:

North Arc Properties 76 Ave Ltd. has applied to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) with an accompanying development permit to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots). In order to complete the desired road pattern in the area and comply with the land use designation, the applicant has requested that variances for the lot depths be considered in conjunction with the Development Permit.

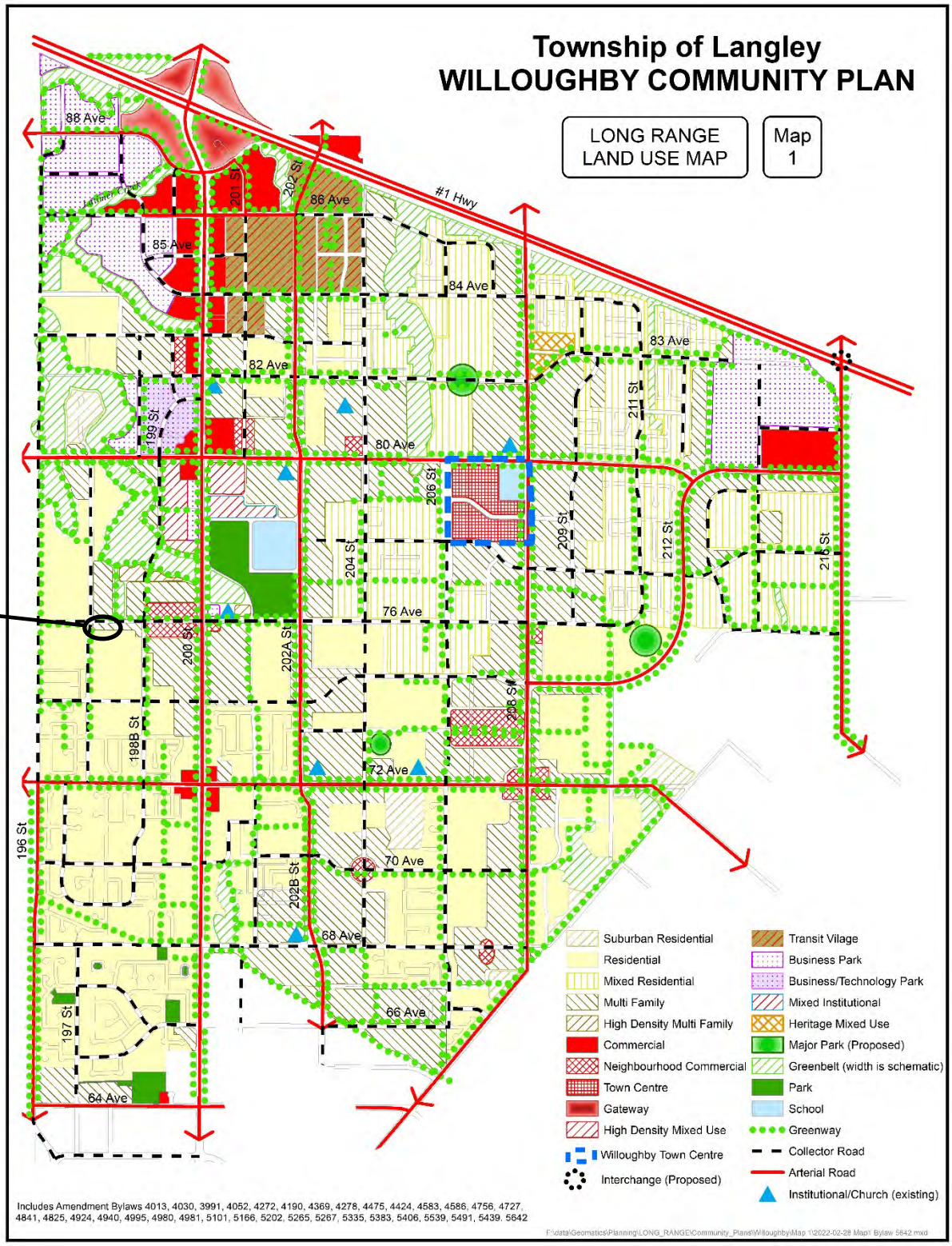
The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of lot coverage, parking, height, use, and density, noting the proposed variances for lot depth. Staff recommend that Council

support the rezoning request subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101333 at time of final reading of Rezoning Bylaw No. 5811.

PURPOSE:

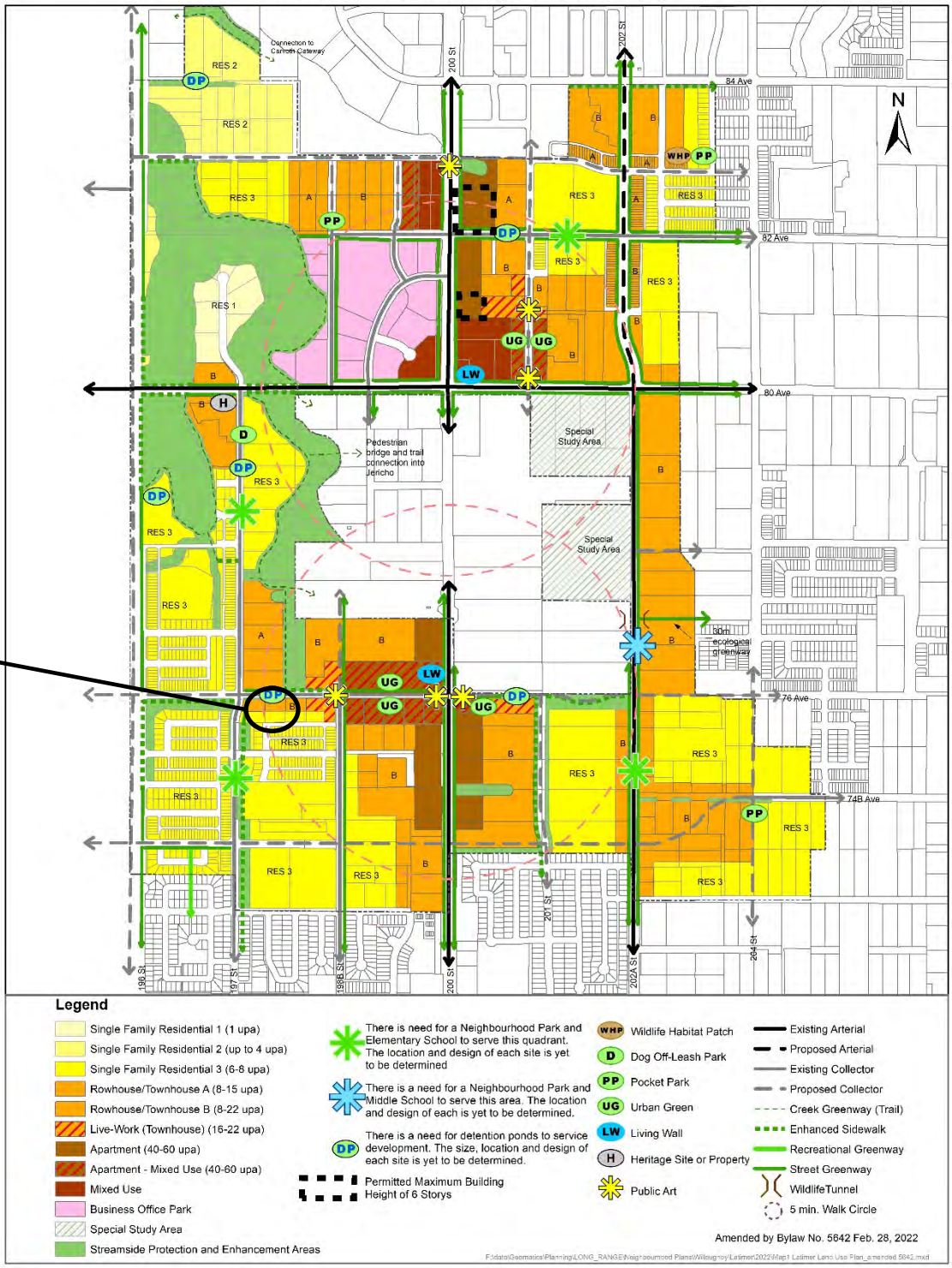
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5811 and Development Permit No. 101333.

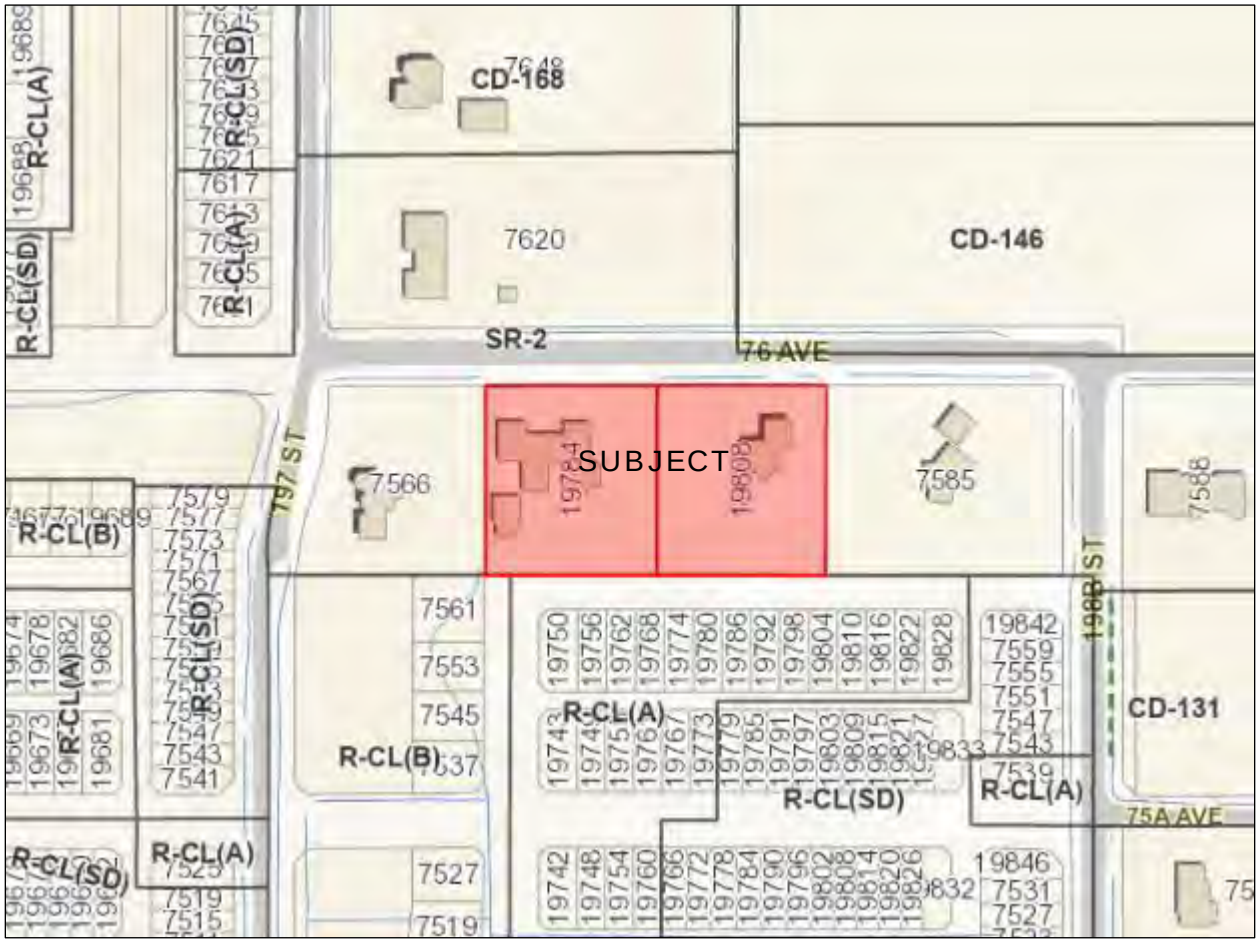
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	North Arc Properties 76 Ave Ltd. 206, 13049 – 76 Avenue Surrey BC V3W 2V7
Agent:	Aplin & Martin Consultants Ltd. 201, 12448 – 82 Avenue Surrey BC V3W 3E9
Legal Description:	Lot 2 and 3 Section 22 Township 8 New Westminster District Plan 82830
Civic Address:	19784 and 19808 – 76 Avenue
Area:	0.74 ha (1.84 ac)
Willoughby Community Plan:	Multi Family; Residential
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 units per acre (upa)); Rowhouse / Townhouse B (8 – 22 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(RH) and R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Rowhouse/Townhouse B (8 – 22 upa) and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

North Arc Properties 76 Ave Ltd. has applied to rezone approximately 0.74 ha (1.84 ac) of land located at 19784 and 19808 – 76 Avenue to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate development of 27 lots (nine rowhouse lots and 18 semi-detached lots). A development permit (Attachment A) for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the units. In order to complete the desired road pattern in the area and comply with the land use designation, the applicant has requested that variances for the lot depths be considered in conjunction with the Development Permit.

Adjacent Uses:

North: 76 Avenue, beyond which is property designated Rowhouse/Townhouse A (8 – 15 upa), Streamside Protection and Enhancement Areas, and Live-Work (Townhouse) in the Latimer Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and Comprehensive Development Zone CD-146;

South: 75B Avenue, beyond which is property designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan and zoned R-CL(A) and R-CL(B);

East: Property designated Live-Work (Townhouse) and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan, zoned Suburban Residential Zone SR-2, and currently under application (ToL Project No. 08-22-0089); and

West: Property designated Rowhouse/Townhouse B (8 – 22 upa) and Single Family Residential 3 (6 – 8 UPA) in the Latimer Neighbourhood Plan and zoned Suburban Residential Zone SR-2 currently under application (ToL Project No. 08-22-0087);

Zoning Amendment:

Bylaw No. 5811 proposes to rezone the site from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(RH) and R-CL(SD) to facilitate the development of 27 lots (nine rowhouse lots and 18 semi-detached lots).

The proposed development complies with the provisions of the site's Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 (6 – 8 upa) land use designation in the Latimer Neighbourhood Plan and with the provisions of the proposed Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of lot coverage, parking, height, use. As the subject development site is comprised of two land use designations in the Latimer Neighbourhood Plan, the below table summarizes the density provisions and the resulting number of permitted and proposed units across the two designations:

DESIGNATION	GROSS DEVELOPABLE AREA	MIN GROSS DENSITY	MAX GROSS DENSITY	MIN UNITS PERMITTED	MAX UNITS PERMITTED	PROPOSED UNITS
Rowhouse / Townhouse B (8 – 22 upa)	0.4 ha (0.99 ac)	8 units per acre	22 units per acre	8	21	15
Single Family Residential 3 (6 – 8 upa)	0.34 ha (0.84 ac)	6 units per acre	8 units per acre	6	6	12
TOTAL	0.74 ha (1.83 ac)			14	27	27

The applicant proposes to average the density across the development site as permitted in Section 3.1.8 of the Willoughby Community Plan, which states:

> *"In instances where a development site has more than one designation under this Plan, the density permitted for each portion of the site may be averaged across the entire development site provided that the total number of units on the entire development site does not exceed the aggregate of the units permitted under each designation."*

As shown in the above table, the applicant proposes to develop the site in compliance with the permitted density provisions of the Latimer Neighborhood Plan on an overall site basis. The overall average density of the development is 14.75 units per acre.

Development Permit:

The subject site is located in "Development Permit Area B - Residential" of the Willoughby Community Plan (Attachment B). The proposed development consists of 18 semi-detached residential units in nine buildings and nine rowhouse units in two buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors as well as basements. Secondary suites are not permitted within either the rowhouse or semi-detached units. As a condition of the

rezoning application the applicant is required to register restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All of the units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches, and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, and wood trim. The variations in colours and materials as well as the building massing proposed is used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (2.5-storeys) and site coverage (ranging from 33% to 54%) comply with the requirements of the Residential Compact Lot Zones R-CL(SD) and R-CL(RH).

The on-site landscape plans propose planting shrubs, trees, and grass in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Proposed Variances:

The Latimer Neighbourhood Plan indicates that development within the subject sites Single Family 3 (6 – 8 upa) and Rowhouse/Townhouse B (8 – 22 upa) designations should be street facing and have access from a rear lane. To align with the preferred road network and lot pattern of the Latimer Neighbourhood Plan, the applicant proposes to reduce the lot depth from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 26 and 22.6 m (74.1 ft) for proposed Lot 27. The R-CL(RH) and R-CL(SD) zones currently require a 2.5 m (8.2 ft) front setback with stairs for front porches permitted to be sited a minimum of 1.5 m from the front lot line. Given the proposed shallower lot depths, the applicant proposes to reduce the front setback from 1.5 m to 0.92 m – 1.4 m to accommodate the entry stairs. Additionally, as proposed Lot 27 is adjacent to a cul-de-sac bulb, it results in a non-standard lot shape. Given the lot shape, the applicant proposes a variance to the side yard setback adjacent to the road on proposed Lot 27. The applicant has included the following rationale for the proposed variances:

> *"We will require a variance permit for the reduced setback as a result of the shallower lot depth created by the desired transportation network for the area. It is important to note that the rear yard separation from the lane to the building is maintained at 13.0m. The units are also shallower than standard R-CL units as a result of the site programming. The units are designed to maintain a street friendly experience for pedestrians and the home owners. The average setback over the entire side lot setback* [on lot 27] *would greatly exceed the 2.5m setback requirement. The irregular shape of lot 27 is a result of our development fulfilling the desired transportation network plan for the area."*

Staff do not object to the proposed variances as they result in street facing units with rear lane access, align with the existing and future road network in the area, and maintain the required rear yard space.

Greenhouse Gas Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101333.

Subdivision:

The applicant is proposing to subdivide the subject parcel to create 27 lots (nine rowhouse lots and 18 semi-detached lots). The lot reconfiguration is arranged to match the proposed zoning. 15 lots front 76 Avenue and 12 lots front 75B Avenue. As a condition of development, a statutory right-of-way is required to be registered on Lots 16 and 17 to provide additional access to 75B Avenue until such time as the lane connects to 75B Avenue, which is to be provided through adjacent development. Staff note that a rezoning / subdivision application (TOL Project No. 08-22-0089) is currently being processed on the adjacent site to the east. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access will be provided for each lot via a rear lane. The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 54 parking spaces for the semi-detached and rowhouse units (outdoors and within garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 18 semi-detached units, nine rowhouse units @ 2 spaces / unit	54	54
Visitor Parking Spaces @ 0.2 spaces / unit	5	5
Total	59	59

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which is $5,776 per semi-detached and rowhouse unit for a total of $155,952.

Adaptable Housing:

In accordance with Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of rowhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The applicant has provided a 4.5 m (6.6 ft) wide statutory right-of-way as part of the subject proposal over proposed Lot 1 for servicing as well as to provide a pedestrian connection from the cul-de-sac bulb to 76 Avenue.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 11 significant trees exist on the subject site, none of which are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 56 replacement trees are required and 56 replacement trees are proposed. In addition, approximately 15 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 71 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Latimer Neighbourhood Plan. A community stormwater detention facility exists in the 7700 block of 197 Street to support the proposed development and overall catchment area. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

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

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately 11 new students for Donna Gabriel Robins Elementary School (located approximately 1.4 km northeast of the subject site), four students for Peter Ewart Middle School (located approximately 650 m northeast of the site) and six students for RE Mountain Secondary School (located approximately 550 m east of the site).

Parks:

Willoughby Community Park is located approximately 350 m northeast of the development site.

Transit:

Transit service is provided along 200 Street (approximately 350 m northeast of the site) via the 501 bus route.

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on March 29, 2022. In accordance with the Policy, the applicant mailed 27 notices to the surrounding area and posted notification in the local newspaper. The results, indicating that no members of the public attended, are compiled and provided as Attachment D.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 27 lots (nine rowhouse lots and 18 semi-detached lots) and complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Residential Compact Lot Zones R-CL(RH) and R-CL(SD) in terms of site coverage, parking, height, use, and density noting the proposed variances to lot depth and permissible siting exceptions for the front entry stairs.

Staff recommend that Council give first and second reading to Bylaw No. 5811 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5811) of accompanying Development Permit No. 101333 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101333
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101333

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

1. Name: North Arc Properties 76 Ave. Ltd.

   Address: 206, 13049 – 76 Avenue
   Surrey BC V3W 2V7

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

   LEGAL DESCRIPTION: Lot 2 and 3 Section 22 Township 8 New Westminster District Plan 82830

   CIVIC ADDRESS: 19784 and 19808 – 76 Avenue

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

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 409.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(SD) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 1 – 6 and 16 – 26 and to 22.6 m (74.1 ft) for Lot 27 as indicated on Schedule C;
e. Section 407.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Residential Compact Lot Zone R-CL(RH) from 28 m (91.9 ft) to 25.5 m (83.6 ft) for proposed Lots 7 – 15 as indicated on Schedule C;
f. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for semi-detached dwellings from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 2, 4, and 6; to 1.18 m (3.8 ft) for proposed Lots 1, 3, and 5; and to 1.4 m (4.6 ft) for proposed Lots 19, and 21 – 27 to accommodate front stairs as indicated on Schedule C;
g. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback (abutting a street) from 2.5 m (8.2 ft) to 2.2 m (7.2 ft) on Lot 27 as indicated on Schedule C;
h. Section 407.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front lot line setback for rowhouse units from 2.5 m (8.2 ft) to 0.9 m (2.9 ft) for proposed Lots 9 – 15; and to 1.18 m (3.8 ft) for proposed Lots 7 and 8 to accommodate front stairs as indicated on Schedule C;

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans
SCHEDULE C	Site Plan

DUPLEX AND ROWHOMES DEVELOPMENT

19784/19808 76 AVE TOWNSHIP OF LANGLEY

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DRFN	CHD



DEVELOPMENT DATA

NET SITE AREA:

59,352 SQ. FT. 1.362 ACRES 5,514.0 M2 0.551 HA.

LOT COVERAGE:

Lot #	Lot Area s.f	Lot Coverage (s.f)	Lot Coverage (%
1	3,167	1,036	33%
2	2,234	949	42%
3	2,213	1,018	46%
4	2,206	1,018	46%
5	2,206	1,018	46%
6	2,206	1,018	46%
7	2,206	1,018	46%
8	1,844	1,008	55%
9	1,844	1,008	55%
10	2,206	1,009	46%
11	2,206	1,009	46%
12	1,844	1,008	55%
13	1,844	1,008	55%
14	1,844	1,008	55%
15	2,211	1,018	46%
16	2,209	1,024	46%
17	2,209	1,024	46%
18	2,209	1,024	46%
19	2,209	1,024	46%
20	2,209	1,024	46%
21	2,209	1,024	46%
22	2,209	1,024	46%
23	2,209	1,024	46%
24	2,209	1,024	46%
25	2,209	1,024	46%
26	2,209	1,024	46%
27	2,772	1,024	37%
TOTAL	59,352	27,439	46%

PARKING:

RESIDENTIAL: REQUIRED: 2.0 x 27 UNITS = 54 SPACES
PROVIDED: 54 SPACES

VISITOR: REQUIRED: 0.2 x 27 UNITS = 5.4 SPACES
PROVIDED: 5 SPACES

TOTAL: REQUIRED: 59 SPACES
PROVIDED: 54 SPACES



DRAWN : HD

DATE : Oct. 21 22

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

PROJECT : DUPLEX & ROWHOMES 19784/19808 76 AVE TOL

SHEET CONTENTS : RENDERINGS AND DATA

CLIENT : 1211 ARG PROPERTIES 76 AVE LTD.

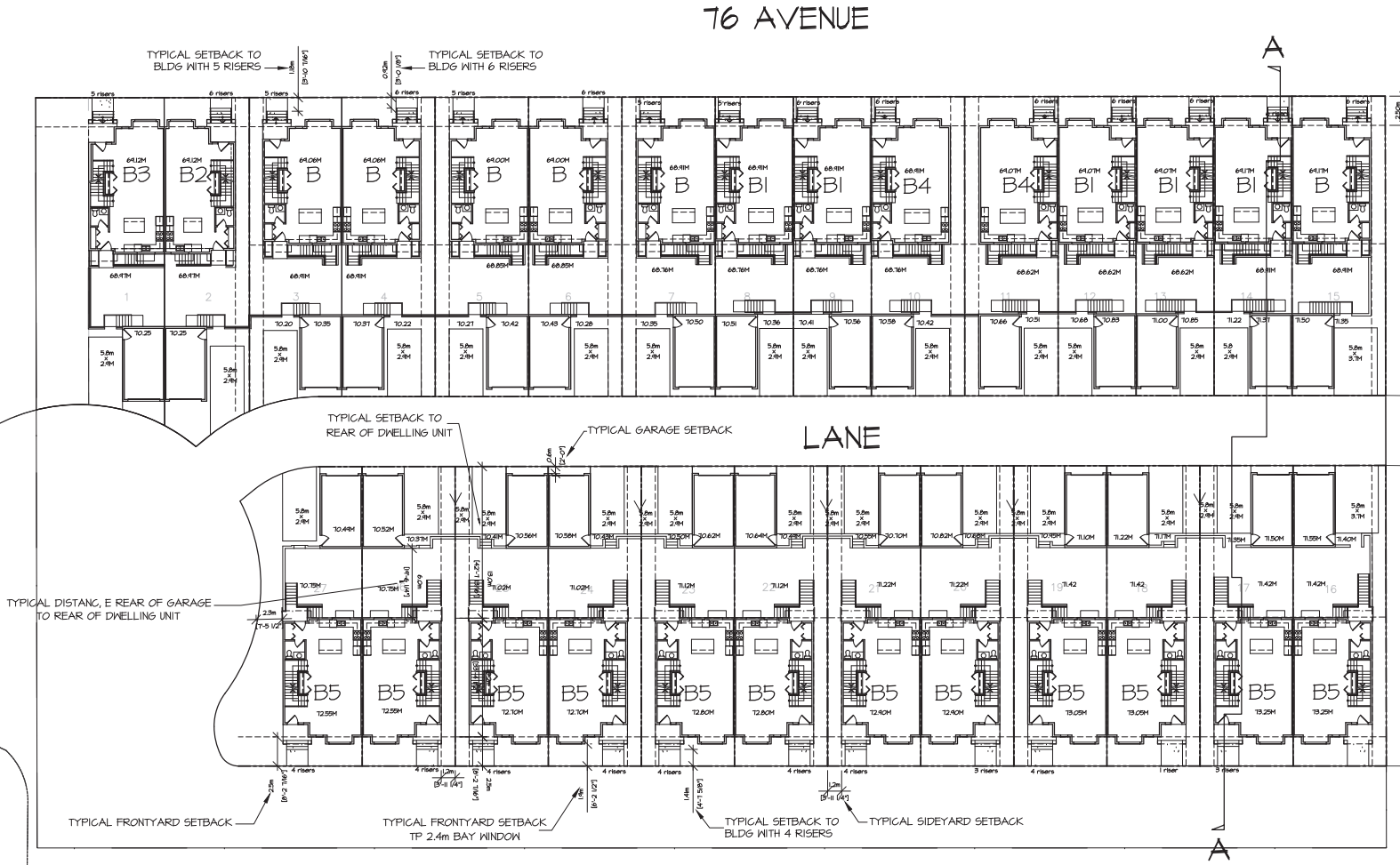
barnett dembek ARCHITECTS INC.
1635, 1030 STREET, B.C.
(604) 597-7100
(604) 597-2099
mail@bdarkitex.com

SCHEDULE A

SHEET NO. A0-0.0

PROJECT NO. 009

REV. NO.



NORTH

CONCEPTUAL SITE PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CH'D

con-C.dwg

DESIGN : MD | DRAWN : | DATE : Oct. 21 22 | SCALE : 1/16" = 1'-0"

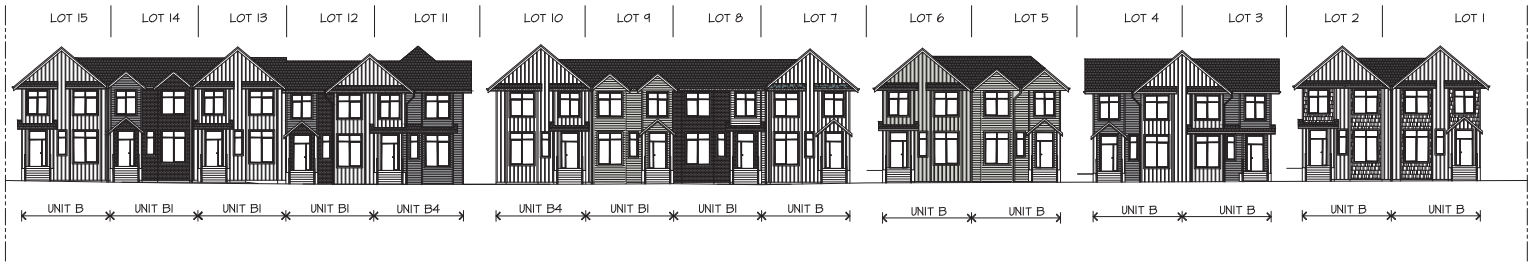
CLIENT : NORTH ARC PROPERTIES 76 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 19784/19806 76 AVE T.O.L

SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO. 21009	REV. NO.



VIEW ALONG 76 AVENUE

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



VIEW ALONG 75B AVENUE

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

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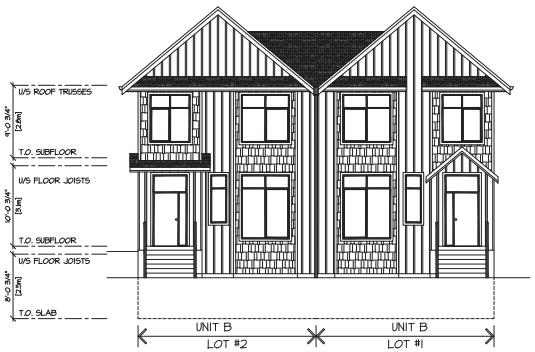
REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/16" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 76 AVE LTD.
PROJECT : DUPLEX & ROWHOMES 14784/14806 76 AVE T.O.L
SHEET CONTENTS : STREET ELEVATIONS

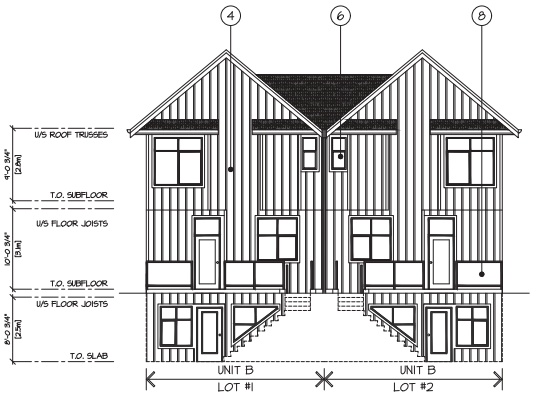
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.2
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

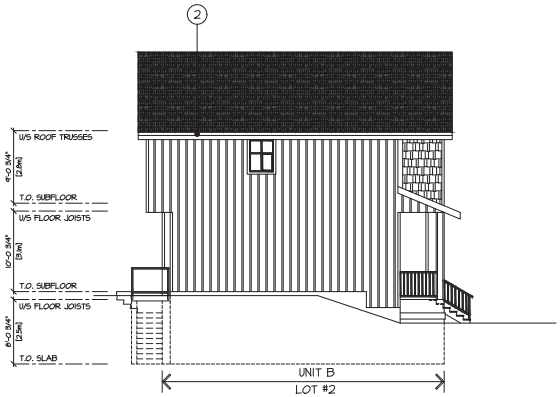


REAR ELEVATION

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

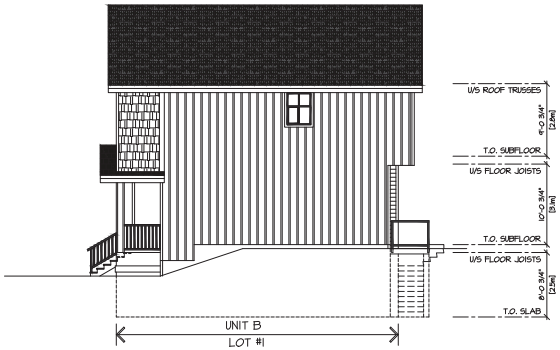
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTEN
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



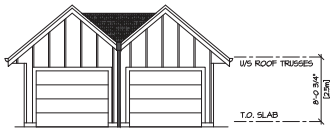
SIDE ELEVATION

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



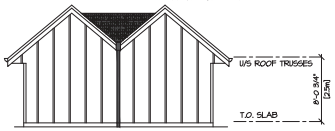
SIDE ELEVATION

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



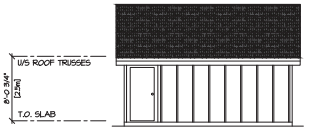
FRONT ELEVATION

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



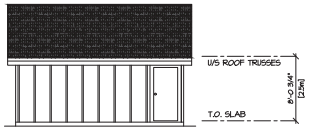
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) [illegible]-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

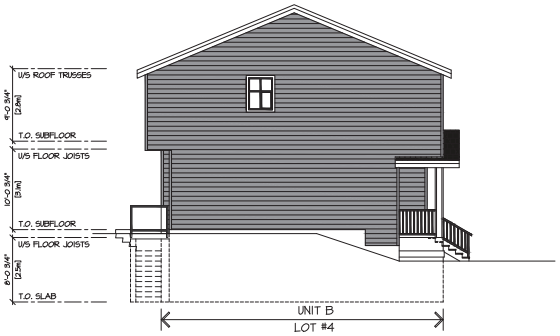


REAR ELEVATION

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

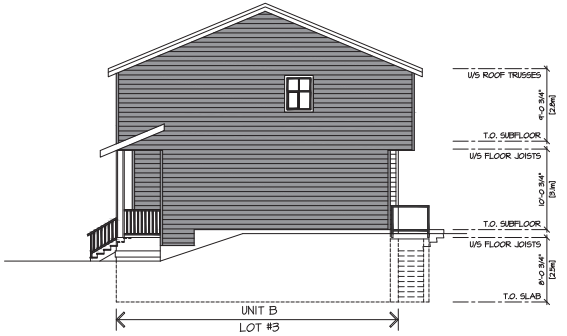
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTON
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



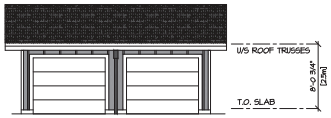
SIDE ELEVATION

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



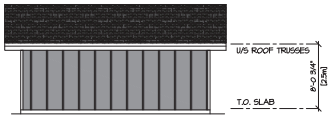
SIDE ELEVATION

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



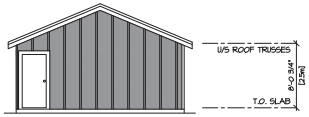
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

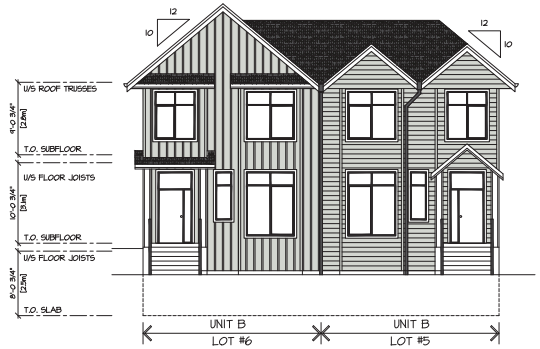
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

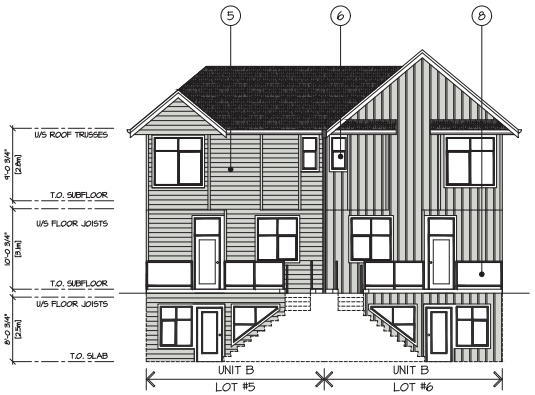
barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.02
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

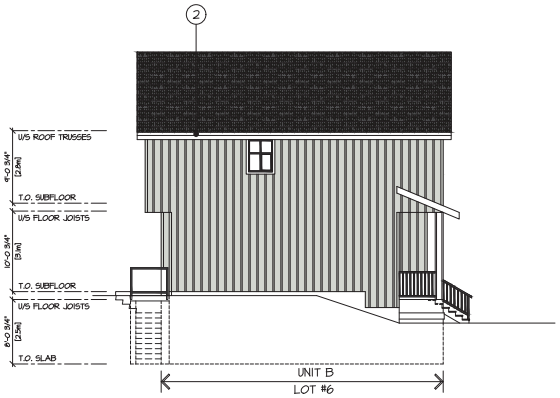


REAR ELEVATION

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

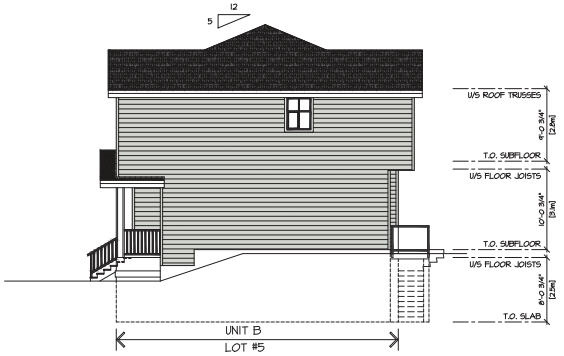
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTEN
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



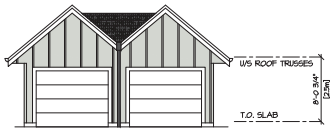
SIDE ELEVATION

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



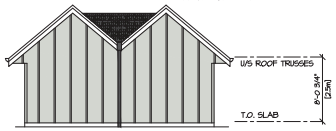
SIDE ELEVATION

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



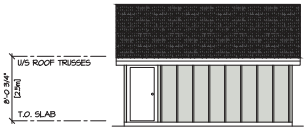
FRONT ELEVATION

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



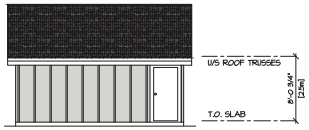
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

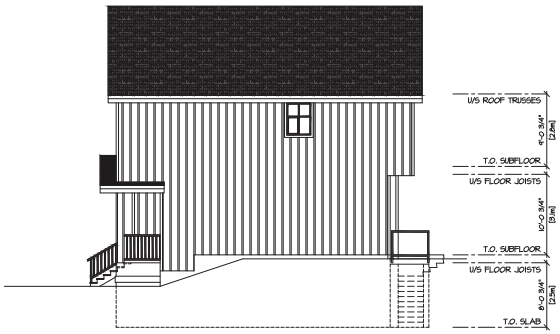
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.03
PROJECT NO.	REV. NO.
21009	



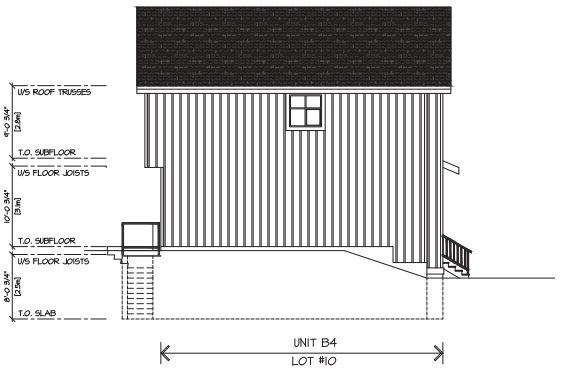
SIDE ELEVATION

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



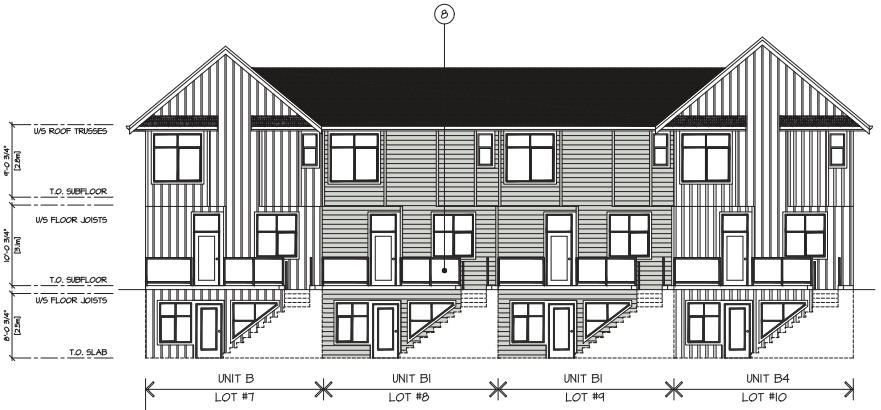
FRONT ELEVATION

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



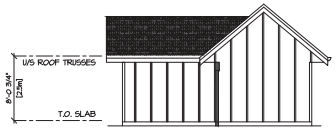
SIDE ELEVATION

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



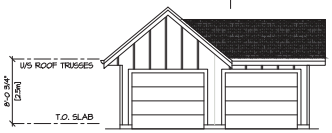
REAR ELEVATION

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



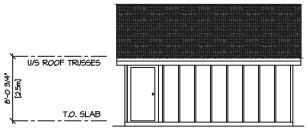
FRONT ELEVATION

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



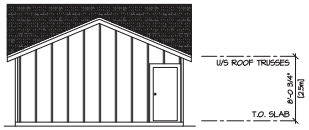
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTON
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D

ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

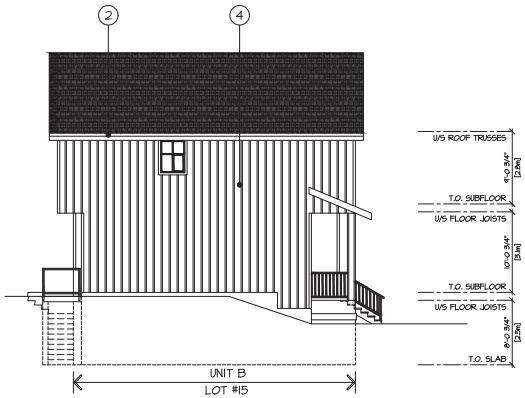
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.04
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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



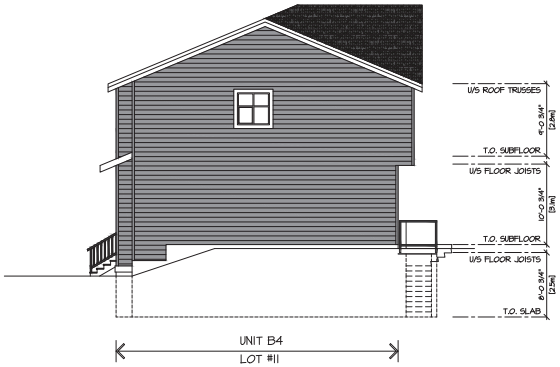
SIDE ELEVATION

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



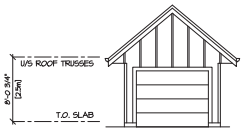
REAR ELEVATION

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



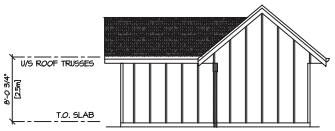
SIDE ELEVATION

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



REAR ELEVATION

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



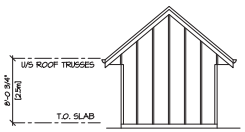
FRONT ELEVATION

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



REAR ELEVATION

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

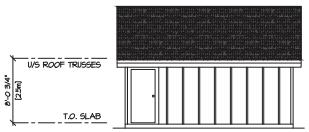


FRONT ELEVATION

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

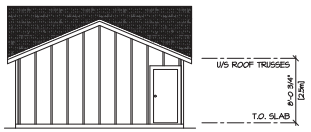
SINGLE GARAGE

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTON
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
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DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

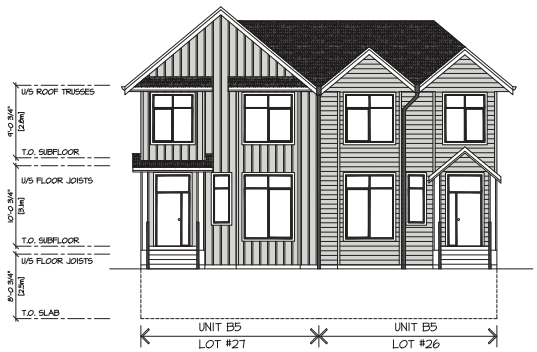
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

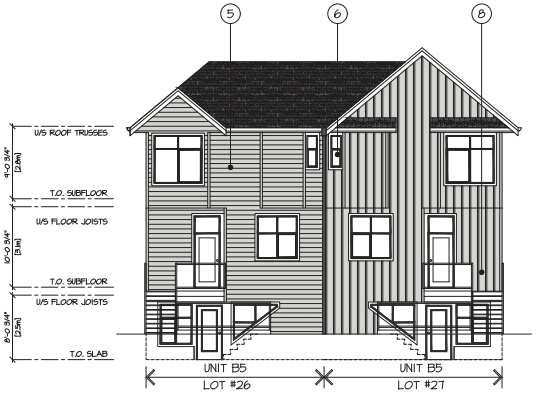
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
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V3W 1H8
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FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.05
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

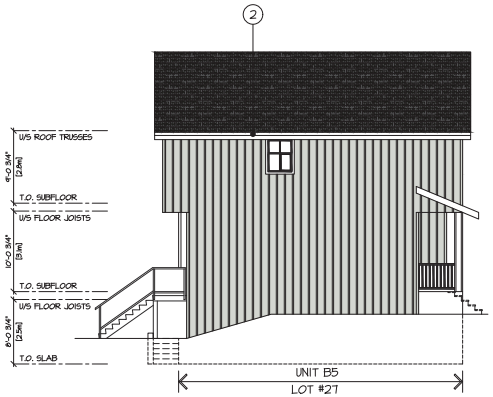


REAR ELEVATION

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

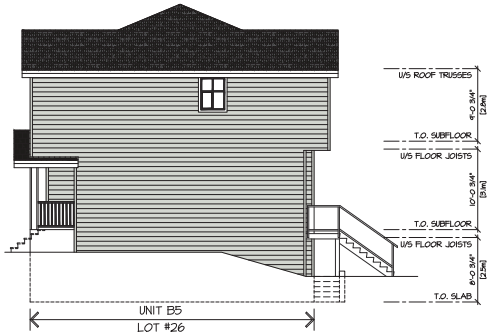
SCHEDULE OF FINISHES

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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



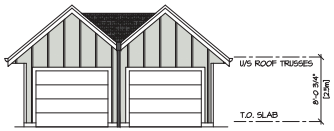
SIDE ELEVATION

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



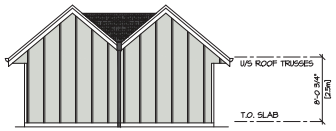
SIDE ELEVATION

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



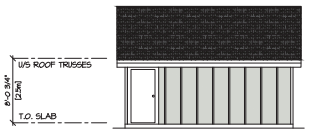
FRONT ELEVATION

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



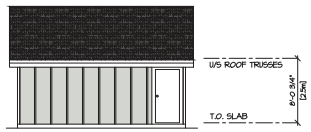
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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ISSUE	DATE	BY	ISSUED FOR

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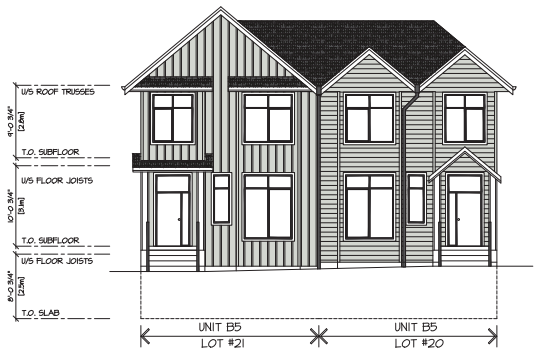
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14806 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

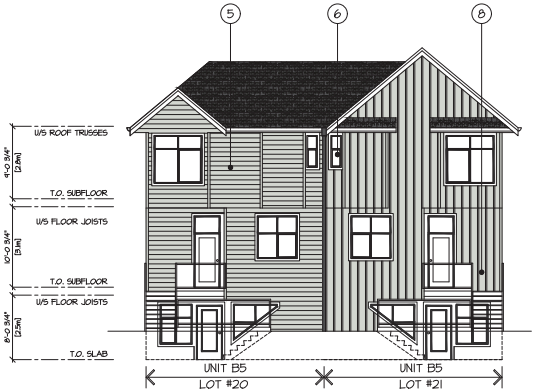
barnett dembek
ARCHITECTS INC
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CLIENT NO.	SHEET NO.
	AC-2.06
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

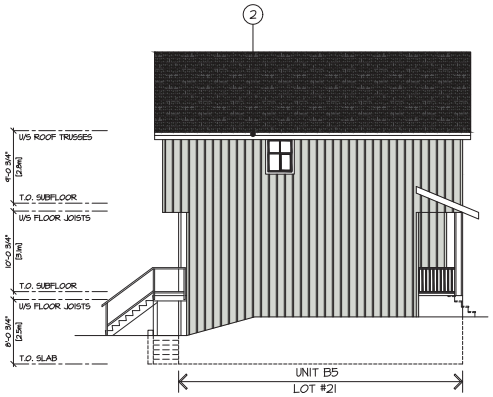


REAR ELEVATION

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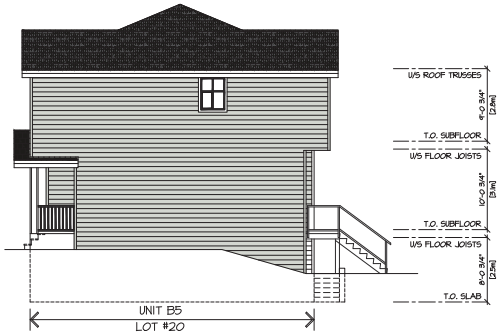
SCHEDULE OF FINISHES

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7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



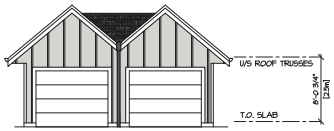
SIDE ELEVATION

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



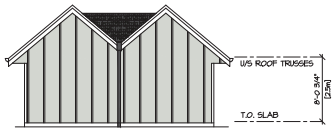
SIDE ELEVATION

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



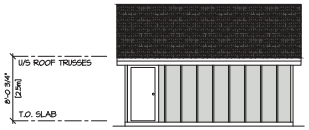
FRONT ELEVATION

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



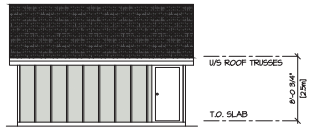
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

barnett dembek
ARCHITECTS INC
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.06B
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

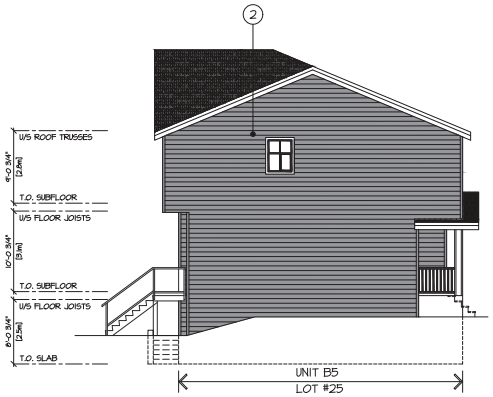


REAR ELEVATION

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

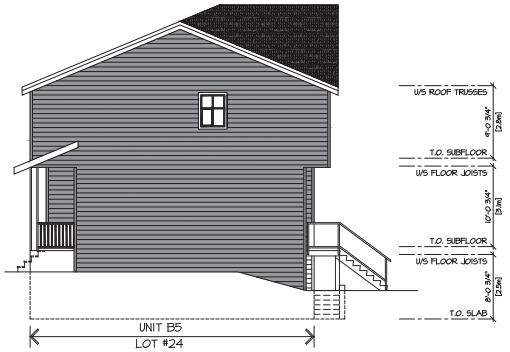
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
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8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



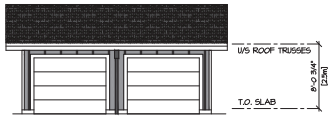
SIDE ELEVATION

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



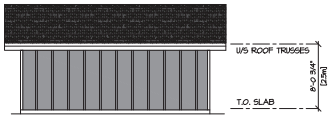
SIDE ELEVATION

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



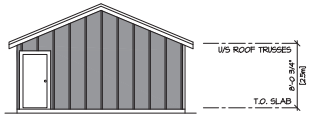
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14184/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.07
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

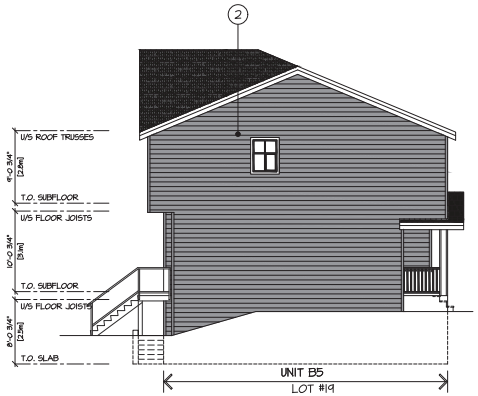


REAR ELEVATION

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

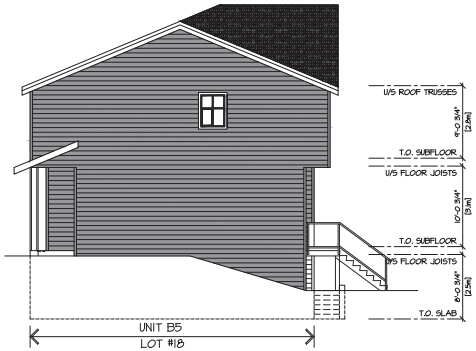
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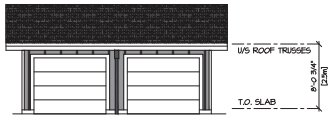
SIDE ELEVATION

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



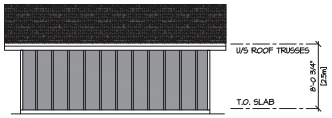
SIDE ELEVATION

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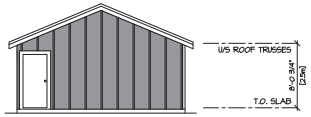
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14860B 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

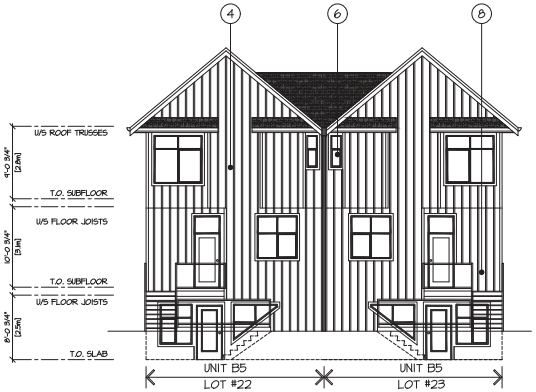
barnett dembek
ARCHITECTS INC
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CLIENT NO.	SHEET NO.
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PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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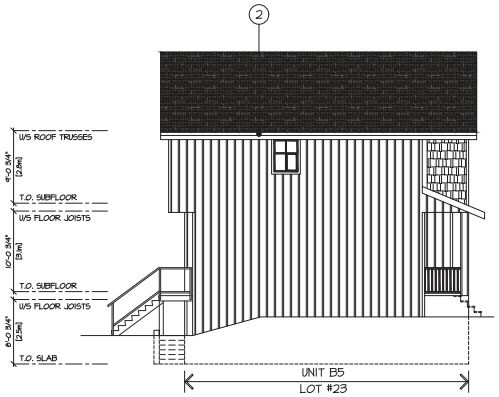


REAR ELEVATION

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

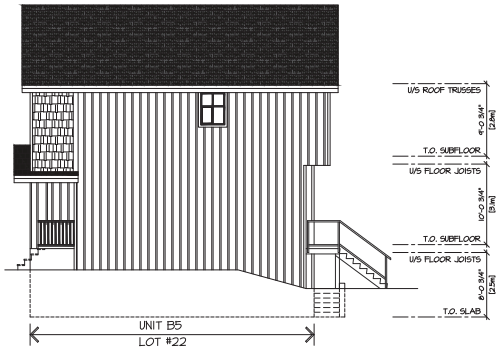
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5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



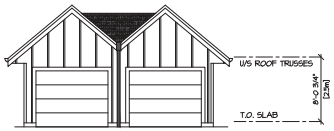
SIDE ELEVATION

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



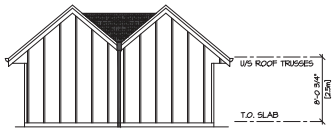
SIDE ELEVATION

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



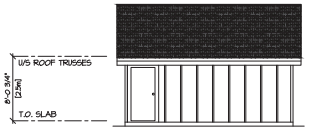
FRONT ELEVATION

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



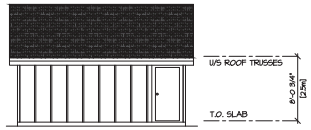
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14806 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

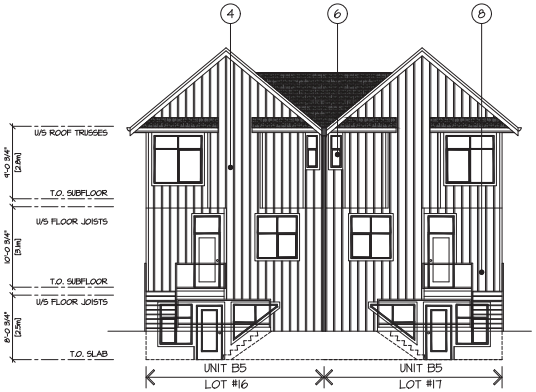
barnett dembek
ARCHITECTS INC
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7536 130 STREET,
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FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.08
PROJECT NO.	REV. NO.
21009	



FRONT ELEVATION

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

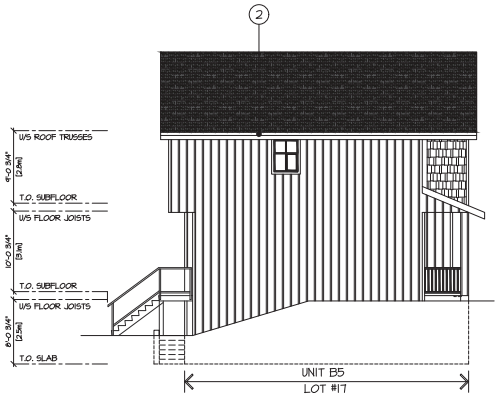


REAR ELEVATION

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

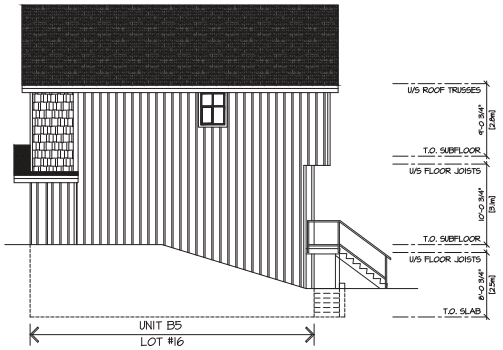
SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF
2. ALUMINUM GUTTER ON 2x8 FASCIA
3. 2x10 FASCIA C/W 1X4 TRIM
4. HARDI BOARD AND BATTEN
5. HORIZONTAL HARDI PLANK SIDING
6. VINYL FRAMED WINDOWS C/W 1X4 TRIM
7. BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
8. 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS



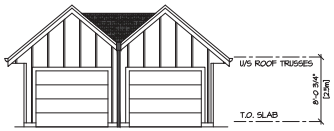
SIDE ELEVATION

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



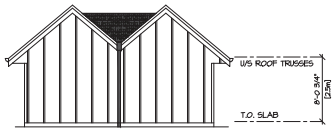
SIDE ELEVATION

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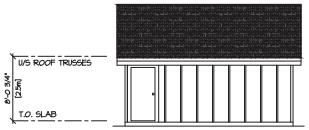
FRONT ELEVATION

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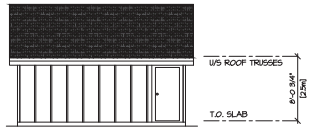
REAR ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

TYPICAL GARAGE

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

HARDI - ARCTIC WHITE

HARDI - PEARL GREY

HARDI - GRAY SLATE

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ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
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DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

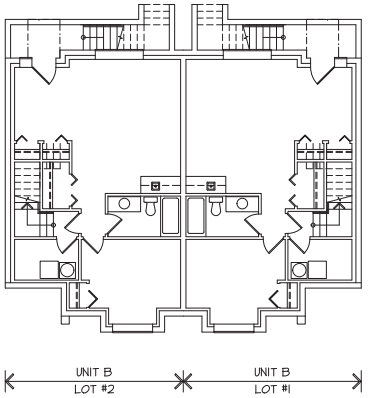
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14806 16 AVE T.O.L

SHEET CONTENTS : ELEVATIONS

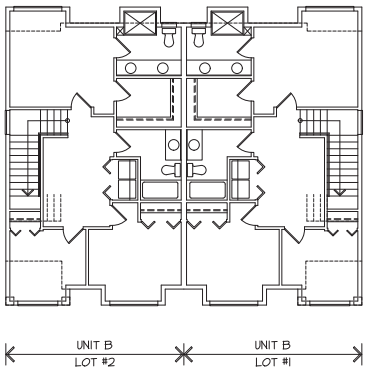
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.08B
PROJECT NO.	REV. NO.
21009	



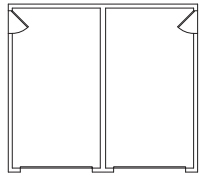
BASEMENT FLOOR PLAN

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



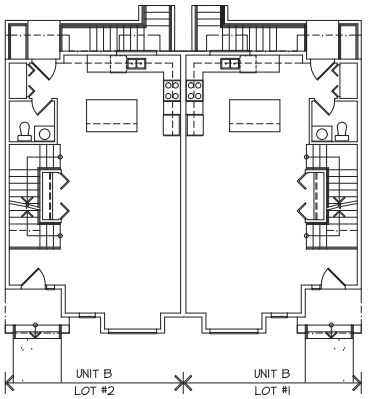
UPPER FLOOR PLAN

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



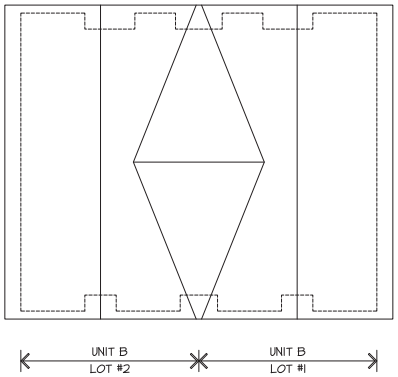
DETACHED GARAGE

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



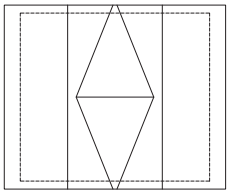
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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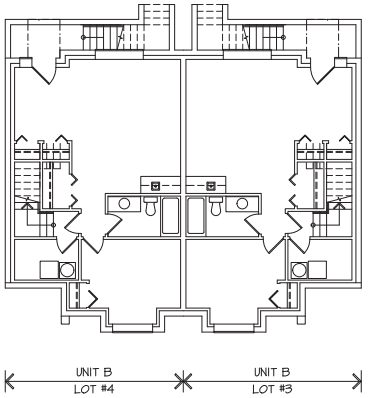
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14860B 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

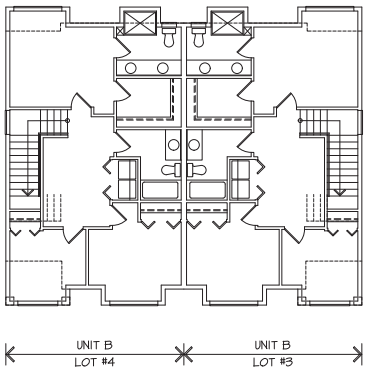
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CLIENT NO.	SHEET NO.
	AC-3.01
PROJECT NO. 21009	REV. NO.



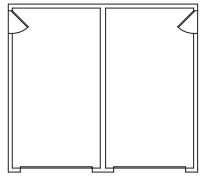
BASEMENT FLOOR PLAN

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



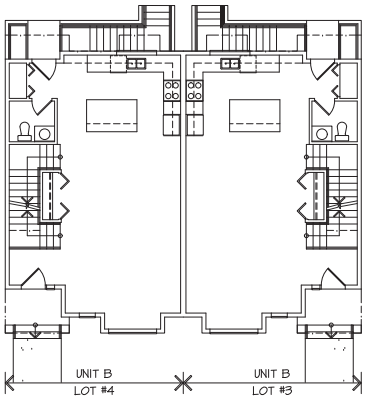
UPPER FLOOR PLAN

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



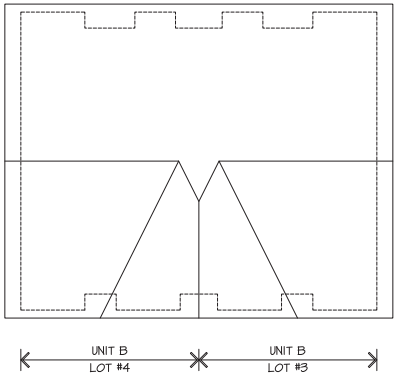
DETACHED GARAGE

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



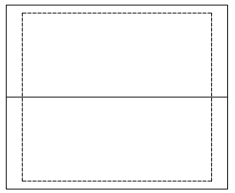
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

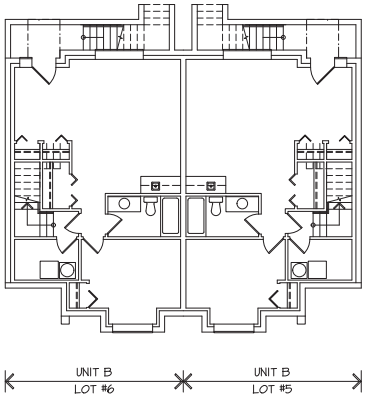
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

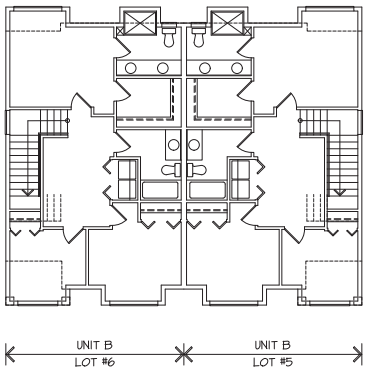
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.02
PROJECT NO. 21009	REV. NO.



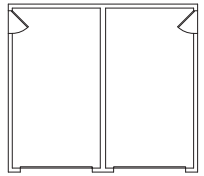
BASEMENT FLOOR PLAN

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



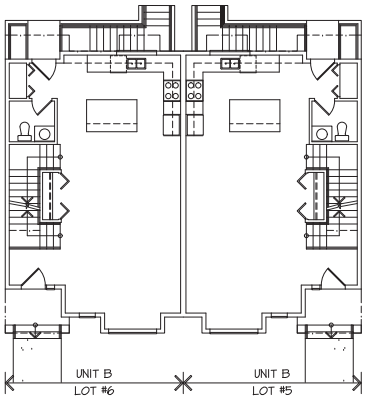
UPPER FLOOR PLAN

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



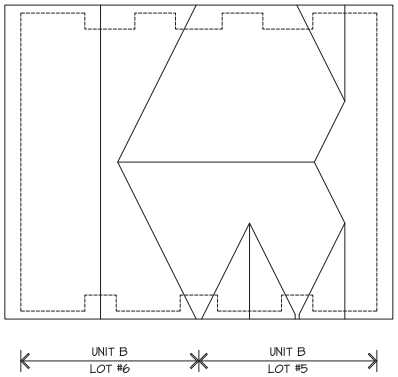
DETACHED GARAGE

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



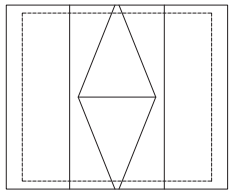
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

DESIGN : MD

DRAWN :

DATE : Oct. 21, 22

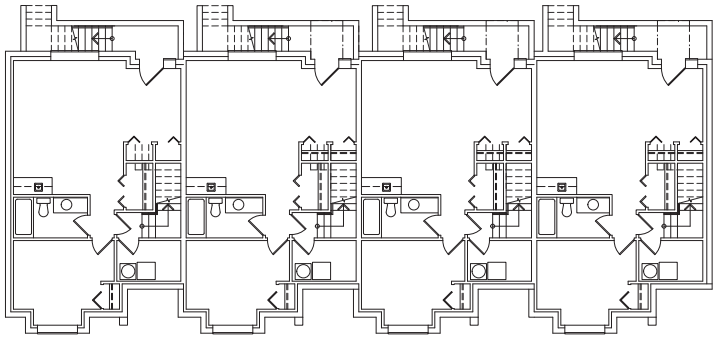
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V3W 1H8

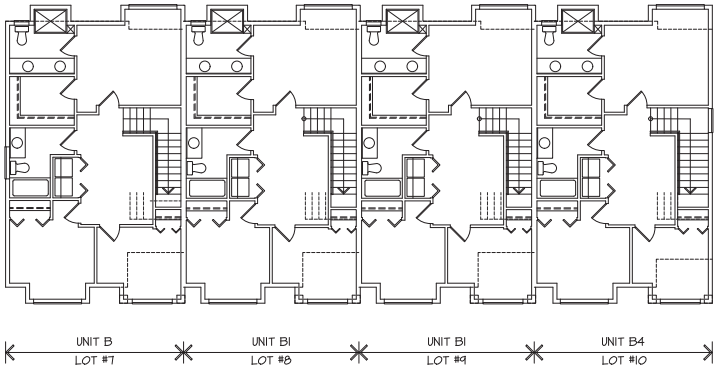
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.03
PROJECT NO.	REV. NO.
21009	



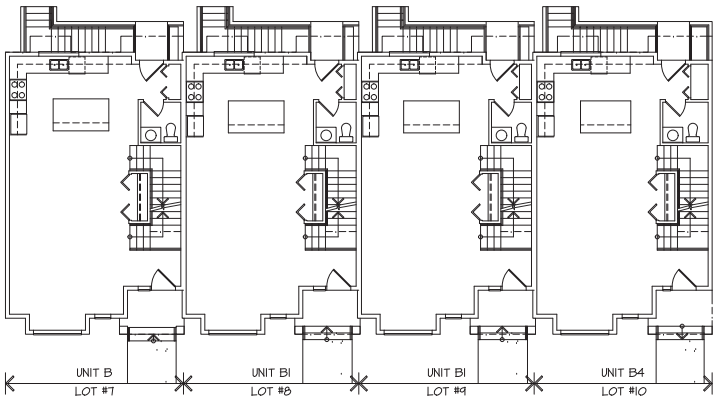
BASEMENT FLOOR PLAN

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



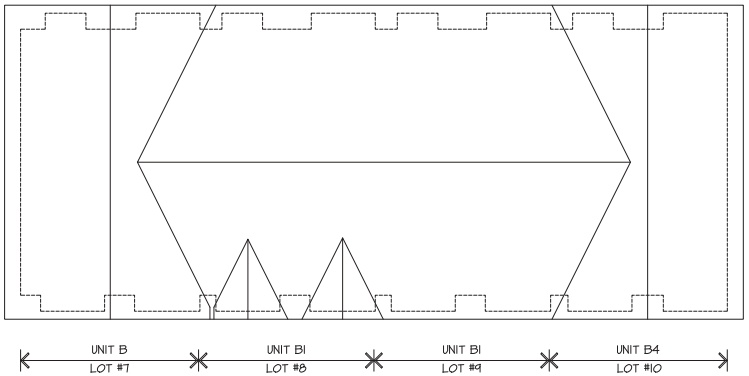
UPPER FLOOR PLAN

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



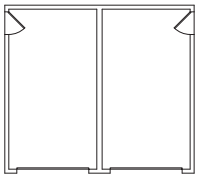
MAIN FLOOR PLAN

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



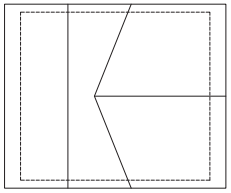
ROOF PLAN

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



DETACHED GARAGE

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



GARAGE ROOF PLAN

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

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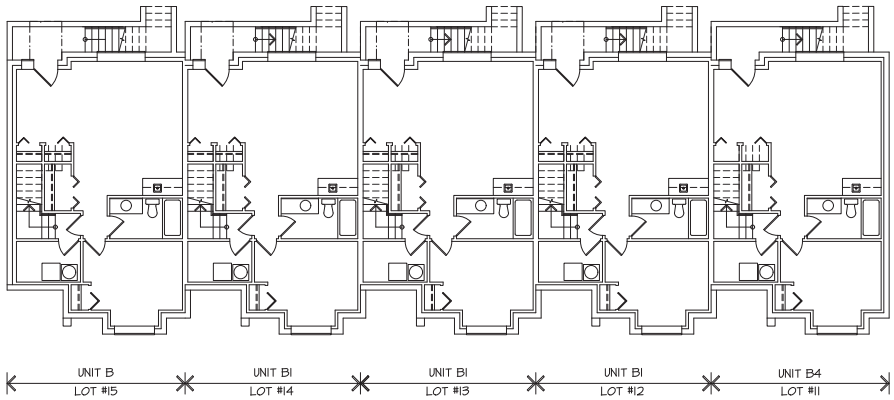
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14860B 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

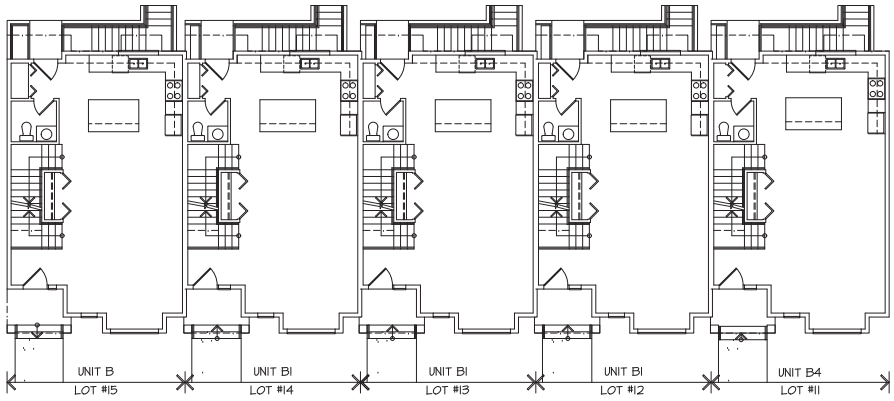
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CLIENT NO.	SHEET NO.
	AC-3.04
PROJECT NO. 21009	REV. NO.



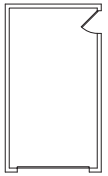
BASEMENT FLOOR PLAN

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



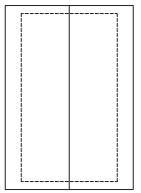
MAIN FLOOR PLAN

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



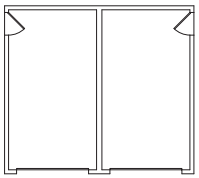
DETACHED GARAGE

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



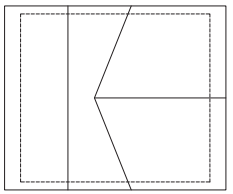
GARAGE ROOF PLAN

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



DETACHED GARAGE

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 2/ 22
SCALE : 1/8" = 1'-0"

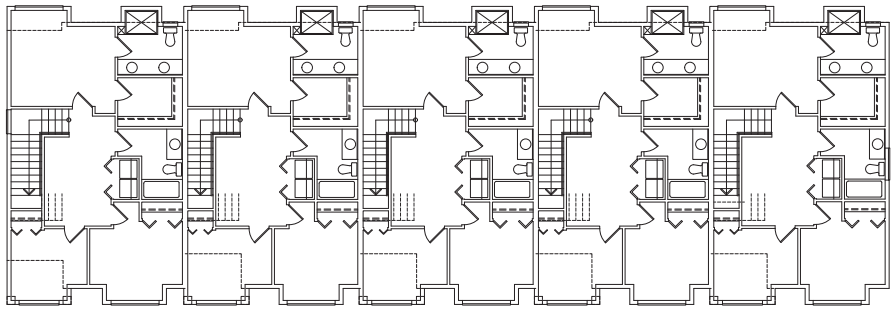
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

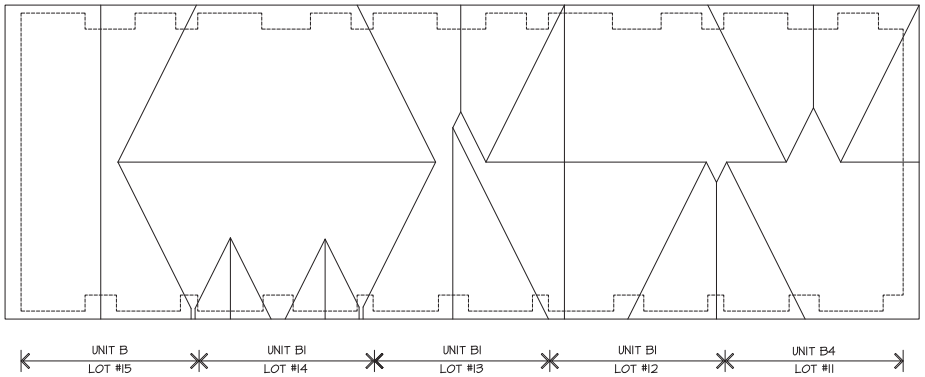
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H
PHONE: (604) 597-7100
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.05
PROJECT NO. 21009	REV. NO.



UPPER FLOOR PLAN

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



ROOF PLAN

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

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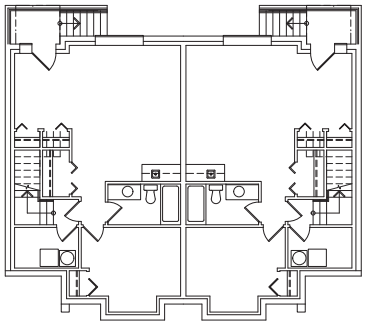
REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.
PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L
SHEET CONTENTS : BUILDING PLANS

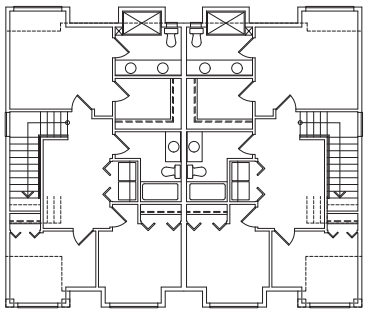
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.05B
PROJECT NO.	REV. NO.
21009	



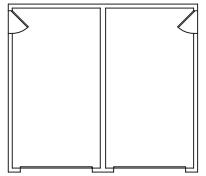
BASEMENT FLOOR PLAN

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



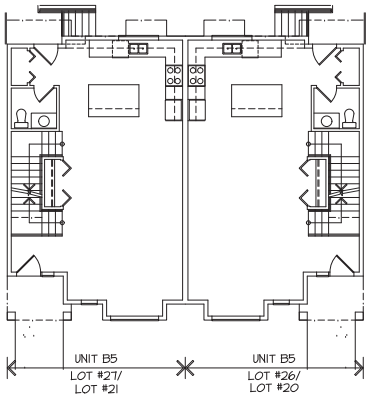
UPPER FLOOR PLAN

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



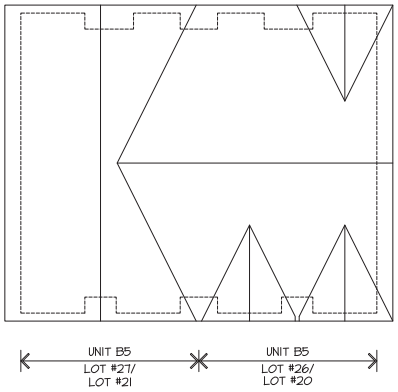
DETACHED GARAGE

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



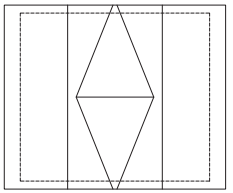
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

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DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14606 16 AVE T.O.L

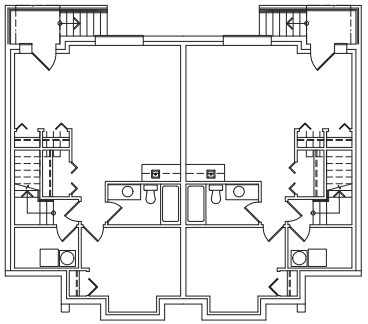
SHEET CONTENTS : BUILDING PLANS

barnett dembek
ARCHITECTS INC

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

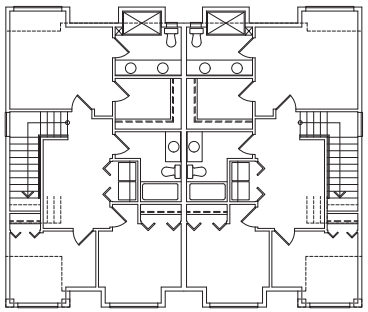
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.06
PROJECT NO.	REV. NO.
21009	



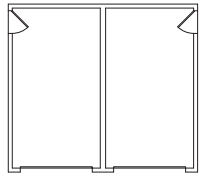
BASEMENT FLOOR PLAN

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



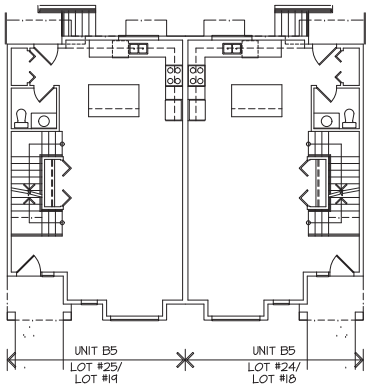
UPPER FLOOR PLAN

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



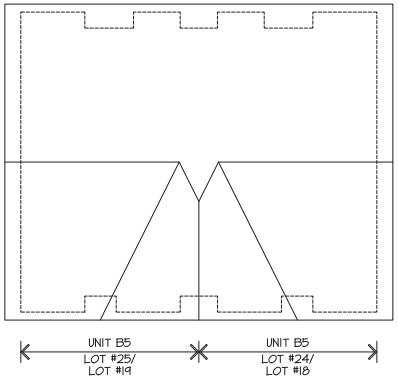
DETACHED GARAGE

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



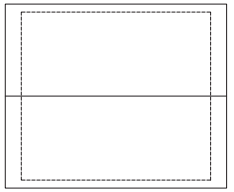
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14606 16 AVE T.O.L

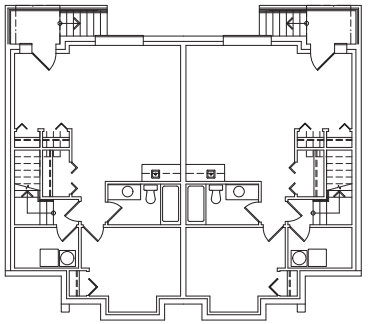
SHEET CONTENTS : BUILDING PLANS

barnett dembek
ARCHITECTS INC

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

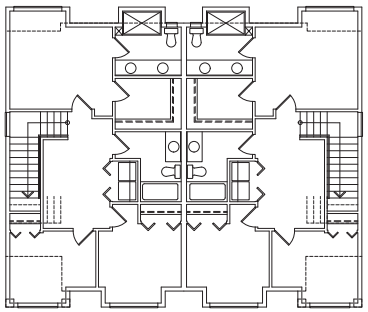
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.07
PROJECT NO.	REV. NO.
21009	



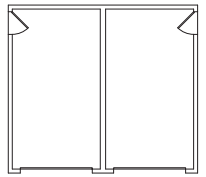
BASEMENT FLOOR PLAN

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



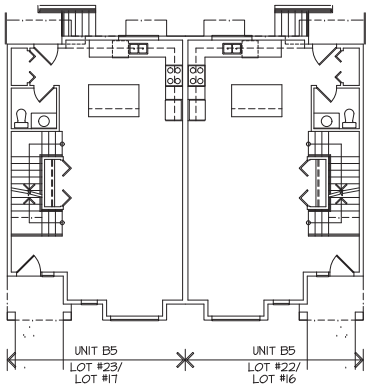
UPPER FLOOR PLAN

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



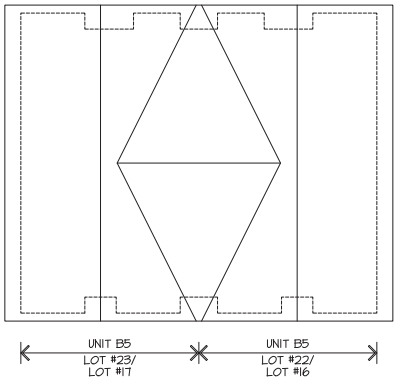
DETACHED GARAGE

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



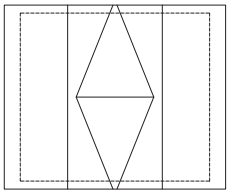
MAIN FLOOR PLAN

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



ROOF PLAN

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



GARAGE ROOF PLAN

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CK'D

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

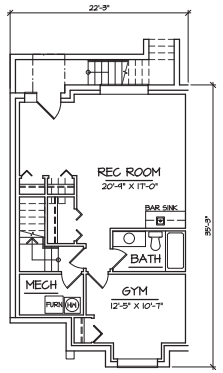
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : BUILDING PLANS

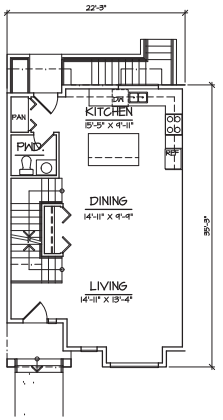
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.08
PROJECT NO.	REV. NO.
21009	



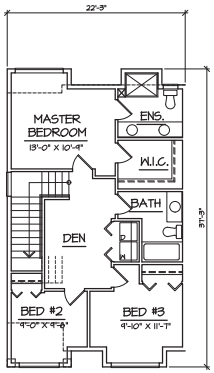
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 724 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 724 S.F.

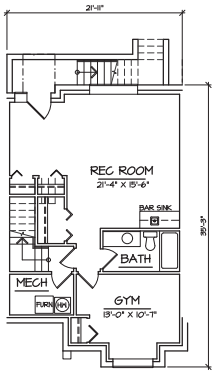


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 798 S.F.

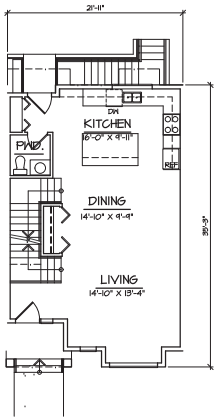
UNIT TYPE B

TOTAL FLOOR AREA:
1,522 S.F. (BASEMENT EXCLUDED)



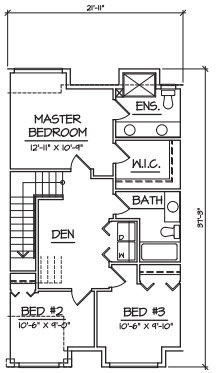
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 714 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 714 S.F.

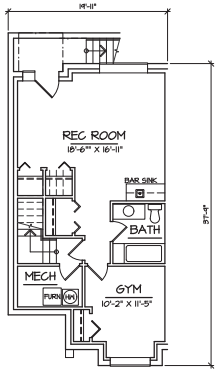


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 787 S.F.

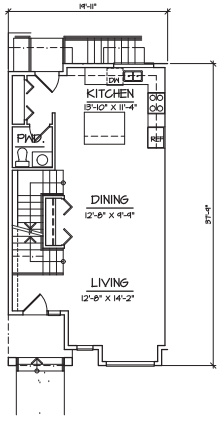
UNIT TYPE B1

TOTAL FLOOR AREA:
1,501 S.F. (BASEMENT EXCLUDED)



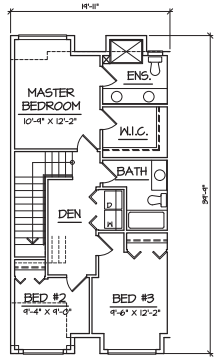
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 691 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 691 S.F.

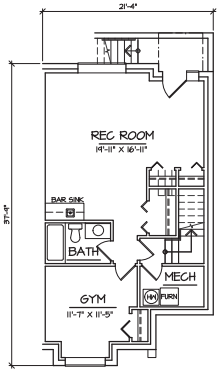


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 770 S.F.

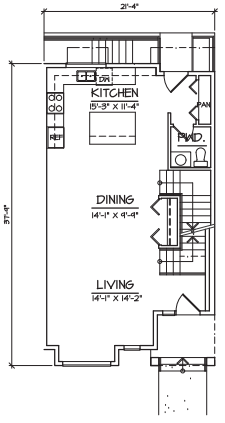
UNIT TYPE B2

TOTAL FLOOR AREA:
1,461 S.F. (BASEMENT EXCLUDED)



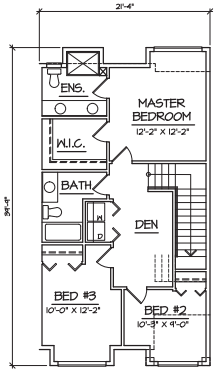
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 741 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 741 S.F.



UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 821 S.F.

UNIT TYPE B3

TOTAL FLOOR AREA:
1,562 S.F. (BASEMENT EXCLUDED)

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 2, 22
SCALE : 1/8" = 1'-0"

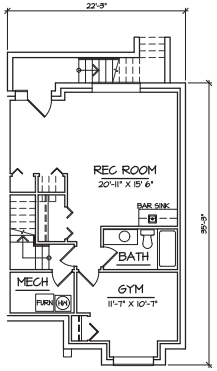
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES 14784/14808 16 AVE T.O.L

SHEET CONTENTS : UNIT PLANS

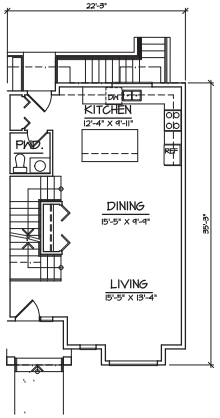
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
21009	



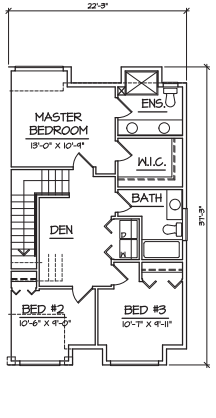
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 725 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 725 S.F.

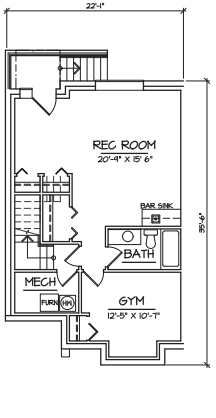


UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 799 S.F.

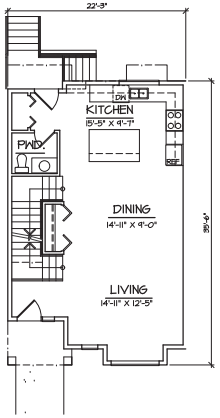
UNIT TYPE B4

TOTAL FLOOR AREA:
1,525 S.F. (BASEMENT EXCLUDED)



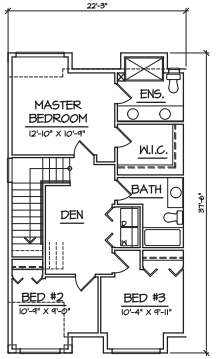
LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0" 730 S.F.



MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 730 S.F.



UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 805 S.F.

UNIT TYPE B5

TOTAL FLOOR AREA:
1,535 S.F. (BASEMENT EXCLUDED)

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REVN	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN : MD
DRAWN :
DATE : Oct. 21, 22
SCALE : 1/8" = 1'-0"

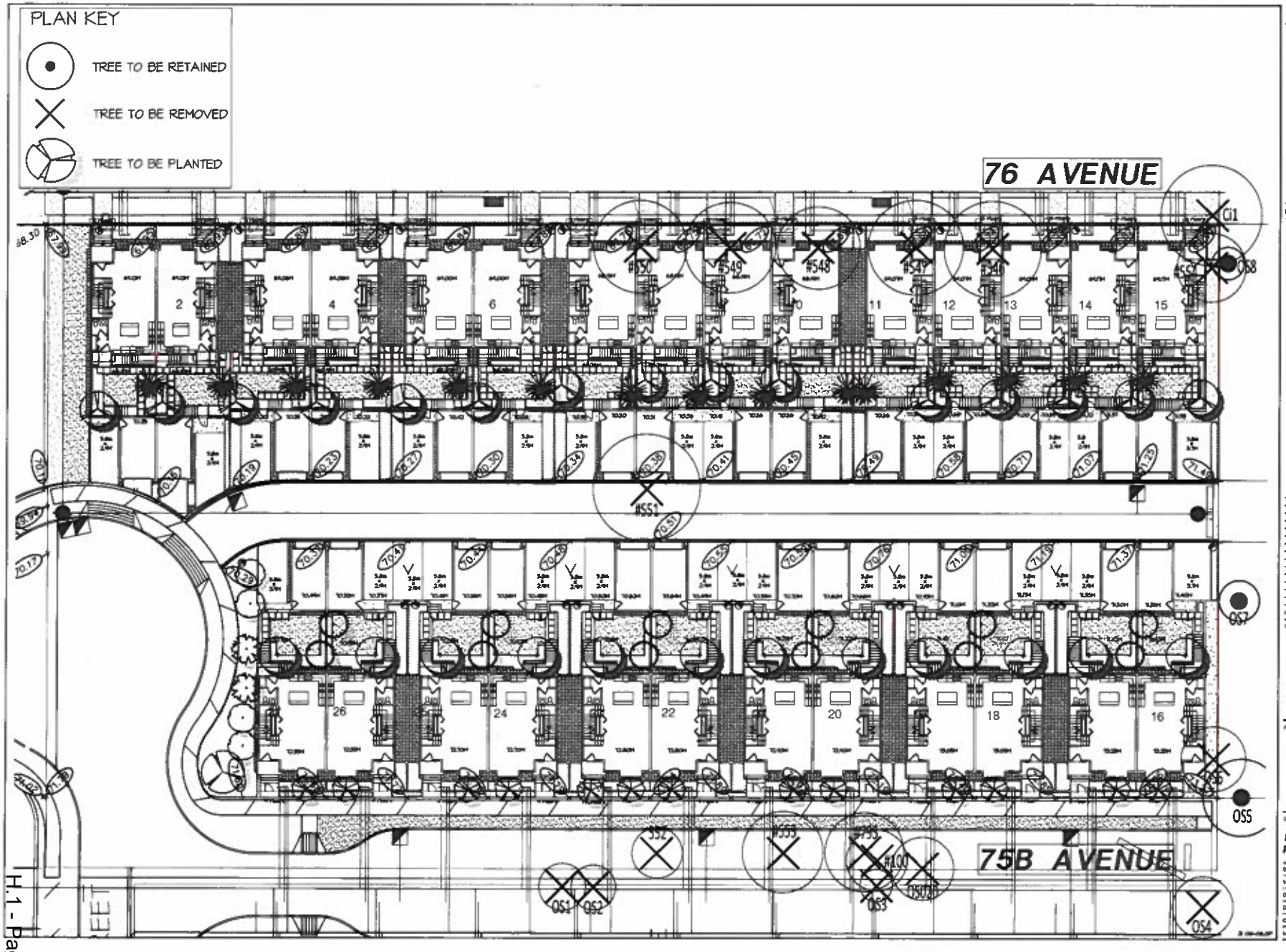
CLIENT : NORTH ARC PROPERTIES 16 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
14784/14806 16 AVE T.O.L

SHEET CONTENTS : UNIT PLANS

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-4.2
PROJECT NO. 21009	REV. NO.



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#220 - 26 Lorne Mews
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V3M 3L7
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NO.	DATE	REVISION DESCRIPTION	BY
8	JAN/2023	REV AS PER NEW AHJA PLAN	BH
7	JAN/2023	REV AS PER NEW SITE PLAN SEQ.	BH
6	JAN/2023	REV AS PER TOL COMMENTS	BH
5	FEB/2022	REV AS PER NEW SITE PLAN DP	BH
4	JAN/2022	ISSUED FOR DP	BH
3	/0000	REV PER NEW SITE PLAN (OPTION)	BH
2	/0000	REV PER NEW SITE PLAN (OPTION)	BH
1	/0000	PRELIMINARY OPTION DRAWN	BH

PROJECT:
19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
RETAINED/ REMOVED/ PROPOSED TREE PLAN

DATE: SEPTEMBER 2022
SCALE: 1:xx
DRAWN: BH
DESIGN: BH
CHK'D: MH
M2LA PROJECT NUMBER:

SCHEDULE B

H.1

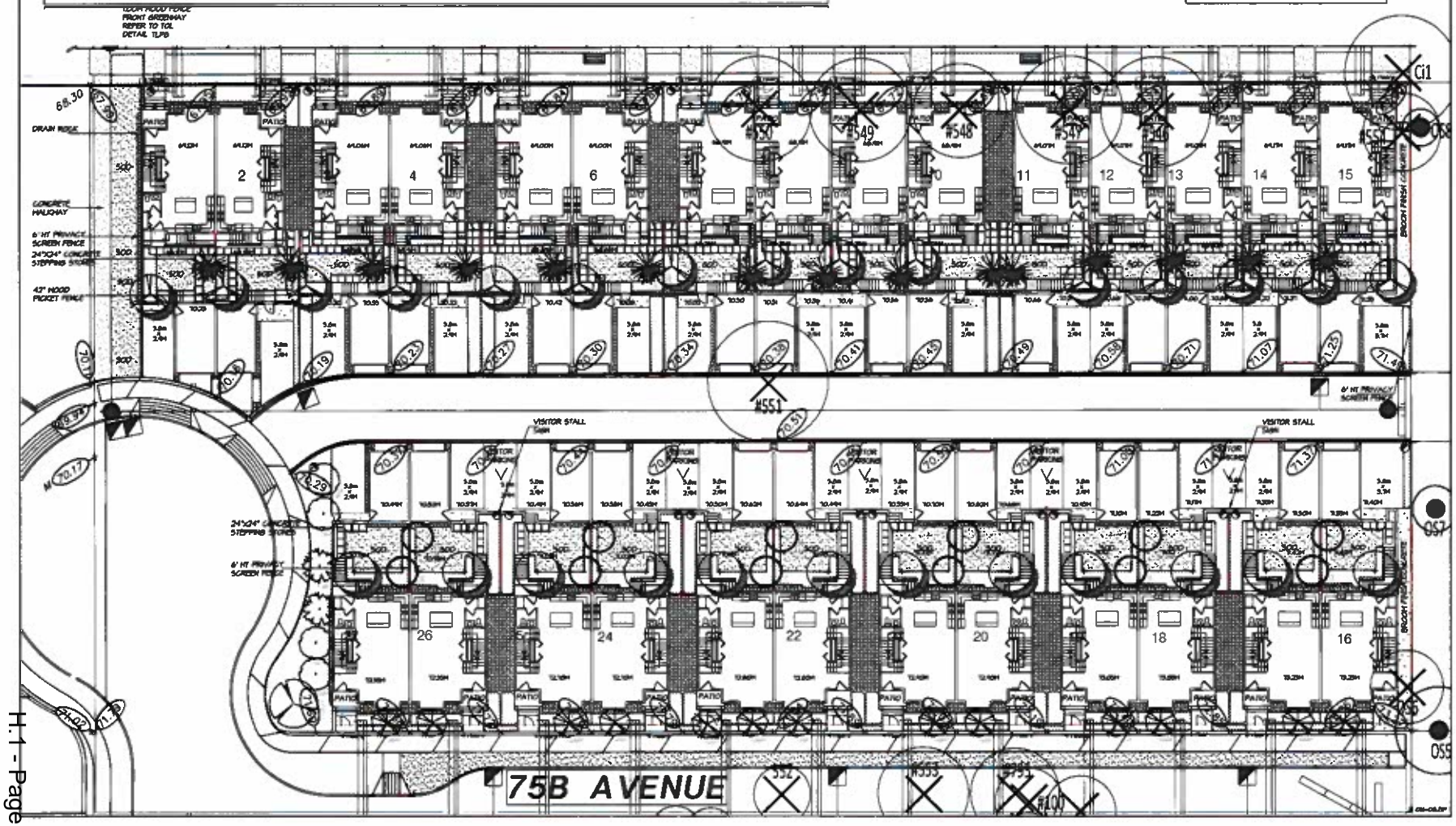
PLANT SCHEDULE-ONSITE

M2 JOB NUMBER: 21 018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	13	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B4B; 3 STEM CLUMP
	12	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B4B
	15	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.8M STD; B4B
	12	CHAMAECYPARIS OBTUSA	HINOKI FALSE CYPRESS	2.5M HT; B4B
	1	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5M HT; BUSH FORM; B4B
	4	MAGNOLIA x 'CAERHAY'S BELL'	MAGNOLIA	6CM CAL; 1.8M STD; B4B
	2	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B4B
	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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NO.	DATE	REVISION DESCRIPTION	DR.
9	JAN/2023	REV AS PER NEW ARCH PLAN	BN
8	JAN/2023	REV AS PER NEW SITE PLAN REN.	BN
7	JAN/2023	REV AS PER TOL COMMENTS	BN
6	FEB/2022	REV AS PER NEW SITE PLAN DP	BN
5	JAN/2022	ISSUED FOR DP	BN
4	JAN/2022	REV PER NEW SITE PLAN SUBMISSION	BN
3	APR/2021	REV PER NEW SITE PLAN SUBMISSION	BN
2	APR/2021	PRELIMINARY REVIEW SUBMISSION	BN
1	MAR/2021	PRELIMINARY REVIEW SUBMISSION	BN

SEAL:

PROJECT:

19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

TREE PLAN

DATE: SEPTEMBER 2022
SCALE: 1:100
DRAWN: BN
DESIGN: BN
CHK'D: MM
M2LA PROJECT NUMBER: 21-018

DRAWING NUMBER: H.1 L1 OF 6

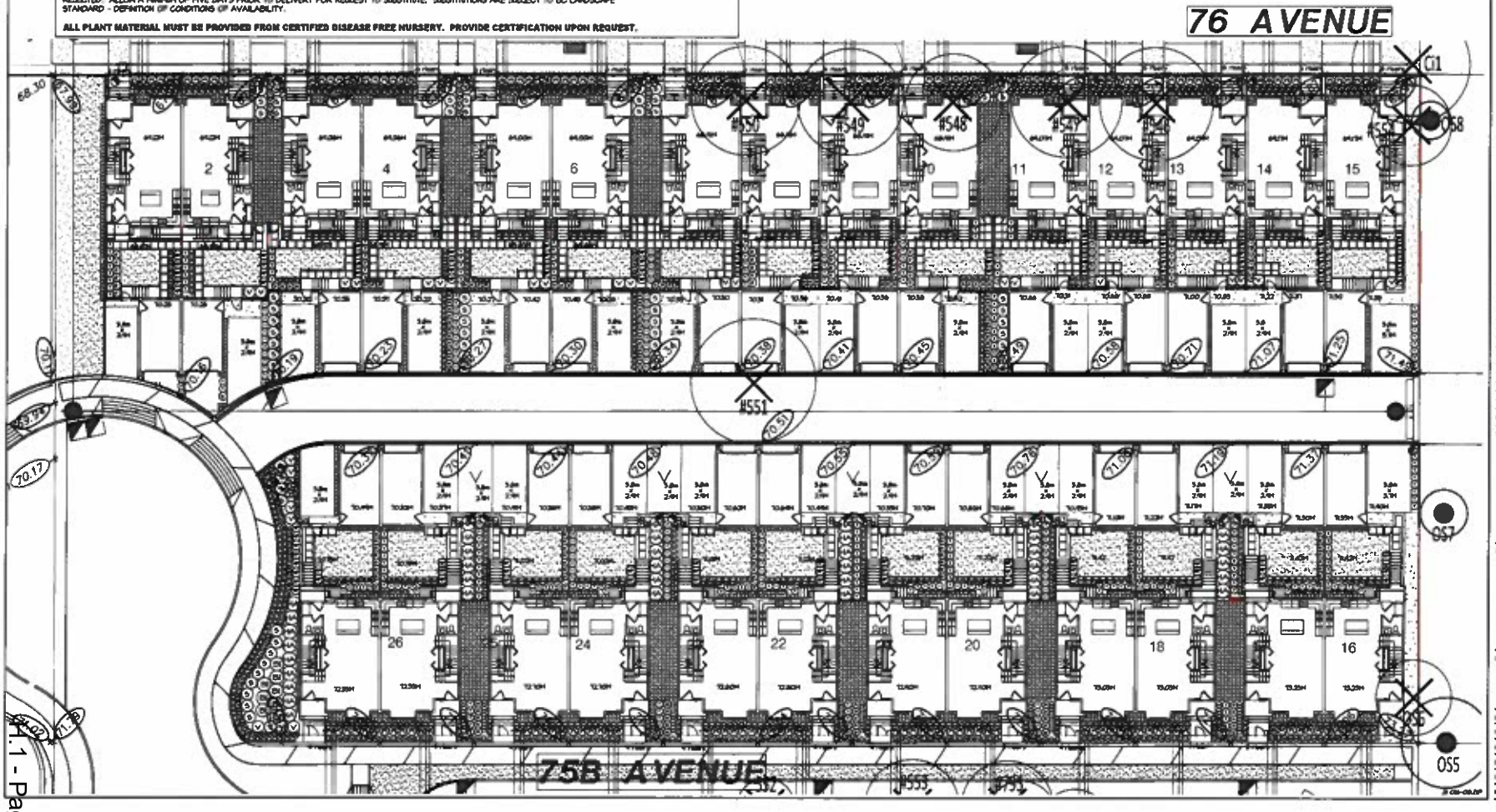
PLANT SCHEDULE-ONSITE

M2 JOB NUMBER: 21 018

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS				
AZ	48	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 25CM
BM	194	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 25CM
EA	29	EUONYMUS ALATA	WINGED BURNING BUSH	#5 POT; 80CM
EP	130	EUONYMUS PALOMA BLANCA	WHITE TIPPED EUONYMUS	#1 POT; 30CM
HM	38	HYDRANGEA MACROPHYLLA 'FOREVER PINK'	BIGLEAF HYDRANGEA	#5 POT; 80CM
ND	40	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
PL	161	PRUNUS LUSITANICA	PORTUGESE LAUREL	#4 B&B
SH	64	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
TM	400	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VO	6	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VD	29	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#5 POT; 50CM
GRASS				
CH	151	CAREX HORIKOSHII 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	#1 POT
PERENNIAL				
LA	354	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT; 40CM
GC				
AU	116	ARCTOSTAPHYLOS UVA-URSI	KINNICKNICK	#1 POT; 20CM
PT	248	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	BY
6	JAN.2022	REV AS PER NEW ARCH PLAN	BH
5	JAN.2022	REV AS PER NEW SITE PLAN SUB.	BH
4	JAN.2022	REV AS PER TOL COMMENTS	BH
3	FEB.2021	REV AS PER NEW SITE PLAN DP	BH
2	JAN.2021	ISSUED FOR DP	BH
1	[illegible]	REV PER NEW SITE PLAN (EPPVISE)	BH
0	[illegible]	REV PER NEW SITE PLAN (EPPVISE)	BH
	[illegible]	PRELIMINARY OFFICE REVIEW	BH

PROJECT:

19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	DRAWING NUMBER:
SCALE: 1:1	L2
DRAWN: BH	
DESIGN: BH	
CHK'D: NM	
M2LA PROJECT NUMBER:	

PLANT SCHEDULE - 76TH AVE

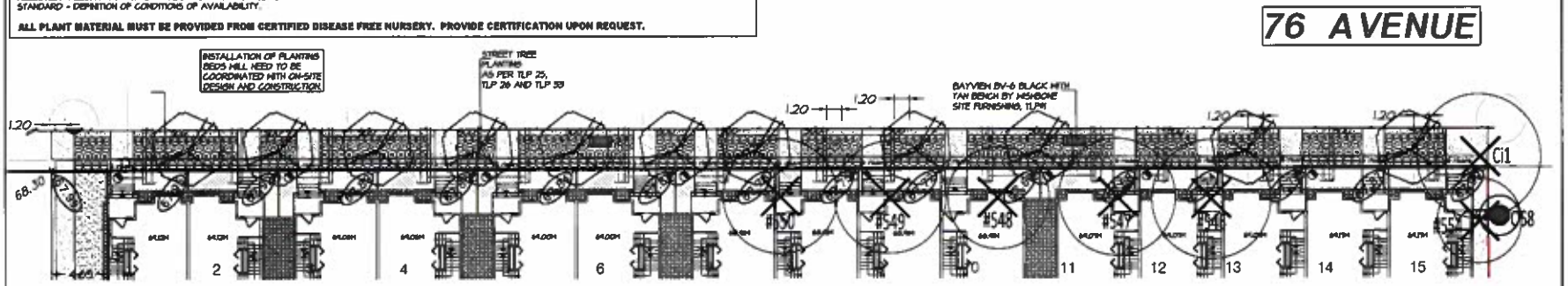
M2 JOB NUMBER: 21 016

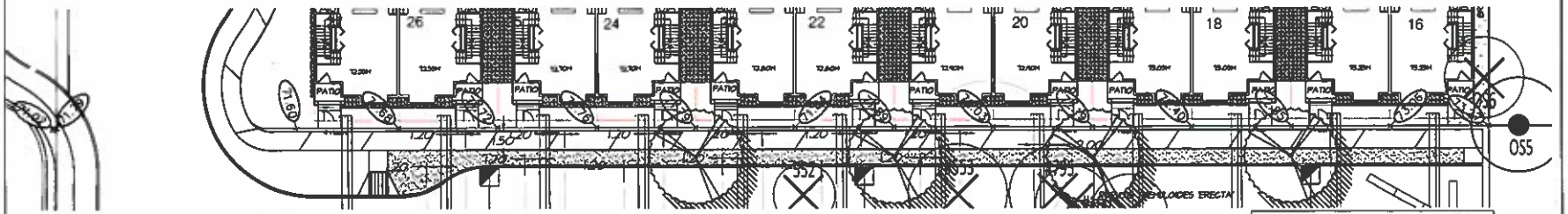
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	9	ACER RUBRUM x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	6CM CAL; 1.80m B&B
SHRUB	120	AZTEC PEARL MEXICAN HOCK ORANGE	CHOISYA 'AZTEC PEARL'	#2 POT; 40CM
	130	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
GRASS	101	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC	151	ERICA CARNEA 'SPRINGWOOD WHITE'	HEATH	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

A) LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
B) CONCRETE FORMWORK LAYOUT TO BE REVIEWED AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TOL.: 604-533-06034; PRIOR TO INSTALLATION OF CONCRETE.
C) LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE MANAGER OF GREEN INFRASTRUCTURE SERVICES.
D) ALL STREET GREENWAYS REQUIRE A PERMANENT IN-GROUND IRRIGATION SYSTEM. COORDIANTE WITH PROJECT CIVIL ENGINEER REGARDING PROVISION OF A WATER CONNECTION.





PLANT SCHEDULE - 75B AVE

M2 JOB NUMBER: 21 016

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	POPULUS TREMULOIDES 'ERECTA'	ERECTA TREMBLING ASPEN	6CM CAL; 2M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
A	[illegible]	REV AS PER REV ISSUED PLAN	SH
1	[illegible]	REV AS PER ISSUED PLANT SCHEDULE	SH
4	[illegible]	REV AS PER TCL COMMENTS	SH
3	[illegible]	REV AS PER NEW SITE PLANS OF	SH
2	[illegible]	ISSUED FOR DP	SH
1	[illegible]	REV PER NEW SITE PLAN (UPDATED)	SH
3	[illegible]	REV PER NEW SITE PLAN (UPDATED)	SH
1	[illegible]	PRELIMINARY OFFSITE DESIGN	SH

SEAL:

PROJECT:
19764 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

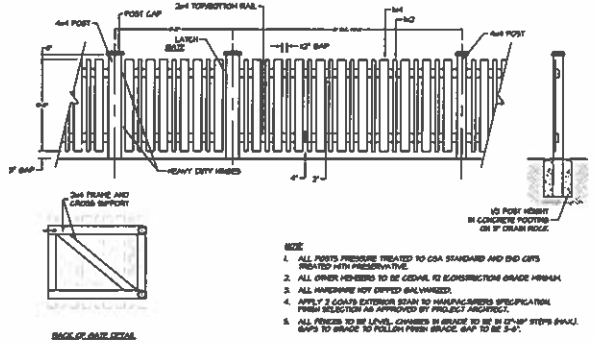
DRAWING TITLE:
OFFSITE KEY PLAN

DATE: [illegible]
SCALE: 1:1
DRAWN: SH
DESIGN: SH
CHKD: MH

DRAWING NUMBER: H.1 L3 OF 5

M2LA PROJECT NUMBER: 21-016

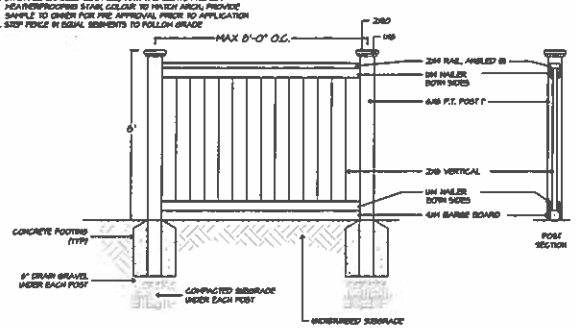
21-016-OSJP



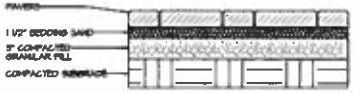
NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.) RAKE TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 / L4 42" HT WOOD PICKET FENCE
SCALE : 1/2" = 1'-0"

NOTES:
1. ALL WOOD P.T. HEMFIR
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH, PROVIDE SAMPLE TO OWNER FOR PRE APPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE

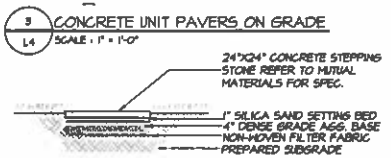


2 / L4 6' HT WOOD PRIVACY SCREEN FENCE
SCALE : 1/2" = 1'-0"

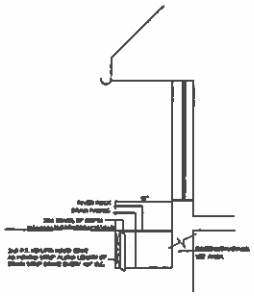


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
USE HOLLAND PAVERS-COLOUR TO BE SELECTED BY OWNER
ALL COMPACTION TO 98% PROCTOR DENSITY

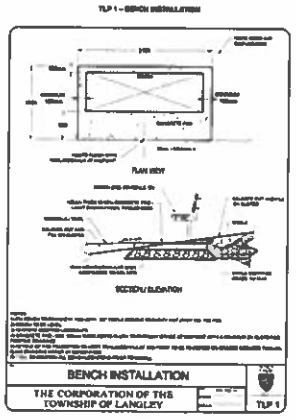
3 / L4 CONCRETE UNIT PAVERS ON GRADE
SCALE : 1" = 1'-0"

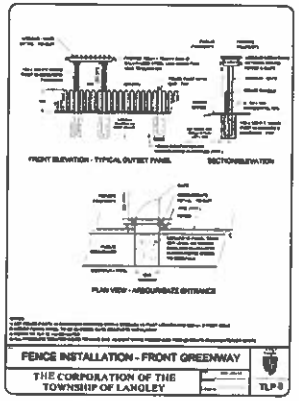


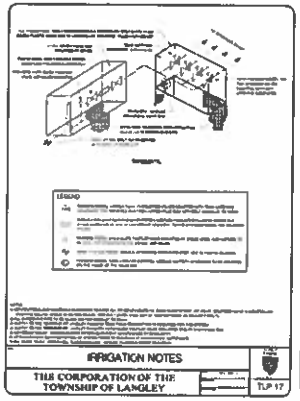
4 / L4 24"X24" CONCRETE STEPPING STONES
SCALE : 3/4"= 1'-0"

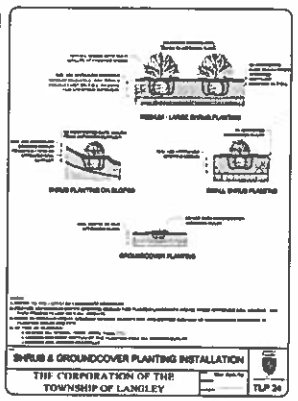


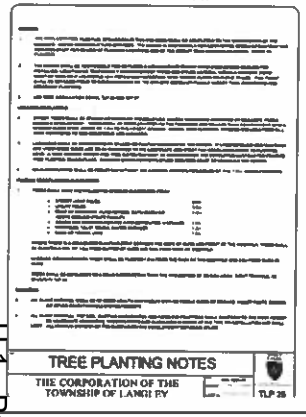
5 / L4 12" DRIP STRIP
SCALE : 1/2" = 1'-0"

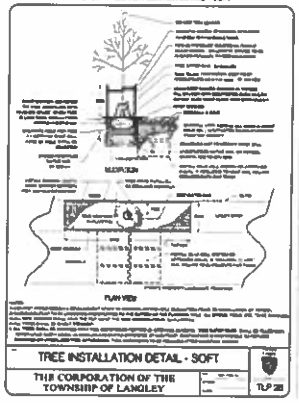

BENCH INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 1

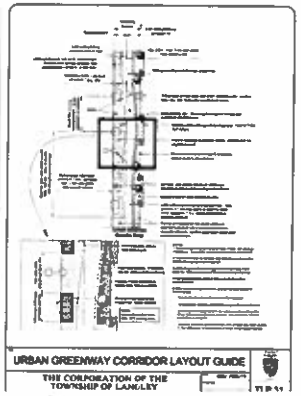

FENCE INSTALLATION - FRONT GREENWAY
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 8

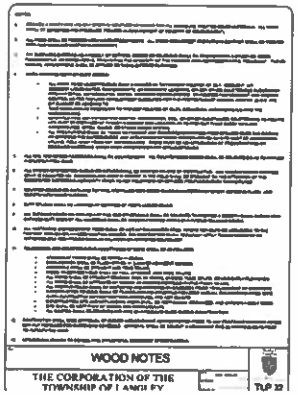

IRRIGATION NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 17


SHRUB & GROUNDCOVER PLANTING INSTALLATION
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NO.	DATE	REVISION DESCRIPTION	DR.
8	JAN/2023	REV AS PER NEW AHDR PLAN	BR
7	JAN/2023	REV AS PER NEW SPE PLAN DWG	BR
6	JAN/2023	REV AS PER NEW COMMENTS	BR
5	FEB/2022	REV AS PER NEW SPE PLAN DP	BR
4	JAN/2022	ISSUED FOR DP	BR
3	########	REV PER NEW SPE PLAN (ERRATA)	BR
2	########	REV PER NEW SPE PLAN (ERRATA)	BR
1	########	PRELIMINARY CONCEPT DESIGN	BR

SEAL:

PROJECT:
19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: SEPTEMBER 2022
SCALE:
DRAWN: BR
DESIGN: BR
CHK'D: MH
M2LA PROJECT NUMBER:
DRAWING NUMBER: L4

PART ONE GENERAL REQUIREMENTS

1.0 GENERAL

1 GENERAL REQUIREMENTS

1 Unless otherwise specified in the Special Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

2 The Landscape Standard, LATEST EDITION, prepared by the Canadian Landscape Architects section, BC Landscape & Nursery Association, Surrey, BC work and materials shall apply where specific reference is made to the BC Landscape Standard unless superseded by this specification or as directed by Landscape Architect in other written instruction.

3 Canadian Standards Specifications & Standards (CSS&S), LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Construction Industry Association, Applied Geological Engineers Division.

4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEMS, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

5 GENERAL PLANS AND DRAWINGS UNDERGROUND SERVICES

1.2 WORK

1 It is essential that more than one contractor not be on site at the same time. Provide and pay for hoarding as an independent fencing facility as approved by the Landscape Architect. Deliver growing medium and mulch to Landscape Architect for review and approval prior to placement. Refer to Section 3.6 Growing Medium Testing for procedure.

2 Some common site staff to be on site at all times. Contractor responsible to pay for hoarding expenses as and when specified.

1.3 SCHEDULE

1 Any alternate proposals affecting time that contributed to the contract documents must be pre-approved by the Landscape Architect.

2 Responsible to consult all general, sample or consultation's product description.

1.4 SITE REVIEW

1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary to their opinion to confirm conformance to drawings and specifications. Contract Owner/Agent authorizes by drawings for the observation of the appropriate times, other than days notice. Observation schedule must include but will not be limited to the following:

1.1 Start of Site Grading, General Landscape Rough Grade for any site disturbances, a meeting with the general contractor the Arbor Tree preservation zones, property boundary lines and construction limits.

1.2 Start of Site Grading, Landscape Contract for approval at the start of work whichever's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review approved work and to verify the acceptability of the materials and general site conditions to the Landscape Contractor. Provide provide Owner four weeks for this meeting.

1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be made with on any single visit. Such elements may include Site Layout, Rough Grading, Grading Review - quality, depths, finish grading, Drainage and Drainage Materials, Layout or Trees, Shrubs, Planting, plant material handling acceptance with suppliers, nursery inspections, plant sizes, quality, quantity, planting procedures and layout, Soil supports, Stakes, Irrigation Systems, Play Equipment, Site Furnishings, and other elements of the site Development where the Landscape Architect is the designated reviewer such as Temporary Fencing, Demonstration units and sheds, Soil Testing.

1.4 Substantial Performance Review of all work, consisting of all substantial site disturbance, planting plant material, preparations of deficiency list, and recommendations for completion.

1.5 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Owner/Agent for the Contract.

1.6 Certificate of Completion: After the completion of the deficiency work, check for completion of deficiencies, then completed, a Schedule 'C' will be issued where required.

1.7 Warranty Review Prior to the completion of the warranty period (i.e. 12 months after issuance of the Certificate of Completion), review all warranty material and request recommendations for warranty replacement.

1.5 WORKMANSHIP

1 Unless otherwise indicated by the Contract Documents, the preparation of the materials shall be the responsibility of the General Contractor. Personnel of greater expertise shall be employed where necessary to ensure compliance of the materials by the Landscape Contractor. Any subsequent corrections to the materials required are the responsibility of the Landscape Contractor.

2 All work and workmanship shall be performed by personnel skilled in landscape construction. In addition, all personnel employed shall have certificates and/or portfolios that fulfill a normal license issued by the appropriate authorities.

3 A site visit is required to become familiar with site conditions before bidding and before start of work.

4 Confirm location of all underground services before proceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain clarification from Landscape Architect prior to proceeding from the plans.

6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Restore site of disturbance, provided adequate drainage and protection.

7 Collect and dispose of all waste material means material from landscape operations. Place green surface waste and vegetative storage resulting from landscape work. Dispose site for an approved place. Do final cleanup work.

8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTY

1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

1 Other conditions of Contract may apply. Confirm scope of Work at time of tender

2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Demolition of Existing Items where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and/or site topsoil.
2.5 Supply and incorporation of additives to meet requirements of soil test and Notes thereon.
2.6 Preparation of planting beds, supply of plant material and mulch.
2.7 Propagation of shrub group areas, supply of materials and seeding.
2.8 Preparation of lawn areas, supply of materials and seeding.
2.9 Supply and placement of rock mulch.
2.10 Relocation of identified and specified boulder areas with assistance by Owner.
2.11 IRRIGATION WORK (Underground Sprinklers), Section 32 80
2.12 Other work items other than this list, not identified by Landscape Architect.

2.2 SCHEDULE

1 Growing Medium Delivery to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Notes thereon.

Supply and placement of minimum depths of growing medium as noted. Amendments as noted. Quantities to be added. Consider thickness of Sod Underlayment Section "Lawn Areas" for "Sandy Loam"			
Applications	Low Traffic Areas Trees and large Shrubs	High Traffic Lawn Areas	Planting Areas and Medians
Growing Medium Depth	300	150	450
Texture	Percent of Dry Weight of Total Growing Medium		
Coarse Gravel, Larger than 40mm	0 - 10	0 - 10	0 - 10
All Stones, larger than 20mm	0 - 10	0 - 10	0 - 10
	Percent of Dry Weight of Growing Medium Excluding Gravel		
Sand larger than 0.05mm smaller than 2.0mm	70 - 100	70 - 100	40 - 100
Silt larger than 0.002mm smaller than 0.05mm	0 - 20	0 - 20	0 - 20
Clay smaller than 0.002mm	0 - 20	0 - 20	0 - 20
Clay and Silt Combined	smaller than 20%	common 0-5	maximum 20%
Organic Content Amount	3 - 10	2 - 10	10 - 20
Organic Content (planter)	3 - 10	3 - 10	5 - 10
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	5.5 - 6.5
Drainage	Percolation rate to be such that no standing water is visible 30 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

2 Purchase no organic matter compost containing nitrogen (N), Phosphate (P2), and Potash products (K) proportions required by soil test.

3 Lime: Ground agricultural limestone. Meet requirements of the BC Landscape Standard.

4 Organic Additive: Composted compost product to the requirements of the BC Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Fertrachem, Pine Ridge Garden Products, Pepper Richmond Soils & Mixes, Stream Organics Management.

5 Sand: Clean, well-graded sand to meet requirements of the BC Landscape Standard

6 Compacted Base Rock: Base 3/4"(19mm) Multi-mesh open sieve and fines, free of shales and silts, dark brown in colour and free of all soil, stones, roots or other deleterious matter. Crush average to colour test will be rejected

7 Herbicide and Insecticide: Of kind, and manufacturer as will control, protected and found satisfactory. Applied to meet local current licenses issued by the appropriate authorities in this area.

8 Filter Fabric: A non-biodegradable material or other filtering membrane that will allow the passage of water but not the soil particles. Such as Mirafi 140 N, Stabilinka T140N or equivalent product pre-approved by the Landscape Architect.

9 Drainage Pipe: If required, perforated 100 PVC corrugated pipe.

10 Drain Rock: Clean, round, hard, durable, uniform crushed rock of clean and containing no material smaller than 19mm.

11 Plant Material: To the requirements of the BC Landscape Standard. Refer to 3.6 Plants and Planting. All plant material must be provided from a specified source from a nursery known to grow in this region.

12 Sod: Refer to individual sections in this specification.

13 Irrigation: Contractor's responsibility to provide sufficient engineered drawings for all works shown and required drawings for all works, backwards, as sources of light, or modifications of works subsequent to approval of this. Installations must be reviewed and signed-off by Certified Professional Engineers Irrigation Industry and of engineering services to Canadian plans.

14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and specifications.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.0 PREPARATION OF EXISTING AREAS

1 Prior to any work on site - protect adjacent trees or plant groupings designated as retained on landscape plans as responsible supervisor shown.

2 In areas between Pre-Landscape Architect will flag trees or areas to remain. Please have employee check at a check-up meeting with Site Landscape Architect.

3 A detailed written report to be submitted to adjacent existing properties. Refer to detailed report format. Ref. If detail not provided, comply with local municipal requirements.

4 No material stored through or within vegetation protection areas or under crowns of trees to be retained is allowed.

5 No soil stockpile soil, construction materials, or equipment shall be permitted within vegetation protection areas.

6 Avoid root, trunk or crown damage within vegetation protection areas.

7 No excavation, grade or surface trenches nor any other disruption shall be permitted within vegetation protection areas unless prior approval of the proposed encroachment by the Landscape Architect.

8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

9 Any damage to existing vegetation intended for preservation will be subject to corrective by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.

10 Replacement planting of approved value to the satisfaction will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the persons(s) responsible for the disturbance.

11 In accordance with specific tree protection/replacement bylaws ensure compliance to bylaws.

12 In the planting areas required construction any distinct existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.1 GRADES

1 Ensure subgrade is prepared to elevations to depths specified on Section 32, Grading Under Supply Lots. Where planting or individual plans to existing trees, prepare suitable growing medium for surface installation as the planting plans. Slope subgrade to eliminate low standing water and conform to the site grading and drainage plan.

2 On slopes in excess of 3(H):1(V) subgrade ground slope to 100mm (4") minimum at 1m (3 ft.) horizontal distance.

3 Identify the entire subgrade immediately prior to placing growing medium. Re-cultivate where necessary to ensure proper bond of growing medium. Remove all deficiencies and any remaining contraband other than acceptable to finished grade.

4 Elements affecting proper bond of finished grade: Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not amend surfaces and eliminate products defined by the BC Landscape Standard.

5 Compacted surface free to the and grade, smooth and free of steps or high points. Minimum slope 2%, maximum with slopes 10%. Ensure positive drainage to collection points.

6 Steps and ramps for beginning maximum change from 24, Level 42, Landscape plantings 24.

7 Finished subgrade operations of backfilling to comply with municipal requirements.

8 Informal irregular subgrade of completion of finish grade prior to placement of sand, soil, planks or mesh.

3.2 GROWING MEDIUM

1 General Notes: Growing medium, sterilized finding, Green areas, Green Blanket and Groundcovers, Finishes, Cafe Walks.

2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems included on landscape plans. Refer to Section 3.4 for method.

3 Certificate: Refer to Section 3.3.3 Materials. Apply specified certificate of notice shown in the required soil test. Apply with a mechanical spreader. Calibrate into grading section 100 mm (4") in depth. Apply uniformly over site.

4 Seeding: Prepare a smooth, firm, even surface free of lumps and clay and irregularities with surface drainage systems, without overlapping or gaps, smooth and even with adjoining areas and old lawns. Loosen to slope gradients gentle slopes of 3" to 6" (3 - 6cm). Comply with requirements of BC Landscape Standard Section 5.10 for Seeding of Lawns.

5 Maintenance: Begin maintenance immediately after seeding and continue for 30 days after Substantial Completion and until accepted by the Owner. Protect all seeded areas from damage with appropriate signs and barricades. Water to provide uniform growth. Apply fertilizer only to lawn areas established for one growing season. Do not fertilize newly seeded areas. Mow lawns when grass is 6cm (2") high and 3" (7cm). Provide adequate protection of seeded areas against damage with the turf has been established by Owner. Repair any damaged areas, re-grade as necessary. Maintain only as required if in the Landscape Architect's opinion, damage through fire and lawn mowing is required.

6 Establishment: Begin maintenance immediately after seeding and continue for 30 days after Substantial Completion and until accepted by the Owner. Protect all seeded areas from damage with appropriate signs and barricades. Water to provide uniform growth. Apply fertilizer only to lawn areas established for one growing season. Do not fertilize newly seeded areas. Mow lawns when grass is 6cm (2") high and 3" (7cm). Provide adequate protection of seeded areas against damage with the turf has been established by Owner. Repair any damaged areas, re-grade as necessary. Maintain only as required if in the Landscape Architect's opinion, damage through fire and lawn mowing is required.

7 Acceptance of Lawn Areas: The turf shall be inspected by and satisfactory, without approved turf grass or lawn grass and grade to maintain grass free of weeds for BC Landscape Standard Section 10 Maintenance Lawns 2 Requirements. Have inspections if necessary for more advanced grasses other conditions of contract documentation are. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner

3.3 PLANTS AND PLANTING

1 Conform to planting layout as shown and Landscape Plans.

2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

3 Make note of trees with adverse shade differentiation.

4 Time of Planting
4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful establishment of plants to meet new locations.

5 Inspections
5.1 All plant materials shall conform to the requirements of the BC Landscape Standard, LATEST EDITION, unless superseded by Supplemental Schedule of this specification.
5.2 Refer to BC Landscape Standard, Section 8, Plants Specifications and to Section 32, 90 00 Standard for Landscape Grown Plants for growing requirements.
5.3 Refer to Plant Schedule for specific plant and container sizes and quantity requirements.
5.4 Plant material selected from areas with more severe climatic conditions shall be given no allowance for this climate.

6 Quality
6.1 Names of the source of supply and/or alternative plant does not prevent subsequent rejection of any or all planting stock at the site.

7 Availability
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any substitution of size.
7.2 Upon proof of the unavailability of the specified plant materials within 30 days of the award of the Contract.

8 Substitutions
8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specifications. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request for substitute.
8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

9 Plant Spacing & Location
9.1 Plants shall be from the same seed of the height, caliper and size of root ball as shown on the Plant Schedule for proper and uniform growth.
9.2 Plant all specified plants in the location as shown on the Landscape drawings. Notify Landscape Architect if conflict exists or existing underground services are encountered.
9.3 Densities of ground-covering locations will only be allowed after review of the proposed installation by the Landscape Architect.

10 Excavation
10.1 Trees and large shrubs excavate a minimum diameter three (3) ft. the depth of the root ball and not of least twice the diameter of the root ball. Ensure that bottom of hole is of the original grade the tree was grown at.

11 Drainage of Planting Holes
11.1 Provide drainage of planting pits where required by an engineered drainage, check for the rate of the planting pit to drain drainage check areas, and in high conditions, consult to notify the contract owner representative layer. Notify the Landscape Architect where the drainage of planting holes is limited.

12 Planting and Backfilling Procedures
12.1 Plant all trees and shrubs with the same relative position in the soil as they grew in the field and set away or field grade. Do not add backfill from outer the soil. Carefully remove containers without injuring the rootballs. After settled to place, set holes. For non-burlap, slip containers by three cuts of slits.

12.2 Within planting areas to grade. Prepare the growing medium areas and shrub spacing to 6" (15cm) layers. Ensure the soil with water. Add soil as required to meet finish grade. Loosen as set work. Where 90% of the topsoil has been placed, apply fertilizer as recommended by the approved soil test at the specified rates.
12.3 Where planting in reclaimed exposed to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
12.4 Stake trees only in trees areas, provide a clear soil material Willow 50 Rot Anchor Stake anchored as the tree.

13 Staking of Trees
13.1 See tree Detail drawings, unless superseded by special requirements, tall shrubs minimum 2 ft. o.c. Ground stake shrubs through rootball.
13.2 Loose the tree correctly staked.
13.3 Tie with pre-approved materials, that ensure appropriate tight hold, abrasion with Tree Ties 5. Approved products Arbor-Tie - available from Rainford.
13.4 Continuous Trees over 2 in. height: Use with three 2 inch wood stakes 50 gauge. Other trees unless established ensure the trees completely below grade.
13.5 Stake 2 ft. o.c. on center in Landscape Strips. Set up above using three Anchor Ties 75(Tie) 1 inches to the finished permitted depth instead of stakes.
13.6 Mark all guy wires with visible flagging material.

14 Pruning
14.1 Light pruning areas with an even layer of mulch to 5-10 - 7 - 10 - Trees depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch is 3 in. Without disturbing soil. Of agricultural horticultural mulch to keep areas, keep a clean edge.

15 Replacement
15.1 The establishment of all plant material is the responsibility of the Landscape Contractor

16 Final Material Acceptance
16.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
16.2 Following Guidelines in BC Landscape Standard, Section 10.5.2 - Warranty and guarantee as follows.
16.3.1 Refer to unplanted material material such that the soil surface surface is kept to 100 to 150 of field capacity. Refer to the full depth of the root zone each time. Use Rainer to recommend to supply water of site water and to the location. Confirm source of water prior to beginning work.
16.3 Use appropriate measures to control pests or diseases throughout plant guarantee. Comply with all local governing ordinances and guidelines for chemical control.
16.4 Prune and control shrub beds to remove dead or unpleasing the root appropriate season as determined by the Landscape Architect.
16.5 Keep weeds, grass, and any other unwanted.
16.6 Maintain supply of mulch to 3 inch. Replenish as need. 5.10. Landscape Standard, Chapter 10
16.7 Maintain records to approve work.

17 Final Warranty
17.1 Replace all unsatisfactory plant material during the guarantee period. Upon a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Warranty" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory lawn areas and sections to ensure even and uniform coverage to the Landscape Standard. Such replacement shall be subject to the maintenance, inspection and approval as specified for the original planting, and shall not constitute an extension to the Contract
17.2 Grass Seeds, identified as being within one area of the Lower Mainland of Agriculture seed mixes for the area, specified by the Landscape Architect and inspected by the Landscape Contractor within one labeled through-out warranty inspections before the warranty of the turf area sections. Inconsistencies affecting warranted to the area accepted, to be kept in full period, will not be replaced without cost of replacement before to the Owner.
17.3 A review may be requested during the latter part of the warranty growing seasons. All grass selected showing with damaged foliage, bedding growth and bad mowing, will have to follow one

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NO.	DATE	REVISION DESCRIPTION	DR
0	JAN.2020	REV AS PER 90% ARCH PLAN	SH
1	JAN.2020	REV AS PER NEW SITE PLAN INFO.	SH
2	JAN.2020	REV AS PER TOL COMMENTS	SH
3	FEB.2020	REV AS PER NEW SITE PLAN DP	SH
4	JAN.2020	ISSUED FOR DP	SH
5	MAR.20	REV PER NEW SITE PLAN (ERPMD)	SH
6	APR.20	REV PER NEW SITE PLAN (ERPMD)	SH
7	MAR.20	PRELIMINARY (ERPMD DESIGN	SH

SEAL:

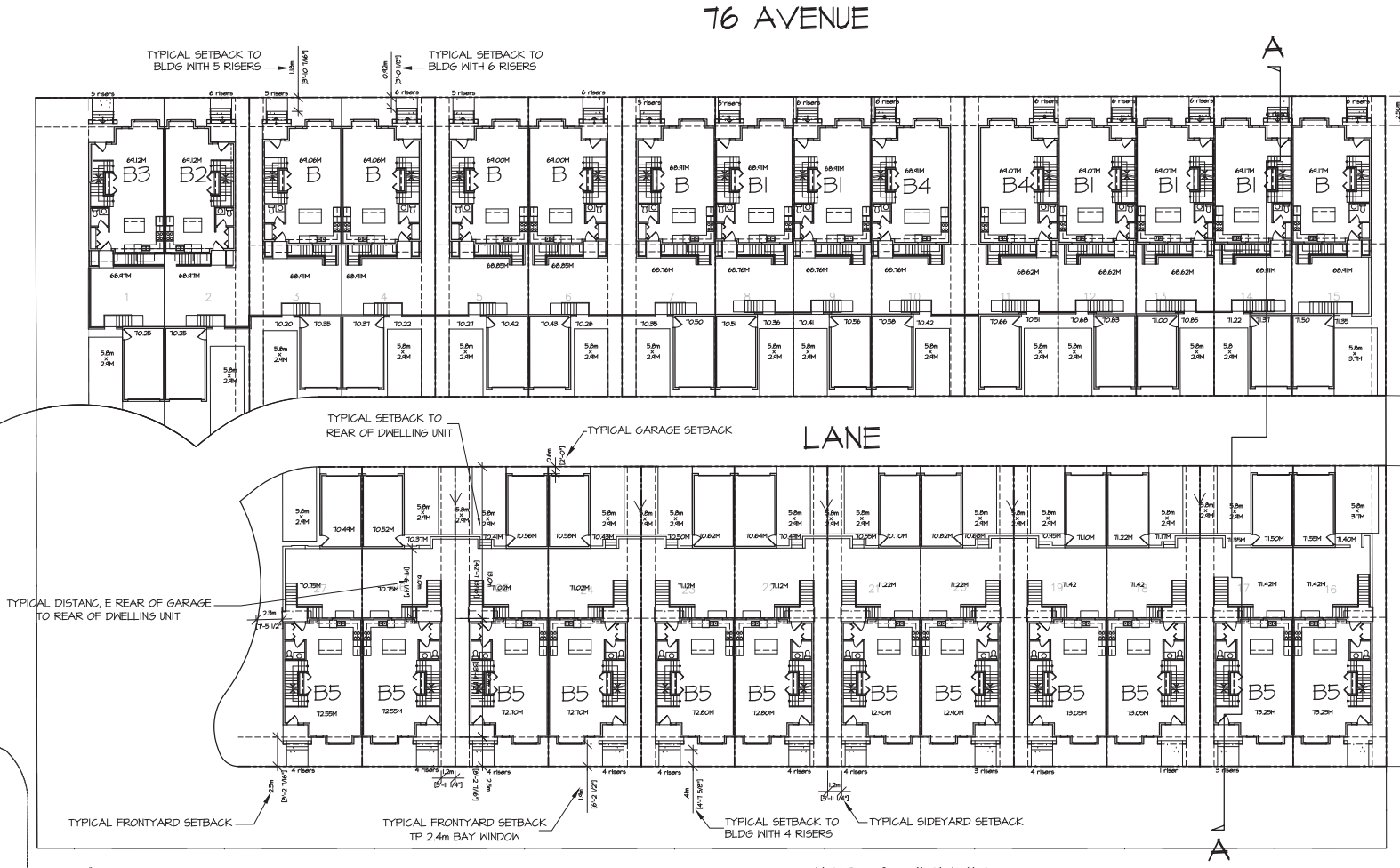
PROJECT:

19784 & 19808 76th Avenue, TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE:	DRAWING NUMBER: **L5** **H.1**
SCALE:	
DRAWN:	
DESIGN:	
CHK'D:	OF 5
M2LA PROJECT NUMBER:	19-000



CONCEPTUAL SITE PLAN

NORTH

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

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ISSUE	DATE	BY	ISSUED FOR

REVN	DATE	DR'N	CH'D

CONT-C.dwg

DESIGN : MD | DRAWN : | DATE : Oct. 21 22 | SCALE : 1/16" = 1'-0"

CLIENT : NORTH ARC PROPERTIES 76 AVE LTD.

PROJECT : DUPLEX & ROWHOMES
19784/19806 76 AVE T.O.L

SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

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CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO. 21004	REV. NO.

SCHEDULE C

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

5101
28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

5101
28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

o Pedestrian entrances shall be separate from vehicular access points.
o Uses near access and egress points shall include design elements that reduce conflict between uses.
o Ramps to additional levels are to be contained within the structure and screened from view.
o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
o Provide separate parking areas for residential and commercial uses.
o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
o Setbacks from above the second storey shall be incorporated into the design.
o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
o Public and private parking shall be clearly identified through a system of numbering and signage.
o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

5101
28/09/15

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

4825
30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

4825
30/05/11

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4475
06/02/06

4825
30/05/11

24 October, 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0105 1 THOMAS/WIPP

CIVIC: 19784 AND 19808 - 76 Avenue

LEGAL: Lots 2 and 3 Section 22 Township 8 NWD Plan 82830

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Rowhomes	**9**	**3**	**1**	**2**
Duplexes	**18**	**8**	**3**	**4**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

April 13, 2022

Our File: 21-1022

Township File No.: 08-22-0105

Township of Langley
Civic Facility
Building, Development & Engineering
20338 – 65 Avenue
Langley, BC, V2Y 3J1

Attention: Joel Nagtegaal, Planner

Dear Sir,

Re: Summary of In-Person Public Information Meeting (PIM)
19784 & 19808 76 Avenue, Langley, BC

On March 29th, 2022, Aplin Martin held an in-person Public Information Meeting (PIM) regarding Development Application No. 08-22-0105, for the property(s) located at 19784 & 19808 76 Avenue Langley, BC.

Below is an overview of the Public Information Meeting and a summary of the community feedback received.

NOTIFICATION

27 notification letters were addressed and mailed out by Aplin Martin to property owners in the vicinity of the proposed project. All notifications were sent to the residents on March 18th, 2022,

A copy of the letter that was sent out is included in this summary.

No mailouts came back as "return to sender".

Two consecutive invitations were published in the Langley Advance Times Newspaper on March 17th and March 24th that included project information, time, and location of the meeting and how to contact for more information.

PUBLIC INFORMATION MEETING

Aplin Martin hosted an in-person PIM at Willoughby Church Fellowship Hall located at 20525 72 Avenue, Langley, BC. The date and time were chosen to allow for flexibility for those planning to attend.

- Tuesday, March 29th from 5:00 pm – 7:00 pm

Out of the 27 notifications sent, no one attended the meeting. The PIM had a panel of key project team members and the applicant present.

APLIN MARTIN

The list of panel attendees was:

Team Member	Company	Role
Jeremiah Boucher	Aplin Martin	Senior Project Manager
Samira Khayambashi	Aplin Martin	Planner/ Project Manager
Sunny Sandher	North Arc Properties	Applicant
Maciej Dembek	Barnet Dembek	Architect
Bahareh Nassiri	M2LA	Landscape Architect
Meredith Mitchell	M2LA	Landscape Architect

The PIM provided presentation boards. The public was invited to review the boards that included details of the proposed development.

A copy of the presentation boards is also included in this summary.

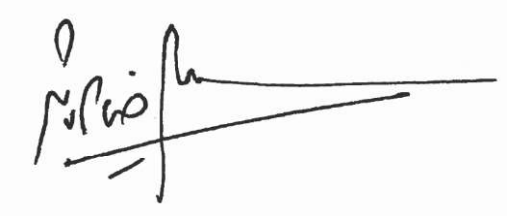
SUMMARY OF COMMENTS AND QUESTIONS

We did not receive any questions at the meeting or via e-mail before or after the PIM as no one attended.

Should you have any further questions, please contact the undersigned at 604-639-3456.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



Samira Khayambashi, MCIP, RPP
Planner

HA:SK:HK
Enclosures
21-1022 - Open House _ PIM Summary

APLIN MARTIN

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
201 - 12448 82 Avenue Surrey BC V3W 3E9

PUBLIC INFORMATION MEETING

Join us for a Public Information Meeting for a Development Application (Township of Langley No. 08-22-0105) seeking Rezoning, Subdivision, and a Development Variance Permit (for lot depth) at 19784 & 19808 76 Avenue, Langley, BC.

HOW CAN I PARTICIPATE?

To learn more about what is proposed and how to participate in a Q&A with the project team, please refer to the details below:

WHEN?
Tuesday, March 29, 2022
5:00pm - 7:00pm

WHERE?
Join the in-person public information meeting at Willoughby Church Fellowship Hall
20525 72 Avenue, Langley, BC

PUBLIC INFORMATION MEETING

WHAT IS HAPPENING?

The purpose of this application **(Township of Langley No. 08-22-0105)** is to rezone the property at 19784 & 19808, 76 Avenue from Suburban Residential (SR-2) to Residential R-CL(SD) and R-CL-(RH) for a development of 27 Lots.

CONTACT:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.

openhouse@aplinmartin.com
604-639-3456



19784 & 19808 76th Avenue, Langley, BC

PUBLIC INFORMATION MEETING

You are invited to attend a Public Information Meeting for a Development Application (Township of Langley No. 08-22-0105) seeking Rezoning, Subdivision, and a Development Variance Permit (for lot depth) at 19784 & 19808 76 Avenue, Langley, BC.



Date: **Tuesday, March 29th, 2022**
Time: **5:00 pm – 7:00 pm**
Location: **Willoughby Church Fellowship Hall**
20525, 72 Avenue, Langley, BC

North Arc Properties proposes to rezone the property from SR-2 to R-CL(SD) and R-CL(RH) for the development of 27 residential lots

The intention of this meeting is to seek input from neighbours on the proposal and address any questions you may have.

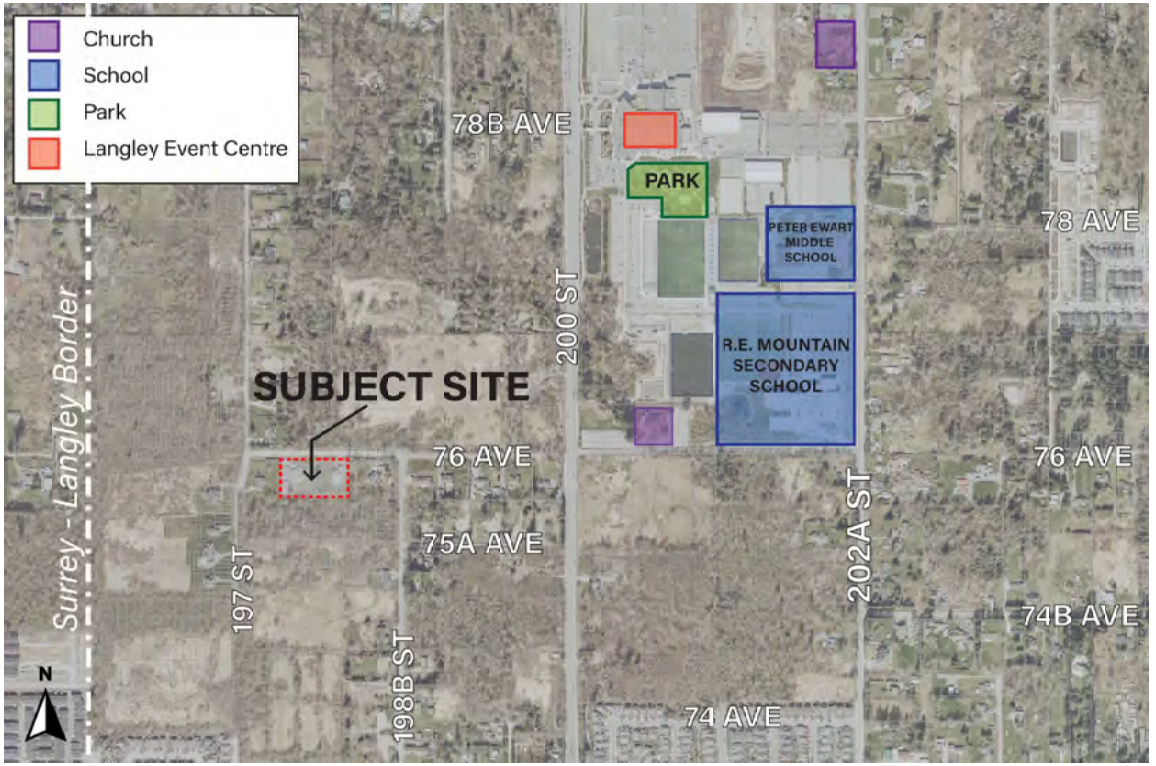
If you are unable to attend and are interested in learning more about this development application please contact:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-3456

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Welcome

This Open House is intended to provide an introduction to the development application for a Subdivision, Rezoning and Development Variance Permit to accommodate a Rowhouse and Single-Family development at 19784 & 19808 76th Avenue, Langley, BC and gain your early feedback.



Development Application Details

Development application No. 08-22-0105 was submitted by Aplin & Martin Consultants Ltd to develop 18 Semi-Detached Dwellings and 9 Rowhouse Units on the subject site.

PID: 014-752-808
014-752-816

OCP Designation

EXISTING OCP DESIGNATION

- Single-Family Residential 3 and Rowhouse / Townhouse B

Allowed DENSITY

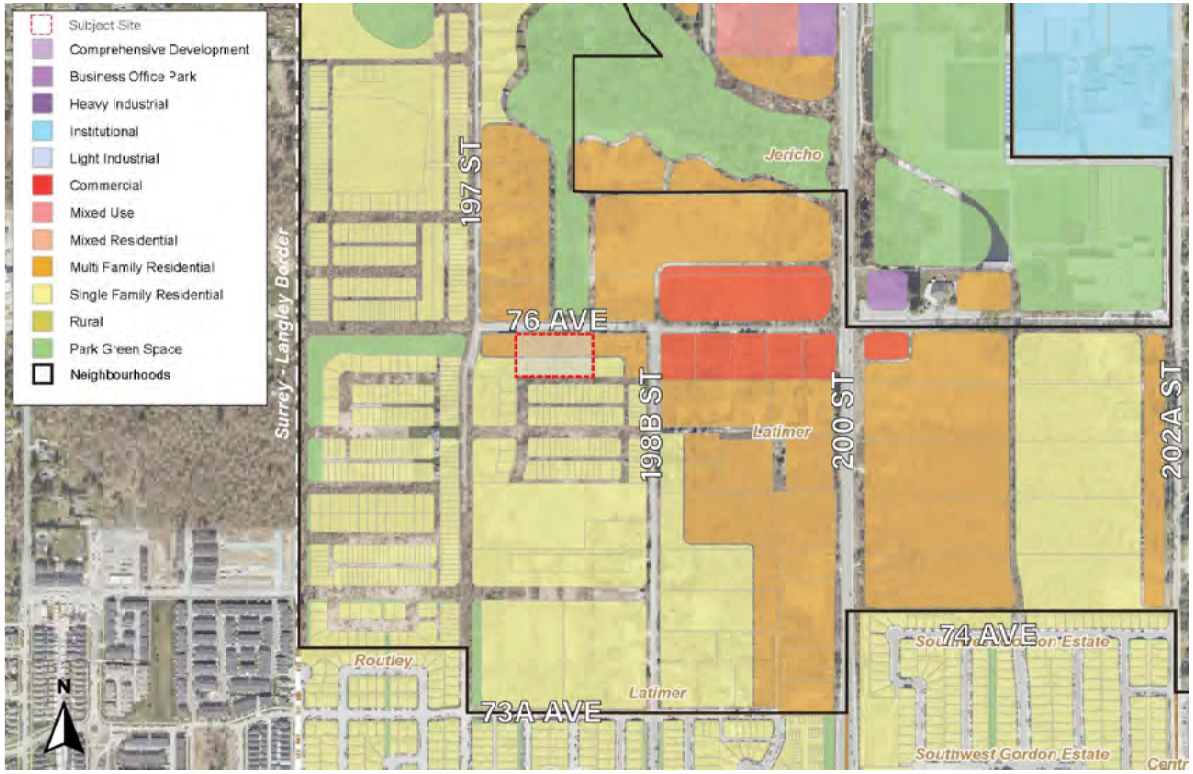
- Single-Family Residential 3 areas (6-8 UPA)
- Rowhouse/Townhouse B areas (8-22 UPA)

Existing DENSITY

- 1.0 UPA

Proposed Density

- 14.7 UPA



Zoning

EXISTING ZONING

- SR-2

The SR-2 zone permits:

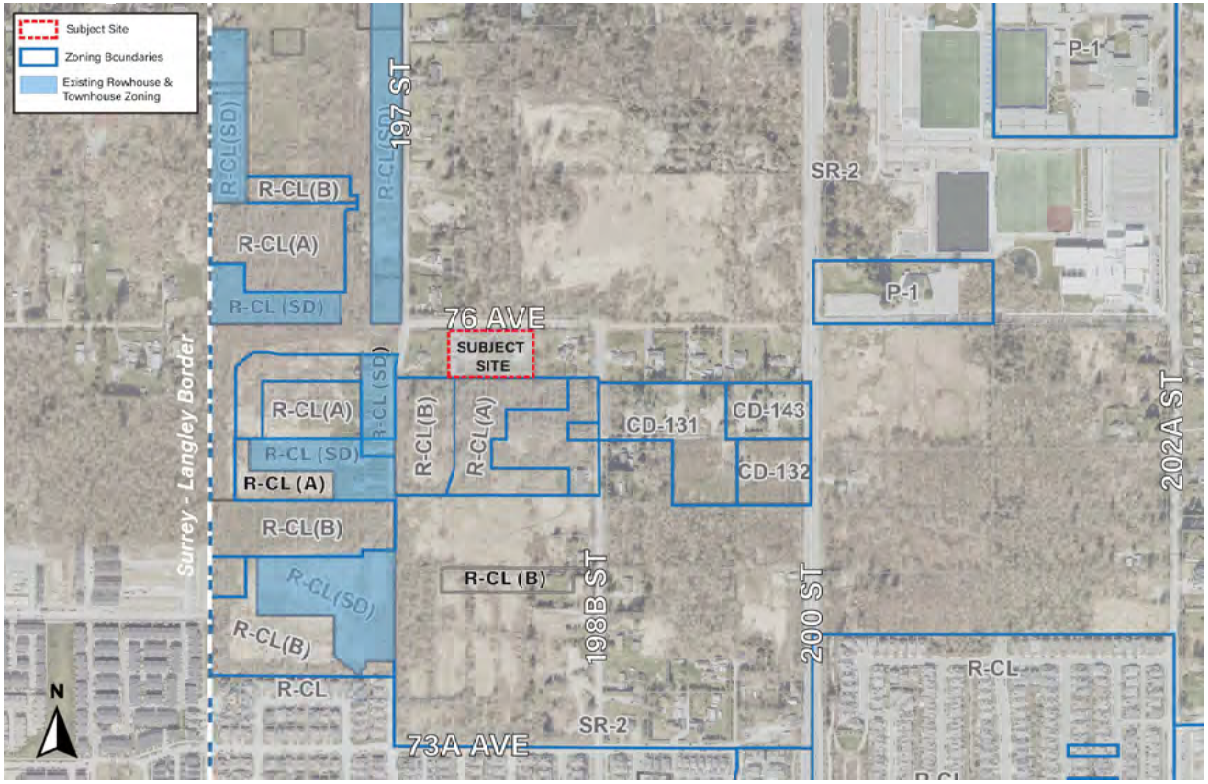
- One Single-Family Residential
- Accessory Buildings
- Accessory Parking of Commercial Vehicles
- Agriculture
- Mobile Homes
- Golf Course

PROPOSED ZONING

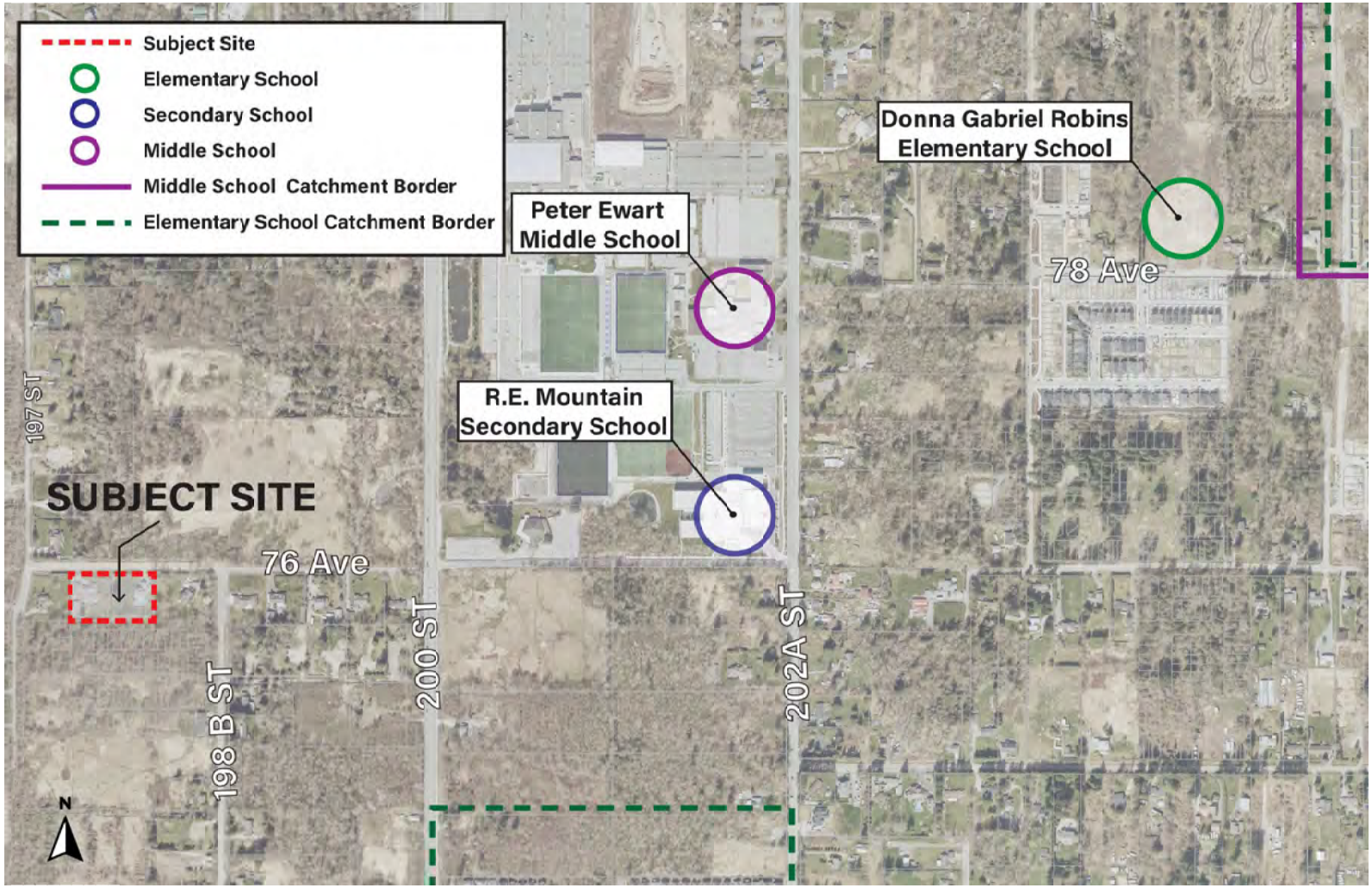
- R-CL(SD) and R-CL(RH)

R-CL (SD) and R-CL(RH) permit:

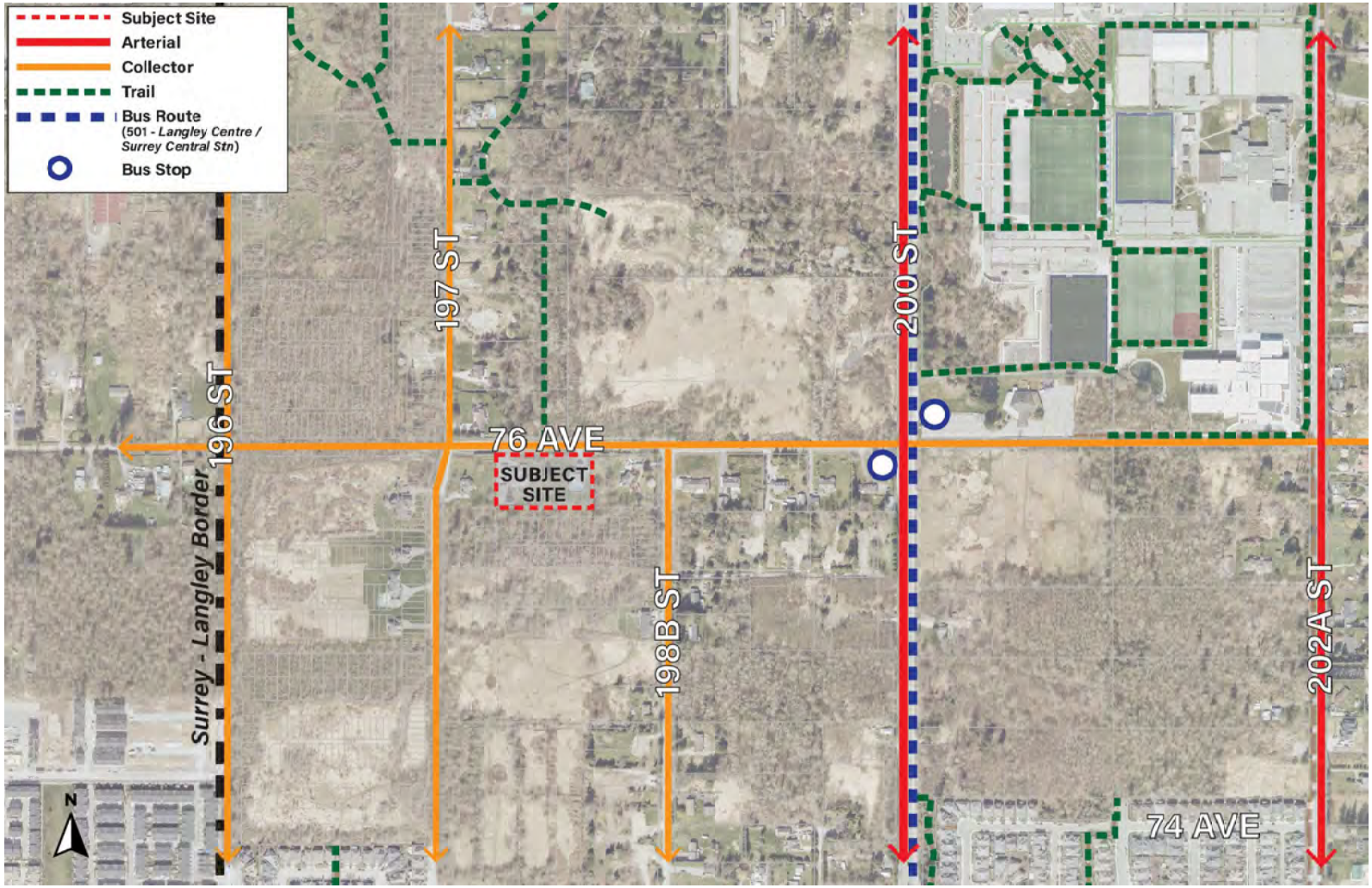
- Semi-Detached Dwellings
- Rowhouse
- Accessory Detached Garage
- Accessory Home Occupation.



School Catchment



Circulation & Connection



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES | M2 LANDSCAPE ARCHITECTURE | barnett dembek ARCHITECTS INC. | APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Subdivision Concept

GROSS SITE AREA
0.74 Ha / 1.83 Ac

NET AREA
0.53 Ha / 1.33 Ac



- 18 Single-Family Lots R-CL(SD)
  Lot Size (201.0m² - 254m²)
- 9 Rowhouse Units R-CL(RH)
  Lot Size (168.0m² -201.0m²)
- Road Dedication
  (0.2 Ha / 0.5 Ac)
- Green Space

Landscape



19784 & 19808 76 Ave, Langley, BC

NORTH ARC PROPERTIES

M2 LANDSCAPE ARCHITECTURE

barnett dembek ARCHITECTS INC.

APLIN MARTIN ENGINEERING ARCHITECTURE PLANNING SURVEYING

Tree Plan

TREE SUMMARY SCHEDULE

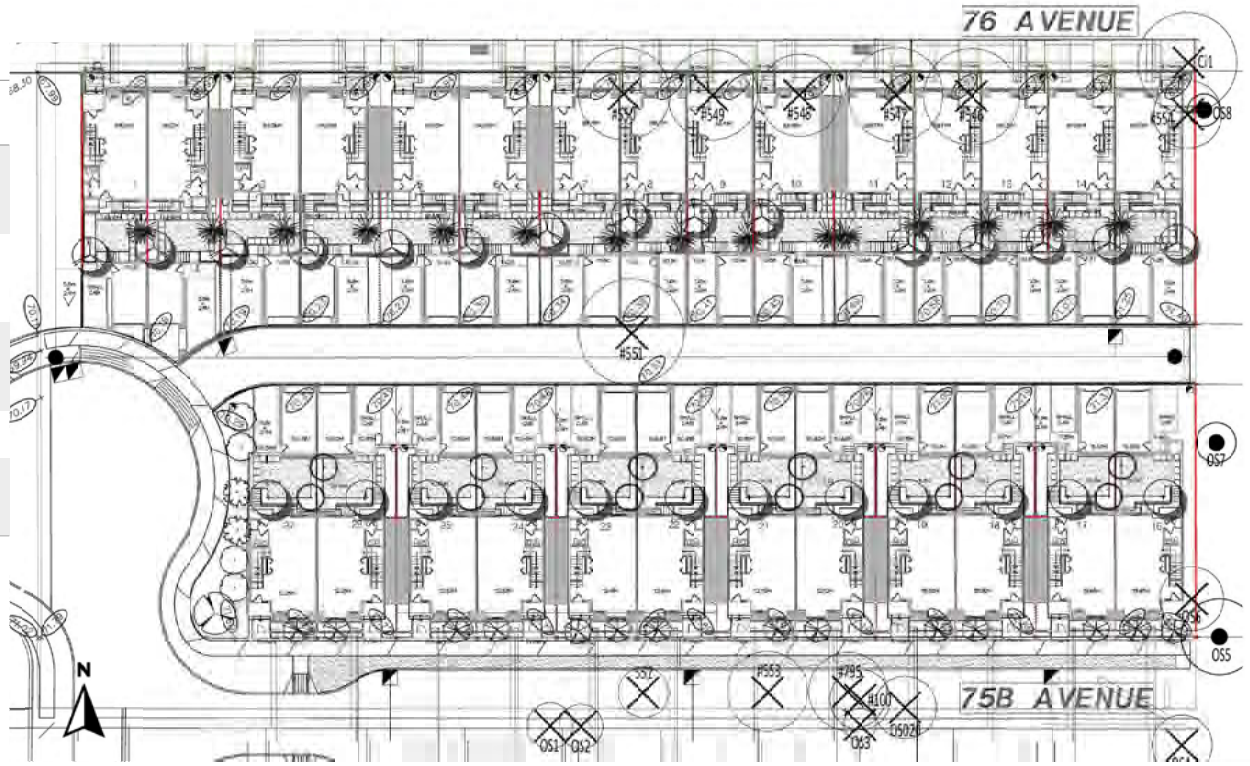
Significant Trees:	21
Significant Trees To Be Removed (On-Site & Off-Site):	18
Significant Trees To Be Retained (On-Site & Off-Site):	3
Replacement Trees Required (On-Site & Off-Site):	47
To Be Planted (On-Site)	73
To Be Planted (Off-Site):	15

LEGEND

TREE TO BE RETAINED

TREE TO BE REMOVED

TREE TO BE PLANTED



Engineering/Servicing

LEGEND

CATCH BASIN C/W ALUMINUM TRAPPING HOOD (TYPICAL)

LAWN BASIN C/W LEAD

MINIMUM BUILDING ELEVATION (MBE)

PROPOSED ELEVATION IN METRES — 45.63

EXISTING ELEVATION IN METRES — 45.38

GARAGE STEP — ST=0.20

PROPOSED DIRECTION OF SURFACE FLOW — 1.5%

BUILDING FOUNDATION STEP — 0.3m STEP

RETAINING WALL — TOP OF WALL (TW) TW=1.00 / BOTTOM OF WALL (BW) BW=0.50

OFFSITE TREE

TREE TO BE RETAINED

TREE TO BE REMOVED

CRITICAL ROOT ZONE (CRZ)

TREE PROTECTION FENCING

WORKING SPACE SETBACK

SWALE

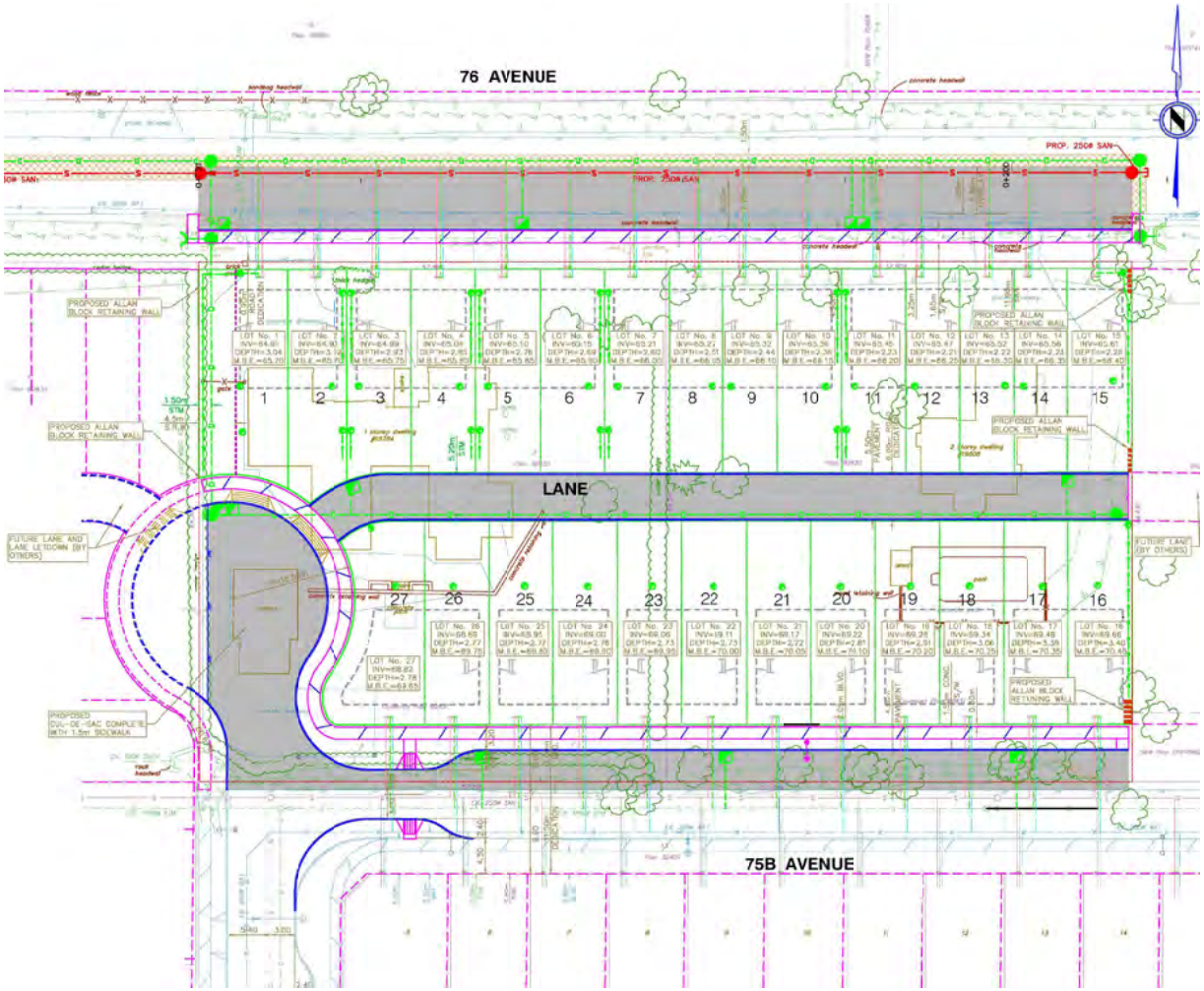
10'/11' BASEMENT

SANITARY SEWER PIPE AND MANHOLE

STORM SEWER PIPE AND MANHOLE

WATERWORKS PIPE

FIRE LINE PIPE



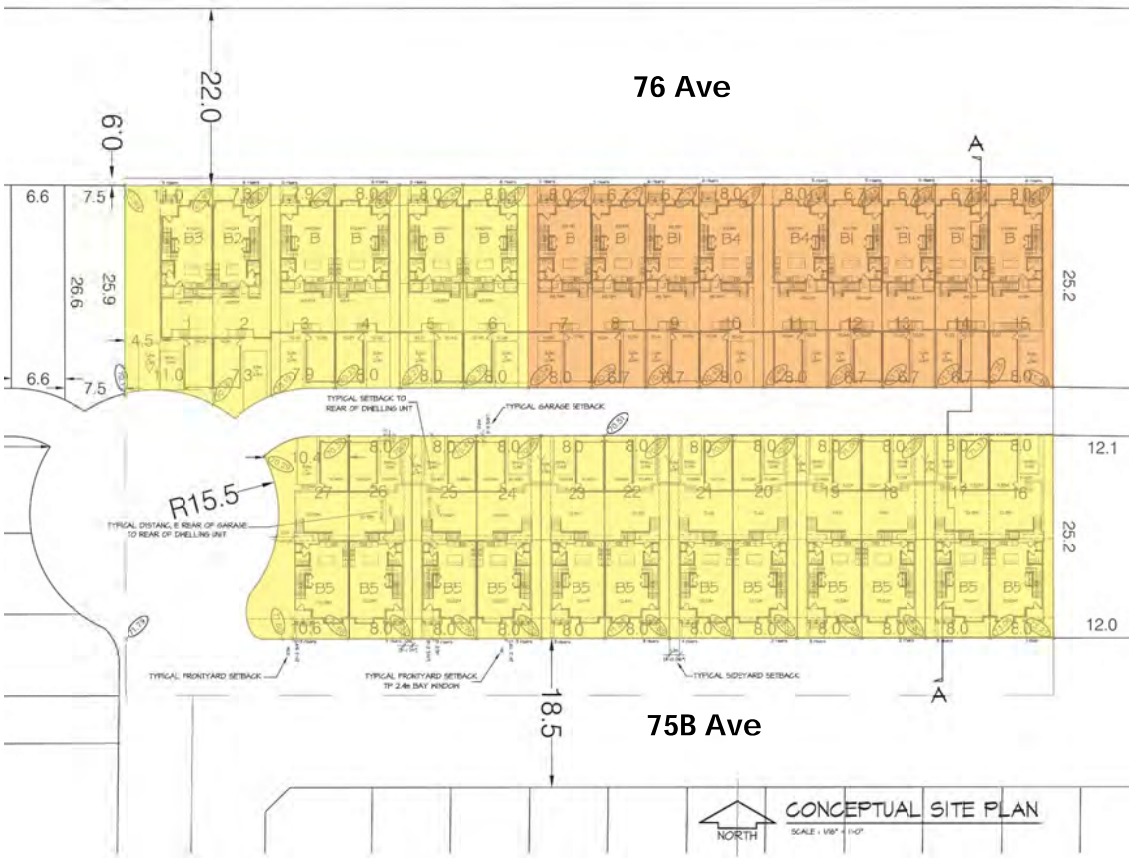
19784 & 19808 76 Ave, Langley, BC

Proposed Site Plan

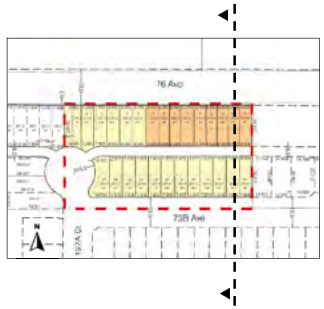
STATISTICS

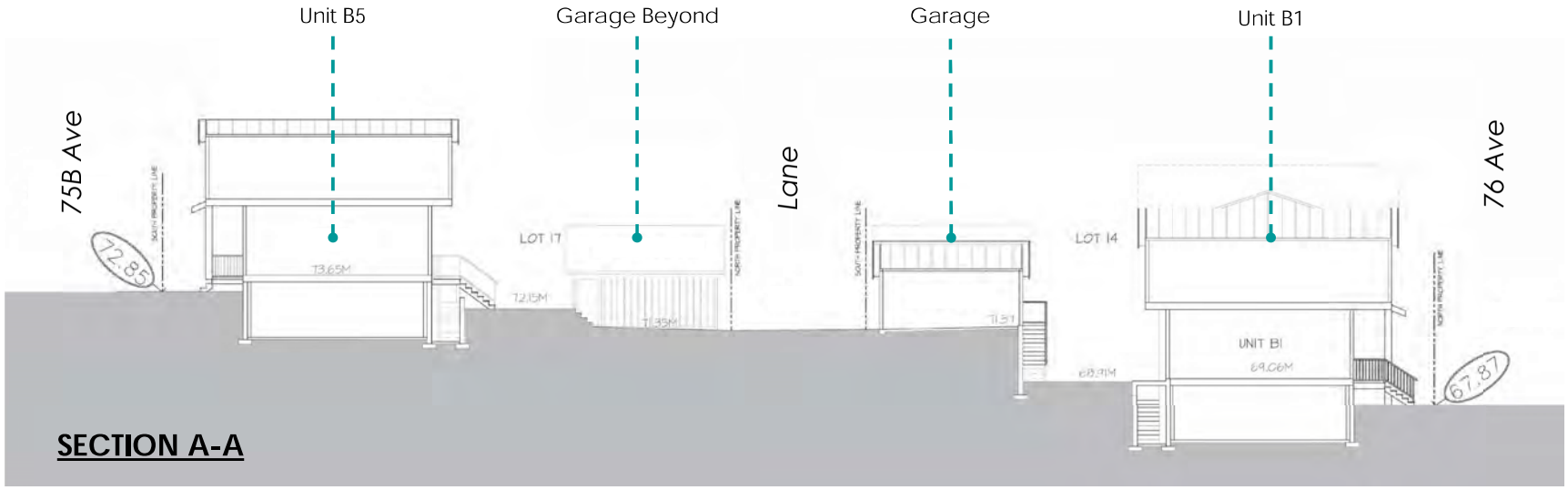
Zone:	R-CL(SD)
Lot Size	201.0 m² - 254.0 m²
Permitted Lot Coverage:	55%
Total Units:	18 Units
Off-Street Parking Spaces:	1 Per 5 Units
Permitted Building Height:	9.0m or 2.5 Storeys

Zone:	R-CL(RH)
Lot Size	168.0 m² - 201.0 m²
Permitted Lot Coverage:	55%
Total Units:	9 Units
Off-Street Parking Spaces:	1 Per 5 Units
Permitted Building Height:	9.0m or 2.5 Storeys



Section


76 Ave
73B Ave


Unit B5
Garage Beyond
Garage
Unit B1
75B Ave
Lane
76 Ave
LOT 17
LOT 14
UNIT B1
72.85
67.87
SECTION A-A

Unit Types



UNIT TYPE B



UNIT TYPE B1



UNIT TYPE B4



UNIT TYPE B2



UNIT TYPE B3



UNIT TYPE B5

ELEVATIONS

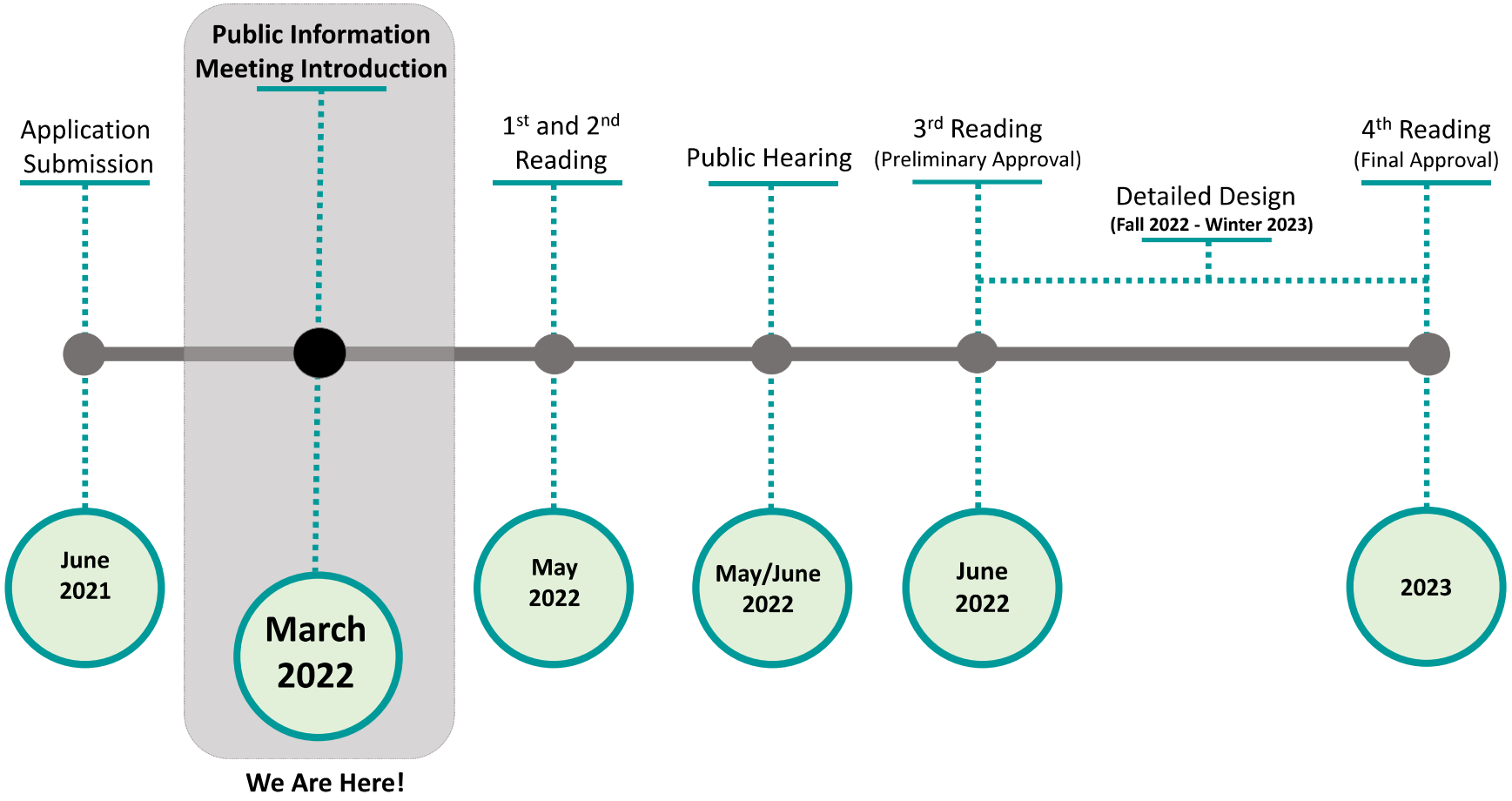
VIEW ALONG 76 AVENUE



VIEW ALONG 75B AVENUE



Next Steps


Application Submission
Public Information Meeting Introduction
1st and 2nd Reading
Public Hearing
3rd Reading (Preliminary Approval)
Detailed Design (Fall 2022 - Winter 2023)
4th Reading (Final Approval)
June 2021
March 2022
May 2022
May/June 2022
June 2022
2023
We Are Here!

Thank you

Thank you for attending this first Public information meeting.

We appreciate your comments and feedback.

Your Comments & Feedback



Please take a moment to fill out a comment sheet to provide your feedback.

Comment sheets can be left in the drop box or taken home to be filled out and sent via email to:

openhouse@aplinmartin.com

Your Input

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1330559 BC LTD.) BYLAW NO. 5817

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1330559 BC LTD) BYLAW NO. 5817

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1330559 BC Ltd.) Bylaw 2022 No. 5817”.

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

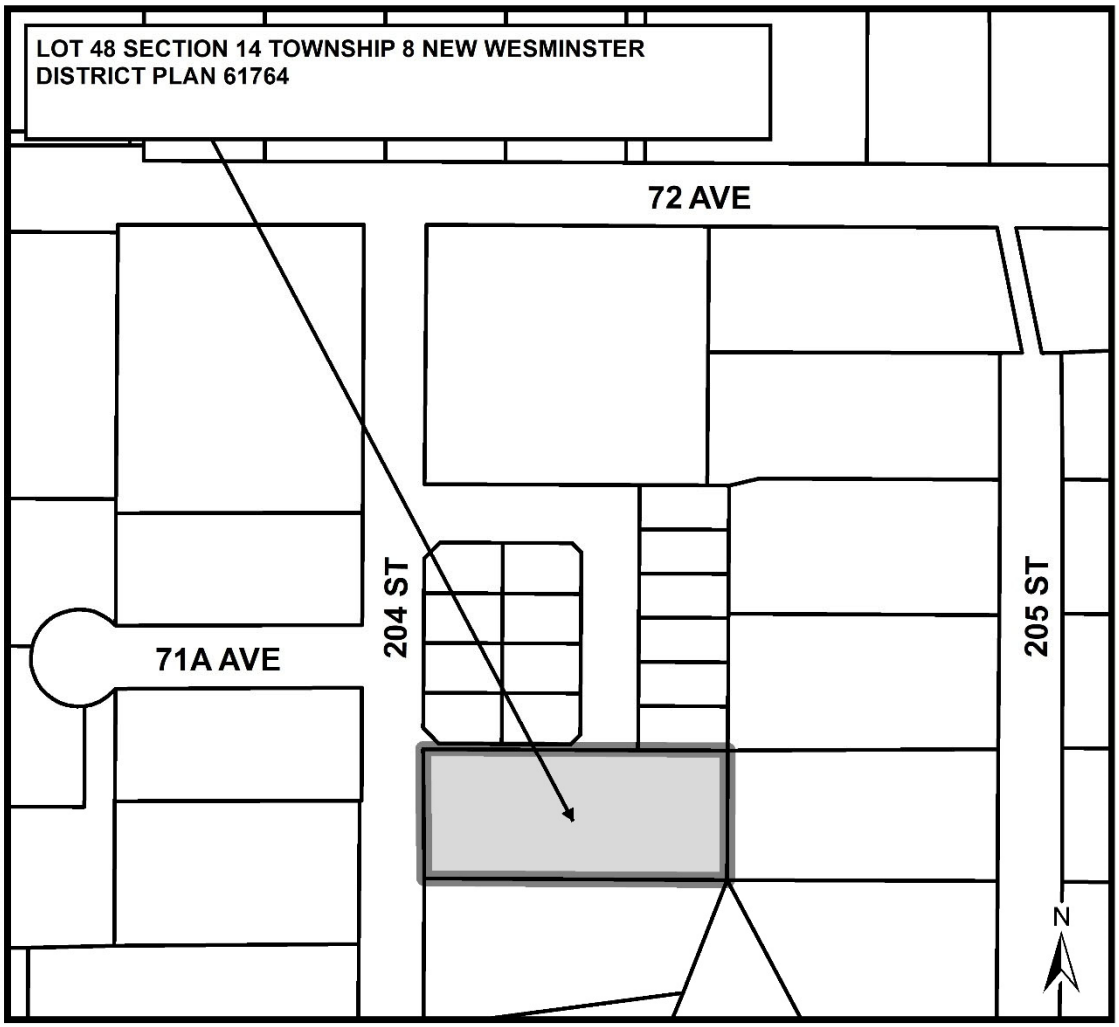
   Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Zone R-CL(A).

READ A FIRST TIME the	14	day of	November	, 2022
READ A SECOND TIME the	14	day of	November	, 2022
NOTICE WAS ADVERTISED the	01	day of	December	, 2022
and	08	day of	December	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5817



Township of Langley

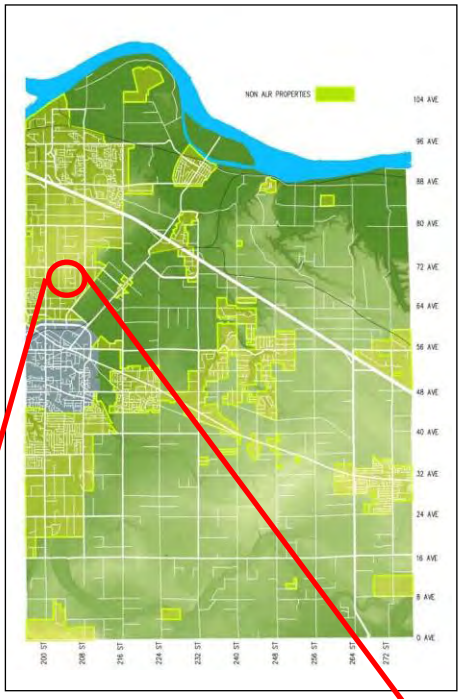
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 14, 2022 - REGULAR MEETING
REPORT: 22-104
FROM: COMMUNITY DEVELOPMENT DIVISION
FILE: 08-14-0230
SUBJECT: REZONING APPLICATION NO. 100662 AND DEVELOPMENT PERMIT APPLICATION NO. 101286 (1330509 BC LTD / HUB ENGINEERING / 7106 – 204 STREET)

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate a residential development consisting of eight single family lots.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5817 subject to seven (7) development prerequisites being satisfied prior to final reading; and at the time of final reading of Bylaw No. 5817 authorize issuance of Development Permit No. 101286 for eight single family lots; and further that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

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

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

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

a. An exterior design control agreement shall be entered into for all Residential Compact Lot Zone R-CL(A) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to issuance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5817 in conjunction with proposed Development Permit No. 101286.

EXECUTIVE SUMMARY:

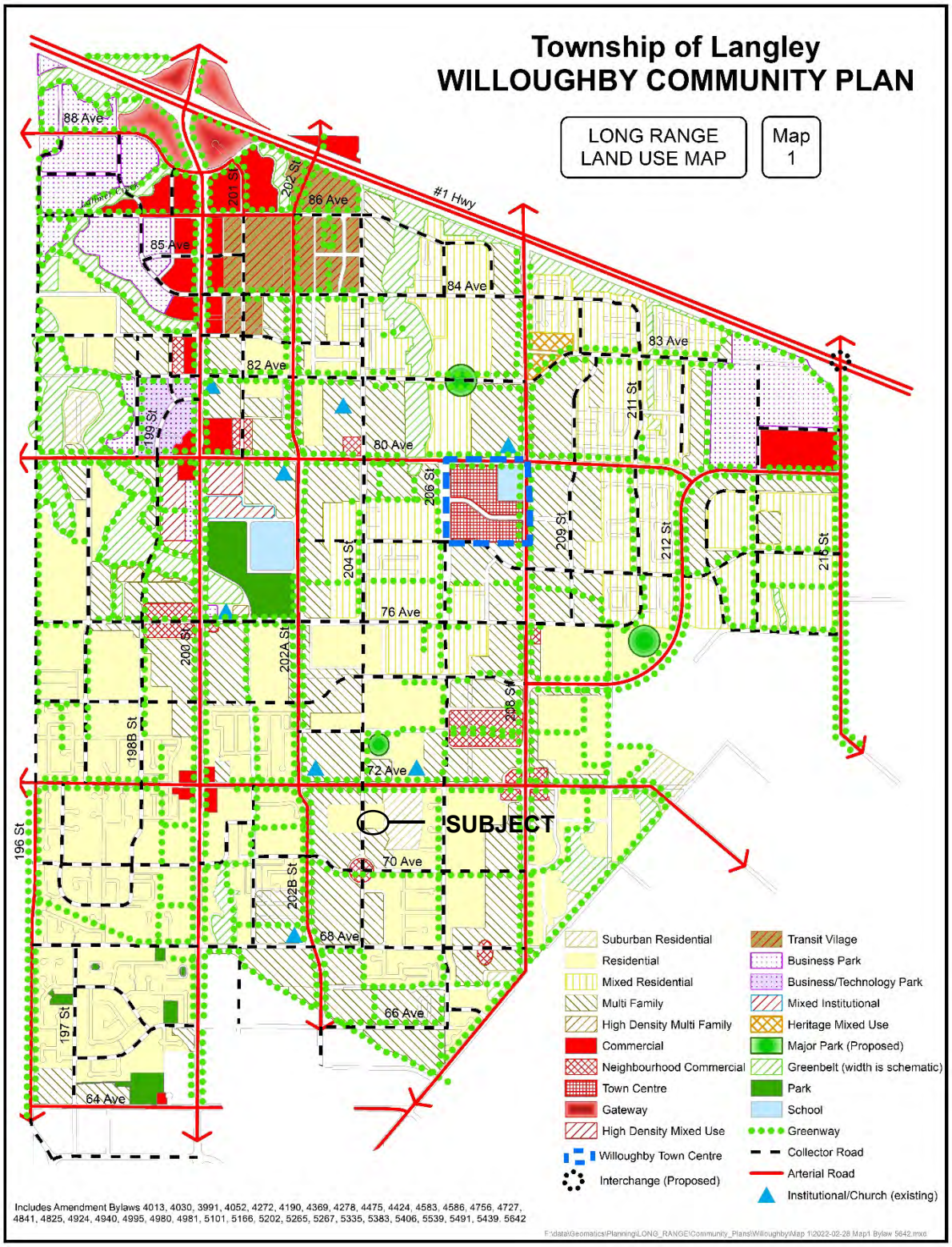
Hub Engineering Inc., on behalf of 1330509 BC Ltd., has proposed to rezone 0.4 ha (1.0 ac) of land located at 7106 – 204 Street in the Central Gordon Estate Neighbourhood Plan (NP) area to Residential Compact Lot Zone R-CL(A) facilitate a residential development consisting of eight single family lots.

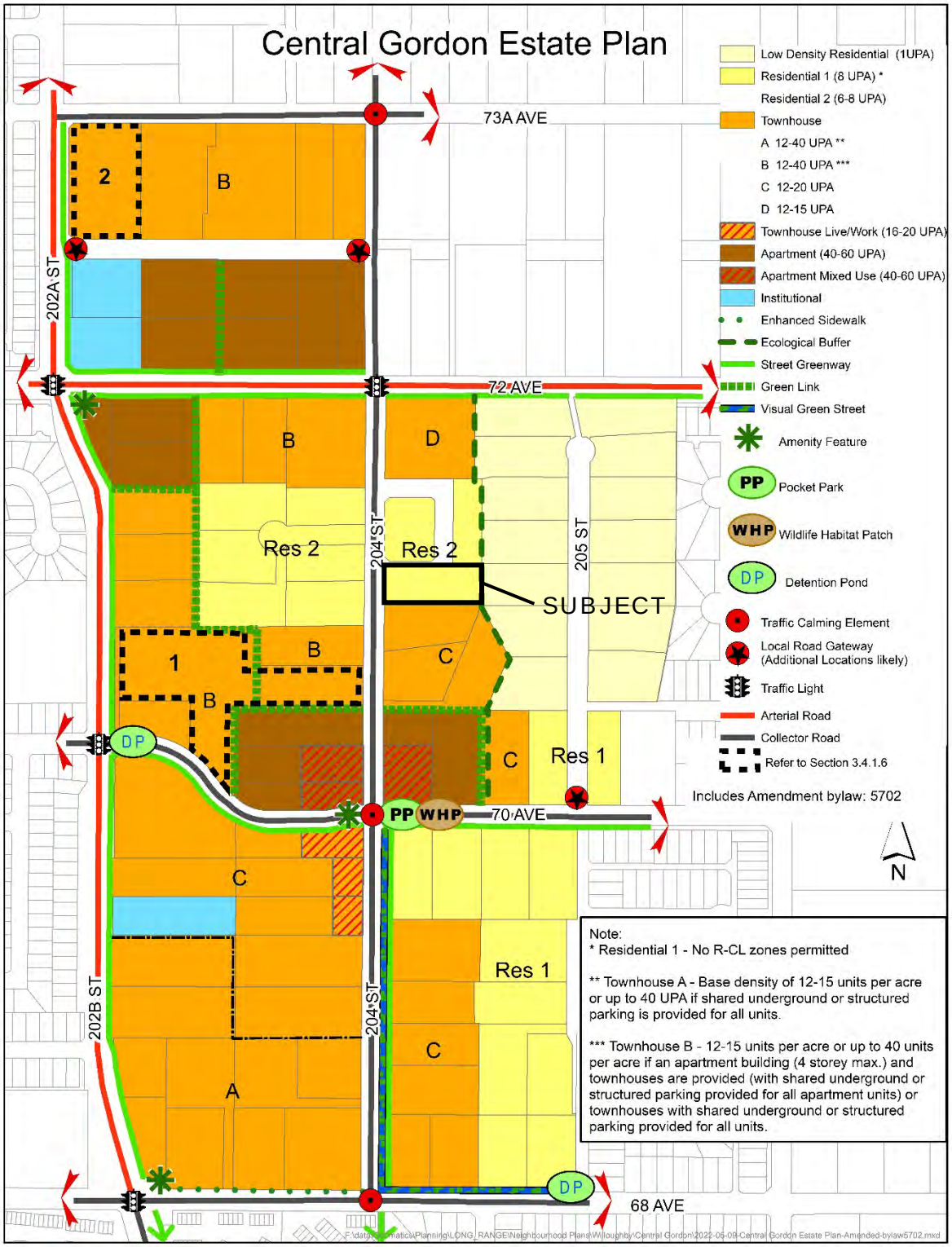
Development Permit No. 101286 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the eight single family lots at the time of subdivision.

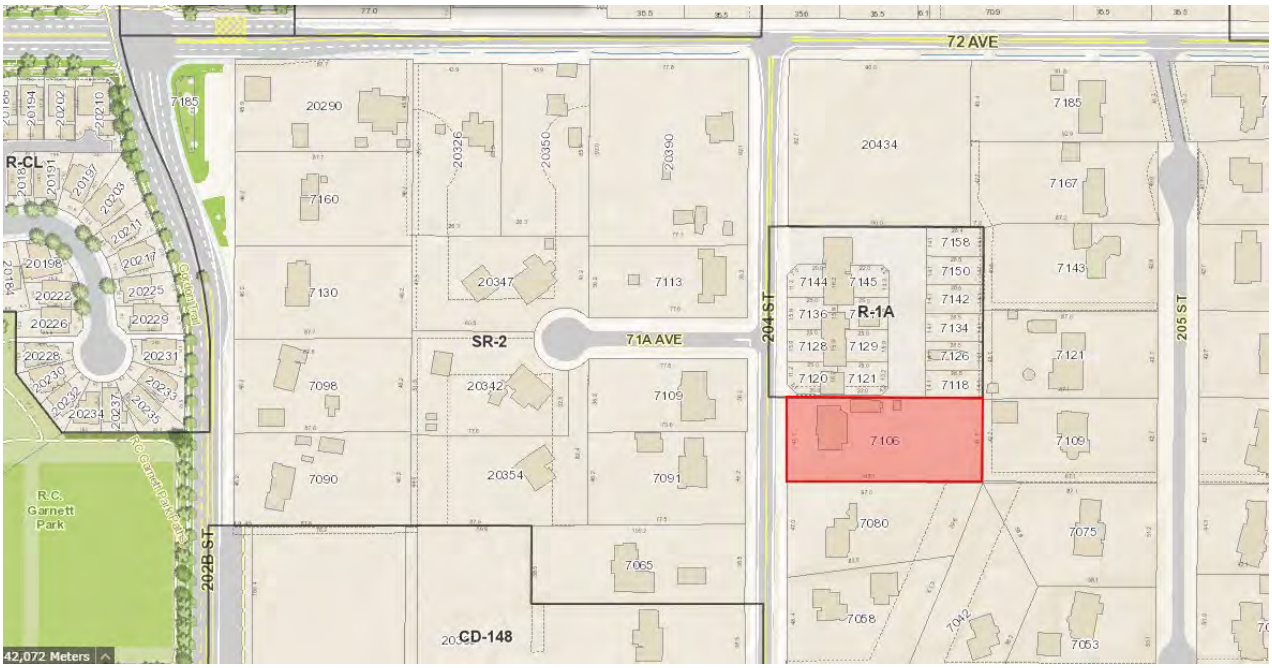
The development application complies with the Willoughby Community Plan and Central Gordon Estate NP. Final reading of Bylaw No. 5817 is contingent upon completion of the seven (7) development prerequisites outlined in this report.

PURPOSE:

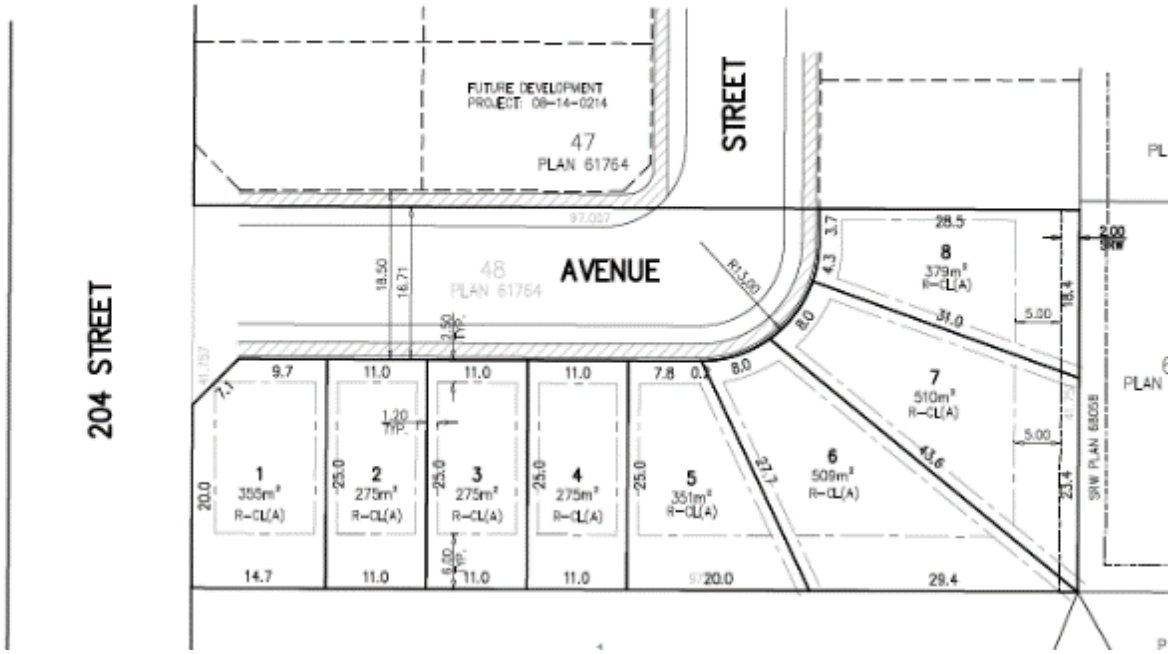
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5817 and Development Permit No. 101286 in the Central Gordon Estate Neighbourhood of Willoughby.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
215 St
200 St
202A St
198B St
208 St
202B St
197 St
196 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
Res 1
Res 2
A
B
C
D
1
2
DP
PP
WHP
N
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway (Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5702
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1330509 BC Ltd. 20246 – 2 Avenue Langley, BC V2Z 0A3
Agent	Hub Engineering 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lot 48 Section 14 Township 8 New Westminster District Plan 61764
Location:	7106 – 204 Street
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(A)
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 2 (6-8 units per acre (UPA)) / (14-19 units per hectare (UPH)) and Ecological Buffer

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP. The Central Gordon Estate NP identifies the requirement for the provision of an ecological buffer on the eastern portion of the subject site.

DISCUSSION/ANALYSIS:

Hub Engineering Inc., on behalf of 1330509 BC Ltd., has applied to rezone the subject site from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A) to facilitate a subdivision consisting of eight single family lots. The proposed rezoning and subsequent single family development complies with the Central Gordon Estate NP. The existing home and improvements on the property are proposed to be removed to facilitate the subdivision.

Adjacent Uses:

North:	Three single family lots zoned Residential Zone R-1A, designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP;
South:	A property zoned Suburban Residential Zone SR-2 and designated Townhouse C (12-20 UPA) in the Central Gordon Estate NP;
East:	A property zoned Suburban Residential Zone SR-2, designated Low Density Residential (1 UPA) in the Central Gordon Estate NP;
West:	Two properties zoned Suburban Residential Zone SR-2, designated as Residential 2 (6-8 UPA), with the southern property under application as part of an assembly with the property to the west for the development of a 14 lot single family residential subdivision (ToL Project No. 08-14-0234).

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate NP designates the site Residential 2, which permits a density of 14 to 19.8 UPH (6-8 UPA). The proposal satisfies the density requirements of the Central Gordon Estate NP and results in an overall density of 19.8 UPH (8 UPA). The Central Gordon Estate NP also identifies a 2.0 m (6.5 ft) ecological buffer along the east edge of the subject lands to provide a buffer between the lower density lands to the east of the subject designation, support wildlife habitat, and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of prerequisites.

Zoning Bylaw

Rezoning Bylaw No. 5817 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A).

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application, proposing creation of eight lots, with all eight fronting the new road connection. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw should Council support the rezoning bylaw.

Development Permit No. 101286 (Form and Character)

Portions of the Central Gordon Estate NP are designated as a mandatory Development Permit Area in the Willoughby Community Plan. The subject site is located in “Development Permit Area B- Residential” which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the NP related to the single family residential development are attached to this report (Attachment B). The Development Permit guidelines for single family development are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Adaptable Housing:

In accordance with Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the single family units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development which are $6,808 per new single family lot for a total of $54,464.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that eight significant trees exist on the subject site, with four proposed for retention located within the ecological buffer. According to the applicant's professional consultants' reports, all trees proposed for removal are unsuitable for retention given the proposed single family lot context.

A total of 30 replacement trees are required pursuant to Township requirements. The applicant is proposing to plant 30 replacement trees on the development site. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development, 38 trees will be in place.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant will be required to enter into a Servicing Agreement to secure servicing works such as construction of road works, tree replacement, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Engineering Services Plan to the acceptance of the Township. A community detention pond facility exists at 20620 – 67 Avenue to support the proposed development and overall catchment area. The applicant will be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses located on the subject property.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located 3.1 km northeast of the site). One student for Peter Ewart Middle School (located approximately 1.8 km northwest of the site) and two students for RE Mountain Secondary School (located approximately 1.6 km northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time. The Central Gordon Estate NP does not require a neighbourhood elementary school within its boundaries as students will be accommodated in schools in adjacent neighbourhoods.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 900 m to the west of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 219 m south of the subject site).

Transit:

Transit is currently available on 72 Avenue, approximately 175 m north of the subject proposal.

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on July 19, 2022. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment D.

Policy Considerations:

The proposed rezoning and Development Permit will facilitate the development of a residential subdivision consisting of eight single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP. The proposal also complies with the proposed Residential Compact Lot Zone R-CL(A) zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5817 (subject to seven (7) development prerequisites) and authorize issuance (at the time of final reading of Bylaw No. 5817) of Development Permit No. 101286 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101286
ATTACHMENT B	Willoughby Development Permit Area “B” Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Meeting Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101286

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

1. Name: 1330509 BC Ltd.

   Address: 20246 – 2 Avenue
   Langley, BC V2Z 0A3

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

   LEGAL DESCRIPTION: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   CIVIC ADDRESS: 7106 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

October 26, 2022

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-14-0230, 1330509 BC Ltd/Hub Engineering

CIVIC: 7106 204 Street

LEGAL: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**8**	**4**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

August 21, 2022

Hub File: 21084
City Project #: 08-14-0230

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

Attn: Ruby Sandher, MCIP, RPP | Planner

Re: Public Information Meeting – 7106 – 204 Street, Langley, B.C.

The Public Information Meeting took place at Willoughby Christian Reformed Church on July 19th, 2022, from 6pm to 8pm. There were nine (9) people in attendance; of which a total of seven (7) people signed in.

There are no Comment Sheets received to date, however, there were two (2) properties (2 owners) in favor of the proposed development as communicated in person at the PIM and no properties/persons opposed. Two persons elected not to sign the attendance sheet.

The meeting was held by way of an open house type discussion and viewing of the presentation boards. Questions and inquiries from the public were addressed by both Hub Engineering Inc. and the Developer. Township of Langley Development Planner (Ruby Sandher) on File was also present.

We note, the biggest concern noted by the public was the condition of the subject property and timing to have the existing land developed. The east neighbor expressed concern with respect to the stability of existing trees on the east side of the property, however, the arborist report does not mention any risk of instability and proposes four trees on the east of the property be retained.

Overall, there was support for the proposed development.

Yours truly,

Hub Engineering Inc.

Emmanuel Ameli, M.A.Sc., P. Eng.

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

July 19, 2022

ATTENDANCE SHEET
Public Information Meeting for:

7106 204 Street, Langley, B.C.

Name	Address	E-mail Address/ Phone #
FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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	05	day of	December	, 2022
READ A SECOND TIME the	05	day of	December	, 2022
READ A THIRD TIME the	05	day of	December	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ 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	05	day of	December	, 2022
READ A SECOND TIME the	05	day of	December	, 2022
READ A THIRD TIME the	05	day of	December	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR & COUNCIL **DATE:** DECEMBER 1, 2022

FROM: ENGINEERING DIVISION **FILE NO:** 5330-23-156

SUBJECT: CONNECTED COMMUNITIES PILOT PROJECT UPDATE

The purpose of this memorandum is to provide Mayor and Council with an update on the Connected Communities Pilot Project. The Project was endorsed by Council as part of consideration of the recommendations contained in the staff report, dated July 2021 (copy attached). The Project aims to promote active transportation and increase safety for pedestrians and cyclists. It consists of the following three main components:

1) Creation of a people-focused, outdoor, community gathering area in the Fort Langley area as well as supporting cyclists through the addition of end of trip facilities (bicycle racks, etc.)
2) Completion of Phase 3 of the 96 Avenue Sidewalk Improvement Project in Fort Langley between Trattle Street and Wright Street.
3) Safety improvements for active transportation routes along 96 Avenue, Glover Road, and Telegraph Trail with the installation of delineator posts and additional pavement markings that connect communities such as Walnut Grove, Fort Langley, and University District.

The Project is funded through cost sharing with three successful grant applications to TransLink's Bicycle Infrastructure Capital Cost Share (BICCS), Community Foundations of Canada's Healthy Communities Initiative, and the ICBC Road Improvement Program as shown in the Table below.

Organization	Project Portion	Funding Amount
TransLink BICCS Recovery Fund	Safety improvements to cycling routes, end of trip facilities, pedestrian area improvements	$1,000,000
Healthy Communities Initiative	Safety improvements to active transportation routes	$74,000
Township of Langley	Fort Langley Sidewalk Improvement Project between Trattle Street and Wright Street	$779,000
ICBC Road Improvement Program	Active Transportation Improvements on connective routes	$64,000

Pedestrian Plaza

In the summer of 2022, after consultation with local businesses, staff incorporated design elements preferred by the community and worked with a Fort Langley-based design firm for the construction of a new pedestrian plaza area on Glover Road at Mary Avenue that included the following components:

- Publicly accessible seating, tables, shading, and planters to encourage increased pedestrian activity next to businesses in the heart of Fort Langley;
- A showcase of alternative uses for road space currently reserved for multi-hour parking. In the two parking spaces where it sits, seating/gathering space for upwards of twenty people has been created and in locations along Glover Road; and
- Ten new Fort Langley community bicycle racks to meet the security needs of cyclists.

Staff have sought out public feedback on the Plaza area and note the following:

- An online survey captured 71 responses from residents and visitors to Fort Langley about their perceptions of the pedestrian plaza area;
- While it is a relatively small sample, 74% of respondents said that their experience with the plaza made them stay longer in Fort Langley providing more opportunity to visit local businesses;
- Over half of survey respondents (52%) felt that the project encourages active travel (including walking and cycling); and
- During the summer months, the plaza was regularly full of visitors pausing to rest during shopping trips or sitting down with takeaway from local restaurants and cafes.

Due to the positive community reception once installed, staff will extend the duration of the pilot project to the end of the summer of 2023. This will allow staff to continue to monitor the use of the Plaza and potential benefits to the community.

96 Avenue Sidewalk Improvement Project

At time of development in Fort Langley, urban features such as curb and gutter, sidewalks, and streetlights were not installed on roads, including 96 Avenue, which is designated as a Major Arterial Road and a Truck Route. The 96 Avenue Sidewalk Project was broken into several phases with funding endorsed by Council in 2016 and subsequent years. Sidewalks, curb, gutter, streetlights, and bicycle lanes were installed on 96 Avenue in Phases 1 and 2 between Glover Road and Trattle Street. Phase 3 (current) continues the urban features from Trattle Street to Wright Street.

Phase 3 of the sidewalk project is substantially complete with some minor deficiencies remaining to be addressed. The 96 Avenue Sidewalk Improvement Project provides safe and comfortable walking and cycling infrastructure for the residents in Fort Langley. It also provides improved pedestrian links to the Langley Fine Arts School and the commercial core area on Glover Road.

Active Transportation Route Improvements

The Connected Communities Pilot Project includes improvements to active transportation routes on 96 Avenue from 210 Street to Wright Street, Glover Road from 80 Avenue to 88 Avenue, and Telegraph Trail from 216 Street to Glover Road. Following provides an outline of the various cycling routes:

- Cycling lanes designated through signs and road markings with a diamond shaped symbol are for the exclusive use of cyclists; whereas
- Cycling routes identified using signs and bike markings are not for the exclusive use of cyclists and can be used by other road users such as pedestrians.
- The existing paved shoulders are for the use of pedestrian, cyclists, and modes other than motorized vehicles.

Purpose and Option Limitations

The purpose of the Project was to implement and test the effectiveness of measures that:

- Improve safety for vulnerable road users such as cyclists and pedestrians by providing some physical separation to vehicle travel lanes;
- Improve safety for vulnerable road users in the rural areas of the Township with pavement widths that accommodate higher vehicle speeds and provide limited unprotected space on the shoulder for other road users;
- Influence the speed at which motorists operate their vehicles which is often a deterrent to the use of the road by other users;
- Improve safety by providing physical separation between travel lanes and bike lanes as outlined in technical research and analysis;
- Build on existing and planned active transportation infrastructure projects such as the 96 Avenue Sidewalk Improvement and 216 St Corridor Improvement Projects;

- Provide safer and more accessible active mobility routes between existing multi-use paths (MUPs) and the communities of Walnut Grove, Willoughby, Fort Langley, and the University District;
- Accommodate existing cyclists and encourage use by more, noting current numbers of over 100 cyclists per day during peak times use these routes; and
- Improve facilities for vulnerable road users and active transportation as a key element to meeting the Township's Climate Action Strategy (CAS) goals and objectives.

Staff note that due to the rural nature of the adjacent lands, often designated as Agricultural Land Reserve (ALR) as well as environmental approvals associated with roadside ditches, there are limited options to accommodate vulnerable road users on these routes. Widening the roads to provide enhanced active transportation features such as dedicated bicycle lanes or wide multi-use pathways would typically involve property acquisition, ALR and provincial approval, drainage improvements, environmental assessments and approvals, archeological reviews, and third-party utility relocations, along with costs into the millions of dollars for every kilometre of road widened.

Cycling Route Project Options

Due to the limitations noted above, alternative designs that would fit within the existing road widths were explored and implemented as noted in the July 26, 2021 Report to Council and listed below:

- Narrowing the vehicle travel lanes to 3.3m wide, which is consistent with Transportation Association of Canada's (TAC) guidelines for arterial roads and truck routes;
- Widening the space available for pedestrians and cyclists using the space gained by reducing travel lane width, vegetation clearing, adding gravel to the shoulders;
- Adding white delineator posts at 6m spacings per appropriate guidelines;
- Mounting the posts on bolted bases and including reflectors for added safety; and
- Installing the posts at appropriate heights to ensure visibility by motorists and safety of cyclists.

Project Support

Following Council's endorsement of the Project in July 2021, staff pursued grant funding from several sources with largest amount secured from the TransLink's Bicycle Infrastructure Capital Cost Share (BICCS) fund in the amount of $1M. TransLink support, evidenced by the grant amount, was based on the improvement to cycling routes, end-of trip facilities, and pedestrian area improvements.

Prior to the TransLink funding application, staff had discussions with HUB Cycling Langley, the local chapter of HUB Cycling. They indicated that they were supportive of the Project based on the design parameters. More recently, HUB has provided positive feedback on the newly installed delineator posts on 96 Avenue.

Project Construction and Feedback Received

Prior to construction of the works on 96 Avenue, staff examined the swept path of large trucks going through some of the curves in the road. The Project design was adjusted to suite by not installing delineators in locations of potential conflict. Instead, bump lines were installed at severe curves to alert motorists of the existence of shoulder bikeways. Work on improvements to these cycling routes has been underway since late summer, concurrent with the construction of Phase 3 of the 96 Avenue Sidewalk Improvement Project. Feedback has been received to date as summarized below:

- Concern with the vehicle travel widths and vehicles potentially crossing the center line
- Parking not available on the paved shoulder
- Maintenance of the paved shoulder for street sweeping and snow clearing
- Accommodation of emergency services vehicles
- Delineators blocking delivery vehicles from mailboxes
- Delineators restricting turn movements at driveways and intersections
- Distracting glare from the delineators
- Delineators result in vehicles turning from 96 Avenue to side streets blocking the travel lane

Staff have reviewed the concerns listed and offer the following comments:

- The vehicle travel lanes meet TAC guidelines for arterial roads and truck routes, with a 3.3m width, noting that based on on-going monitoring and on-site observations there have been no incidents of vehicles crossing the yellow centre line.
- With regards to parking, the Township Highway and Traffic Bylaw prohibits parking on a paved shoulder; and further since 2011, 96 Avenue between 208 St to Glover Road has been designated as a cycling route shared by pedestrians and cyclists and not for vehicle parking.
- In terms of street sweeping, the Township's Public Works Department is equipped to provide the required level of service on the shoulder bikeways noting that the same or similar circumstances are present at other locations throughout the Township where MUPs have been installed in recent years using extruded asphalt curbs and delineator posts necessitating manual or specialized equipment and cleaning.
- Snow clearing is anticipated to be more challenging on the cycling paths noting that cycling routes are typically used less during inclement weather conditions. The delineators will not result in any snow clearing challenges for vehicular travel lanes.
- Staff are exploring options including removal of some delineators at appropriate intervals to allow vehicles to pull onto the paved shoulder and allow emergency vehicles to pass.
- Delineators that may have blocked access to mailboxes or driveways have been removed to provide for service deliveries.
- Delineator locations and spacings have also been adjusted to provide for turning movements at intersections and at driveways.
- With regards to distracting glare, the reflective materials used on the delineator posts are industry recognized materials similar to those used for raised markers on centerlines of roads. Further, the site review did not identify any glare issues with delineator posts noted to provide enhanced visual delineation of the edge of the travel lane as compared to white shoulder lines.
- With regards to turning vehicles blocking the travel lane on 96 Avenue, staff note that crossing a solid white line to pass a vehicle is illegal pursuant to provincial Motor Vehicle Act and subject to enforcement action.

Project Completion

The installation of delineator posts on 96 Avenue corridor is anticipated to be completed by the end of 2022, weather dependent. The installation of delineator posts on Glover Road from 88 Avenue to Telegraph Trail and on Telegraph Trail from 216 Street to Glover Road, in addition to further treatments including signage and green paint applied at major intersections, are planned for the spring of 2023 in accordance with TransLink grant funding requirement deadlines.

The Ministry of Transportation and Infrastructure (MoTI) will be replacing the Glover Road Overpass with a closure of the road anticipated in January of 2023. In addition, Glover Road from the overpass to Telegraph Trail is anticipated to be used as a detour route. It is more cost-effective to install delineator posts on Glover Road from 80 Avenue to Telegraph Trail after the construction of the new overpass has been completed.

Project Monitoring and Adjustments

As a Pilot project, it was anticipated that there would be adjustments to the Project and that monitoring of vehicle, pedestrian, and cyclist usage would identify associated benefits. Based on feedback received and issues referenced, adjustments have been incorporated and will continue as needed.

It is anticipated these refinements can be made to the next sections of roads (Glover and Telegraph Trail) planned for implementation in 2023. Staff are considering increasing the spacing between delineators subject to discussions with Project partners. With regards to monitoring, staff have undertaken counts of cyclists and monitored vehicle travel speeds before the Project began. Staff will undertake post-construction pedestrian/cyclists counts and monitor vehicle speed to assist in determining the benefits to active transportation that may be achieved and report to Council.

Financial Implications

The Connected Communities Pilot Project consisted of three project elements; namely: the Plaza, the Fort Langley Sidewalk, and the Active Transportation improvements on 96 Avenue, Glover Road, and Telegraph Trail. The grant funding was based upon all three components being completed in order to provide improved facilities for vulnerable road users (cyclists and pedestrians) and to support active transportation which is a key element of the Township's CAS. The availability of such grant funding is believed to be an indication of support from the regional transportation authority perspective based on success of such initiatives in other jurisdictions.

To date, the majority of the grant funding has been expended with the material and the installation undertaken. Substantial changes to the Project within the agreement of the Project funding partners may result in the Township not meeting the conditions of the grants. It is possible that the Township would have to reimburse funding partners if the Project was cancelled or modified to a degree that it no longer was considered to meet the intent and goals of the Project, including potential removal of delineators installed on 96 Avenue.

Next Steps

Unless otherwise directed by Council, staff will move forward with the next phases of the Project as conditions permit pursuant to the Council resolution of July 26, 2021 to achieve objectives of the Climate Action Strategy (CAS) goals of promoting active sustainable transportation between communities, enhancing community connectivity, and improving safety for vulnerable road users.

In addition, staff will continue to monitor usage and receive feedback with the intent of reporting to Council before the end of 2023 with findings and potential modifications for Council's consideration.

ATTACHMENT A Council Report 21-100

Township of Langley

Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 26, 2021 - REGULAR MEETING	**REPORT:**	21-100
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35-040
SUBJECT:	CONNECTED COMMUNITIES PILOT PROJECT		

RECOMMENDATIONS:

That Council approve submission of an application to the B.C. Active Transportation Infrastructure Grant Program for funding of up to $500,000 to implement the Connected Communities Pilot Project;

That Council pre-approve $550,000 as part of the 2022 Transportation Capital Budget, as matching funds to complete an integral component of the Project, with the next phase of the Pedestrian and Cycling Infrastructure Project in Fort Langley from Trattle Street to Wright Street; and further

That Council direct staff to apply for participation in the Provincial Electric Kick Scooter Pilot Project and bring forward applicable bylaws for Council's consideration at a future date should the Province support the application.

EXECUTIVE SUMMARY:

The Connected Communities Pilot Project (Project) is supported by, and aims to achieve the objectives of, the Climate Action Strategy (CAS), to enhance community connectivity and promote active sustainable transportation between communities. By creating buffered accessible active mobility corridors connecting residential and destination commercial areas and by expanding outdoor gathering spaces, Township residents will have more opportunities to travel, socialize, and conduct business using more active, healthy, and sustainable ways.

This pilot Project includes improvements to existing Township cycling routes along 96 Avenue, Glover Road, and Telegraph Trail, as well as continuing with installation of sidewalks on 96 Avenue in Fort Langley to increase pedestrian and cyclist safety and encourage more residents to choose active transportation over use of personal vehicles. Additionally, the Project would provide for creation of a pedestrian-only plaza on a temporary basis in an existing parking lane along Glover Road subject to consultation with the public and businesses in Fort Langley.

Consistent with the above, the Provincial Electric Kick Scooter Pilot program allows for use of electric scooters in municipalities that sign up to be pilot communities and update bylaws accordingly. Electric kick scooters, a form of micro mobility, are a viable transportation choice for commuters; but are currently not legally permitted in communities that are not participating in the Provincial pilot program.

Subject to Council's support and approval of the Township's application by Province, staff would proceed with next steps as outlined in this report including exploration of other available grant opportunities to enhance Project objectives. Should the Project prove successful, opportunities for other locations where tactical urbanism can be utilized to enhance connectivity can be explored.

PURPOSE:

To obtain Council's support for the Connected Communities Pilot Project and seek pre-approval of 2022 Transportation Capital funding in the amount of $550,000.

BACKGROUND/HISTORY:

Transportation, in terms of gas and diesel fuel consumption, constitutes the largest contributor of greenhouse gas emissions in the Township accounting for approximately 54% of total carbon pollution. In order to meet the targets set out in the Township's Climate Action Strategy (CAS), over half of current passenger vehicle trips will need to be converted to sustainable modes of transportation such as active mobility, transit, and electric vehicles, by 2030. The most recent data available from 2017 indicates that only 7.5% of trips in the Township are made by walking or cycling.

Active mobility and community connectivity have been proven to have positive impacts on the health of the community that range from reduced carbon emissions to improved health outcomes. The local health authorities, working in partnership with the University of BC, launched the first ever 'My Health My Community survey' – the largest population health survey in B.C. This research finds that while the Township performs well in economic and physical activity indicators there is room for improvement among built environment indicators. The study finds that over four in five (~80%) of respondents reported driving as their main mode of commuting. Further the proportion of respondents living within five (5) minutes of a transit stop was below average compared with other Metro Vancouver municipalities.

Provincial Regulation of Electric Kick Scooters

Amendments to the B.C. Motor Vehicle Act in 2019 made it possible for communities to collaborate with the Province in a three-year pilot project that allows electric kick scooters on public roadways in select communities.

The Township of Langley has the opportunity now to apply to become one of the pilot communities where electric kick scooters are permitted. This would expand the options for active transportation within the Township and creates more opportunities for non-cyclists to leave their cars at home.

However, before electric kick scooters can be legally used on municipal roads, local governments must first adopt bylaws specifying how and where these devices may be used. Currently under the provincial pilot project regulations, the following participating communities have taken advantage of the program to be able to enact bylaws to allow for use of electric kick scooters in their respective communities with those who have subsequently enacted such bylaws identified accordingly:

- City of Kelowna (enacted bylaws)
- City of North Vancouver
- City of Vancouver (enacted bylaws)
- City of Vernon (enacted bylaws)
- District of North Vancouver
- District of West Vancouver

Subject to Council's approval, staff will proceed with application to the Province to become a pilot community. Should the application be successful, staff will conduct a more detailed review on the use of this type of micro mobility option within the community and report back to Council. Subject to Council's support of the required bylaw changes, e-scooters could then be used within the Connected Communities Pilot area until the end of the Province's pilot in April 2024.

Projects in other Municipalities

The Connected Communities Pilot Project is unique in that it utilizes tactical urbanism, a form of street or public space repurposing that includes rapid, low cost project implementation using temporary tools (bollards, delineators, road painting, signage, etc.) that increase safety and encourage the use of active mobility transportation choices. A number of other municipalities across Canada and the Metro Vancouver region have utilized tactical urbanism for pop-up bike lanes, other active mobility infrastructure, and pop-up plazas.

Related, various local governments are currently conducting pilot projects that look to reutilize street space for both active mobility for social gathering and for commerce. These initiatives, like the City of New Westminster's 'Streets for People' initiative, aim to support more walking, wheeling, and biking on streets, sidewalks, and greenways.

B.C. Active Transportation Infrastructure Grant Program

As part of the CleanBC Plan, the Province developed a new strategy for cleaner, more active transportation, called "Move. Commute. Connect." The strategy aims to help transform how people get around in a way that reduces pollution and leads to better health while making communities cleaner and more livable. The strategy sets a target of doubling the percentage of trips taken with active transportation by 2030 and seeks to provide incentives that encourage safe active transportation for all ages and abilities.

The B.C. Active Transportation Infrastructure Grant Program provides cost-sharing opportunities for active mobility network planning and infrastructure providing up to a maximum of $500,000 funding contribution per project. Funding from these grant programs supports the development of active transportation infrastructure for all ages and abilities in municipalities across the province. Grant funding may go to projects that build or improve multi-use protected travel lanes, pedestrian and cycling safety, end-of-trip facilities and other amenities including lighting and way-finding. The Connected Communities Pilot Project includes many of these elements while also significantly expanding the existing cycling network infrastructure in the Township.

DISCUSSION/ANALYSIS:

The Connected Communities Pilot Project supports active mobility within the Township helping to reduce the number of trips made by car and emissions from transportation and meets the requirements of available Provincial and Federal grants. The Connected Communities Pilot presents an opportunity for the Township to advance transportation and mobility actions within the Climate Action Strategy (CAS) while also completing projects that enhance neighborhoods and increase connectivity between communities.

The pilot area was selected based on a number of factors including the presence of existing active transportation facilities and the satisfaction of a grant condition for the pilot project to fit within an existing Cycling Network Plan area. Further, the pilot area represents the best opportunity for connecting growing and established neighbourhoods (Willoughby and Walnut Grove) to a local tourist destination (Fort Langley). Finally, the Project builds on existing and planned active transportation infrastructure projects such as the 96 Ave sidewalk project and the 216 Street corridor while providing safer and more accessible active mobility routes between existing multi-use paths.

Pilot Project Overview

The Project includes upgrading existing on-street bike routes into separated or buffered lanes using tactical urbanism measures for walking, biking, and rolling in between the communities of Walnut Grove, Willoughby, and Fort Langley. The active mobility corridors will include pavement markings and flexible delineators to create a buffer from vehicular traffic on the road.

The active mobility corridors will act as a traffic calming measure while also reducing the number of personal vehicle trips. The active mobility corridors will provide a key connection between growing residential neighbourhoods and destinations such as Fort Langley; and will aim to introduce active mobility options for those who might otherwise use a personal vehicle for local trips.

The active mobility corridors are part of the larger Project which include reclaiming street space for people by repurposing certain parking areas thereby creating an accessible, pedestrian-only public space at the end of the mobility corridor. The pedestrian-only plaza will create more room for people to move around safely distanced and will encourage social interaction and connection with attractive street furniture and art.

Additionally, as part of the Project, staff are proposing to continue with the next phase of the installation of sidewalks on 96 Avenue in Fort Langley from Trattle Street to Wright Street to improve pedestrian safety and enhance active mobility opportunities.

The North and South Active Mobility Corridor routes of the Project, as well as the planned locations of the Fort Langley street plaza, on route rest areas/plazas, and the sidewalk improvement project are illustrated in Attachment B to this report.
The Project's key elements are described in the table below:

Key Elements	Details
Active Mobility Corridor North	Using delineators, pavement markings, and signage to enhance current marked on-street bike lanes for cycling and other forms of active mobility along the corridor. The North Route will include two (2) roadside rest stops/plazas that will allow users to take a short break in a protected area. The rest stops/plazas will be engaging for visitors, featuring street furniture, photo opportunities, games tables etc.
Active Mobility Corridor South	Using delineators, pavement markings, and signage to enhance current marked on-street bike lanes for cycling and other forms of active mobility along the corridor.
Pedestrian Plaza	Establishing a vibrant, pedestrian-only area in lane(s) currently allocated for parking in Fort Langley that will allow for safe outdoor interaction between families and small groups and end of trip facilities for those using active transportation (bike parking, bike repair station, seating etc.)
Sidewalk Upgrade	Completing Phase 3 of the Fort Langley Sidewalk Improvement Project between Trattle Street and Wright Street

Pilot Project Timeline

If the Township is successful in obtaining funding, staff will proceed to the detailed design phase and engagement with residents and businesses. Feedback and input from residents will be critical to refining the design and addressing any concerns. The conceptual renderings prepared to demonstrate the intent will be used to initiate feedback as to what the Project may look like along the active mobility corridor on 96 Avenue and at the Fort Langley plaza.

It is expected that a funding decision for the B.C. Active Transportation Infrastructure Grant will be reached by fall 2021. The Project design, engagement, and construction is targeted for completion by Summer 2022; however, funding will remain available for two (2) full years if successful and the Project may be implemented in a phased approach (i.e. Phase 1: Active Mobility North Corridor, Phase 2: Active Mobility South Corridor).

Active monitoring will take place throughout the Project, with the goal of ensuring public safety and gathering feedback and data to inform the potential for future installation of permanent infrastructure. Monitoring will include pneumatic bike counters on the mobility corridor, public surveys, and stakeholder feedback (e.g. insights from the business community).

Alignment with the Climate Action Strategy

The CAS identifies 5 'Big Moves.' Big Move 1 is having more than half of current passenger vehicle trips shifting to using sustainable modes of transportation such as active mobility, transit, and Electric Vehicles (EVs) by 2030. In total, there are 42 actions related to transportation and mobility included in the CAS including improving the bike and e-bike network.

During public engagement for the CAS, the top three priority areas identified were Green Space & Ecosystems, Transportation & Mobility, and Health & Emergency Preparedness.

The Project addresses these priority areas by reducing the amount of street space dedicated to vehicles, encouraging a shift to low carbon transportation modes, and increasing the amount of space for safe and healthy outdoor activities. Public feedback also underlined the importance of equitable climate action and that all actions should be planned and implemented to ensure equitable access.

This Project reduces barriers to active transportation by creating a safer space for walking and cycling in the Township. Further, this is a no-cost, healthy activity for families and residents in our community.

Financial Implications:

Cost estimates and funding sources are outlined at a high level in the following table:

Pilot Element	Cost	Primary Funding Source
Active Mobility Corridor North	$500,000	B.C. Active Transportation Infrastructure Grant
Active Mobility Corridor South		B.C. Active Transportation Infrastructure Grant
Pedestrian Plaza		B.C. Active Transportation Infrastructure Grant
Sidewalk Upgrade	$550,000	Township of Langley
Total	**$1,050,000**	Township of Langley and Province of BC

Projects submitted through the B.C. Active Transportation Infrastructure Grant Program are eligible for funding up to $500,000. If grant funding is not approved, staff will utilize the pre-approved budget for the Pedestrian and Cycling Infrastructure: 96 Avenue Trattle to Wright project to support applications for future grant opportunities and bring them forward for Council's consideration as they become available.

Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

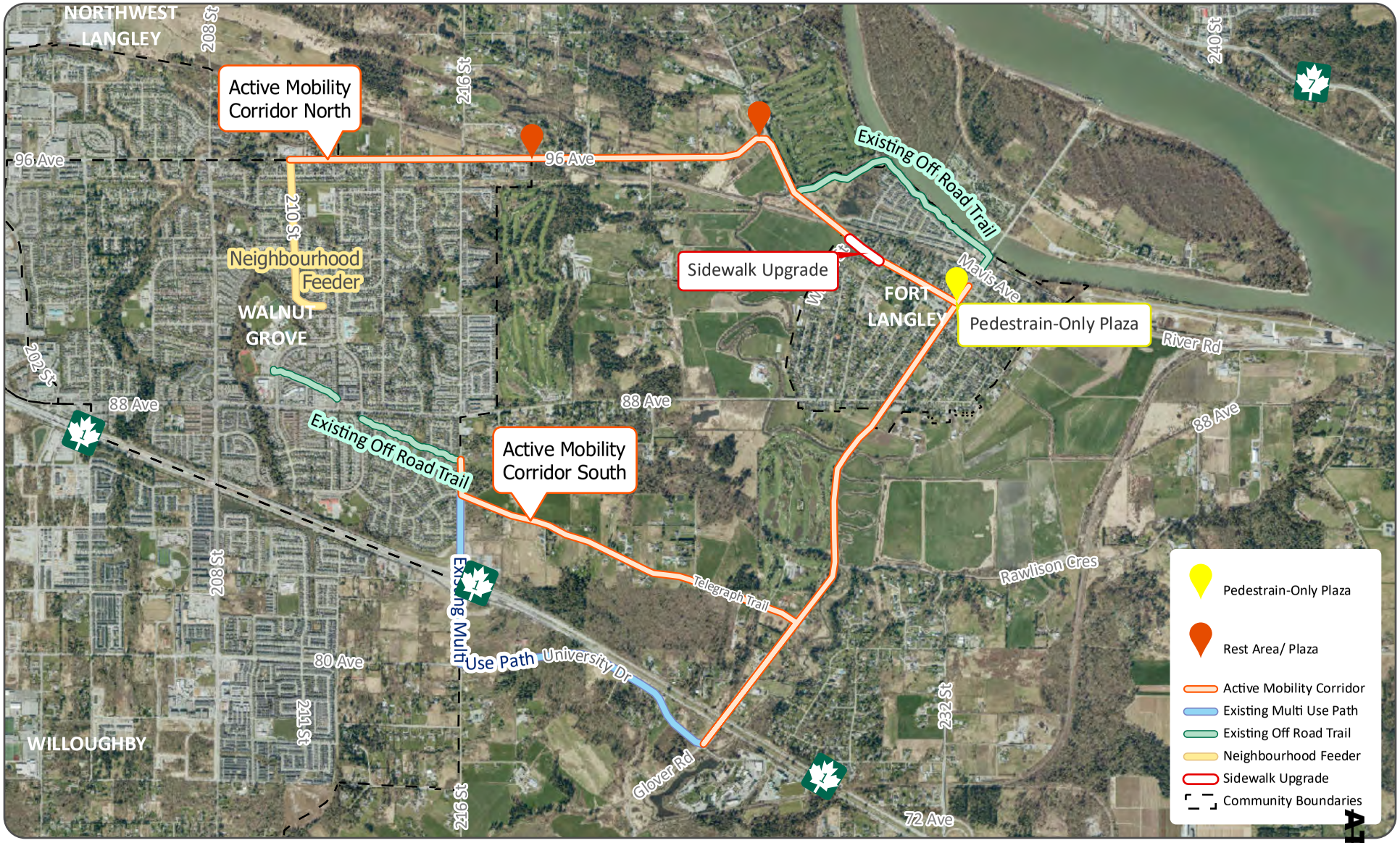
Meghan Woods
ENVIRONMENTAL SUSTAINABILITY COORDINATOR
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Connected Community Pilot Area Map

ATTACHMENT B Active Mobility Corridor and Pedestrian Plaza Conceptual Renderings



Township of Langley
Est. 1873

Connected Communities Pilot

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.
Date: July 2021

~~ATTACHMENT B~~

Active Mobility Corridor on 96 Ave



Pedestrian Plaza in Fort Langley



Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Naming of Parks, Trails, Buildings, Facilities and Infrastructure

Policy No:	**06-103**
Previous Policy No:	**06-022**
Approved by Council:	**1998-10-26**
Revised by Council:	**2008-06-23**
Revised by Council:	**2013-09-30**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To establish a criteria and process for naming, or re-naming Township of Langley parks, trails, buildings, facilities and infrastructure.

2. Background

2.1. Council and staff regularly receive requests from the community with respect to the naming or re-naming of municipal parks, trails, buildings, facilities and infrastructure.

3. Related Policies

3.1. 02-008 Corporate Sponsorship

3.2. 07-162 Street Names and Numbering

4. Policy

4.1. Council discussions regarding the selection of names shall be held during a Closed Council meeting. Following Council's resolution on the issue, Council will further resolve the appropriate timing to bring the naming resolution forward to a regular Council meeting.

4.2. The Township Administrator, or designate, will prepare a report to Council, when Council approval is required, outlining all naming requests or consideration for naming requests, and the steps to be taken in considering the request. The intention is to outline the information required in order to fully evaluate the request. This information may include all or some of the following:

4.2.1. Researching the background of such individual, organization, corporation;
4.2.2. In the case of an individual or family, consultation with the immediate family to ensure consensus for the initiative;
4.2.3. In the case of re-naming, researching the background on the original or historic name;
4.2.4. The financial implications of implementing the decision including appropriate ceremony and signage requirements.

4.3. The Township Administrator, or designate, may approve the naming of new or unnamed parks, trails, buildings and segments of buildings, municipal infrastructure, or any other type of facility or area where the name:

4.3.1. is purely functional or location specific; or
4.3.2. indicates the use to which a park or facility is being put; or
4.3.3. recognizes the nature, history and geography of the area.
These types of names do not require approval by Council resolution.

4.4. A Joint Committee of School District #35 and Township of Langley representatives should determine a recommendation for the naming of joint Neighbourhood Park / school sites where the recommended name is purely functional or location specific or recognizes the nature, history and geography of the area. Neighbourhood parks located immediately adjacent to existing school sites should bear the same name as the school. These name types do not require approval by Council resolution.

4.5. A Joint Committee of School District #35 and Township of Langley representatives should determine a recommendation for the naming of joint school/park sites where the recommended name is the name of an outstanding citizen or a significant individual, organization, or corporate donor. These name types will require approval by Council resolution, in concurrence with Langley School Board.

4.6. Council may name parks, trails, buildings and segments of buildings, municipal infrastructure, or any other type of facility or area where such name is the name of an outstanding citizen, or a significant individual, organization or corporate donor. These naming decisions require approval by Council resolution.

4.7. An initiative to re-name a park, trail, building and segment of building, municipal infrastructure, or any other type of facility or area, will be considered only when the existing name indicates the location, function and use or represents the nature, history and geography of the area. Requests to re-name facilities that were originally named to honour an outstanding citizen, or a significant individual, organization or corporate donor will generally not be considered. All re-naming initiatives, regardless of the nature of the new name, require approval by Council resolution.

4.8. When a name is proposed as a consequence of a gift, donation or bequest, the value of any lands donated, or the capital cost of a new or restored facility compared to the value of the gift or bequest shall be taken into account.

4.8.1. Council may consider a name that recognizes the individual or family name for any lands bequested to the Township of Langley should they become managed park or open space.
4.8.2. Council may consider a name that recognizes a not-for-profit organization or service club, where the monetary contribution is at least 25% of the total capital cost of the project.
4.8.3. Council may consider a name that recognizes a person, organization or corporation where the monetary contribution is at least 25% of the total capital cost of the project. The Township's Corporate Sponsorship policy should be referenced.
4.8.4. A monetary contribution which meets the minimums established does not assure naming privileges. All naming decisions are at the discretion of Council and require a specific resolution by Council.
4.8.5. The sale of "Naming Rights" is not considered a gift, donation or bequest, nor considered in perpetuity, but are generally sold for a specific dollar

amount for a specific period of time. "Naming Rights" may be sold for a building or segments of buildings, or municipal infrastructure, at the discretion of Council and require a specific resolution by Council.

4.9. When an intention is to honour an outstanding citizen by naming or re-naming a park, trail, building or segment of buildings, municipal infrastructure, or any other type of facility or area in recognition of the individual, and no gift bequest is involved, and in the case of members of the community or Township employees, meritorious or outstanding service to the Township will be considered. Generally, the naming or re-naming commemoration of a person shall not be considered before a reasonable amount of time has passed after their death. This will provide staff with the opportunity to fulfill the requirements of Section 4.2.

4.10. When an intention is generally to honour an outstanding citizen and no gift bequest is involved, and in the case of members of the community or Township employees, meritorious or outstanding service to the Township will be considered. Recognition of such community leaders, whether living or deceased, shall be achieved through appropriate commemorative signage, plaques, kiosk, and / or pictures within or at the applicable facility.

4.11. Naming a building, segments of buildings, or other facilities after persons, organizations and corporations does not imply that the name or names will be used in perpetuity.

4.11.1. When a building, segment of building, or other facility is demolished, replaced or substantially renovated, or where the occupancy changes and the former name is no longer appropriate, then a request for a new name will be considered.

4.11.2. It may be appropriate to place a plaque in, or on, a new building to indicate that it occupies the site of a building formerly known by another name.

Township of Langley
Est. 1873

COUNCIL POLICY

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Subject: Telecommunication Tower Master Plan

Policy No:	**07-331**
Approved by Council:	**1991-01-07**
Revised by Council:	**1999-04-26**
Revised by Council:	**2007-02-19**
Revised by Council:	**2013-09-09**
Revised by Council:	**2014-12-08**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To set out the means by which public utility tower applications are managed for Council's consideration.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government. Specifically, Industry Canada recognizes the importance of considering the potential impact of antennas and their supporting structures on their surroundings. As such, Industry Canada has instituted procedures for users of the radio frequency spectrum that gives consideration to the following three areas:

a) The environment
b) Health Canada's limits of *Exposure to Radio frequency Field at Frequencies from 10kHz to 300GHz, safety code 6*.
c) Land use consultation.

In this regard, a number of concepts with respect to regulatory reform in the Township of Langley have been considered. These reforms are suggested as a result of extensive research on Canadian examples of zoning and siting regulations as well as research into the American zoning ordinances for similar practices. The following considerations are proposed.

3. Policy

A. Freestanding telecommunication installations are permitted in all zones.
B. Co-location shall be encouraged for new tower installations. Applicants for free standing structures will be required to identify any other such structure within a radius of 500 metres of the proposed location, and provide an explanation as to why co-utilization of the existing structure is not a viable alternative to a new structure.
C. All transmission towers are to be painted gray except as required otherwise by Transport Canada.
D. Telecommunication installations that are not excluded by Industry Canada from the requirement to consult with the Township of Langley and the public, shall be the subject of a consultation process in accordance with the following guidelines.

3.1 PRECONSULTATION

- The Carrier will contact, in writing, the other Wireless Carriers, indicating their need, location and the potential siting area, and request information regarding other Carriers' interest in locating in the same area. The other carriers will respond in writing to a request for interest within fourteen days.
- If the contacted Carrier(s) confirms a desire to co-locate in the area, a meeting will be scheduled between the carriers within fourteen days, to exchange further information and determine if co-utilization is possible.

3.2 CONSULTATION PROCESS (to be followed for both new single user tower locations and co-location tower locations, which necessitate community consultation).

- Carriers submit an application to the Township of Langley's Community Development Division which shall include the following items:
  - A completed application form
  - A title search
  - The application fee
  - Tower design plans
  - A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative)
  - Copies of the returned co-location offer letters (or copies of the original co-location offer letters if no response was received)
- Carriers will meet with Community Association Executives of the selected community (where such associations exist) or other community representatives as suggested by the Community Development Division to discuss the proposed installation.
- Carriers will be responsible for holding a community consultation meeting to provide the public with an opportunity to review and provide comments on the proposal. The carrier shall discuss the scheduling and location of the community consultation meeting with Community Development Division staff before notifying the public.
- Carriers will notify and invite Community Association Executive members (if one exists), Community Development Division staff, and property owners and residents within a 500 metre radius of the proposed tower location to the community consultation meeting. The notification shall be delivered at least 14 days before the meeting. A notice shall also be placed in the local newspaper not less than 3 and not more than 14 days before the meeting.
- The Community Development division will inform Mayor and Council about the community consultation meeting.
- The Carrier(s) are responsible for the meetings, including the presentation of common content elements. The Carrier(s) should comply with general procedures set out by the Township of Langley with respect to public information meetings.
- The public shall be provided 21 days after the community consultation meeting to submit comments to the Carrier.
- At the conclusion of the public consultation process (21 days after the community consultation meeting), the Carrier(s) will provide the following to the Community Development division:
  - A list of people who attended the community consultation meeting.
  - An accurate record of the community consultation meeting.

- A copy of any comments/correspondence provided by the public up to the conclusion of the public consultation process.
- An explanation of how issues were resolved.
- An explanation of how remaining issues either will be resolved, or of the efforts made and reasons why they cannot be resolved.

3.3 PETITION PROCESS

- Following completion of the Consultation Process outlined in Section 3.2 of this policy, the Township will, at the applicant's expense, mail a letter of petition to the owners of the properties described in Section 3.2 of this policy to determine if they support the application.
- The owners of a property will be deemed to support the application when they return to the Township the petition form, signed by all of the registered owners of the property, indicating support of the application. Residents will be given 21 days from the date of the petition to complete and return it to the Township.
- Not earlier than four (4) weeks after the date of the Township's petition under Section 3.3 of this policy, the Township will determine the level of support for the application by dividing the total number of statements of support submitted to the Township, with only one per property, by the total number of separate properties described in Section 3.2 of this policy and converting that number to a percentage amount (Level of Public Support).

3.4 COUNCIL CONSIDERATION OF APPLICATION

Following completion of the Petition Process outlined in Section 3.3 of this policy, staff will forward a report to Council outlining the details of the application and the results of the Petition Process. As part of that staff report, staff will advise if an 80% threshold resulting from the petition process, has been achieved. The Township will mail or otherwise deliver notice to property owners (within the notification area outlined in Section 3.2 of this Policy) at least 10 days before Council's consideration of the application and will provide an opportunity for public input at the council meeting at which the staff report is considered. After considering the staff report, the Level of Public Support, and any written submissions from the applicant and the public, Council may pass a resolution indicating its objection or non-objection to the application. The Township of Langley will then provide the carrier(s) and Industry Canada with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

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Township of Langley
Est. 1873

MEMORANDUM

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 1, 2022
FROM:	CORPORATE ADMINISTRATION	**FILE NO:**	0340-50
SUBJECT:	TELECOMMUNICATIONS POLICY UPDATE		

The purpose of this memorandum is to provide an update on the Council request for options to enhance cell service in Langley and seek some direction as to whether potential amendments to Telecommunications Tower Master Plan (Council Policy 07-331) should be brought forward for Council consideration.

At the July 11, 2022 Regular Meeting of Council, the following motion was passed:

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

Staff have attempted to contact representatives from the 3 primary carriers to identify gaps in cellular coverage and solicit feedback that could assist with the enhancement of cellular service in the Township.

Responses were received from Wind Mobile and Rogers. Telus did not provide a response.

While the Carrier responses did not disclose specific coverage gap locations for competitive reasons, some differentiators between the Township's policy and policies in other jurisdictions were identified. For example, adopting a policy framework that more closely aligns with requirements and guidelines provided in CPC-2-0-03 from Innovation, Science and Economic Development Canada (ISED) was encouraged.

Based on CPC-2-0-03 and policies developed in other jurisdictions, a non-exhaustive list of example policy amendments that could be considered include:

- Specific location and configuration preferences that may be used for Council endorsement (as an alternative to the existing petition process specified in policy 07-331)
- A notification radius that correlates to the proposed structure height.
- Consultation exclusion criteria. For example, consultation could be excluded for proposed installations located within industrial areas that are removed from residential areas or low visual impact installations such as on rooftops.

Closely aligning with CPC-2-0-03 also provides a predicable and reliable process for all proponents seeking to install or modify antenna systems in the Township. Furthermore, as ISED updates CPC-2-0-03, the Carriers will automatically adhere to those revisions accordingly.

As an example, ISED is currently considering some revisions that include enhanced requirements for multilingual support and updated Transport Canada references. If finalized by ISED, these updated requirements will come into effect without any required revisions to the Township's policy.

Staff are aware of at least 4 potential tower locations of various heights and configurations that may be brought forward for council consideration in the coming months.

Should Council want to consider amending policy 07-331 staff can be directed to bring forward detailed policy amendments for Council consideration.