Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 17, 2023 at 1:30pm
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 – April 17, 2023

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 17, 2023.

2. Day of Mourning

A moment of silence will be observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 3, 2023

That Council adopt the Minutes of the Regular Council meeting held April 3, 2023.

2. Public Hearing Meeting – April 3, 2023

That Council adopt the Minutes of the Public Hearing meeting held April 3, 2023.

C. DELEGATIONS

1. New Westminster & District Labour Council
File 0550-07

Request by the New Westminster & District Labour Council, to appear before Council to discuss the 2023 Day of Mourning for workers killed and injured on the job.

C. DELEGATIONS

2. Dr. Michael Davies
File 0550-07

Request by Dr. Michael Davies, to appear before Council to discuss the critical role of groundwater/hydrogeology/hydrological balance in the health of the Little Campbell River, and how development is impacting that balance.

3. Christine Bishop
File 0550-07

Request by Christine Bishop, to appear before Council to discuss the Brookswood/Fernridge/Rinn Neighbourhood plans, specifically the future of Horne Pit.

4. Sofi Hindmarch
File 0550-07

Request by Sofi Hindmarch, to appear before Council to discuss the importance of Horne Pit as a site of significant biodiversity, critical habitat for species at risk, a potential wildlife corridor, and connectivity to significant habitat in the surrounding area.

5. Josh Isaak, Cojo Earthworks Ltd. and Eileen Jonker
File 0550-07

Request by Josh Isaak, Cojo Earthworks Ltd., and Eileen Jonker, to appear before Council to discuss Soil Deposit and Removal Application for property located at 22865 – 14 Avenue, Langley, BC.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Accessibility Committee and Plan Report 23-60
File MA LSP00018

That Council approve the Terms of Reference for the Township of Langley Accessibility Committee in the form presented substantially as Attachment A and endorse the process for the preparation of an accessibility plan as outlined in this report.

E. REPORTS TO COUNCIL

2. 200 Street 2040
Report 23-66
File MA LSP00022

That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A); and

That Council approve $150,000 funding for 200 Street 2040 in the 2023 Budget.

3. Non-Profit and Charitable Organizations
Report 23-64
File FIN 1970-04

That Council receive information on the non-profit and charitable organizations financially supported by the Township.

4. DCC Frontending Agreement
(Zenterra Developments Ltd.)
Report 23-58
File CD 08-27-0070

That Council authorize staff to execute the Sanitary Development Cost Charges (DCC) Frontending Agreement with Zenterra Developments Ltd. in the substantial form of the document presented as Attachment A for the provision of sanitary infrastructure for the area of Latimer in the Willoughby Community Plan.

5. Winery Lounge and Special Event Area
Endorsement Application No. 000062
(Chapter Estates Winery / 1268 - 216 Street)
Report 23-54
File CD 10-07-0027

That Council consider the endorsement request for a new winery lounge and winery special event area for Chapter Estates Winery at 1268 - 216 Street; and

That Council adopt the following resolution, should it decide to endorse Chapter Estates Winery's request:

> *"That Council has considered and ENDORSED the request by Chapter Estate Winery to locate a 116 person winery lounge (53 person interior and 63 person patio) and a 160 person winery special event area serving the Chapters Estate Winery located at 1268 - 216 Street, Langley, characterized as having liquor service from 9:00AM to 12:00AM (7 days a week).*

E. REPORTS TO COUNCIL

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the April 17, 2023 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

6. ACCI Capital Projects: Authorization to use Designated Grants, Sponsorships, Donations and Reserves Report 23-67
File ACCI 1840-01

That Council authorize the use of designated funds up to $150,000 identified in Attachment A for salishan Place - School Program Furniture and Equipment;

That Council authorize the use of designated funds up to $569,930 identified in Attachment A for salishan Place - Office Furniture and Equipment;

That Council authorize the use of designated funds up to $1,448,674 identified in Attachment A for salishan Place - Exhibitions and Related Fixtures and Equipment;

That Council authorize the use of up to $215,000 from the Library Reserve to fund the purchase of furniture and equipment at the new library in salishan Place by the River; and

That Council pre-authorize the use of additional designated sponsorships, donations and grants that may be received in 2023 and 2024 towards the new facility, with excess being placed in the Museum Reserve.

E. REPORTS TO COUNCIL

7. Metro 2050 Memorandum of Understanding
Report 23-59
File MA 6540-04

That Council authorize execution of the Memorandum of Understanding with Metro Vancouver, in the form presented substantially as Attachment A.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100249 and Development Permit Application No. 101400 (Qualico Developments (Vancouver) Inc. / 26739 and 26771 - 24 Avenue)
Bylaw No. 5857
Bylaw No. 5858
Report 23-68
File CD 13-19-0343

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5857 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5858 rezoning 1.78 ha (4.44 ac) of land located at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 32 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 24 Avenue, 24B Avenue and a lane, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in

F. BYLAWS FOR FIRST AND SECOND READING

compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

6. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Exterior Design Control Agreement on all lots;
    c. Protection of Streamside Protection and Enhancement Areas.
7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of a statutory right of way for the purpose of a pedestrian connection along the northern edge of the Streamside Protection and Enhancement Area for Lots #22-30, as per the site layout dated March 28, 2023;
9. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc) Bylaw No. 5857 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Bylaws No. 5857 and 5858 authorize the issuance of Streamside Protection Development Permit No.101400, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

F. BYLAWS FOR FIRST AND SECOND READING

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5857 and 5858 in conjunction with the hearing for Proposed Development Permit No. 101400.

Explanation – Bylaw No. 5857

Bylaw No. 5857 amends the "Low Density Residential" designation of the Aldergrove Community Plan to permit a density of 24 units per hectare (9.75 units per acre) on property located at 26739 and 26771 - 24 Avenue.

Explanation – Bylaw No. 5858

Bylaw No. 5858 rezones 1.78 ha (4.44 ac) of land at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 32 single family lots.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Expanding the Inter-Municipal Transportation Network Services (Ride-Hailing) Business Licence to include Hope, Kent and Mission
Bylaw No. 5865
Bylaw No. 5866
Report 23-63
File CD 3900-25

That Council give first, second and third reading to the Inter-Municipal TNS Business Licence Agreement Bylaw No. 5865;

That Council give first, second and third reading to the Inter-Municipal TNS Business Licence Bylaw No. 5866 to include the participation of the District of Hope, the District of Kent, and the City of Mission in the Inter-Municipal Transportation Network Services Business Licence as described in this report; and

That Council repeal Inter-Municipal TNS Business Licence Agreement Bylaw 2020 No. 5580 and Inter-Municipal TNS Business Licence Bylaw 2020 No. 5581.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5865

Bylaw No. 5865 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-Municipal Transportation Network Services Business Licence scheme.

Explanation – Bylaw No. 5866

Bylaw No. 5866 is a bylaw to enter into an Inter-municipal Transportation Network Services (TNS) Business Licence scheme.

2. Pre-Authorized Debit for Property Taxes Bylaw Amendment
Bylaw No. 5875
Report 23-65
File FIN 1970-06

That Council give first, second and third reading to the Pre-Authorized Debit Property Tax Bylaw 2011 No. 4863 Amendment Bylaw No. 5875.

Explanation – Bylaw No. 5875

Bylaw No. 5875 provides amendments to Pre-Authorized Debit for Property Taxes Bylaw 2011 No. 4863.

3. 2023 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 5872
Report 23-56
File FIN 1970-02

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 5872.

Explanation – Bylaw No. 5872

Bylaw No. 5872 provides for the 2023 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the *Community Charter* outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Rezoning Application No. 100614 and Development Permit Application No. 101308 (Qualico Developments (Vancouver) Inc. / 2542 - 267 Street)
Bylaw No. 5873
Report 23-62
File CD 13-19-0346

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5873 rezoning 0.97 ha (2.4 ac) of land located at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 15 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 267 Street and 25A Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family) required in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. An Exterior Design Control Agreement on all lots;
    c. Protection of Streamside Protection and Enhancement Areas;
7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council at time of final reading of Bylaw No. 5873 authorize the issuance of Development Permit No. 101308, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

Explanation – Bylaw No. 5873

Bylaw No. 5873 rezones 0.97 ha (2.4 ac) of land at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 15 single family lots.

5. Sanitary Development Works Agreement Bylaw
(Zenterra Developments Ltd.)
Bylaw No. 5821
Report 23-57
File CD 08-27-0070

That Council give first, second, and third reading to Sanitary Development Works Agreement (Zenterra Developments Ltd.) Bylaw No. 5821 for the provision of off-site sanitary infrastructure for the Latimer area of the Willoughby Community Plan.

Explanation – Bylaw No. 5821

Bylaw No. 5821 authorizes the execution of a Development Works Agreement between the Township of Langley and Zenterra Developments Ltd. for the provision of Sanitary Works in the Latimer Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

6. Rezoning Application No. 100570 (1127354 BC Ltd. / Apna Group / 6862, 6876, and 6898 – 204 Street) Bylaw No. 5789 Report 23-61

File CD 08-14-0216

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1127354 BC Ltd.) Bylaw No. 5789 rezoning 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to facilitate a residential development consisting of 62 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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 and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, greenways, and necessary traffic improvements to the east side of 204 Street and the west side of the new 204A Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Central Gordon Estate NP;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
    c. Prohibiting the development of secondary suites within individual townhouse units;
    d. Identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements; and
    e. Restricting ultimate driveway access to 204A Street, once constructed;
6. Consolidation of three subject properties into one;
7. Registration of a reciprocal access easement over the subject property for the purposes of a shared driveway at 204 Street with lands located to the south (6834 – 204 Street and 20441 – 68 Street / ToL Project No: 08-14-0220) for access purposes;
8. Registration of a statutory right-of-way over the subject property for the purposes of a shared pedestrian pathway from 204 Street to the new 204A Street;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

Explanation – Bylaw No. 5789

Bylaw No. 5789 rezones 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to accommodate a residential development consisting of 62 townhouse units.

7. Rezoning Application No. 100664 and Development Permit Application No. 101244 (Essence Properties (Jericho Crossing) Inc. / 19925 and 19957 – 78B Avenue)
Bylaw No. 5864
Report 23-55
File CD 08-22-0103

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864 rezoning 1.80 ha (4.45 ac) of land located at 19925 and 19957 - 78B Avenue to Comprehensive Development Zone CD-181 to facilitate the development of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 79 Avenue, east half of 199 Street (including 6 m greenway) and the full width of 199A Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Jericho Sub-Neighbourhood Plan;
3. Dedication and construction of a 6 m wide street greenway on the east side of 199 Street and 5 m wide multi-use greenway on the north side of 78B Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 10% of the proposed apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
8. Completion of a road closure bylaw for the north half of 78B Avenue road dedication;
9. Acquisition and consolidation of a 5 m wide portion of land along the site's southern boundary (half the north half of 78B Avenue road dedication);
10. Dedication of a 5 m wide multi-use greenway along the site's southern property line (half of the north half of 78B Avenue road dedication);
11. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy;
12. 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

That Council at time of final reading of Rezoning Bylaw No. 5864 authorize issuance of Development Permit No. 101244 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Explanation – Bylaw No. 5864

Bylaw No. 5864 rezones land located at 19925 and 19957 – 78B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-181 to permit a comprehensive development consisting of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space in four 6-storey buildings.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Langley 2023 – 2027 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5867
Bylaw No. 5868
Report 23-46
File FIN 1700-80

That Council give final reading to "Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868".

Explanation – Bylaw No. 5867

The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 authorizes the expenditure of funds for the Municipality. The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2023.

An expenditure that is not provided for in the 2023 - 2027 Five-Year Financial Plan is not lawful.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5868

Bylaw No. 5868 provides for the 2023 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2023 – 2027 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $111,514,635 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2023.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Clerk's Note: At the April 3, 2023 Regular Council meeting, Council increased the contribution to Capital by .45%, bringing the total tax rate increase to 5.37%.

2. User Pay Utility Rate Bylaws for 2023
Bylaw No. 5869
Bylaw No. 5870
Bylaw No. 5871
Report 23-47
File FIN 1700-80

That Council give final reading to "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869";

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870"; and

"Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871".

Explanation – Bylaw No. 5869

Bylaw No. 5869 sets the minimum charge for metered water customers at $329.72 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $297.05.

I. BYLAWS FOR FINAL ADOPTION

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.953 per cubic meter. The current rate is $0.859 per cubic meter.

The flat rate for residential customers will be $659.44. The current rate is $594.09.

Explanation – Bylaw No. 5870

Bylaw No. 5870 sets the annual flat rate per service connection at $548.16 for residential sewer use. The current rate is $510.77.

The rate for Non-Residential sewer use is set at $1.542 per cubic meter of sewage discharged with a minimum of $274.08 per service connection for each six-month period. The current rates are $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period.

Explanation – Bylaw No. 5871

Bylaw No. 5871 set the base collection fees for Municipal Collection Services (curbside collection) at $183.46. The current rate is $170.

The rate for Centralized collection - all services are set at $134.90. The current rate is $125.

The rate for centralized collection - organics only are set at $48.56. The current rate is $45.

The cart size fee for 240L container is set at $160. The current rate is $160. The cart size fee for 120L container is set at $80. The current rate is $80.

J. CORRESPONDENCE

1. 2025 Asia Pacific Cities Summit and Mayors' Forum
Host City Bid Opportunity
File 0400-65

That Council receive the correspondence from Sandra Jansen, General Manager, External Relations, Metro Vancouver, requesting member jurisdictions or organizations within the Metro Vancouver region to consider exploring the option of submitting an expression of interest to bid on being the host city for the 15th Asia Pacific Cities Summit and Mayors' Forum to be held in 2025.

J. CORRESPONDENCE

2. May Day Parade and Festival in the Park – Funding Request
File 0530-05

That Council receive the letter from Lynda Davidson, Secretary, Fort Langley Lions, requesting Council consider funding the cost of having the traffic lights along the parade route turned off for the annual Fort Langley May Day Parade.

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – March 15, 2023
File 0540-20

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

2. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council approve the Seniors Advisory Committee 2023 Work Plan, presented as Attachment A.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been released from the April 3, 2023 Closed Council meeting for public information:

1. Sale of CRU, #100 – 23285 Billy Brown Road (“CRU”)

That Council release the information regarding the sale of #100 – 23285 Billy Brown Road (“CRU”).

Section 90(1) (e) Property

O. OTHER BUSINESS

At the April 3, 2023 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

1. Council Access to Reports

Whereas four new administrative positions have been created and filled between January and March 2023;

Whereas these positions report primarily to the Mayor;

Whereas the Township of Langley has never had an exclusive Mayor's Office Administration of the current magnitude; and

Whereas there has not been a resolution of Council to create an expanded size of Mayor's Office Administrative staff;

Therefore be it resolved that all reports generated by any of the new Mayor's Office staff for the Mayor, including both Closed and Open reports, be shared with all of Council effective immediately and for the rest of the 2022-2026 Township Council term.

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

2. RCMP Infrastructure within the Township of Langley

Whereas:

1. Public safety is one of the top issues of concern for local residents and the Township of Langley is committed to adding additional police and fire staffing resources to meet the needs of a rapidly growing and diverse population;

2. The Township of Langley's commitment to enhancing the public safety of our residents includes looking at new and unique ways to enhance services; and

3. The RCMP has a number of teams spread throughout the region which might operate on a more cost-efficient basis if they could be centralized in one or more locations proximate to each other, such as a location like the Township of Langley;

Therefore be it resolved that:

A. Staff contact the RCMP to assess the needs of the regional teams and review the benefits or disadvantages of centralizing as many of the teams as is possible and appropriate;

O. OTHER BUSINESS

B. The RCMP and staff review, consider and report to Council on potential locations within the Township of Langley that could serve as a centralized location for regional teams, including a possible consideration of usage of any Township of Langley land holdings at or around the Langley Regional Airport and the Township of Langley RCMP services thereon.

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

3. Noel Booth Park Security

Be it resolved that staff prepare a report regarding park safety, security and protection given the circumstances regarding Noel Booth Park.

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

4. Airport Master Plan Update

Whereas the Langley Regional Airport plays many roles within the Township of Langley community, including as an economic hub, a cultural and historical landmark, and a civic centre;

Whereas the long-term viability of the Airport depends on a comprehensive Master Plan update that addresses the remaining development potential of the site and an assessment of the leasing model; and

Whereas a Master Plan update will provide staff with the opportunity to engage with current and prospective tenants of the Airport to create a site that works for all parties;

Therefore be it resolved that:

1. Council direct staff to initiate a process to complete a holistic Airport Master Plan update that includes the following components:
    a. Current and future land-use analysis;
    b. A review of the leasing model; and
    c. A review of the tenant mix.

2. The updated Master Plan prioritizes the economic viability of the Airport as well as the maximization of community benefit through its continued presence in the Township of Langley.

P. MOTION TO RESOLVE INTO CLOSED MEETING

That Council now resolve into a 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) (a) Personnel;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(2) (b) Intergovernmental Relations; and
Item E.4 - Section 90(1) (c) Labour Relations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 3, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

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

M. Bakken, S. Richardson, S. Ruff, and R. Zwaag

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 3, 2023

Moved by Councillor Martens,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 3, 2023.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 13, 2023

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held March 13, 2023.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – March 13, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held March 13, 2023.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Strengthening Communities' Services
Report 23-48
File MA 5040-03

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council approve disbursement of $292,000 of grant funding, received under the UBCM Strengthening Communities' Services Program, to the organizations identified in Attachment A.
CARRIED

2. Development Variance Permit Application No. 100144 (Guenter/Anderson / 9060 and 9072 Trattle Street)
Report 23-49
File CD 11-32-0123

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council authorize Development Variance Permit No. 100144 for the properties located at 9060 and 9072 Trattle Street subject to the following:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 19.6 m for a three lot subdivision as indicated in Schedule A; and
b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

CARRIED

E. REPORTS TO COUNCIL

3. 200 Street 2040
Report 23-52
File MA LRP00022

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A).

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council refer 200 Street 2040 back to staff to consider expanding the Terms of Reference beyond the proposed 400m restriction with inclusion of the entire Frequent Transit Development Area at the 200 Street Interchange, and the possibility of Light Rapid Transit (LRT) in addition to Bus Rapid Transit (BRT).
CARRIED

4. Donna Gabriel Robins Neighbourhood Park
Report 23-53
File MA 6125-20

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council pre-approve $2,100,000 in additional funding as part of the 2023 Capital Budget for the construction of Donna Gabriel Robins Park (formerly Southwest Yorkson Neighbourhood Park).
CARRIED

5. Draft Financial Plan 2023-2027 - Results of Public Consultation
Report 23-45
File FIN 1700-80

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council receive the results of the public consultation for the Draft 2023-2027 Financial Plan for information.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100617 and Development Variance Permit Application No. 100165 (1177293 BC Ltd. / Unibuild Construction / 7894 – 197 Street) Bylaw No. 5856 Report 23-50

File CD 08-22-0099

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5856 rezoning 0.80 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate a residential development consisting of 16 lots (eight single family lots and eight semi-detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for the east side of 197 Street, the new 197B Street, the new lane, and the north and west sides of 78B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family and semi-detached) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Restricting building on Lots 11 and 16 to allow for a temporary turn around until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw.
    c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition 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 further

That Council at the time of final reading of Bylaw No. 5856 authorize the issuance of Development Variance Permit No. 100165 (lot depth variance) as follows:

a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25.0 m to 23.0 m for proposed Lots 11 – 16 as shown on Schedule "A".

DEFERRAL
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Rezoning Application No. 100617 and Development Variance Permit Application No. 100165 (1177293 BC Ltd. / Unibuild Construction / 7894 – 197 Street) Bylaw No. 5856 be deferred to the May 1, 2023 Regular Council meeting.
CARRIED

Councillors Richter and Kunst opposed

2. Rezoning Application No. 100659
(1231515 BC Ltd. / Flat Architecture Inc. / 19681 – 80 Avenue)
Bylaw No. 5860
Report 23-51
File CD 08-27-0056

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1231515 BC Ltd.) Bylaw No. 5860 rezoning approximately 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township 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;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Provision of road dedications, widenings, and necessary traffic improvements for 80 Avenue and 197 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of the following restrictive covenants:
    a. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
    b. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces;
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    e. Prohibiting access from the site to 80 Avenue;
7. Registration of a cross access easement for access purposes in favour of the property located to the west (19645 – 80 Avenue);
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
9. 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.

CARRIED

Councillor Richter opposed

3. Langley 2023 – 2027 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5867
Bylaw No. 5868
Report 23-46
File FIN 1700-80

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council give first, second, and third reading to the Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868.

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the contribution to capital be increased by 0.45% to bring the total increase to 5.37%.
CARRIED

Councillors Kunst, 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

4. User Pay Utility Rate Bylaws For 2023
Bylaw No. 5869
Bylaw No. 5870
Bylaw No. 5871
Report 23-47
File FIN 1700-80

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869;

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870; and

That Council give first, second, and third reading to the Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

1. Streamside Protection and Enhancement Clarification Amendments Bylaw No. 5854 Report 23-34

File CD BA000040

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854".

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Streamside Protection and Enhancement Clarification Amendments Bylaw No. 5854 be referred to staff to incorporate the changes requested by the public at the Public Hearing, specifically the "Qualified Environmental Professional", and the definition of a stream.
DEFEATED

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

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

Councillors Kunst and Richter opposed

J. BYLAWS FOR FINAL ADOPTION

K. CORRESPONDENCE

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council receive the correspondence, as presented.
CARRIED

1. Lyme Disease Awareness Month

File 0630-01

Correspondence from the BC Lyme Non-Profit Society, to light up any infrastructure that supports green lighting and/or share information on

K. CORRESPONDENCE

Township social media to raise awareness on
May 3, 2023 to recognize Lyme Disease Awareness Month.

2. Deafblind Awareness Month
File 0630-01

Correspondence from Theresa Tancock, Executive Director, Canadian Deafblind Association – BC Chapter, requesting the month of June 2023 be proclaimed as Deafblind Awareness Month.
CARRIED

3. Day of Mourning
File 0630-01

Letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council, requesting April 28, 2023 be proclaimed as the Day of Mourning for Workers Killed and Injured on the Job. They are also requesting that Council observe one minute of silence in Council Chambers at the April 17, 2023 Regular meeting.

L. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – March 1, 2023
Recreation, Culture, and Parks Advisory Committee – March 8, 2023
Agricultural Advisory and Economic Enhancement Committee – March 22, 2023
File 0540-20

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

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That Council approve the Heritage Advisory Committee 2023 Work Plan, presented as Attachment A.
CARRIED

3. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

L. MINUTES OF COMMITTEES

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That Council approve the Recreation, Culture, and Parks Advisory Committee 2023 Work Plan, presented as Attachment A.
CARRIED

M. MAYOR AND COUNCIL REPORT

Mayor Woodward and Council provided a first quarter report regarding the many events and meetings they have attended during the course of their duties.

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor vanPopta reported that she attended a Metro Vancouver Water committee meeting.

Councillor Ferguson reported that he attended Metro Vancouver Liquid Waste and Zero Waste committee meetings.

Mayor Woodward reported that he attended Metro Vancouver Finance, Regional Planning, Housing, Regional Transportation, Financial Plan Task Force, and Strategic Planning Task Force meetings.

O. ITEMS FROM PRIOR MEETINGS

1. Assessment Averaging
Report 23-11
File FIN 1970-01

MOTION
Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That Council receive information on Assessment Averaging for the purpose of calculating property taxes within the Township of Langley.
CARRIED

MOTION
Moved by Councillor Richter,
That Council ask staff to proceed with Assessment Averaging in 2024.
RECEIVED NO SECONDER.

P. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the March 13, 2023 Closed Council meeting for public information:

1. Langley Environmental Partners Society (LEPS)

MOTION
That the expiring Partnering Agreement with the Langley Environmental Partners Society not be extended and be replaced with an allocation of $150,000 per year for the years 2023 through 2027 with the funds being drawn from the Climate Action Fund; and

That the resolution be released and included on the next Regular Council agenda for information.
CARRIED

Q. OTHER BUSINESS

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

1. Council Access to Reports

Whereas four new administrative positions have been created and filled between January and March 2023;

Whereas these positions report primarily to the Mayor;

Whereas the Township of Langley has never had an exclusive Mayor's Office Administration of the current magnitude; and

Whereas there has not been a resolution of Council to create an expanded size of Mayor's Office Administrative staff;

Therefore be it resolved that all reports generated by any of the new Mayor's Office staff for the Mayor, including both Closed and Open reports, be shared with all of Council effective immediately and for the rest of the 2022-2026 Township Council term.

2. 2023 BC Soccer Provincial Cup Finals - LUSA

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That $13,500 from Council Contingency be granted to the Langley United Soccer Association to assist with facility rental fees and other logistical costs associated with hosting the 2023 BC Soccer Provincial Cup Finals from July 13-16, 2023.
CARRIED

R. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (k) Negotiations;
Item H.1 - Section 90(1) (k) Negotiations;
Item H.2 - Section 90(1) (e) Property;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item I.1 - Section 90(1) (e) Property.

CARRIED

S. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That the meeting terminate at 2:57pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, April 3, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

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

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – April 3, 2023

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 3, 2023.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC INPUT OPPORTUNITY

1. Election and Political Signs Bylaw
Bylaw No. 5834
Report 23-25
File ADM 3900-25

"Township of Langley Election and Political Signs Bylaw No. 5834"

C. PUBLIC INPUT OPPORTUNITY

Explanation – Bylaw No. 5834

W. Bauer explained that Bylaw No. 5834 sets out the rules and regulations regarding the placement of election and political signs on both public and private property within the Township of Langley.

Submissions from the public:

1. B. Gardner, a Langley resident, was in attendance and requested that Council reject the bylaw in its current form as it favours private landowners by restricting signs to private property. She suggested that campaign signs be restricted from all properties and that the Township increase its budget to promote local elections and candidates.

The following written submission was received from the public:

1. B. Gardner, a Langley resident, expressing concerns about the bylaw favouring private landowners by restricting signs to private property. She suggested applying uniform campaign sign restrictions to all properties, both public and private, and that the Township increase its budget to promote local elections and provide more opportunity for candidates to inform the public of their platforms and messaging.

MOTION
Moved by Councillor Baillie
Seconded by Councillor Rindt,
That Council give first, second, and third reading to Election and Political Signs Bylaw No. 5834.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That item 7.4 be amended to read as follows:

"Defacing, damaging, pulling down or removing election or political signs is an offence and subject to enforcement under Canada Elections Act and/or the Criminal Code of Canada."
CARRIED

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Election and Political Signs Bylaw No. 5834, as amended, be referred to staff to identify specific public right-of-ways where candidates can erect one sign.
DEFEATED

C. PUBLIC INPUT OPPORTUNITY

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

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Election and Political Signs Bylaw No. 5834, as amended, be referred to a future Council Process Committee.
CARRIED

D. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100248 and Development Permit Application No. 101190 (1179203 BC Ltd. / Ciccozzi Architecture Inc. / 20069 - 80 Avenue)
Bylaw No. 5849
Bylaw No. 5850
Report 23-40
File CD 08-26-0221

"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 (1179203 BC Ltd.) Bylaw No. 5849"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1179203 BC Ltd.) Bylaw No. 5850"

Explanation – Bylaw No. 5849

S. Richardson explained that Bylaw No. 5849 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to redesignate property at 20069 – 80 Avenue. 225 Public Notices were mailed out.

Explanation – Bylaw No. 5850

S. Richardson explained that Bylaw No. 5850 rezones land located at 20069 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-180 to permit a comprehensive development consisting of 289 apartment units and 1,943 m^2 (20,914 ft^2) of ground floor commercial space in two 7-storey buildings. 225 Public Notices were mailed out.

D. PUBLIC HEARING

Development Permit No. 101190

Running concurrently with this Bylaw is Development Permit No. 101190 (1179203 BC Ltd. / Ciccozzi Architecture Inc. / 20069 - 80 Avenue) in accordance with Attachment G subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened;

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

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

Submissions from the public:

1. R. Mann, a Langley resident, was in attendance, and stated that he is in favour of condo development on the west side of 81 Avenue. He would like to see traffic calming measures near the Langley Event Centre, and also a shade study to see the impact of reduced sunlight to the existing townhomes in the area.
2. S. Sekhon, a Langley resident, was in attendance and stated his concerns about how the development will impact the potential future development on his adjacent property.

D. PUBLIC HEARING

The following written submissions were received from the public:

1. C. Monks, a Langley resident, expressing concerns about the large tower blocking light and views, increasing traffic in the area, and pedestrian safety. He asked Council to reject this proposal.
2. C. Aquino, a Langley resident, expressing concerns about increased traffic in the area, lack of parking, blocking of sunlight, increased crime, and pedestrian safety.
3. E. Gomes, a Langley resident, expressing concerns about increased traffic in the area, noise pollution, environmental issues, blockage of sunlight and views. He asked Council to reject this proposal.
4. C. Vieria de Araujo, a Langley resident, expressing concerns about increased traffic in the area, noise pollution, environmental issues, blockage of sunlight and views. She asked Council to reject this proposal.
5. C. Back, a Langley resident, expressing opposition due to traffic, foundation, and parking issues.
6. T. Lemky, a Langley resident, expressing concerns about increased traffic, view obstruction, strain on school system, long-term maintenance, theft, vandalism, and lower density of natural greenspace.
7. J. Singh, a Langley resident, expressing concerns about lack of privacy, increased traffic, impact on the environment, and noise pollution. He asked Council to stop the cutting of trees.
8. R. Mann, a Langley resident, stating that he is in favour of condo development on the west side of 81 Avenue. He would like to see traffic calming measures near the Langley Event Centre, and also a shade study to see the impact of reduced sunlight to the existing townhomes in the area.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council consider this reading of "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 (1179203 BC Ltd.) Bylaw No. 5849"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1179203 BC Ltd.) Bylaw No. 5850".
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council grant third reading of "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 (1179203 BC Ltd.) Bylaw No. 5849"; and

D. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1179203 BC Ltd.) Bylaw No. 5850".

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That condition #9 be amended to include: "as per a six-storey interpretation", after "Compliance with the requirements of the Community Amenity Contributions Policy".
CARRIED

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

E. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the meeting terminate at 7:45pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, March 28, 2023 2:07 PM
To: legservicesinfo
Subject: Delegation Requests by Janet Andrews

Please note the following response to Delegation Requests has been submitted at Tuesday March 28th 2023 2:05 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/17/2023
- **Name of delegate or organization wishing to appear**
  New Westminster & District Labour Council
- **Topic**
  2023 Day of Mourning - annual presentation. This year the theme is "Know your rights; Use the tools; Defend our wins". Will include up-to-date information on workers health & safety issues, WorksafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates. We will also be issuing an invitation to our annual ceremony in New Westminster on April 28th.
  We will supply a 5 minute pp asap and ask that it run while the delegation is speaking.
- **Purpose of presentation**
  Information only
- **Full name**
  Janet Andrews
- **Email address**
  nwdlc@shawcable.com
- **Address**
  105-3920 Norland Avenue
- **Primary Phone**
  604-291-9306

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

Council Delegation Request

1 Delegate Information

Applicant/Organization name
Dr. Michael Davies speaking as a TOL resident

2 Council Meeting Information

Council meeting date
04/17/2023 **at 1:30pm**

3 Topic

Your text here 1

Horne Pit/Brookswood Community Plan

The critical role of groundwater/hydrogeology/hydrological balance and in the health of the Little Campbell River and how developmment is impacting that balance.

4 Additional Information

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

Desired resolution
Get this key information to the Council to inform the challenging decisions in front of them for the development options along the connected cooridor for the Little Campbell River system.

I would like to present a few slides (PowerPoint) and would provide them prior to the Friday prior the meeting per the request below.

5 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
Legislative Services Department
20338 – 65 Avenue, Langley, BC V2Y 3J1 | 604.533.6011 | tol.ca

Council Delegation Request

1 Delegate Information

Applicant/Organization name
CHRISTINE BISHOP

2 Council Meeting Information

Council meeting date
04/17/2023 **at 1:30pm**

3 Topic

BROOKSWOOD/FERNRIDGE/RINN NEIGHBOURHOOD PLANS specifically future of Horne Pit.

4 Additional Information

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

Desired resolution
FORESTED PARKLAND TO PROTECT THE INTEGRITY OF THE LITTLE CAMPBELL RIVER WATERSHED AND CREATE A LIVABLE NEIGHBOURHOOD IN FERNRIDGE CONSISTENT WITH EFFORTS FOR SAME IN OTHER MUNICIPALITIES.

5 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

Council Delegation Request

1 Delegate Information

Applicant/Organization name
SOFI HINDMARCH

2 Council Meeting Information

Council meeting date

04/17/2023 **at 1:30pm**

3 Topic

The importance of Horne Pit as a site of significant biodiversity, critical habitat for Species at Risk and potential wildlife corridor and connectivity to significant habitat in the surrounding area.

4 Additional Information

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

Desired resolution
Staff and council take this information into serious consideration in the draft neighbourhood plans for Brookswood/Fernridge/ Rinn. Revise the proposal for urban development on the Horne Pit site and restore this site as natural habitat relevant to Species at Risk.

5 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

Council Delegation Request

1 Delegate Information

Applicant/Organization name

Josh Isaak, Eileen Jonker - Cojo Earthworks

2 Council Meeting Information

Council meeting date

at 1:30pm

3 Topic

SO 2566 22865 14th Ave. Soil Application

ALC approved project

Net zero quantity + 500 m^3,

unique situation not anticipated or contemplated by the current council policy

4 Additional Information

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

Desired resolution

Approval by Council to proceed.

5 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:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-60
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LSP00018
SUBJECT:	ACCESSIBILITY COMMITTEE AND PLAN		

RECOMMENDATION:

That Council approve the Terms of Reference for the Township of Langley Accessibility Committee in the form presented substantially as Attachment A and endorse the process for the preparation of an accessibility plan as outlined in this report.

EXECUTIVE SUMMARY:

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of BC. The Act, among other items, introduces new accessibility requirements for "prescribed organizations" which as of September 1, 2022 include local governments. As a prescribed organization, the Township of Langley is required to establish an accessibility committee, an accessibility plan, and a public feedback mechanism on accessibility. At its Regular Meeting on January 30, 2023, Council directed staff to establish a Township of Langley Accessibility Committee and to consider the Langley Pos-Abilities Society as the sole member or as a member of the committee.

For Council's consideration, draft Terms of Reference for the Township of Langley Accessibility Committee are presented as Attachment A. The proposed Terms of Reference outline, among other items, the purpose and composition of the Committee in keeping with the requirements of the Act. This report also outlines the proposed process for preparing the accessibility plan required under the Act.

PURPOSE:

This report provides information on a Township of Langley Accessibility Committee and process for preparing an accessibility plan, as required by the Accessible BC Act.

BACKGROUND/HISTORY:

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of BC to establish the legal framework to identify, remove, and prevent barriers to the full and equal participation of persons with disabilities in BC. The Act, among other items, introduces new accessibility requirements for "prescribed organizations" which through the Accessible BC Regulation (the Regulation) include local governments.

As a prescribed organization under the Act, the Township of Langley is required to establish:

- an accessibility committee;
- an accessibility plan; and
- a public feedback mechanism on accessibility.

Pursuant to the Regulation, requirements for prescribed organizations were brought into force on September 1, 2022, and the Township is meant to meet these requirements by September 1, 2023.

At its Regular Meeting on January 30, 2023, Council received Report 23-15 (Attachment B), which provides additional information about the requirements of the Act and Regulation, and adopted the following resolutions:

That Council direct staff to establish a Township of Langley Accessibility Committee; and

That the Langley Possibilities Group be considered as the sole member or as a member of the committee.

DISCUSSION/ANALYSIS:

Accessibility Committee:

For Council's consideration, draft Terms of Reference for the Township of Langley Accessibility Committee are presented as Attachment A. As described in the Terms of Reference, and consistent with the Act, the purpose of the Accessibility Committee is to:

- assist the Township in identifying barriers to individuals in or interacting with the organization;
- advise the Township on how to remove and prevent barriers to individuals in or interacting with the organization; and
- support the development and review of an accessibility plan

As the purpose of the Committee is to consider barriers to individuals in or interacting with the Township, it is recommended that the Committee, to the extent possible, be comprised of Township staff and volunteers, as well as Township residents or individuals who support Township residents with disabilities. Individuals from organizations that support Township residents with disabilities, such as the Langley Pos-Abilities Society, are also eligible to participate on the Committee. Given that, under the Act, the Accessibility Committee is meant to reflect the diversity of persons with disbailities in BC (including physical, sensory, mental, intellectual, and cognitive impairments), it is recommended that the Township of Langley Accessibility Committee membership, to the extent possible, comprise other individuals, in addition to representatives from Langley Pos-Abilities Society, which supports individuals living with physical disabilities.

Accessibility Plan:

As described in the Act, the purpose of the accessibility plan is to identify, remove, and prevent barriers to individuals in or interacting with the organization. The plan must be developed in

consultation with the Accessibility Committee, and reviewed and updated at least once every three years. Following the establishment of the Accessibility Committee, it is estimated that the process to develop an accessibility plan will take 6 to 12 months to complete, depending on Township staff capacity to undertake the work and the frequency of Accessibility Committee meetings. The process is organized into three phases as follows:

Phase 1: Challenges and Opportunities

This phase will involve surfacing challenges and opportunities related to accessibility in the Township of Langley. In consultation with the Accessibility Committee and, as needed, other interested and affected individuals and organizations, this work will include a review of existing Township plans and initiatives, and general trends related to accessibility, as well as research into community assets and opportunities for improvement.

Phase 2: Setting Priorities & Action Planning

This phase will, in consultation with the Accessibility Committee, involve identifying priority areas for the accessibility plan, and brainstorming ideas for action. The work in this phase will also be informed by research into promising practices in other communities.

Phase 3: Drafting the Plan

This phase will involve drafting the accessibility plan based on the work done in Phase 2, along with further consultation with the Accessibility Committee. This phase will also, in accordance with the Act, involve developing a process for receiving comments from the public on the accessibility plan and barriers to individuals in or interacting with the Township. This process could include options such as an online form, a dedicated email address, and/or a telephone number. Phase 3 concludes with Council consideration of the draft Accessibility Plan.

Policy Considerations:

The accessibility work would advance Goal 2, and related priorities and actions, in the Township's Social Sustainability Strategy (2022):

> *"**Goal 2 Inclusive Community: We are and feel welcomed, safe, and valued.** Inclusive communities are physically and socially accessible to diverse groups of people through the removal of systemic barriers so that all can live, play, learn, and work with dignity. An inclusive community ensures everyone is meeting their basic needs for food, shelter, security, and health, and affords everyone equitable opportunities to participate and engage in all aspects of community life."*

Financial Implications:

The requirements of the Act have staff resource implications for the Township in terms of supporting an accessibility committee; developing, implementing, and updating an accessibility plan; and administering a public feedback mechanism. As the social planning function has a full work program, Council may wish to consider, as part of a future budget process, funding for an additional staff resource to support social planning projects including the accessibility work required under the Act.

It is challenging to anticipate the potential financial implications that may be associated with implementation of an accessibility plan (e.g., actions to make the Township more inclusive for

persons with disabilities). That being said, the Township has the opportunity to build on recent and ongoing initiatives as part of this work such as accessibility improvements in municipal facilities (including more inclusive signage design), accessibility updates to the Township website, and the in-progress review of the adaptable housing policy.

Respectfully submitted,

Patrick Ward
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A Draft Township of Langley Accessibility Committee Terms of Reference

ATTACHMENT B Report to Council 23-15

ATTACHMENT A

TOWNSHIP OF LANGLEY ACCESSIBILITY COMMITTEE

Draft Terms of Reference

1.0 INTRODUCTION

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of British Columbia. The Act introduces new accessibility requirements for “prescribed organizations” which as of September 1, 2022 include local governments. As a prescribed organization, the Township of Langley is required to establish an Accessibility Committee.

1.1 Purpose of the Accessibility Committee

Consistent with the Act, the purpose of the Accessibility Committee is to:

- assist the Township in identifying barriers to individuals in or interacting with the organization;
- advise the Township on how to remove and prevent barriers to individuals in or interacting with the organization; and
- support the development and review of an accessibility plan

The role of the Accessibility Committee is to provide guidance and input. As such, the Committee shall be non-voting, and selecting a chair and establishing quorum will not be necessary. For certainty, the Accessibility Committee is not a Committee of Council, Commission, or other body under the *Community Charter* or the *Local Government Act*.

1.2 Definitions

Consistent with the Act:

- "disability" means an inability to participate fully and equally in society as a result of the interaction of an impairment and a barrier
- "impairment" includes a physical, sensory, mental, intellectual or cognitive impairment, whether permanent, temporary or episodic

2.0 COMPOSITION OF THE COMMITTEE

The Committee shall consist of a maximum of 10 members. In accordance with the Act, the Committee must, to the extent possible:

- have at least half of the members who are persons with disabilities, or individuals who support, or are from organizations that support, persons with disabilities;
- have at least one member who is an Indigenous person; and
- reflect the diversity of persons and persons with disabilities in BC.

As the purpose of the Committee is to consider barriers to individuals in or interacting with the Township, the Committee will, to the extent possible, be comprised of Township staff and volunteers, as well as Township residents or individuals who support or are from organizations that support Township residents with disabilities.

2.1 Recruitment and Selection Process

The Committee recruitment process will be advertised in the local newspapers, on the Township webpage, and through the established networks of interested and affected organizations (e.g., non-profit organizations supporting persons with disabilities).

Persons interested in participating on the Committee will be required to submit an application outlining their interest, and how their participation would contribute to the Committee composition goals. The application form will be made available electronically and in paper copy. A selection committee comprised of Township staff will be responsible for selecting the Committee members, with a view of achieving, to the extent possible, the composition goals for the Committee.

The recruitment and selection process will be administered annually, if needed, to fill any vacancies.

2.2 Term Duration

Each term will be a maximum of two years in duration. Committee members may reapply for a subsequent term after each two-year term.

3.0 ADMINISTRATIVE ITEMS

3.1 Meeting Frequency

The Committee will meet approximately four times a year. The Committee may meet more frequently when supporting the work to prepare or review of an accessibility plan.

3.2 Reporting

Each year, Township staff will prepare for Council's information an annual report on the work of the Committee.

3.3. Staff Support

Township staff will support the Accessibility Committee by:

- Scheduling the meetings and preparing the agendas
- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input
- Preparing summary notes of meetings
- Preparing an annual report on the work of the Committee

3.4 Code of Ethics

Committee members will be required to sign the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees."*

Township of Langley

Est. 1873

ATTACHMENT B

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 30, 2023 - REGULAR MEETING	**REPORT:**	23-15
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00018
SUBJECT:	ACCESSIBLE BC ACT		

RECOMMENDATION:

That Council direct staff as to the appropriate option on the establishment of an accessibility committee:

a) A Township of Langley accessibility committee; or
b) A joint Township of Langley and City of Langley accessibility committee.

EXECUTIVE SUMMARY:

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of British Columbia. The Act, among other items, introduces new accessibility requirements for “prescribed organizations” which as of September 1, 2022 include local governments. As a prescribed organization, the Township of Langley is required to establish an accessibility committee, an accessibility plan, and a public feedback mechanism on accessibility.

Given the membership requirements under the Act, it does not appear that an existing Township committee can serve as the accessibility committee. Based on preliminary staff-level discussions, there may be an opportunity to establish a joint accessibility committee with Langley City with a view of realizing time and cost efficiencies for both municipalities, as well as interested and affected individuals and organizations in Langley. Alternatively, the Township could establish its own accessibility committee. It is noted that the Act does not require that the accessibility committee be a committee of Council.

It is anticipated that the development of the accessibility plan and public feedback mechanism would follow the establishment of the committee. As the requirements of the Act have staff resource implications for the Township, and the social planning function has a full work program, Council may wish to consider funding for an additional staff resource to support social planning projects including the accessibility work required under the Act.

PURPOSE:

This report provides information on Township requirements under the Accessible BC Act.

BACKGROUND/HISTORY:

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of BC to establish the legal framework to identify, remove, and prevent barriers to the full and equal participation of persons with disabilities in BC. The Act, among other items, introduces new accessibility requirements for "prescribed organizations" which through the Accessible BC Regulation (the Regulation) include local governments.

As a prescribed organization under the Act, the Township of Langley is required to establish:

- an accessibility committee;
- an accessibility plan; and
- a public feedback mechanism on accessibility.

Pursuant to the Regulation, requirements for prescribed organizations were brought into force on September 1, 2022, and the Township is meant to meet these requirements by September 1, 2023. It is noted that the January 19, 2022 Seniors Advisory Committee minutes, received by Council on February 7, 2022, included information on the Accessible BC Act and the anticipated requirements pertaining to local governments.

DISCUSSION/ANALYSIS:

The Accessible BC Act requires the Township of Langley to establish an accessibility committee, an accessibility plan, and a public feedback mechanism.

Accessibility Committee:

As described in the Act, the purpose of the accessibility committee is to:

- assist the organization to identify barriers to individuals in or interacting with the organization; and
- advise the organization on how to remove and prevent barriers to individuals in or interacting with the organization.

The committee must, to the extent possible:

- have at least half of the members who are persons with disabilities, or individuals who support, or are from organizations that support, persons with disabilities;
- have at least one member who is an Indigenous person; and
- reflect the diversity of persons and persons with disabilities in BC.

Considering these membership provisions, it does not appear that an existing Township committee has the necessary composition to meet the requirements of the Act. In addition, as the committee is meant to identify barriers to individuals in and interacting with organization, the committee may be comprised of staff and community representatives.

Based on preliminary discussions with Langley City staff, there may be an opportunity to establish a joint accessibility committee with the City with a view of realizing time and cost efficiencies for both municipalities, as well as interested and affected individuals and organizations in Langley. Persons with disabilities living in Langley may access services in both communities. The Langley Pos-Abilities Society, the local non-profit organization that supports persons with disabilities, serves individuals throughout Langley. Existing joint Township and City committees such as the Langley Healthier Community Partnership and CP Community Advisory Panel could inform the establishment and structure of a joint accessibility committee. Provincial staff have indicated that local governments are permitted to work jointly towards meeting the requirements of the Act, including the accessibility committee.

Alternatively, the Township could establish its own accessibility committee. It is noted that the Act does not require that the accessibility committee be a committee of Council.

Accessibility Plan:

As described in the Act, the purpose of the accessibility plan is to identify, remove, and prevent barriers to individuals in or interacting with the organization. The plan must be reviewed and updated at least once every three years.

Since the development of the accessibility plan must include consultation with the accessibility committee, it is anticipated that the bulk of the work to develop the plan will begin following the establishment of the committee. It is noted that, should the Township and City establish a joint accessibility committee, it does not necessarily mean that the municipalities would need to develop a joint accessibility plan. As with other recent social planning projects undertaken in collaboration with the City such as the Child Care Action Plan, both municipalities could collaborate on research and engagement components, and then develop separate plans that reflect the unique challenges and opportunities in each community.

Public Feedback Mechanism:

In accordance with the Act, the Township must establish a process for receiving comments from the public on its accessibility plan and barriers to individuals in or interacting with the Township. This process could include options such as an online form, a dedicated email address, and/or a telephone number. The specific feedback mechanism(s) can be further considered as part of the development of the accessibility plan in consultation with the accessibility committee.

Policy Considerations:

The accessibility work would advance Goal 2, and related priorities and actions, in the Township's Social Sustainability Strategy (2022):

> *"**Goal 2 Inclusive Community: We are and feel welcomed, safe, and valued.** Inclusive communities are physically and socially accessible to diverse groups of people through the removal of systemic barriers so that all can live, play, learn, and work with dignity. An inclusive community ensures everyone is meeting their basic needs for food, shelter, security, and health, and affords everyone equitable opportunities to participate and engage in all aspects of community life."*

Financial Implications:

Through earlier consultation opportunities with provincial staff, Township staff requested and advocated for provincial support to meet the requirements of the Act. At this point in time, no such provincial support (e.g., grant funding) is available nor is anticipated to be made available for local governments.

The requirements of the Act have staff resource implications for the Township in terms of supporting an accessibility committee; developing, implementing, and updating an accessibility plan; and administering a public feedback mechanism. With a regular full-time complement equivalent to approximately 1.5 staff, the social planning function currently has a full work program implementing four Council-endorsed strategies and action plans; supporting the Township's Seniors Advisory Committee; managing major grant projects related to homelessness and gang prevention; and supporting community-based initiatives through participation on various local committees including the Langley Local Immigration Partnership, Langley Poverty Reduction Task Group, and Langley Housing and Homelessness Action Table.

Council may wish to consider funding for an additional staff resource to support the social planning function including the accessibility work required under the Act. It is noted that, if funded, the "Equity, Diversity, and Inclusion (EDI) Lead" service enhancement (identified as a discretionary item in the Preliminary 2023 Operating Budget: Universal Services presentation dated January 16, 2023) could lead the accessibility work along with the development and implementation of the Township's EDI Framework, which is being guided by the EDI Trailmap endorsed by Council on June 13, 2022.

There may be additional financial implications in supporting the work of the accessibility committee and developing the accessibility plan (e.g., broader community engagement costs), though these costs are anticipated to be minor and funded through existing budgets. It is challenging to anticipate the potential financial implications that may be associated with implementation (e.g., actions to make the Township more inclusive for persons with disabilities). That being said, the Township has the opportunity to build on recent and ongoing initiatives as part of this work such as accessibility improvements in municipal facilities (including more inclusive signage design), accessibility updates to the Township website, and the in-progress review of the adaptable housing policy.

Respectfully submitted,

Patrick Ward
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-66
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LSP00022
SUBJECT:	200 STREET 2040		

RECOMMENDATIONS:

That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A); and

That Council approve $150,000 funding for 200 Street 2040 in the 2023 Budget.

EXECUTIVE SUMMARY:

At the April 3, 2023 Regular Meeting, Council referred Report 23-52 (Attachment A) to staff to consider expanding the Terms of Reference beyond the proposed 400 m restriction with inclusion of the entire Frequent Transit Development Area at the 200 Street Interchange and the possibility of Light Rapid Transit (LRT) in addition to Bus Rapid Transit (BRT).

The draft Terms of Reference (Attachment B) have been revised by expanding the corridor planning area from 400 m to 800 m on both sides of 200 Street and including consideration of Light Rapid Transit (LRT) and Bus Rapid Transit (BRT).

The estimated budget for completing the work outlined in the Terms of Reference is $150,000. It is recommended that Council approve funding for 200 Street 2040 in the 2023 Budget.

PURPOSE:

This report presents revised draft Terms of Reference for the preparation of *200 Street 2040.*

BACKGROUND/HISTORY:

At its April 3, 2023 Regular Meeting, Council referred Report 23-52 (Attachment A) to staff to consider expanding the Terms of Reference beyond the proposed 400 m restriction with inclusion of the entire Frequent Transit Development Area at the 200 Street Interchange and the possibility of Light Rapid Transit (LRT) in addition to Bus Rapid Transit (BRT).

DISCUSSION/ANALYSIS:

The initial draft Term of Reference specified a planning area 400 m on both sides of 200 Street. The 400 m distance was based on Section 2.4.3 of the Official Community Plan and TransLink's catchment area for Frequent Transit Node and Frequent Transit Corridor Area. Council's request to consider a larger area beyond the proposed 400 m of 200 Street is consistent with the 800 m catchment area for Frequent Transit Station/Exchange Area. Considering the potential for locating future rapid transit stations at or near 72 Avenue, 80 Avenue, and 86 Avenue, it is recommended that the planning area be expanded to 800 m on both sides of 200 Street.

In addition, the draft Terms of Reference have been revised to include consideration of both LRT and BRT. The estimated budget for completing the work outlined in the Terms of Reference is $150,000, not including staff time.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A	Report 23-52 (without attachments)
ATTACHMENT B	200 Street 2040: A Vision for the Township of Langley's 200 Street Corridor - Draft Terms of Reference, April 2023

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-52
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LRP00022
SUBJECT:	200 STREET 2040		

RECOMMENDATIONS:

That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A).

EXECUTIVE SUMMARY:

The Township of Langley is at the convergence of the rapidly growing regions of Metro Vancouver and Fraser Valley with the 200 Street Corridor as the “main street” in the Township. Metro Vancouver’s Regional Growth Strategy (Metro 2050) identifies 200 Street as a Major Transit Growth Corridor. TransLink’s Regional Transportation Strategy (Transport 2050) designates 200 Street as part of the Major Transit Network. Council has aspired to put in place a vision for 200 Street to leverage senior government investments in public transit and to ensure the greatest benefit to the Township of Langley.

The intent of *200 Street 2040* is to weave together the policy directions of the Willoughby Community Plan and the five neighbourhood plans along 200 Street in one guiding document. The plan is to establish a vision for 200 Street as a frequent transit growth corridor and to guide consideration of future transit-oriented development proposals, particularly at major development nodes around anticipated Bus-Rapid Transit (BRT) stops and transfer points.

The planning area for *200 Street 2040* is bounded by 68 Avenue on the south, 88 Avenue on the north, and extends 400 m on either side of 200 Street for a width of 800 m (see Map 1 in Attachment A). The purpose of *200 Street 2040* is to provide a policy framework to enable consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans including proportionate density bonus provisions, a land value capture mechanism for securing additional community amenity contributions, and implications associated with any additional considerations (such as water, sewer, storm detention, parks, and schools) that may be required to support development.

200 Street 2040 will be undertaken and completed in 2023 with a budget of approximately $150,000. This report recommends Council endorsement of the draft Terms of Reference for preparation of *200 Street 2040* (Attachment A).

PURPOSE:

This report presents draft Terms of Reference for the preparation of *200 Street 2040*.

BACKGROUND/HISTORY:

At its December 12, 2022 Regular Meeting, Council directed staff to prepare “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.”

DISCUSSION/ANALYSIS:

The development potential afforded by future frequent and rapid transit along 200 Street may not be fully realized based on the current forms of development occurring along the corridor which include lower density residential and low-rise commercial. Council wishes to ensure that remaining development opportunities along the 200 Street Corridor are maximized to leverage senior government investments in public transit and to ensure the greatest community benefit.

While there is a comprehensive policy framework in place to guide urban development in Willoughby and to shape its emerging neighbourhoods, the absence of a singular plan for development of the 200 Street Corridor remains a significant policy gap.

A new ‘corridor’ plan to be titled *200 Street 2040* is needed to weave together the policy directions of the Willoughby Community Plan and the five neighbourhood plans along 200 Street to establish a vision for 200 Street as a frequent transit growth corridor, and to guide consideration of future transit-oriented development proposals, particularly at major development nodes around anticipated Bus-Rapid Transit (BRT) stops and transfer points.

200 Street 2040 is to provide a guiding vision and a more detailed policy framework for consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans – with proportionate density bonus provisions, a land value capture mechanism for securing additional community amenity contributions, and implications associated with any additional considerations (such as water, sewer, storm detention, parks, and schools) that may be required to support development.

Applicable Policies:

Presently, development within the 200 Street Corridor is guided by the Official Community Plan, the Willoughby Community Plan, and five neighbourhood plans.

It is expected that *200 Street 2040* will provide direction for any future amendments and updates to the Willoughby Community Plan, the Carvolth and Latimer Neighbourhood Plans, and the Jericho Sub-Neighbourhood Plan – which pertain to the bulk of remaining developable lands in Willoughby; and to a lesser degree, the Routley and Southwest Gordon Estate Neighbourhood Plans.

Intergovernmental Implications:

200 Street 2040 will support joint planning efforts by the Township of Langley, the City of Langley, TransLink, and the Province of British Columbia in realizing the implementation of a multi-modal transportation corridor along 200 Street and advancing shared objectives for transit-oriented development.

Financial Implications:

The estimated budget for completing the work outlined in the Terms of Reference (Attachment A) is $150,000, not including staff time. It is anticipated that a portion of this budget may be supported through a contribution from Metro Vancouver subject to the availability of funding.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A 200 Street 2040: A Vision for the Township of Langley's 200 Street Corridor - Draft Terms of Reference

200 Street 2040

A Vision for the Township of Langley's 200 Street Corridor

Draft Terms of Reference

April 2023

Contents

1.0 *200 Street 2040* – An Overview 2
2.0 The 200 Street Corridor in Context 4
3.0 Anticipated Development Nodes 6
4.0 The Purpose of the Corridor Plan 6
5.0 Goals for *200 Street 2040* 7
6.0 Project Organization and Management 8
7.0 Plan Components and Deliverables 9
8.0 Anticipated Timing and Budget 12
9.0 Budget 12
Appendix A - Existing Policy Framework 13

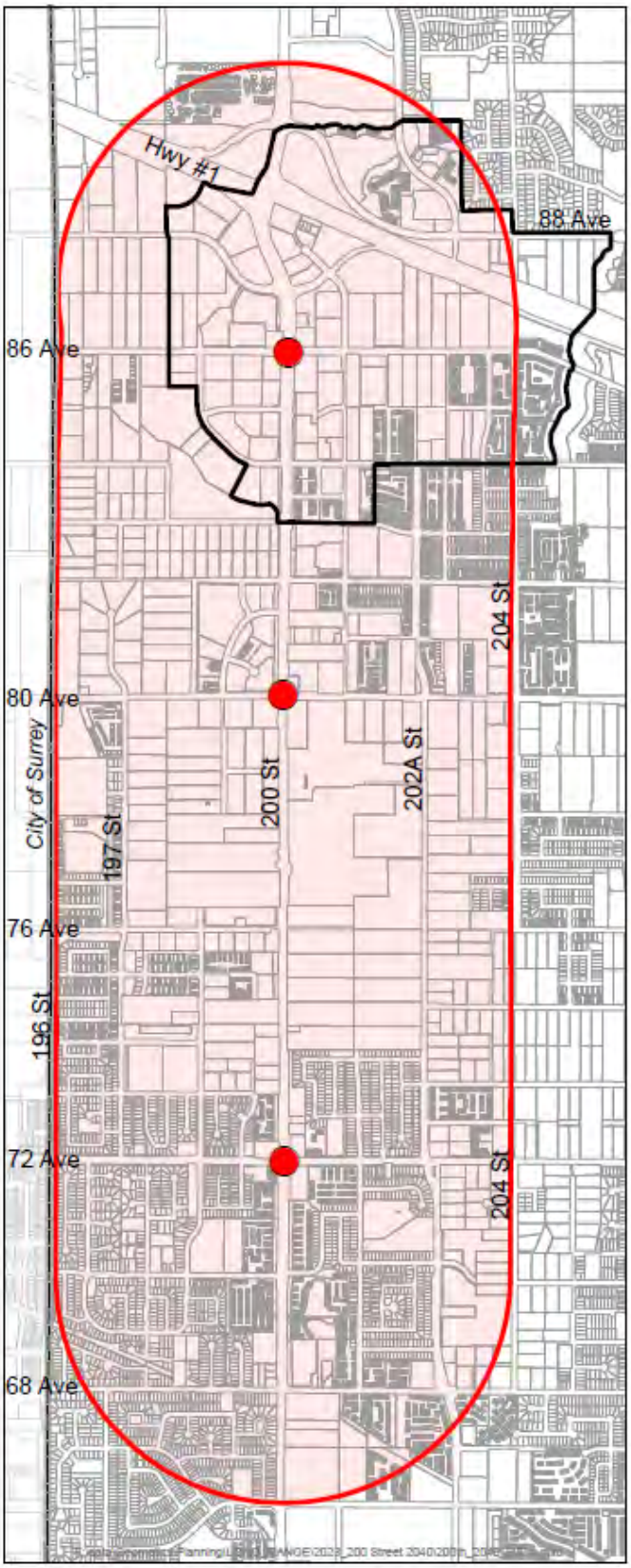
1.0 *200 Street 2040* – An Overview

The Township of Langley is undertaking the preparation of the 200 Street Corridor Plan to provide the guiding vision and policy framework to fully realize the potential of 200 Street as a multi-modal transportation corridor; and for the transformation of surrounding lands into a thriving transit-oriented community and vibrant regional destination.

This document establishes the Terms of Reference for preparation of the 200 Street Corridor Plan - to be known as *200 Street 2040*. It outlines the key planning objectives, required plan content, process, associated timelines, budget, and relevant background information. It also includes contextual information related to the study area – i.e., its location and significance within the Township and region, and the existing policy framework for planning and development within the study area.

As shown in Map 1, the 200 Street Corridor extends 800 metres on either side of 200 Street, stretching from 66 Avenue in the south to 88 Avenue in the north. Map 1 also shows the Carvolth Frequent Transit Development Area.

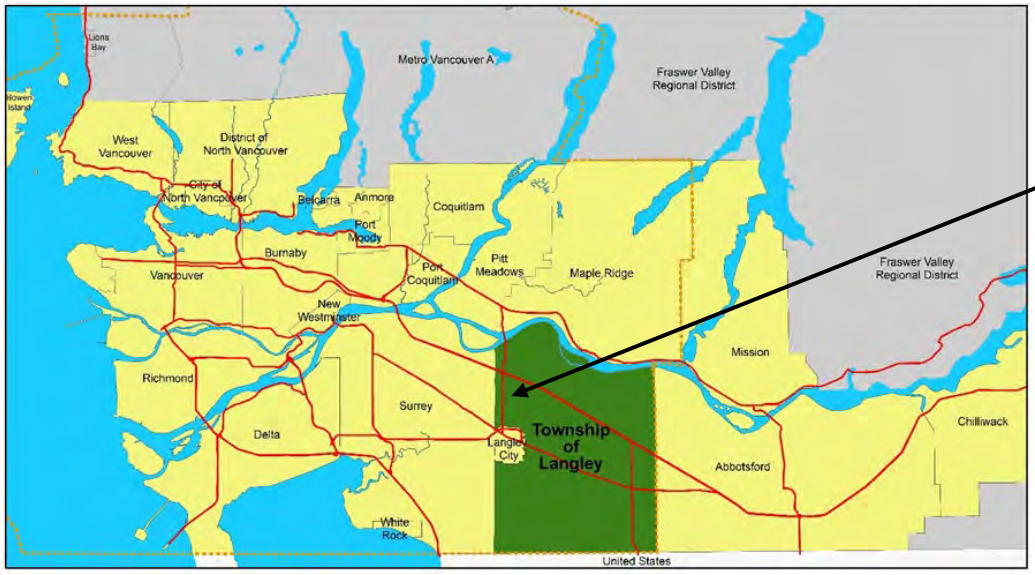
For the purposes of this study, lands located south of 66 Avenue have been excluded from the 'corridor', as they are within the study area of the Willowbrook Community Plan, which is planned for a comprehensive review and update. Opportunities for transforming Willowbrook from an automobile-oriented suburban centre to a future transit-oriented community, and the creation of a major development node at 64 Avenue will be fully addressed as part of that community plan update.



Map 1 - 200 Street Corridor (red) and Carvolth Frequent Transit Development Area (black)

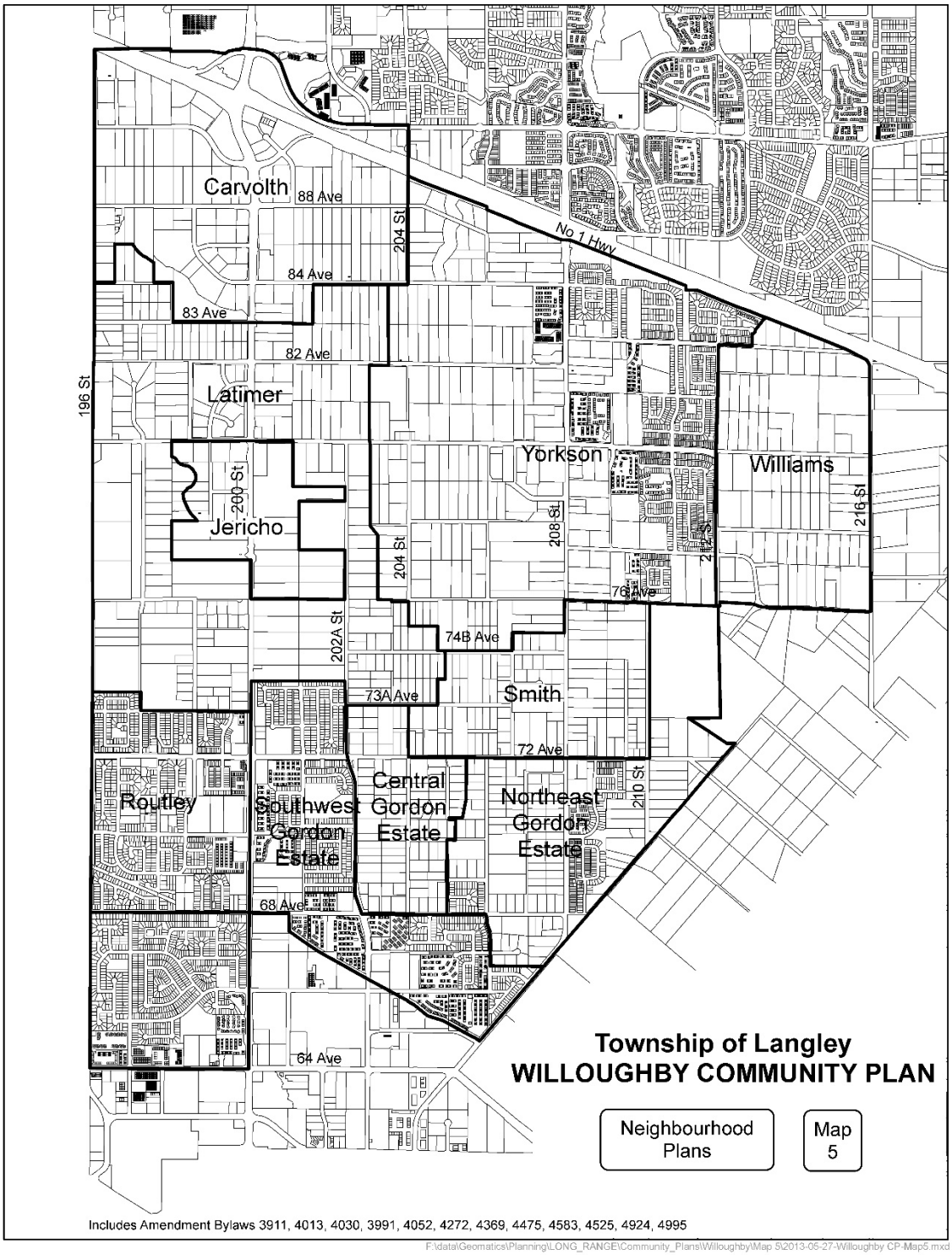
2.0 The 200 Street Corridor in Context

Major upgrades to regional transportation infrastructure in Metro Vancouver and the Fraser Valley in recent years include construction of the new Port Mann Bridge and Golden Ears Bridge, associated Highway 1 improvements, regional and municipal road upgrades, and significant investments in public transit. As a result, the Township of Langley's strategic location and improved access have made it a very desirable location for new residents, businesses, and visitors. The 200 Street Corridor is strategically located at the convergence of the rapidly growing Metro Vancouver and Fraser Valley regions (see Map 2).



Map 2 – Regional Context

Much of the new development in Langley has been directed to the Willoughby community, which is the Township's primary urban growth area. The initial focus of development in Willoughby was in the southern neighbourhoods of Routley and Southwest Gordon Estate, and subsequent neighbourhood plans have been completed for Yorkson, Carvolth, Latimer, and Jericho (see Map 3).



Map 3 – Neighbourhood Plan Areas in Willoughby

200 Street is the Township of Langley's principal north-south arterial route through the community of Willoughby. It serves as a northern gateway into Langley from Highway 1, and a southern gateway from Highway 10 and the Fraser Highway. The 200 Street Corridor is designated for more intensive transit-oriented development in both municipal and regional land use plans (see Appendix A):

- Carvolth is identified as a Frequent Transit Development Area in the Township's Official Community Plan (OCP);
- The portion of 200 Street between Carvolth and Willowbrook is designated a Major Transit Growth Corridor in Metro 2050;
- 200 Street is identified as a Bus Rapid Transit (BRT) route in Transport 2050; and
- Upon completion of the Surrey-Langley SkyTrain extension in late 2028, 200 Street will also be connected to the regional SkyTrain system via future stations at Willowbrook and Langley City.

3.0 Anticipated Development Nodes

It is envisioned that future higher density development will be focussed at key development nodes along the 200 Street Corridor – e.g., at anticipated transit stops and transfer points at 72, 80, and 86 Avenue (see Map 1). A further development node between 72 and 80 Avenue is also likely.

Each of these nodes has the potential to develop into a dynamic destination along a future 'great street' – with its own distinct scale, identity, experiences, and offerings.

4.0 The Purpose of the Corridor Plan

Township Council is concerned that the development potential afforded by future frequent and rapid transit along 200 Street may not be fully realized based on the current forms of development occurring along the corridor, which include lower density residential and low-rise commercial. Council wishes to ensure that remaining development opportunities along the 200 Street Corridor are maximized to leverage

senior government investments in public transit, and to ensure greatest community benefit.

While there is a comprehensive policy framework in place to guide urban development in Willoughby, and to shape its emerging neighbourhoods (see Appendix A), the absence of a singular plan to guide development of the 200 Street Corridor represents a significant policy gap.

An 'overlay' plan is needed to weave together the policy directions of the Willoughby Community Plan and neighbourhood plans to establish both a future vision for 200 Street as a frequent transit growth corridor, and to guide consideration of higher densities and taller buildings, particularly around future transit stops and transfer points.

200 Street 2040 will provide a more detailed policy framework for consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans – with commensurate bonus density provisions, a land value capture mechanism for securing community amenity contributions, and determination of financial implications associated with any upsizing of infrastructure services that may be required to support such development.

It is expected that *200 Street 2040* will also provide direction for any future amendments and updates to the Willoughby Community Plan and (sub)neighbourhood plans – which pertain to the bulk of remaining developable lands within the 200 Street Corridor.

200 Street 2040 will also be used to support joint planning efforts by the Township of Langley, the City of Langley, TransLink, and the Province of British Columbia in realizing the implementation of a multi-modal transportation corridor along 200 Street, and advancing shared objectives for transit-oriented development.

5.0 Goals for *200 Street 2040*

The 200 Street Corridor is designated for more intensive transit-oriented development in both municipal and regional land use plans. It is envisioned that the 200 Street Corridor would be served by BRT over the shorter term, with the potential for Light Rail Transit (LRT) or SkyTrain service at some future date. A 200 Street BRT or LRT route could be

considered as a future major project business case under TransLink's 2022 Investment Plan (2022-2031) as it undertakes planning for future expansion of the transit network.

The planning context for 200 Street is its transition from a major automobile-oriented arterial road to a multi-modal transportation corridor, and the opportunity to create new transit-oriented communities, including consideration of higher densities and taller buildings than is anticipated under approved neighbourhood plans.

The primary goal for *200 Street 2040* is to establish a vision for the 200 Street Corridor as a sustainable transit-oriented community(ies), and to establish corridor-level policies to guide the realization of that vision over the next 20 years. This vision will be supported by policies, guidelines, and recommended implementation actions within the proposed corridor plan.

6.0 Project Organization and Management

200 Street 2040 will comprise three key components:

1. A Destination Development Strategy that identifies and fully articulates the market opportunities for 200 Street, establishes a future vision for the corridor, and guides future place-branding and a marketing narrative for the corridor;

2. A new land use and development policy 'layer' for lands within the corridor; and

3. A general urban design concept to encourage excellence in architectural design and urban placemaking along the 200 Street corridor, including key nodes that are anticipated for more intensive development. This could also inform the establishment of Development Permit guidelines for taller and potentially 'landmark' buildings along the corridor.

This project will be managed by the Community and Policy Planning Department, and will be supported by a consultant(s) with expertise in planning, destination development, and urban design. Internal project support will be provided by a multi-disciplinary staff team drawn from other Township departments.

7.0 Plan Components and Deliverables

200 Street 2040 will provide the vision and policy framework to leverage senior government investments in public transit infrastructure, and to fully realize the development potential of the 200 Street Corridor as a frequent transit development area. As a guiding document, this corridor plan will include the following key components: Vision, Strategy, Plan, and Design, as described below:

Part I – Vision

- Develop a Vision and Storyline for the 200 Street Corridor that:
    - Identifies unique market opportunities and lifestyle trends impacting the corridor;
    - Builds consensus on market trends and key development opportunities;
    - Aligns the 200 Street Corridor Vision with other Township plans;
    - Articulates a vision for each anticipated development node that will inform the development of design guidelines for each neighbourhood[1]; and
    - Inspires developers to create products that will meet the future anticipated needs of Township of Langley residents.
- Articulate the long-term vision, target audiences, key features, and positioning of each of the key nodes within the corridor.

Part II – Strategy

- A Destination Development Strategy will:
    - describe a compelling future vision for the corridor that will inspire the public (current and future residents, businesses, and visitors) about the corridor's full potential;

[1] Note: It is not anticipated that Development Permit Guidelines will be developed as part of *200 Street 2040* but would be created as a future implementation tool, once *200 Street 2040* is adopted by Council.

- create a destination storyline and branding that is supported by a market opportunity analysis, trend forecasting, community visioning and possible brand identify; and
- fully articulate the market opportunities for 200 Street, and will guide future place-branding and a marketing narrative for the corridor.

Part III – Plan

- Develop an 'overlay' land use and development plan for lands within the corridor, including policies, guidelines, and requirements that would allow for the consideration of higher densities within the corridor, and taller buildings at key development nodes around future BRT or LRT stations.
- This would include bonus density provisions for more intensive forms of development within the corridor, along with a corridor-specific community amenity contribution policy, potential requirements for upgrading of infrastructure services, and other municipal requirements.

Part IV – Design

- To fully leverage future development opportunities for the 200 Street Corridor, there should be municipal oversight to encourage and support high quality design of new buildings, public spaces, and amenities. An urban design concept for the corridor would encourage excellence in architectural design and placemaking, and would establish a distinctive look and feel for 200 Street as a major gateway and multi-modal 'great street'. It is also fundamental to realizing the development of distinctive higher density centres at each major transit node.
- An overall design concept should be supplemented with updated Development Permit guidelines, particularly for taller buildings and the public realm at major transit stops – although more detailed design work would be undertaken at a future date.

Public Engagement

The preparation of 200 Street 2040 will include a program of robust public engagement, with the objective to effectively communicate, involve, and engage property owners, local community stakeholders, external agencies, and the broader public in the planning process. An engagement plan will be developed at the start of the project. Specific work will include preparation of information and presentation materials, questionnaires, and surveys.

Deliverables

200 Street 2040 will be presented as a comprehensive report that will include the following:

- A future vision for the 200 Street Corridor – described in text and images;
- Land use and development policy 'overlay' for the 200 Street Corridor that supplements the policies within the Willoughby Community Plan and five neighbourhood plans to allow for the consideration of higher densities and taller buildings within the Plan area;
- Bonus density provisions and associated requirements, including a corridor-specific community amenity contribution policy;
- Framework for assessing impacts of more intensive development on existing servicing plans and identifying any requirements for upsizing of existing or planned infrastructure;
- Urban Design Vision for the 200 Street Corridor and distinctive development nodes around future BRT or LRT stations; and
- Associated maps and supporting materials.

The Destination Development Strategy, Vision, and Storyline will also provide content and messaging that could be used by the Township in communicating and promoting future development opportunities to various audiences.

8.0 Anticipated Timing and Budget

Council's expectation is that *200 Street 2040* will be undertaken and completed in 2023. Once Council has approved the draft Terms of Reference and proposed budget for this work, and consultant(s) selection has been completed, the project may begin in earnest.

To address the timing expectations of Council, it is recommended that all work be undertaken concurrently, rather than in distinct phases. Timing for project completion may be impacted by competing demands on staff time, resource limitations and unknown factors, but is generally estimated as follows:

- Destination Development Strategy – by Fall 2023
- Corridor Plan – by Year End 2023 or Q1 2024

While the Corridor Plan would speak to an overall urban design vision for the corridor and key development nodes, more time and additional budget would be required to create Development Permit guidelines for taller buildings and associated public spaces. This is identified as a future implementation action, and subject to further direction from Council.

9.0 Budget

The estimated budget for completing the work outlined in the Terms of Reference is $150,000, not including staff time. It is anticipated that a portion of this budget may be supported through a contribution from Metro Vancouver, but this is subject to availability of funding.

Appendix A - Existing Policy Framework

More intensive transit-oriented development within the 200 Street Corridor is supported by a hierarchy of municipal plans – including the Official Community Plan, Willoughby Community Plan, and neighbourhood plans for Carvolth, Latimer, and Jericho. At the regional level, 200 Street is designated as a Major Transit Growth Corridor in Metro 2050, and Transport 2050 provides for future Bus Rapid Transit along this corridor. In 2023 the Township will start working on a new Transportation and Mobility Strategy that will provide guidance on the development of 200 Street consistent with the two regional documents.

Sustainability Charter

The Township's Sustainability Charter was adopted in 2008. It establishes a broad vision for the community that balances environmental, social and economic objectives – which may be seen as the 'three pillars' of sustainability. Of particular note for the 200 Street Corridor are the following key goals:

- Develop livable and vibrant communities
  - focus on compact urban form and mixed-use neighbourhoods
  - manage growth consistent with overall community needs
  - encourage high quality design
  - provide flexible, affordable and mixed housing options
  - make communities pedestrian and bicycle oriented
- Integrate transportation and community planning
  - encourage and facilitate transit-oriented developments
  - provide safe and affordable transportation infrastructure
  - coordinate with other agencies and groups to improve transit and road services

Official Community Plan

The Township of Langley Official Community Plan (OCP) was adopted in 2016 and lays out the path towards a sustainable future through 2043. The OCP provides a high-level, long-term vision for the municipality – comprised of objectives, principles, and policies to

guide planning and land use decisions. It incorporates key policy directions from a number of other strategic plans and policy documents.

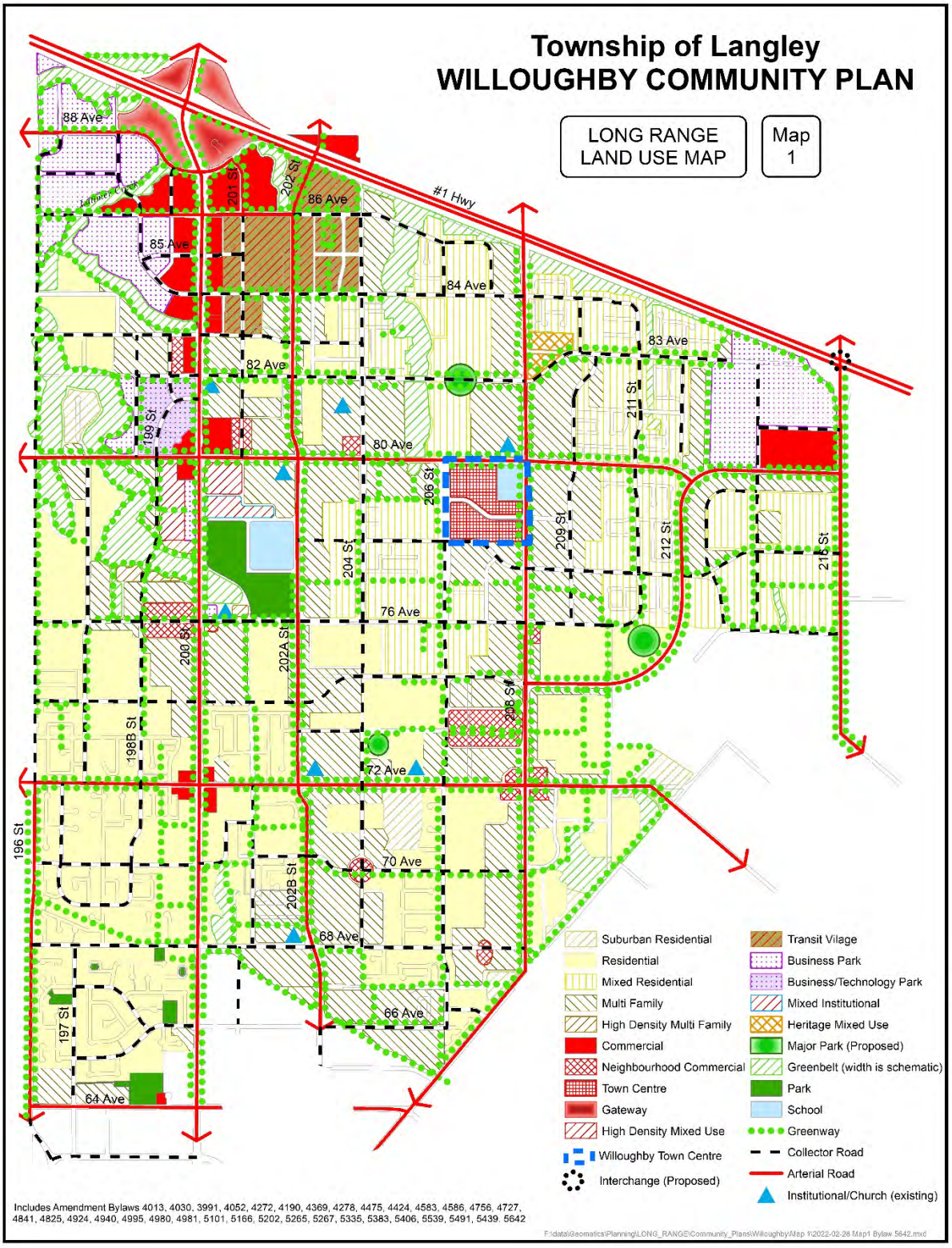
The OCP establishes policies for the Township's urban community structure and centres, including Frequent Transit Development Areas (FTDAs):

- Denser development and a mix of uses in centres will support non-automobile, active forms of transportation
- Clustering residential development within a five-minute walk (400 – 500 metres) of a centre provides for walkable neighbourhoods
- Focus growth along TransLink's Frequent Transit Network (FTN)
- FTDAs are focal points along this network for higher-density forms of residential, commercial, and mixed-use development

Community and Neighbourhood Plans

Metro Vancouver's goals for a liveable and resilient region are also being addressed by the Township of Langley through its community and neighbourhood level plans, which include a focus on diverse and affordable housing, transit and mobility, resilient employment, protecting ecological and agricultural lands, and addressing the impacts of climate change.

Development of the 200 Street Corridor is governed at a higher level by the policy framework of the Willoughby Community Plan, as shown in the Long Range Land Use Map below. More detailed policies for areas within the corridor are outlined in five separate neighbourhood plans: Carvolth, Latimer, Jericho, Routley, and Southwest Gordon Estate (refer to Map 3 on page 5).

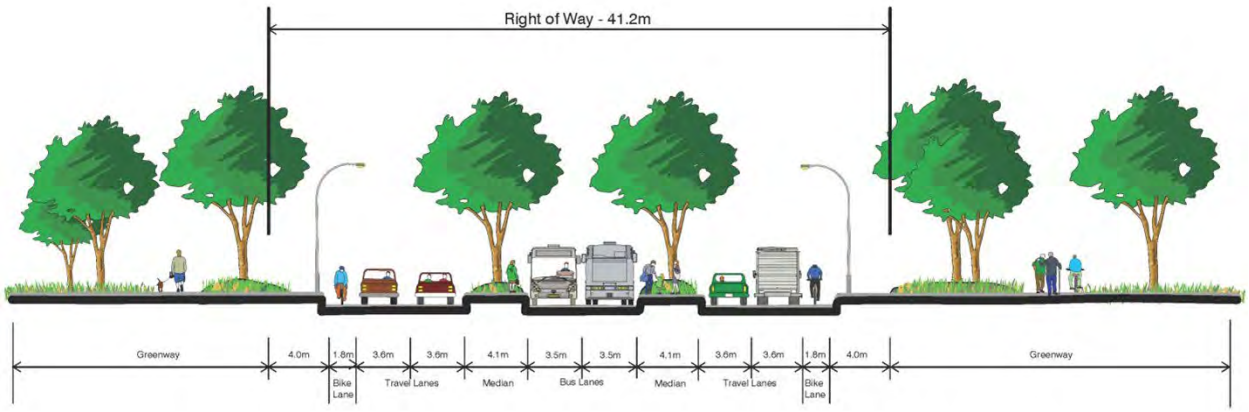


Willoughby Community Plan – Long Range Land Use Map

Carvolth is designated a Frequent Transit Development Area (FTDA) in the OCP. The Carvolth Neighbourhood Plan provides for land use designations and establishes urban design guidelines for four distinct character areas. Carvolth is a major destination on the Regional Transit Network and will serve as an eastern hub for rapid bus transit service to the SkyTrain system.

The Latimer Neighbourhood Plan is guiding the transformation of a large rural/suburban area for more intensive residential development. The land use plan for Latimer provides for significant business park and institutional uses, with an expansive streamside protection and enhancement area. The Langley Events Centre is also located in Latimer and is a major activity node.

The Latimer Plan includes a future vision and potential cross section for the Ultimate 200 Street Corridor as being "enhanced to accommodate all modes of transportation, including median or side-running bus only lanes, four general purpose travel lanes, bicycle lanes, and multi-use greenways parallel to the corridor."

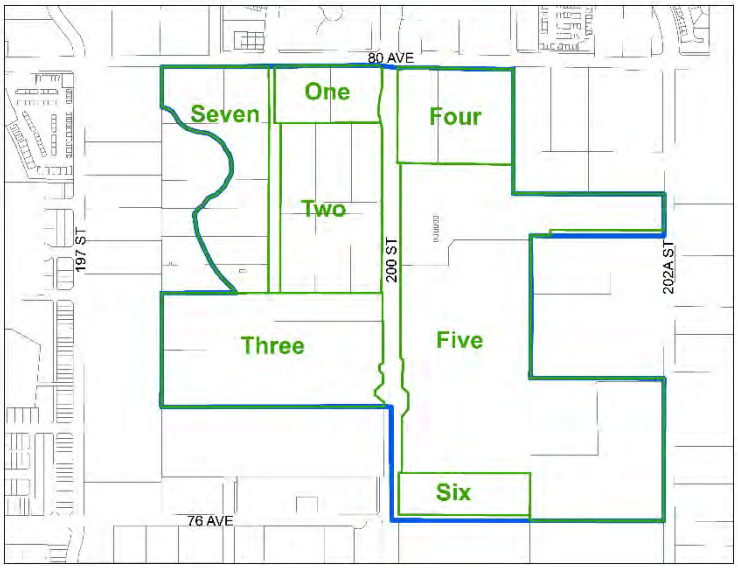


Potential Cross-Section of Ultimate 200 Street Corridor (from Latimer Neighbourhood Plan)

Development in Latimer is expected to occur in phases based on drainage catchment areas, and the need for elementary schools and neighbourhood parks. At the core of Latimer is the Jericho 'sub-neighbourhood', which has its own local area plan.

The Jericho Sub-Neighbourhood Plan sets out the policy and design framework for a large-scale, innovative and comprehensively planned neighbourhood. It is envisioned as an adult-oriented (55+) community with a health care focus as well as other housing and business opportunities. The Plan establishes seven (7) development areas as follows:

1. Commercial
2. Mixed employment / residential
3. High density multi-family and seniors residential / institutional
4. High density mixed-use
5. Mixed institutional / residential / park
6. Office / residential / institutional
7. Mixed residential



Development Areas within Jericho Sub-Neighbourhood Plan

The Plan allows for densities ranging from 0.75 Floor Area Ratio (FAR) to 2.25 FAR and building heights from three to 20 storeys, and provides for hotel development within the mixed-use areas. The Jericho sub-neighbourhood is planned to accommodate a population of approximately 5,300.

South of Latimer and the largely built-out neighbourhoods of Routley and Southwest Gordon Estate is the Willowbrook Regional Centre. In anticipation of the Surrey-Langley SkyTrain extension, which will include future stations at Willowbrook and Langley City, preliminary work was undertaken during 2022 on a comprehensive update to the Willowbrook Community Plan. This Plan will guide the future transformation of Willowbrook from a sprawled suburban commercial centre to a transit-oriented mixed-use community. Timing for resumption of this planning process is to be determined.

Metro 2050

The five overarching goals in Metro 2050 are all supportive of expanded transportation options and concentrated forms of transit-oriented development:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

Under Metro 2050, the identification of Major Transit Growth Corridors will support the planning principle of directing significant portions of the region's growth to Urban Centres and areas adjacent to transit.

Transport 2050

The future vision for mobility in Metro Vancouver, as illustrated in Transport 2050, is a future far less reliant on the private automobile. The Plan lays out 10 transformative actions that, together with Metro 2050, support the clustering of development in a hierarchy of centres connected by an extensive transit network. This includes 100 kilometres of existing and committee SkyTrain lines; and a 300-kilometre expansion of rapid transit, delivered mostly at street level in the form of bus-rapid transit; and long-distance express services, including connections outside of Metro Vancouver.

Transportation and Mobility Strategy

In 2023 the Township will start working on a new Transportation and Mobility Strategy. This Strategy will provide guidance on the development of 200 Street consistent with the two regional planning documents.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-64
FROM:	FINANCE DIVISION	**FILE:**	1970-04
SUBJECT:	NON-PROFIT AND CHARITABLE ORGANIZATIONS		

RECOMMENDATION:

That Council receive information on the non-profit and charitable organizations financially supported by the Township.

EXECUTIVE SUMMARY:

At the January 30, 2023, Regular Meeting of Council, the following motion was passed:

Therefore, be it resolved that Council hereby directs staff to report to Council on all non-profit and charitable organizations financially supported by the Township of Langley including the name of the organization, its location and general purpose, and:

1. The total amount of funding directly or indirectly received from the Township of Langley annually and what any financial support is intended to support; and/or

2. The total value of any agreements including, but not limited to, tax exemptions as per Bylaw No. 5117, lease agreements and/or property usage on Township of Langley property or otherwise, as applicable.

PURPOSE:

The purpose of this report is to provide to Council information on non-profit and charitable organizations financially supported by the Township.

BACKGROUND/HISTORY:

Permissive property tax exemptions are provided under *Community Charter,* Sections 224, 225 and 226 for not-for-profit and charitable organizations, churches beyond the statutory exemption, partnering, heritage, riparian and other special exemption authority, and revitalization tax exemptions. These permissive exemptions are at the discretion of Council and are subject to Township budgetary constraints. Associated municipal permissive exemption bylaws must be adopted and forward to BC Assessment by October 31 annually.

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The Township adopted three separate permissive property tax exemption bylaws in 2014 for charitable and not-for-profit organizations, churches, and heritage properties. These bylaws need to be maintained to ensure continuing compliance with statutory requirements of eligibility. Each of these bylaws requires removal of properties no longer meeting permissive exemption requirements, adjusting properties for changes and finally, adding new organizations meeting requirements. The notice of motion did not include the tax exemptions amount for the churches, these could be perceived as not for profits, so the financial burden was included under the financial section.

The *Community Charter* requires municipalities develop and disclose objectives regarding the use of permissive tax exemptions through a permissive tax exemption policy. It is the province's objective that the policy for making decisions about permissive tax exemptions promote consistency and certainty to prospective applicants and allow the public to have input. Attached to this report is Township Council Policy 03-837 regarding permissive tax exemptions.

In 2019, Council approved an update to the Permissive Tax Exemption Policy 03-087 that came into effect in 2021, instituting a limit of $75,000 on permissive property tax exemptions for Not-for-Profit organizations.

Grants:
The Township of Langley offers a variety of grants and incentive programs to help enhance the quality of life of residents:

The Capital Improvement Grant is available to bona fide community halls that exist solely for the use of community residents, and are owned and operated as a Community Hall.

The Community Grants Program provides grants to non-profit groups and organizations serving the Township and its residents. There are several categories within the Community Grant program, including the Community Grants – General, Minor Festivals Grant and the Major Festivals Grant.

The Neighbourhood Initiative Program has been implemented in recognition of the need to assist communities in developing recreational opportunities for their parks on a cost sharing basis with the Township.

The Sport Hosting Incentive Program is designed to encourage Langley's sport organizations, through limited financial assistance, to host provincial, western Canadian, national, and international amateur championship events within the Township of Langley.

Leases:
The Township of Langley recognizes that non-profit organizations benefiting our community rely on all the funding they can get, by the Township reducing their lease fees these non profits organizations can allocate their budgets to those who need the support in the community.

Applicable Policies:

Council Policy No. 03-837 – Permissive Tax Exemption
Council Policy No. 06-021 – Capital Improvement Grant Program
Council Policy No. 06-022 – Community Grant Program
Council Policy No. 06-019 – Banner Program

Legislation:

The province considers the authority to grant permissive tax exemptions a policy tool available to municipalities to promote or achieve specific goals.
Community Charter, Section 224 states that a council may, by bylaw in accordance with this section, exempt land or improvements, or both, from municipal portion of property taxes. Council is not obliged to grant all permissive tax exemptions that are eligible under the Section 224, 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values and so forth.

Financial Implications:

The 2022 Non-Profit permissive exemptions totaled $664,747
The 2022 Places of Worship permissive exemption totaled $807,891
The 2022 sum of grants provided to organizations totaled $977,896

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Arts, Culture, and Community Initiatives	P. Tulumello

ATTACHMENT A – NON-PROFIT
ATTACHMENT B – GRANTS
ATTACHMENT C – NON-PROFIT LEASES
ATTACHMENT D – 03-837 POLICY – PERMISSIVE TAX EXEMPTIONS
ATTACHMENT E – 06-019 POLICY – BANNER PROGRAM
ATTACHMENT F – 06-021 POLICY – CAPITAL IMPROVEMENT GRANT PROGRAM
ATTACHMENT G – 06-022 POLICY – COMMUNITY GRANT PROGRAM

ATTACHMENT A

Not-For-Profit	Percentage exempted	Address	2022
The Happy Herd Farm Sanctuary Society Rescues abused, neglected or at-risk farm animals. – New for 2023	3 Acres of Land only	1920 269A St	2,642
Critter Care Wildlife Society This organization leases premises/property from the GVRD and as occupier of Crown land become taxable under current legislation. Their facility is an animal rehabilitation center where orphaned and injured small native animals are brought for treatment. They also have an educational center.	100%	481 216 St	2,782
City of Surrey This property contains a fire services communication tower for City of Surrey & Township of Langley, benefiting the residents of both municipalities.	100 %	20575 0 Ave	31,868
Pacific Riding for Developing Abilities This organization was established as a registered charity in 1973 dedicated to providing therapeutic riding to individuals with cognitive, physical, and emotional disabilities. They have expanded their programs to include the Pegasus program for children who have suffered serious trauma and abuse.	100%	1088 208 St	6,380
Fernridge Community Hall Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	2389 200 St	4,446
Langley Rod and Gun Club The club has occupied this site for over 67 years providing rod and gun training and as well as a shooting range. This is a 36 acre parcel provides a safe environment for sport-shooting as well as training Olympic competitors, Pentathlon participants and a host of other associations in regards to skeet, clay and pistol.	45% of Class 6 and Class 8 exempt	3854 208 St	70,368
Brookswood Senior Citizens (TOL) This property is owned by the Township and leased to seniors who use the land and buildings for a club house and activity center. There are no admission fees to use the facility and it is open on Friday nights to the community for playing cards and drinking coffee. Their goal is to provide social, educational and short term travel opportunities for its members. All members are non-paid volunteers.	100%	19899 36 Ave	11,606
Langley Players Drama Club This organization has received a 100% tax exemption in the past for its hall, which is used for events of a performing nature - mainly a 79 seat live theatre. The organization sponsors and produces plays each year. The hall is also used for meetings, workshops, play readings and rentals to other arts groups	100%	4307 200 St	1,576

Inclusion Langley Society This property is owned and occupied by the Association. The Association supports children with special needs through respite services and adults with developmental disabilities through home sharing, residential, community inclusion, supported living and employment services with 90% Langley residents.	100%	19669 44 B Ave	2,505
Langley Elks Lodge #259 Foundation The Elks are a not-for-profit organization which provides space for non-profit organizations to work from. The Elks provide volunteer support at many community initiatives.	37.5%	4044 200B St	3,359
Langley Riders Society This organization has a riding facility which fosters interest in equitation for children and adults. The facility has a riding ring, bleachers, parking, announcer area and land for members use	100%	4303 208 St	6,971
Canadian Museum of Flight (TOL Airport) This facility operates out of the Langley Airport and serves the community by providing education to various groups such as seniors, school groups, Scouts, Air Cadets etc. The museum is dedicated to the preservation of Canada's aviation heritage.	100%	5333 216 St	2,694
Langley Lions Society (TOL) Provide donations of money or in kind to various organizations and people in need throughout the communities. Lions meet the needs of local communities and the world every day because they share a core belief - to serve their community.	100%	9402 208 St	3,344
Campbell Valley House of Hope A charitable organization leasing property from the Provincial Rental Housing Corporation that operates a healing Christian community for women with addictions, that offers residential care and counselling for women in need of healing from brokenness and addictive life styles.	100%	460 216 St	13,636
Langley Animal Protection Society (TOL) This group leases property which is owned by the Township and as an occupier becomes taxable. They are a charitable not for profit organization providing a shelter for the provision of animal control. They also provide education and placement services for stray and abandoned animals.	100%	26220 56 Ave	24,709
Inclusion Langley Society This property is owned and occupied by the Association. The Association supports children with special needs through respite services and adults with developmental disabilities through home sharing, residential, community inclusion, supported living and employment services with 90% Langley residents.	100%	24156 56 Ave	3,779
Nicomekl Enhancement Society This is a 100% volunteer supported hatchery dedicated to the protection, preservation, and enhancement of the Nicomekl River and tributaries, the raising of salmonoids and approximately 45,000 smolts. Owing to the sensitive nature of this operation it is not available to the general public for use; however, the organization holds annual appreciation picnics for volunteers and others.	100%	5263 232 St	6,816
Murrayville Community Hall	100%	21667 48 Ave	5,797

Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.			
Murrayville Community Hall – parking lot	100%		4,983
Aldergrove Festival Days Society Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	6795 256 St	2,058
Harmsworth Community Association Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	7170 232 St	2,343
The National Trust for Land & Culture (BC) Society This property is owned by the Province of BC and has a long term lease to this Society. National Trust Land & Culture provide support to community agriculture programs through farmland preservation and cultivation	100%	6764 224 St	8,191
Langley Rugby Club The Langley Rugby Club was founded in 1969 when it fielded its first men's team. Since then we have gone on to purchase and develop the land that has been the home of the LRC for almost 30 years. Today we run many teams including minis (4 years and up), junior boys and girls, women, and 2 squads of Senior men.	100%	21280 Crush Cres	3,755
BC Farm Museum The museum is based in Fort Langley and displays for students and the general public articles of farm machinery and items pertaining to farm use of an historical nature.	100%	9142 Queen St	16,453
BC Farm Museum The museum is based in Fort Langley and displays for students and the general public articles of farm machinery and items pertaining to farm use of an historical nature.	100%	9131 King St	13,610
Fort Langley Community Improvement Society Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	9167 Glover Rd	29,982
Salvation Army Gateway of Hope	100%	3111 272 St	18,413

This store front property is leased from 126335 BC Ltd and is used entirely for the purposes of a thrift store. The Thrift Store provides new and gently used housewares and clothing items for sale to the public. All net proceeds from the thrift store directly support the programs and services at the Gateway of Hope. The Gateway of Hope Family Services offers year-round programs that help individuals with emergency clothing, food and housewares			
Aldergrove Old Age Pensioner's Association This is a full volunteer organization of senior's working for the benefit of all elderly citizens. Their facility has a capacity of 130 persons and is available for rental to any group. The British Columbia Old Age Pensioners (BCOAP) represents over 8,000 seniors throughout the province.	100%	3015 273 St	8,612
Aldergrove Veterans & Seniors Society This group provides recreation, low cost meals, entertainment, trips and a meeting space to veterans and seniors. All members are volunteers	100%	27247 Fraser Hwy	5,269
Langley Memorial Hospital – Over the 75,000 threshold This foundation owns lot 2 and lot 4 which are located near the Langley Memorial Hospital and are currently being used as a staff parking lot for Langley Memorial Hospital employees. The net revenue over expenses from the parking fees is used for the purposes of providing essential equipment for the Langley Memorial Hospital.	82%	Lot 4 - 221A St	85,884
Langley Memorial Hospital This foundation owns lot 2 and lot 4 which are located near the Langley Memorial Hospital and are currently being used as a staff parking lot for Langley Memorial Hospital employees. The net revenue over expenses from the parking fees is used for the purposes of providing essential equipment for the Langley Memorial Hospital.	100%	Lot 2 - 221A St	11,070
Scouts Canada This property is situated in the vicinity of Campbell Valley Park (GVRD). The holding consists of Camp McLean, Erickson House, Rotary Lodge, and tenting areas.	100%	20315 16 Ave	34,754
Langley Association for Community Living (TOL) This property is owned by the Township and is occupied under a lease agreement. As such the lessee is subject to property taxation. The Association supports people with varying mental and physical disabilities.	100%	23535 44 Ave	18,399
Wagner Hills Farm Society 45 acre working farm and licensed 46 bed facility that offers a healing community for men with struggling with addictions. Their programs are aimed to help men heal mentally, physically, emotionally, and spiritually through a relationship with God and others. Each day residents participate in recreation, work, teaching counselling, group sharing, worship and more.	99%	8061 264 St	11,103
Milner Community Association Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed	100%	6716 216 St	2,406

below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.			
Inclusion Langley Society Formerly Langley Children's Society provides early intervention services to children who have special needs and reside or commute within the boundaries of School District #35. They are a not-for-profit group providing community inclusion series to over 800 children annually.	100%	5171 221A St #103	6,857
Inclusion Langley Society Formerly Langley Children's Society provides early intervention services to children who have special needs and reside or commute within the boundaries of School District #35. They are a not-for-profit group providing community inclusion series to over 800 children annually.	100%	5171 221A St #203	4,622
Inclusion Langley Society Formerly Langley Children's Society provides early intervention services to children who have special needs and reside or commute within the boundaries of School District #35. They are a not-for-profit group providing community inclusion series to over 800 children annually.	100%	5171 221A St #202	7,325
Greater Vancouver Regional District - Pacific Parklands Greater Vancouver Regional District is leasing this property from Pacific Parklands Foundation. This is Derby Reach Regional Park.	100%	104 Ave	7.845
Flip City Gymnastics This property is leased from 662833 BC Ltd and 0782740 BC Ltd., and is an organization operating a not-for profit gymnastics center for the benefit of all athletes, recreational and competitive. In addition their facility offers artistic trampoline and tumbling gymnastic lessons for children aged 15 months to 18 years of age.	100%	#4 20279 97 Ave	7,473
Flip City Gymnastics This property is leased from 662833 BC Ltd and 0782740 BC Ltd., and is an organization operating a not-for profit gymnastics center for the benefit of all athletes, recreational and competitive. In addition their facility offers artistic trampoline and tumbling gymnastic lessons for children aged 15 months to 18 years of age.	100%	#5 20279 97 Ave	6,235
Flip City Gymnastics This property is leased from 662833 BC Ltd and 0782740 BC Ltd. and is an organization operating a not-for profit gymnastics center for the benefit of all athletes, recreational and competitive. In addition their facility offers artistic trampoline and tumbling gymnastic lessons for children aged 15 months to 18 years of age.	100%	#6 20279 97 Ave	6,248
Flip City Gymnastics This property is leased from 662833 BC Ltd and 0782740 BC Ltd. and is an organization operating a not-for profit gymnastics center for the benefit of all athletes, recreational and competitive. In addition, their facility offers artistic trampoline and tumbling gymnastic lessons for children aged 15 months to 18 years of age.	100%	#7 20279 97 Ave	7,473
Governing Council of the Salvation Army The Governing Council of the Salvation Army uses this property for a warehouse, thrift store and administrative office. Second hand goods	8.35%	19733 96 Ave	4,373

are collected, sorted and distributed from the warehouse and the office facilitates the administration for the thrift stores across the Lower Mainland. The Thrift Store only, is exempt at 8.35% of the assessed value of the property. The balance of the property is being taxed.			
Willoughby Community Hall Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	20809 83 Ave	11,753
Langley Gymnastics Foundation Gymnastics center providing recreational and competitive gymnastics programs for all ages and abilities, including several drop-in options throughout the week, school field trips, special needs programs and a gymnastics-oriented pre-school program.	100%	180 - 7888 200 St	30,438
Basketball BC This is the provincial administration offices. As a professional sports organization, Basketball BC provides programs for ages five years to adult, coaches training and official's services.	100%	210 - 7888 200 St	2,881
Pacificsport Foundation Offers services and programs that assist athletes in achieving their performance goals. Working in partnership with the Canadian Sport Institute Pacific and the PacificSport Network, are committed to supporting athletes at every stage of the Canadian Sport for Life spectrum	100%	225 - 7888 200 St	1,571
Spartans Foundation The Spartan Foundation is a Canadian registered non-profit organization that has been formed by a group of business people, alumni, parents of alumni, and parents of current athletes that have a passion to impact the lives of athletes. Raising money for university student-athletes, raising money for cross-cultural experiences, scholarships, mental health support and athletic programs Host various events to raise funds for the above	100%	232&234-7888 200 St	487
BC Amateur Softball Association (TOL) Walnut Grove We are the governing body for amateur softball in BC. We provide training and development opportunities for coaches, officials, and players. We facilitate provincial championships and jamborees for youth and adult softball teams.	100%	201-8889 Walnut Gr Dr	2,087
Langley BMX - Only 1.83 Acres of land value = 9.25% (TOL) This group is an occupier of Township land north east of George Preston. The area has been developed into a dirt track used for training and holding racing events.	9.25	20699 42 Ave	522
Girl Guides of Canada (TOL) This group is an occupier of Township property at Ponder Park and as such will become taxable. This group promotes fun, friendship and meeting new challenges for young girls.	1%	25199 76 Ave	131
Fort Langley Lions Club (TOL) The Fort Langley Lions Club operates a community facility known as the Fort Langley Lions Senior's Hall. It provides a seniors drop-in	100%	23022 88 Ave	1,902

center, seniors activities and rentals to various community groups, such as handicapped groups, Brownies, Guides, Beavers, Cubs, and Scouts. As well, preschool and exercise classes use the hall. The users pay a nominal rate or, in the case of non-profit groups there is no charge.			
Langley Quarter Midget Association (TOL) They operate a racetrack in Aldergrove for children 5 to 16. This is the only club in Canada and therefore membership is drawn from across the Lower Mainland, Canada and the U.S. The Association's function, uniqueness, operating structure and community focus has a positive impact on our community.	100% Class 8	26965 8 Ave	6,291
Phelp Community Society Bona Fide community halls exist solely for the use of the residents within the community. They are eligible for a 100% tax exemption because the facilities fill a need in the community that would otherwise be borne by the Township. The community halls listed below have applied for tax exemption and meet the general grant criteria and the definition of a community facility.	100%	3758 248 St	2,192
Aldergrove (Pacific #265) Legion The Royal Canadian Legion is Canada's largest Veteran support and community service organization. Our Legion received its Charter March 20, 1963. We have been a beneficial participant in our community for all or our 58 years. We make a positive impact in the lives of Veterans and their families and provide essential services within our community - especially to seniors. The Legion is a democratic, non-sectarian, member-based organization. Anyone over the age of majority who is a Canadian citizen or commonwealth citizen can become a member. We provide services to our members and also to members of our community inside our facilities and within the community as a whole. We participate in all parades and festivities in our community and are an integral part of Aldergrove. Our poppy campaign now includes more of the Township because of the closure of the Langley city branch and we covered the extra area well. All those who requested assistance from us were helped. Whether it is for weddings, funerals, anniversaries...we help our community celebrate milestones. This year we continue to assist the other community groups in Aldergrove to support our community in the township. Covid-19 has had a detrimental effect on our Branch but we continue to assist our veterans and community as we can.	100%	26607 Fraser Hwy	20.376
Encompass Support Services Society (Tol) Youth Services organization for Langley. The services provided are unique to Langley and the access to supportive prevention based programs to the youth in Langley.	55%	6275 - 203 Street	4,641
Horse Council of BC Horse Council BC is the provincial equine amateur sport association for BC. Although we are a provincial in scope, Horse Council has call Langley (the Horse Capital of BC) home base for nearly 20 years. Langley is the community with the largest number of HCBC members residing in it. Horse Council BC is a	50%	27336 Fraser Hwy	3,894

membership-driven not-for-profit association representing the interests of the equine industry in all sectors throughout British Columbia. We collaborate with business, industry and government on behalf of equine welfare, sports, recreation and the individual rider/driver.			
Sources Community Resources Society Food Bank our services include food distribution, outreach supports for employment, counselling, housing advocacy, and domestic violence intervention	4%	207 & 208 20445 62 Ave	739
Langley Good Times Cruise In Brings people into Aldergrove to support the local businesses and money raised is used to support local charities, including Valley Therapeutic Equestrian, Encompass Support, Aldergrove Food Bank. Have monthly meetings.	100%	27173 Fraser Hwy	3,880
Aldergrove Food Bank provide a minimum of 2 days' worth of nutritious food (breakfast, lunch, dinner, and snacks) for our clients and their families each week. To develop relational bridges with clients to discover other needs they may have. To find a way to meet these needs whether they are physical, social, or spiritual in nature	1958 SF	27522 Fraser Hwy	4,112
Langley Community Service Society Langley Community Services Society is a COA Accredited agency providing a wide range of Community services since 1971, including family counselling, family services, substance use services, employment services as well as settlement and integration services.	5227 SF	6470 201 St	11,807
Inclusion Langley Society Support for children with special needs through respite services and adults with intellectual disabilities through our home sharing, residential, community inclusion, supported living and employment services. Private residence for 2 adults with intellectual disabilities, one of whom also has physical disabilities	100%	21743 47B Ave	2,075
Meals on Wheels – (TOL) Langley Meals on Wheels produces healthy and nutritious food in the kitchen growing and expanding the reach with the new Aldergrove Community Station House - this is a partnership with various organizations that allow us to continue to provide food and supports to all of Langley	100%	2900 272 St	10,317
Tourism Langley (Airport) (TOL) Tourism Langley is Destination Marketing Organization providing information to visitors on what the Township has to offer such as accommodation, events, shopping and dining. We work on marketing activities both independently and cooperatively with other communities to help raise awareness of the Township as a visitor destination. We act as an extension of our stakeholder's marketing platforms to help extend their marketing reach.	100%	220-5385 216 St	1,975

ATTACHMENT B

2022 Grants

Capital Improvement Grants		
Organization	**Project**	**Amount**
Aldergrove Coghlan Hall Society	Community Hall Maintenance: furnace replacement, paint stairs and window sills, roof maintenance	**$7,500**
BC Farm Museum Association	Queen Street Building Improvements	**$7,500**
Brookswood Senior Citizens Branch 132	Brookswood Cooling Centre for Seniors	**$7,500**
Fort Langley Community Improvement Society	Fire and Safety, Electrical Upgrades and Outdoor Projects	**$6,750**
Fort Langley Lions Seniors Hall	Ventilation Upgrade and Security System	**$4,500**
Langley Arts Council	Theatre and Gallery Lighting Project	**$7,500**
Langley Little Theatre	Theatre Refurbishment	**$7,500**
Langley Senior Resources Centre	Flooring Upgrades	**$7,500**
Milner Community Association	Improvements	**$7,500**
Murrayville Community Hall	Interior Fluorescent Lighting Replacement	**$7,500**
Willoughby Community Hall Association	Table replacements	**$1,200**
Community Association Grants		
Organization	**Project**	**Amount**
Aldergrove Community Association	Operations	**1000**

Fort Langley Community Association	Operations	**$1,000**
Community Grants		
Organization	**Project**	**Amount**
Alder Grove Heritage Society	Community Heritage Event	**$2,500**
Aldergrove Agricultural Fair and Festival Association	Aldergrove Christmas Light Up Parade and After-Party	**$2,500**
Bard in the Valley	Bard in the Valley Township Production	**$2,000**
B.C. Farm Museum Association	To hold various special events between May and October, 2022.	**$2,500**
Brookswood Village Merchants	Brookswood Summerfest	**$2,500**
Canadian Museum of Flight	Canadian Women in Aviation Exhibits	**$2,500**
Creative Compass Society	Myles of Smiles Music Project, Music Showcases and Wheels of Time Theatrical Performances	**$2,500**
Encompass Support Services Society	Program in the Park	**$1,500**
Fort Gallery	Tools for Tomorrow: Art Exhibitions	**$2,500**
Fort Langley Community Improvement Society	Christmas Tree Lighting and Community Donation Program	**$2,500**
Fraser Region Community Justice Initiatives Association	The Little Black Book	**$1,500**
Langley Animal Protection Society (LAPS)	Continue free spay / neuter program for cats	**$2,500**

Langley Arts Council	LAC Fall Fest and Open House	**$2,500**
Langley Community Chorus	2021 Choral Season	**$1,750**
Langley Community Farmer's Market	2022 Market Workshops	**$1,500**
Langley Dance Connections	"All We Want to Do is Dance" Program	**$500**
Langley Hospice Society	Langley - A Walk to Remember	**$500**
Langley Literacy Association	Purchase new books for 2021 “Wrap-A Read” project	**$2,500**
Langley Meadows Community Association	Annual Community Fall Fair	**$2,500**
Langley Pos-Abilities Society	Wheelchair Obstacle Course Upgrade	**$1,500**
Langley Ukulele Association	Spring and Summer Uke Camps, and Ukulele Workshop Series	**$2,500**
Langley Volunteer Bureau	Volunteer Outreach, Education and Promotion	**$2,500**
Lower Fraser Valley Aboriginal Society	Annual National Indigenous Peoples Day Event	**$2,500**
Rotary Club of Aldergrove	Meal Delivery Bags for Students and Seniors	**$1,750**
Special Olympics Langley	Special Olympics Sport Programs	**$1,250**
Valley Therapeutic Equestrian Society	Therapeutic Riding and Equine Assisted Therapies	**$2,500**
Volunteer Cancer Drivers Society	Ongoing service to provide free transportation for cancer patients to access treatments.	**$1,500**
Derby Reach / Brae Island Parks Association	Heritage Apple Day	**$800**

Langley Human Dignity Coalition	Changing Communities and Connections	**$500**
Langley Senior Resources Society	Programs and Services for Older Adult Residents	**$2,500**
Aldergrove Agricultural Fair and Festival Association		
Organization	**Nature of Grant**	**Amount**
Aldergrove Agricultural Fair and Festival Association	Aldergrove Fair Days	**$10,000**
Fort Langley Jazz and Arts Festival Society	Fort Langley Jazz and Arts Festival	**$10,000**
Langley Good Times Cruise-In	Langley Good Times Cruise-In & Swap Meet	**$10,000**
Langley Rotary Clubs Charitable Foundation	Ribfest Langley	**$10,000**
Community Grants		
Organization	**Type**	**Amount**
Aldergrove Agricultural Fair and Festival Association	Aldergrove Canada Day Parade - awarded $5,000 Minor Festivals Grant plus an additional $4,000 awarded by Council Resolution in December for their Christmas parade and events.	**$9,000**
Fort Langley Lions	May Day	**$5,000**
Royal Canadian Legion	Remembrance Day Parade	**$5,000**
Stalew Arts and Cultural Society	Pow Wow	**$5,000**

Community Grants - Banners		
Organization	**Type**	
Aldergrove Business Association	• Purchase, installation and maintenance of banners	**$6,000**
Brookswood Merchant Association	• Purchase, installation and maintenance of banners	**$8,132**
Fort Langley Community Association	• Purchase, installation and maintenance of banners	**$4,764**
Community Grants – Scholarships for Public Schools		
Organization	**Type**	**Amount**
Langley Scholarship Committee	$2,000 (2 x $1000) to each of 8 secondary schools $1,000 to Apex	**$17,000**
Community Grants –Scholarships for Independent Schools		
Organization	**Type**	**Amount**
Credo Christian	• $1,000 scholarship	**$1,000**
The King's School	• $500 scholarship	**$500**
Langley Christian	• $1,000 scholarship	**$1,000**
Whytecliff Agile Learning Centre	• $500 scholarship	**$500**

Community Grants - Dry Grad		
Organization	**Previous**	**Amount**
	Grant	
Aldergrove Community Secondary School	Yes	**$250**
Brookswood Secondary School	Yes	**$250**
DW Poppy Secondary School	Yes	**$250**
Langley Fine Arts School	Yes	**$250**
Langley Fundamental School	Yes	**$250**
Langley Secondary School	Yes	**$250**
RE Mountain Secondary	Yes	**$250**
Walnut Grove Secondary School	Yes	**$250**
Community Grants - Ceremonial Fly-By		
Organization		**Amount**
Remembrance Day Ceremonies	Canadian Museum of Flight	**$500**
Special Requests To Council		**-**
Langley Memorial Hospital Foundation - Langley Foundry	Awarded by Council Resolution	**$250,000**

Langley Rugby Club	One Time Capital grant for fields	**$250,000**
Aldergrove Veterans and Seniors Society	Awarded by Council Resolution	**$2,500**
BC Aero	Awarded by Council Resolution	**$2,500**
Gateway of Hope	Annual Budget Contribution awarded by Council Resolution	**$100,000**
Langley Care Society	Annual Budget Contribution awarded by Council Resolution	**$33,000**
Gender Equity Grant		
Flip City Gymnastics	Gender Equity Grant	**$20,000**
Sport Hosting Incentive Program		
Langley Mustangs Track & Field	Sport Hosting Incentive Program	**$15,000**
Langley Fastball Association	Sport Hosting Incentive Program	**$2,000**
BC Tennis Association	Sport Hosting Incentive Program	**$5,000**
Langley Minor Lacrosse Association	Sport Hosting Incentive Program	**$1,000**
Langley Curling Club	Sport Hosting Incentive Program	**$2,000**
Brookswood Secondary School	Sport Hosting Incentive Program: 2 Provincial Championships	**$4,000**
Langara College	Sport Hosting Incentive Program	**$3,000**
Bball Nationals c/o Front Court Events (VK Basketball)	Sport Hosting Incentive Program: 8 National Championship tournaments	**$24,000**

Langley Events Centre (Ten Feet Sports and Entertainment Ltd.)	Sport Hosting Incentive Program: 14 championship tournaments	**$35,000**
Neighbourhood Initiative Program		
Langley Mustangs Track & Field	Neighbourhood Initiative Program	**$5,000**
	Total Funding:	**$977,896**

ATTACHMENT C

Leases

Tenant / Property Use	Address	Lease Fee (annual)
Brookswood Senior Citizens No. 132 - Seniors centre providing programs to promote social, cultural, physical and intellectual participation and enrichment for seniors	19899 - 36th Ave.	$1.00
Inclusion Langley - Support for children with developmental needs and adults with intellectual disabilities or autism spectrum disorder	23535 - 44th Avenue	$1.00
Langley Quarter Midget Association - Car racing for children 5-16 years old with small competitions cars scaled down to 1/4 size of a midget car	26965 - 8th Avenue	$1.00
Langley BMX Association - BMX racing for under 5 years to over 50 years	208th St. @ 42 Ave.	$1.00
Encompass Support Services - Langley youth resources center	20285 - 62 Ave.	$1.00
Langley Animal Protection Society - Shelter	26220 - 56 Ave.	$1.00
Langley Good Times Cruise-In Society - Offices and storage	27173 Fraser Hwy.	$1.00
Langley Lions Society - Administration and Community Hall	9402 208 St	$1.00
Langley Meals on Wheels - Neighbourhood food Hub, Offices and Operations Centre	2900 - 272 St.	$1.00
Langley Tourism - Offices	#220, 5385 - 216 St.	$11,104.00 Market Value
BC Amateur Softball Association - offices	#221, 8889 Walnut Grove Dr.	$29,798.00 Market Value

Township of Langley
Est. 1873

ATTACHMENT D

COUNCIL POLICY

Subject:	**PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION**	**Policy No:**	**03-837**
		Approved by Council:	**2006-05-13**
		Revised by Council:	**2019-04-01**
		Revised by Council:	**2019-07-22**
			2020-10-05

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches and not-for-profit and charitable organization are responsible to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process. It is the responsibility of the applicant to ensure they complete the online permissive application every year. Applications are due June 1 annually, late applications may lose their exemption.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxes as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable. To qualify for an exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

ATTACHMENT E

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Banner Program

Policy No:	**06-019**
Approved by Council:	**2003-10-06**
Revised by Council:	**2016-05-30**
Revised by Council:	**2020-10-26**

1. Purpose

1.1. To provide direction for the provision and maintenance of street side and overhead banners in the Township of Langley.

2. Background

2.1. Current Township policies provide support for the purchase and installation of banners in the Township by qualifying community organizations, through the Township's Community Grant Program.

2.2. This policy provides for the maintenance of banners and associated mounting infrastructure in the Township including funding sources and designated procedures.

2.3. This policy outlines operational guidelines for both the Township and Community Organizations as it relates to the purchase, installation and maintenance of banners, and establishes an appropriate designated procedure.

3. Related Policy

3.1. Community Grants Policy No. 06-022

3.2. Highway and Traffic Bylaw 2010 No. 4758

3.3. Fee and Charges Bylaw 2007 No. 4616

4. Policy

4.1. The Township will provide and maintain its own banners and the necessary infrastructure for all banner mounts at its own cost. Long-term, the Township will strive to ensure that all banner arms are of a common size.

4.2. The Township will provide locations for banners primarily in the communities of Aldergrove, Brookswood, Fort Langley, Murrayville, Walnut Grove, and Willoughby.

4.3. The Township's banners (promoting the Township, a community of the Township, or a special event) will be of a single standard design and all season construction.

4.4. The Township will maintain a stock of its banners and replace worn banners as required.

4.5. The Township will coordinate the installation of all overhead banners.

4.6. Community Organizations will be encouraged to provide and install, in each community, seasonal and/or theme banners at locations that are not used at the time for Township banners. The installation of Community Organization banners will be installed either through their own funds or with the assistance of the Township, if requested.

4.7. Community Organizations are responsible for the design, fabrication, installation, and maintenance of community banners at their own cost.

4.8. Community Organization banners must promote the neighbourhood in which they are to be installed and/or celebrate some aspect of the community's character and/or celebrations, commemorations, or special events being held in the community.

4.9. In the case of the Township's District surrounding the Langley Events Centre, the Township will manage the banners and banners will promote the Township, the facilities within the District, resident teams in the facilities, or special events occurring in the facilities.

4.10. The Township will require Community Organizations to apply to the Engineering Division for approval of banner design, appropriateness, and relevance to the communities and areas that the banners are proposed to be installed (promoting districts, celebrations and/or other organizational activities) which will be reviewed by staff from various departments.

4.11. The Municipal Engineer may issue a "Highways Use Permit" for certain uses of a public roadway that may otherwise be prohibited by Bylaw. Subsequent to receiving approval of their street side banner design and location through the process outlined in 4.9, Community Organizations must apply to the Municipal Engineer to obtain a Township Highways Use Permit prior to the installation of any street side banners, including submission of all applicable permit fees and insurance requirements.

4.12. Community Organizations will stock additional banners in case replacement is required due to wear and tear.

4.13. Community Organizations must also apply to the Municipal Engineer to obtain a Township Highways Use Permit prior to removing their banners at the end of their usefulness or end of the approved display period, including submission of all applicable permit fees and insurance requirements.

4.14. The Township may remove, at their sole discretion, any banner in poor condition or deemed to be unsightly.

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Capital Improvement Grant Program

Policy No:	**06-021**
Approved by Council:	**02-020**
Revised by Council:	**1998-09-24**
	2016-07-25
	2019-11-18
	2021-04-12

1. Purpose

1.1 To provide annual grants for capital improvements to community facilities and organizations serving the Township.

2. Background

2.1 Many community organizations operate facilities for the benefit of Township residents.

3. Definitions

3.1 Capital Improvements are additions, restorations, enhancements and/or major repairs to the property and facility that support preservation, safety, and community accessibility. Replacement of interior fixtures may be considered as capital improvements when failure is imminent or beyond repair.

3.2 Capital Improvements are not chattels, equipment, furnishings, signage, public art, routine facility and property maintenance and or enhancements made for revenue generation purposes.

4. Related Policy

4.1 06-022 Community Grants Program

5. Policy

5.1 The application criteria and information, as amended and or updated from time to time by the Director of Arts, Culture and Community Initiatives, is applicable for the Capital Improvement Grant Program.

6. General Grant Criteria

6.1 Proof of Non-Profit Status

The applicant must be a registered non-profit group or organization serving the Township of Langley and must provide proof of non-profit status with their application.

6.2 Financial Disclosure

The application must demonstrate that all other avenues of incomegeneration have been pursued.

The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

6.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

6.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefitting from the project / initiative.

6.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

6.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

6.7 Project Eligibility

Applications for funding of grants must:

Demonstrate benefit to the Township
Involve local residents
Be held in the Township of Langley
Promote the identity of Langley
Enhance the quality of life for Township residents

6.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at: tol.ca/sustainabilitycharter

7. Capital Improvement Grant Criteria

7.1 Capital Improvement Grants are available to “bonafide community halls” which are defined as those halls which exist solely for the use of the residents within the community and are owned and operated by the organization as a community hall.

7.2 Capital Improvement Grants are also available to qualifying Community Museums that meet all other General Grant Criteria.

7.3 A maximum of one Capital Improvement Grant may be awarded to an organization in a calendar year.

7.4 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applicants based on an organization having received previous grant awards.

7.5 Grants are provided on a matching basis equal to 50% of actual costs, to a maximum of $7,500 per grant. The work must not be completed before the grant application is approved.

7.6 Grants are approved on an individual basis each year and are not to be viewed by applicants as an automatic source of ongoing, annual funding.

7.7 The proposed capital improvement must comply with all municipal, provincial and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8. Capital Improvement Grant – Process

8.1 The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the Arts, Culture and Community Initiatives Division.

8.2 Organizations are to complete and submit all applicable sections of the application and supporting materials to the Township of Langley by February 28, 2020.

8.3 Applications must meet all specified criteria in order to be considered.

8.4 Council has yet to authorize the 2020 budget and has therefore not finalized the overall funding envelope for 2020 Capital Grants.

8.5 Payment

If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township’s Arts, Culture and Community Initiatives Division prior to payment being issued. No advance of

funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.

8.6 Payment will be made only for those capital improvements requested in the approved grant application, and only actual costs supported by receipts can be considered. If unanticipated changes are subsequently made to your capital improvement program, the Township must authorize the changes prior to the expenditure being made.

8.7 The grant payment claim must be made no later than December 31. Should the organization not be able to claim prior to December 31, the grant is terminated. The proposed capital improvement must comply with all municipal, provincial, and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

8.8 Annual Report

Organizations or groups are required to submit an evaluation of the use of the funds at either the end of the project or the calendar year, whichever comes first. Failure to provide an evaluation will result in future grant requests not being considered.

ATTACHMENT G

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Grant Program

Policy No:	**06-022**
Previous Policy No:	**02-021**
Approved by Council:	**1998-08-24**
Revised by Council:	**2011-01-31**
Revised by Council:	**2014-03-03**
Revised by Council:	**2016-07-25**
Revised by Council:	**2017-03-27**
Revised by Council:	**2018-04-09**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**

1. Purpose

1.1 To provide annual grants to non-profit groups and organizations serving the Township of Langley and its residents.

2. Background

2.1 Non-profit groups and organizations serving the Township and its residents provide benefits to the community.

3. Related Policy

3.1 06-021 – Capital Improvement Grant Program

4. Policy

4.1 The application criteria and information, as amended or updated from time to time by the Director of Arts, Culture and Community Initiatives, is applicable for Community Grants for community events, community projects, scholarships and playground projects.

5. General Grant Criteria

5.1 Proof of Non-Profit Status

The applicant must be a registered non-profit group or organization serving the Township of Langley, and must provide proof of non-profit status with their application.

5.2 Financial Disclosure

The application must demonstrate that all other avenues of income generation have been pursued. The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

5.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

5.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefitting from the project / initiative.

5.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

5.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

5.7 Project Eligibility

Applications for funding of grants must:

- Demonstrate benefit to the Township
- Involve local residents
- Be held in the Township of Langley
- Promote the identity of Langley
- Enhance the quality of life for Township residents

5.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at: tol.ca/sustainabilitycharter

6. Grant Categories

6.1 Ceremonial Fly By Grant

6.1.1 A maximum grant of $1500 is to be awarded annually for the Fly By activities associated the Remembrance Day Ceremonies held in the Township of Langley on November 11 each year.

6.2 Community Associations Grant

6.2.1 Grants of up to $1,000 are available to one community association in each of the seven defined communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willoughby
- Willowbrook

6.2.2 Council adopted specific criteria outside of general grants criteria for the Community Association Grant category as follows:

6.2.2.1 That applicants must be registered non-profit groups or organizations with a valid society certificate;

6.2.2.2 That applicants must have a minimum 25 members who reside in the community that an association deems to represent and more than 50% of the association's members must be Township residents.

6.2.2.3 That applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests;

6.2.2.4 That applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests; and that all Directors are residents in the community covered by the association.

6.2.2.5 That applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested;

6.2.2.6 That the activities that the applicants proposes to undertake are impartial and not politically-based in any form and focused on community and neighbourhood building;

6.2.2.7 That the applicant association does not support/endorse candidates or individuals in municipal and/or other government elections.

6.2.2.8 That the applicant association remains neutral in its collection of community feedback and input, and presents such data to Council without promoting one position over another, other than revealing the results;

6.2.2.9 That the applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant;

6.2.2.10 That the applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant.

6.2.2.11 That the applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff.

6.3 Community Grant – General

6.3.1 In addition to the general criteria, applications for funding of community grants must substantively meet four of the five project eligibility requirements including:

1 Demonstrating benefit to the Township of Langley
2 Involve Township of Langley residents
3 Be held in the Township of Langley
4 Promote the identity of the Township of Langley
5 Enhance the quality of life for Township of Langley residents

6.3.2 A maximum of one Community Grant – General may be awarded to an organization in a calendar year.

6.3.3 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applications based on an organization having received previous grant awards.

6.3.4 The maximum grant amount is $2,500.

6.3.5 Grants may be pro-rated based on the number of Township residents served.

6.4 Dry Grad Grant

6.4.1 Dry Grad activities are private celebrations, usually occurring between midnight and 7:00am, are organized by parents or members of the school community, and are alcohol and drug free.

6.4.2 Requests for grants from Township of Langley public high school dry grad committees that support the promotion of alcohol and drug free events are considered in this category.

6.4.3 Maximum one grant per school and to a maximum of $250.

6.5 Major Festival Grant

6.5.1 Major Festivals Grant - one day, maximum of $5,000 per event Major Festivals Grant - more than one day, maximum of $10,000 per event

Grants may be available to:

6.5.2 Township of Langley based community non-profit groups staging events within the Township of Langley are eligible

6.5.3 Groups who have an event/festival business plan and a multi-year budget

6.5.4 Groups that stage events or festivals that have attracted a minimum attendance of ten-thousand plus residents/visitors in the prior year

6.5.5 Community based groups who agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

6.6 Minor Festival Grant

6.6.1 Minor Festivals Grants by which non-profit groups may qualify for funding up to $5,000, conditional on meeting all existing community grant criteria and upon meeting two of the three additional criteria defined as follows:

6.6.1.1 The group or society is a recognized service club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents, community groups, and/or other community causes that has resulted In an improvement and enhancement to the social/cultural sustainability of the Township of Langley.

6.6.1.2 The group or society has organized a past community festival, celebration, or event that has drawn audiences greater than 5,000 people into the Township of Langley.

6.6.1.3 The group or society has sufficiently demonstrated it has capacity to organize a festival, celebration, or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding, the existence of an events marketing/plan and a past record of community events it has previously organized.

6.7 Combined Format Events

6.7.1 In years where Provincial Health Orders restrict the number of community residents that can participate in programs, projects and events organized by community organizations that is below the required minimum number of participants stipulated by grants criteria, Council may approve grants that are based on a virtual/physical combination delivery format, and furthermore:

6.7.2 That the upper limit for the Combined Format Events category grant be set at $5,000 and be awarded on condition that the organization provide a list of ten (minimum) local community based artists and performers that will be paid artist fees with the funding received from the Township of Langley.

6.8 ("Nothing Without Effort" Community Matching Grant) - *suspended 2020*

6.8.1 Applicant must demonstrate through their application that the project will:

6.8.1.1 generate a public benefit from the community-scale project or activity in an inclusive and cooperative manner

6.8.1.2 demonstrate community leadership in partnering with local residents, organizations, and the Township of Langley

6.8.1.3 involve community residents and/or other members of the community in planning and implementing the project

6.8.1.4 commit to overseeing the project implementation and its ongoing maintenance and replacement

6.8.1.5 focus the project on beautifying The and celebrating their community

6.8.1.6 have broad community support

6.8.2 Projects are intended to be initiated, planned, and implemented by community members in partnership with the Township of Langley. Awards are to be matched by individual communities' resources of volunteer labour, donated materials, donated professional services, or

cash. The Nothing Without Effort Community Matching Grants honour the Township's historic motto to salute the spirit of its citizens.

6.8.3 A grant is available to any community-based resident group who wish to complete a project as a means of building a stronger community and improving the conditions and appearance of shared spaces within their community.

6.8.4 The applicant must demonstrate through their application that the project will meet all grant criteria.

6.8.5 The Township will make one matching grant available to each of the Township's seven communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willowbrook / Willoughby
- Rural

6.9 Scholarship Grants – Grant Criteria

6.9.1 Township Public High Schools:

6.9.1.1 Requests for grants from Township of Langley public high schools (9) are considered in this category. Scholarships are considered for Township public high schools up to $2,000 per school; up to $1,000 available for Apex Secondary School.

a. Aldergrove Community Secondary School
b. Apex Secondary School
c. Brookswood Secondary School
d. D.W. Poppy Secondary School
e. Langley Fine Arts School
f. Langley Fundamental school
g. Langley Secondary School
h. R.E. Mountain Secondary School
i. Walnut Grove Secondary School

6.9.2 Langley Independent High Schools

6.9.2.1 Requests for grants from Langley independent high schools (6) are considered in this category and will be awarded annually as follows:

a.	Credo Christian High School	$1,000
b.	Langley Christian School	$1,000
c.	Aldergrove Christian Academy	$500
d.	Fraser Valley Adventist Academy	$500
e.	King's School	$500
f.	Whyteclilff Agile Learning Centre	$500

6.9.3 Scholarship grants for public schools are administered through the Langley School District Foundation Scholarship Committee.

6.9.4 Scholarship grants for independent schools are administered through the independent school principal or designate and Township staff – based on criteria developed for each school.

6.9.5 All scholarship grants shall be granted only to Township of Langley residents.

6.9.6 Mayor or designate is to be invited to present Township scholarship awards at each public (9) and independent school (6) graduation event.

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-58
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0070
SUBJECT:	DCC FRONTENDING AGREEMENT (ZENTERRA DEVELOPMENTS LTD.)		

RECOMMENDATION:

That Council authorize staff to execute the Sanitary Development Cost Charges (DCC) Frontending Agreement with Zenterra Developments Ltd. in the substantial form of the document presented as Attachment A for the provision of sanitary infrastructure for the area of Latimer in the Willoughby Community Plan.

EXECUTIVE SUMMARY:

A rezoning application was received by the Township from Zenterra Development Ltd. (the "Developer") on January 22, 2020, to rezone property approximately 1.0 ha (2.5 ac) from Suburban Residential Zone (SR-2) to a Comprehensive Development Zone for the development of a 4-storey commercial building located at 19781 – 80 Avenue in the Latimer Neighbourhood Plan area.

Zenterra Developments Ltd. has satisfied one of the requirements for rezoning approval, which is the execution of a Servicing Agreement to secure the works and services to support the proposed development, at no cost to the Township.

The proposed Sanitary DCC Frontending Agreement provides the developer with a cost recovery mechanism to offset some of the upfront costs associated with the construction of off-site sanitary sewers required to facilitate the development of the Latimer Neighbourhood Plan area in the Willoughby Community Plan.

Staff support the developer's proposal and recommend Council authorize execution of the subject DCC Frontending Agreement, prepared pursuant to provisions of provincial legislation.

PURPOSE:

The purpose of this report is to obtain Council's approval to execute a Sanitary DCC Frontending Agreement with Zenterra Developments Ltd.

BACKGROUND/HISTORY:

On January 22,2020, the Township received a rezoning application from Zenterra Developments Ltd. to rezone approximately 1.0 ha (2.5 ac) of land in the Latimer Neighbourhood Plan area to facilitate the development of a 4-storey commercial building at 19781 – 80 Avenue.

At its meeting of May 31, 2021, Council gave first and second readings to Rezoning Bylaw No. 5709 for the proposed development and third reading was granted on June 14, 2021.

The Developer has satisfied one of the development prerequisites set by Council prior to consideration of final reading of Rezoning Bylaw No. 5709 is the execution of a Servicing Agreement to secure the works and services, necessary to support the proposed development, at no cost to the Township.

The Township supports the Developer's proposal to apply for a DCC Frontending Agreement. The attached Sanitary DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the construction of the off-site sanitary sewers required to facilitate the development of the Latimer Neighbourhood Plan area of the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the "Agreement") proposed by the Developer is a cost recovery mechanism, similar in concept to a Development Works Agreement (DWA), in that the cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- The recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge;
- There is no requirement for a bylaw approval process; and
- The petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter.

The proposed DCC Frontending Agreement is for sanitary works only. These sanitary works are identified in the current 2020 DCC program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately $1.8 million. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the Developer, up to a maximum cost as prescribed in the DCC Bylaw.

Applicable Policies:

Other existing Township bylaws and policies relevant to the attached Development Cost Charge Frontending Agreement are Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended; Latecomer Policy No. 07-353; and Neighbourhood Plan Policy No. 07-220.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the developer. The municipal processing and administration costs are borne by the developer at a rate of $7,500.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement

ATTACHMENT A

TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGES FRONTENDING AGREEMENT

Project 08-27-0070 (Sanitary)

THIS AGREEMENT dated for reference the _____ day of _____, 2023.

BETWEEN:

TOWNSHIP OF LANGLEY, a municipal corporation under the Local Government Act of the Province of British Columbia and having its offices at 20338 65 Avenue, Langley, British Columbia V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

ZENTERRA DEVELOPMENTS LTD. a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 216, 2630 Croydon Drive, Surrey, British Columbia V3Z 6T3

(the "Developer")

OF THE SECOND PART

a) **WHEREAS** real property within the specified benefiting area is identified in the column entitled “Legal Description” in Schedule "A", attached hereto (the “Benefiting Parcel”).

b) **AND WHEREAS** the real property within the Specified Benefiting Area is illustrated in Schedule “B”, attached hereto (the “Benefiting Area”).

c) **AND WHEREAS** a sanitary sewer and related appurtenances as described in Schedule “C” are required to be constructed

d) **AND WHEREAS** the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.

e) **AND WHEREAS** the Works are not currently scheduled for construction by the Township, but are contained within the Township’s Engineering Servicing Plan

f) **AND WHEREAS** the Developer has requested that the Township advance the construction of the Sanitary Sewer Works and has agreed to facilitate such construction for the development of the Benefiting Area.

g) **AND WHEREAS** Section 560 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the *"Act"*) authorized Council to enter into an agreement with the Developer for the provision of the Sanitary Sewer Works by the Developer.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN ($10) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefitting Parcel**" means the real property within the Benefiting Area as described in Schedule "A" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the Sanitary Sewer Works, which costs are estimated at $1,836,191.26;

"Council" means the elected Council of the Township of Langley;

"**Developer**" means Zenterra Developments Ltd.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Development Cost Charge Bylaw 2020 No. 5555, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Lot**" means a development unit used either for single-family, multi-family, commercial, or institutional use;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works under Township Project No. 08-27-0070;

"**Subdivision and Development Servicing Bylaw**" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382; enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"**Term**" means the period of time this Agreement is in effect as specified in Section 4;

"**Township**" means the Corporation of the Township of Langley having its municipal office located at 20338 65 Avenue, Langley, British Columbia, V2Y 3J1; and

"**Works**" means Sanitary Sewer Works and related appurtenances substantially as described in Schedule "C"";

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement

3. CREDIT FOR WORKS

a) The Township agrees to credit the Developer the Sanitary Sewer Development Cost Charge for each additional lot created within the Benefiting Area but shall not exceed $699,930 without interest.

b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the General Manager of Engineering shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the General Manager of Engineering, in their judgment deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

c) The Township is not responsible for financing any of the costs of the Works.

d) In consideration of the completion of the Works by the Developer to the satisfaction of the General Manager of Engineering, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Sanitary works to the extent the Sanitary component of the Development Cost Charges have been collected and are

received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.

e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, the Township shall forever retain all such unclaimed funds.

4. TERM

a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.

b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of $699,930 without interest.

5. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the works; and

b) All expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the works.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to $7,500 for the preparation, registration and administration of this Agreement.

7. NOTICES

a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer as follows:

b) Zenterra Developments Ltd
216, 2630 Croydon Drive,
Surrey, BC V3Z 6T3

or such change of address as the Developer has, by written notification, forwarded to the Township, and to the Township as follows:

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

Attention: Manager of Development Engineering

or such change of address as the Township has, by written notification, forwarded to the Developer.

c) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i. if delivered, on the date of delivery; or
ii. if mailed, then on the fifth (5^{th}) day after the mailing thereof.

8. BINDING ON SUCCESSORS

a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

b) The Developer shall not assign or transfer its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

10. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

11. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

a) Schedule "A" – Benefiting Parcels
b) Schedule "B" – Benefiting Area
c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY ~~GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT~~)
DIRECTOR, DEVELOPMENT SERVICES)
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, DEVELOPMENT SERVICES)

)
SIGNED BY TOWNSHIP)
CLERK)
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
BENEFITING PARCELS

Map ID	PID	Civic Address	Legal Description
1	028-571-002	7687 200 ST	LT 1, SEC 22, TWP 8, NWD, PL BCP47902
2	002-414-368	7772 197 ST	LT 7, SEC 22, TWP 8, NWD, PL NWP70469
3	002-414-350	7806 197 ST	LT 6, SEC 22, TWP 8, NWD, PL NWP70469
4	002-414-341	7838 197 ST	LT 5, SEC 22, TWP 8, NWD, PL NWP70469
5	002-414-333	7860 197 ST	LT 4, SEC 22, TWP 8, NWD, PL NWP70469
6	002-414-325	7894 197 ST	LT 3, SEC 22, TWP 8, NWD, PL NWP70469
7	002-414-317	7922 197 ST	LT 2, SEC 22, TWP 8, NWD, PL NWP70469
8	002-414-295	19752 80 AVE	LT 1, SEC 22, TWP 8, NWD, PL NWP70469
9	006-372-261	7807 199 ST	LT 16, SEC 22, TWP 8, NWD, PL NWP49697
10	002-119-099	7835 199 ST	LT 17, SEC 22, TWP 8, NWD, PL NWP67191
11	000-801-607	7883 199 ST	LT A, SEC 22, TWP 8, NWD, PL NWP68321
12	000-801-615	7891 199 ST	LT B, SEC 22, TWP 8, NWD, PL NWP68321
13	006-372-228	7917 199 ST	LT 14, SEC 22, TWP 8, NWD, PL NWP49697
14	000-974-561	19834 80 AVE	LT 1, SEC 22, TWP 8, NWD, PL NWP68831
15	000-974-587	7955 199 ST	LT 2, SEC 22, TWP 8, NWD, PL NWP68831
16	006-499-121	19970 80 AVE	LT 2, SEC 22, TWP 8, NWD, PL NWP5922
17	002-379-708	19976 80 AVE	SEC 22, TWP 8, NWD, PL NWP5922
18	007-152-370	19974 78B AVE	LT 10, SEC 22, TWP 8, NWD, PL NWP43906
19	004-875-109	19942 78B AVE	LT 11, SEC 22, TWP 8, NWD, PL NWP43906
20	007-152-388	19910 78B AVE	LT 12, SEC 22, TWP 8, NWD, PL NWP43906
21	007-152-361	7913 200 ST	LT 9, SEC 22, TWP 8, NWD, PL NWP43906
22	007-152-353	19957 78B AVE	LT 8, SEC 22, TWP 8, NWD, PL NWP43906
23	007-152-345	19925 78B AVE	LT 7, SEC 22, TWP 8, NWD, PL NWP43906
24	007-369-328	19607 80 AVE	LT 82, SEC 27, TWP 8, NWD, PL NWP36398
25	004-888-171	8198 196 ST	LT 81, SEC 27, TWP 8, NWD, PL NWP36398

Map ID	PID	Civic Address	Legal Description
26	011-225-947	19645 80 AVE	SEC 27, TWP 8, NWD
27	002-554-933	19681 80 AVE	LT 1, SEC 27, TWP 8, NWD, PL NWP70554
28	002-554-950	8071 197 ST	LT 2, SEC 27, TWP 8, NWD, PL NWP70554
29	002-554-968	8115 197 ST	LT 3, SEC 27, TWP 8, NWD, PL NWP70554
30	002-554-976	8159 197 ST	LT 4, SEC 27, TWP 8, NWD, PL NWP70554
31	002-554-984	8197 197 ST	LT 5, SEC 27, TWP 8, NWD, PL NWP70554
32	002-555-000	8194 197 ST	LT 6, SEC 27, TWP 8, NWD, PL NWP70554
33	002-555-026	8168 197 ST	LT 7, SEC 27, TWP 8, NWD, PL NWP70554
34	002-555-034	8126 197 ST	LT 8, SEC 27, TWP 8, NWD, PL NWP70554
35	002-555-051	8080 197 ST	LT 9, SEC 27, TWP 8, NWD, PL NWP70554
36	002-555-069	8042 197 ST	LT 10, SEC 27, TWP 8, NWD, PL NWP70554, PRT
37	007-242-379	19781 80 AVE	LT 74, SEC 27, TWP 8, NWD, PL NWP35849
38	007-262-931	8045 198A ST	LT 75, SEC 27, TWP 8, NWD, PL NWP36036
39	007-263-147	8075 198A ST	LT 76, SEC 27, TWP 8, NWD, PL NWP36036
40	007-263-287	8097 198A ST	LT 77, SEC 27, TWP 8, NWD, PL NWP36036
41	001-876-112	8131 198A ST	LT 78, SEC 27, TWP 8, NWD, PL NWP36351
42	007-303-726	8157 198A ST	LT 79, SEC 27, TWP 8, NWD, PL NWP36351
43	007-303-777	8189 198A ST	LT 80, SEC 27, TWP 8, NWD, PL NWP36351
44	005-422-051	8219 197 ST	LT 90, SEC 27, TWP 8, NWD, PL NWP55964
45	005-422-035	8237 197 ST	LT 89, SEC 27, TWP 8, NWD, PL NWP55964
46	005-422-019	8261 197 ST	LT 88, SEC 27, TWP 8, NWD, PL NWP55964
47	005-422-001	8283 197 ST	LT 87, SEC 27, TWP 8, NWD, PL NWP55964
48	002-135-931	8222 197 ST	LT 91, SEC 27, TWP 8, NWD, PL NWP55964
49	005-422-078	8242 197 ST	LT 92, SEC 27, TWP 8, NWD, PL NWP55964
50	005-422-108	8264 197 ST	LT 93, SEC 27, TWP 8, NWD, PL NWP55964
51	005-422-132	8286 197 ST	LT 94, SEC 27, TWP 8, NWD, PL NWP55964
52	012-658-928	19765 82 AVE	LT 27, SEC 27, TWP 8, NWD, PL NWP2506

Map ID	PID	Civic Address	Legal Description
53	012-658-944	19787 82 AVE	LT 34, SEC 27, TWP 8, NWD, PL NWP2506
54	012-658-952	19809 82 AVE	LT 35, SEC 27, TWP 8, NWD, PL NWP2506
55	012-661-635	19831 82 AVE	LT 42, SEC 27, TWP 8, NWD, PL NWP2506
56	005-388-627	19853 82 AVE	LT 43, SEC 27, TWP 8, NWD, PL NWPNWP2506
57	003-994-937	19875 82 AVE	LT 50, SEC 27, TWP 8, NWD, PL NWP2506
58	012-661-660	19897 82 AVE	LT 51, SEC 27, TWP 8, NWD, PL NWP2506
59	000-529-991	19919 82 AVE	LT 58, SEC 27, TWP 8, NWD, PL NWPNWP2506
60	012-661-686	19941 82 AVE	LT 59, SEC 27, TWP 8, NWD, PL NWPNWP2506
61	005-415-080	19963 82 AVE	LT 95, SEC 27, TWP 8, NWD, PL NWP55964
62	027-306-496	19985 82 AVE	LT B, SEC 27, TWP 8, NWD, PL BCP33588
63	004-715-403	19766 83 AVE	LT 28, SEC 27, TWP 8, NWD, PL NWPNWP2506
64	008-161-224	19788 83 AVE	LT 33, SEC 27, TWP 8, NWD, PL NWPNWP2506
65	012-661-619	19810 83 AVE	LT 36, SEC 27, TWP 8, NWD, PL NWP2506, PRT SE 1/4
66	012-661-627	19832 83 AVE	LT 41, SEC 27, TWP 8, NWD, PL NWPNWP2506
67	012-661-643	19854 83 AVE	LT 44, SEC 27, TWP 8, NWD, PL NWPNWP2506
68	012-661-651	19876 83 AVE	LT 49, SEC 27, TWP 8, NWD, PL NWPNWP2506
69	012-661-678	19898 83 AVE	LT 52, SEC 27, TWP 8, NWD, PL NWPNWP2506
70	000-690-911	19920 83 AVE	LT 57, SEC 27, TWP 8, NWD, PL NWP2506
71	002-182-467	19942 83 AVE	LT 60, SEC 27, TWP 8, NWD, PL NWPNWP2506
72	002-597-543	19960 83 AVE	LT 96, SEC 27, TWP 8, NWD, PL NWP55964
73	027-306-488	19986 83 AVE	LT A, SEC 27, TWP 8, NWD, PL BCP33588
74	012-658-855	8216 196 ST	LT 10, SEC 27, TWP 8, NWD, PL NWP2506
75	012-779-008	8234 196 ST	LT 9, SEC 27, TWP 8, NWD, PL NWP2506
76	005-577-349	8258 196 ST	LT 99, SEC 27, TWP 8, NWD, PL NWP57376
77	005-421-942	19660 83 AVE	LT 85, SEC 27, TWP 8, NWD, PL NWP55964
78	007-096-470	19777 83 AVE	LT 84, SEC 27, TWP 8, NWD, PL NWP43765
79	002-158-604	19745 83 AVE	LT 24, SEC 27, TWP 8, NWD, PL NWPNWP2506

Map ID	PID	Civic Address	Legal Description
80	012-658-901	19727 83 AVE	LT 21, SEC 27, TWP 8, NWD, PL NWPNWP2506
81	012-658-898	19703 83 AVE	LT 16, SEC 27, TWP 8, NWD, PL NWPNWP2506
82	012-658-863	19681 83 AVE	LT 13, SEC 27, TWP 8, NWD, PL NWPNWP2506
83	002-266-181	19663 83 AVE	LT 5, SEC 27, TWP 8, NWD, PL NWP2506, PRT
84	012-658-847	8338 196 ST	LT 4, SEC 27, TWP 8, NWD, PL NWP2506
85	000-541-851	8356 196 ST	LT 3, SEC 27, TWP 8, NWD, PL NWP2506
86	003-847-527	8362196 ST	LT 2, SEC 27, TWP 8, NWD, PL NWP2506
87	000-449-733	19610 84 AVE	LT 1, SEC 27, TWP 8, NWD, PL NWP2506
88	001-047-795	19680 84 AVE	LT 14, SEC 27, TWP 8, NWD, PL NWPNWP2506
89	031-101-046	19728 84 AVE	PCL A, SEC 27, TWP 8, NWD, PL NWP2506
90	000-606-944	19746 84 AVE	LT 23, SEC 27, TWP 8, NWD, PL NWPNWP2506
91	007-096-461	19780 84 AVE	LT 83, SEC 27, TWP 8, NWD, PL NWP43765, PRT
92	012-064-394	19679 84 AVE	LT 4, SEC 27, TWP 8, NWD, PL NWP79124
93	012-064-378	19657 84 AVE	LT 3, SEC 27, TWP 8, NWD, PL NWP79124
94	005-439-132	8430 196 ST	LT 60, SEC 27, TWP 8, NWD, PL NWP56276
95	005-439-116	8484 196 ST	LT 59, SEC 27, TWP 8, NWD, PL NWP56276
96	030-919-843	84 AVE	LT 2, SEC 27, TWP 8, NWD, PL EPP92489
97	026-341-476	84 AVE	LT 5, SEC 27, TWP 08, NWD, PL BCP17934
98	007-096-496	8393 200 ST	LT 54, SEC 27, TWP 8, NWD, PL NWP43766
99	005-577-357	19664 83 AVE	LT 100, SEC 27, TWP 8, NWD, PL NWP57376

SCHEDULE "B"
MAP OF BENEFITING AREA

AREA	FOLIO	Net Developable Area
1	765117951	4.58
2	135411963	3.24
3	135411954	3.48
4	135411945	3.58
5	135411936	3.68
6	135411927	3.81
7	135411918	3.91
8	135411909	3.91
9	135511926	3.24
10	135511917	3.45
11	135511935	3.58
12	135511944	3.38
13	135512007	3.44
14	135512015	3.69
15	135513074	5.75
16	135611907	1.31
17	135611114	3.91
18	135712004	3.80
19	135711903	3.90
20	135712005	3.80
21	135712006	3.90
22	135711115	3.90
23	135711116	3.90
24	181811114	3.90
25	181911906	3.68
26	181911915	3.52
27	181911924	3.47
28	181911933	3.39
29	181911942	3.28
30	181911951	3.18
31	181911960	3.49
32	181911979	3.67
33	181911988	3.19
34	181911997	3.28
35	182011903	3.41
36	182012002	1.31
37	182012001	3.25
38	182014001	3.56
39	182015009	3.14
40	182016008	3.31
41	182017007	3.33
42	183016006	3.38
43	183015007	3.37
44	183014008	3.36
45	183015005	3.38
46	183017005	3.38
47	183016004	3.37
48	183020003	3.36
49	183021009	3.36
50	182520009	3.31
51	182521008	3.41
52	182522007	3.41
53	182523006	3.41
54	182524005	3.40
55	182525004	3.40
56	182611113	3.40
57	182612006	3.40
58	182613005	3.40
59	182615003	3.40
60	182616002	3.40
61	183022008	3.40
62	765019043	3.27
63	182523008	3.40
64	182523005	3.40
65	182611111	3.40
66	182523002	3.40
67	182523000	3.40
68	182611114	3.40
69	182611113	3.40
70	182614004	3.40
71	182617001	3.40
72	182523007	3.40
73	765019034	3.27
74	182518001	3.30
75	182517002	3.30
76	183022005	3.30
77	182524004	3.30
78	182611119	3.67
79	182527000	3.40
80	182523004	3.40
81	183025001	3.40
82	182520007	3.40
83	182515004	3.15
84	182514005	3.10
85	182513006	3.26
86	182512007	3.45
87	182511009	3.52
88	182521006	3.40
89	769726025	3.91
90	182529001	3.40
91	185311110	3.52
92	190111932	3.78
93	190111923	3.88
94	190211901	3.38
95	190213002	3.38
96	765015091	3.90
97	760225017	3.40
98	758426004	3.26
99	183023005	3.30
SUB-TOTALS		47.27



DCCFA SANITARY CATCHMENT AREAS
SCHEDULE 'B'

LEGEND
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

Scale: 1:5000
Date: 2022.10.27
Job No.: 2111-05936-00
Mun. Proj.: 08-27-0070

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5050

DATE: Thursday, October 27, 2022 2:46:47 PM FILE: X:\2111\2111-05936-00 PHL - SANITARY UPGRADE 197 ST\10.0 DRAWINGS\10.3 ENGINEERING\10.3.2 SKETCHES\05936-00 SANITARY DWA SKETCH.DWG

SCHEDULE "C"

DESCRIPTION OF THE WORKS

- Approximately 645 linear metres of 375 mm diameter sanitary sewer trunk main;
- Approximately 200 linear metres of 450 mm diameter sanitary sewer trunk main and related appurtenances.

Applicable DCC Project ID Numbers from Development Cost Charge Bylaw No. 5555 related to the works, are as follows:

DCC Project ID Number	Description	Location	To	From
18 S 032	Trunk Sewer	83 Avenue	198A Street	197 Street
18 S 034	Trunk Sewer	84 Avenue	197 Street	196 Street
18 S 038	Upsize Existing Sewer	196 Street	84 Avenue	84A Avenue
18 S 039	Upsize Existing Sewer	196 Street	84A Avenue	85 Avenue PS
18 S 041	Trunk Sewer	197 Street	83 Avenue	83B Avenue
18 S 042	Trunk Sewer	197 Street	83B Avenue	84 Avenue
18 S 043	Upsize Existing Sewer	198A Street	80 Avenue	82 Avenue
18 S 044	Trunk Sewer	198A Street	82 Avenue	83 Avenue

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 – REGULAR MEETING	**REPORT:**	23-54
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-07-0027
SUBJECT:	WINERY LOUNGE AND SPECIAL EVENT AREA ENDORSEMENT APPLICATION NO. 000062 (CHAPTER ESTATES WINERY / 1268 - 216 STREET)		

PROPOSAL:

Request for Council endorsement (to the provincial Liquor and Cannabis Regulation Branch) for a new winery lounge (indoor and outdoor) and winery special event area for Chapter Estates Winery at 1268 - 216 Street.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the winery lounge and winery special event area application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the winery lounge and winery special event area endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.

RECOMMENDATIONS:

That Council consider the endorsement request for a new winery lounge and winery special event area for Chapter Estates Winery at 1268 - 216 Street; and

That Council adopt the following resolution, should it decide to endorse Chapter Estates Winery's request:

> *"That Council has considered and ENDORSED the request by Chapter Estate Winery to locate a 116 person winery lounge (53 person interior and 63 person patio) and a 160 person winery special event area serving the Chapters Estate Winery located at 1268 - 216 Street, Langley, characterized as having liquor service from 9:00AM to 12:00AM (7 days a week).*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior*

to the April 17, 2023 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

EXECUTIVE SUMMARY:

Rising Tide Consultants has made an application to Council to endorse a new winery lounge and winery special event area for the Chapter Estates Winery located at 1268 - 216 Street. The proposed winery lounge and winery special event area will serve as accessory uses to the winery located on the subject site.

Although the issuance of winery licences is a Provincial jurisdiction, the Liquor and Cannabis Regulation Branch provides municipal councils with the opportunity to "endorse" or "not endorse" applications for a winery lounge and a winery special event area. Township of Langley Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge and special event area endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a new winery lounge (indoor and outdoor) and winery special event area for the Chapter Estates Winery located at 1268 - 216 Street.

REFERENCE:

Owner:	Cindy Moreno 1268 – 216 Street Langley, BC V2Z 1R2
Agent:	Rising Tide Consultants 1620, 1130 West Pender Street Vancouver, BC V6E 4A4
Location:	1268 - 216 Street
Legal Description:	South Half of The South Half of The North West Quarter Section 7 Township 10 Except: Firstly: Part Subdivided By Plan LMP2024 and Secondly: Part Subdivided By Plan LMP2540, New Westminster District
Area:	13.53 ha (33.43 ac)
Existing Zoning:	Rural Zone RU-3
Rural Plan:	Agricultural/Countryside

BACKGROUND/HISTORY:

The subject property is located in the Agricultural Land Reserve (ALR), is designated Agricultural/Countryside in the Rural Plan and is zoned Rural Zone RU-3.

A winery is permitted as an agricultural use under Rural Zone RU-3 where the winery complies with the requirements of the ALR. Under this regulation, a winery and ancillary uses are allowed in the ALR if the wine produced and offered for sale is made from farm product and:

(a) at least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the agricultural land on which the alcohol production facility is located, or
(b) the agricultural land on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is
    i. harvested from that agricultural land, or
    ii. both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.

The ALR Use Regulation identifies the following permitted ancillary uses in the ALR, provided they are ancillary to a winery:

(a) processing, storing and retail sales of an alcohol product produced by the alcohol production facility;
(b) operating a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;

(c) selling an alcoholic beverage other than one produced by the alcohol production facility, if the alcoholic beverage is intended to be consumed immediately and is sold
    i. as a single serving in a lounge referred to in paragraph (b), or
    ii. in a service area under a special event area endorsement endorsed on the licence issued under the Liquor Control and Licensing Act for the alcohol production facility;

(ci) conducting a cooking class, if the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation;

(cii) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, Section 17 [gathering for an event] does not apply.

In December 2022, the Liquor and Cannabis Regulation Branch (LCRB) granted Chapter Estates Winery an Approval in Principle for a manufacturing licence and on-site store and tasting room. The proposed picnic areas are currently pending LCRB approval. Pursuant to the Provincial Liquor Control and Licensing Act, the Liquor and Cannabis Regulation Branch does not provide Council with an opportunity to "endorse" or "not endorse" applications for new winery (manufacturer) licences, picnic areas, or on-site retail stores where the winery is permitted under municipal zoning. The Liquor and Cannabis Regulation Branch, however, is required to provide Council with the opportunity to "endorse" or "not endorse" applications for a winery lounge and a winery special event area.

The subject Chapter Estate winery lounge and winery special event area endorsement request is being considered pursuant to Policy No. 07-407 Liquor Licencing Policy (Attachment A). The policy requires Council to hold a "Liquor Licencing Hearing" (by written submission opportunity) prior to considering endorsement (to the Liquor and Cannabis Regulation Branch) of the request for a winery lounge and winery special event area.

Adjacent Uses:

	Existing Use	Rural Plan	Existing Zoning
North:	Single family properties and agricultural uses	Agricultural/Countryside	Rural Zone RU-3
South:	Single family properties and agricultural uses	Agricultural/Countryside	Rural Zone RU-3
East:	Single family properties and agricultural uses	Agricultural/Countryside	Rural Zone RU-3
West:	216 Street, beyond are single family properties	Agricultural/Countryside	Rural Zone RU-3

DISCUSSION/ANALYSIS:

Rising Tide Consultants on behalf of Chapter Estates Winery has applied for a new winery 250 m² (125 m^2 indoor and 125 m^2 outdoor) lounge area and a 157 m^2 winery special event area adjacent to the proposed winery lounge. The proposed buildings are located in the southwest portion of the subject site (Attachments F – J). Approximately 37 parking spaces are available

adjacent to the winery lounge and winery special event area with 20 additional parking spaces provided near the production facility.

The proposed winery lounge would allow the licenced winery to serve the wine produced on the premises in the designated lounge and patio area. The designated lounge and patio area is indicated on the floor plan submitted by the applicant (Attachment I). The applicant has requested a person capacity of 53 persons for the interior lounge and 63 persons for the exterior patio (a total of 116 persons for the winery lounge). The requested hours of operation are 9:00am to 12:00am, seven days a week. Minors are permitted in the winery lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the winery lounge. Hours of operation of other winery / cidery applications considered by Council are included as Attachment K.

The proposed Winery Special Event Area would allow the licenced winery to hold special events in a designated special event area. The applicant is proposing an exterior Special Event Area under a pergola (Attachments G and H) near the proposed building. The Special Event Area endorsement permits the sale and service of liquor for onsite consumption in an event-based space. Food must be available during events where liquor is served. The applicant has requested a person capacity of 160 for the Special Event Area.

The service and consumption of alcohol is only permitted in the designated special event area during a special event. The applicant has requested a person capacity of 160 persons for the Winery Special Event Area. The 160 persons for the Special Event Area are in addition to the 116 persons proposed for the winery lounge. the requested hours of operation are 9:00am to 12:00am, seven days a week (although alcohol will only be served in this area during special events). Minors are permitted in the Winery Special Event Area when accompanied by a parent or guardian.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the Policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications for the permanent addition of a patio to an existing liquor primary licence. It also requires Council to hold a “Liquor Licencing Hearing” when it considers an endorsement request. Staff note that the current process is to include written submission opportunities as “Liquor Licencing Hearings”.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted an application for a new winery lounge and a winery special event area to the Liquor and Cannabis Regulation Branch (Attachment J). According to Liquor and Cannabis Regulation Branch regulations, the resolution is to comment on the following criteria:

a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement
b) the general impact on the community
c) the view of residents
d) the Local Government recommendations and the reasons on which they are based

The proponent’s application form to the Liquor and Cannabis Regulation Branch, including a letter of intent (Attachment J), provides more detailed information with respect to the proposal.

Locational Criteria for Winery Lounge and Special Event Area Endorsements:

Council's Liquor Licencing Policy contains locational criteria intended to guide consideration of "Liquor Primary" endorsement requests. The Policy, however, does not contain any locational criteria for winery-related endorsement requests.

RCMP Comments:

RCMP comments (Attachment B) do not identify any concerns that would impact the granting of the licence.

Policy Considerations:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Liquor and Cannabis Regulation Branch Branch provides Council with the opportunity to "endorse" or "not endorse" applications for a winery lounge and a winery special event area. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed notices to nearby residents for a written submission opportunity providing an opportunity for public comment consistent with LCRB requirements.

Following the written submission opportunity, Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 Liquor Licencing
ATTACHMENT B	RCMP Comments
ATTACHMENT C	Aerial Context Map
ATTACHMENT D	Rural Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Site Plan (Entire Site) Submitted by Applicant
ATTACHMENT G	Site Plan (Proposal) Submitted by Applicant
ATTACHMENT H	Site Plan (Special Event Area) Submitted by Applicant
ATTACHMENT I	Floor Plan (Lounge)
ATTACHMENT J	Liquor and Cannabis Regulation Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT K	Table of Other Winery / Cidery Hours of Operations

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-10**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.

ATTACHMENT B

Folder No: LP000062

Project No: 10-07-0027

Project Name: CHAPTER ESTATES WINERY/MORENO

Civic Address: 1268 216 Street

PID: 013-283-588

Community/Neighbourhood Plan Area: Rural

Land Use Designation (Permitted Density if Applicable): Agricultural/Countryside

Police Suggestions

This is Cst. KIM with the Langley RCMP Community Liaison. Thanks for bring this matter to our attention. I reviewed the attached floor plan from your previous email and also, attended the location to have a better understanding of the property surroundings.

The below attached photos were obtained by Cst. KIM for reference purpose while he was attending the property on 2023-03-03.





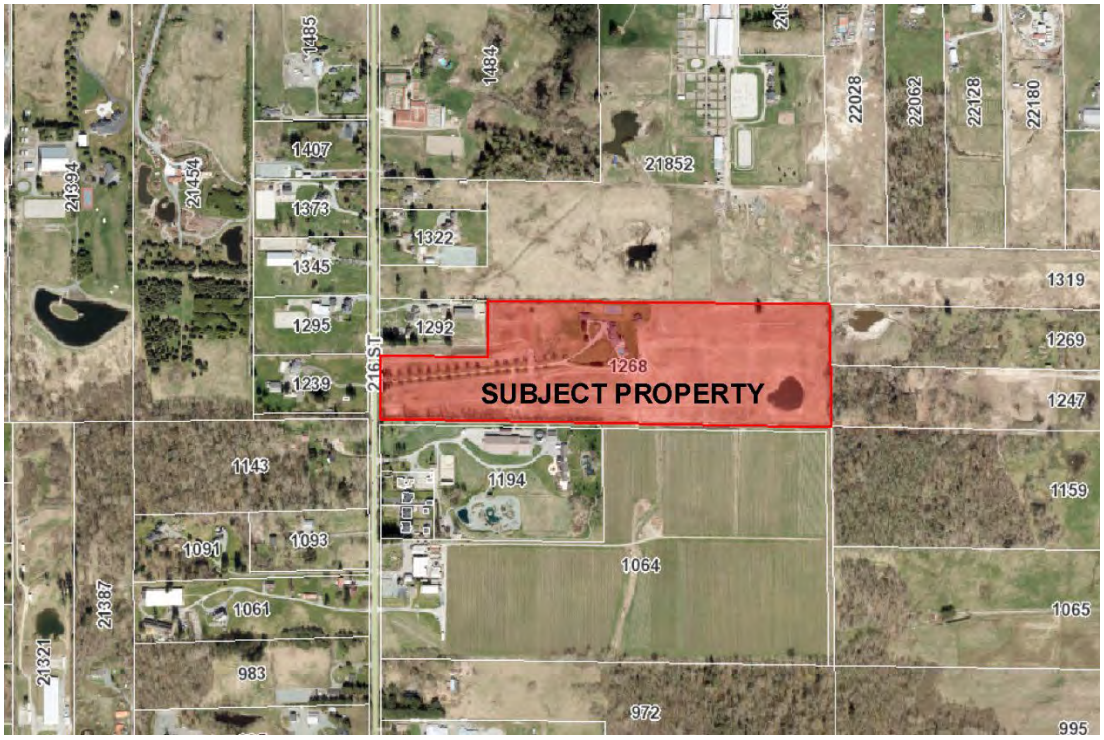


It was noted that the property is located in agricultural area where a couple of other wineries had already been established. The nearest school to the property was located approximately 4 Km away and it was deemed not posing any safety concern. Cst. KIM also, spoke with a neighbour to check any other possible concern from the neighbour's perspective but none was reported. At this point, we do not have any concern for the public safety on this application. If you have any question, comment, or concern please feel free to contact me via email. (kyungjin.kim@rcmp-grc.gc.ca)

Thank you,

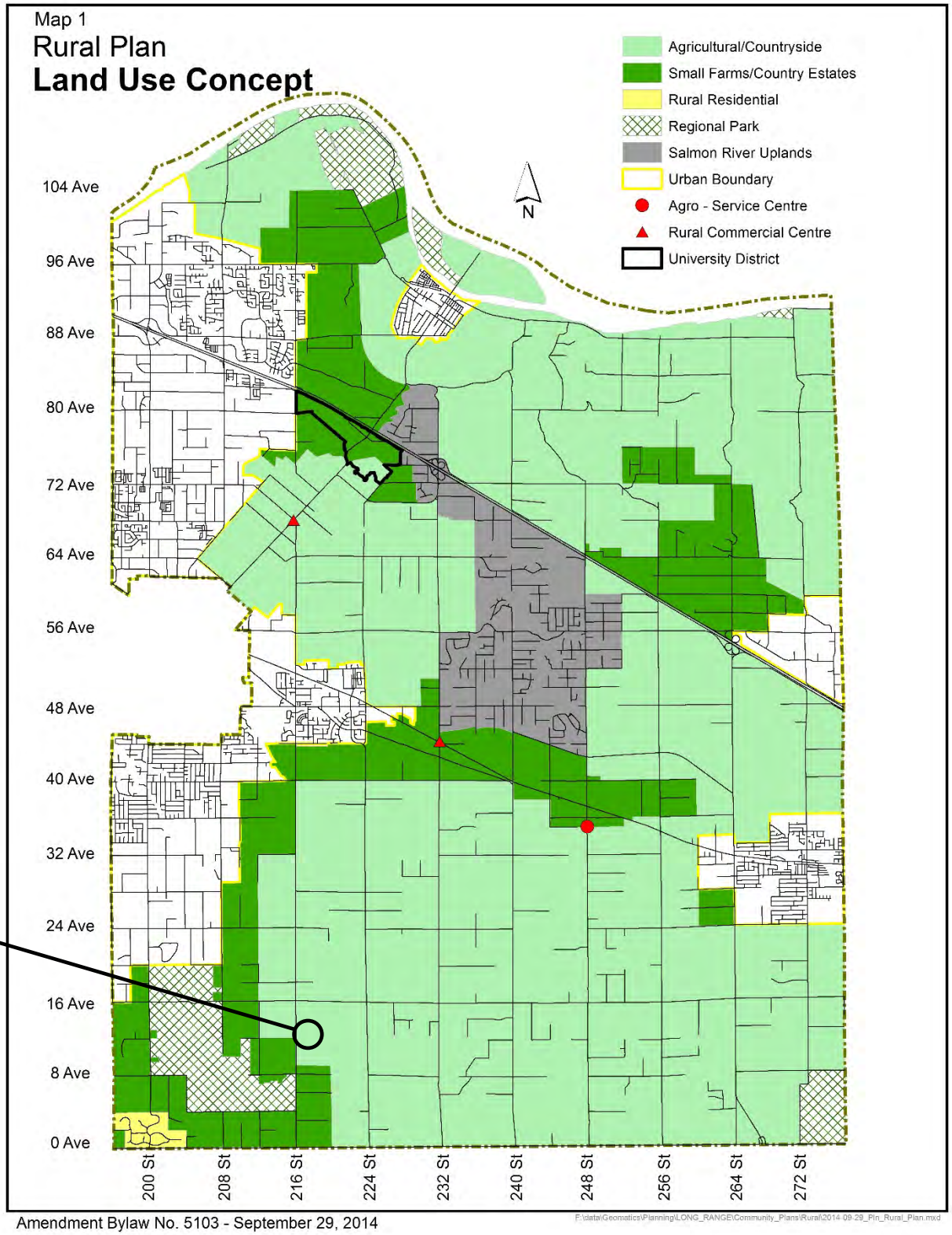
Cst. KIM
Langley RCMP Community Liaison Officer

ATTACHMENT C

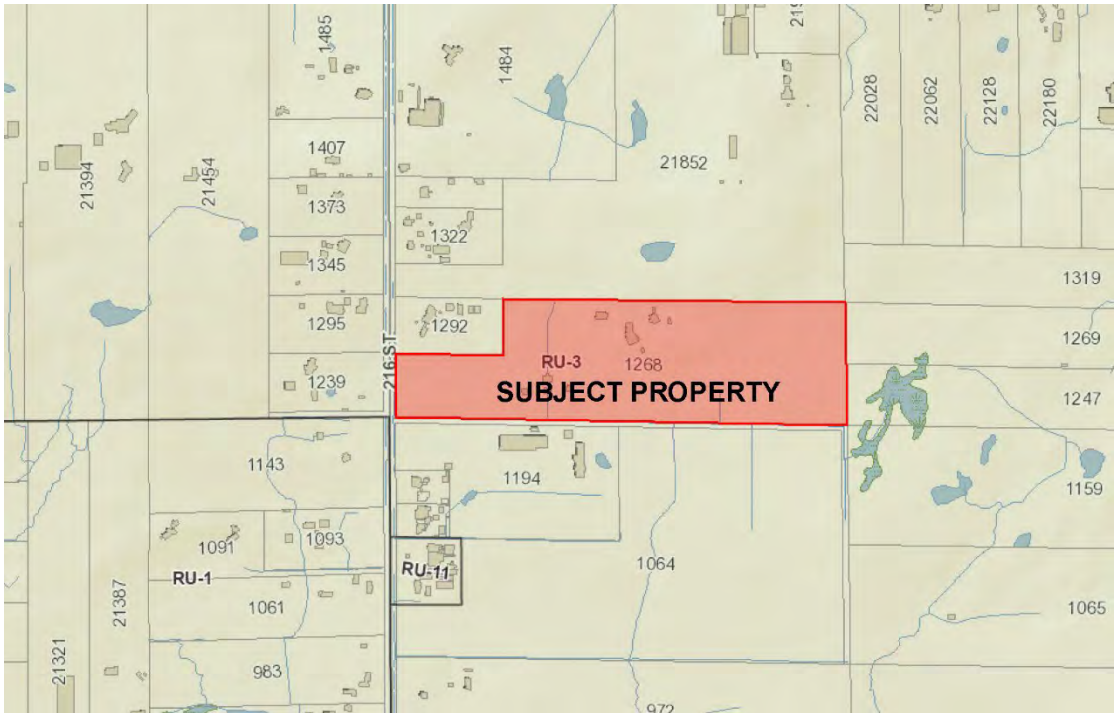


AERIAL CONTEXT MAP

ATTACHMENT D



ATTACHMENT E



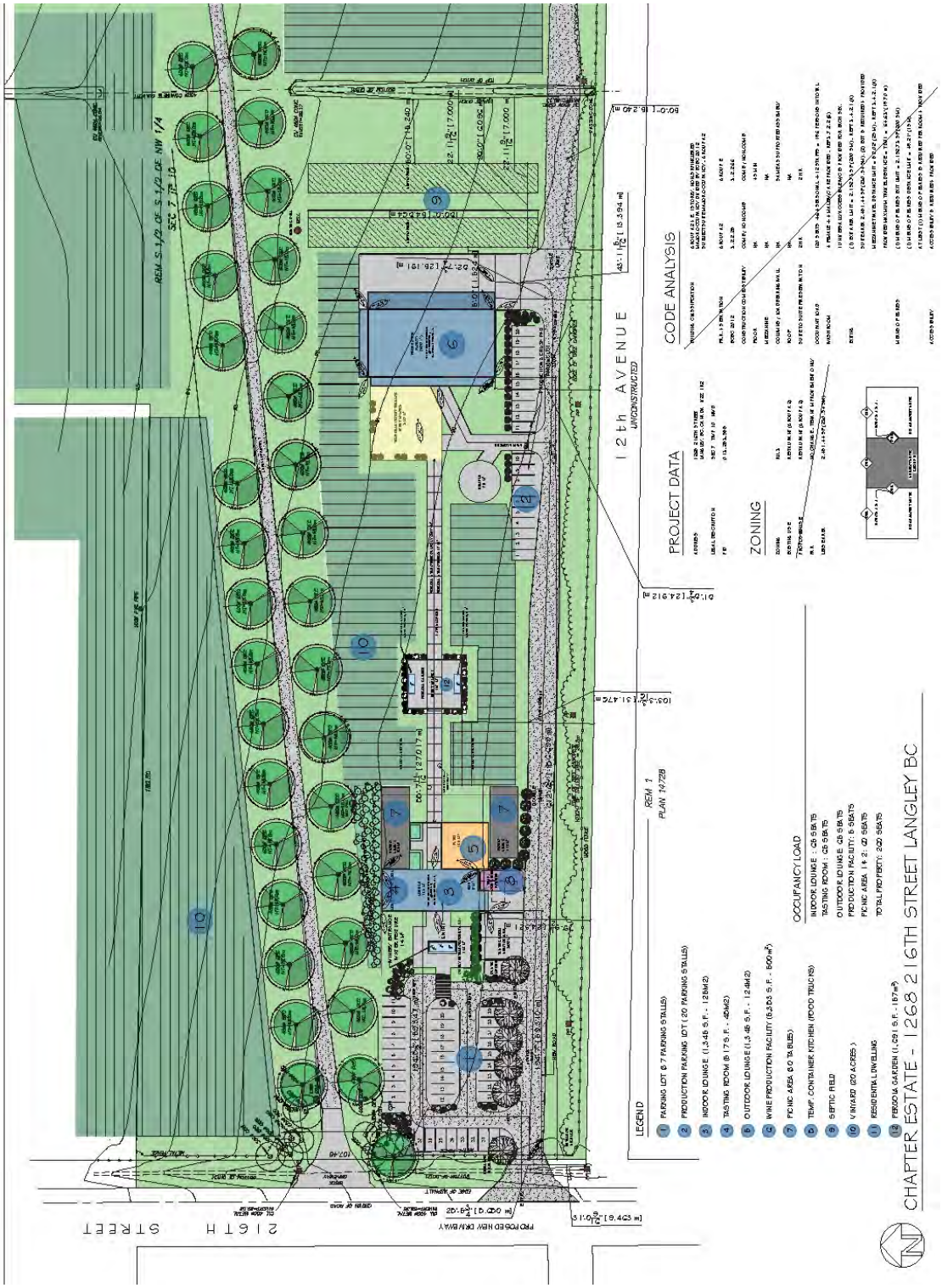
ZONING BYLAW NO. 2500 MAP

ATTACHMENT F



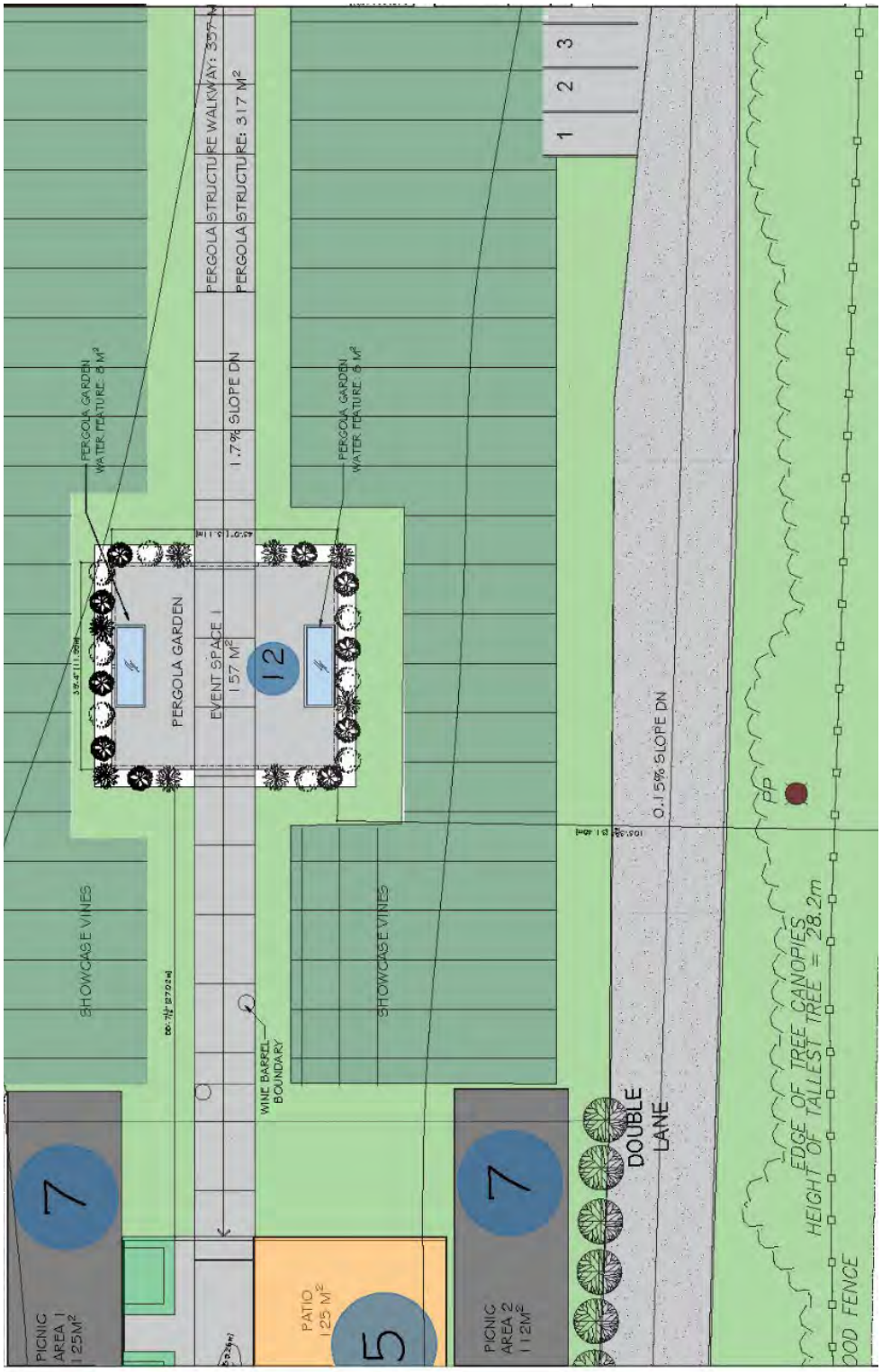
SITE PLAN (ENTIRE SITE) – SUBMITTED BY APPLICANT

ATTACHMENT G

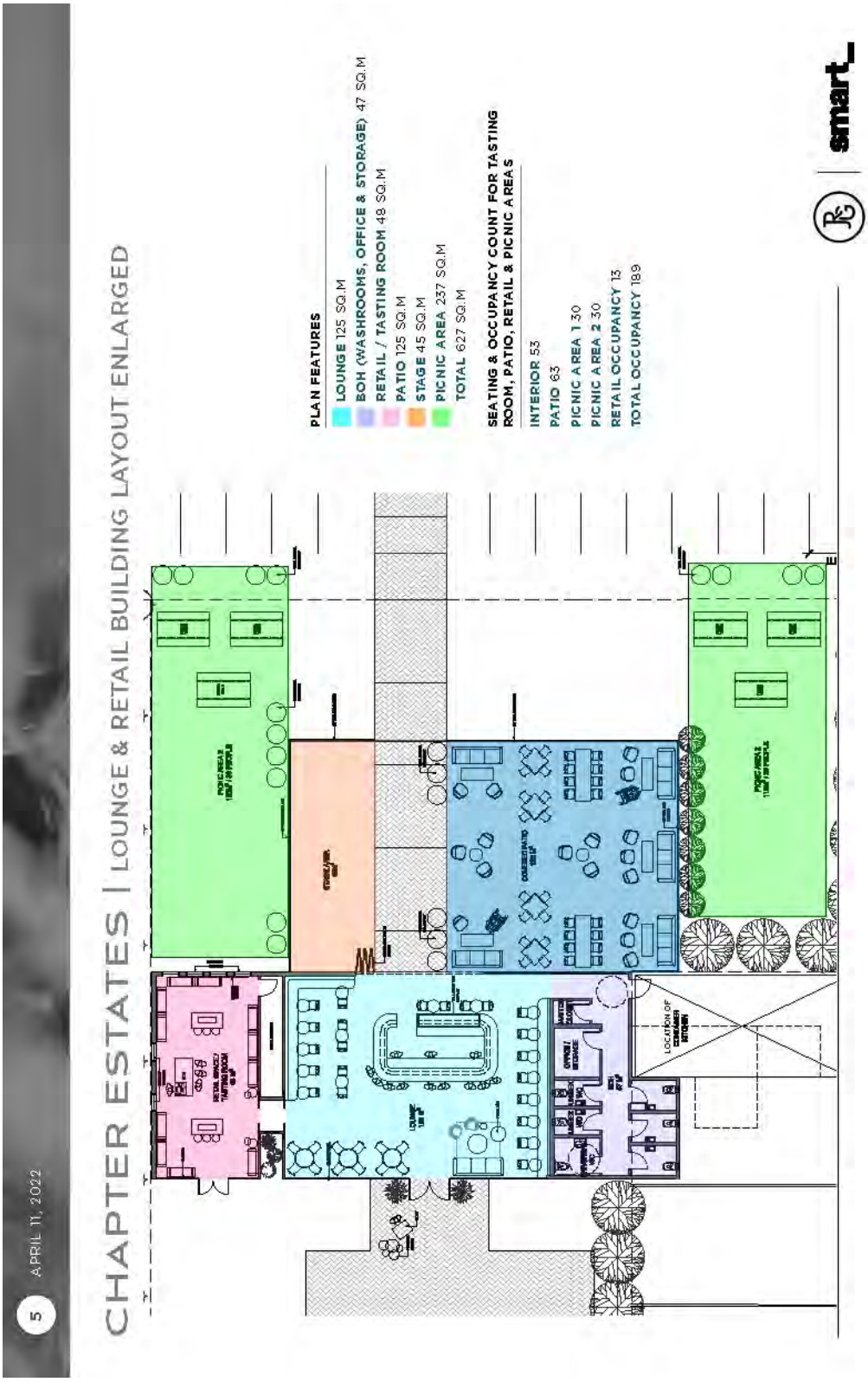


SITE PLAN (PROPOSAL) – SUBMITTED BY APPLICANT

ATTACHMENT H



SITE PLAN (SPECIAL EVENT AREA) – SUBMITTED BY APPLICANT



FLOOR PLAN (LOUNGE) – SUBMITTED BY APPLICANT

Liquor and Cannabis Licensing

Provide Comment on Lounge Area Endorsement Application

A lounge area endorsement permits the sale and service of liquor for on-site consumption.

The lounge can be an indoor area, with or without a patio attached to the interior lounge, or it may be a stand-alone patio located at the manufacturing site. A lounge may overlap in whole, or in part, a sampling area and/or on-site store.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The application fee of $330 must be submitted with your application.

Please note: If your endorsement(s) application is approved, a first year licensing fee of $330 (pro-rated to March 31) will be required for each endorsement before the LCRB will issue your endorsement.

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, contact the Liquor and Cannabis Regulation Branch (LCRB) at LCRBLiquor@gov.bc.ca (mailto:LCRBLiquor@gov.bc.ca)

ESTABLISHMENT DETAILS

Establishment Name

Chapter Estates Winery

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

1268 216th Street

City

Langley

Province

British Columbia

Postal Code

V2Z1R2

Country

Canada

Parcel Identifier (PID)

013283588

LETTER OF INTENT

Provide a letter describing your proposed lounge and/or special event area. Your letter must include:

- Describe the type of food service your endorsement area(s) will offer. Manufacturers must provide, at a minimum, a variety of hot or cold snacks and non-alcoholic beverages during all hours of operation.
- Identify all types of entertainment that may be offered in your endorsement areas (e.g. films, darts, DJ booth, dance floor, gambling, karaoke, live music, pool)
- Describe the composition of the neighbourhood (e.g. commercial, residential, industrial).
- Describe the potential for noise and other types of disturbance.
- Describe the measures you will implement to ensure nearby residents are not disturbed by your establishment or patrons of your establishment.
- Include any other information that may be relevant to your application.

letterOfIntent_1.pdf (api/file/e913e726-72f2-ec11-b833-005056836bf0/download-file/application/letterOfIntent_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F055844_E913E72672F2EC11B833005056836BF0%2FletterOfIntent__1.pdf&documentType=letterOfIntent) 166kb

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government or Indigenous Nation (https://www2.gov.bc.ca/gov/content?id=B5744089A70F428FA189E5FF5CAE4E4A) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Langley - Township

Selected Local Government/Indigenous Nation

Name: Langley - Township

Website: https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you meet the requirements of this application with your local government. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Langley RCMP

Selected Police Jurisdiction

Name: Langley RCMP

Zoning

☐ By checking this box, I confirm that current zoning at the proposed location permits a Lounge Area Endorsement.

Is your establishment located on the Agricultural Land Reserve (ALR)?

◯ **Yes** ◯ **No**

By submitting this application to LCRB, you are confirming that your licenced establishment will adhere to the requirements laid out in the Agricultural Land Reserve (ALR) Use Regulation (http://www.bclaws.ca/civix/document/id/complete/statreg/30_2019).

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

Ryan@jrg.ca

Establishment Phone

(778) 385-5620

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- [ ] * **For you to monitor and control patron entry and exit, and**
- [ ] * **To visually and physically define the service area.**

In opening this patio area you confirm that:

- [ ] * **You will take appropriate measures to maintain care and control over the service area and conduct.**

Describe the location of the patio in relationship to the interior service area. *

Immediately adjacent to interior.

What is the status of the patio area construction? *

Ready to Operate | In Progress | Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

3/1/2023

- [ ] **The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization**

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

- [ ] **January**
- [ ] **February**
- [ ] **March**
- [ ] **April**
- [ ] **May**
- [ ] **June**
- [ ] **July**

- [ ] August
- [ ] September
- [ ] October
- [ ] November
- [ ] December

Describe how patrons will access the patio (ie. from interior). *

Directly through the front doors of the building through the Lounge to the Lounge patio

Will servers have to carry liquor through any unlicensed areas to get to the patio?

- [ ] Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio	Portable service bar(s) on patio	The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed lounge endorsement floor plan(s).
The floor plan(s) must be stamped with an occupant load for each proposed service area (including patios). The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- stage
- sound or DJ booth

- stairs, entrances and exits
- kitchen
- washrooms

Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed endorsement service area(s) from other liquor licences or unlicensed areas. If there is another liquor licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the proposed lounge endorsement area.

Floor Plan_1.pdf (api/file/e913e726-72f2-ec11-b833-005056836bf0/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F055844_E913E72672F2EC11B833005056836BF0%2FFloor%20Plan__1.pdf&documentType=Floor Plan) 533 kb

SERVICE AREAS

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	Lounge	☐	☐	53
2	Lounge Patio	☐	☐	63
		Total Requested Capacity:		**116**

Do you currently hold another manufacturer licence at the same site that is already endorsed for the same area? Yes | No

Alert

If this applicant has answered YES to this question please contact LCRB (via email: LCRB.SLA@gov.bc.ca (mailto:LCRB.SLA@gov.bc.ca)) prior to starting your related processes (i.e. for conducting public input and providing comment) to confirm whether these steps are required for this application. When an applicant proposes to have overlapping service areas it is often not necessary to conduct further public input or provide comment

Site Plan

Provide a scaled site plan of your property.

The site plan must identify the location of the proposed patio and show the following:

- All buildings and their uses (i.e., storage, manufacturing buildings, personal residences, garage, etc.)
- Other businesses operating on the site, including other licensees approved by the LCRB and the entrances to those buildings
- All licensed areas (other endorsements or licences approved by the Liquor and Cannabis Regulation Branch)
- Any Vineyards, orchards, agricultural crops, and beehives
- Private and public roadways and parking areas

Site Plan_1.pdf (api/file/e913e726-72f2-ec11-b833-005056836bf0/download-file/application/Site Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F055844_E913E72672F2EC11B833005056836BF0%2FSite%20Plan__1.pdf&documentType=Site Plan) 1367 kb

For Distillers Only: The Office of the Fire Commissioner (OFC) requires that a distillery be constructed and maintained in conformance with the BC Fire Code. The OFC will be provided a copy of the Approval in Principal for your application, if issued.

HOURS OF SALE

Indicate the proposed hours of sales below.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	0	0	0	09:0	0	0	0
Close	0	0	0	00:0	0	0	0

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Edna

Last Name *

Lizotte

Title/Position

Manager of Licensing - Rising Tide Consultants

Phone Number (main) *

6046692928

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

edna@risingtideconsultants.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director
Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☐ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☐ * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Langley - Township

Name of Official

Title/Position

Phone

(000) 000-0000

Email

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Liquor and Cannabis Regulation Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, local governments/First Nations (LG/IN) can delegate staff with the authority to provide comment.

- If there are any major issues (e.g., zoning), LG/FN may hold off approving the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will approve the application. LG/IN will keep a copy of the approved application and all supporting documents.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
  - The impact of noise on nearby residents.
  - The impact on the community if the application is approved.
  - The views of residents and a description of the method used to gather views.
  - The LG/FN recommendations (including whether or not the application should be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.
- If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to a Senior Licensing Analyst.

TO UPLOAD DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILES MUST BE IN PDF, JPEG, OR PNG FORMAT.
MAX FILE SIZE: 25MB.

Opt Out of Comment | Reject Application | Accept Application

APPLICATION FOR A LOUNGE ENDORSEMENT
ON A WINERY LICENCE

AT: CHAPTER ESTATES WINERY
1268 216th STREET,
LANGLEY, BC,

APPLICANT: CHAPTER ESTATES WINERY LTD.

LETTER OF INTENT
FOR AN APPLICATION FOR A LOUNGE ENDORSEMENT ON A WINERY LICENCE

Submitted to:

Liquor and Cannabis Regulation Branch
400-675 Tyee Road
Victoria BC V8W 9J8

Submitted by:

Rising Tide Consultants
1620 - 1130 West Pender Street
Vancouver BC V6E 4A4
Tel: (604) 669-2928
Fax: (604) 669-2920

INTRODUCTION

This Letter of Intent is provided in support of the application submitted to the Liquor and Cannabis Regulation Branch by Chapter Estates Winery Ltd. for a lounge endorsement for a land based winery facility at 1268 216TH Street, in Langley, B.C. The applicant is applying for the lounge endorsement along with Special Event Area endorsements to the Liquor and Cannabis Regulation Branch.

This new lounge and Lounge patio endorsement for Chapter Estates Winery will add an exciting amenity to the area. The purpose of this lounge will be to highlight Chapter Estates Winery products for local residents and tourists. They wish to be a destination manufacturer for tourists and to educate visitors on BC wine.

The proposed lounge will be located in its own building on the property along with a Tasting Room and Retail store in one building. It will be in a separate building from the Manufacturing Facility itself. The occupant load for the Lounge will be a total of 116 patrons (53 in the interior and 63 on the patio).

The size of the Lounge and Lounge patio are 125 sq. mt. inside and 125 sq. mt. outside which is permitted without Agricultural Land Reserve special permission.

Chapter Estates Winery will also be a destination tourist stop, focused on serving top quality products on both a local and national level. Furthermore, the unique environment will allow for guests to be educated on diverse and quality products.

The location of Chapter Estates Winery is such that it will cater to different groups including residents of Langley, the business people working in the surrounding area, and tourists visiting the Fraser Valley seeking a winery experience. The target market group will be primarily over 25 years of age with a variety of occupations. The winery is projected to open in Spring of 2023.

Given the growing population of the area the applicant will focus on providing a quality experience to the community.

HOURS OF OPERATION

The current approved hours of licensing for this lounge endorsement is 9am to Midnight, seven days per week.

FOOD SERVICE

The Lounge at Chapter Estates Winery is a new wine-focused dining experience where guests can enjoy wine by the glass and bottle with hand-crafted fare from our Chef. The food concept at Chapter Estates Winery is to offer refreshingly delicious and interesting choices that deliver the essence of casual meets elegant vineyard dining. The house-crafted menu ranges from light bites for sharing to salads, sandwiches and full entrées. The emphasis will be on seasonal menus that showcase Chapter Estates wines. A key component of the dinner service will be tasting menus with each course impeccably paired with one of Chapter Estate's wines.

ENTERTAINMENT

The entertainment in this Lounge may from time to time include background music.

COMPOSITION OF THE NEIGHBOURHOOD

The site of the proposed lounge is located in the Agricultural Land Reserve within the Township of Langley and following in the only manufacturing winery establishments within a 1.0 km radius of the proposed site with a Lounge endorsement.

Domaine De Chaberton Winery, 1064 216th Street, Langley

The site of the proposed lounge is located within the Township of Langley and there are no social and public facilities with a 1.0 km radius of the proposed site.

BENEFITS TO THE COMMUNITY

The applicant's proposed establishment will benefit the community in the following ways:

- Employment opportunities for residents of the area;
- Provide a source of additional tax revenue for the city, the provincial and federal governments;
- Further diversify the hospitality venues available to the residents, business people and tourists to Langley;
- Provide an additional venue for community events, fundraisers and special events;
- Build a strong community profile by way of sponsorships and participation in community activities.

NOISE IN THE COMMUNITY

As the applicant's proposed establishment is a lounge enclosed within a separate building from the manufacturing facility. The applicant must follow the Township of Langley noise by-laws and ensure they are not a noise nuisance to surrounding neighbors. The applicant feels it is in their best interest to ensure no noise will negatively impact the surrounding community, as they are focused on attracting the surrounding residential community as their client base. Based on the above noted information, the applicant feels this Lounge within the community will not create additional noise.

OTHER

The applicant also submits the following additional factors for consideration:

- The size of the proposed venue is 53 patrons in the interior lounge and 63 patrons on the patio;
- The applicant is also applying for Special Event Area endorsements which will provide a venue for weddings, corporate events, family celebrations, etc.;
- One of the main goals of the principals is to build a strong community profile and sponsor local events.

All of which is respectfully submitted this 22nd day of June, 2022.

Rising Tide Consultants Ltd
Suite 1620 – 1130 West Pender Street
Vancouver, B.C. V6E 4A4

APPLICATION FOR A SPECIAL EVENT AREA ENDORSEMENT ON A WINERY LICENCE

AT: CHAPTER ESTATES WINERY
1268 216th STREET,
LANGLEY, BC,

APPLICANT: CHAPTER ESTATES WINERY LTD.

LETTER OF INTENT
FOR AN APPLICATION FOR A SPECIAL EVENT AREA ENDORSEMENT ON A WINERY LICENCE

Submitted to:

Liquor and Cannabis Regulation Branch
400-675 Tyee Road
Victoria BC V8W 9J8

Submitted by:

Rising Tide Consultants
1620 - 1130 West Pender Street
Vancouver BC V6E 4A4
Tel: (604) 669-2928
Fax: (604) 669-2920

INTRODUCTION

This Letter of Intent is provided in support of the Special Event Area application submitted to the Liquor and Cannabis Regulation Branch by Chapter Estates Ltd. for a special event area for a winery facility at 1268 216th Street, in Langley, B.C.. The applicant is applying for the endorsement to the Liquor and Cannabis Regulation Branch.

This new special event area for Chapter Estates Winery will add an exciting amenity to the Fraser Valley area. The main purpose of this special event area will be to highlight Chapter Estates products for local residents and tourists. They wish to be a destination manufacturer for tourists and to educate visitors on BC wine.

The winery facility will include a Lounge/Tasting Room/Retail Store which are set in a separate building at the front of the property directly off of 216th Street with the Manufacturing facility purposely set behind towards the middle of the property. The personal home of the applicant is located farther back on the same property.

The Special Event Area is proposed for events such as corporate events, wedding, etc. and is located in a beautiful Pergola with water features on either side situated between the vineyards. The Pergola is located between the Lounge building and Manufacturing Building. The occupant load for this special event area is 165 persons maximum.

The proposed hours of licensing for the special event area are proposed to be 9:00 a.m. to 12:00 a.m. Sunday to Saturday. All events in the Special Event Area will be pre-booked and tickets will be sold. Throughout the year our guests can enjoy a calendar of special events and activities, ranging from winemaker's dinners to culinary workshops, corporate events, concert performances to fine art showings, and so much more.

The location of Chapter Estates Winery is such that it will cater to different groups including residents of Langley, the business people working in the surrounding area, and tourists visiting the Fraser Valley seeking a winery experience. The target market group will be primarily over 25 years of age with a variety of occupations. Chapter Estates Winery is very community oriented.

Given the growing population of the area the applicant will focus on providing a quality experience to the community by hosting events in the special event area that will draw locals and tourists alike.

FOOD SERVICE

Our vision is to offer a quality catered dining experience for the various types of events that will be held in the Special Event Area. The food concept at Chapter Estates Winery is to offer refreshingly delicious and interesting choices that deliver the essence of casual meets elegant for vineyard dining. The menu

offering will range from light bites, salads, sandwiches and full entrées that will be sure to exceed everyone's expectations. The emphasis will be on seasonal menus that showcase Chapter Estate's wines. Our aim is for the Special Event Area to be the "go to" location for all events in Langley.

COMPOSITION OF THE NEIGHBOURHOOD

Township of Langley is a unique nesting of farmlands within a growing region. Over the years, Township of Langley has grown and evolved into a vibrant, cosmopolitan urban centre. Today, agriculture forms an important part of the local and regional economy as well as a major land use in the city.

The proposed manufacturing facility, Lounge, Tastings Room and Special Event Area will contribute to the growth of the hospitality/tourism facility within Township of Langley as well as serve the surrounding residential and business communities. Chapter Estates Winery will be a unique venue for patrons to attend within the Fraser Valley Regional District.

The site of the proposed Special Event Area are located in the Agricultural Land Reserve within the Fraser Valley Regional District and there is one Special Event Area endorsement located within 1 km at the Chaberton Estate Winery at 1064 216th Street, Langley. Their occupancy is 150 persons and is located at the entrance to the property immediately adjacent to 216th Street. Our Special Event Area are going to be located within our property and away from the main entrance.

BENEFITS TO THE COMMUNITY

The applicant's proposed establishment will benefit the community in the following ways:

- Employment opportunities for residents of the area;
- Provide a source of additional tax revenue for the city, the provincial and federal governments;
- Further diversify the hospitality venues available to the residents, business people and tourists to Township of Langley;
- Provide an additional venue for community events, fundraisers and special events;
- Build a strong community profile by way of sponsorships and participation in community activities.

NOISE IN THE COMMUNITY

As the applicant's proposed special event area are located between the Lounge/Retail Store/Tasting Room building and the Manufacturing building away from 216th Street and we don't expect that this venue would cause a significant impact on the surrounding residents. The applicant will adhere to all noise bylaws.

OTHER

The applicant also submits the following additional factors for consideration:

- The Special Event area occupancy is 165 persons;
- The applicant is also applying for a Lounge endorsement;
- One of the main goals of the principals is to build a strong community profile and sponsor local events.

All of which is respectfully submitted this 22nd day of June, 2022.

Rising Tide Consultants Ltd
Suite 1620 – 1130 West Pender Street
Vancouver, B.C.
V6E 4A4

ATTACHMENT K

SUBJECT APPLICATION:

Winery	Address	Proposed Hours of Operation	Person Capacity	Council Consideration
Chapter Estates Winery	1268 – 216 Street	9:00am to 12:00am	116 person winery lounge, 160 person Winery Special events area	April 3, 2023

OTHER WINERY / CIDERY APPLICATIONS:

Winery	Address	Endorsed Hours of Operation	Person Capacity	Council Endorsement
Roots and Wings Distillery Inc.	7897 – 240 Street	12:00pm – 8:00pm Mon. – Wed. 12:00pm – 10:00pm Thurs. – Sun.	36 person patio	June 13, 2022
Chaberton Estate Winery	1064 – 216 Street	11:30am – 11:30pm daily.	65 person patio	April 12, 2021
Otter Trail Winery	5974 – 248 Street	11:00am – 10:00pm Tues. – Sun.	64 person indoor lounge, 32 person patio; 126 person special event area	September 21, 2020
City Side Winery Ltd.	2974 – 224 Street	10:00am – 12:00am daily	65 person indoor lounge, 65 person patio	April 20, 2020
Backyard Vineyards Corp.	3033 – 232 Street	11:00am – 8:00pm Mon. – Wed.; 11:00am – 9:00pm Thurs. – Sat.; 11:00am – 7:00pm Sun.	32 person indoor lounge, 28 person patio	March 9, 2020
Festina Lente Estate Winery Ltd.	21113 – 16 Avenue	1:00pm – 6:00pm daily	10 person indoor lounge, 14 person patio; 65 person special event area	July 22, 2019
Fraser Valley Cider Company	22128 – 16 Avenue	11:00am – 10:00pm daily	22 person indoor lounge, 50 person patio; 150 person special event area	January 14, 2019
Township 7 Vineyards & Winery	21152 – 16 Avenue	10:00am – 10:00pm daily	48 person indoor lounge, 44 person patio; 100 person special event area	September 17, 2018
Roots and Wings Distillery Inc.	7897 – 240 Street	noon – 8:00pm daily	14 person capacity (inclusive of indoor and patio); 150	July 23, 2018

			person special event area	
Domaine De Chaberton	1064 – 216 Street	11:00am – 11:30pm daily	150 person Special Event Area	June 11, 2018
Glass House Estate Winery	23449 – 0 Avenue	11:00am – 11:30pm Wednesday to Sunday	50 person indoor lounge, 65 person patio; 100 person special event area	March 5, 2018
Backyard Vineyards Corp.	3033 – 232 Street	11:00am – 5:00pm daily	32 person indoor lounge, 28 person patio	March 19, 2018
Krause Berry Farms and Estate Winery	6179 – 248 Street	9:00am – midnight daily	65 person indoor lounge, 65 person patio; 100 person special event area	July 9, 2012

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-67
FROM:	ARTS, CULTURE, AND COMMUNITY INITIATIVES	**FILE:**	1840-01
SUBJECT:	ACCI CAPITAL PROJECTS: AUTHORIZATION TO USE DESIGNATED GRANTS, SPONSORSHIPS, DONATIONS AND RESERVES		

RECOMMENDATIONS:

That Council authorize the use of designated funds up to $150,000 identified in Attachment A for salishan Place - School Program Furniture and Equipment;

That Council authorize the use of designated funds up to $569,930 identified in Attachment A for salishan Place - Office Furniture and Equipment;

That Council authorize the use of designated funds up to $1,448,674 identified in Attachment A for salishan Place - Exhibitions and Related Fixtures and Equipment;

That Council authorize the use of up to $215,000 from the Library Reserve to fund the purchase of furniture and equipment at the new library in salishan Place by the River; and

That Council pre-authorize the use of additional designated sponsorships, donations and grants that may be received in 2023 and 2024 towards the new facility, with excess being placed in the Museum Reserve.

EXECUTIVE SUMMARY:

With Council's new budget procedures established, ACCI staff are now bringing forward 2023 capital projects for consideration of approval and authorization of funds use. The projects are:

1. salishan Place School Program Furniture and Equipment
2. salishan Place Office Furniture and Equipment
3. salishan Place – Exhibitions and Related Fixtures and Equipment
4. Fort Langley Library Furniture and Equipment

These projects, which will allow the completion of salishan Place by the River in 2023 were in the queue for Council's review and consideration of using existing and/or anticipated funds identified for the purposes of fixturing, furnishing, and equipping the new facility and its component parts including a library, exhibit halls, program rooms and office spaces. The associated funds have been specifically **designated** by the funders/providers for these purposes and fall under the source categories of grants, sponsorships, donations, and reserves.

Each project is further detailed with funding sources in Attachment A for Council review.

PURPOSE:

To obtain Council authorization for the use of designated funds that will help complete the salishan Place by the River project

BACKGROUND/HISTORY:

At the Regular meeting of Council held on April 26, 1999, both a new museum and an endowment supporting donations for the museum were discussed and the following motion was referred to staff

> *That whereas potential donors wish to contribute funds to the Langley Centennial Museum; and*
>
> *Whereas there is no existing mechanism for donors to make specific donations to the Langley Centennial Museum,*
>
> *That Council endorse working in partnership with the Fort Langley Legacy Foundation to accept private sector requests and donations to the Langley Centennial Museum.*

On May 3, 1999, Council directed staff to prepare a legal agreement between the Township of Langley and the Fort Langley Legacy Foundation to provide for the establishment and maintenance of an endowment fund for the Langley Centennial Museum.

Sometime in 2009, funds that were collected and accumulated in that Museum Endowment fund, were transferred to the Township of Langley to establish the Museum reserve. No museum specified donations remain with the Fort Langley Legacy Foundation.

At the January 29, 2018, regular meeting of Council, staff from the Engineering Division and the Arts, Culture and Community Initiatives Division presented a report that included a list of thirteen community projects with a recommendation that external funding opportunities should be pursued to fund these projects. Staff sought Council support for the submission of grant applications to senior levels of government. The report included the proposed Museum/Cultural Centre.

The following motion was carried at that meeting

> *That Council endorse the list of projects for submission to senior levels of government and external agencies, as applicable, in relation with grant funding opportunities in 2018; and further*
>
> *That Council send a letter to Members of Parliament John Aldag and Mark Warawa, and Members of the Provincial Legislative Assembly, Mary Polak, Darryl Plecas, and Rich Coleman, advising of the projects endorsed by Council for grant funding opportunities, as identified in this report*

Between 2019 and 2023, staff raised $6,353,972 in capital grants from senior levels of government towards the museum project and another $877,770 in one time operating and museum reopening grants. Between 2017 and 2023, the Township has either received or has current commitments for up to $370,000 of specified sponsorships and donations.

In 2022, and with the adoption of the budget for that year and the five-year financial plan Council established a Library Reserve, with funding from the annual library levy. This was done for the purposes of funding future library capital expenses including the replacement of worn furnishings and fixtures at existing library branches and to fund tenant improvements, materials and fixtures of the Fort Langley Library move into salishan Place by the River.

DISCUSSION/ANALYSIS:

While most Township capital facility projects are treated as singular projects with all components blended together (start to finish and inclusive of the Furniture, Fixtures and Equipment), the approach for salishan Place by the River was different in that staff looked to maximize grants and other funding opportunities based on project components, parts and pieces. This unique approach saw staff pursue grants from different sources and in related categories including Indigenous funding streams, Green Infrastructure funding streams, tourism funding streams, arts, and cultural spaces funding streams and through unique sponsorships.

Committing only to the completion of the centre based on external funding opportunities found, and on designated funds kept project costs in check and placed greater emphasis on staff sticking to budgets. In order to complete the salishan Place by the River project with exhibitions, furniture, fixtures, and equipment **(FFE)**, without additional impact to 2023 taxation, staff have sharpened their pencils by eliminating items beyond basic or (fundamental to operating needs), and by way of seeking more competitive cost estimates. Additionally in a revision of the project budget sheets, (Attachment A) the unfunded portion of budgets previously identified in prior Council submissions have been eliminated, and only existing sources of funding have been identified on the attached revised sheets

In defining “existing sources of funding” staff are identifying prior and currently committed FFE dollars to the completion of the facility that have come to the Township of Langley in 2022 and 2023 by way of external designated (purpose awarded) grants, donations, sponsorships, and existing reserves.

Designated donations have also been received over the past three decades toward the new facility – specific expenditures towards a new museum and deposited to the Museum Reserve.

In order to complete the new arts and cultural centre – salishan Place by the River in Fort Langley and to equip it with the necessary furniture, fixtures, equipment, and exhibitions; staff are now needing Council authorization to spend designated grants, sponsorships, and donations, that have been received and a portion of designated reserves on the remaining project items as presented in the staff submitted 2023 Capital Budget requests.

Excluding carry forwards, new requests in 2023 for project funding are:

1. salishan Place School Program Furniture and Equipment. $150,000
   Funding sources: $65,000 which is a portion of a recently awarded federal grant and $85,000 in sponsorships that were deposited to the Museum reserve

2. salishan Place Office Furniture and Equipment - $119,593
   Funding source: $119,593 which is a portion of a recently awarded federal grant

3. salishan Place – Exhibitions and Related Fixtures and Equipment. $1,145,407
   Funding Sources: A $40,000 provincial grant and $1,105,407 which is a portion of a recently awarded federal grant

4. Fort Langley Library Furniture and Equipment. $215,000
   Funding Source: $215,000 from the Library Reserve

Intergovernmental Implications:

As some of the external government funding source grants are tied to coordinated partnership announcements, they are pooled rather than identified individually. Signed agreements are in place.

Financial Implications:

Staff are proposing the use of external grants obtained for the specific project purposes identified in this report and the use of designated donations, sponsorships and reserves that are also tied to specific purposes supporting these projects.

Respectfully submitted,

Peter Tulumello
DIRECTOR
for
ARTS, CULTURE AND COMMUNITY INITIATIVES

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A Capital Projects

Township of Langley
Capital Project Description
Arts, Culture and Community Initiatives

Project Title — **salishan Place School Program Furniture and Equipment**

Work Breakdown (if it exists) (Use Asset ID if exists and WrkBrk not known) — NEW — **Category** — Furniture and Equipment

	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
New Request Amount			150,000	-	-	-	-
Budget Remaining	-	-					
Total Project Cost	-	-	**150,000**	-	-	-	-

Project Description *(Phased Project)

Furniture and AV Equipment for School Program related rooms at salishan Place

Project Justification & Consequences of Not Proceeding *(Phased Project)

Designated Donations of $85,000 were received to ensure school program related spaces at salishan would be appropriately furnished and equipped. The consequences of not proceeding would likely require us to return the funds and leave the space unfinished

***Project Priority Ranking** — **CRITICAL 03**

Length of Project (in Years) — 1 — **Initial Year of Approval**

Proposed Funding Source	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	-	-					
Operating Revenue	-	-					
Prior Year's Surplus	-	-					
Federal/Provincial/Other Grants	-	-	65,000				
Development Cost Charges (DCCs)	-	-					
Capital Works Reserve	-	-					
Equipment Replacement Reserve	-	-					
Land Reserve	-	-					
Infrastructure Reserve	-	-					
Local Area Service (LAS) Reserve	-	-					
Municipal Finance Authority (MFA)	-	-					
TransLink	-	-					
ICBC	-	-					
Internal Debt	-	-					
*Other: Museum Reserve/Sponsorshi	-	-	85,000				
Total Funded	-	-	150,000	-	-	-	-
UNFUNDED							
Total Project Funding	-	-	**150,000**	-	-	-	-
***Estimated Annual Operating impact**				-	-	-	-

Climate Action Category

Climate Action ID

Township of Langley
Capital Project Description
Arts, Culture and Community Initiatives

Project Title — **salishan Place Office Furniture and Equipment**

Work Breakdown (if it exists) (Use Asset ID if exists and WrkBrk not known): ACCI1006-01 — **Category**: Furniture and Equipment

	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
New Request Amount			119,593	-	-	-	-
Budget Remaining	455,000	450,337					
Total Project Cost	**455,000**	**450,337**	**119,593**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Furniture and Equipment will be needed for the office spaces at the new Cultural Centre in Fort Langley. $360,000 is for artifact storage systems.

Project Justification & Consequences of Not Proceeding *(Phased Project)

With the transition from the smaller Langley Centennial Museum into the larger salishan Place by the River facility TOL will need to add and replace existing furnishings is necessary. The old furnishings are over twelve years old and and hand-me downs from recreational centres. Without sufficient FF & E operations at the new centre will be impacted

***Project Priority Ranking**: HIGH 01

Length of Project (in Years): 2 — **Initial Year of Approval**:

Proposed Funding Source	**2022 Budget**	**2022 CFWD**	**2023**	**2024**	**2025**	**2026**	**2027**
Reserve Future Capital Expenditure	95,000	94,026					
Operating Revenue	-	-					
Prior Year's Surplus	-	-					
Federal/Provincial/Other Grants	360,000	356,311	119,593				
Development Cost Charges (DCCs)	-	-					
Capital Works Reserve	-	-					
Equipment Replacement Reserve	-	-					
Land Reserve	-	-					
Infrastructure Reserve	-	-					
Local Area Service (LAS) Reserve	-	-					
Municipal Finance Authority (MFA)	-	-					
TransLink	-	-					
ICBC	-	-					
Internal Debt	-	-					
*Other: Capital Surplus	-	-					
Total Funded	455,000	450,337	119,593	-	-	-	-
UNFUNDED							
Total Project Funding	**455,000**	**450,337**	**119,593**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**				-	-	-	-
Climate Action Category							
Climate Action ID							

Township of Langley
Capital Project Description
Arts, Culture and Community Initiatives

Project Title — **salishan Place - Exhibits and related FFE**

Work Breakdown (if it exists) (Use Asset ID if exists and WrkBrk not known): ACCI1005-01 — **Category**: Furniture and Equipment

	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
New Request Amount			1,145,407	-	-	-	-
Budget Remaining	317,667	303,267					
Total Project Cost	**317,667**	**303,267**	**1,145,407**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

salishan Place by the River has over 6,000 square feet of permanent exhibition space that will require custom designed display cases, flexible walls systems, interpretative panels, interactive and integrated media systems. that will provide for barrier free and fully accessible experiences to all visitors regardless of age and ability. TOL Staff and Indigenous Partners have and are making applications to the Enabling Accessibility Fund, the Museum's Assistance Program and Cultural Spaces.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The Township's current museum has 1800 square feet of permanent exhibition spaces with display cases built in the 1970's. While those cases could be dismantled, refurbished and moved over to the new spaces, the exhibition experiences would not be accessible or inspiring. Additionally that strategy would also leave more than 4,000 square feet of exhibition space at the new centre without displays.

***Project Priority Ranking**: CRITICAL 01

Length of Project (in Years): 2 — **Initial Year of Approval**:

Proposed Funding Source	**2022 Budget**	**2022 CFWD**	**2023**	**2024**	**2025**	**2026**	**2027**
Reserve Future Capital Expenditure	300,000	286,401					
Operating Revenue	-	-					
Prior Year's Surplus	-	-	-				
Federal/Provincial/Other Grants	-	-	1,145,407				
Development Cost Charges (DCCs)	-	-					
Capital Works Reserve	-	-					
Equipment Replacement Reserve	-	-					
Land Reserve	-	-	-				
Infrastructure Reserve	-	-					
Local Area Service (LAS) Reserve	-	-					
Municipal Finance Authority (MFA)	-	-					
TransLink	-	-					
ICBC	-	-					
Internal Debt	-	-					
***Other: Museum Reserve**	17,667	16,866					
Total Funded	317,667	303,267	1,145,407	-	-	-	-
UNFUNDED							
Total Project Funding	**317,667**	**303,267**	**1,145,407**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			25,000		-	-	-

Climate Action Category

Climate Action ID

Township of Langley
Capital Project Description
Arts, Culture and Community Initiatives

Project Title — **Fort Langley Library Furniture and Equipment**

Work Breakdown (if it exists) (Use Asset ID if exists and WrkBrk not known) — NEW — **Category** — Furniture and Equipment

	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
New Request Amount			215,000	-	-	-	-
Budget Remaining	-	-					
Total Project Cost	-	-	**215,000**	-	-	-	-

Project Description *(Phased Project)

Furniture and Equipment for the New Library at salishan Place - includes book drops, shelving, book carts, computers, furniture, self checkout, mill work, signage, computers and photocopier

Project Justification & Consequences of Not Proceeding *(Phased Project)

This is a new library in a new facility. Space for the library at salishan Place will be considerably larger than space at the the community hall in Fort Langley and additional furniture and equipment will be required to support elevated services. Not proceeding will likely delay the opening of a new library or result in concern from the community.

***Project Priority Ranking** — **CRITICAL 04**

Length of Project (in Years) — 1 — **Initial Year of Approval**

Proposed Funding Source	2022 Budget	2022 CFWD	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	-	-					
Operating Revenue	-	-					
Prior Year's Surplus	-	-					
Federal/Provincial/Other Grants	-	-					
Development Cost Charges (DCCs)	-	-					
Capital Works Reserve	-	-					
Equipment Replacement Reserve	-	-					
Land Reserve	-	-					
Infrastructure Reserve	-	-					
Local Area Service (LAS) Reserve	-	-					
Municipal Finance Authority (MFA)	-	-					
TransLink	-	-					
ICBC	-	-					
Internal Debt	-	-					
*Other Library Reserve	-	-	215,000				
Total Funded	-	-	215,000	-	-	-	-
UNFUNDED							
Total Project Funding	-	-	**215,000**	-	-	-	-
***Estimated Annual Operating impact**			-	-	-	-	-

Climate Action Category

Climate Action ID

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 – REGULAR MEETING	**REPORT:**	23-59
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	6540-04
SUBJECT:	METRO 2050 MEMORANDUM OF UNDERSTANDING		

RECOMMENDATION:

That Council authorize execution of the Memorandum of Understanding with Metro Vancouver, in the form presented substantially as Attachment A.

EXECUTIVE SUMMARY:

At its Regular Meeting of January 16, 2023, Council adopted a resolution to accept Metro 2050, the updated Regional Growth Strategy (RGS), subject to a Memorandum of Understanding (MOU) between the Township and Metro Vancouver being developed to define Rural for the Salmon River Uplands area, noted as "Rural within the Sewerage Area" and "Sewerage Extension Areas" in Metro 2050, with consideration that Rural be defined to allow gross densities equivalent to half acre lots with some minimal flexibility for subdivision design as may be appropriate. Consistent with Council's direction, a draft MOU further defining the Rural regional land use designation for the Salmon River Uplands area has been developed in collaboration with Metro Vancouver staff and is attached as Attachment A for Council's consideration.

In accordance with the Local Government Act, following the adoption of Metro 2050 by the Metro Vancouver Regional District Board, the Township is required to update its Regional Context Statement (RCS). An RCS is required to be included in an Official Community Plan (OCP) of affected local governments to identify the relationship between RGS and OCP policies. As noted in Report 21-120 dated October 18, 2021, it is anticipated that a relatively minor RCS and concurrent OCP update will be required. As such, it is anticipated that an OCP/RCS amendment bylaw can be presented to Council in June 2023, with the complete process, including Metro Vancouver acceptance, concluding by the end of 2023.

PURPOSE:

This report provides information and recommendations related to Metro 2050 and the Regional Context Statement update process.

BACKGROUND/HISTORY:

Pursuant to the Local Government Act (the "Act"), a Regional Growth Strategy (RGS) is a long-term regional planning framework for land use management that may be adopted by the Metro Vancouver Regional District (MVRD) Board. On April 26, 2019, the MVRD Board passed a resolution to initiate an update to Metro 2040 (the RGS at that time). Following consultation with member jurisdiction staff, and a formal comment period with member jurisdictions in late 2021, the MVRD Board gave first and second reading to the new RGS, Metro 2050, on March 25, 2022. A regional public hearing was subsequently held on April 20, 2022.

In accordance with the Act, on April 29, 2022, the MVRD Board referred the Metro 2050 bylaw to member jurisdictions for consideration of acceptance. At its May 30, 2022 Meeting, Council adopted a resolution to not accept Metro 2050, identifying nine objections. At its January 16, 2023 Meeting, Council reconsidered and defeated its May 30, 2022 resolution, and adopted the following resolution:

> *That Council advise the Metro Vancouver Regional District (MVRD) Board that the Township of Langley accepts MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050 (rescinding Council's previous refusal to accept Metro 2050), subject to the following:*
>
> 1. *That a Memorandum of Understanding between MVRD and the Township of Langley be developed to define 'Rural' for the Salmon River Uplands noted as a 'Rural within the Sewerage Area' and 'Sewerage Extension Area' in Metro 2050, with consideration that Rural be defined to allow gross densities equivalent to half acre lots with some minimal flexibility for subdivision design as may be appropriate; and*
>
> 2. *That post adoption of Metro 2050, Metro Vancouver initiate a Type 3 amendment to correct an error on Map 12 that reverses areas titled 'Rural within the Sewerage Area' and 'Sewerage Extension Area'.*

Metro 2050 was adopted by the MVRD Board on February 24, 2023.

DISCUSSION/ANALYSIS:

Consistent with Council's January 16, 2023 resolution, a draft MOU further defining the Rural regional land use designation for the "Rural within the Sewerage Area" and "Sewerage Extension Areas" of the Salmon River Uplands has been developed in collaboration with Metro Vancouver staff and is attached as Attachment A for Council's consideration.

The purpose of the MOU is to assist in the interpretation and implementation of Metro 2050 as it relates to lands designated Rural in the Salmon River Uplands area, including the provision of regional sewer servicing. In terms of context:

- Section 6.9.1 of Metro 2050 indicates that within areas in the Township of Langley identified as "Rural within the Sewerage Area" and "Sewerage Extension Areas," which include the Salmon River Uplands area, regional sewer servicing will be permitted <u>subject only to the land uses being consistent with the applicable regional land use designation</u> and normal Greater Vancouver Sewerage and Drainage District technical considerations.
- The majority of the lands within the "Rural within the Sewerage Area" and "Sewerage Extension Areas" of the Salmon River Uplands area are designated Rural in Metro 2050, with some lands designated Industrial.
- Metro 2050 indicates that "Rural lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban

Containment Boundary," and further that "land uses in these areas include low density forms of residential."

The MOU further defines "low density forms of residential," and therefore provides further guidance for lands designated Rural in the Salmon River Uplands area, including the provision of regional sewer servicing in the area. The MOU also provides the opportunity for the provision of regional sewer servicing for existing land uses and subdivisions. Specifically, the draft MOU indicates that the Township and Metro Vancouver agree that within the Salmon River Uplands area:

- "Low density forms of residential" in the Rural regional land use designation of Metro 2050 shall be interpreted to permit minimum lots sizes equivalent to half acre lots.
- The Rural regional land use designation of Metro 2050 shall provide flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate, and that these considerations may be considered on a case-by-case basis by the Township of Langley.
- Land uses established and subdivisions registered prior to February 24, 2023 (the date of adoption of Metro 2050) shall, for the purposes of Metro 2050 Policy 6.9.1, be considered as being consistent with the applicable regional land use designation.

Regional Context Statement (RCS):

A RGS is linked to municipal plans through a Regional Context Statement (RCS) that is required to be included in an Official Community Plan (OCP) of affected local governments to identify the relationship between RGS and OCP policies. In accordance with the Local Government Act, the Township is required to update its RCS following the final adoption of an RGS (i.e., Metro 2050). As noted in Report 21-120 dated October 18, 2021, it is anticipated that a relatively minor RCS and concurrent OCP update will be required.

The table below summarizes the proposed process for the RCS and concurrent OCP update, in keeping with the procedural requirements under the Act, Council Consultation – Official Community Plan Policy 07-160, and the processes outlined by Metro Vancouver (see Attachment B).[1] It is noted that the timeline assumes a streamlined Metro Vancouver acceptance of the RCS.

April	• Township of Langley (TOL) initiates RCS/OCP amendment process, including initial referral to external organizations and authorities.
May	• TOL provides Metro Vancouver (MV) staff and other external organizations and authorities with draft RCS/OCP amendment bylaw for initial comments. • MV forwards comments back to TOL.
June	• TOL introduces RCS/OCP amendment bylaw which is given first and second reading. • TOL refers bylaw to MV staff and the Provincial Agricultural Land Commission for comment.
July	• TOL holds public hearing for RCS/OCP amendment bylaw. • TOL considers third reading of the RCS/OCP amendment bylaw.
August	• TOL submits formal request to MV Board for RCS acceptance.

[1] The RCS acceptance process is based on a Metro 2040 implementation guideline. Metro Vancouver is in the process of developing an updated RCS acceptance process implementation guideline for Metro 2050, which may affect the RCS/OCP update timeline. The updated RCS acceptance process implementation guideline is anticipated to be complete by Metro Vancouver in the coming weeks.

	• MV staff prepare report to MV Regional Planning Committee (RPC).
September	• MV RPC receives MV staff report.
October	• MV Board considers RCS acceptance by resolution (50% + 1 weighted vote).
November	• TOL adopts RCS/OCP amendment bylaw.

Respectfully submitted,

Patrick Ward
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A Draft Memorandum of Understanding

ATTACHMENT B Excerpt from Metro Vancouver Regional Growth Strategy Implementation Guideline #1: Regional Context Statements (Metro 2040)

ATTACHMENT A

MEMORANDUM OF UNDERSTANDING

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

(the "**Township**")

AND:

METRO VANCOUVER REGIONAL DISTRICT

("**Metro Vancouver**")

WHEREAS:

A. The Township of Langley, as a signatory to Metro 2050, the regional growth strategy, is committed to the shared regional growth strategy's goals, strategies and policy actions including but not limited to limiting sprawl, directing growth to Urban Centres and along transit corridors, and protecting important lands like the region's agricultural, ecologically sensitive, and industrial lands;

B. Metro Vancouver, as the steward of Metro 2050, is committed to supporting its member jurisdictions in meeting their local aspirations as laid out in their Official Community Plans, while implementing the goals, strategies and policy actions laid out in Metro 2050;

C. Policy Action 1.4.3 c) of Metro 2050 states that Member Jurisdictions will specify the allowable density and form for any lands with a Rural regional land use designation in Regional Context Statements;

D. The Township is seeking clarity on the definition of allowable density for the Metro 2050 Rural land use designation for the area in the Township known as the Salmon River Uplands, shown as the "Subject Area" on Schedule A;

E. As indicated in Policy Action 6.9.1 and on Map 12 of Metro 2050, the Salmon River Uplands area is a unique geography within the region that has a distinct planning history and background;

F. Metro 2050 indicates that the region's Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential; and

G. In the Salmon River Uplands area, the Township intends to:

a. limit growth in lands with the Rural land use designation to lots that are at minimum half (½) an acre in size, recognizing that the area has legacy developments with lots that may be smaller than half (½) an acre; and
b. not develop Agricultural Land Reserve lands.

NOW THEREFORE the parties agree as follows:

1. Within the areas marked as "Rural within the Sewerage Area" and "Sewerage Extension Areas" within the "Subject Area" on Schedule A, "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots.

2. Within the Subject Area on Schedule A, the Rural regional land use designation of Metro 2050 provides flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley.

3. Within the Subject Area on Schedule A, land uses established and subdivisions registered at the Land Title and Survey Authority of British Columbia prior to February 24, 2023, being the date of adoption of Metro 2050, will, for the purposes of Policy Action 6.9.1 of Metro 2050, be considered as being consistent with the applicable regional land use designation for lands within the Subject Area as of February 24, 2023.

SIGNED this _____ day of _____, 2023.

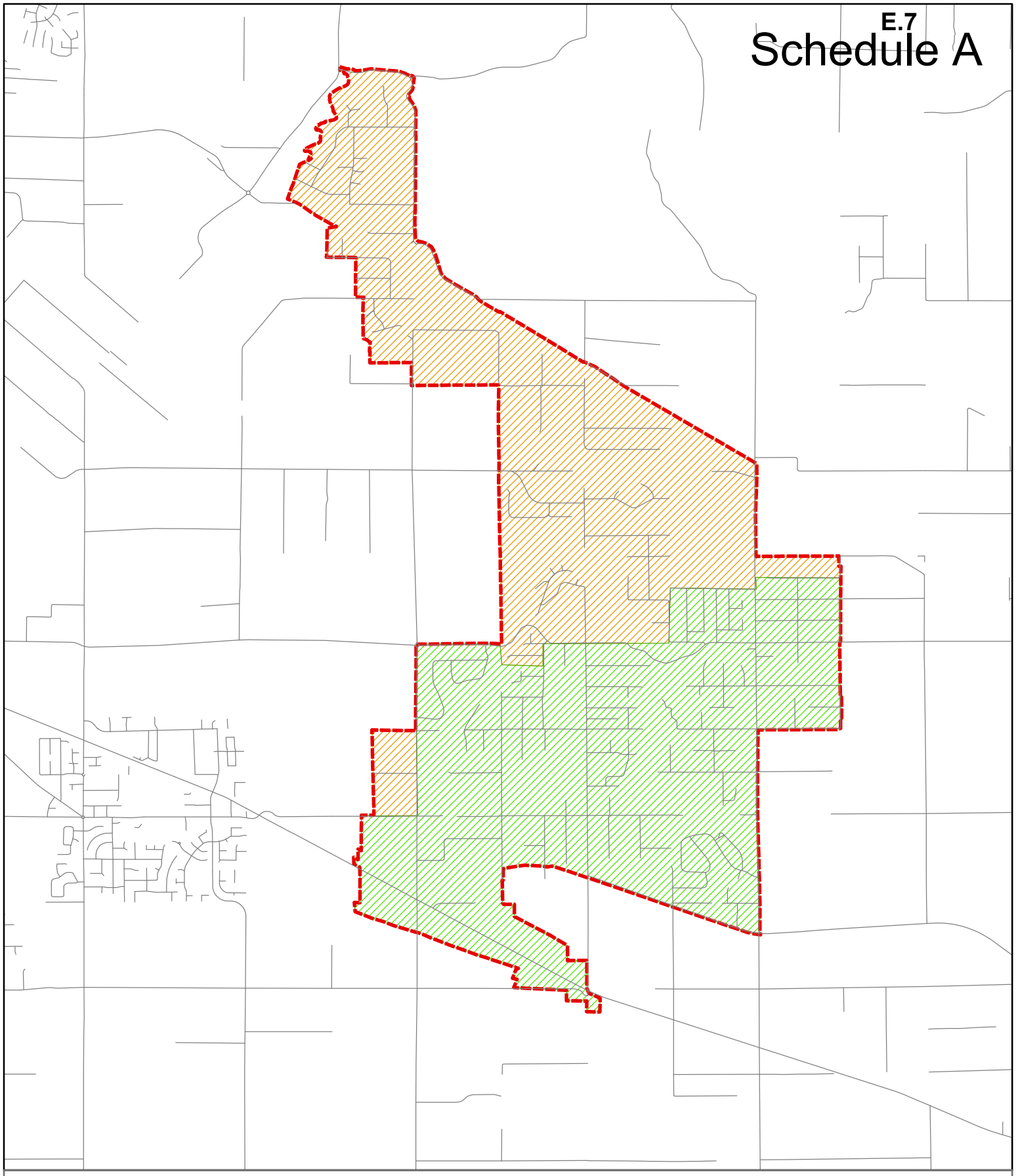
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

_____
Mark Bakken
Chief Administrative Officer

METRO VANCOUVER REGIONAL DISTRICT

_____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

Schedule A



Subject Area

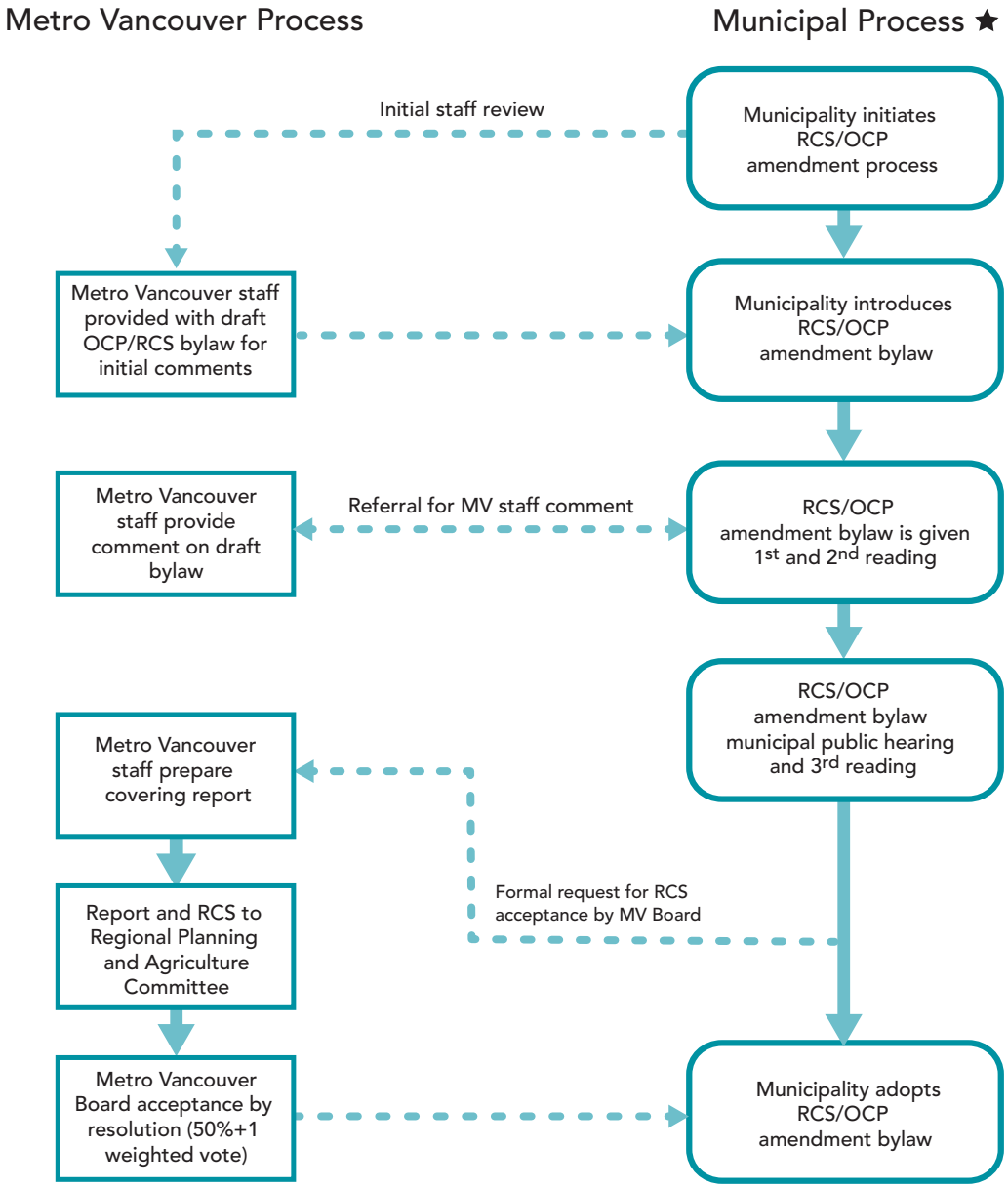
N

- Subject Area
- Rural Within Sewerage Area
- Sewerage Extension Areas

0 500 1,000 m

F:\data\Geomatics\Planning\LONG_RANGE\2023_on_offs\MV_Sewerage_01\SRU_Sewerage.mxd

Figure 1 Regional Context Statement Acceptance Process



★ Note: Municipalities have the option to submit the bylaw to Metro Vancouver at any time before fourth reading. Submitting the bylaw to Metro Vancouver before a municipal public hearing could introduce the possibility that the municipality will change the bylaw as a result of the public hearing, and thus have to re-submit the Regional Context Statement to Metro Vancouver. Submtting the Regional Context Statement after third reading reduces this possibility.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-68
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0343
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100249 AND DEVELOPMENT PERMIT APPLICATION NO. 101400 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 26739 AND 26771 - 24 AVENUE)		

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 1.78 ha (4.44 ac) of land at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 32 single family lots and issue Streamside Protection Development Permit No.101400.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5857 and 5858 subject to 10 development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5857 and 5858) of Streamside Protection Development Permit No.101400.

RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5857 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5858 rezoning 1.78 ha (4.44 ac) of land located at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 32 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 24 Avenue, 24B Avenue, and a lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Exterior Design Control Agreement on all lots;
    c. Protection of Streamside Protection and Enhancement Areas;
7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of a statutory right-of-way for the purpose of a pedestrian connection along the northern edge of the Streamside Protection and Enhancement Area for Lots #22-30, as per the site layout dated March 28, 2023;
9. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc) Bylaw No. 5857 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Bylaws No. 5857 and 5858 authorize the issuance of Streamside Protection Development Permit No.101400, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5857 and 5858 in conjunction with the hearing for Proposed Development Permit No. 101400.

EXECUTIVE SUMMARY:

Qualico Developments (Vancouver) Inc. has applied to develop 1.78 ha (4.44 ac) of land located at 26739 and 26771 - 24 Avenue with 32 single family lots (Attachments B through E). To facilitate the development, the applicant proposes to amend the Aldergrove Community Plan to increase the maximum permitted net density from 9 units per acre (upa) (22 units per hectare (uph)) to 9.75 upa (24 uph) within the existing “Low Density Residential” land use designation. The application also proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate the proposal.

As the proposal supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of 10 development prerequisites.

Streamside Protection Development Permit No.101400 is also being proposed in conjunction with the rezoning application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the Aldergrove Community Plan Amendment Bylaw No. 5857, Rezoning Bylaw No. 5858, and Streamside Protection Development Permit No.101400.

REFERENCE:

Owner / Agent:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Location:	26739 and 26771 24 Avenue
Legal Description:	Lot 3 Section 19 Township 13 New Westminster District Plan 36004 Lot 4 Section 19 Township 13 New Westminster District Plan 36004
Area:	0.89 (2.2 ac) 26739 24 Avenue 0.89 (2.2 ac) 26771 24 Ave 1.78 ha (4.44 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (up to 9 units per acre)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated "Low Density Residential" in the Aldergrove Community Plan. This land designation allows a net density of up to 9 upa (22 uph).

DISCUSSION/ANALYSIS:

- Qualico Developments (Vancouver) Inc. applied to amend the Aldergrove Community Plan and rezone 1.78 ha (4.44 ac) of land to Residential Zone R-1A and Residential Compact Zone R-CL(A).
- The proposal will facilitate development of 32 single family lots (14 front loaded and 18 rear loaded).
- Four lots fronting 268 Street are proposed to be zoned Residential Zone R-1A with a minimum lot frontage of 12 m (39.3 ft) to acknowledge the streetscape on the east side of 268 Street.
- Lots facing 24 Avenue (Site Plan lots # 22-30) accommodate a streamside area on the front portion of lots and are proposed to be zoned Residential Compact Lot Zone R-CL(A).
- One onsite Class B (yellow-coded) constructed watercourse and one Class B (yellow-coded) roadside watercourse are proposed to be reconstructed to support development and required widening of 24 Avenue.
- The proposed Streamside Protection Area (SPEA) will be protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	Aldergrove and Rural Plan Community Plan Designation	Existing Zoning
North:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2
South:	24 Avenue, beyond which are lands in the ALR	Agricultural / Countryside	Rural Zone RU-2
East:	268 Street, beyond which are single family houses	Low Density Residential (up to 9 upa)	Residential Zone R-1D
West:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

Community Plan Amendment:

- Schedule A of the Aldergrove Community Plan (Attachment B) indicates that the site is designated "Low Density Residential" that permits a net density up to 9 upa (22 upha).
- Based on the net density permitted over the entire site, a total maximum of 29 single family lots are permitted under the existing designation.
- As the proposed 32 single family lots exceeds the net maximum density permitted, the applicant proposes to amend the Aldergrove Community Plan on a site specific basis to accommodate a density of 9.75 upa (24 upha).

Zoning Amendment:

- Bylaw No. 5858 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 32 single family lots.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) Zone zoning in terms of lot areas, lot widths, and depths.

Streamside Protection and Enhancement Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- One onsite Class B (yellow-coded) constructed watercourse and one Class B (yellow-coded) roadside watercourse are proposed to be reconstructed into a single watercourse at the southern portion of the site to support development and required widening of 24 Avenue.
- Proposed works include impacting 2,247 m^2 (24,186.5 ft^2) of riparian and 132 m^2 (433.1 ft^2) of instream area and reconstructing 2,237 m^2 (24,078.9 ft^2) of riparian and 142 m^2 (465.9 ft^2) of instream area.
- The SPEA will be restored with native vegetation protected in a restrictive covenant and will be subject to a 3-year monitoring and maintenance program.

- Proposed streamside works are consistent with the objectives of the OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Protection Development Permit No. 101400 is Attachment A to this report.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject Plan amendment and rezoning applications and specifies target contribution amounts based on unit types.

As the applicant has proposed more units than permitted by the Aldergrove Community Plan, the CAC's for the project are required to be increased as specified in the policy. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Single Family Residential	32	11,854.00	$ 379,328.00
Units above Aldergrove CP max	3	$25,000.00	$ 75,000.00
Total			**454,328.00**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Street Trees Provided**	**Total Trees Post Development**
23	12	82	27	121

Policy Considerations:

The proposed Aldergrove Community Plan amendment and rezoning application facilitates the development of 32 single family lots.

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Aldergrove Community Plan. Staff recommend that Council give first and second reading to Bylaws No. 5857 and 5858 (subject to 10 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5858) of accompanying Streamside Protection Development Permit No. 101400; and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 5857 and Rezoning Bylaw No. 5858.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101400
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Aldergrove Community Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101400

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

1. NAME: Qualico Developments (Vancouver) Inc.

   ADDRESS: 201, 6525 - 177B Street, Surrey, BC V3S 5N4

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

   LEGAL DESCRIPTION: Lots 3 and 4, Section 19, Township 13, New Westminster District, Plan NWP36004

   CIVIC ADDRESS: 26771 and 26739 24 Avenue, Langley, BC

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

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

   This permit is not a building permit.

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

   This permit shall 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.

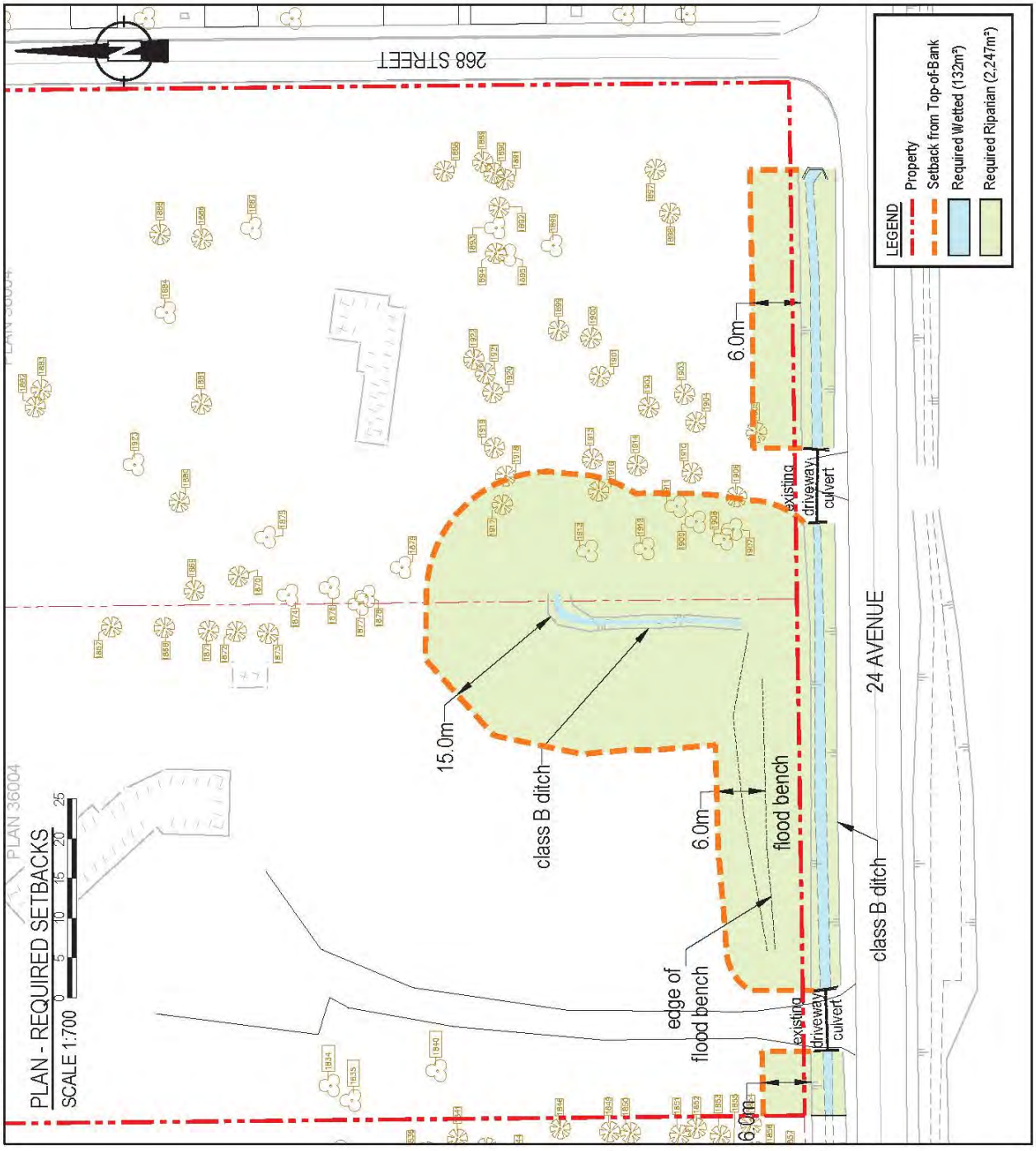
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2023.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

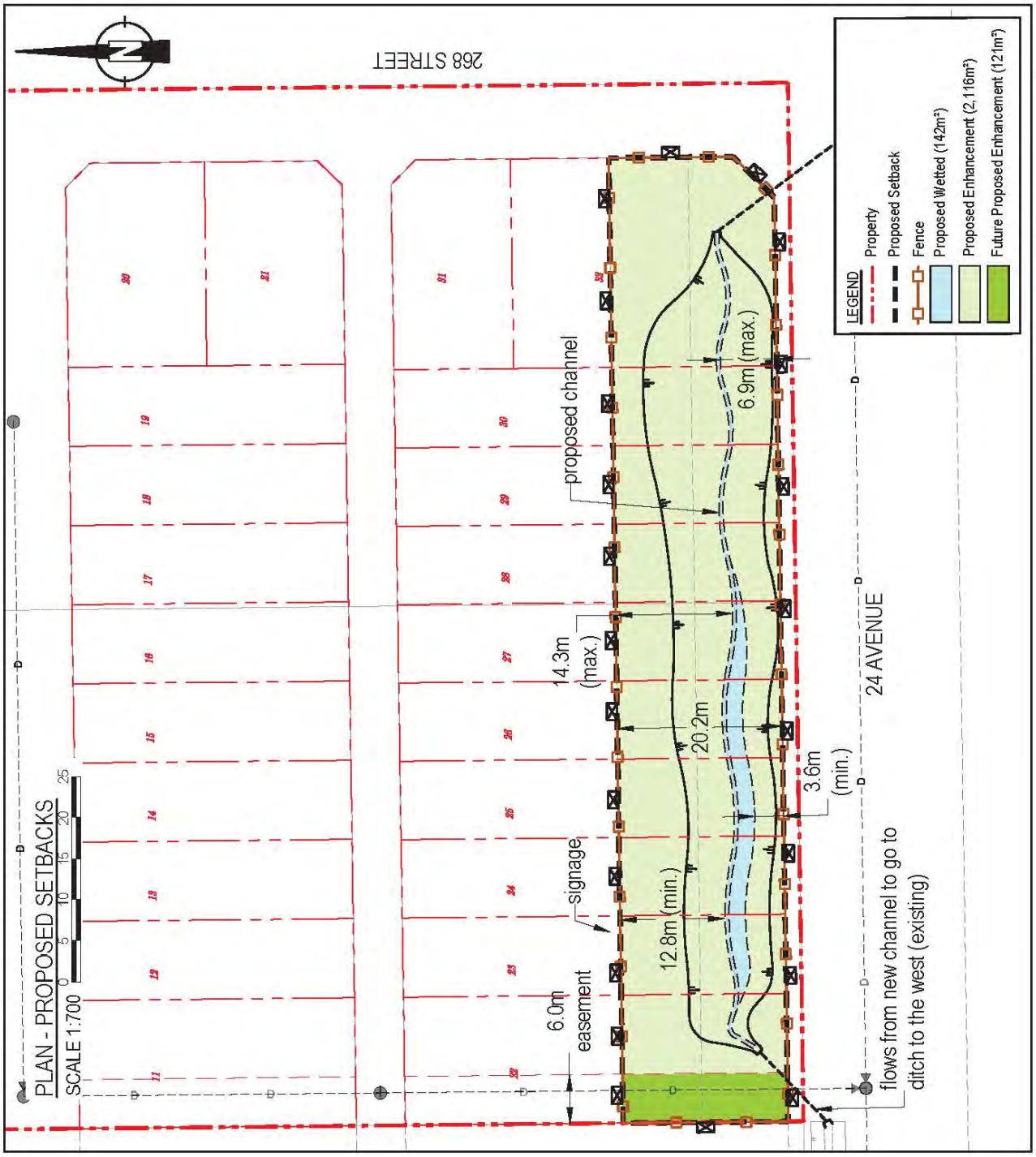
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

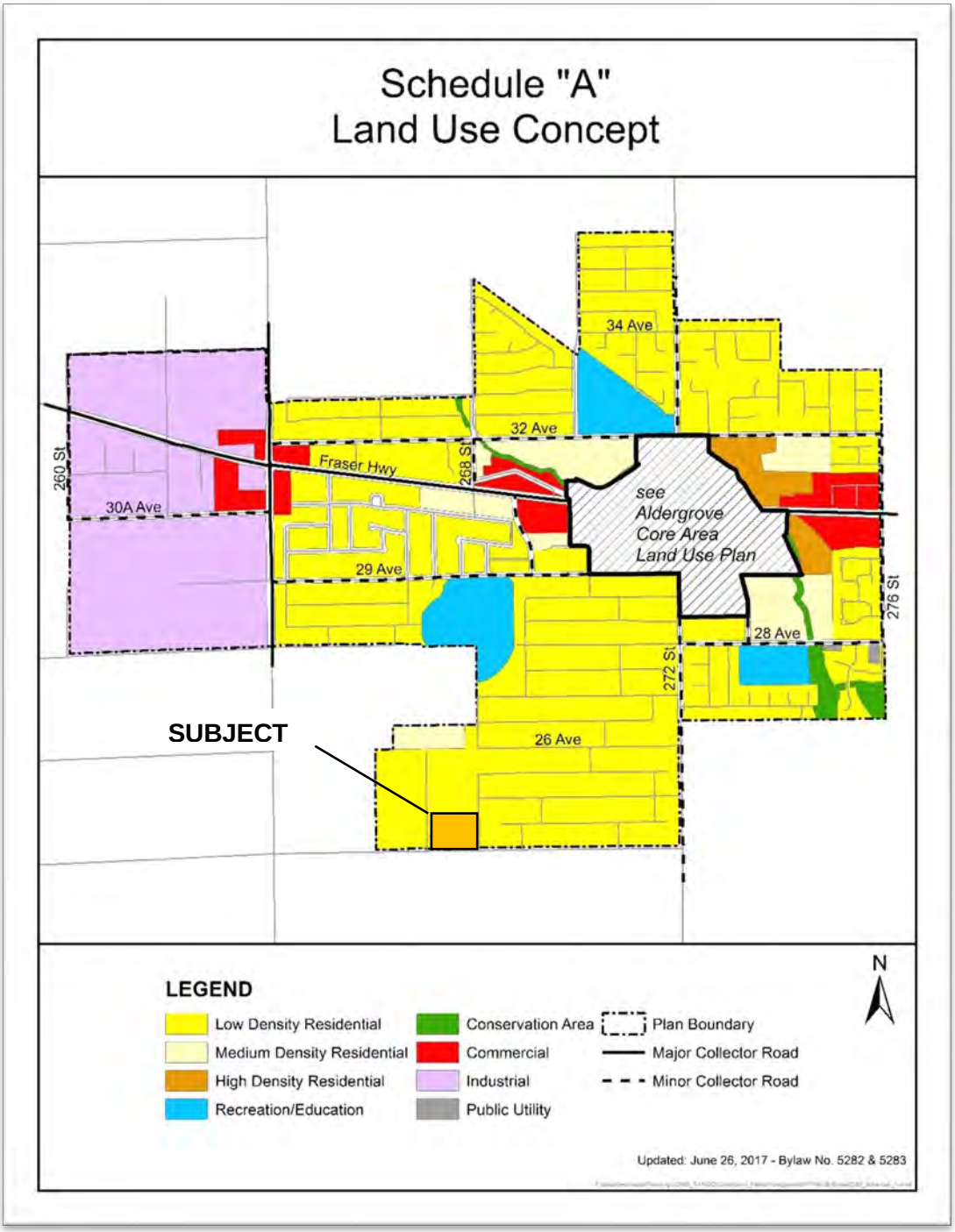
PROPOSED STREAMSIDE PROTECTION AREA

ATTACHMENT B



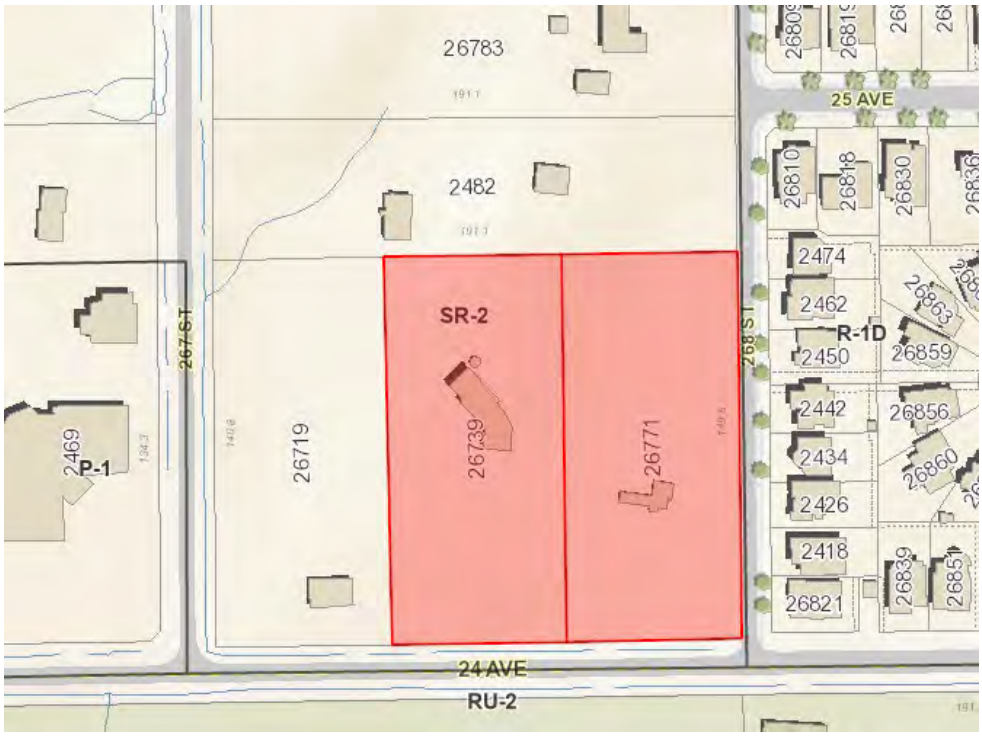
AERIAL CONTEXT MAP

ATTACHMENT **C**

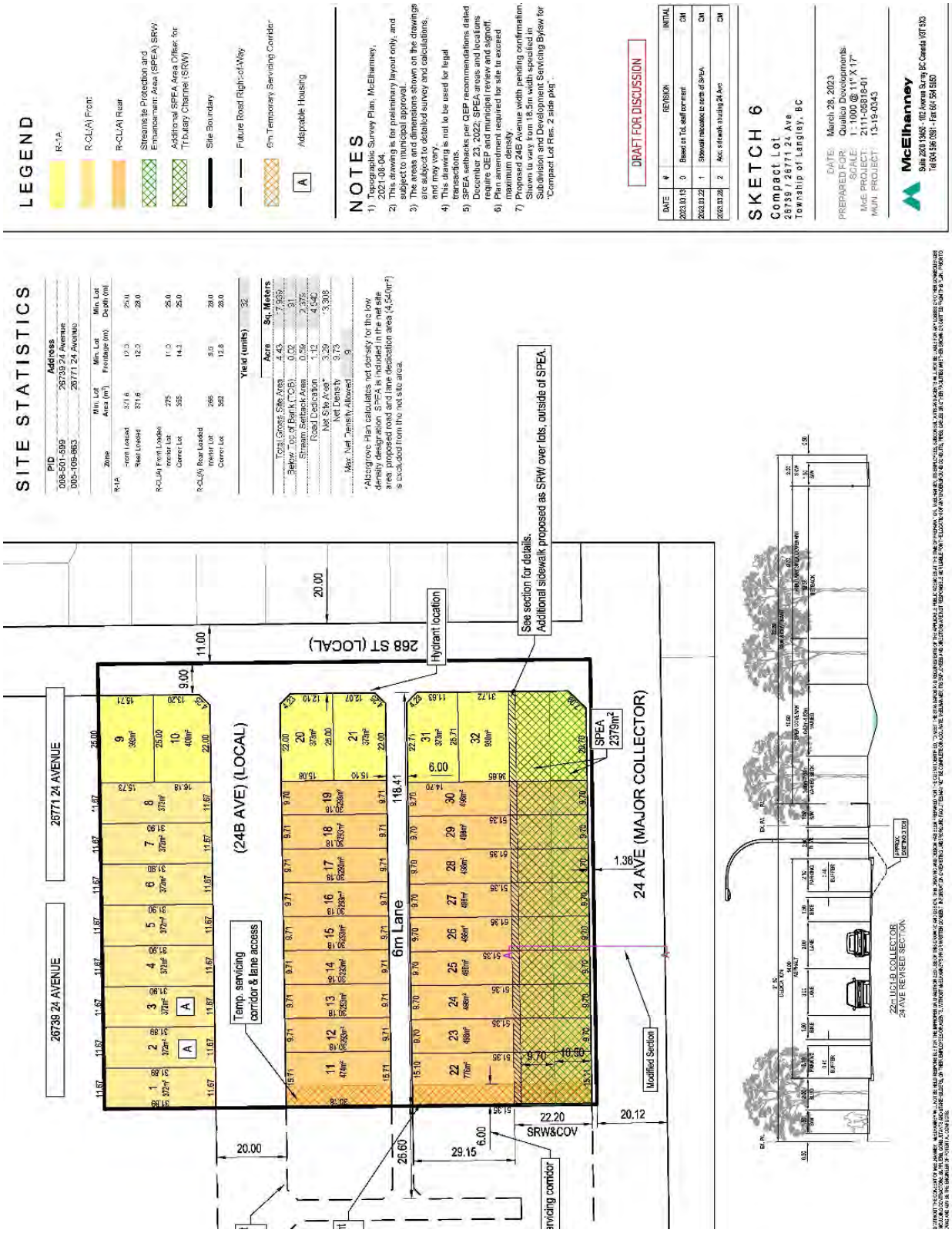


ALDERGROVE COMMUNITY PLAN

ATTACHMENT **D**



ATTACHMENT E



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5857

EXPLANATORY NOTE

Bylaw No. 5857 amends the “Low Density Residential” designation of the Aldergrove Community Plan to permit a density of 24 units per hectare (9.75 units per acre) on property located at 26739 and 26771 - 24 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5857

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5857”.

2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended in Part III, is further amended by:

    a) Adding the following as Section 1(e) after following Section 1(d)

    Notwithstanding the above, the maximum permitted residential density for lands designated “Low Density Residential” legally described as: Lot 3 Section 19 Township 13 New Westminster District Plan 36004 and Lot 4 Section 19 Township 13 New Westminster District Plan 36004 shall be 24 units per hectare (9.75 units per acre).

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)

BYLAW NO. 5858

EXPLANATORY NOTE

Bylaw No. 5858 rezones 1.78 ha (4.44 ac) of land at 26739 and 26771 - 24 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 32 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)

BYLAW NO. 5858

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5858”.

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

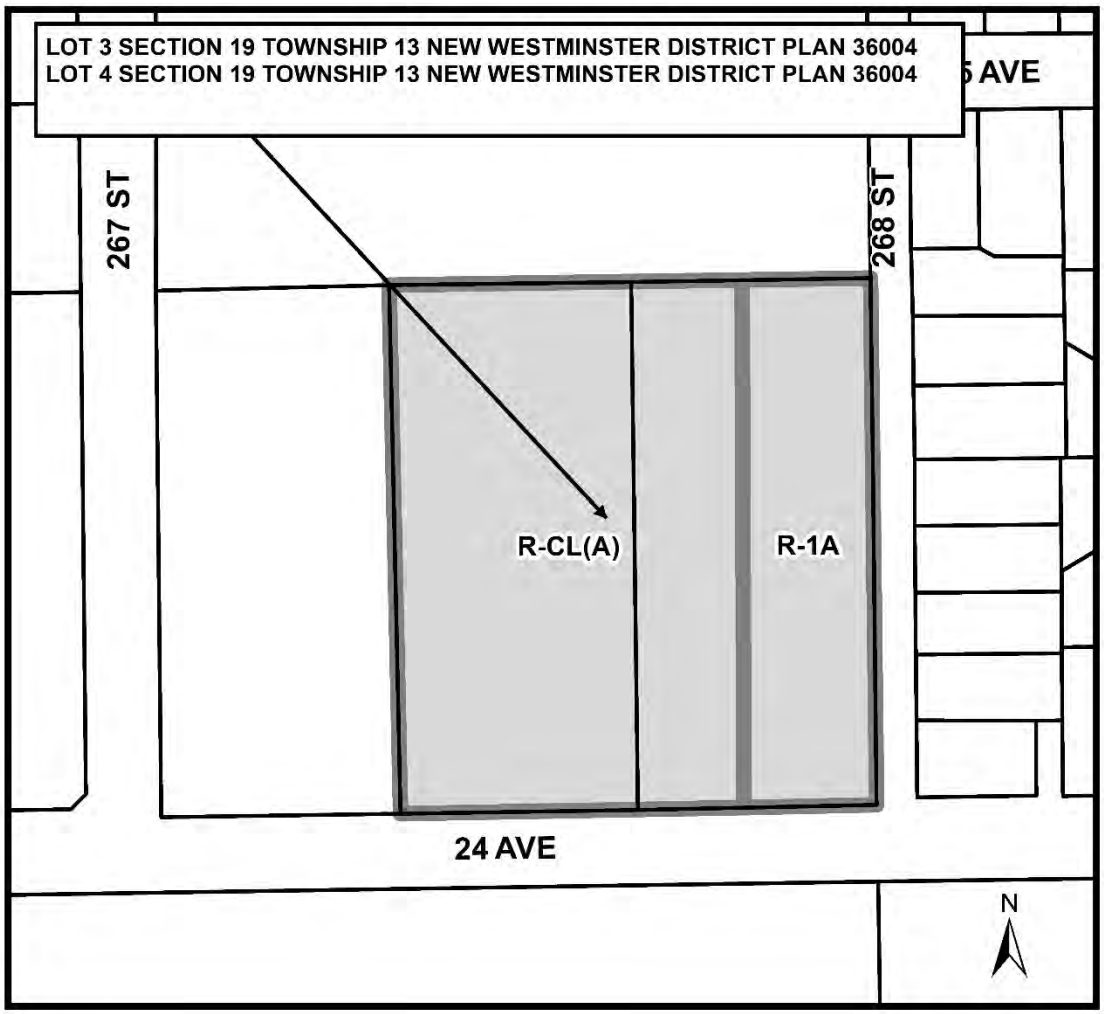
   Lot 3 Section 19 Township 13 New Westminster District Plan 36004
   Lot 4 Section 19 Township 13 New Westminster District Plan 36004

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5858



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-63
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3900-25
SUBJECT:	EXPANDING THE INTER-MUNICIPAL TRANSPORTATION NETWORK SERVICES (RIDE-HAILING) BUSINESS LICENCE TO INCLUDE HOPE, KENT AND MISSION		

RECOMMENDATIONS:

That Council give first, second and third reading to the Inter-Municipal TNS Business Licence Agreement Bylaw No. 5865;

That Council give first, second and third reading to the Inter-Municipal TNS Business Licence Bylaw No. 5866 to include the participation of the District of Hope, the District of Kent, and the City of Mission in the Inter-Municipal Transportation Network Services Business Licence as described in this report; and

That Council repeal Inter-Municipal TNS Business Licence Agreement Bylaw 2020 No. 5580 and Inter-Municipal TNS Business Licence Bylaw 2020 No. 5581.

EXECUTIVE SUMMARY:

Since 2020 the Township of Langley has participated with 24 municipalities in an inter-municipal business licence (IMBL) for ride-hailing companies (Transportation Network Services (TNSs)). The participating municipalities are all located in the Passenger Transportation Board's (PTB) ride-hailing boundary of Region 1 which encompasses Metro Vancouver, Fraser Valley, and Squamish-Lillooet. The IMBL allows companies to purchase one business licence and operate across all participating municipalities. The City of Vancouver is the licensing authority for the IMBL which means it issues and administers the licences and is responsible for sharing licence fee revenue with participating municipalities at the end of each calendar year. The purpose of the IMBL is to simplify processes for ride-hailing businesses and it recognizes the regional nature of travel patterns. Three Region 1 municipalities wish to join the IMBL: the District of Hope; the District of Kent; and the City of Mission. Their inclusion would increase the total number of Region 1 municipalities participating in the IMBL to 28 out of a total of 32.

To allow new entrants to the IMBL, each participating municipality must approve and enact a new IMBL Agreement and Bylaws. Staff recommend Council approve the bylaws to expand the IMBL program to include the District of Hope, the District of Kent, and the City of Mission. If approved, the expanded licence would come into effect on June 1, 2023.

PURPOSE:

The purpose of this report is to enable the District of Hope, the District of Kent, and the City of Mission to participate in the Inter-municipal Business Licence (IMBL) for ride-hailing companies.

BACKGROUND/HISTORY:

Ride-hailing was legalized in BC on September 16, 2019. The Province regulates ride-hailing companies through the Passenger Transportation Act, the Motor Vehicle Act, and the Commercial Transportation Act. The BC Passenger Transportation Board (PTB) has sole authority to approve companies to operate ride-hailing services, and it establishes the boundaries of each company's operations. Ride-hailing companies are generally authorized to operate in multiple municipalities based on a system of five Regions established by the PTB. The Township of Langley is part of Region 1, which includes Metro Vancouver, the Fraser Valley, and Squamish-Lillooet. Municipalities may issue business licences to ride-hailing companies approved by the PTB to operate within their municipal boundaries.

On March 23, 2020, Council approved the Township of Langley's participation in an IMBL agreement of Region 1 municipalities (Attachment A). With the IMBL a ride-hailing company needs to purchase only one licence to operate in all participating municipalities. Region 1 comprises 32 municipal authorities and all were invited to participate in the development and implementation of the 2020 IMBL. At the time of ratification, 25 municipalities endorsed the bylaws and entered into the Agreement.

An IMBL is formed through common bylaws enacted by each participating municipality. The IMBL Agreement Bylaw (proposed Bylaw No. 5865) allows municipalities to enter into agreement with the partner municipalities. It addresses terms such as the fee, revenue sharing formula and distribution, and overall administration of the licence. A second bylaw, the IMBL bylaw (proposed Bylaw No. 5866), is the formal mechanism through which the IMBL is implemented in each municipality and sets out the various terms and conditions that apply to the IMBL across the participating municipalities. In ratifying the IMBL bylaws for ride-hailing in 2020, participating municipalities agreed to the following:

- The City of Vancouver being the licensing authority meaning that all ride-hailing IMBLs are issued by the City of Vancouver. The City of Vancouver recovers administrative costs of issuing the IMBL and remaining revenue is shared based on the percent of total regional pick-ups and drop-offs that occur within each municipality. The information on pick-ups and drop-offs in each municipality is provided by the licensees.
- The annual licence fee is a company fee of $155, plus per vehicle fees of $150 for each vehicle; $30 for each zero-emission vehicle; and $0 for each wheelchair accessible vehicle.
- Licence Conditions: Companies are required to comply with the municipal bylaws and regulations of each participating municipality. Each municipality retains authority to enforce its own bylaws, for example street and traffic regulations, and also to suspend or cancel an IMBL. Staff in participating municipalities have established a shared protocol for escalating enforcement and have agreed to communicate enforcement actions between each other prior to any municipality considering suspension or cancellation of a licence.

Staff and participating members of the IMBL meet on a regular basis to discuss ride-hailing related matters such as municipal access to Provincial ride-hailing data and expanding the IMBL partnership to include all 32 Region 1 municipalities. In 2022, the District of Hope, the District of Kent, the City of Mission have requested to join the IMBL.

DISCUSSION/ANALYSIS:

The IMBL for the ride-hailing program is in its third year of operation. Other than adding the three municipalities and removing text related to “initial licence year”, the IMBL would remain unchanged from the 2020 Agreement.

Amendments to the IMBL Agreement and Bylaws must be approved and enacted by all participating municipalities. Staff in the 28 municipalities have agreed to bring the Agreement and Licence Bylaws to their Councils in Q1 of 2023. Should it be approved, the new Agreement will come into effect on June 1, 2023. From that day forward, licence holders and new licensees would be able to operate in all 28 municipalities. No action is required on the part of licence holders.

The IMBL was conceived as a means to support the ride-hailing industry roll-out and on-going operations with a single licence and consistent regulations across Region 1 municipalities. The addition of the District of Hope, the District of Kent, and the City of Mission would be a further step in fulfilling the original goal of the IMBL.

Respectfully submitted,

Britta Bieberstein
LICENCE & INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A March 9, 2020 Report to Council

ATTACHMENT A

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 9, 2020 - REGULAR EVENING MEETING	**REPORT:**	20-26
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3900-25
SUBJECT:	BYLAWS FOR AN INTER-MUNICIPAL RIDE-HAILING BUSINESS LICENCE		

RECOMMENDATIONS:

That Council give first, second and third reading to the Inter-Municipal Transportation Network Services Business Licence Agreement Bylaw 2020 No. 5580 and the Inter-Municipal Transportation Network Services Business Licence Bylaw 2020 No. 5581 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.

EXECUTIVE SUMMARY:

This report recommends that the Township of Langley participate in an Inter-Municipal Business Licence (IMBL) for ride-hailing companies Transportation Network Services (TNS) on the basis of the terms noted in this report, effective April 1, 2020. The IMBL will streamline the licensing process across the region and allow ride-hailing companies to operate in all participating municipalities (Attachment A) with a single business licence.

The terms of the IMBL were developed collectively by the participating municipalities in a fast-tracked process convened by TransLink at the direction of the Mayors' Council on December 12, 2019. The proposed ride-hailing IMBL establishes the following:

Licensing Authority: The City of Vancouver will be the licensing authority for the IMBL which means that ride-hailing companies will need to purchase the licence from the City of Vancouver. The licence will allow companies to operate in all participating Region 1 municipalities.

Licence Fee: The annual IMBL fee will be $155 per company plus vehicle fees of $150, $30 and $0 for standard vehicles, zero-emission vehicles and wheelchair-accessible vehicles respectively.

The proposed fees are set to be program cost recoverable and not to be prohibitive for companies. Licence fee revenue will be shared among participating municipalities. The City of Vancouver will first retain funds sufficient to recover costs for set-up and administration of the licence program (Attachment B) and remaining revenues will be shared based on the percent of total regional pick-ups and drop-offs that occur within each municipality.

Licence Conditions: Companies will be required to comply with municipal bylaws and regulations of each participating municipality. Each municipality retains authority to enforce its own bylaws, and also to suspend or cancel an IMBL. Staff in participating municipalities have established a shared protocol for escalating enforcement and have agreed to communicate enforcement actions between each other prior to any municipality considering suspension or cancellation of a licence.

PURPOSE:

To obtain Council's approval to adopt the necessary bylaws for the establishment of a region-wide licensing scheme to facilitate consistent ride hailing across all participating municipalities.

BACKGROUND/HISTORY:

Provincial legislation in force since September 2019 has reduced the municipal authority to regulate Passenger Directed Vehicles (PDV) such as taxis, limousines and ride-hailing vehicles. While the province's new regulations surrounding PDV activities limit the role of municipalities in establishing local regulations, municipalities retain authority to:

- Issue business licences;
- Set business licence requirements; and
- Regulate business activities, such as street and curb use and pick-up and drop-off locations, through bylaws.

The Province regulates Passenger Directed Vehicles through the *Passenger Transportation Act*, the *Motor Vehicle Act*, and the *Commercial Transportation Act*. Companies that operate passenger directed transportation services are licensed by the independent, provincially appointed BC Passenger Transportation Board (PTB). Municipalities may issue business licences to companies once those companies have been licensed by the PTB.

An IMBL is a business licence that allows mobile businesses to operate across participating municipalities with the purchase of one licence. An IMBL is formed through common bylaws enacted by each participating municipality. The IMBL Agreement Bylaw allows municipalities to enter into agreement with the partner municipalities. It addresses terms such as the licence fee, revenue sharing formula and distribution, and overall administration of the licence. The second bylaw, the IMBL bylaw, is the formal mechanism through which the IMBL is implemented in each municipality and sets out the various terms and conditions that apply to the IMBL across the participating municipalities. When implementing an IMBL participating municipalities work together to determine:

- the types of businesses eligible to be covered under the particular IMBL (e.g. trades/construction);
- how much to charge for an IMBL;
- the model for collecting and sharing revenue from the sales of the IMBL (e.g. seller retains revenue from sales or cost sharing among jurisdictions); and
- the terms of the bylaw to be enacted by each participating municipality.

In Region 1, there are four existing sub-regional IMBL groups: Fraser Valley, Metro West, North Shore and Tri-Cities that cover mobile businesses such as trades and construction. None of these existing IMBLs apply to vehicles for hire or any other transport services.

Because the terms of the proposed ride-hailing IMBL were developed on a compressed timeline, they should be considered as interim. Staff of participating municipalities will continue to collaborate over the coming months on opportunities for future refinement.

DISCUSSION/ANALYSIS:

The process of developing an IMBL generally takes six months to a year. For ride-hailing, a year-long process carried the risk that a patchwork of municipal licensing frameworks would emerge and have a potentially negative impact on the regional roll-out of the industry. On December 12, 2019 the Mayors' Council on Regional Transportation directed TransLink to facilitate an expedited IMBL development process with Region 1 municipalities with agreement on bylaw terms by January 31, 2020.

Region 1 municipalities commenced work in late December 2019. An IMBL Working Group was established and met weekly throughout the month of January 2020 to develop the proposal for an IMBL for ride-hailing. The proposed IMBL bylaws establish licensing authority; licence fee and structure; licence conditions; and licence fee revenue sharing among participating municipalities. They represent the outcome of two-thirds majority based voting undertaken by the IMBL Working Group members.

Participating municipalities will bring reports to their Councils in February and March 2020 recommending approval of the bylaws as presented. If approved, the IMBL will take effect on April 1, 2020. For any participating municipalities that enact the bylaw after April 1, 2020, the licence will take effect in that municipality on the day of enactment.

Given the expedited process for development, the terms of the bylaw should be understood as interim. Participating municipalities will assess the effectiveness of the licence over the coming months, as more companies are licensed and operating.

The draft IMBL bylaws establish the following.

Licensing Authority
The City of Vancouver will be the licensing authority for the IMBL which means that ride-hailing companies will need to purchase the licence from the City of Vancouver. The licence will allow companies to operate in all participating Region 1 municipalities.

Given the expedited timeframe to develop a licencing scheme, the working group agreed that the City of Vancouver is well positioned for this role as it has developed an infrastructure to support tracking and issuing TNS business licences.

Licence Fee and Structure
The annual licence fee will be a company fee of $155 plus per vehicle fees of:

- $150 for each vehicle
- $30 for each zero emission vehicle
- $0 for each wheelchair accessible.

The discounted fee for zero emission vehicles provides a meaningful incentive while acknowledging that these vehicles do have an administrative cost and physical impact on streets. Wheelchair accessible vehicles are understood to be more expensive to purchase and maintain than non-accessible vehicles, and municipalities want to encourage their participation in ride-hailing as much as possible. Therefore, a $0 per vehicle fee is proposed.

Licence fees are to be pro-rated to align with the City of Vancouver's calendar licensing structure.

Companies will self-report monthly all new vehicles operating under their licence, and whether they are standard, zero emission or wheelchair accessible. Once a vehicle has been reported and the associated fee paid, the vehicle may operate for the remainder of the calendar year.

The per vehicle fee structure was agreed upon as it can be implemented immediately; it enables incentives for specific vehicle types; and it is equitable among companies of all fleet sizes.

The per vehicle fee of $150 was set with the aim of achieving administrative program cost recovery and recovery of costs to participating municipalities associated with monitoring business activity and impacts in their communities. Because ride-hailing is a new business type, the full costs of licensing

and monitoring are not yet known. The licence fee is comparable to licensing fees in other Canadian jurisdictions such as the City of Calgary.

Licence Fee Revenue Sharing
Licence fee revenue will be shared among participating municipalities. The City of Vancouver will first retain funds sufficient to recover costs for set-up and administration of the licence program and remaining revenues will be shared based on the percent of total regional pick-ups and drop-offs that occur within each municipality. At the end of each licence year, the City of Vancouver will provide participating municipalities with a year-end account of costs and revenue to be shared.

Licence Requirements
Companies will be required to comply with the municipal bylaws and regulations of each participating municipality.

Each participating municipality will retain authority to enforce its own bylaws, for example street and traffic regulations, and also to suspend or cancel an IMBL. Because suspension or cancellation of a licence would affect all participating municipalities, staff in participating municipalities will establish a shared protocol for escalating enforcement prior to any municipality considering suspension or cancellation. This protocol will include communicating with the Provincial Registrar and Passenger Transportation Branch about on-going concerns with a company or vehicle.

The Province will be enforcing compliance with provincial regulations and licence conditions. Field investigations will be carried out by the Commercial Vehicle Safety and Enforcement (CVSE) Branch; the Registrar of the Passenger Transportation Branch is authorized to investigate and audit companies for issues including compliance with licence conditions and public safety. At this time, the number of provincial enforcement staff that will be assigned to address potential issues is not available.

Monitoring Industry Impacts – Access to Data
Access to detailed trip data is critical for municipalities in understanding the impact of ride-hailing in their communities at both the system-wide and street levels. At the system-wide level it will assist in identifying changes in travel mode share like transit use, cycling and walking. At the street level it can be used to establish solutions to mitigate safety concerns and congestion impacts such as identification of ride-hailing pick-up and drop-off zones. It can also highlight locations that may require enforcement attention.

The BC Passenger Transportation Branch requires comprehensive vehicle and trip data from companies. In early February, the Province confirmed that municipalities will be able to access these data on a regular, on-going basis through a Partnership Agreement with the Passenger Transportation Branch. Consequently, detailed trip data will not be a requirement of the IMBL; municipalities will benefit from access to provincial data, and companies will benefit from not having to duplicate data submission efforts.

As a condition of the IMBL, licenced ride-hailing companies will still be required to report the total number of pick-ups and drop-offs occurring in each participating municipality so as to enable the City of Vancouver to calculate the share of revenue owed to each participating municipality.

Next Steps
The IMBL terms were developed on an expedited time frame; staff will work with participating municipalities to monitor its effectiveness and consider refinement of terms. For example, there may be opportunities to further encourage wheelchair accessible or zero emission vehicles. Industry representatives requested a fee structure that more accurately reflects their business

model such as a monthly fee based on active vehicles. As more companies are licensed and staff come to better understand the costs for licensing and for monitoring industry impacts, such changes may be considered.

In considering adjustments to the ride-hailing IMBL, staff will consider opportunities to include limousines as they are also authorized by the PTB to operate across municipal boundaries. The PTB has announced that it will review its regulations with regard to taxi operating areas, but taxis cannot be considered for an IMBL at this time as the PTB restricts their operations to be within municipal boundaries.

Public/Civic Agency Input
The working group held an industry information session on January 22, inviting the 17 TNS operators who had applied to the PTB to operate in Region 1 at that time. Participants were informed about the proposed IMBL framework, including specifics, such as fee structure and data requirements. At the time of the consultation, the proposed IMBL included data submission requirements that have since been removed. Fifteen of the applicants invited sent representatives.

In addition to the comments given during the information session, three companies submitted written comments following the session. The working group reviewed and considered all comments submitted.

The TNS industry representatives were generally appreciative of the expedited IMBL process, particularly as two of the applicants received PTB approval during the process and had a more urgent need for an IMBL. The key concerns heard by the working group were:

1. Fee structure and smaller operators: The working group heard concerns that the fee structure disadvantaged smaller operators who are less able to absorb the per-vehicle charges compared to larger operators.
2. Fee structure and TNS fluidity: The working group heard concerns that the way that fees are charged – based on vehicles that sign on with the company rather than number of vehicles in operation – do not match the fluid nature of the ride-hailing industry which tends to have high driver turnover.
3. Data requirements and granularity: The working group also heard concerns about the level of granularity required for data submissions, with respect to customer privacy.

The working group will take key concerns 1 and 2 under advisement and consider options to address these concerns as part of the ongoing development of a permanent IMBL. The concerns are significant enough and industry perspectives varying enough that further work and consultation is required, and was not possible prior to the January 31 deadline for the interim IMBL.

Regarding data requirement concerns, the working group has since determined that detailed data submission will not be required as part of the IMBL. Municipalities will access provincially collected data through a Partnership Agreement with the Provincial Transportation Branch.

Implications/Risks

Bylaw provisions not supported by Council
The terms proposed in the Inter-Municipal Business Licence for ride-hailing have been developed and agreed to by staff from the municipalities that participated in the Working Group.

Should Council seek to amend terms of the bylaws at this time, further consultation with all participating municipalities would be required. Consequently, the proposed effective date for implementation of the licence, April 1, 2020, would likely be delayed.

The IMBL will be effective in all participating municipalities that adopt the bylaws and enter into agreement. If Council chooses not to support the proposed bylaws as presented, The Township of Langley will not be included as a participant in the IMBL. Ride-hailing companies holding the licence will not be able to operate under that licence in the Township of Langley. As a result, residents may not be able to access regionally integrated ride-hailing services.

Environmental

Based on evidence from other jurisdictions, the introduction of ride-hailing (TNS) could adversely impact municipal streets and increase vehicle kilometers travelled by private vehicles. Other jurisdictions report the following impacts in their communities:

- While many trips taken with a TNS vehicle substitute trips that passengers would have otherwise driven themselves, travel surveys indicate that between 42% and 61% of urban TNS users would have taken transit, walked, biked, or not taken the trip at all if TNS services had not been available;
- Up to 50% of the vehicle kilometres travelled by TNS vehicles carry no passengers at all, resulting in “deadhead” kilometres TNS drivers travel while looking for patrons; this increases congestion and greenhouse gas emissions associated with transportation.
- In August 2019, Uber and Lyft shared some of their own data which indicated that ride-hailing accounted for 1.7% up to 13.4% of all vehicle kilometres travelled (VKT) in core urban areas and between 1.0% and 2.9% in suburban areas.

The impacts of the introduction of ride-hailing in the Township of Langley and the Lower Mainland will be better understood once the region has access to ride-hailing trip data.

CONCLUSION:

There is strong public support for ride-hailing in the Lower Mainland. The proposed IMBL for ride-hailing will support the regional rollout of the industry as companies will be able to operate in participating municipalities with only one business licence. Should Council approve the recommendation to participate in an Inter-Municipal Business Licence (IMBL) for ride-hailing companies under the terms noted in this report, the licence will be effective as of April 1, 2020.

Respectfully submitted,

Britta Bieberstein
LICENCE AND INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Participating Municipalities

ATTACHMENT B IMBL Administrative Program Cost

~~Attachment A~~

INTER-MUNICIPAL TNS BUSINESS LICENCE - PARTICIPATING MUNICIPALITIES

1. Bowen Island Municipality
2. City of Abbotsford
3. City of Burnaby
4. City of Chilliwack
5. City of Coquitlam
6. City of Delta
7. City of Maple Ridge
8. City of Port Moody
9. City of Richmond
10. City of Surrey
11. District of Squamish
12. Resort Municipality of Whistler
13. The City of Pitt Meadows
14. The City of Vancouver
15. The Corporation of the City of Langley
16. The Corporation of the City of New Westminster
17. The Corporation of the City of North Vancouver
18. The Corporation of the City of Port Coquitlam
19. The Corporation of the City of White Rock
20. The Corporation of the District of North Vancouver
21. The Corporation of the District of West Vancouver
22. The Corporation of the Township of Langley
23. Village of Anmore
24. Village of Harrison Hot Springs
25. Village of Lions Bay

IMBL COST RECOVERY

IMBL Administrative Program Cost

Estimated Year 1 Total Cost: $140,000

Direct and indirect costs and investments include:

- Privacy Management
- Legal Services
- Policy Development
- Corporate Overhead, Materials and Rent
- Licence processing including fee administration and reconciliation

The City of Vancouver will retain licence fee revenue sufficient to recover IMBL administrative program costs. Any remaining funds will be distributed among participating municipalities based on the percent of total regional pick-ups and drop-offs that occur within each of their boundaries.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL TNS BUSINESS LICENCE AGREEMENT BYLAW NO. 5865

EXPLANATORY NOTE

Bylaw No. 5865 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-Municipal Transportation Network Services Business Licence scheme.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL TNS BUSINESS LICENCE AGREEMENT BYLAW NO. 5865

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 “Inter-Municipal Transportation Network Services Business Licence Agreement Bylaw No. 5865”.

2. The Township of Langley is authorized to enter into an Agreement with the Participating Municipalities in substantially the form and substance of the Agreement attached to this Bylaw as Schedule “A”.

3. Schedule “A” forms a part of this Bylaw.

4. Council repeals Inter-Municipal TNS Business Licence Agreement Bylaw 2020 No. 5580.

5. The Mayor and Township Clerk are authorized on behalf of the Council to sign this agreement.

This Bylaw comes into force and takes effect on June 1, 2023.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SCHEDULE A

Inter-Municipal TNS Business Licence Agreement Bylaw No. 5865

WHEREAS the City of Abbotsford, the Village of Anmore, the Bowen Island Municipality, the City of Burnaby, the City of Chilliwack, the City of Coquitlam, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the Corporation of the City of Langley, the Corporation of the Township of Langley, the Village of Lions Bay, the City of Maple Ridge, the City of Mission, the Corporation of the City of New Westminster, the Corporation of the City of North Vancouver, the Corporation of the District of North Vancouver, the City of Pitt Meadows, the Corporation of the City of Port Coquitlam, the City of Port Moody, the City of Richmond, the District of Squamish, the City of Surrey, the City of Vancouver, the Corporation of the District of West Vancouver, the Resort Municipality of Whistler, and the Corporation of the City of White Rock (the "*Participating Municipalities*"), wish to permit transportation network services ("*TNS*") businesses to operate across their jurisdictional boundaries thereby eliminating the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the *Participating Municipalities* agree as follows:

1. The *Participating Municipalities* agree to establish an *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.

2. The *Participating Municipalities* will request their respective municipal Councils to each ratify this Agreement and enact a Bylaw to implement an *Inter-municipal TNS Business Licence* scheme effective June 1, 2023.

3. In this Agreement:

   "Accessible Vehicle" means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids;

   "*Administrative Costs*" means the direct and indirect costs and investments attributable to administering the *Inter-municipal TNS Business Licence* scheme, including wages, materials, corporate overhead and rent;

   "Business" has the same meaning as in the *Community Charter*;

   "Community Charter" means the Community Charter, S.B.C. 2003, c. 26, as may be amended or replaced from time to time;

   "Inter-municipal TNS Business" means a *TNS Business* that has been licensed to operate in the Region 1 operating area by the Passenger Transportation Board*;*

   "Inter-municipal TNS Business Licence" means a business licence that authorizes an *Inter-municipal TNS Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"Inter-municipal TNS Business Licence Bylaw" means the Bylaw adopted by the Council of each *Participating Municipality* to implement the *Inter-municipal TNS Business Licence* scheme contemplated by this Agreement*;*

"Mobility Aid" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Municipal Business Licence" means a licence or permit, other than *an Inter-municipal TNS Business Licence*, issued by a *Participating Municipality* that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality*;

"Participating Municipality" means any one of the *Participating Municipalities*;

"Premises" means one or more fixed or permanent locations where the *TNS Business* ordinarily carries on *Business*;

"TNS Business" means a person carrying on the business of providing *Transportation Network Services*;

"Transportation Network Services" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Vancouver Charter" means the *Vancouver Charter*, S.B.C. 1953, c. 55, as may be amended or replaced from time to time; and

"Zero Emission Vehicle" means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source.

4. Subject to the provisions of the *Inter-municipal TNS Business Licence Bylaw*, each *Participating Municipality* will permit a *TNS Business* that has obtained an *Inter-municipal TNS Business Licence* to carry on the *Business* of providing *Transportation Network Services* within that *Participating Municipality* for the term authorized by the *Inter-municipal TNS Business Licence* without obtaining a *Municipal Business Licence* for the *TNS Business* in that *Participating Municipality.*

5. All *Inter-municipal TNS Business Licences* will be issued by the City of Vancouver.

6. The City of Vancouver may issue an *Inter-municipal TNS Business Licence* to a *TNS Business* if the *TNS Business* is an *Inter-municipal TNS Business* and meets the requirements of the *Inter-municipal TNS Business Licence Bylaw*, in addition to the requirements of the City of Vancouver's License Bylaw No. 4450.

7. Notwithstanding that a *TNS Business* may hold an *Inter-municipal TNS Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* for the *TNS Business* in the *Participating Municipalities*, the *TNS Business* must still comply with all orders and regulations under any municipal business licence Bylaw in addition to those under any other Bylaws, regulations, or provincial or federal laws that may apply within any jurisdiction in which the *TNS Business* carries on *Business*.

8. Any *Participating Municipality* may require that the holder of an *Inter-municipal TNS Business Licence* also obtain a *Municipal Business Licence* for any *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

9. The annual *Inter-municipal TNS Business Licence* fee is $155, plus $150 for each vehicle operating under the authority of the *Inter-municipal TNS Business*, except that the per vehicle fee for *Zero Emission Vehicles* will be $30, and there will be no per vehicle fee charged for *Accessible Vehicles*.

10. The fee for any additional vehicles that begin operating under the authority of an *Inter-municipal TNS Business Licence* holder after the annual licence fee is paid will be the per vehicle fee set out in section 9, pro-rated by dividing the applicable annual per vehicle fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

11. The City of Vancouver will distribute the revenue generated from *Inter-municipal TNS Business Licence* fees amongst all *Participating Municipalities* based on the City of Vancouver retaining an amount to cover its *Administrative Costs*, with the remaining fees to be distributed proportionally to the *Participating Municipalities,* including the City of Vancouver, based on the number of pick-ups and drop-offs in that *Participating Municipality*. The City of Vancouver will provide the other *Participating Municipalities* with an itemized accounting of the fees collected and disbursed, including an accounting of its *Administrative Costs*, at the time it distributes the remaining fees to those *Participating Municipalities*.

12. The revenue generated from *Inter-municipal TNS Business Licence* fees collected from January 1 to December 31 inclusive that is to be distributed to the *Participating Municipalities* in accordance with section 11, including the fees collected for any additional vehicles under section 10, will be distributed by the City of Vancouver by February 28 of the year following the year in which fees were collected.

13. The length of term of an *Inter-municipal TNS Business Licence* is 12 months, except that the length of term of the initial *Inter-municipal TNS Business Licence* issued to an *Inter-municipal TNS Business* by the City of Vancouver may be less than 12 months in order to harmonize the expiry date of the *Inter-municipal TNS Business Licence* with the calendar year, in which case the annual fee will be pro-rated by dividing the applicable annual licence fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

14. An *Inter-municipal TNS Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the *Inter-municipal TNS Business Licence* is suspended or cancelled. If a *Participating Municipality* withdraws from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities* in accordance with the *Inter-municipal TNS Business Licence Bylaw*, then the *Inter-municipal TNS Business Licence* will cease to be valid within the jurisdictional boundary of that former *Participating Municipality*.

15. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and suspend an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the

power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence Bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal TNS Business Licence* in any *Participating Municipality* for the period of the suspension.

16. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and cancel an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence Bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

17. The suspension or cancellation of an *Inter-municipal TNS Business Licence* under section 15 or 16 will not affect the authority of a *Participating Municipality* to issue a *Municipal Business Licence*, other than an *Inter-municipal TNS Business Licence*, to the holder of the suspended or cancelled *Inter-municipal TNS Business Licence*.

18. Nothing in this Agreement affects the authority of a *Participating Municipality* to suspend or cancel any *Municipal Business Licence* issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

19. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, and the notice must:

    (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal TNS Business Licences*, which date must be at least 6 months from the date of the notice; and

    (b) include a certified copy of the municipal Council resolution or Bylaw authorizing the municipality's withdrawal from the *Inter-municipal TNS Business Licence* scheme.

20. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Councils of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligations in the exercise of their functions pursuant to the *Community Charter*, *Vancouver Charter*, or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, Bylaws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities.*

21. Despite any other provision of this Agreement, an *Inter-municipal TNS Business Licence* granted in accordance with the *Inter-municipal TNS Business Licence Bylaw* does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. Furthermore, a business licence granted under any other inter-municipal *TNS Business* licence scheme is deemed not to exist for

the purposes of this Agreement even if a *Participating Municipality* is a participating member of the other inter-municipal *TNS Business* licence scheme.

22. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and may be delivered by email or facsimile transmission, and each such counterpart, howsoever delivered, shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

23. This Agreement replaces and supercedes the Inter-municipal TNS Business Licence Agreement entered into by the City of Abbotsford, the Village of Anmore, the Bowen Island Municipality, the City of Burnaby, the City of Chilliwack, the City of Coquitlam, the City of Delta, the Village of Harrison Hot Springs, the Corporation of the City of Langley, the Corporation of the Township of Langley, the Village of Lions Bay, the City of Maple Ridge, the Corporation of the City of New Westminster, the Corporation of the City of North Vancouver, the Corporation of the District of North Vancouver, the City of Pitt Meadows, the Corporation of the City of Port Coquitlam, the City of Port Moody, the City of Richmond, the District of Squamish, the City of Surrey, the City of Vancouver, the Corporation of the District of West Vancouver, the Resort Municipality of Whistler, and the Corporation of the City of White Rock in 2020.

24. In the event that the municipal Council of a *Participating Municipality* other than the City of Vancouver does not ratify this Agreement, then that municipality will not be considered a *Participating Municipality* for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other *Participating Municipalities*.

Signed and delivered on behalf of the *Participating Municipalities*, the Councils of each of which have, by Bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

The City of Abbotsford

Mayor _____

Corporate Officer _____

Date _____

Village of Anmore

Mayor _____

Corporate Officer _____

Date _____

Bowen Island Municipality

Mayor _____

Corporate Officer _____

Date _____

City of Burnaby

City Clerk _____

Date _____

City of Chilliwack

Mayor _____

Corporate Officer _____

Date _____

City of Coquitlam

Mayor _____

City Clerk _____

Date _____

City of Delta

Mayor _____

City Clerk _____

Date _____

Village of Harrison Hot Springs

Mayor _____

Corporate Officer _____

Date _____

The District of Hope

Mayor _____

Corporate Officer _____

Date _____

The District of Kent

Mayor _____

Corporate Officer _____

Date _____

The Corporation of the City of Langley

Mayor _____

Corporate Officer _____

Date _____

The Corporation of the Township of Langley

Mayor _____

Township Clerk _____

Date _____

Village of Lions Bay

Mayor _____

Corporate Officer _____

Date _____

City of Maple Ridge

Presiding Member _____

Corporate Officer _____

Date _____

The City of Mission

Mayor _____

Corporate Officer _____

Date _____

The Corporation of the City of New Westminster

Mayor _____

City Clerk _____

Date _____

The Corporation of the City of North Vancouver

Mayor _____

City Clerk _____

Date _____

The Corporation of the District of North Vancouver

Mayor _____

Municipal Clerk _____

Date _____

The City of Pitt Meadows

Mayor _____

Corporate Officer _____

Date _____

The Corporation of the City of Port Coquitlam

Mayor _____

Corporate Officer _____

Date _____

City of Port Moody

Mayor _____

Corporate Officer _____

Date _____

The City of Richmond

Chief Administrative Officer _____

General Manager _____

Corporate and Financial Services

Date _____

District of Squamish

Mayor _____

Corporate Officer _____

Date _____

City of Surrey

Mayor _____

City Clerk _____

Date _____

The City of Vancouver

Director of Legal Services _____

Date _____

The Corporation of the District of West Vancouver

Mayor _____

Corporate Officer _____

Date _____

Resort Municipality of Whistler

Mayor _____

Municipal Clerk _____

Date _____

The Corporation of the City of White Rock

Mayor _____

Director of Corporate Administration _____

Date _____

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL TNS BUSINESS LICENCE BYLAW NO. 5866

EXPLANATORY NOTE

Bylaw No. 5866 is a bylaw to enter into an Inter-municipal Transportation Network Services (TNS) Business Licence scheme.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL TNS BUSINESS LICENCE BYLAW NO. 5866

WHEREAS the municipalities that have entered or will enter into the *Inter-municipal TNS Business Licence* Agreement (the "*Participating Municipalities*") wish to permit licensed transportation network services ("*TNS*") businesses to operate across their jurisdictional boundaries thereby eliminating the need to obtain a separate municipal business licence in each jurisdiction;

AND WHEREAS each of the *Participating Municipalities* has or will adopt a similar Bylaw to implement the *Inter-municipal TNS Business Licence* scheme;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. There is hereby established an *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.

2. In this Bylaw:

   "Accessible Vehicle" means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids;

   "Business" has the same meaning as in the *Community Charter*;

   "Community Charter" means the Community Charter, S.B.C. 2003, c. 26, as may be amended or replaced from time to time;

   "Inter-municipal TNS Business" means a *TNS Business* that has been licensed to operate in the Region 1 operating area by the Passenger Transportation Board*;*

   "Inter-municipal TNS Business Licence" means a business licence which authorizes an *Inter-municipal TNS Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

   "Mobility Aid" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39. as may be amended or replaced from time to time;

   "Municipal Business Licence" means a licence or permit, other than an *Inter-municipal TNS Business Licence*, issued by a *Participating Municipality* that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality*;

   "Participating Municipality" means any one of the *Participating Municipalities*;

"Premises" means one or more fixed or permanent locations where the *TNS Business* ordinarily carries on *Business*;

"TNS Business" means a person carrying on the business of providing *Transportation Network Services*;

"Transportation Network Services" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Vancouver Charter" means the *Vancouver Charter*, S.B.C. 1953, c. 55, as may be amended or replaced from time to time; and

"Zero Emission Vehicle" means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source.

3. Subject to the provisions of this Bylaw, each *Participating Municipality* will permit a *TNS Business* that has obtained an *Inter-municipal TNS Business Licence* to carry on the *Business* of providing *Transportation Network Services* within that *Participating Municipality* for the term authorized by the *Inter-municipal TNS Business Licence* without obtaining a *Municipal Business Licence* for the *TNS Business* in that *Participating Municipality*.

4. All *Inter-municipal TNS Business Licences* will be issued by the City of Vancouver.

5. The City of Vancouver may issue an *Inter-municipal TNS Business Licence* to a *TNS Business* if the *TNS Business* is an *Inter-municipal TNS Business* and meets the requirements of this Bylaw, in addition to the requirements of the City of Vancouver's License Bylaw No. 4450.

6. Notwithstanding that a *TNS Business* may hold an *Inter-municipal TNS Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* for the *TNS Business* in the *Participating Municipalities*, the *TNS Business* must still comply with all orders and regulations under any municipal business licence Bylaw in addition to those under any other Bylaws, regulations, or provincial or federal laws that may apply within any jurisdiction in which the *TNS Business* carries on *Business*.

7. Any *Participating Municipality* may require that the holder of an *Inter-municipal TNS Business Licence* also obtain a *Municipal Business Licence* for any *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

8. The annual *Inter-municipal TNS Business Licence* fee is $155, plus $150 for each vehicle operating under the authority of the *Inter-municipal TNS Business*, except that the per vehicle fee for *Zero Emission Vehicles* will be $30, and there will be no per vehicle fee charged for *Accessible Vehicles*.

9. The fee for any additional vehicles that begin operating under the authority of an *Inter-municipal TNS Business Licence* holder after the annual licence fee is paid will be the per vehicle fee set out in section 8, pro-rated by dividing the applicable annual per vehicle fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

10. The length of term of an *Inter-municipal TNS Business Licence* is 12 months, except that the length of term of the initial *Inter-municipal TNS Business Licence* issued to an *Inter-municipal TNS Business* by the City of Vancouver may be less than 12 months in order to harmonize the expiry date of the *Inter-municipal TNS Business Licence* with the calendar year, in which case the annual fee will be pro-rated by dividing the applicable annual licence fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

11. An *Inter-municipal TNS Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the *Inter-municipal TNS Business Licence* is suspended or cancelled. If a *Participating Municipality* withdraws from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities* in accordance with this Bylaw, then the *Inter-municipal TNS Business Licence* will cease to be valid within the jurisdictional boundary of that former *Participating Municipality*.

12. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and suspend an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence Bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal TNS Business Licence* in any *Participating Municipality* for the period of the suspension.

13. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and cancel an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence Bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

14. The suspension or cancellation of an *Inter-municipal TNS Business Licence* under section 12 or 13 will not affect the authority of a *Participating Municipality* to issue a *Municipal Business Licence*, other than an *Inter-municipal TNS Business Licence*, to the holder of the suspended or cancelled *Inter-municipal TNS Business Licence*.

15. Nothing in this Bylaw affects the authority of a *Participating Municipality* to suspend or cancel any *Municipal Business Licence* issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

16. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, and the notice must:

(a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal TNS Business Licences*, which date must be at least 6 months from the date of the notice; and

(b) include a certified copy of the municipal Council resolution or Bylaw authorizing the municipality's withdrawal from the *Inter-municipal TNS Business Licence* scheme.

17. The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability of any other provisions of this Bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

18. Despite any other provision of this Bylaw, an *Inter-municipal TNS Business Licence* granted in accordance with this Bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*.

19. A business licence granted under any other inter-municipal *TNS Business* licence scheme is deemed not to exist for the purposes of this Bylaw, even if a *Participating Municipality* is a participating member of the other inter-municipal *TNS Business* licence scheme.

20. Council repeals Inter-Municipal TNS Business Licence Bylaw 2020 No. 5581.

This Bylaw comes into force and takes effect on June 1, 2023

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-65
FROM:	FINANCE DIVISION	**FILE:**	1970-06
SUBJECT:	PRE-AUTHORIZED DEBIT FOR PROPERTY TAXES BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to the Pre-Authorized Debit Property Tax Bylaw 2011 No. 4863 Amendment Bylaw No. 5875.

EXECUTIVE SUMMARY:

Upon review of Bylaw 4863, staff recommend updating the payable interest rate percentage, add a maximum interest rate payable, and to include other payment methods to prepay property taxes.

PURPOSE:

The purpose of this report is to amend the Pre-Authorized Debit for Property Taxes Bylaw 2011 Bylaw No. 4863 Amendment Bylaw No.5875.

BACKGROUND/HISTORY:

In 2011 Council approved Pre-Authorized Debit Property Tax Bylaw 2011 No. 4863 to provide authority for the Collector to receive moneys for taxes before the due date, and to pay interest on these moneys as will as update the bylaw and application to follow the Canadian Payments Association (CPA) rules.

DISCUSSION/ANALYSIS:

The Township's current bylaw sets the interest rate paid on property tax prepayments at prime less 2%. A review was done of the surrounding municipalities and the Township is currently paying one of the highest interest rates. The table below illustrates the comparison.

Municipality	Prepayment interest as of April 1, 2023 Prime 6.7%	Rate
Township of Langley	4.7	Prime less 2
Abbotsford	1.5 – Maximum of 1.5	Prime less 3
Coquitlam	3.7	Prime less 3
Port Coquitlam	2.7	Prime less 4
Port Moody	3.7	Prime less 3
Langley City	3.7	Prime less 3
Delta	3.7	Prime less 3
Richmond	4.7	Prime less 2
Chilliwack	1.7	Prime less 5
White Rock	3.7	Prime less 3
Surrey	Does not pay interest	

To reduce the Township costs, Staff recommend that the interest rate be set based upon the Township's bankers prime rate less 3% with a maximum interest paid at 2%.

The Township still wants to promote property tax prepayments but reduce the liability. Prepayment interest is considered non taxable income to property owners; therefore, staff want to mitigate the risk of owners taking advantage of the higher interest and overpaying their property tax accounts to earn a higher interest than banks are offering, then requesting refunds.

Staff also want to put language in to promote prepayment of taxes not only by the pre-authorized debit plan, but also by the other property tax payment methods currently offered by the Township.

Financial Implications:

More and more property owners are choosing to prepay their property taxes either by the pre-authorized debit plan or by the other payments methods offered. Without having a maximum interest payable the Township will have a financial burden.

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PRE-AUTHORIZED DEBIT FOR PROPERTY TAXES BYLAW 2011 NO 4863
AMENDMENT BYLAW NO. 5875

EXPLANATORY NOTE

Bylaw No. 5875 provides amendments to Pre-Authorized Debit for Property Taxes Bylaw 2011 No. 4863.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PRE-AUTHORIZED DEBIT FOR PROPERTY TAXES BYLAW 2011 NO 4863

AMENDMENT BYLAW NO. 5875

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 “Pre-Authorized Debit for Property Taxes Bylaw 2011 No 4863 amendment Bylaw No. 5875”.

2. The “Pre-Authorized Debit for Property Taxes 2011 No. 4863” is amended as follows:

   5. The taxpayers of the Township of Langley shall have the right to enter into a Pre-Authorized Debit Plan for property taxes in monthly installments from August 1 and ending on May 1 of the following year or may choose to make prepayments to their property taxes by other property tax payment methods.

   6. Any taxpayer participating in the pre-authorized debit plan may withdraw from the plan by providing written notice to the Collector no less than 7 days prior to the first of the month.

   7. In the event of a property sale, amounts received as prepaid taxes, under the plan or by other property tax payment methods shall not be refunded and should be adjusted between parties prior to the completion of the sale.

   10. The difference between the taxes levied for the current year and the total of the pre-authorized debits paid under the plan or prepayments made by other property tax payment methods will be due on the July tax due date within the current year. Any balance remaining unpaid after the July due date in the current year will be subject to the penalty provisions of the “Local Government Act” and/or bylaw authorized there under.

   12. The Collector shall pay simple interest on the daily balance of the amount held on account of prepaid taxes through the pre-authorized debit plan or by other property tax payment methods at a rate equivalent to the prime rate less 3 percent paid by the Township’s principal banker to a maximum of 2 percent.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

o

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 20223 – REGULAR MEETING	**REPORT:**	23-56
FROM:	FINANCE DIVISION	**FILE:**	1970-02
SUBJECT:	2023 LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW FOR UNIVERSAL SERVICES		

RECOMMENDATION:

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 5872.

EXECUTIVE SUMMARY:

The *Community Charter*, Section 197 (1), requires Council to adopt a bylaw imposing general variable tax levies for the current year before May 15, 2023, and after the adoption of the Five-Year Financial Plan**.**

The Langley Annual Rates and Tax Collection Bylaw No. 5872 provides for a 5.37% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $123 per year.

The Langley Annual Rates and Tax Collection Bylaw No. 5872 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2023 component of the Langley 2023 – 2027 Five Year Financial Plan Bylaw No. 5872.

PURPOSE:

The purpose of this report is to bring forward the Langley Annual Rates and Tax Collection Bylaw No. 5872 for the first three readings.

DISCUSSION/ANALYSIS:

The Langley Annual Rates and Tax Collection Bylaw No. 5872 provides for a 5.37% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $123 per year.

Property tax revenue is used to fund:

- Ongoing operating expenses: salaries, long term contract increases, and debt repayments.
- Regular and preventive asset maintenance required to realize optimal lifecycle costs.
- Operating costs associated with new capital inventory constructed or from development.

In accordance with the *Community Charter*, Council is responsible for establishing 2023 tax rates in the following areas:

- Municipal Services (General, Protective Services, Parks, Transportation and Stormwater)
- Library Levy; and
- Metro Vancouver Regional District Levy.

The Langley Annual Tax Rates & Collection Bylaw No. 5872 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2023 component of the Langley 2023– 2027 Five Year Financial Plan Bylaw No. 5872.

General Municipal Property Taxes
(Schedule A, Column A)

Based on the Revised Assessment Roll, the recommended 2023 general tax rates will generate $114,362,290 in General Revenue. For a typical household the property tax equates to approximately $1,656 for the year ($137.99 per month) which is comprised of Fire services, Policing services, Facility Management, Community Development, Recreation & Culture, Corporate Administration, Finance and Human Resources.

Parks Service Levy
(Schedule A, Column B)

Based on the Revised Assessment Roll, the recommended 2023 Parks Service levy will generate $13,999,318 in Parks Service revenue. This levy equates to approximately $203 for the year ($16.89 per month) for a typical household. The Parks Utility provides funding for the design, development, operation and maintenance of the Township’s parks and open space system.

Transportation Service Levy
(Schedule A, Column C)

Based on the Revised Assessment Roll, the recommended 2023 Transportation levy will generate $29,924,568 in Transportation Utility revenue. This levy equates to approximately $433 for the year ($36.11 per month) for a typical household.

Stormwater Service Levy
(Schedule A, Column D)

Based on the revised assessment roll, the recommended 2023 Stormwater levy rates will generate $8,452,056 in Stormwater Utility revenue. This levy equates to approximately $122 for the year ($10.20 per month) for a typical household.

Library Levy
(Schedule A, Column E)

Based on the revised assessment roll, the recommended 2023 Library levy rates will generate $6,428,051 in Library revenue. This levy equates to approximately $93 for the year ($7.76 per month) for a typical household.

Metro Vancouver Regional District Levy
(Schedule A, Column F)

The Municipality's tax rates for the Metro Vancouver Regional District levy are calculated by allocating the total amount required to be raised to the various property classes using the Hospital Assessment base, applied to Provincially established tax rate ratios (class multiples).

The Metro Vancouver Regional District Levy requisition for 2023 is $5,101,225, an increase of 17.3% over the 2022 requisition of $4,350,294.

Respectfully submitted,

Karamjit Mahil
MANAGER, FINANCIAL PLANNING
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 5872

EXPLANATORY NOTE

Bylaw No. 5872 provides for the 2023 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five-Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 5872

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 the "Langley Annual Rates and Tax Collection Bylaw No. 5872.

2. The following rates are hereby imposed and levied for the year 2023:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Stormwater Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "F" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. After the first business day in July 2023, the Township Collector will add a 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid. The unpaid taxes, together with the 5% penalty added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the third business day in September 2023, the Township Collector will add an additional 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid (exclusive of the 5% penalty authorized by section 4).

6. Where a penalty in accordance with section 4 would otherwise be applied, and a property owner is eligible and claims the current year Home Owner Grant, to the Province of BC on or before September 1, 2023, the penalty of 5% will not be applied to the portion of the taxes which is equal to the current year Home Owner Grant amount. If the Home Owner Grant is claimed after September 1, 2023, all penalties in section 4 and 5 will apply to the Home Owner Grant amount.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2023.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW NO. 5872

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B Parks Purposes	C Transportation Purposes	D Stormwater Purposes	E Library	F Metro Vancouver Regional District
1	Residential	1.1064	0.1354	0.2895	0.0818	0.0622	0.05105
2	Utility	15.6770	1.9190	4.1021	1.1586	0.8810	0.17868
3	Supportive Housing	1.1064	0.1354	0.2895	0.0818	0.0622	0.05105
4	Major Industrial	1.9673	0.2408	0.5148	0.1454	0.1106	0.17357
5	Light Industrial	2.2515	0.2756	0.5891	0.1664	0.1265	0.17357
6	Business & Other	3.5998	0.4407	0.9419	0.2660	0.2023	0.12507
8	Recreation/ Non Profit	1.7349	0.2124	0.4540	0.1282	0.0975	0.05105
9	Farm	8.6343	1.0569	2.2593	0.6381	0.4852	0.05105

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-62
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0346
SUBJECT:	REZONING APPLICATION NO. 100614 AND DEVELOPMENT PERMIT APPLICATION NO. 101308 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 2542 - 267 STREET)		

PROPOSAL:

Application to rezone approximately 0.97 ha (2.4 ac) of land located at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots and issue Streamside Protection Development Permit No.101308.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5873 subject to nine (9) development prerequisites and that Council authorize issuance (at time of final reading of Bylaw No. 5873) of Development Permit No. 101308.

RATIONALE:

The proposed development complies with the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5873 rezoning 0.97 ha (2.4 ac) of land located at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate the development of 15 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Secure design and construction of a municipal sanitary sewer lift station at 26603 – 24 Avenue;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 268 Street, 267 Street and 25A Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:

   a. Identifying the units (5% of single family) required in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
   b. An Exterior Design Control Agreement on all lots;
   c. Protection of Streamside Protection and Enhancement Areas;
7. Acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Bylaw No. 5873 authorize the issuance of Development Permit No. 101308, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

EXECUTIVE SUMMARY:

Qualico Developments (Vancouver) Inc. has applied to rezone the subject site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots.

As the proposal is consistent with the Aldergrove Community Plan, staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

Streamside Protection Development Permit No. 101308 is also being proposed in conjunction with the rezoning application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan (OCP).

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5873 and Development Permit No. 101308.

REFERENCE:

Owner / Agent:	Qualico Developments (Vancouver) Inc. 201, 6525 177B Street Surrey, BC V3S 5N4
Location:	2542 – 267 Street
Legal Description:	Lot 16 Section 19 Township 13 New Westminster District Plan 37802
Area:	0.97 ha (2.4 ac) 2542 – 267 Street
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (up to 9 units per acre (upa))

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated "Low Density Residential" in the Aldergrove Community Plan, which accommodates 'Conventional Single Family' uses at a net density of up to 9 upa (22 units per hectare (uph)).

DISCUSSION/ANALYSIS:

- Qualico Developments (Vancouver) Inc. applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A).
- The proposal will facilitate development of 15 single family lots.
- Three lots fronting 268 Street are proposed to be zoned Residential Zone R-1A with a minimum lot frontage of 12 m (39.3 ft) to acknowledge the streetscape on the east side of 268 Street.
- A Class B (yellow-coded) roadside watercourse is proposed to be reconstructed onsite to support required widening of 267 Street within the associated the Streamside Protection and Enhancement Area (SPEA) protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	**Aldergrove and Rural Plan Community Plan Designation**	**Existing Zoning**
North:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2
South:	Suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

East:	268 Street, beyond which are single family houses	Low Density Residential (up to 9 upa)	Residential Zone R-1D
West:	267 Street, beyond which is a suburban residential lot with a single family dwelling and accessory buildings	Low Density Residential (up to 9 upa)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5873 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to facilitate development of 15 single family lots at a net density of 8.5 upa, consistent with the Aldergrove Community Plan.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) in terms of lot areas, lot widths and depths.

Streamside Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- A Class B (yellow-coded) roadside watercourse is proposed to be infilled and reconstructed onsite to support required widening of 267 Street.
- Proposed works include impacting 154 m^2 of riparian area, enhancing 304 m^2 of riparian habitat, and reconstructing 100m^2 of instream area.
- The SPEA will be restored with native vegetation protected via a covenant and subject to a 3-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Single Family Residential	15	11,854.00	177,810.00

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Trees proposed for retention**	**Replacement Trees Required**	**Street Trees Provided**	**Total Trees Post Development**
36	30	0	30	60

Policy Considerations:

The proposal is consistent with the Aldergrove Community Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5873 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5873) of accompanying Streamside Development Permit No. 101308.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101308
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Aldergrove Community Plan
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101308

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

1. NAME: Qualico Developments (Vancouver) Inc. No. A0026101

   ADDRESS: 201, 6525 - 177B Street, Surrey, BC V3S 5N4

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

   LEGAL DESCRIPTION: Lot 16, Section 19, Township 13, New Westminster District, Plan NWP37802

   CIVIC ADDRESS: 2542 - 267 Street, Langley, BC

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

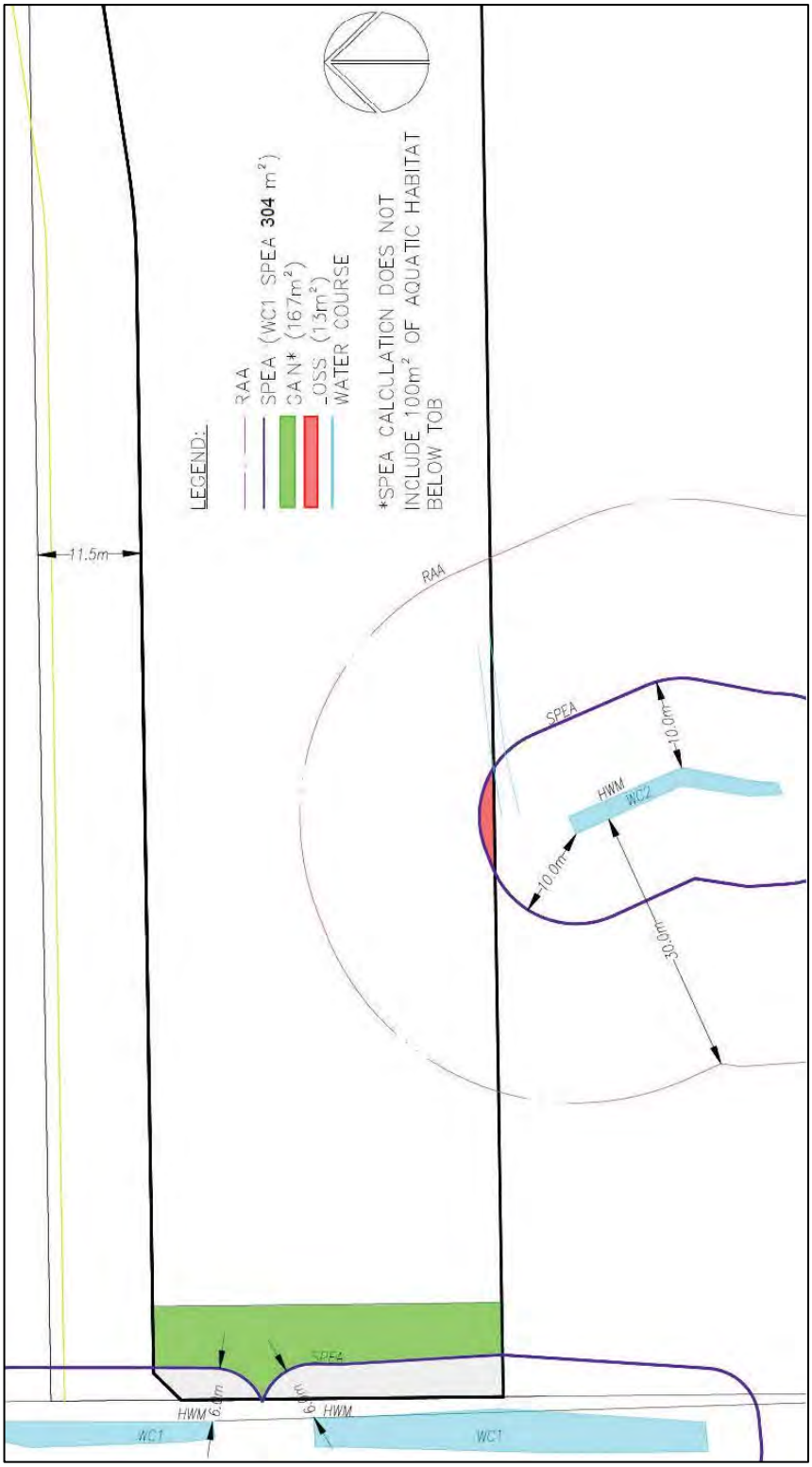
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2023.

Attachments:

SCHEDULE A Required and Proposed Streamside Protection Area

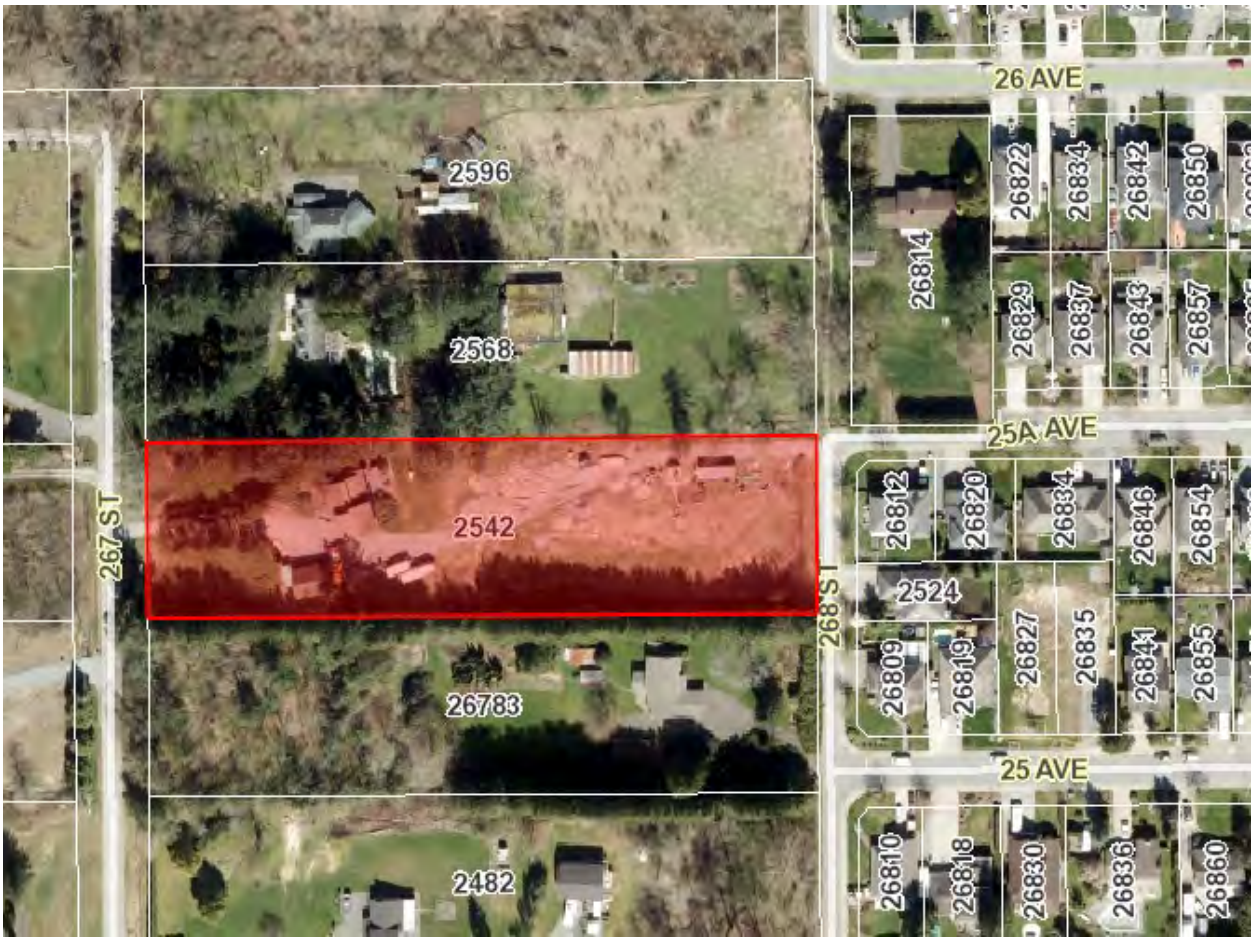
SCHEDULE A



Township of Langley
Est. 1873

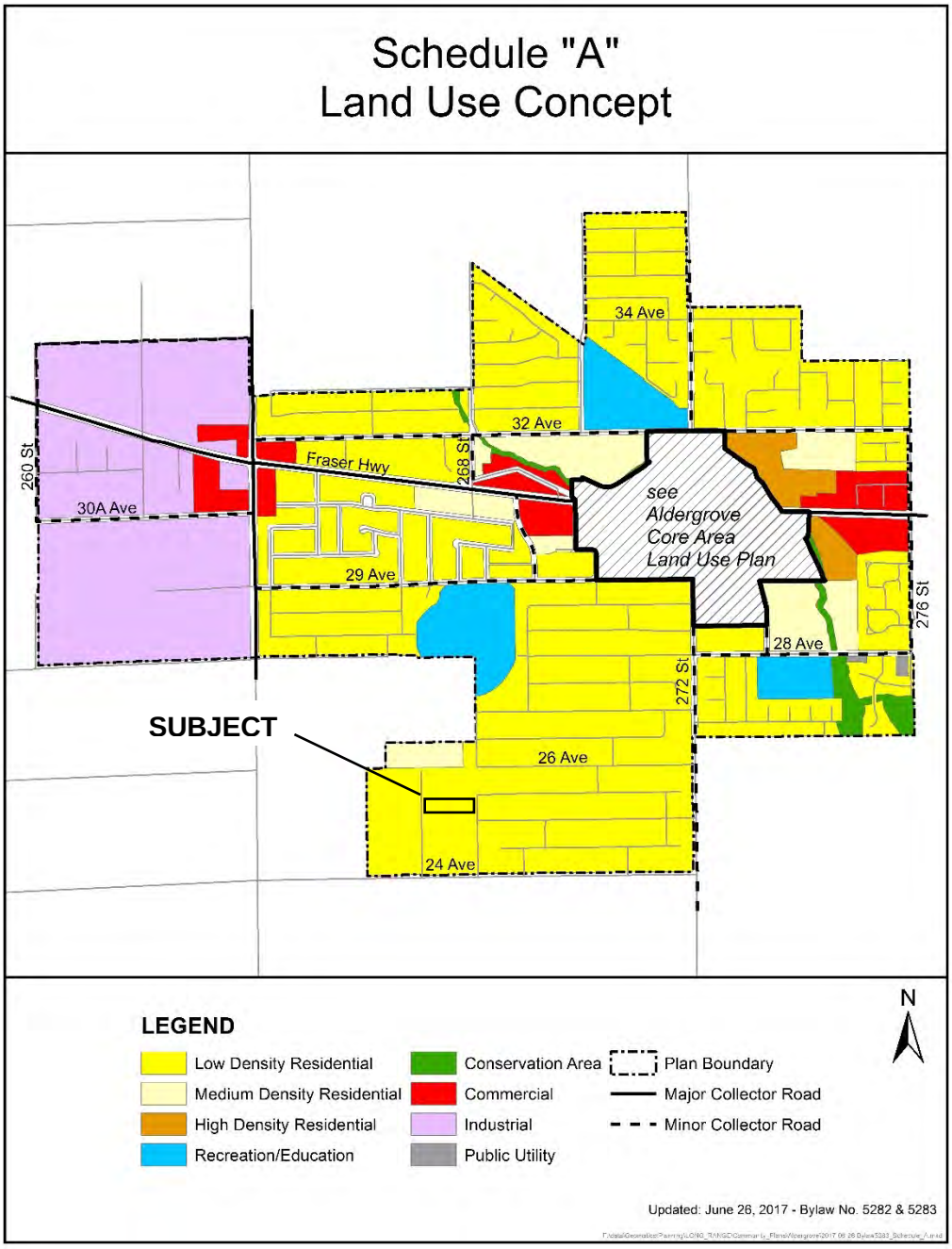
REQUIRED AND PROPOSED STREAMSIDE PROTECTION AREA

ATTACHMENT B



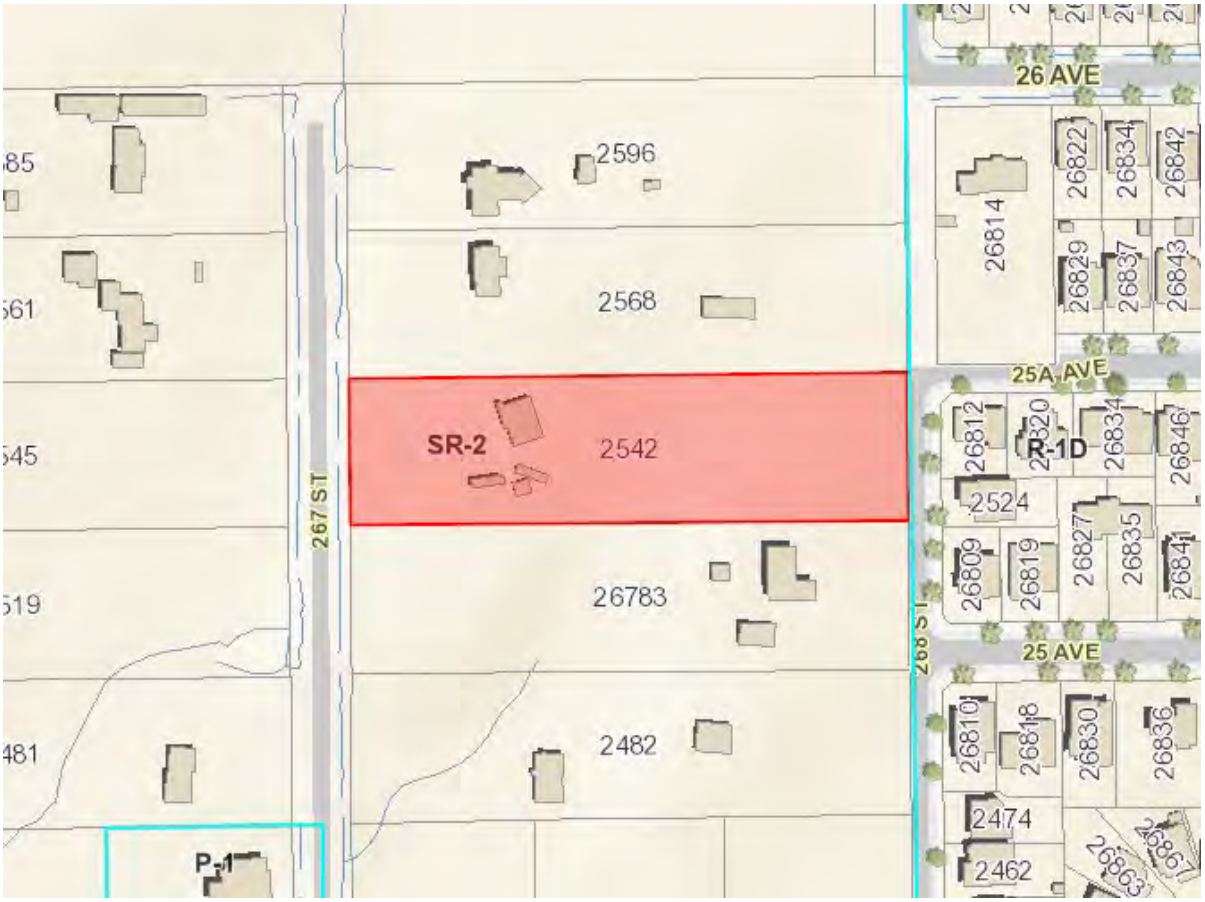
AERIAL CONTEXT MAP

ATTACHMENT **C**

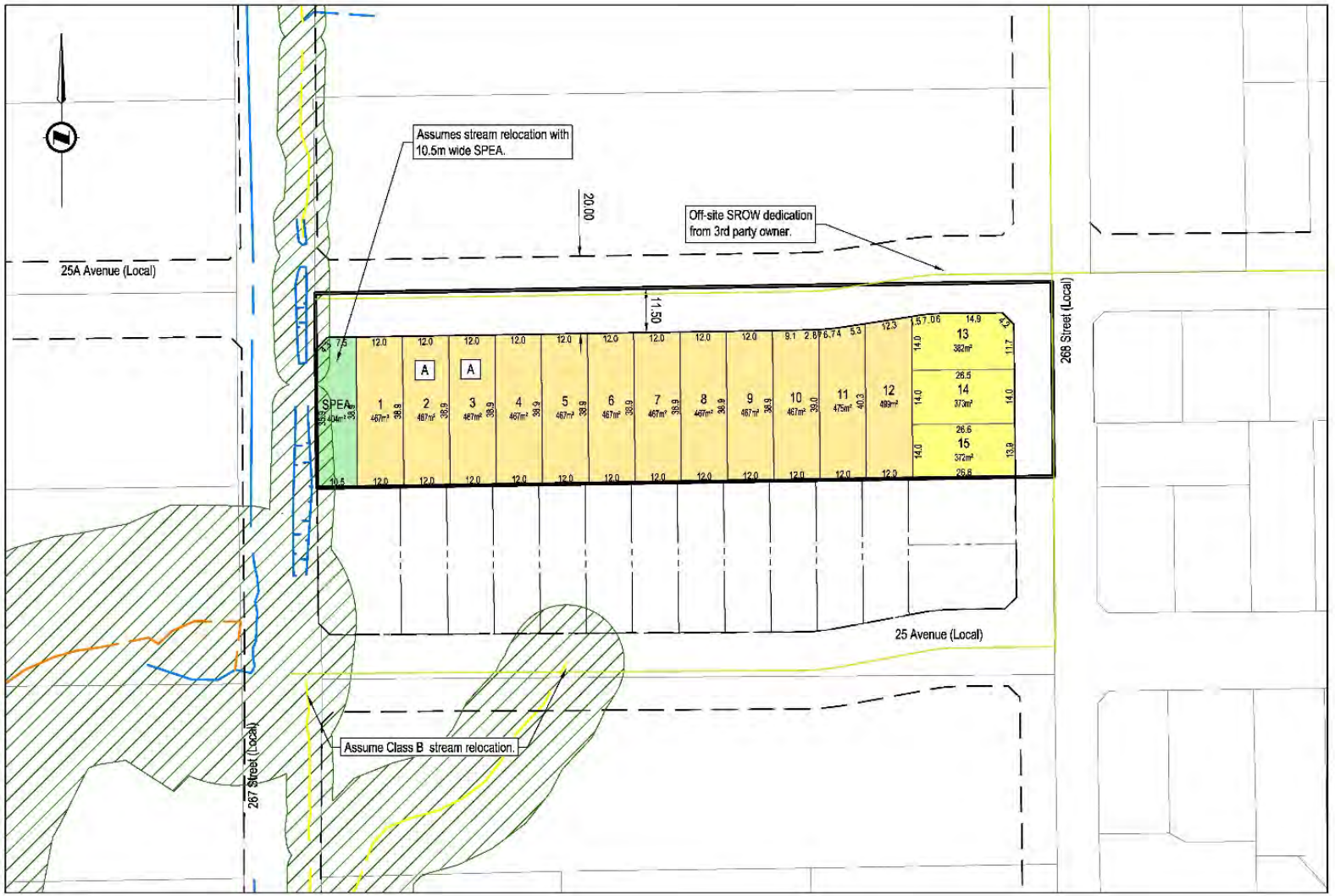


ALDERGROVE COMMUNITY PLAN

ATTACHMENT **D**



ZONING BYLAW NO. 2500 MAP



NOTES

1. Base map and off-site existing watercourses from Township of Langley Open Data
2. Subject property and on-site watercourse from survey dated June 30, 2021.
3. Assume 20m road width for all proposed roads
4. Existing watercourse classification and setback shown follows OCP guidelines
   - 4.1. 30m setback for Class A watercourse
   - 4.2. 7.5m setback for Class A Roadside watercourse
   - 4.3. 15m setback for Class B Constructed watercourse (assumes more than 0.5m wide)
   - 4.4. 6m setback for Class B Roadside watercourse
   - 4.5. 0m setback for Class C watercourse
5. Watercourse relocation and compsation for area lost within road dedication per QEP report dated July 26, 2022.

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. AND MCELHANNEY SHALL NOT BE LIABLE FOR ANY USE OR REPRODUCTION OF IT. TO THE EXTENT OF MCELHANNEY'S LIABILITY, IF ANY, MCELHANNEY SHALL NOT BE RESPONSIBLE FOR THE IMPROPER USE OF, OR RELIANCE ON, THIS DRAWING AND DESIGN. THIS DRAWING IS ITS PRELIMINARY LAYOUT ONLY AND SUBJECT TO MUNICIPAL APPROVAL. THIS DRAWING SHOULD NOT BE USED FOR LEGAL TRANSACTIONS. THE AREAS AND DIMENSIONS SHOWN ON IT, IF ANY, MAY VARY. THIS DRAWING AND DESIGN IS INTENDED FOR THE USE BY THE PARTY TO WHOM IT IS ADDRESSED AT THE TIME OF PREPARATION. NO LIABILITY, ITS PARENTS, SUBSIDIARIES AND AFFILIATES WILL NOT BE LIABLE FOR ANY LOSSES OR DAMAGES CAUSED BY THE CONSTRUCTION RESULTING FROM THE USE OF OR RELIANCE ON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OTHER THAN ITS PARENTS, OFFICERS, EMPLOYEES, AGENTS, SUBCONSULTANTS AND SUBCONTRACTORS, WITHOUT LIMITATION, ANY PRIOR WRITTEN CONSENT AND INDEMNIFICATION OF MCELHANNEY BY SUCH PERSONS. MCELHANNEY ITS SUBCONSULTANTS AND SUBCONTRACTORS ARE NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, CABLES OR OTHER FACILITIES EITHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR POTHOLING AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

LEGEND

- Subject Site
- Proposed Road Right-of-Way
- Off-site Road Right-of-Way
- Class A Watercourse (Open Data)
- Class B Watercourse (Open Data)
- Class C Unclassified Watercourse (Open Data)
- Surveyed Top-of-Bank
- R-1A
- R-CL(A)
- Streamside Protection and Enhancement Area (SPEA)
- Existing Watercourse Setback Area
- A — Adaptable Housing

SITE STATISTICS

PID	Address
003-183-327	2542 267 Street

Yield (units) 15

	Acre	Sq. Meters
Total Gross Site Area	2.38	9,639
Net Site Area*	1.77	7,177
Road Dedication	0.61	2,462
Net Density	8.46	
Max. Net Density Allowed	9	

*Net Site Area assumes gross site area less road dedication. SPEA Area is included in Net Site Area.

	Acre	Sq. Meters
6m Setback Area*	0.16	648
Area Lost in Road	0.13	510
Proposed 10.5m SPEA	0.10	404

*6m setback area includes setback area up to the half-road (10m) point of 267 St.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.12.12	2	Revised per fis review comments Apr 26, 2022, add. off-site SROW note	GM

SKETCH 3

10.5m SPEA Option
2542 267 Street
Township of Langley, BC

DATE: December 12, 2022
PREPARED FOR: Qualico
SCALE: 1 : 1000 @ 11" X 17"
MCSL PROJECT: 2111-05818-02
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

ATTACHMENT E

G.4

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW NO. 5873

EXPLANATORY NOTE

Bylaw No. 5873 rezones 0.97 ha (2.4 ac) of land at 2542 – 267 Street to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A) to accommodate a residential development consisting of 15 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)

BYLAW NO. 5873

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5873.

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

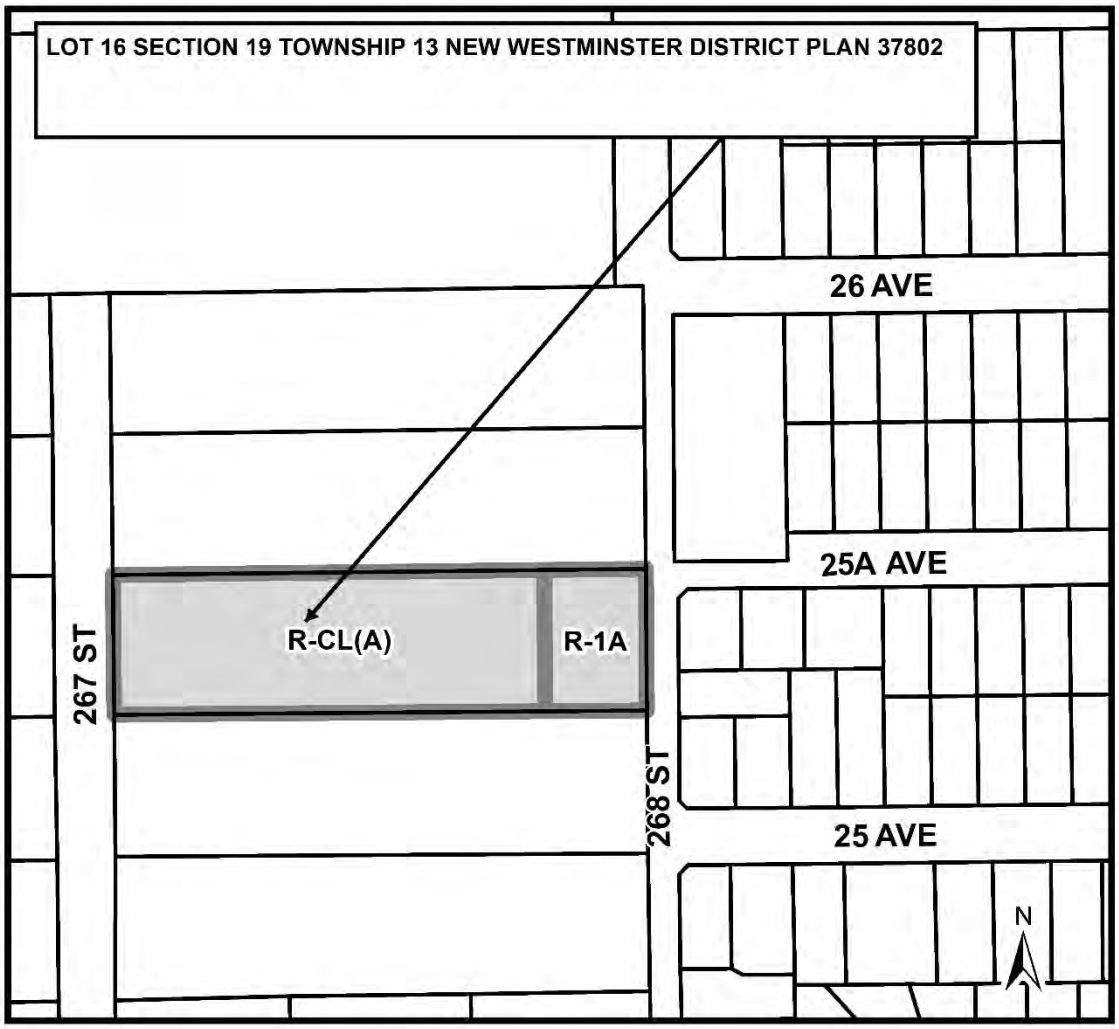
   Lot 16 Section 19 Township 13 New Westminster District Plan 37802

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to to Residential Zone R-1A and Residential Compact Lot Zone R-CL(A)

NOTICE WAS ADVERTISED the	6 & 13	day of	April	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 202

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5873



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-57
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0070
SUBJECT:	SANITARY DEVELOPMENT WORKS AGREEMENT BYLAW (ZENTERRA DEVELOPMENTS LTD.)		

RECOMMENDATION:

That Council give first, second, and third reading to Sanitary Development Works Agreement (Zenterra Developments Ltd.) Bylaw No. 5821 for the provision of off-site sanitary infrastructure for the Latimer area of the Willoughby Community Plan.

EXECUTIVE SUMMARY:

Pursuant to Section 570 of the Local Government Act, Development Works Agreements (DWAs) are agreements between a municipality and a developer through which significant infrastructure and off-site services are provided by the developer. As part of the agreement, the municipality through adoption of bylaws undertakes to collect part of the cost of the works from owners of property within the benefiting area defined in the agreement and forward the funds to the developer.

DWAs are typically used to provide services to undeveloped 'greenfield' areas and must be supported by the majority of owners of land within the benefiting area through a formal petition process.

DWA Bylaw No. 5821 will facilitate the construction of sanitary sewers and associated infrastructure, in substantial compliance with the Latimer and Carvolth Engineering Services Plan and Development Cost Charges Bylaw No. 5555, as amended from time to time. The estimated total construction value for the proposed works is $1,836,191; of which approximately $699,930 will be eligible for a Development Cost Charge (DCC) Frontending Agreement, subject to Council approval. The remaining costs including a 10% contingency are estimated at $1,249,887, that will form part of the Sanitary DWA Bylaw No. 5821.

The Sanitary works is comprised of the following major components:

- 645m of 375mm diameter sanitary sewer, and
- 200m of 450mm diameter sanitary sewer including associated appurtenances.

Property owners representing approximately 54.8% of the benefiting area 57.8% of the assessed land value have indicated their support by signing the petition documents, which have been reviewed and verified for sufficiency by the Township Clerk.

PURPOSE:

To request Council's consideration of a bylaw in relation to execution of a DWA for Sanitary works.

BACKGROUND/HISTORY:

At its meeting of May 31, 2021, Council gave first and second readings to Rezoning Bylaw No. 5709 for a proposed development in the Latimer Neighbourhood of the Willoughby Community Plan. A public hearing was not required, and third reading was granted by Council at its meeting of June 14, 2021.

One of the development prerequisites set by Council prior to consideration of final reading is the execution of a Servicing Agreement to secure the works and services necessary to support the proposed development, at no cost to the Township.

Zenterra Developments Ltd. proposes to upsize the existing sanitary sewer along 197 Street from 82 Avenue to 83 Avenue, along 83 Avenue from 197 Street to 196 Street, and along 196 Street from 83 Avenue to 85 Avenue. This route is modified from the unopened route identified in the Sanitary DCC Program. This necessitates the full replacement of the existing sewer along the newly identified route. As the DCC Program provides for the material upsizing cost of the pipe only, this DWA is required.

Policy No. 07-352, relating to implementation of DWAs, was adopted by Council at its meeting of November 15, 2004 and amended May 30, 2016. This policy, a copy of which is provided as Attachment A to this report, provides standardized guidelines for the execution and implementation of Development Works Agreements in accordance with provincial regulations.

Zenterra Developments Ltd. submitted the documents necessary for execution of the DWA in accordance with the provincial regulations and municipal policies.

DISCUSSION/ANALYSIS:

A DWA is an agreement executed between a municipality and a private developer, pursuant to Section 570 of the Local Government Act, for the provision of works by the municipality or by the developer. The works to be provided are generally trunk or major services that provide a benefit to a large area beyond the front-ending developer's lands. When the works are to be provided by the developer, the municipality is required to allocate all or part of the cost of the works to the owners of real property in the benefiting area.

This cost recovery mechanism is similar, in principle, to the 'latecomer' legislation, but has some distinct features and requirements. One of the primary differences is the requirement for a DWA to be authorized through a bylaw approved by Council. Approval of the bylaw is contingent upon a sufficient and valid petition from the owners of real property within the benefiting area having been presented to Council.

Pursuant to Section 212 of the Community Charter, a sufficient and valid petition is one that is signed by at least 50% of the owners of parcels that have at least 50% of the assessed value of the lands that would be subject to the DWA charge. In the case of Sanitary Development Works Agreement Bylaw No. 5821, the Township Clerk has reviewed and confirmed the sufficiency of the petitions submitted by the proponents, a copy of which is provided as Attachment B.

Another distinctive feature of a DWA is the flexibility it offers relating to the term and applicable interest rates. Unlike a latecomer agreement, there is no time limit specified in the Local Government Act for collection of charges payable under a DWA. The terms and interest rates applicable to DWAs can vary, depending on the economic climate and other market conditions, to suit each individual development. In the case of Zenterra Developments Ltd. the interest rate is set at 7.45% valid over a period of 15 years from the date of final adoption of the DWA Bylaw.

DWA charges are payable to the Municipality prior to and as a condition of final adoption of a rezoning bylaw, approval of a subdivision plan, strata plan, development permit, development variance permit, or building permit issuance for those lands included within the benefiting area. The collected funds are forwarded to the Developer on an annual basis.

Applicable Policies:

Other existing Township bylaws and policies relevant to the attached Development Works Agreement Policy are the Subdivision and Development Servicing Bylaw 2019 No. 5382 (as amended), Latecomer Policy No. 07-353, and Neighbourhood Plan Policy No. 07-220.

Legislation:

Sanitary Development Works Agreement Bylaw No. 5821 is in compliance with Sections 565 and 570 of the Local Government Act and Section 212 of the Community Charter.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the Developer. The municipal processing and administrative costs are also borne by the Developer at a rate of $15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE ADMINISTRATION DIVISION	W. Bauer

ATTACHMENT A Development Works Agreement Policy No. 07-352

ATTACHMENT B Certificate of Sufficiency for Bylaw No. 5821

Township of Langley
Est. 1873

COUNCIL POLICY ATTACHMENT A

Subject: Development Works Agreement

Policy No:	**07-352**
Previous Policy No:	**07-401**
Approved by Council:	**2004-11-15**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To provide guidelines for the administration of Development Works Agreements.

2. Background

2.1 The Township of Langley is committed to the management of growth in an environmentally and fiscally responsible manner

2.2 The Neighbourhood Plans Policy provides the basis of a neighbourhood planning process that capitalizes on voluntary contributions and facilitates growth consistent with community goals and objectives.

2.3 Neighbourhood plans, adopted by Council, designate land uses, illustrate projected subdivision patterns, transportation facilities, servicing schemes, amenities and other facilities.

2.4 The *Local Government Act* (the Act), authorizes the Township to enter into development works agreements with private developers for the provision of sewage, water, drainage and highway facilities; and for the allocation of all or part of the costs associated with the construction of such facilities, amongst owners of real property within the benefitting area.

3. Related Policies

3.1 07-220 Neighbourhood Plans

3.2 07-230 Subdivision

3.3 Development Cost Charges Bylaw 2012 No. 4963, as amended

3.4 07-354 Development Cost Charges (DCCs)

3.5 Subdivision and Development Services Bylaw 2011, No: 4861, as amended

4. Policy

4.1 Development Works Agreements (DWAs) must be completed in compliance with all relevant statutes.

4.2 All works to be completed under a proposed DWA must be designed in harmony with the latest overall community and neighbourhood plans and corresponding engineering servicing schemes.

4.3 A bylaw authorizing a DWA may only be considered by Council, when supported by a sufficient petition from the owners of real property within the area subject to the DWA. Sufficiency of a petition is determined in accordance with governing statutes.

4.4 DWAs shall only be considered for the provision of works and services in areas of the Township where a Neighbourhood Plan has been adopted, or otherwise approved by Council; and only if such works and services are in support of proposed developments within the benefiting areas.

4.5 DWAs shall only be completed upon execution of a Servicing Agreement in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended, including provision of securities by the developer to ensure compliance with the terms and conditions of the DWA and the Servicing Agreement.

4.6 Requests for initiation of a DWA must be submitted in writing by the proponent to the Development Engineering Department and shall contain the following preliminary information:

4.6.1 Maps highlighting the works that are proposed under the DWA, the tributary catchment area of the proposed works and the benefiting area that is subject of the DWA, to scales not exceeding 1:2,500 with legal and topographical information, prepared by a qualified professional engineer.

4.6.2 Construction cost estimates for the proposed works, signed and sealed by a qualified professional engineer, indicating which components of the proposed works, if any, have been included in the Township Development Cost Charges program.

4.6.3 Confirmation of when the proposed works are to be provided and the anticipated term of the DWA.

4.6.4 A proposed formula for calculating the amount of specified charges in accordance with the act.

4.7 Requests for cost sharing by the Township must be submitted in writing and may be considered, subject to Council approval.

4.8 When actual construction costs are to be used in determining the specified charge in a DWA, the actual charge shall not exceed 110% of the estimated charge, unless the DWA bylaw is amended, complete with new petition.

4.9 Terms and conditions of a proposed DWA, including the term (validity period) and applicable interest rate (based on the current Bank of Canada rate plus 1.5%), must be agreed to by the Township prior to commencing the required petition process.

4.10 Charges imposed under a DWA shall be collected by the Township and held pending Township acceptance of actual costs. After acceptance of actual costs, payment will be forwarded to the developer on an annual basis, with no interest payable by the Township.

4.11 If the payments, referred to in 4.10 above, are returned to the Township and after all reasonable efforts by the Township to locate the developer and the said payments remain unclaimed after 12 months from the date of expiry of the DWA, any unclaimed funds shall be forfeited to the Township for use at its discretion.

4.12 When the works contemplated under a DWA include the installation of works whose costs have been included in calculating the Township Development Cost Charges (DCCs), owners within the benefiting area may be entitled to credits against DCCs payable in respect of a proposed development, all in accordance with bylaws, policies and statutes current at the time that such DCC payment is due and payable.

4.13 The term of a DWA commences at the time of adoption of the authorizing bylaw.

4.14 All works proposed under a DWA must be completed within two years of the date of final adoption of the authorizing bylaw.

4.15 All DWAs are subject to an administration fee of $1,000 plus applicable taxes, for each year of the term, payable prior to the execution date.

4.16 Detailed procedures and operational guidelines assist staff and the development community with implementation of this policy.

ATTACHMENT B

Township of Langley

Est. 1873

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

DEVELOPMENT WORKS AGREEMENT FOR SANITARY SEWER – LATIMER NEIGHBOURHOOD PLAN AREA (Bylaw No. 5821)

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Sanitary Sewer Development Works Agreement – Latimer Neighbourhood Plan (**Bylaw No. 5821**) meets the following requirements and contains the following:

1) The petition is signed by at least 50% of the owners of the parcels that would be subject to the Drainage Development Works Agreement charge;

2) The signatures belong to the owners of the parcels having at least 50% of the assessed value of the land and improvements that would be benefit from the works;

3) That each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter*.

The petition having met the requirements as provided by the *Community Charter*, I declare it sufficient for the purpose of a Development Works Agreement for Sanitary Sewer – Latimer Neighbourhood Plan (**Bylaw No. 5821**).

Declared at Langley, British Columbia
This 18th day of January, 2023.

S. Little
Deputy Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SANITARY DEVELOPMENT WORKS AGREEMENT

(ZENTERRA DEVELOPMENTS LTD.)

BYLAW NO. 5821

EXPLANATORY NOTE

Bylaw No. 5821 authorizes the execution of a Development Works Agreement between the Township of Langley and Zenterra Developments Ltd. for the provision of Sanitary Works in the Latimer Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SANITARY DEVELOPMENT WORKS AGREEMENT

(ZENTERRA DEVELOPMENTS LTD.)

BYLAW NO. 5821

A Bylaw to enter into a development works agreement;

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Sanitary Development Works Agreement (Zenterra Developments Ltd.) Bylaw No. 5821".

2. Appendix "A" is a copy of the development works agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of development works agreement attached to and forming part of this bylaw as Appendix "A".

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

APPENDIX A TO BYLAW NO. 5821

DEVELOPMENT WORKS AGREEMENT
FOR SANITARY WORKS

Project # 08-27-0070

THIS AGREEMENT dated for reference the _____ day of _____, 2023

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC. V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

ZENTERRA DEVELOPMENTS LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 216, 2630 Croyden Drive, Surrey, BC. V3Z 6T3

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a sanitary catchment area of the Latimer Neighbourhood Plan is identified in Schedules "A" and “B” attached hereto.

B. AND WHEREAS a sanitary sewer and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are included within the Township’s Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected Council of the Township;

"**DCC Sanitary**" means that portion of the Works which is included in the Township's DCC program ($699,930.00);

"**Developer**" means Zenterra Developments Ltd.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw No. 5555, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Bylaw No. 5821 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the entire Works, including the DCC portion. The Estimated Cost of the Works for Bylaw No. 5821 is $1,836,191.26;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $26,441.45 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Sanitary Works including the DCC portion and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. SANITARY COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the General Manager of Engineering, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the General Manager of Engineering for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development

Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the General Manager of Engineering and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 7.45% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Zenterra Developments Ltd. Ltd.
216, 2630 Croydon Drive
Surrey, BC V3Z 6T3

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels;
(b) Schedule "B" – Map of Benefiting Area;
(c) Schedule “C” – Description of the Works;

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY ~~GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT~~)
DIRECTOR, DEVELOPMENT SERVICES))
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, DEVELOPMENT SERVICES)

)
SIGNED BY TOWNSHIP)
CLERK)
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	PID	Civic Address	Legal Description	Net Dev Ha.
1	028-571-002	7687 200 ST	LT 1, SEC 22, TWP 8, NWD, PL BCP47902	4.58
2	002-414-368	7772 197 ST	LT 7, SEC 22, TWP 8, NWD, PL NWP70469	0.24
3	002-414-350	7806 197 ST	LT 6, SEC 22, TWP 8, NWD, PL NWP70469	0.4
4	002-414-341	7838 197 ST	LT 5, SEC 22, TWP 8, NWD, PL NWP70469	0.5
5	002-414-333	7860 197 ST	LT 4, SEC 22, TWP 8, NWD, PL NWP70469	0.66
6	002-414-325	7894 197 ST	LT 3, SEC 22, TWP 8, NWD, PL NWP70469	0.81
7	002-414-317	7922 197 ST	LT 2, SEC 22, TWP 8, NWD, PL NWP70469	0.81
8	002-414-295	19752 80 AVE	LT 1, SEC 22, TWP 8, NWD, PL NWP70469	0.91
9	006-372-261	7807 199 ST	LT 16, SEC 22, TWP 8, NWD, PL NWP49697	0.24
10	002-119-099	7835 199 ST	LT 17, SEC 22, TWP 8, NWD, PL NWP67191	0.45
11	000-801-607	7883 199 ST	LT A, SEC 22, TWP 8, NWD, PL NWP68321	0.5
12	000-801-615	7891 199 ST	LT B, SEC 22, TWP 8, NWD, PL NWP68321	0.36
13	006-372-228	7917 199 ST	LT 14, SEC 22, TWP 8, NWD, PL NWP49697	0.44
14	000-974-561	19834 80 AVE	LT 1, SEC 22, TWP 8, NWD, PL NWP68831	0.69
15	000-974-587	7955 199 ST	LT 2, SEC 22, TWP 8, NWD, PL NWP68831	0.75
16	006-499-121	19970 80 AVE	LT 2, SEC 22, TWP 8, NWD, PL NWP5922	1.01
17	002-379-708	19976 80 AVE	SEC 22, TWP 8, NWD, PL NWP5922	0.91
18	007-152-370	19974 78B AVE	LT 10, SEC 22, TWP 8, NWD, PL NWP43906	0.8
19	004-875-109	19942 78B AVE	LT 11, SEC 22, TWP 8, NWD, PL NWP43906	0.9
20	007-152-388	19910 78B AVE	LT 12, SEC 22, TWP 8, NWD, PL NWP43906	0.9
21	007-152-361	7913 200 ST	LT 9, SEC 22, TWP 8, NWD, PL NWP43906	0.8
22	007-152-353	19957 78B AVE	LT 8, SEC 22, TWP 8, NWD, PL NWP43906	0.9
23	007-152-345	19925 78B AVE	LT 7, SEC 22, TWP 8, NWD, PL NWP43906	0.9
24	007-369-328	19607 80 AVE	LT 82, SEC 27, TWP 8, NWD, PL NWP36398	EXEMPT
25	004-888-171	8198 196 ST	LT 81, SEC 27, TWP 8, NWD, PL NWP36398	EXEMPT

Map ID	PID	Civic Address	Legal Description	Net Dev Ha.
26	011-225-947	19645 80 AVE	SEC 27, TWP 8, NWD	EXEMPT
27	002-554-933	19681 80 AVE	LT 1, SEC 27, TWP 8, NWD, PL NWP70554	0.68
28	002-554-950	8071 197 ST	LT 2, SEC 27, TWP 8, NWD, PL NWP70554	0.52
29	002-554-968	8115 197 ST	LT 3, SEC 27, TWP 8, NWD, PL NWP70554	0.47
30	002-554-976	8159 197 ST	LT 4, SEC 27, TWP 8, NWD, PL NWP70554	0.33
31	002-554-984	8197 197 ST	LT 5, SEC 27, TWP 8, NWD, PL NWP70554	EXEMPT
32	002-555-000	8194 197 ST	LT 6, SEC 27, TWP 8, NWD, PL NWP70554	0.19
33	002-555-026	8168 197 ST	LT 7, SEC 27, TWP 8, NWD, PL NWP70554	0.49
34	002-555-034	8126 197 ST	LT 8, SEC 27, TWP 8, NWD, PL NWP70554	0.67
35	002-555-051	8080 197 ST	LT 9, SEC 27, TWP 8, NWD, PL NWP70554	0.19
36	002-555-069	8042 197 ST	LT 10, SEC 27, TWP 8, NWD, PL NWP70554, PRT	EXEMPT
37	007-242-379	19781 80 AVE	LT 74, SEC 27, TWP 8, NWD, PL NWP35849	0.41
38	007-262-931	8045 198A ST	LT 75, SEC 27, TWP 8, NWD, PL NWP36036	1.01
39	007-263-147	8075 198A ST	LT 76, SEC 27, TWP 8, NWD, PL NWP36036	0.25
40	007-263-287	8097 198A ST	LT 77, SEC 27, TWP 8, NWD, PL NWP36036	EXEMPT
41	001-876-112	8131 198A ST	LT 78, SEC 27, TWP 8, NWD, PL NWP36351	0.14
42	007-303-726	8157 198A ST	LT 79, SEC 27, TWP 8, NWD, PL NWP36351	0.31
43	007-303-777	8189 198A ST	LT 80, SEC 27, TWP 8, NWD, PL NWP36351	0.33
44	005-422-051	8219 197 ST	LT 90, SEC 27, TWP 8, NWD, PL NWP55964	EXEMPT
45	005-422-035	8237 197 ST	LT 89, SEC 27, TWP 8, NWD, PL NWP55964	0.37
46	005-422-019	8261 197 ST	LT 88, SEC 27, TWP 8, NWD, PL NWP55964	0.36
47	005-422-001	8283 197 ST	LT 87, SEC 27, TWP 8, NWD, PL NWP55964	0.36
48	002-135-931	8222 197 ST	LT 91, SEC 27, TWP 8, NWD, PL NWP55964	EXEMPT
49	005-422-078	8242 197 ST	LT 92, SEC 27, TWP 8, NWD, PL NWP55964	0.37
50	005-422-108	8264 197 ST	LT 93, SEC 27, TWP 8, NWD, PL NWP55964	0.36
51	005-422-132	8286 197 ST	LT 94, SEC 27, TWP 8, NWD, PL NWP55964	0.36
52	012-658-928	19765 82 AVE	LT 27, SEC 27, TWP 8, NWD, PL NWP2506	0.31

Map ID	PID	Civic Address	Legal Description	Net Dev Ha.
53	012-658-944	19787 82 AVE	LT 34, SEC 27, TWP 8, NWD, PL NWP2506	0.41
54	012-658-952	19809 82 AVE	LT 35, SEC 27, TWP 8, NWD, PL NWP2506	0.41
55	012-661-635	19831 82 AVE	LT 42, SEC 27, TWP 8, NWD, PL NWP2506	0.41
56	005-388-627	19853 82 AVE	LT 43, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
57	003-994-937	19875 82 AVE	LT 50, SEC 27, TWP 8, NWD, PL NWP2506	0.4
58	012-661-660	19897 82 AVE	LT 51, SEC 27, TWP 8, NWD, PL NWP2506	0.4
59	000-529-991	19919 82 AVE	LT 58, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
60	012-661-686	19941 82 AVE	LT 59, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
61	005-415-080	19963 82 AVE	LT 95, SEC 27, TWP 8, NWD, PL NWP55964	0.4
62	027-306-496	19985 82 AVE	LT B, SEC 27, TWP 8, NWD, PL BCP33588	0.27
63	004-715-403	19766 83 AVE	LT 28, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
64	008-161-224	19788 83 AVE	LT 33, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
65	012-661-619	19810 83 AVE	LT 36, SEC 27, TWP 8, NWD, PL NWP2506, PRT SE 1/4	0.4
66	012-661-627	19832 83 AVE	LT 41, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
67	012-661-643	19854 83 AVE	LT 44, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
68	012-661-651	19876 83 AVE	LT 49, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
69	012-661-678	19898 83 AVE	LT 52, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
70	000-690-911	19920 83 AVE	LT 57, SEC 27, TWP 8, NWD, PL NWP2506	0.4
71	002-182-467	19942 83 AVE	LT 60, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
72	002-597-543	19960 83 AVE	LT 96, SEC 27, TWP 8, NWD, PL NWP55964	0.4
73	027-306-488	19986 83 AVE	LT A, SEC 27, TWP 8, NWD, PL BCP33588	0.27
74	012-658-855	8216 196 ST	LT 10, SEC 27, TWP 8, NWD, PL NWP2506	EXEMPT
75	012-779-008	8234 196 ST	LT 9, SEC 27, TWP 8, NWD, PL NWP2506	EXEMPT
76	005-577-349	8258 196 ST	LT 99, SEC 27, TWP 8, NWD, PL NWP57376	EXEMPT
77	005-421-942	19660 83 AVE	LT 85, SEC 27, TWP 8, NWD, PL NWP55964	EXEMPT
78	007-096-470	19777 83 AVE	LT 84, SEC 27, TWP 8, NWD, PL NWP43765	0.62
79	002-158-604	19745 83 AVE	LT 24, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4

Map ID	PID	Civic Address	Legal Description	Net Dev Ha.
80	012-658-901	19727 83 AVE	LT 21, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
81	012-658-898	19703 83 AVE	LT 16, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
82	012-658-863	19681 83 AVE	LT 13, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
83	002-266-181	19663 83 AVE	LT 5, SEC 27, TWP 8, NWD, PL NWP2506, PRT	0.16
84	012-658-847	8338 196 ST	LT 4, SEC 27, TWP 8, NWD, PL NWP2506	0.18
85	000-541-851	8356 196 ST	LT 3, SEC 27, TWP 8, NWD, PL NWP2506	0.26
86	003-847-527	8362196 ST	LT 2, SEC 27, TWP 8, NWD, PL NWP2506	0.45
87	000-449-733	19610 84 AVE	LT 1, SEC 27, TWP 8, NWD, PL NWP2506	0.52
88	001-047-795	19680 84 AVE	LT 14, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
89	031-101-046	19728 84 AVE	PCL A, SEC 27, TWP 8, NWD, PL NWP2506	0.81
90	000-606-944	19746 84 AVE	LT 23, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.4
91	007-096-461	19780 84 AVE	LT 83, SEC 27, TWP 8, NWD, PL NWP43765, PRT	0.62
92	012-064-394	19679 84 AVE	LT 4, SEC 27, TWP 8, NWD, PL NWP79124	0.78
93	012-064-378	19657 84 AVE	LT 3, SEC 27, TWP 8, NWD, PL NWP79124	0.88
94	005-439-132	8430 196 ST	LT 60, SEC 27, TWP 8, NWD, PL NWP56276	EXEMPT
95	005-439-116	8484 196 ST	LT 59, SEC 27, TWP 8, NWD, PL NWP56276	EXEMPT
96	030-919-843	84 AVE	LT 2, SEC 27, TWP 8, NWD, PL EPP92489	0.82
97	026-341-476	84 AVE	LT 5, SEC 27, TWP 08, NWD, PL BCP17934	0.4
98	007-096-496	8393 200 ST	LT 54, SEC 27, TWP 8, NWD, PL NWP43766	2.26
99	005-577-357	19664 83 AVE	LT 100, SEC 27, TWP 8, NWD, PL NWP57376	EXEMPT



SCHEDULE "B"
MAP OF BENEFITING AREA

DWA SANITARY CATCHMENT AREAS
SCHEDULE 'B'

Scale: 1:5000
Date: 2022.10.27
Job No.: 2111-05936-00
Mun. Proj.: 08-27-0070

G.5

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5050

DATE: Thursday, October 27, 2022 2:46:47 PM FILE: X:\2111\2111-05936-00 PHL - SANITARY UPGRADE 197 ST\10.0 DRAWINGS\10.13 ENGINEERING\10.13.3 SKETCHES\05936-00 SANITARY DWA SKETCH.DWG

SCHEDULE "C"
DESCRIPTION OF THE WORKS

- Approximately 645 linear metres of 375 mm diameter sanitary sewer trunk main;
- Approximately 200 linear metres of 450 mm diameter sanitary sewer trunk main and related appurtenances.

Applicable DCC Project ID Numbers from Development Cost Charge Bylaw No. 5555 related to the works, are as follows:

DCC Project ID Number	Description	Location	To	From
18 S 032	Trunk Sewer	83 Avenue	198A Street	197 Street
18 S 034	Trunk Sewer	84 Avenue	197 Street	196 Street
18 S 038	Upsize Existing Sewer	196 Street	84 Avenue	84A Avenue
18 S 039	Upsize Existing Sewer	196 Street	84A Avenue	85 Avenue PS
18 S 041	Trunk Sewer	197 Street	83 Avenue	83B Avenue
18 S 042	Trunk Sewer	197 Street	83B Avenue	84 Avenue
18 S 043	Upsize Existing Sewer	198A Street	80 Avenue	82 Avenue
18 S 044	Trunk Sewer	198A Street	82 Avenue	83 Avenue

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-61
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0216
SUBJECT:	REZONING APPLICATION NO. 100570 (1127354 BC LTD. / APNA GROUP / 6862, 6876, AND 6898 – 204 STREET)		

PROPOSAL:

Application to rezone approximately 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development of 62 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5789 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the Central Gordon Estate Neighbourhood Plan (NP).

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1127354 BC Ltd.) Bylaw No. 5789 rezoning 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to facilitate a residential development consisting of 62 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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 and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, greenways, and necessary traffic improvements to the east side of 204 Street and the west side of the new 204A Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Central Gordon Estate NP;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);

b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
c. Prohibiting the development of secondary suites within individual townhouse units;
d. Identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements; and
e. Restricting ultimate driveway access to 204A Street, once constructed;

6. Consolidation of three subject properties into one;
7. Registration of a reciprocal access easement over the subject property for the purposes of a shared driveway at 204 Street with lands located to the south (6834 – 204 Street and 20441 – 68 Street / ToL Project No: 08-14-0220) for access purposes;
8. Registration of a statutory right-of-way over the subject property for the purposes of a shared pedestrian pathway from 204 Street to the new 204A Street;
9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

EXECUTIVE SUMMARY:

Apna Group has applied to rezone approximately 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to facilitate development of 62 townhouse units.

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan, Central Gordon Estate NP, and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5789.

REFERENCE:

Owner:	1127354 BC Ltd. 12638 – 59A Avenue Surrey, BC V3X 1V8
Agent:	Dalvir Singh Sanghera Apna Group 105, 8443 – 132 Street Surrey, BC V3W 4N8
Legal Description:	Lot "A" Section 14 Township 8 New Westminster District Plan 70837; Lot 1 Section 14 Township 8 New Westminster District Plan 75905; and Lot 41 Section 14 Township 8 New Westminster District Plan 46469
Location:	6862, 6876, and 6898 – 204 Street
Area:	0.47 ha (1.17 ac) 6862 – 204 Street 0.40 ha (1 ac) 6876 – 204 Street 0.39 ha (0.95 ac) 6898 – 204 Street 1.26 ha (3.12 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate NP:	Townhouse C (12 – 20 units per acre (upa)) Street Greenway Visual Green Street

BACKGROUND:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Townhouse C (12 – 20 upa), Street Greenway, and Visual Green Street in the Central Gordon Estate NP.

DISCUSSION/ANALYSIS:

- Apna Group has assembled three properties and applied to rezone the subject lands to Comprehensive Development Zone CD-115 to facilitate development of 62 townhouse units in 12 3-storey buildings with a total density of 20 upa.
- Temporary vehicular access is proposed from 204 Street, which will be converted to an emergency access when the ultimate driveway can be achieved when construction of 204A Street is completed.
- A reciprocal access easement will also be secured, and is included as a development prerequisite, for the lot located immediately adjacent to the south (ToL Project No: 08-14-0220) also designated Townhouse C in order to minimize the crossings along 204 Street, a collector road.
- Pedestrian access to the site is provided on 204 Street, with future connections on 204A Street, as well as a statutory right-of-way over the subject property for the purposes of a shared pedestrian pathway from 204 Street to the new 204A Street.

- The proposed rezoning complies with the Central Gordon Estate NP.

Adjacent Uses:

	Existing Use	Central Gordon Estate NP Designation	Existing Zoning
North:	A property with an existing single family dwelling	Townhouse C (12 – 20 upa)	Suburban Residential Zone SR-2
South:	Two properties, under application (ToL Project No. 08-14-0220) currently at third reading for townhouses on the site	Townhouse C (12 – 20 upa)	Suburban Residential Zone SR-2
East:	Two properties with existing single family dwellings	Residential 1 (8 upa)	Suburban Residential Zone SR-2
West:	204 Street, beyond which are three properties with existing single family dwellings	Townhouse A (12 – 40 upa) and Townhouse C (12 – 20 upa)	Comprehensive Development Zone CD-159 and Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5789 proposes to rezone the lands to Comprehensive Development Zone CD-115 to facilitate development of 62 townhouse units.
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use, and density (20 upa).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	62	$10,088	$625,456
Total			**$625,456**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
17	0	89	89	22	111

Policy Considerations:

The proposed rezoning application facilitates the development of 62 townhouse units.

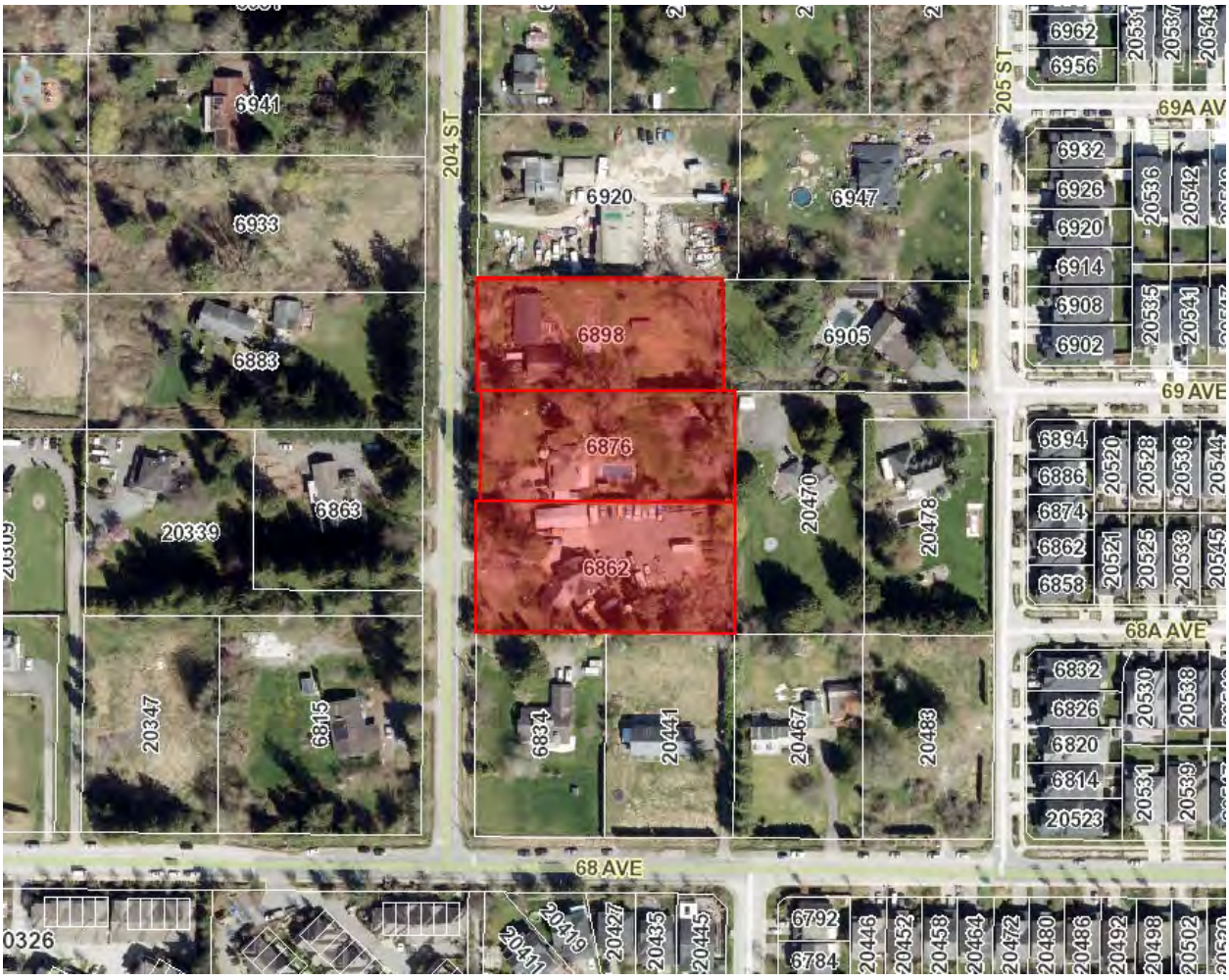
The proposal is consistent with the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend that Council give first, second and third reading to Bylaw No. 5789 (subject to 10 development prerequisites).

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

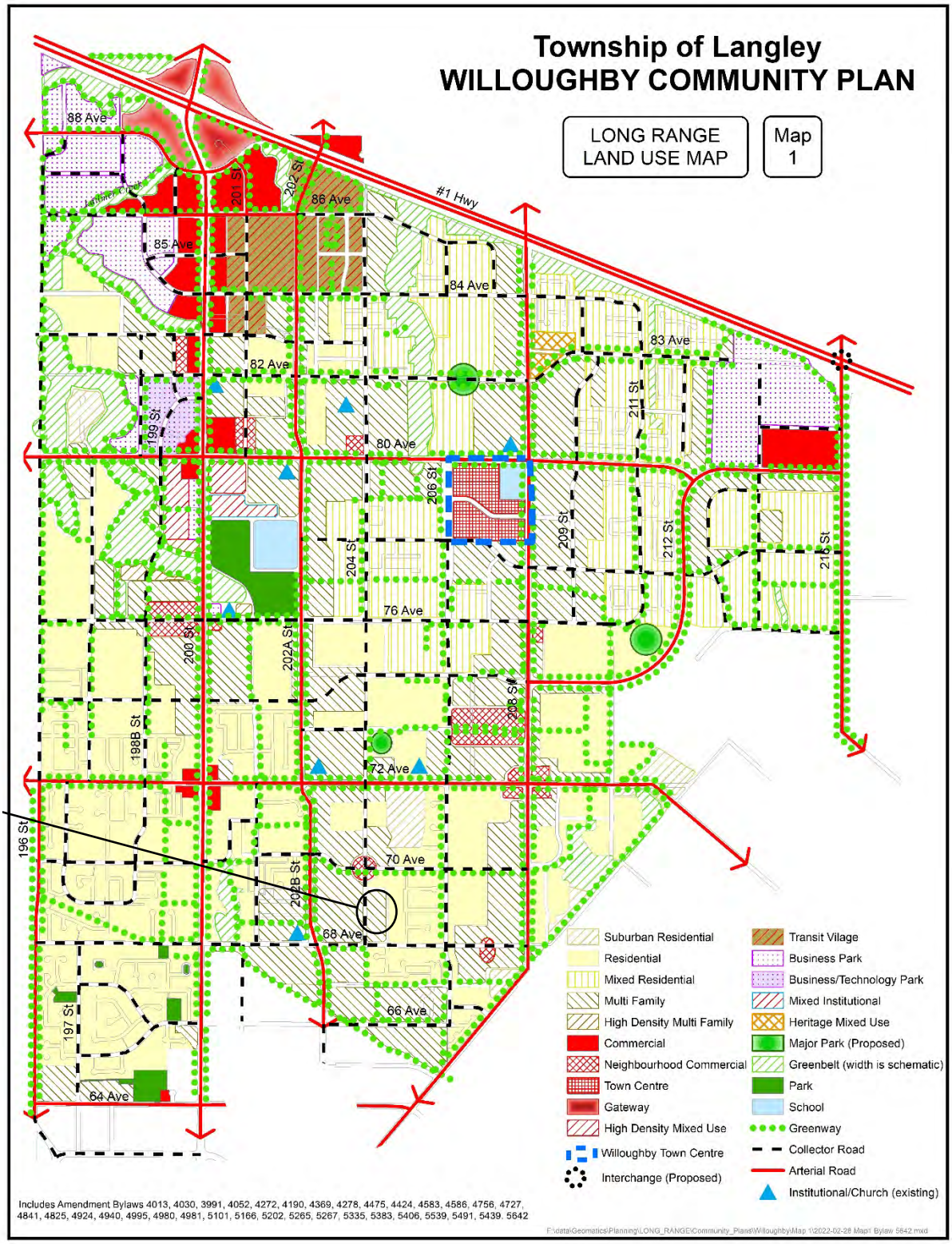
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Central Gordon Estate Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

ATTACHMENT A



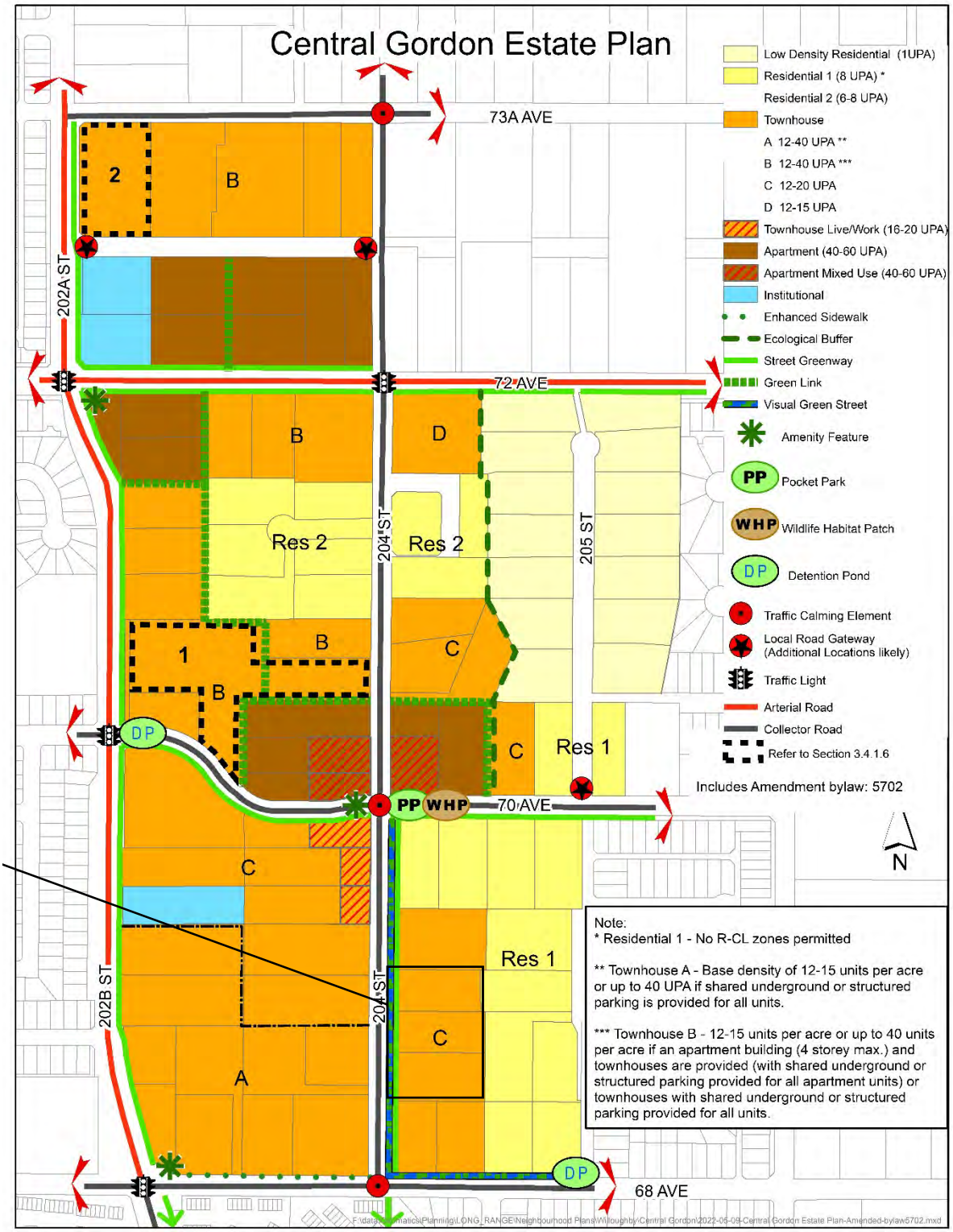
AERIAL CONTEXT MAP

ATTACHMENT B



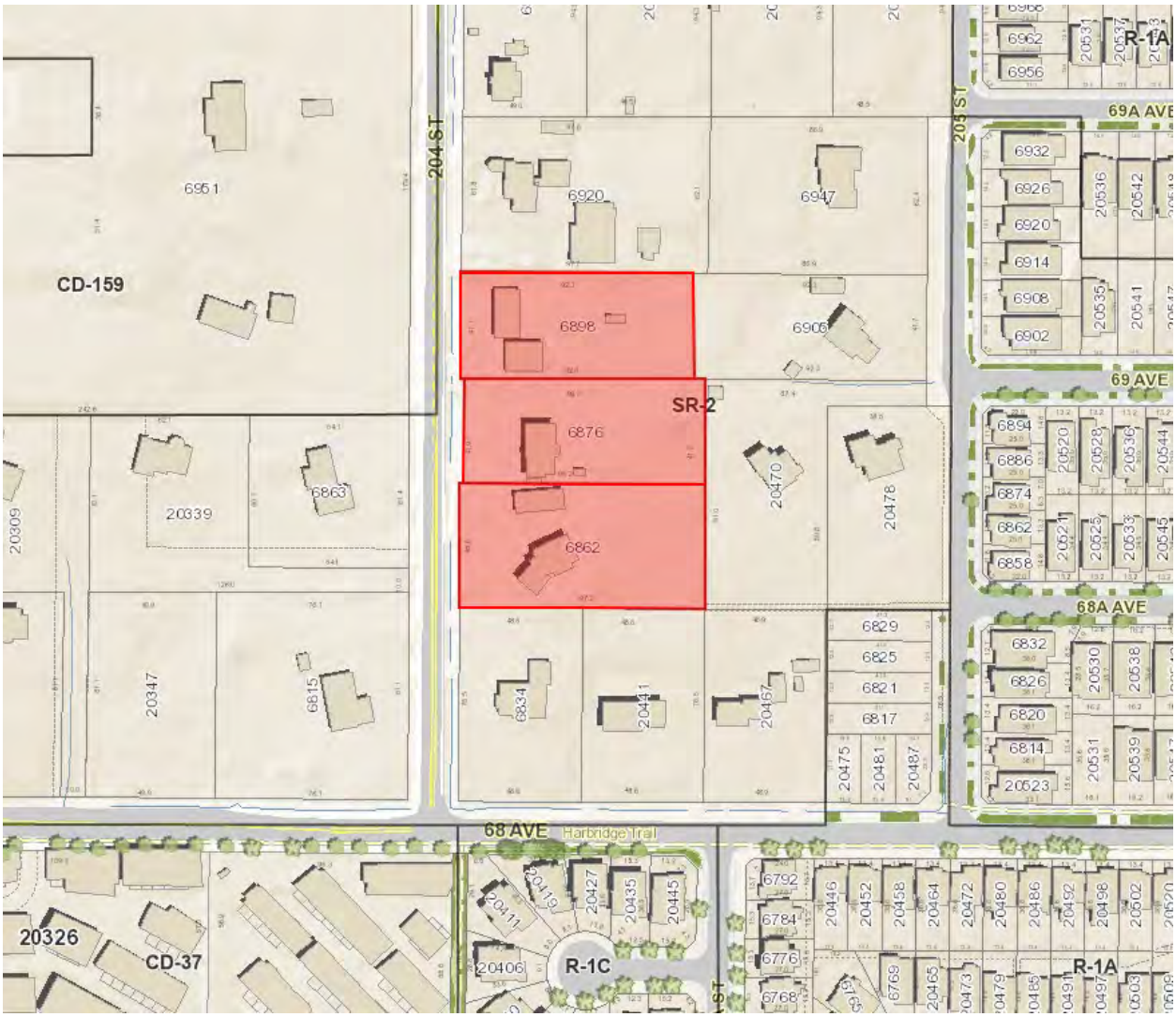
SUBJECT

ATTACHMENT C

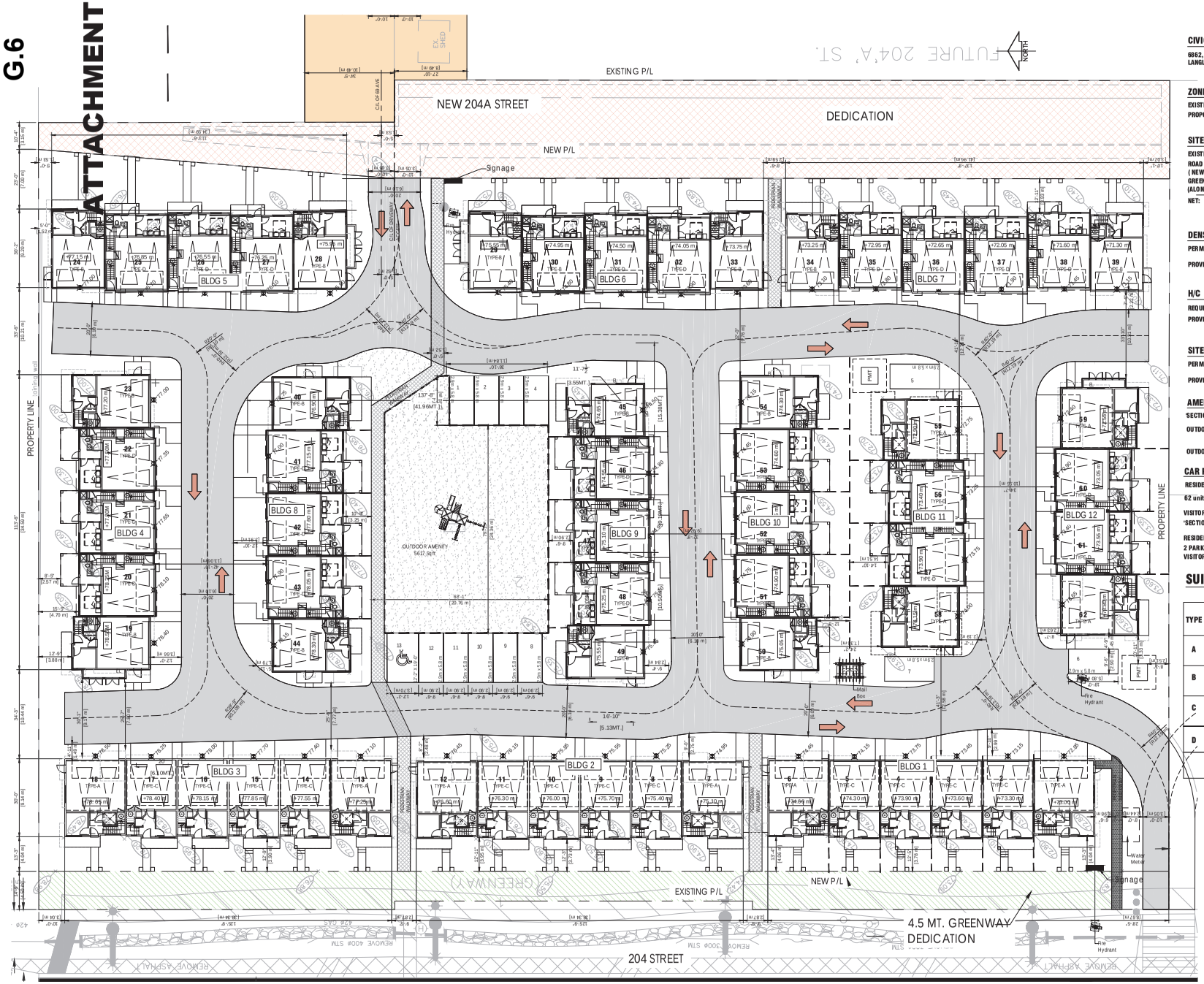


SUBJECT

ATTACHMENT D



ZONING BYLAW NO. 2500



CIVIC ADDRESS :

6862, 6876 & 6898 204 STREET
LANGLEY, BRITISH COLUMBIA

ZONING SYNOPSIS:

EXISTING ZONING: SR2
PROPOSED ZONE : CD

SITE:

EXISTING	135,907.20 SQ. FT. / 3.12 AC / 1.26 Ha
ROAD DEDICATION (NEW 204 A ST.)	13331 SQ. FT.
GREENWAY DEDICATION (ALONG 204 ST.)	5,964.00 SQ. FT.
NET:	116,612 SQ.FT. / 10833.63 SQ.M. / 2.67 AC

DENSITY:

PERMITTED 20 X 3.12 = 62.4 SAY 62
PROVIDED ---------- = 62

H/C ADAPTABLE UNITS:

REQUIRED = 5% OF 62 = 3.10 (say 3 UNITS)
PROVIDED = = 10
UNIT 1,6,7,12,13,18,55,58,59,62 (TYPE-E)

SITE COVERAGE:

PERMITTED = 40%
PROVIDED -------- = 41,186.23 / 115,752.23= 35.5%

AMENITY SPACE:

SECTION 111.5' : 86.10 SQ.FT. (8 SQ.M.) PER TOWNHOUSE
OUTDOOR AMENITY SPACE REQUIRED = 5,338 SQ.FT.
(62 UNIT X 86.10 SQ.FT.)
OUTDOOR AMENITY SPACE PROVIDED = 5,617 SQ.FT.

CAR PARKING REQUIREMENTS:

RESIDENTIAL PARKING REQUIRED :
62 units X 2.0 = 124
VISITOR PARKING : (1 SPACE PER 5 DWELLING UNITS)
'SECTION 107.3' : 62 UNITS / 5 = 12.4 CARS
RESIDENTIAL PARKING PROVIDED :
2 PARKING SPACES PER UNIT X 62 = 124 CARS
VISITOR PARKING PROVIDED: = 13 CARS
= 137 CARS

SUITE AREA :

TYPE	FLOOR AREA	NOS.	TOTAL
A	1657.87 Sqft	10	16,578.7 Sqft
B	1468.09 Sqft	14	20,553.26 Sqft
C	1419.33 Sqft	12	17,031.96 Sqft
D	1821.76 Sqft	26	47,365.76 Sqft
	TOTAL	62	101,529.68 Sqft

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
MULTIFAMILY RESIDENTIAL DEVELOPMENT 6862,6876 & 6898 204 ST, LANGLEY, BC
OWNER :

DATE March 13, 2023 DRAWN BY
SCALE As Noted PROJECT NO. 18-102

NO.	DESCRIPTION	BY	DATE
01			
02			
03			
04			

All rights reserved. This drawing is a property of FLAT Architecture Inc. Reproduction of this drawing may be copied in any form, or reproduced without written permission of FLAT Architecture Inc.

Site Plan

A-101

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1127354 BC LTD.) BYLAW NO. 5789

EXPLANATORY NOTE

Bylaw No. 5789 rezones 1.26 ha (3.12 ac) of land located at 6862, 6876, and 6898 – 204 Street to Comprehensive Development Zone CD-115 to accommodate a residential development consisting of 62 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1127354 BC LTD.) BYLAW NO. 5789

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 (1127354 BC Ltd.) Bylaw No. 5789”.

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

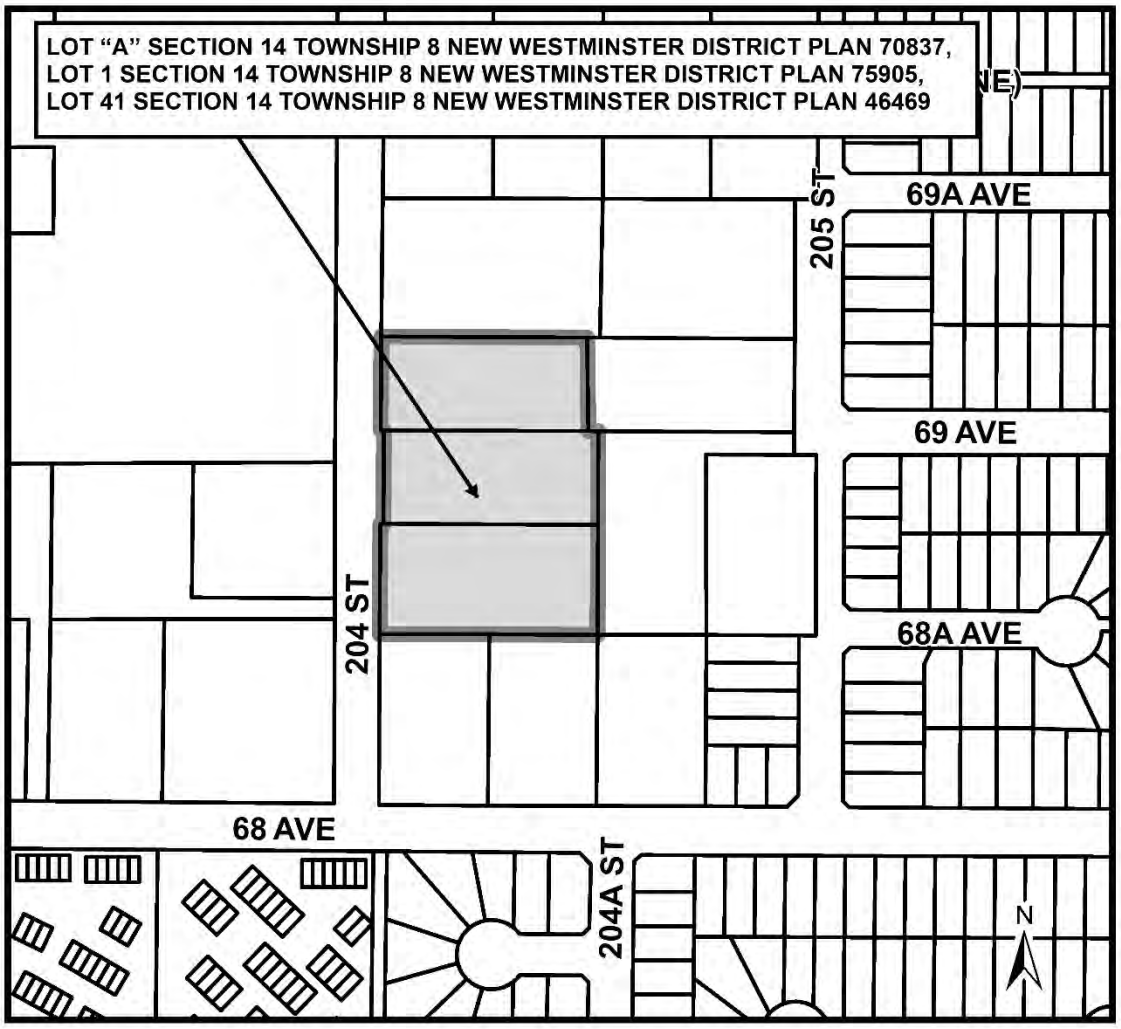
   Lot “A” Section 14 Township 8 New Westminster District Plan 70837
   Lot 1 Section 14 Township 8 New Westminster District Plan 75905
   Lot 41 Section 14 Township 8 New Westminster District Plan 46469

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

NOTICE WAS ADVERTISED the	6 & 13	day of	April	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5789



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 17, 2023 - REGULAR MEETING	**REPORT:**	23-55
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0103
SUBJECT:	REZONING APPLICATION NO. 100664 AND DEVELOPMENT PERMIT APPLICATION NO. 101244 (ESSENCE PROPERTIES (JERICHO CROSSING) INC. / 19925 AND 19957 - 78B AVENUE)		

PROPOSAL:

Application to rezone approximately 1.80 ha (4.45 ac) of land located at 19925 and 19957 - 78B Avenue to Comprehensive Development Zone CD-181 and issue a Development Permit to facilitate development of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5864 subject to 12 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5864) of Development Permit No. 101244.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864 rezoning 1.80 ha (4.45 ac) of land located at 19925 and 19957 - 78B Avenue to Comprehensive Development Zone CD-181 to facilitate the development of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 79 Avenue, east half of 199 Street (including 6 m greenway) and the full width of 199A Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Jericho Sub-Neighbourhood Plan;
3. Dedication and construction of a 6 m wide street greenway on the east side of 199 Street and 5 m wide multi-use greenway on the north side of 78B Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;

6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 10% of the proposed apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
8. Completion of a road closure bylaw for the north half of 78B Avenue road dedication;
9. Acquisition and consolidation of a 5 m wide portion of land along the site's southern boundary (half the north half of 78B Avenue road dedication);
10. Dedication of a 5 m wide multi-use greenway along the site's southern property line (half of the north half of 78B Avenue road dedication);
11. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy;
12. 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

That Council at time of final reading of Rezoning Bylaw No. 5864 authorize issuance of Development Permit No. 101244 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

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

EXECUTIVE SUMMARY:

Essence Properties Inc. has applied to rezone approximately 1.80 ha (4.45 ac) of land located at 19925 and 19957 - 78B Avenue to Comprehensive Development Zone CD-181 with an accompanying Development Permit to facilitate development of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space in four buildings.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan. The proposal also complies with the provisions of the Comprehensive Development Zone CD-181 in terms of siting, lot coverage, parking height, use, and density. Staff recommend that Council support the rezoning request, subject to completion of 12 development prerequisites and authorize issuance of Development Permit No. 101244 at time of final reading of Rezoning Bylaw No. 5864.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5864 and Development Permit No. 101244.

REFERENCE:

Owner:	Essence Properties (Jericho Crossing) Inc. 118, 3950 – 191 Street Surrey, BC V3Z 0Y6
Legal Description:	Lots 7 and 8 Section 22 Township 8 New Westminster District Plan 43906
Location:	19925 and 19957 - 78B Avenue
Area:	1.80 ha (4.45 ac)
Willoughby Community Plan:	High Density Mixed Use
Development Permit Area	Area 'K' Town Market Mixed Use & 'N' High Density Development
Jericho Sub-Neighbourhood Plan:	Area 2 High Density Mixed-Use
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-181

BACKGROUND/HISTORY:

The site is designated by the Jericho Sub-Neighbourhood Plan (Sub-Area 2) as High Density Mixed-Use. The designation allows a maximum density of 1.75 FSR (Gross Developable Land area) and up to 20-storeys in height.

DISCUSSION/ANALYSIS:

- The proposed development of 371 apartment units and 3,042 m^2 (32,749 ft^2) ground floor commercial in four buildings at a density of 1.75 FSR is consistent with the Jericho Sub-Neighbourhood Plan.
- Three of the four buildings are proposed to be 6-storeys in height. One building at the northeast corner of the site, while considered a 6-storey building, presents a 5-storey form fronting 199 Street and due to site topography, presents a 6-storey form fronting 79 Avenue.
- The Jericho Sub-Neighbourhood Plan identifies that 78B Avenue is to become a pedestrian greenway (10 m wide, plus a 5 m building setback on both sides of the greenway). As such, a road closure bylaw is required to be completed for the north half of 78B Avenue (10 m wide), 5 m of which will be acquired by the proponent and consolidated with the subject site, the other 5 m is to be dedicated as greenway as a development prerequisite.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Two properties currently under application (ToL Project No. 08-22-0067) by Essence Properties for a mixed use development consisting of 347 apartment units and 10,893 m^2 (117,251 ft^2) of commercial space.	Sub-Area 1: Commercial (0.75 FSR) and High Density Mixed Use (2.0 FSR)	Suburban Residential Zone SR-2
South:	78B Avenue, beyond which are two properties, one of which is under application (ToL Project No. 08-22-0112) for a mixed use development of 185 apartments and 2,530 m^2 (27,232 ft^2) of commercial space.	Sub-Area 2: Business Office Park (1.75 FSR) and High Density Mixed-Use (1.75 FSR)	Suburban Residential Zone SR-2
East:	A property currently under application (ToL Project No. 08-22-0113) by Essence Properties for a mixed use development consisting of 290 apartment units and 2,000 m^2 (21,527 ft^2) of commercial space.	Sub-Area 2: Business Office Park (1.75 FSR)	Suburban Residential Zone SR-2
West:	199 Street, beyond which are two properties with existing single family dwellings.	Sub-Area 7: Townhouse (0.5 FSR)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5864 proposes to rezone the site to a new Comprehensive Development Zone CD-181 to facilitate development of four buildings accommodating 371 apartment units and 3,042 m^2 (32,749 ft^2) ground floor commercial space.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-181 zoning in terms of siting, site coverage, height, use, and density (1.75 FSR permitted, 1.75 FSR proposed).

Development Permit:

The subject property is located in Development Permit Area "K" Town Market Mixed Use and "N" High Density Development in the Willoughby Community Plan. Proposed Development Permit No. 101244 is attached to this report (Attachment A) and includes renderings, site plans, building elevations, tree, and landscaping plans.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	Rate	Total
Low Rise Apartments	371	$7,770 / unit	$2,882,670
Total			**$2,882,670**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
76	138	138	33	171

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards and adjacent greenways. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit application will facilitate the development of 371 apartment units and 3,042 m^2 (32,749 ft^2) of commercial space in four 6-storey buildings. The proposed development is in compliance with the provisions of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan as well as proposed Comprehensive Development Zone CD-181 in terms of siting, site coverage, parking, height, use and density.

Staff recommend that Council give first, second and third reading to Bylaw No. 5864 (subject to 12 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5864) of accompanying Development Permit No. 101244.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101244
ATTACHMENT B Aerial Context Map
ATTACHMENT C Willoughby Community Plan Map
ATTACHMENT D Jericho Sub-Neighbourhood Plan Map
ATTACHMENT E Zoning Map
ATTACHMENT F Renderings
ATTACHMENT G Site Plan

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101244

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

1. NAME: Essence Properties (Jericho Crossing) Inc.

   ADDRESS: 118, 3950 – 191 Street
   Surrey BC V3Z 0Y6

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

   LEGAL DESCRIPTION: Lots 7 and 8 Section 22 Township 8 New Westminster District Plan 43906

   CIVIC ADDRESS: 19925 and 19957 - 78B 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. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   d. All rooftop mechanical equipment to be screened from view; and
   e. All refuse areas to be located in an enclosure and screened.

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

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

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

   This permit is not a building permit.

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

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

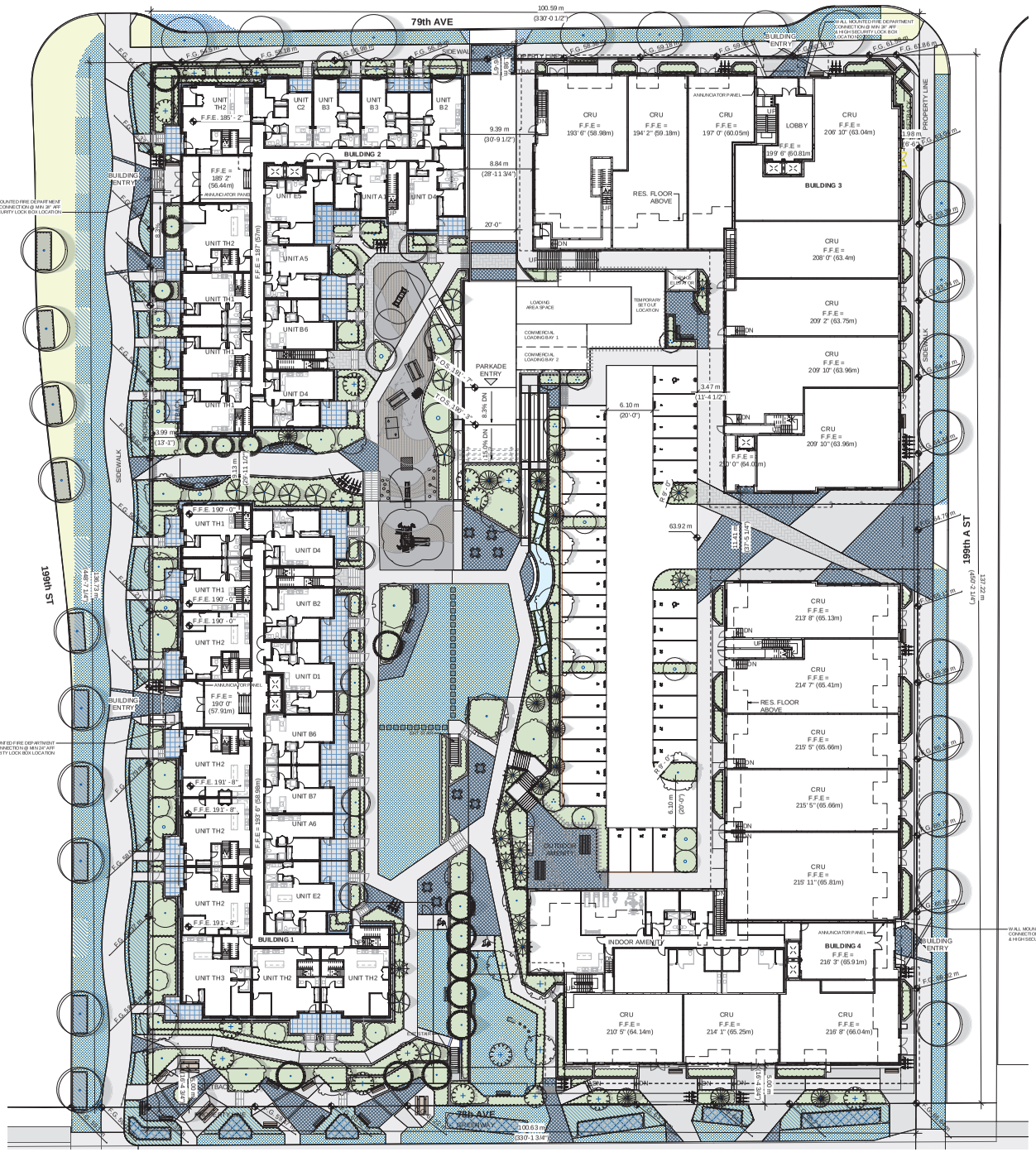
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings



1 SITE PLAN
1 : 250

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
MW/KC	RC
SCALE: 1:250	PROJECT NO.: 702

SHEET: SITE PLAN

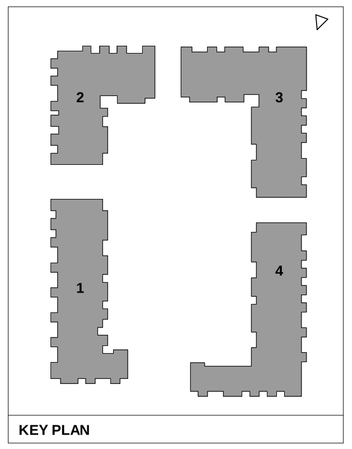
SCHEDULE A

G.7

SHEET NO.: A1.00



VIEW FROM CORNER OF 199A STREET & 79 AVENUE - LOOKING SOUTH-WEST



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP	RC
SCALE:	PROJECT NO.: 702

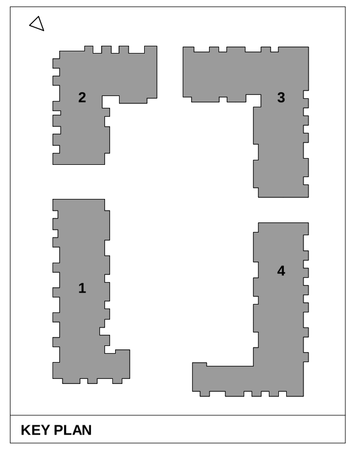
SHEET TITLE:

3D PERSPECTIVES

REV. NO.:	SHEET NO.:
	A0.01



VIEW FROM CORNER OF 199 STREET & 79 AVENUE - LOOKING SOUTH-EAST



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP	RC
SCALE:	PROJECT NO.: 702

SHEET TITLE:

3D PERSPECTIVES

REV. NO.:	SHEET NO.:
	A0.02



VIEW FROM CORNER OF 199A STREET & 78B AVENUE (GREENWAY) - LOOKING NORTH-WEST

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

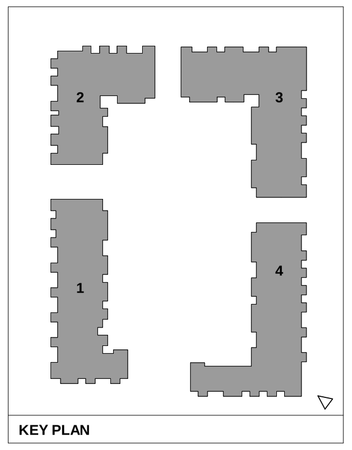
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC



KEY PLAN

DRAWN BY:	CHECKED BY:
WN/RP	RC
SCALE:	PROJECT NO.: 702

SHEET TITLE:

3D PERSPECTIVES

REV. NO.:

SHEET NO.:

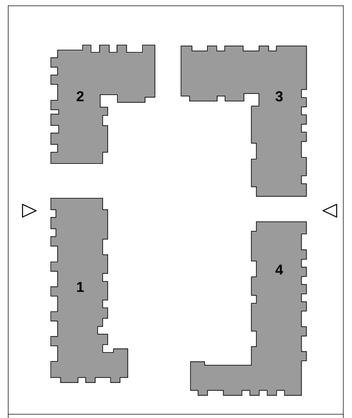
A0.03



OVERALL 3D VIEW FROM 199A STREET (HIGH STREET)



OVERALL 3D VIEW FROM 199 STREET



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP	RC
SCALE:	PROJECT NO.: 702

SHEET TITLE:

3D PERSPECTIVES

REV. NO.:

SHEET NO.:

A0.04

G.7

MATERIAL LEGEND

A — PACIFIC ART STONE
CHARCOAL
METRO BRICK

B — ALUMINUM SIDING 4"
LIGHT NATIONAL WALNUT

C — HARDIE SIDING 5 1/4"
JAMES HARDIE SIDING - ARCTIC WHITE

D — HARDIE SIDING 5 1/4"
JAMES HARDIE SIDING - IRON GRAY

E — HARDIE PANEL
HARDIE - SMOOTH REVEAL PANEL WITH SURROUND TRIM - ARCTIC WHITE

F — HARDIE PANEL
HARDIE - SMOOTH REVEAL PANEL WITH SURROUND TRIM - IRON GRAY

G — METAL PANEL
ALUMINUM IRON GRAY

H — BALCONIES & RAILINGS
STD. BLACK
SIDE MOUNTED ALUMINUM POST

I — WINDOWS & DOORS RESIDENTIAL
STD. BLACK
PRE-FINISHED VINYL FRAME

J — GLASS SPANDREL
BM - 2134-30 - IRON MOUNTAIN

K — ARCHITECTURAL CONCRETE
SMOOTH FINISH

L — LONG BOARD BEAM FINS/LOUVERS
LIGHT NATIONAL WALNUT

M — VINYL SOFFITS
WHITE VINYL

N — LONGBOARD SOFFITS
LIGHT NATIONAL WALNUT

O — DOOR
PAINTED - IRON GRAY

P — WINDOWS & DOORS COMMERCIAL
STD. BLACK
PRE-FINISHED ALUMINUM FRAME

Q — LONGBOARD LINK & LOCK PRIVACY SCREEN
LIGHT NATIONAL WALNUT



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:
HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:
MATERIAL BOARD

G.7

REV. NO.:

SHEET NO.:
A4.00



1 BUILDING 1 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE:	DESCRIPTION:

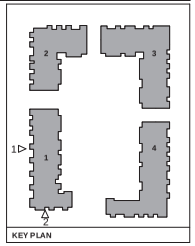
ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE:	PROJECT NO.:
As indicated	702

SHEET TITLE:

BUILDING 1 ELEVATIONS

G.7

REV NO.:

SHEET NO.:

A4.01



1 BUILDING 1 EAST ELEVATION
1/8" = 1'-0"



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

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

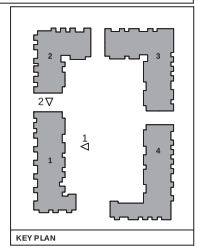
ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 1 ELEVATIONS

G.7

REV NO.:

SHEET NO.:

A4.02



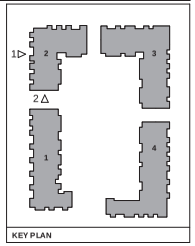
1 BUILDING 2 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 2 ELEVATIONS

G.7

REV. NO.:

SHEET NO.: **A4.03**



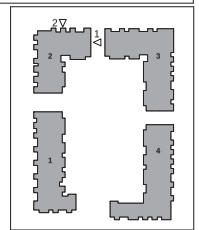
1 BUILDING 2 EAST ELEVATION
1/8" = 1'-0"



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

MATERIAL LEGEND

- A — PACIFIC ART STONE: CHARCOAL, METRO BRICK
- B — ALUMINUM SIDING: LIGHT NATIONAL WALNUT
- C — HARDIE SIDING: JAMES HARDIE - ARCTIC WHITE
- D — HARDIE SIDING: JAMES HARDIE - IRON GRAY
- E — HARDIE PANEL: JAMES HARDIE - ARCTIC WHITE
- F — HARDIE PANEL: JAMES HARDIE - IRON GRAY
- G — METAL PANEL: PAINTED - IRON GRAY
- H — BALCONIES & RAILINGS: STD. BLACK, SIDE MOUNTED ALUMINUM POST
- I — WINDOWS & DOORS RESIDENTIAL: STD. BLACK, PRE-FINISHED VINYL FRAME
- J — GLASS SPANDREL: BM - 2134-30 - IRON MOUNTAIN
- K — ARCHITECTURAL CONCRETE: SMOOTH FINISH
- L — LONGBOARD PRIVACY BEAM FIN/LOUVRE: LIGHT NATIONAL WALNUT
- M — VINYL SOFFITS: WHITE VINYL
- N — LONGBOARD SOFFITS: LIGHT NATIONAL WALNUT
- O — DOOR: PAINTED - IRON GRAY
- P — WINDOWS & DOORS COMMERCIAL: STD. BLACK, PREFINISHED ALUMINUM FRAME
- Q — LONGBOARD LINK & LOCK PRIVACY SCREEN: LIGHT NATIONAL WALNUT



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 2 ELEVATIONS

G.7

REV. NO.:

SHEET NO.:

A4.04



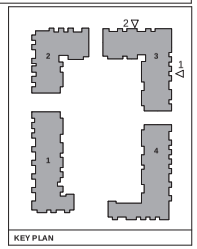
1 BUILDING 3 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 ELEVATIONS

G.7

REV. NO.:

SHEET NO.: A4.05



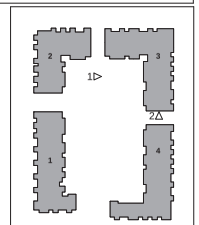
1 BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
WN/RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 3 ELEVATIONS

G.7

REV. NO.:

SHEET NO.: A4.06



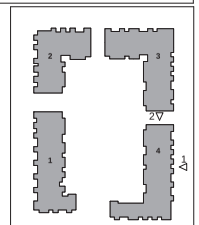
1 BUILDING 4 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 4 ELEVATIONS

G.7

REV. NO.:

SHEET NO.: **A4.07**



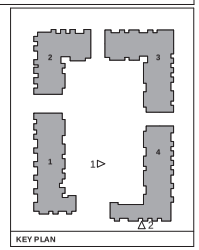
1 BUILDING 4 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A	PACIFIC ART STONE CHARCOAL METRO BRICK	J	GLASS SPANDREL BM - 2134-30 - IRON MOUNTAIN
B	ALUMINUM SIDING LIGHT NATIONAL WALNUT	K	ARCHITECTURAL CONCRETE SMOOTH FINISH
C	HARDIE SIDING JAMES HARDIE - ARCTIC WHITE	L	LONGBOARD PRIVACY BEAM FINS/LOUVRE LIGHT NATIONAL WALNUT
D	HARDIE SIDING JAMES HARDIE - IRON GRAY	M	VINYL SOFFITS WHITE VINYL
E	HARDIE PANEL JAMES HARDIE - ARCTIC WHITE	N	LONGBOARD SOFFITS LIGHT NATIONAL WALNUT
F	HARDIE PANEL JAMES HARDIE - IRON GRAY	O	DOOR PAINTED - IRON GRAY
G	METAL PANEL PAINTED - IRON GRAY	P	WINDOWS & DOORS COMMERCIAL STD. BLACK PREFINISHED ALUMINUM FRAME
H	BALCONIES & RAILINGS STD. BLACK SIDE MOUNTED ALUMINUM POST	Q	LONGBOARD LINK & LOCK PRIVACY SCREEN LIGHT NATIONAL WALNUT
I	WINDOWS & DOORS RESIDENTIAL STD. BLACK PRE-FINISHED VINYL FRAME		



KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2021.04.09	ISSUED FOR DP
2022.04.08	RE-ISSUED FOR DP
2022.11.24	RE-ISSUED FOR DP

SEAL:

CICCOZZI ARCHITECTURE
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

ESSENCE PROPERTIES

PROJECT:

HUDSON SQUARE PH-1

19925 & 19957
78B AVE.
LANGLEY, BC

DRAWN BY:	CHECKED BY:
RP/KC/AN	RC
SCALE: As indicated	PROJECT NO.: 702

SHEET TITLE:

BUILDING 4 ELEVATIONS

G.7

REV NO.:

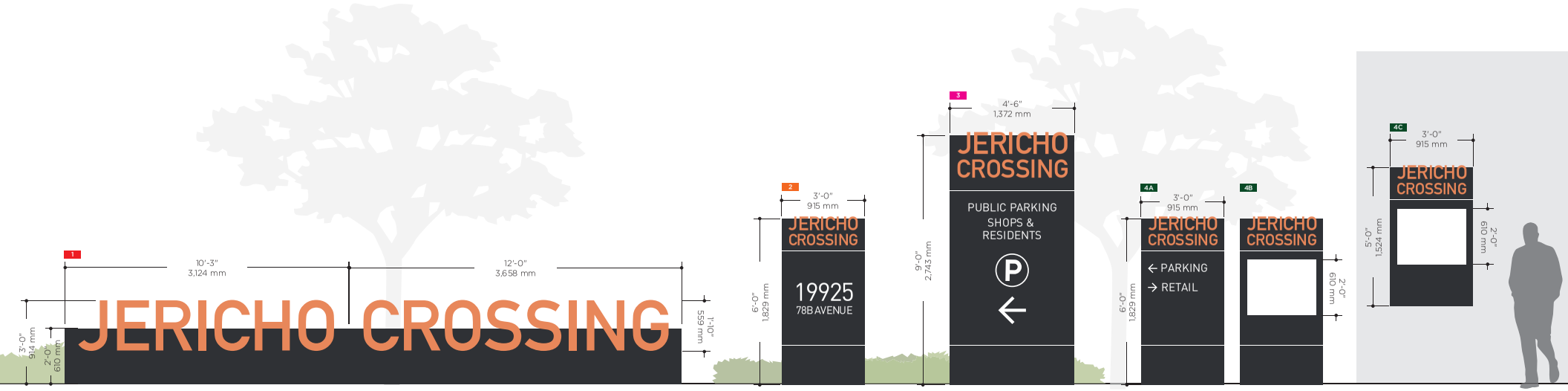
SHEET NO.:

A4.08

1.1 ST OVERVIEW 1 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.



1 **ST 1: GATEWAY SIGN**

SIZE: Max. O.A. 22'-3" W x 3'-0" H

DESCRIPTION: Single-sided main gateway sign with individual painted aluminum dimensional letters, illuminated with external LED uplight bar.

2 **ST 2: BUILDING ID**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Internally-illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters, with 1/2" raised applied thick dimensional acrylic letters painted white. Sign panel is sleeved over and secured to internal support frame.

3 **ST 3: PRIMARY DIRECTIONAL**

SIZE: Max. O.A. 4'-6" W x 9'-0" H

DESCRIPTION: Internally-illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters, with 1/2" raised applied thick dimensional acrylic letters painted white. Sign panel is sleeved over and secured to internal support frame.

4A **ST 4A: SECONDARY DIRECTIONAL**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Non-illuminated or Illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text. Sign panel is sleeved over and secured to internal support frame.

4B **ST 4B: SECONDARY DIRECTORY WITH MAP**

SIZE: Max. O.A. 3'-0" W x 6'-0" H

DESCRIPTION: Non-illuminated or Illuminated freestanding sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text. Map graphics digitally printed first surface with polycarbonate film overlay applied to sign facesign panel is sleeved over and secured to internal support frame.

4C **ST 4C: WALL MAP ID**

SIZE: Max. O.A. 3'-0" W x 5'-0" H

DESCRIPTION: Non-illuminated sign panel painted dark grey, individual painted aluminum dimensional letters with reflective white cutout vinyl directional graphics/text, map graphics digitally printed first surface with polycarbonate film overlay applied to sign face, mounted to wall.



1 SIGN TYPE OVERVIEW 1 OF 3
SCALE: 1:40

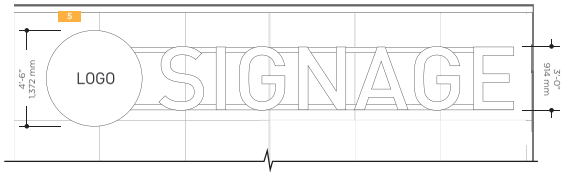
JERICHO CROSSING
EXTERIOR SIGN PROGRAM - CONCEPT

CLIENT NAME. Essence Properties
FILE NAME. 22003 Essence Living Jericho Crossing 1.1 ST Overview 1 of 3.ai
DATE. 2022-04-01
PROJECT. 22003
DRAWN BY. KO
REVIEW BY. NC

1.2 ST OVERVIEW 2 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.







5 **ST 5: ANCHOR TENANT SIGN**

SIZE: Max. 4'-6" Logo H x 3'-0" H Text Ht , length varies to suit entrance width

DESCRIPTION: Dimensional aluminum channel letters and logo with returns painted silver to match natural anodized aluminum, with acrylic face internally illuminated with 5000K LEDs. Mounted to glazed building fascia with 3" x 3" integrated aluminum raceways to conceal electric supply, painted to match architectural finish.

9A **ST 9A: ADDRESS BUILDING ID**

SIZE: Max. 1'-6" H

DESCRIPTION: Non-illuminated dimensional 1/4" thick acrylic letters painted white to match natural anodized aluminum, applied to glazing above entrances where applicable with double-sided adhesive. Vinyl cutout patches on reverse side of glazing to conceal adhesive from view.

9B **ST 9B: TENANT ADDRESS**

SIZE: Max. 6" H

DESCRIPTION: Non-illuminated dimensional 1/4" thick acrylic letters painted silver to match natural anodized aluminum, applied to glazing above entrances where applicable with double-sided adhesive. Vinyl cutout patches on reverse side of glazing to conceal adhesive from view.

6 **ST 6: FASCIA SIGN**

SIZE: Max. 3'-0" H Logo Ht x 2'-0" H Text Ht, length varies to suit entrance width

DESCRIPTION: Dimensional painted aluminum channel letters and logo with acrylic face and face-applied vinyl (where required), internally illuminated with 5000K LED. Mounted to building fascia with integral metal raceways painted silver to match base building architectural finish, with electrical supply concealed, TBC.

7 **ST 7: CANOPY TENANT SIGN BAND**

SIZE: Max. 2'-6" H Logo Ht x 1'-6" H Text Ht, length varies to suit entrance width

DESCRIPTION: Dimensional aluminum channel letters and logo with returns painted silver to match natural anodized aluminum, with acrylic face internally illuminated with 5000K LEDs. Attached to 3" x 3" extruded aluminum raceway and suspension frame to conceal electric supply, painted to match canopy finish, suspended underneath building canopy.

8 **ST 8: TENANT BLADE SIGN**

SIZE: Max. 3'-0" W x 1'-5" H

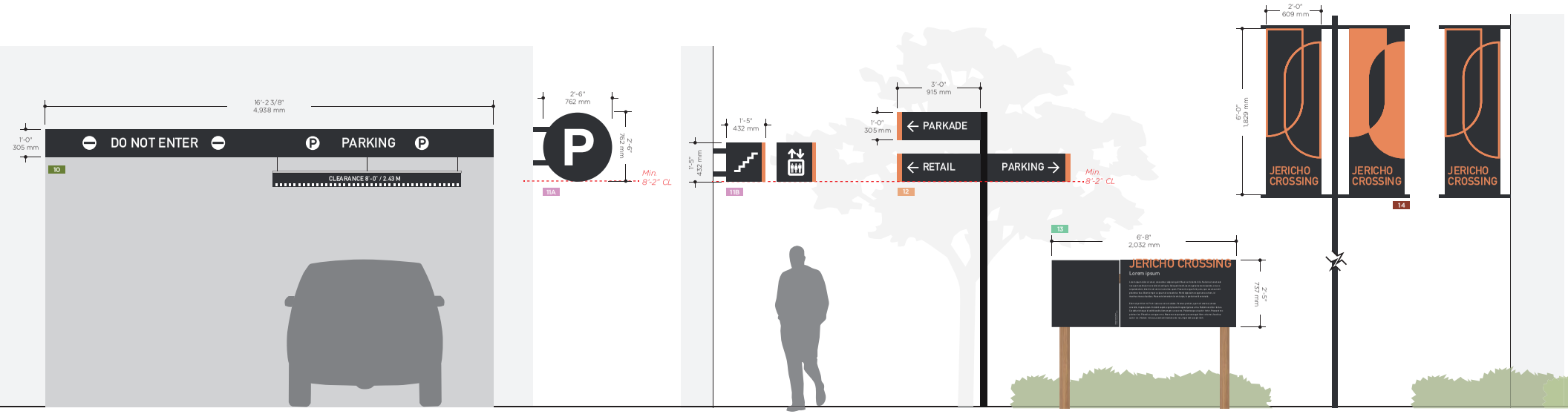
DESCRIPTION: Double-sided, painted aluminum sign cabinet with push-thru tenant logo and text, mounted under building canopy.

1 SIGN TYPE OVERVIEW 2 OF 3
2 SCALE: 1:70

1.3 ST OVERVIEW 3 OF 3

A cohesive "family" of Sign Types, scaled appropriately for the intended user/function. The Sign Types proposed for the overall Jericho Crossing site are summarized as per below:

ELEVATIONS ARE FOR REFERENCE ONLY.



10 **ST 10: PARKADE ENTRANCE ID**

SIZE: Max. 1'-0" H panel, length varies to suit entrance width

DESCRIPTION: Non-illuminated sign panel painted dark grey, with white acrylic push-thru lettering and graphics and face-applied colour vinyl. Clearance panel painted black with face-applied white cutout vinyl text and graphics, suspended below sign panel.

11A **ST 11A: PROJECTED 'P' SIGN**

SIZE: Max. 2'-6" W x 2'-6" H

DESCRIPTION: Double-sided aluminum sign panel with faces painted dark grey, with 1" thick white push-thru acrylic pictogram illuminated with 5000K LEDs, on a 2" square aluminum mounting frame painted to match architectural finishes, attached securely to vertical column or building facade.

11B **ST 11B: PROJECTED SIGN (STAIR/ELEVATOR)**

SIZE: Max. 1'-5" W x 1'-5" H

DESCRIPTION: Double-sided aluminum sign panel with faces painted dark grey with accent colour, 1" thick white push-thru acrylic pictogram, mounted on a 2" square aluminum frame painted to match architectural finishes, attached securely to vertical column or building facade.

12 **ST 12: FINGERBOARD DIRECTIONAL**

SIZE: Max. 3'-0" W x 1'-0" H

DESCRIPTION: Non-illuminated sign post painted dark grey with accent colour, with face-applied vinyl graphics applied to alternating faces. Concealed mounting brackets support painted sign blades with face-applied vinyl graphics and text.

13 **ST 13: INTERPRETATIVE INFO SIGN**

SIZE: Max. 6'-8" W x 2'-5" H

DESCRIPTION: Single-sided, interpretive graphics and texts, printed on HPL and secured to painted aluminum panel with internal support, with intergrated wood posts into landscape architecture.

14 **ST 14: BANNER SIGN**

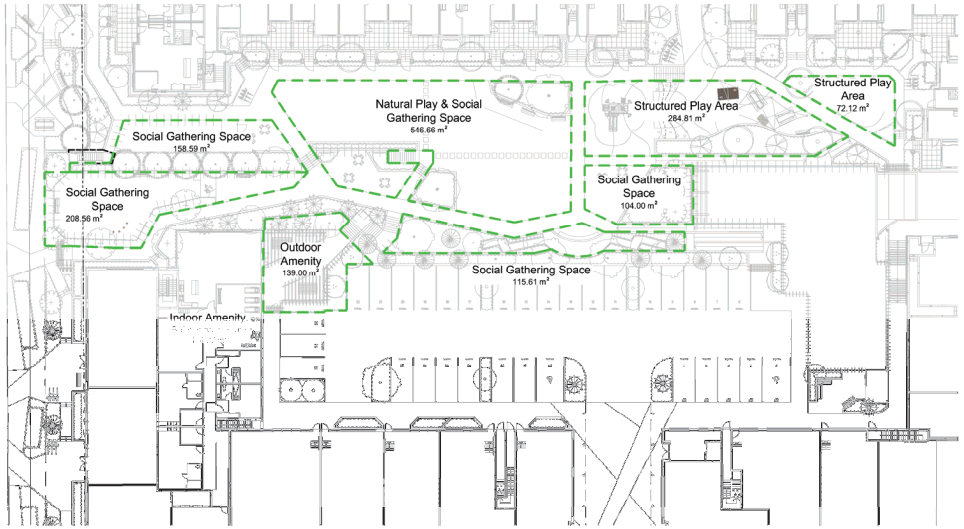
SIZE: Max. 2'-0" W x 6'-0" H

DESCRIPTION: Thick exterior-grade double-sided banners with digitally printed graphics on both sides and pockets to suit. Tenant locations to suit tenant brand identity & colours. Non-tenant locations to feature Jericho Crossing branding. Mounted to building with support brackets painted to match base building architectural finishes.

1 SIGN TYPE OVERVIEW 3 OF 3
SCALE: 1:40

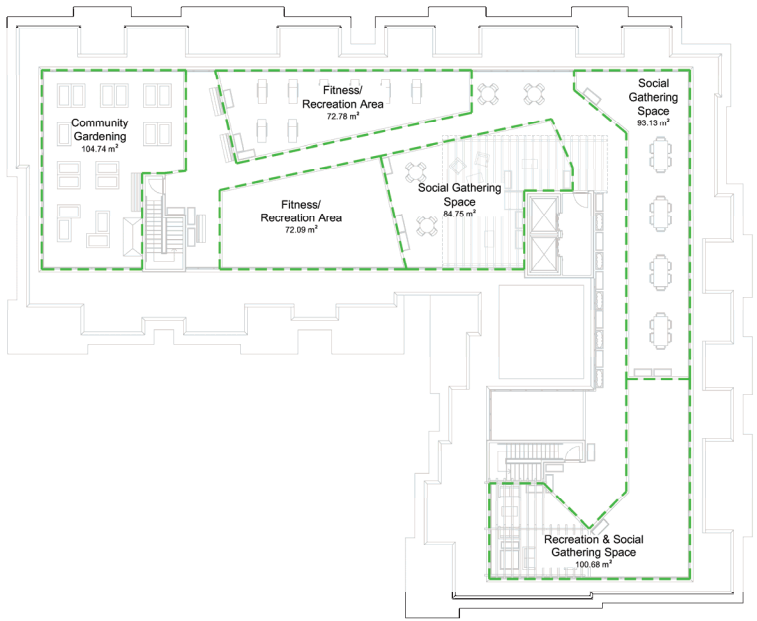
SCHEDULE B

L-02B - BUILDING 1
L-02C - BUILDING 2
L-02D - BUILDING 3
L-02E - BUILDING 4
L-02F - BUILDING 2 ROOFTOP
199 Street
199A Street
79 Ave
78E Greenway - To be developed in future to maintain existing access to properties along 78B Ave
ON-SITE TREE SCHEDULE



1 COURTYARD AFAA

Total Courtyard Outdoor Amenity Area: 1,830.28 m²
(not including indoor Amenity Area)



2 BUILDING 2 - ROOFTOP AFAA

Total Rooftop Amenity Area: 528.16 m²
Total Amenity Area: 2,158.44

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked: JW
Approved:
Stamp:
Original Sheet Size:
SCALE:

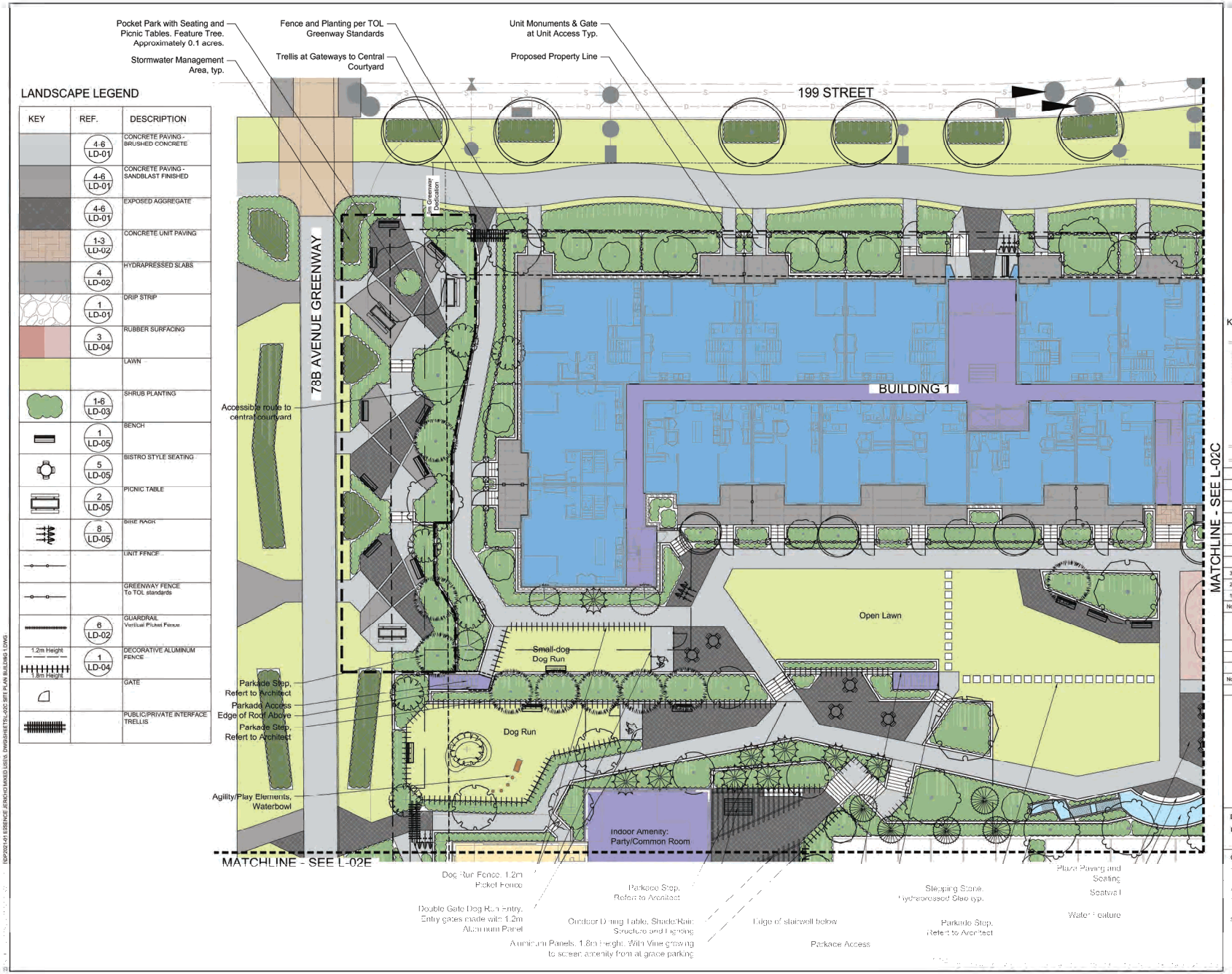
NORTH

Drawing Title: AGE FRIENDLY AMENITY AREA

VDZ Project #: DP2021-01

Drawing #: L-29

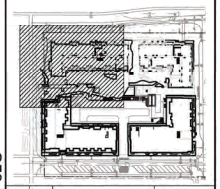
"ERMIT/ACTIVE/DP2021-01 ESSENCE JERICHO MIXED USE\0. DWG\SHEETS\L-02A OVERALL SITE PLAN.DWG



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

Key Map (NTS)



No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. The drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

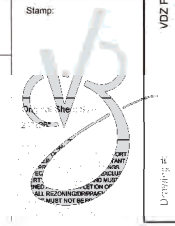
Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked:
Scale:

Stamp:

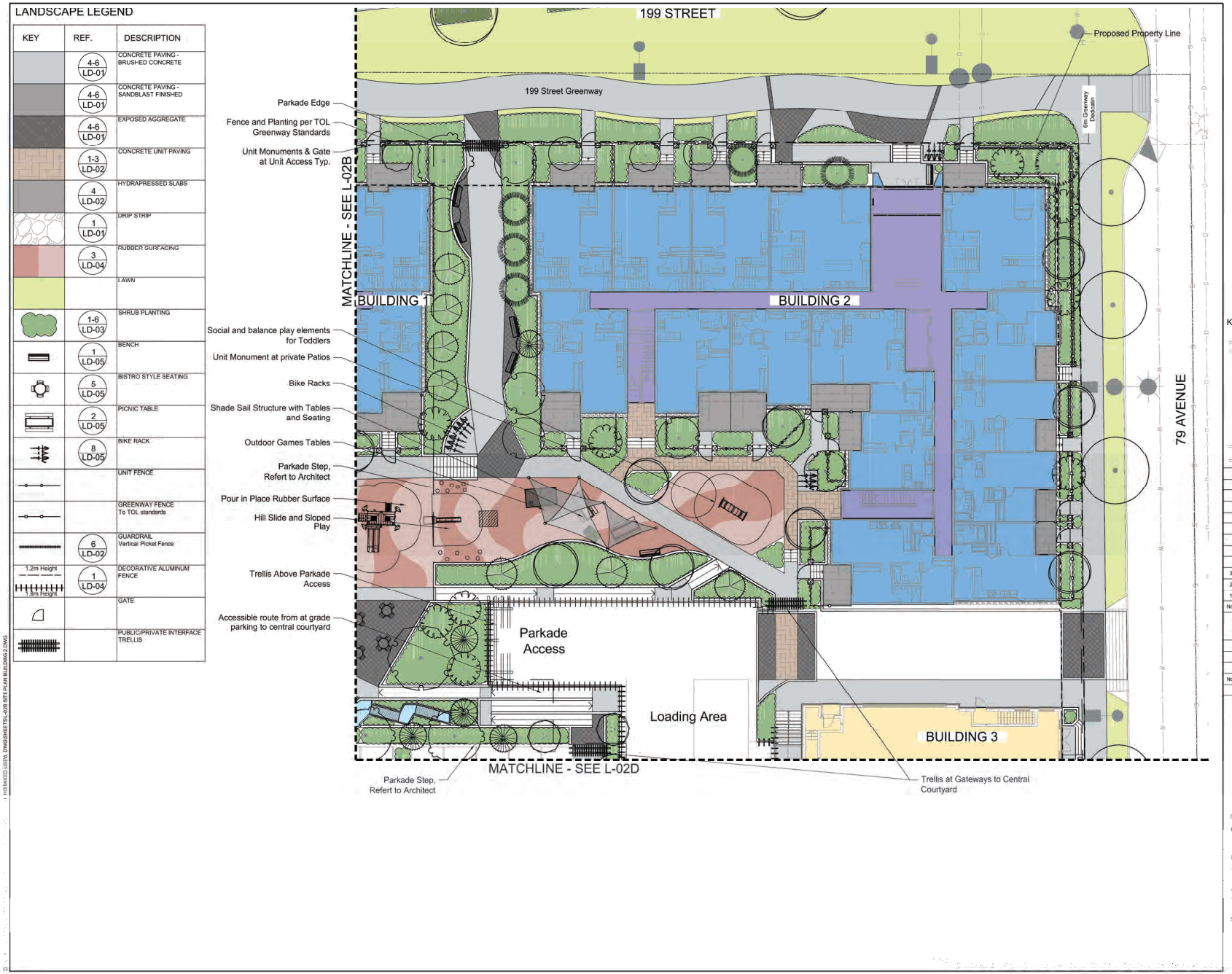


VDZ Project #: DP2021-01

Drawing Title: SITE PLAN BUILDING 1

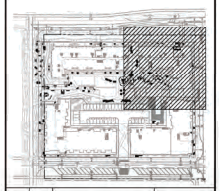
Drawing #: L-02

DP2021-01 ESSENCE JERICHO MIXED USE\L DWG\SHEETS\L-02C SITE PLAN BUILDING 1.DWG



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca 604-882-0024

Key Map (NTS)



No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: DV
Scale: 1:100

Drawing Title: SITE PLAN BUILDING 2

VDZ Project #: DP2021-01

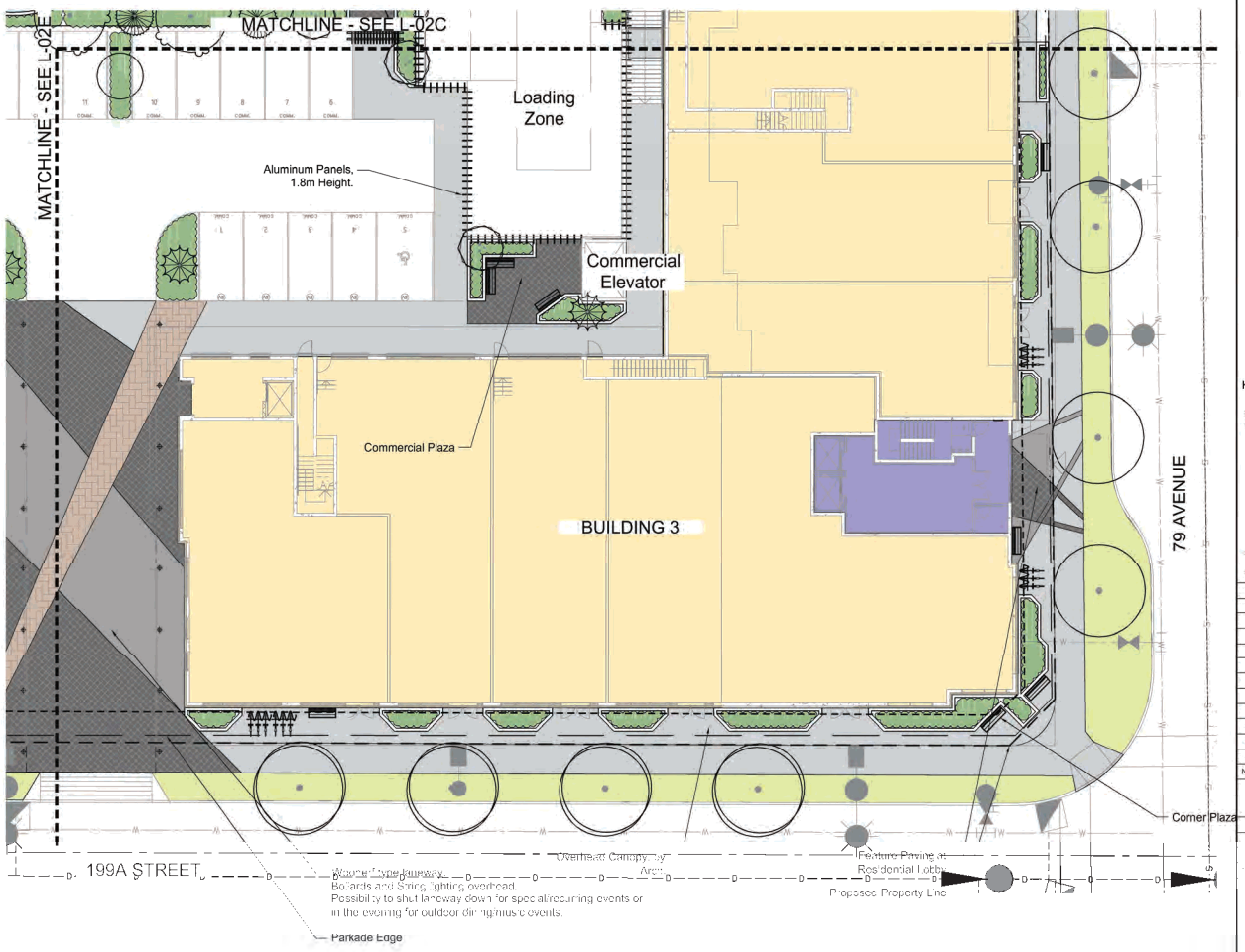
Drawing #: L-02

NORTH

I:\HOTMIXED\USERS\DWGSHEETS\L-02B SITE PLAN BUILDING 2.DWG

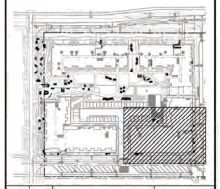
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4-6 LD-01	CONCRETE PAVING - BRUSHED CONCRETE
	4-6 LD-01	CONCRETE PAVING - SANDBLAST FINISHED
	4-6 LD-01	EXPOSED AGGREGATE
	1-3 LD-02	CONCRETE UNIT PAVING
	4 LD-02	HYDRAPRESSED SLABS
	1 LD-01	DRIP STRIP
	3 LD-04	RUBBER SURFACING
		LAWN
	1-6 LD-03	SHRUB PLANTING
	1 LD-05	BENCH
	5 LD-05	BISTRO STYLE SEATING
	2 LD-05	PICNIC TABLE
	8 LD-05	BIKE RACK
		UNIT FENCE
		GREENWAY FENCE To TOL standards
	6 LD-02	GUARDRAIL Vertical Picket Fence
1.2m Height 1.8m Height	1 LD-04	DECORATIVE ALUMINUM FENCE
		GATE
		PUBLIC/PRIVATE INTERFACE TRELLIS



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 3J7
www.vdz.ca | 604-882-0024

Key Map (NTS)



No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. The drawing and design in the property of VDZ+A and may not be reproduced or used for other projects without permission.

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: SW
Scale: 1:100

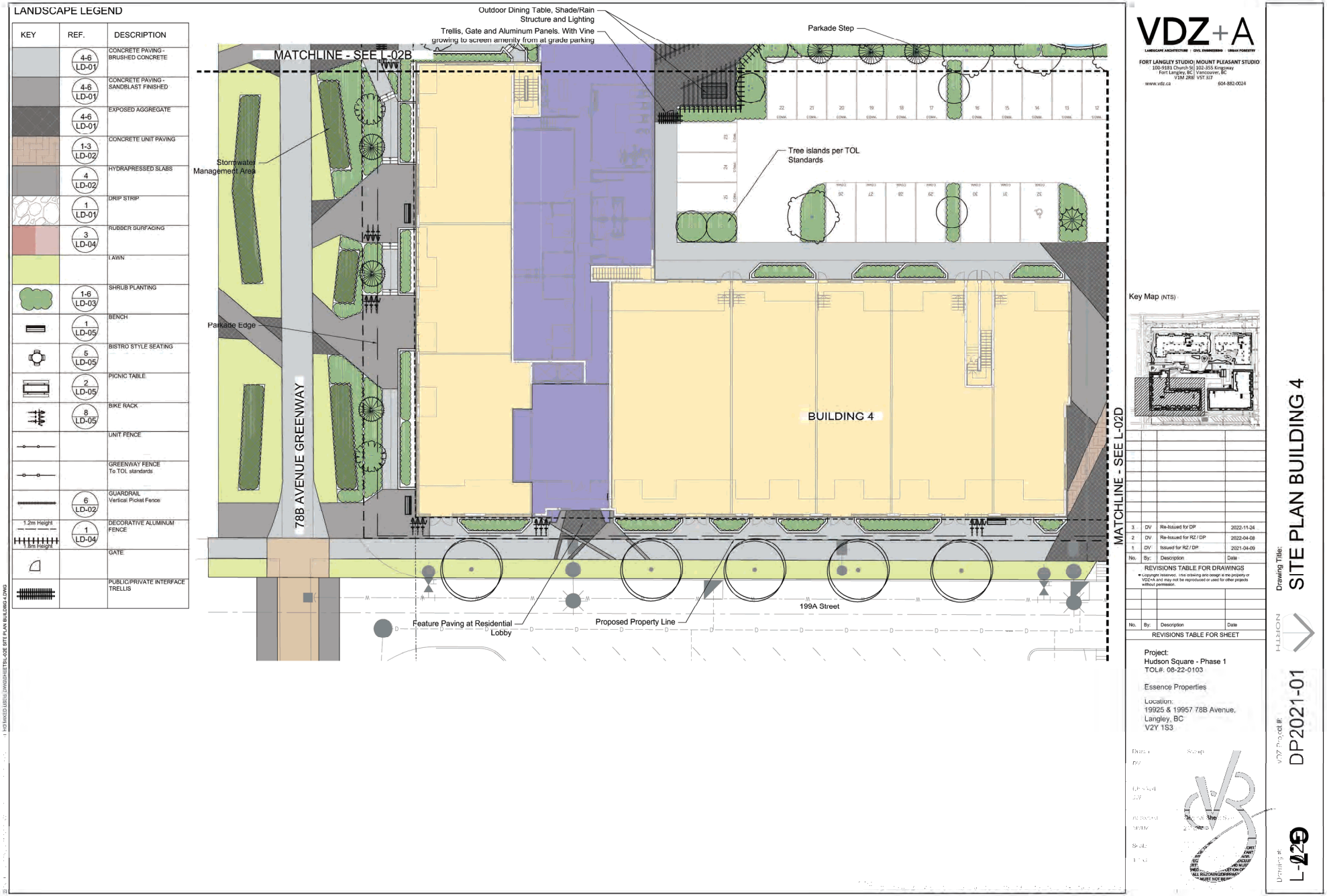
Stamp

HAMILTON

Drawing Title: SITE PLAN BUILDING 3

VDZ Project #: DP2021-01

Drawing #: L-02



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

Key Map (NTS)

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. The drawing and design in the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design: DV
Reviewed: DV
Approved: DV
Scale: 1:100

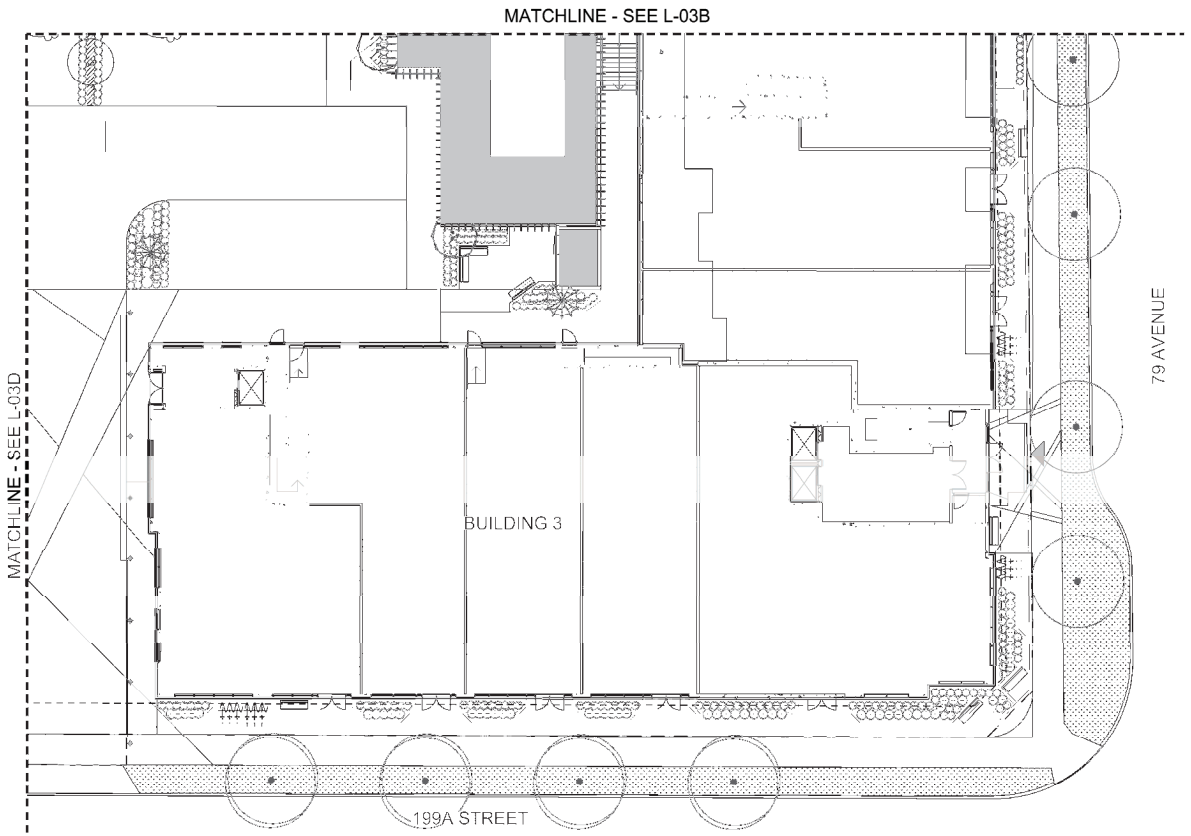
Drawing Title: SITE PLAN BUILDING 4

VDZ Project #: DP2021-01

Drawing #: L-02C

PLANTING PLAN BUILDING 1
DP2021-01
L-03
NORTH
VDZ+A
Project:
Hudson Square - Phase 1
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3
No. By Description Date
REVISIONS TABLE FOR SHEET
199 STREET
BUILDING 1
BUILDING 4
78B Pedestrian Greenway
MATCHLINE - SEE L-03D
MATCHLINE - SEE L-03B

PLANTING PLAN BUILDING 2
DP2021-01
L-03B
VDZ+A
199 STREET
79 AVENUE
BUILDING 2
BUILDING
MATCHLINE - SEE L-03A
MATCHLINE - SEE L-03C
PLANT SCHEDULE
Project
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3



PLANT SCHEDULE

2022-11-29 11:46

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ac	Azalea japonica 'Hino Crimson' / Hino Crimson Azalea	#2	0.5m	90
Aw	Azalea japonica 'Hino White' / Hino White japanese Azalea	#2	0.5m	148

PERENNIAL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway

Key Map N.T.S

REVISIONS NO. DESCRIPTION

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

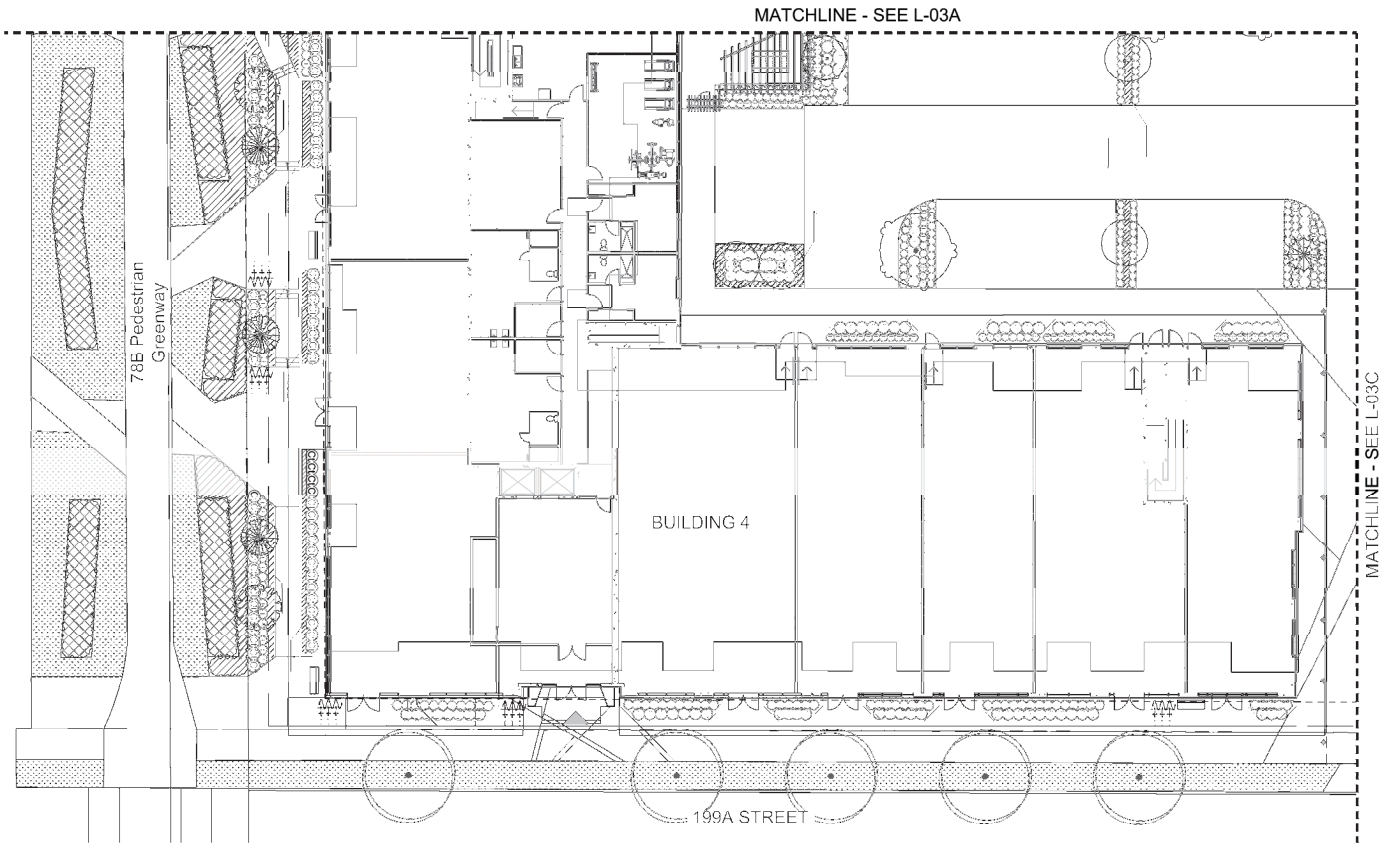
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: Design:
DV
Checked:
DV
Approved:
DV
Reviewed:
MDV
Scale:
1:100

Drawing No.
L-03

VDZ Project #
DP2021-01

Drawing Title
PLANTING PLAN BUILDING 3



PLANT SCHEDULE

2022-11-29 11:46

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ac	Azalea japonica 'Hino Crimson' / Hino Crimson Azalea	#2	0.5m	90
Aw	Azalea japonica 'Hino White' / Hino White japanese Azalea	#2	0.5m	148

PERENNIAL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
100-9181 Church St| 102-355 Kingsway

Key Map N.T.S

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: Scale:
DV

Reviewed:
DV

Approved:
DV

Revision:

Date:

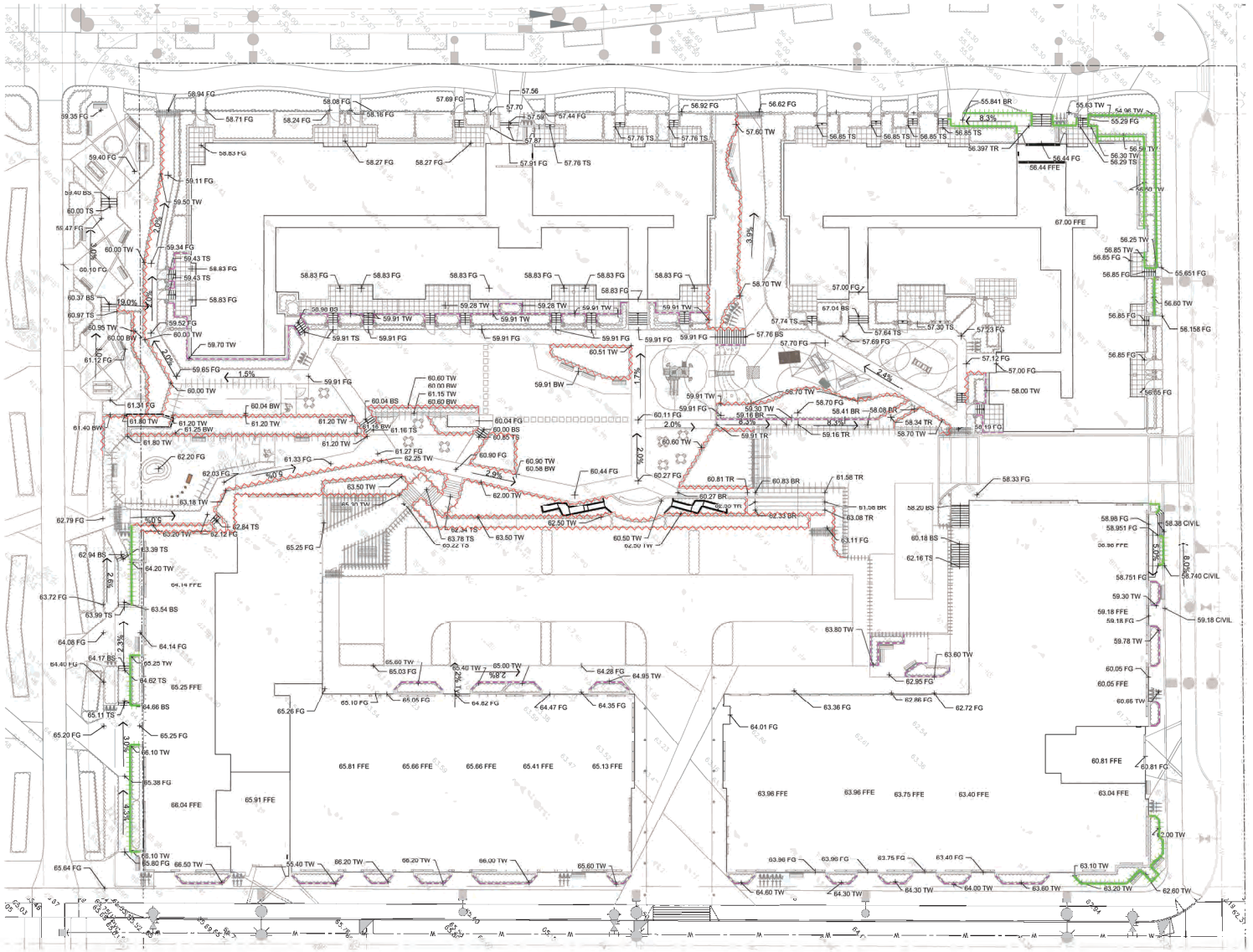
Scale:
1:100

Drawing No:
L-03

VDZ Project #
DP2021-01

HUDSON

Drawing Title
PLANTING PLAN BUILDING 4



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Design:
Checked: JW
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:250

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PRAP/HAP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: GRADING PLAN

VDZ Project #: DP2021-01

Drawing #: L-2.0

NORTH

I:\HD MIXED USE\0. DWG\SHEETS\L-04 GRADING PLAN.DWG
PROJECTS\2021\DEVELOPMENT PERMIT\ACTIVE\DP2021-01 E

LANDSCAPE LIGHTING LEGEND

KEY	REF.	DESCRIPTION
		RECESSED WALL LIGHT
		BOLLARD LIGHT
		STEP LIGHT
		OVERHEAD STRING LIGHT
		GATE LIGHT
		FEATURE DOWN LIGHT
		POLE LIGHT

Notes:
1. Lighting to be as specified or approved equals.
2. Final Lighting plans to be coordinated with Electrical Consultant
3. Light spacing shown conceptually, final spacing to be confirmed with Electrical Consultant to achieve desired light levels.
4. Extents of cast light shown conceptually, exact extents to be determined by Electrical Consultant.
5. All Lights to be dark-sky compliant.



Recessed Wall Light / Step Light



Overhead String Light



Feature Down Light



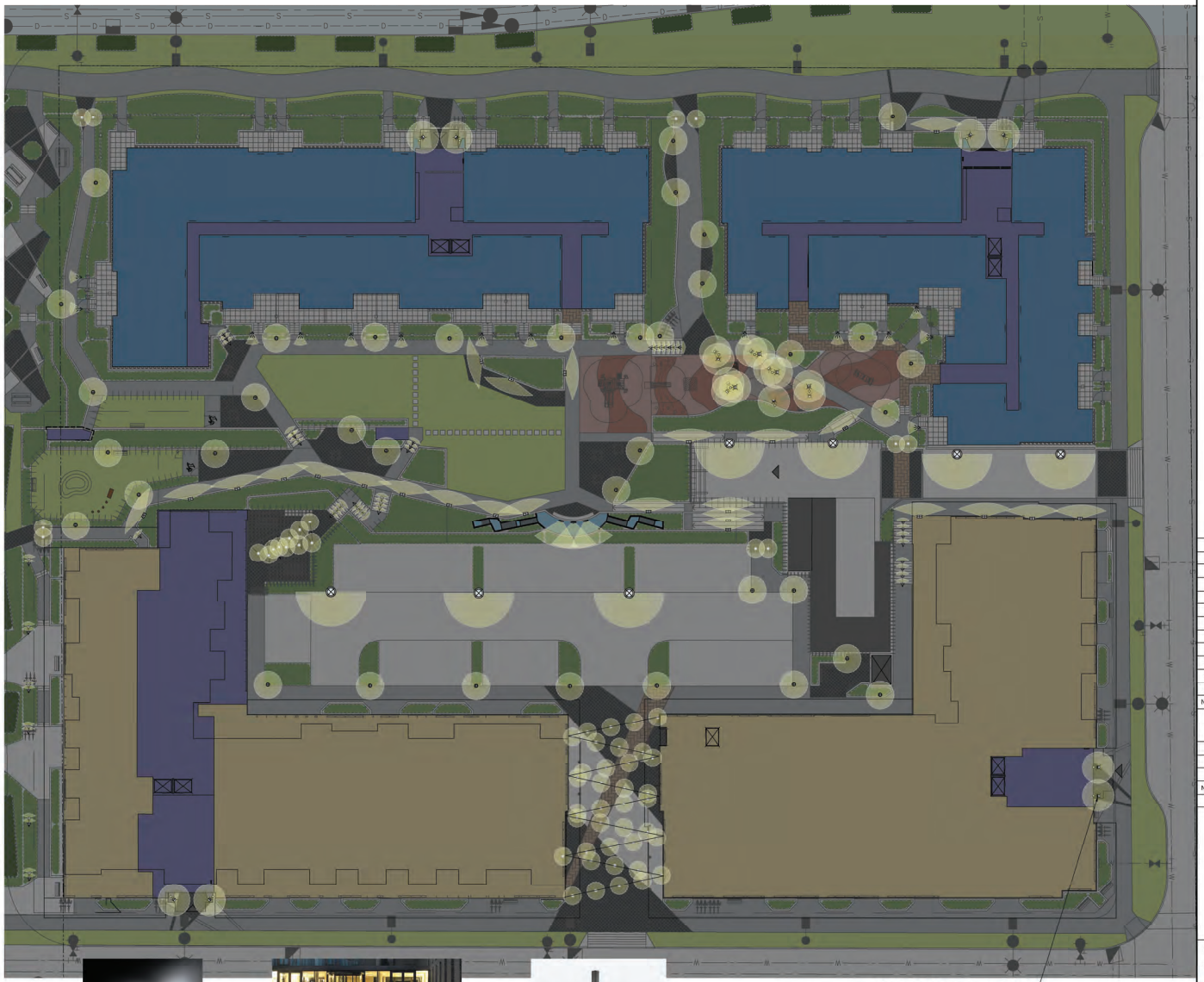
Gate Light



Bollard Light



Pole Light



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

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked: JW
Approved: MVDZ
Scale: 1:250
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RE-DONINGS/PRAP/HASP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

NORTH

Drawing Title: LIGHTING PLAN

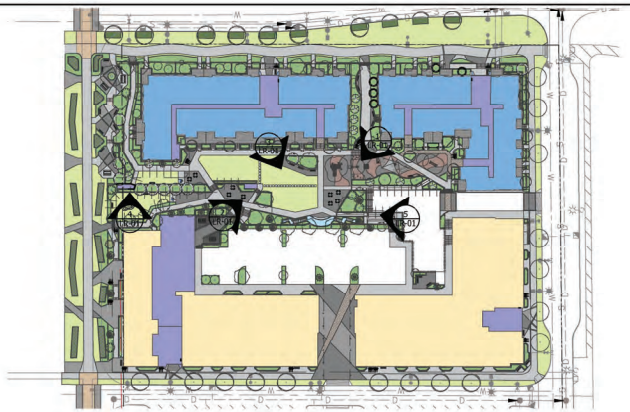
VDZ Project #: DP2021-01

Drawing #: L-05

PROJECTS\02\DEVELOPMENT PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\5. DWG\SHEETS\L-04 LIGHTING PLAN.DWG



1 LANDSCAPE RENDERING 1 - PLAYGROUND AREA 1
NTS





2 LANDSCAPE RENDERING 2 - OUTLOOK
NTS



3 LANDSCAPE RENDERING 3 - PLAYGROUND AREA 2
NTS



4 LANDSCAPE RENDERING 4 - DOG PARK
NTS



5 LANDSCAPE RENDERING 5 - ACCESSIBLE ACCESS
NTS

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

Notes:
1. Renderings created to convey the intended form and character of the spaces. Final selection of elements may differentiate from what is shown.

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Checked: JW
Approved: MVDZ
Scale: 1:300
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PAP/HASP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

NORTH

Drawing Title: LANDSCAPE RENDERS

VDZ Project #: DP2021-01

Drawing #: LR-09

J:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\3. DWG\SHEETS\LR-01 LANDSCAPE RENDERS.DWG





Aluminum Panels
Height Varies (1.2m Height for Dog Run Entry, 1.8m Height for Parking Lot Screening)
Colour: TBD
Pattern: Fusion

Manufacturer: Maglin
maglin.com
Note: or approved equal

1 ALUMINUM SCREEN
Scale NTS



Toddler Play Area

Social, Balance and Exploration Elements
Poor in Place Rubber Surfacing

Colour TBD

2 TODDLER PLAY ELEMENTS
Scale NTS



Childrens Play Area

Sloped Play/Climbing Elements
Poor in Place Rubber Surfacing

Colour TBD

3 SLOPE PLAY ELEMENTS
Scale NTS



Childrens Play Area

Hillslide Elements
Poor In Place Rubber Surfacing

Colour TBD

4 HILL SLIDE
Scale NTS



Outdoor Fergeson Table/Games Tables

Colour: TBD
Finish: TBD

Manufacturer: Sanderson Concrete
Note: or approved equal

5 OUTDOOR GAMES TABLES
Scale NTS



Water Feature

Climber/Cascading Elements with Pools
Feature Boulders
Finish: Dark Brick Veneer
Integrated Lighting

6 WATER FEATURE PRECEDENT
Scale NTS



Shade Sails

Colour TBD
Finish TBD

7 SHADE SAIL PLAZA
Scale NTS



8 OPEN LAWN AND CIRCULATION
Scale NTS

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

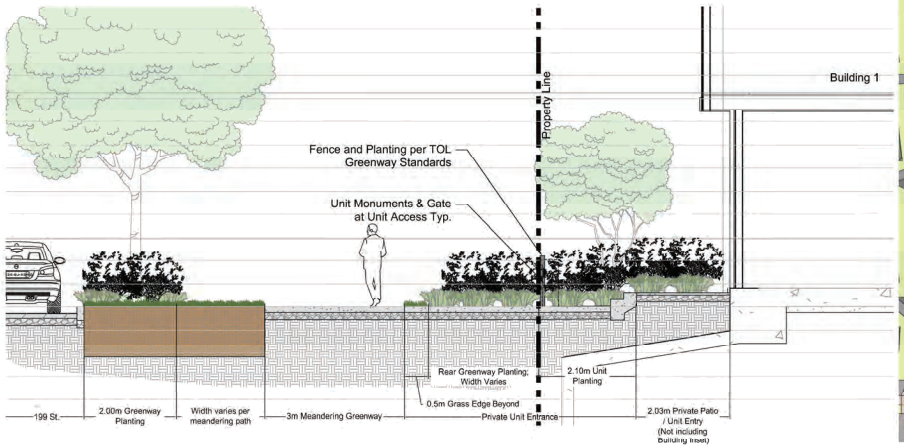
Drawn: Stamp
DV
Checked:
DV
Approved:
DV
Date:
Scale:
As shown on 24x36

Drawing Title: DETAILS

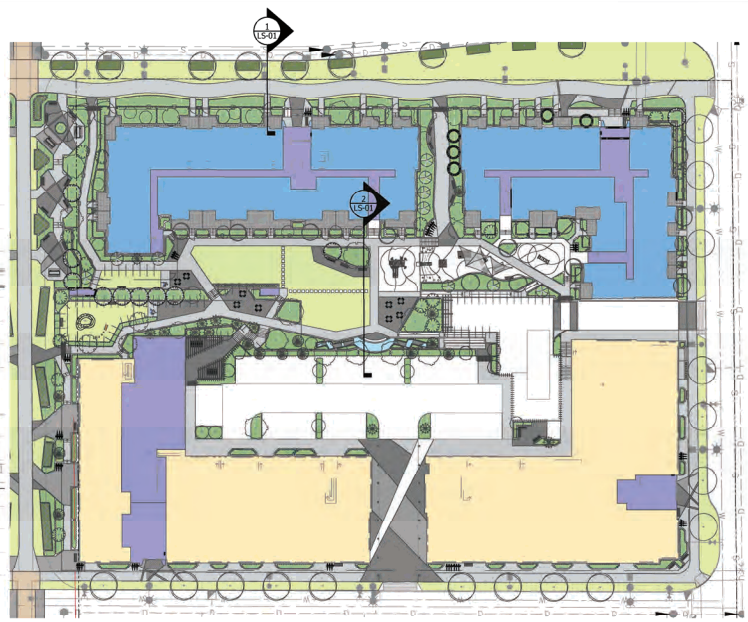
VDZ Project #: DP2021-01

Drawing #: LD-09

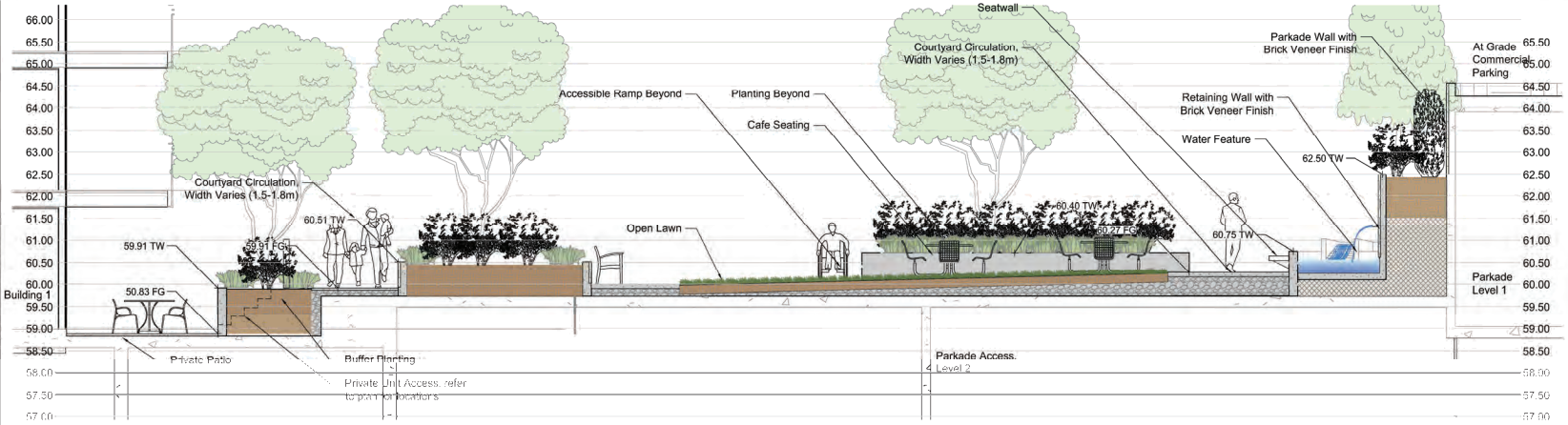
H:\MIXED USES_DWG\SHEETS\LD-04 DETAILS.DWG



1 199ST GREENWAY FRONTAGE
Scale 1:50



0 KEYPLAN
Scale 1:500



2 CENTRAL COURTYARD SECTION/ELEVATION 1
Scale 1:50

S:\ENCE JERICHO MIXED USE\L DWG\SHEETS\SECTIONS.DWG

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. The drawing and design in the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

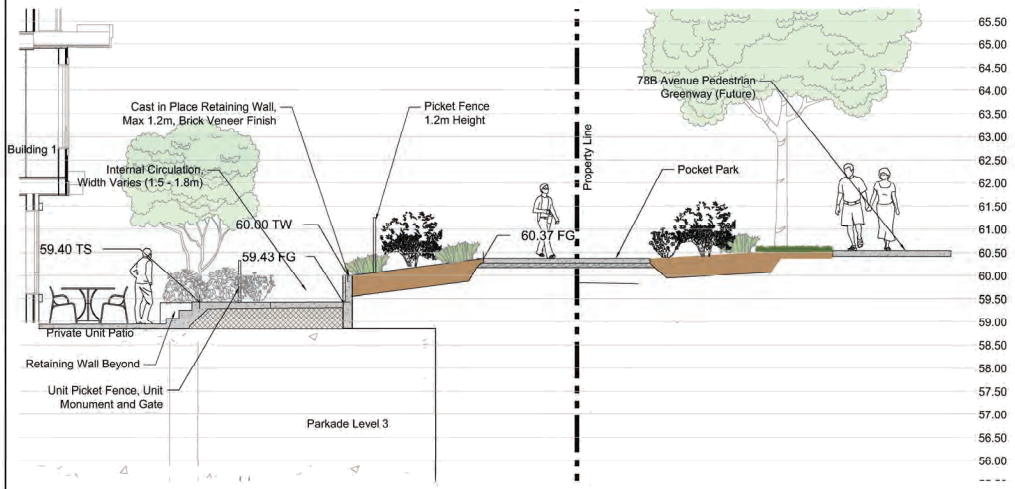
Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Stamp:

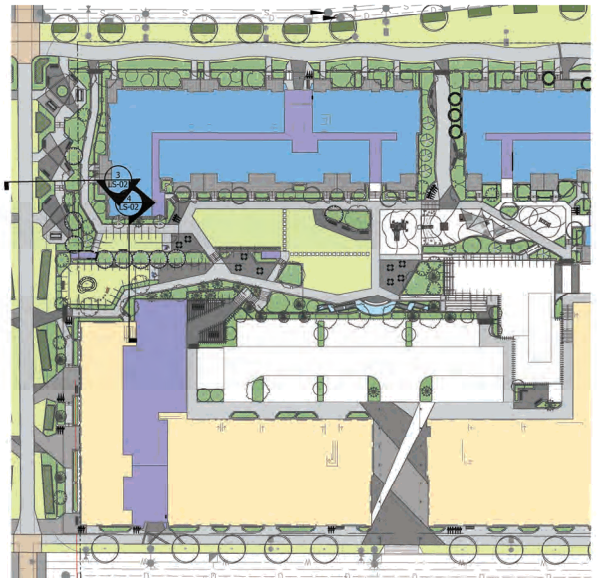
Drawing Title: LANDSCAPE SECTIONS

VDZ Project #: DP2021-01

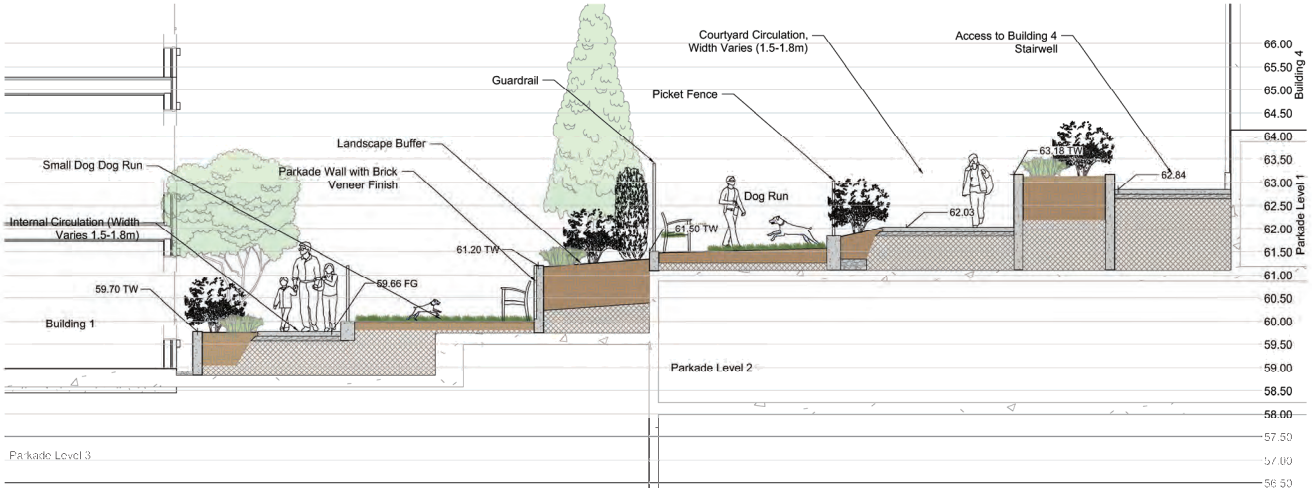
Drawing #: L2.0



3 78B GREENWAY FRONTAGE
Scale 1:50



0 KEYPLAN
Scale 1:500



4 CENTRAL COURTYARD SECTION 2
Scale 1:50

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV

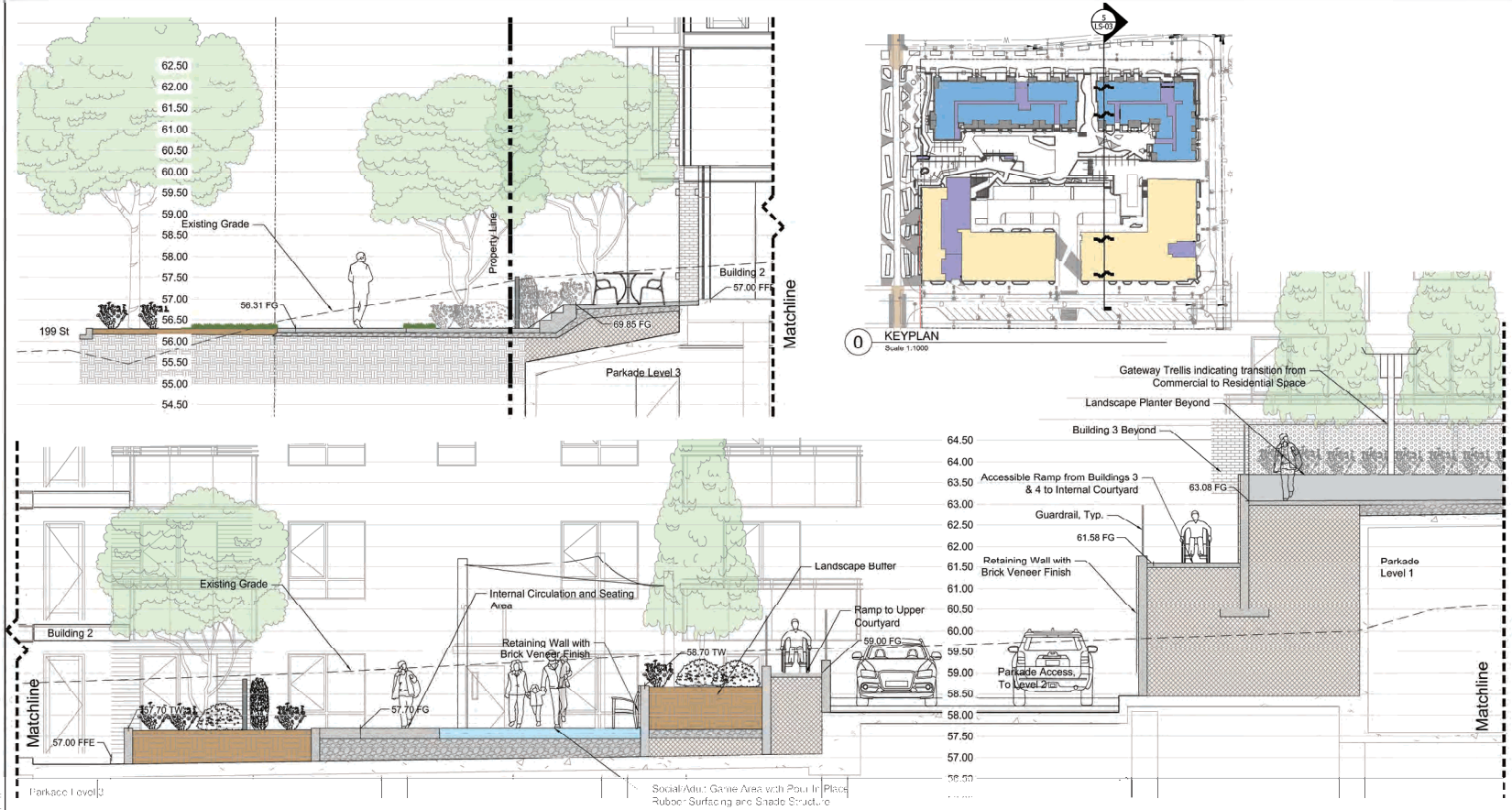
Stamp:

Drawing Title: LANDSCAPE SECTIONS

VDZ Project #: DP2021-01

Drawing #: L2.09

SENCE_JERICHO MIXED USE\0_DWG\SHEETS\L5-02 LANDSCAPE SECTIONS.DWG



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV	Stamp:
Checked: JW	
Approved:	Original Sheet Size:

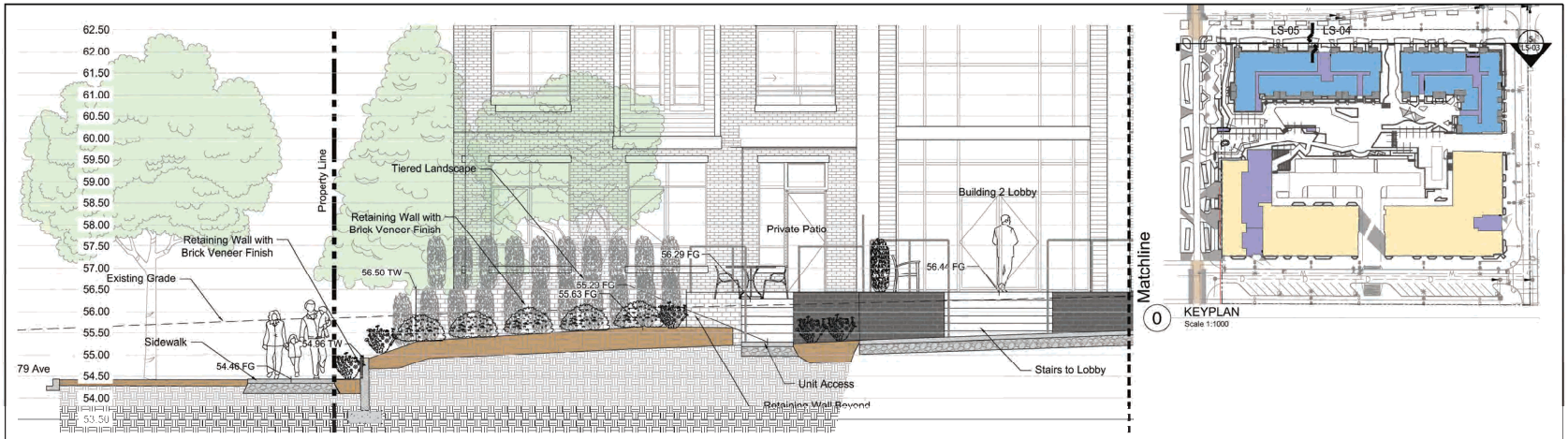
Drawing Title: LANDSCAPE SECTIONS

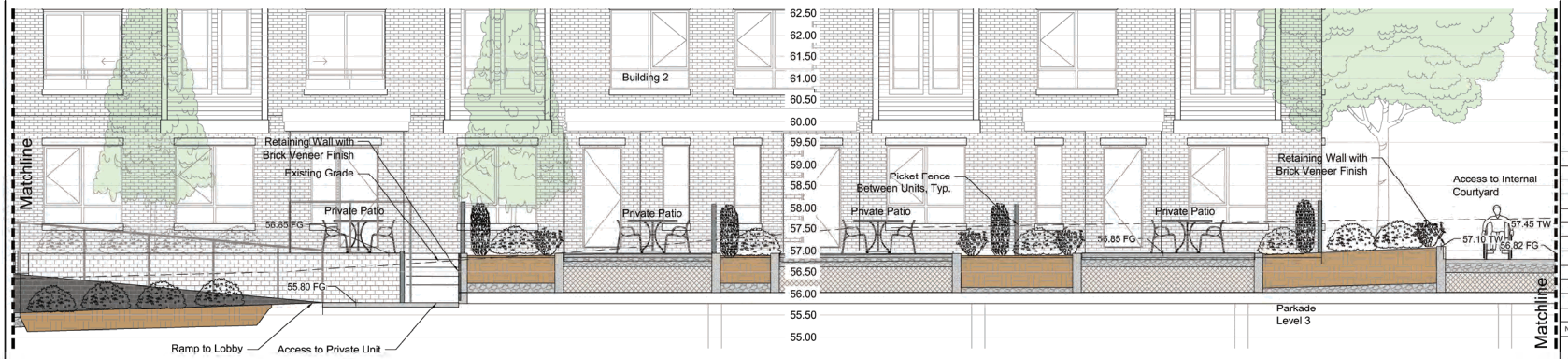
VDZ Project #: DP2021-01

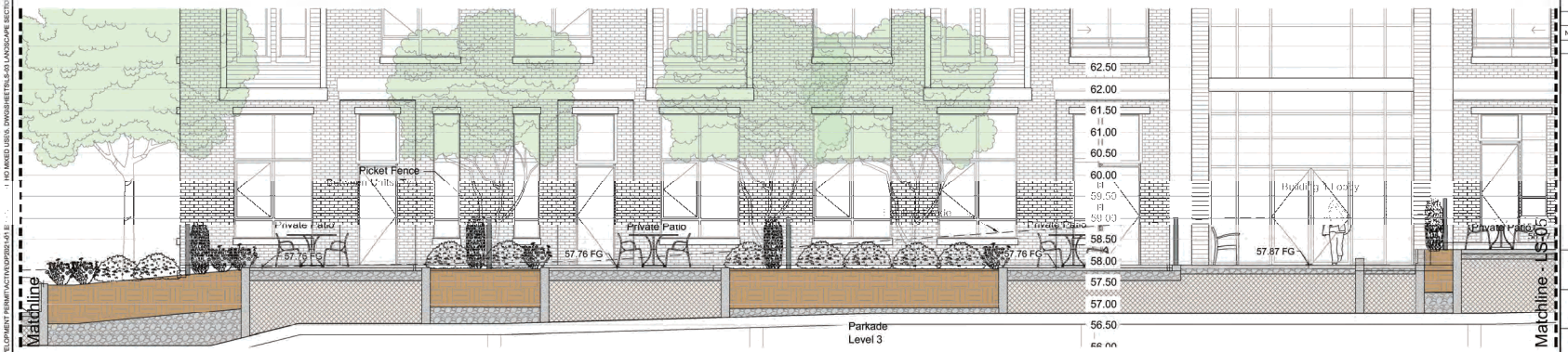
Drawing #: LS-03

THIS DRAWING AND DESIGN IS THE PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED OR USED WITHOUT THE PERMISSION OF VDZ+A. ALL REZONING/DEVELOPMENT PERMIT DRAWINGS MUST BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT

\\PERMIT\ACTIVE\DP2021-01 ESSENCE JERICHO MIXED USE\LS_DWG\SHEETS\LS-03 LANDSCAPE SECT







6 NORTH/SOUTH SITE SECTION/ELEVATION

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 08-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

Drawn: DV
Scale:
Checked: JW
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:5

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST NOT BE REPRODUCED IN ANY MANNER WITHOUT PERMISSION OF THE CONSULTANT. ALL REZONING DRAWINGS MUST NOT BE REPRODUCED

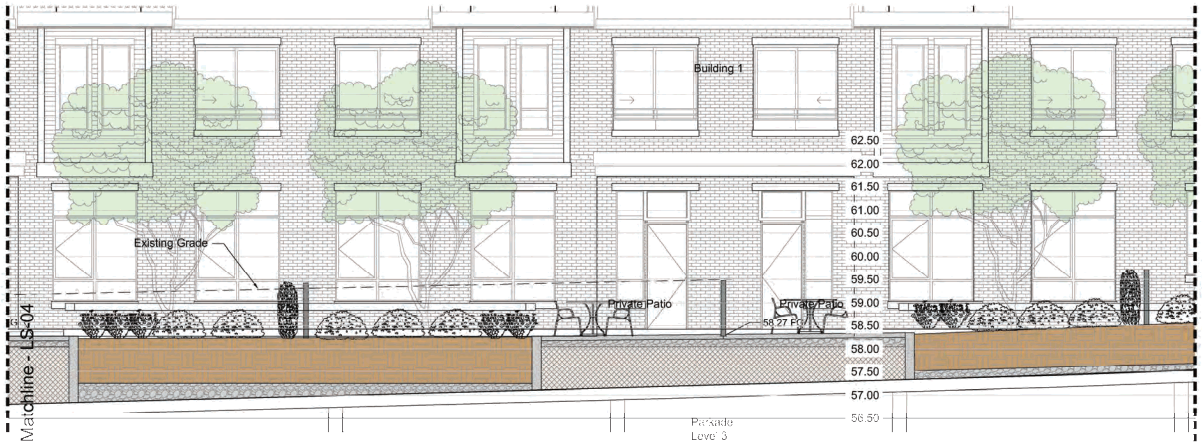
Drawing Title: LANDSCAPE SECTIONS

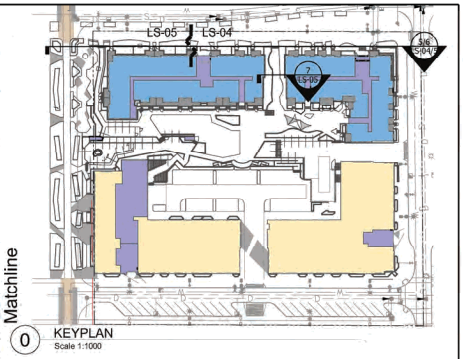
VDZ Project #: DP2021-01

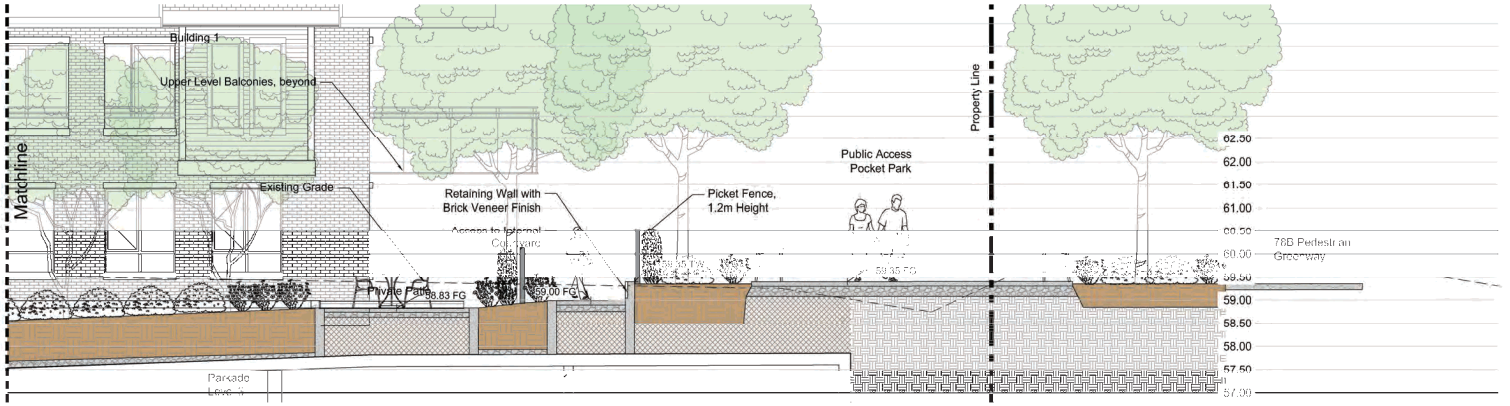
Drawing #: LS-09

HUDSON

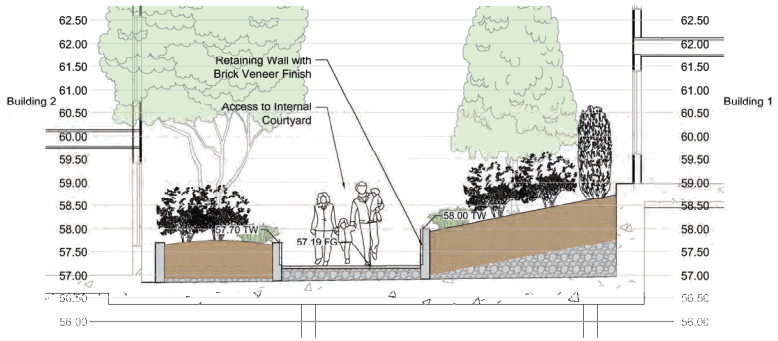
I:\2021\MIXED USE\DWGSHEETS\LS-01 LANDSCAPE SECTIONS.DWG
DEVELOPMENT PERMIT/ACTIVE/DP2021-01 B







6 NORTH/SOUTH SITE SECTION/ELEVATION (continued from LS-04)
Scale 1:50



7 SECTION BETWEEN BUILDING 1 & 2
Scale 1:50

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-855 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DV	Re-Issued for DP	2022-11-24
2	DV	Re-Issued for RZ / DP	2022-04-08
1	DV	Issued for RZ / DP	2021-04-09

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Hudson Square - Phase 1
TOL#: 06-22-0103

Essence Properties

Location:
19925 & 19957 78B Avenue,
Langley, BC
V2Y 1S3

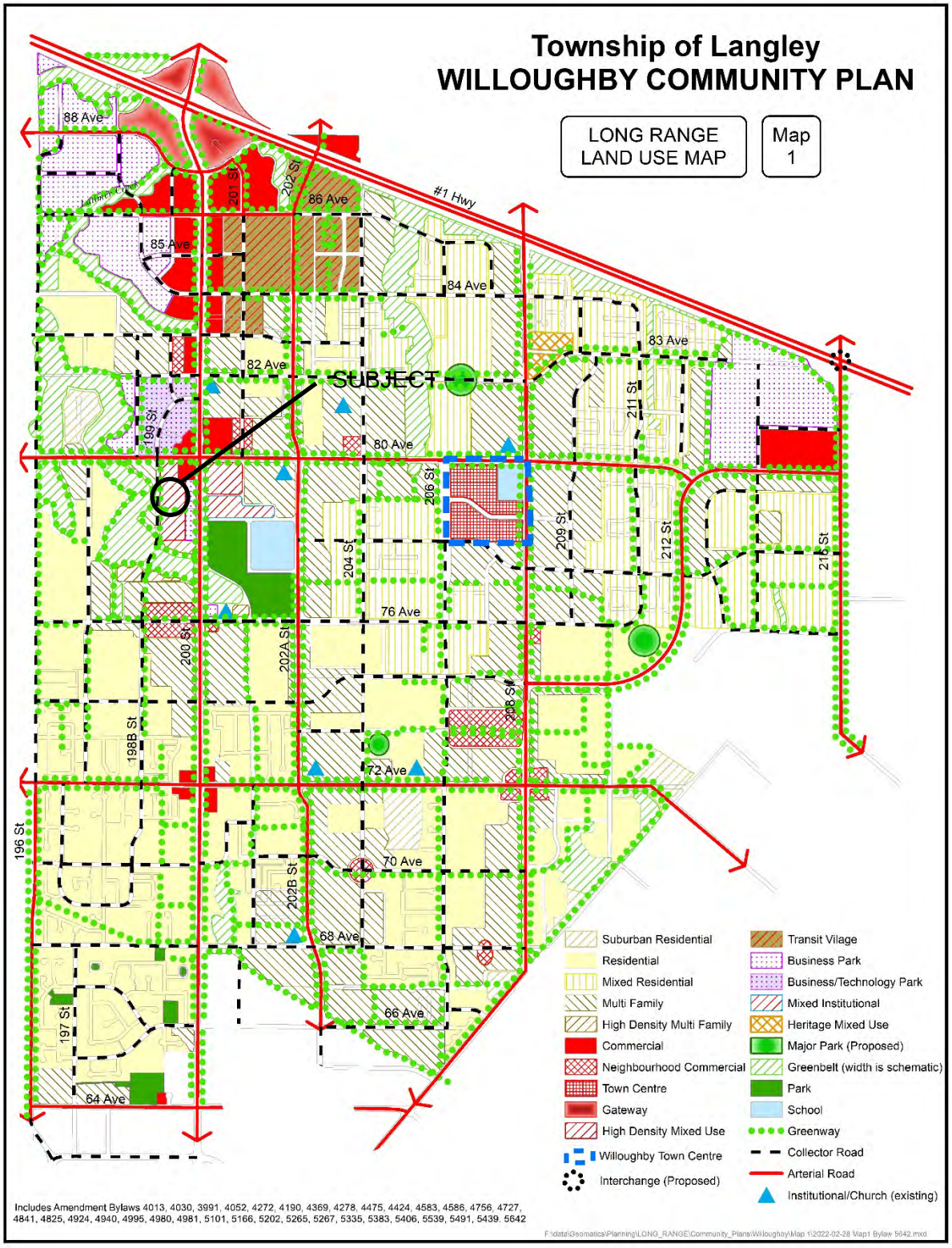
Drawn: DV
Checked: JW
Approved:
Stamp:
Original Sheet Size:

Drawing Title: LANDSCAPE SECTIONS
VDZ Project #: DP2021-01
Drawing #: LS-05

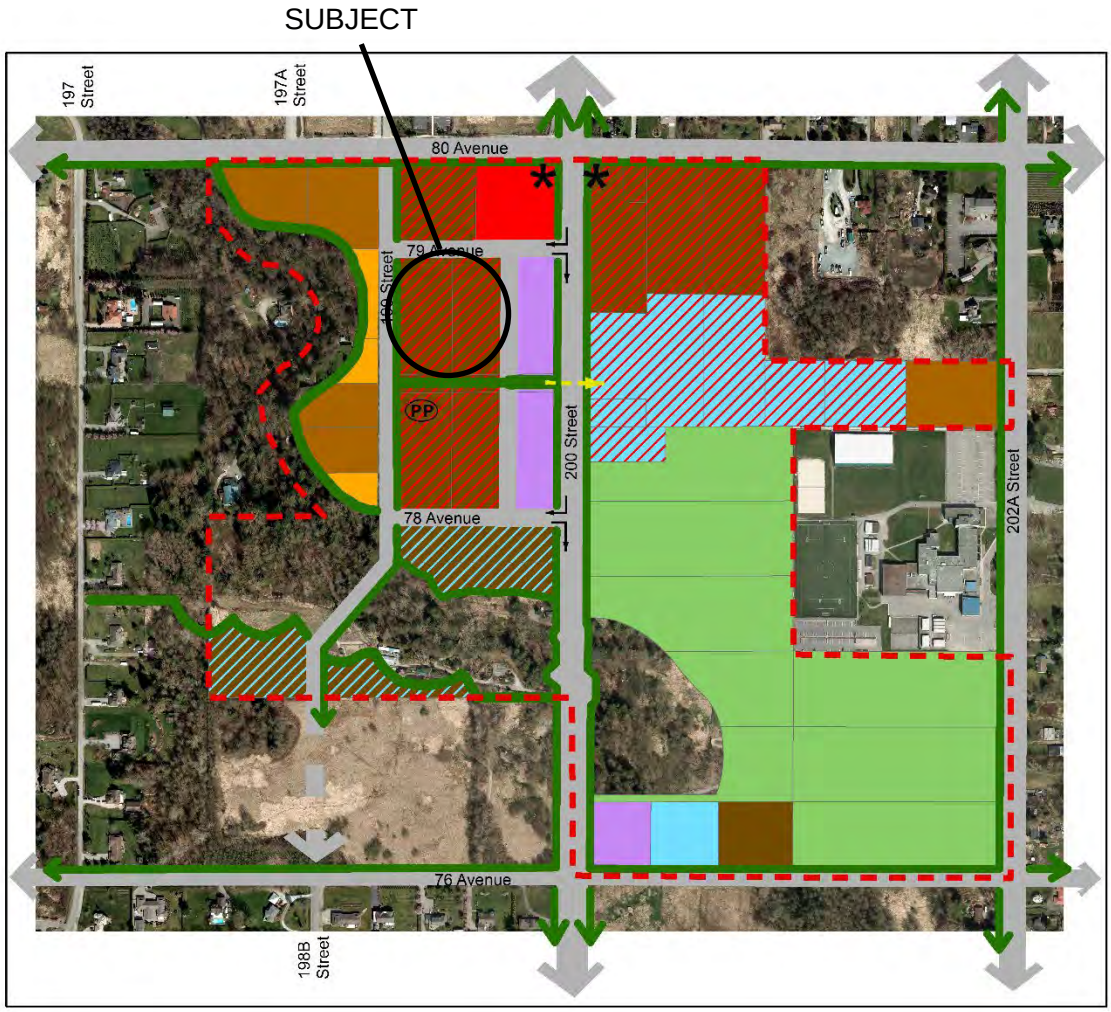
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



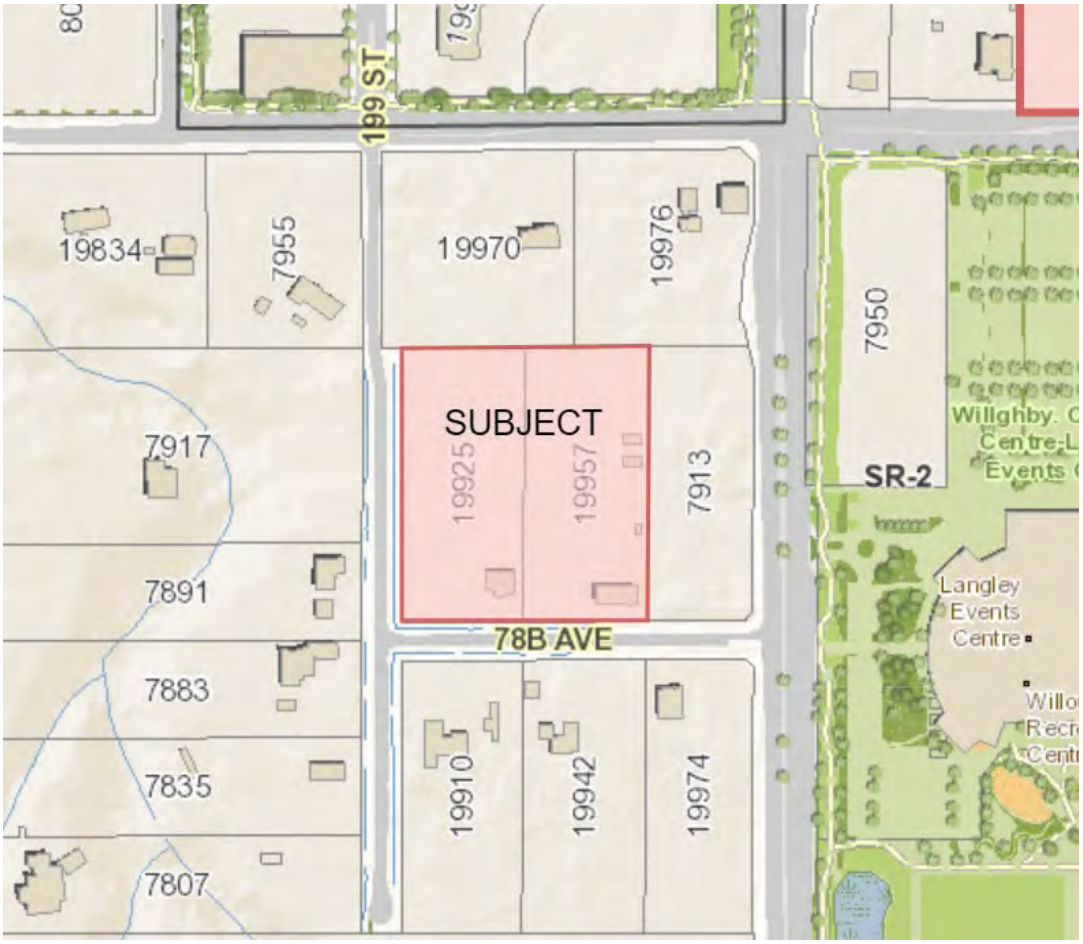
LEGEND

- Commercial
- Townhouse
- Apartment
- High Density Residential
- High Density Mixed Use
- High Density Multi-Family and Seniors Residential / Institutional
- Business Office Park
- Mixed Institutional
- Institutional
- Park
- Landmark Features
- Pocket Park
- SNP Boundary

Includes Amendment Bylaw 4957

Jericho Map 4 Land Use Concept amended by Bylaw 4957

ATTACHMENT E



ZONING BYLAW NO. 2500

ATTACHMENT F





RENDERINGS – SUBMITTED BY APPLICANT

ATTACHMENT G



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.)
BYLAW NO. 5864

EXPLANATORY NOTE

Bylaw No. 5864 rezones land located at 19925 and 19957 – 78B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-181 to permit a comprehensive development consisting of 371 apartment units and 3,042 m^2 (32,749 ft^2) of ground floor commercial space in four 6-storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES (JERICHO CROSSING) INC.) BYLAW NO. 5864

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 (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-181" after the words "Comprehensive Development Zone CD-180"
   (2) Adding to Section 110.1 after the words "CD-180" the words "CD-181 – 1.4 ha"
   (3) Adding after Section 1080 "Comprehensive Development Zone CD-180" the following as Section 1081 "Comprehensive Development Zone CD-181"

1081 **COMPREHENSIVE DEVELOPMENT ZONE CD-181**

Uses Permitted

1081.1 In the CD-181 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *group children's day care* subject to Section 1081.3
4) *residential uses* subject to Section 1081.2
5) *commercial uses* subject to Section 1081.3
6) offices subject to Section 1081.3

Residential Uses

1081.2 *Apartment* units are permitted in the residential buildings and above the ground floor of the mixed-use buildings as indicated in Section 1081.13.

Commercial / Office Uses

1081.3 *Commercial uses, group children's day cares and* office *uses* are permitted on the ground floor of the mixed-use buildings as indicated in Section 1081.13

Density

1081.4 The maximum *floor space ratio* of lands zoned CD-181 shall not exceed 1.75.

Lot Coverage

1081.5 *Lot coverage* of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1081.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1081.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed 6 storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1081.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1081.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1081.10 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1081.11 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1081.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1081.13 Development in this zone shall conform substantially with the site plan as shown below:



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

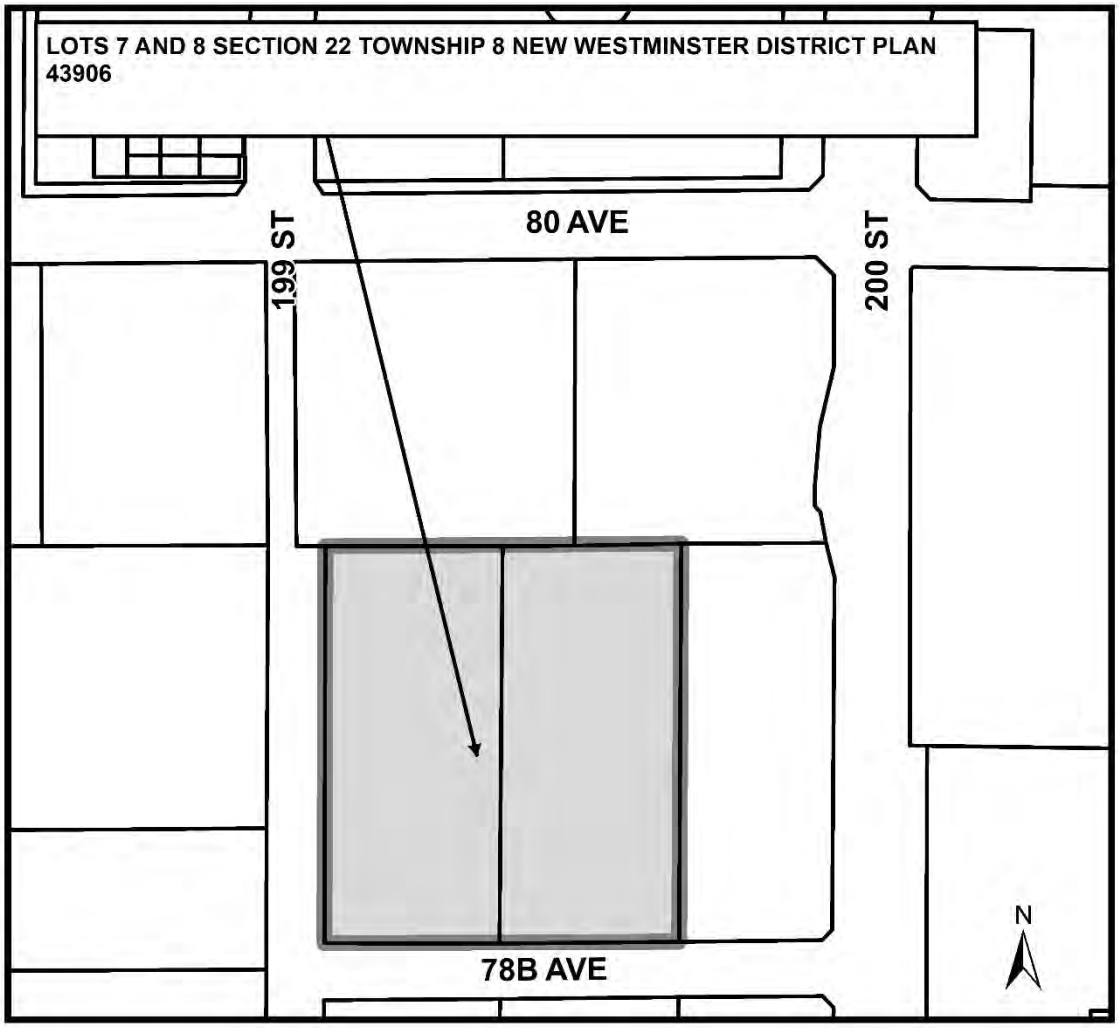
Lots 7 and 8 Section 22 Township 8 New Westminster District Plan 43906

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-181.

NOTICE WAS ADVERTISED the	6 and 13	day of	April	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5864



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2023 – 2027 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5867

EXPLANATORY NOTE

The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 authorizes the expenditure of funds for the Municipality. The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2023.

An expenditure that is not provided for in the 2023 - 2027 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGL7EY

LANGLEY 2023 - 2027 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5867

A bylaw to establish the Five-Year Financial Plan from 2023 to 2027.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2023:

NOW THEREFORE, the Local Government 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 the "Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2023 – 2027 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2023 - 2027 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	03	day of	April	, 2023
READ A SECOND TIME the	03	day of	April	, 2023
READ A THIRD TIME the	03	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2023 - 2027 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5867
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements, the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	55%	1%
Sale of Service – Utilities	21%	0%
Sale of Service - Other	8%	0%
Other sources	10%	46%
Transfer from own funds	6%	30%
Proceeds from borrowing	0%	23%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2023. Property taxes form the greatest proportion of operating revenue for the Township, and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and as a last resort, from debt financing.

2. Distribution of actual 2022 property taxes among the various property classes

Property Class	Property Class Description	2022 Property tax Revenue %
1	Residential	63.21%
2	Utilities	0.92%
4	Major Industry	0.22%
5	Light Industry	9.67%
6	Business	25.23%
8	Recreation	0.23%
9	Farm	0.52%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 22-71, dated July 11, 2022, Council approved permissive tax exemptions calculated to be approximately $1,553,275, which is a 1.0 % property tax increase[1]

	2023 (Estimated)	2022 (Actual)
Charitable and Not-For-Profit	$ 678,043	$ 663,034
Churches	848,285	807,891
Heritage Properties	25,149	23,951
Partnering Property	1,798	1,713
Total	$1,553,275	$1,496,589

1 1% Universal Services Property Tax Increase for 2023 = $1,547,100

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2023 - 2027 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5867
SCHEDULE "B" – FINANCIAL PLAN

	2023 $	2024 $	2025 $	2026 $	2027 $
REVENUE					
Operating Plan					
Property Taxes and Levies	177,311,677	196,939,609	217,367,535	234,827,562	246,001,733
Sale of Services-Utilities	65,774,026	71,779,285	77,781,867	84,330,157	93,304,857
Sale of Services-Other	26,703,962	28,759,233	30,245,235	31,825,003	31,906,873
Other Revenue	31,865,087	36,941,662	43,537,311	44,179,972	44,581,403
Transfer from Surplus and Reserves	20,552,354	14,226,671	14,226,671	10,626,013	10,135,101
Operating Plan Sub-total	**322,207,106**	**348,646,460**	**383,158,619**	**405,788,707**	**425,929,967**
Capital Plan					
Contribution from Current Year Revenue	2,831,034	2,831,034	2,831,034	2,831,034	2,831,034
Transfer from Prior Year's Surplus	150,000	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserves	106,338,723	17,500,000	22,500,000	25,000,000	27,500,000
Transfer from Capital Surplus and Reserves	157,581,236	15,000,000	15,000,000	15,000,000	15,000,000
Private Funds and Other Sources	129,550,789	24,500,000	29,500,000	32,500,000	37,500,000
Proceeds From Borrowing	119,589,392	50,000,000	50,000,000	50,000,000	50,000,000
Capital Plan Sub-Total	**516,041,174**	**109,981,034**	**119,981,034**	**125,481,034**	**132,981,034**
TOTAL FINANCIAL PLAN REVENUE	**838,248,280**	**458,627,494**	**503,139,653**	**531,269,741**	**558,911,001**
EXPENDITURE					
Operating Plan					
Municipal Services	282,164,567	297,587,092	320,681,488	338,764,529	356,521,886
Debt Service	18,026,944	29,028,681	40,237,853	44,251,958	46,602,759
Contribution to Funds and Reserves	22,015,595	22,030,687	22,239,278	22,772,220	22,805,322
Operating Plan Sub-Total	**322,207,106**	**348,646,460**	**383,158,619**	**405,788,707**	**425,929,967**
Capital Plan	**516,041,174**	**109,981,034**	**119,981,034**	**125,481,034**	**132,981,034**
TOTAL FINANCIAL PLAN EXPENDITURES	**838,248,280**	**458,627,494**	**503,139,653**	**531,269,741**	**558,911,001**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 5868

EXPLANATORY NOTE

Bylaw No. 5868 provides for the 2023 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2023 – 2027 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $111,514,635 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2023.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 5868

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**44,705,561**
Stormwater	**6,573,601**
Sewer	**3,477,821**
Water	**18,864,826**
Parkland	**25,166,738**
Park Development	**12,726,088**
TOTAL	**111,514,635**

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 as “Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding one hundred and eleven million five hundred fourteen thousand and six hundred thirty five dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	03	day of	April	, 2023
READ A SECOND TIME the	03	day of	April	, 2023
READ A THIRD TIME the	03	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW NO. 5869

EXPLANATORY NOTE

Bylaw No. 5869 sets the minimum charge for metered water customers at $329.72 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $297.05.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.953 per cubic meter. The current rate is $0.859 per cubic meter.

The flat rate for residential customers will be $659.44. The current rate is $594.09.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW NO. 5869

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates.

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869".

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw No. 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a Distinct Premise or Coach House is $659.44.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $329.72 per service connection.
- The remainder at $0.953 per cubic meter (Metered Rate).
- The minimum charge is $329.72 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

READ A FIRST TIME the	03	day of	April	, 2023
READ A SECOND TIME the	03	day of	April	, 2023
READ A THIRD TIME the	03	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 5870

EXPLANATORY NOTE

Bylaw No. 5870 sets the annual flat rate per service connection at $548.16 for residential sewer use. The current rate is $510.77.

The rate for Non-Residential sewer use is set at $1.542 per cubic meter of sewage discharged with a minimum of $274.08 per service connection for each six-month period. The current rates are $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 5870

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Sections 3 and 4 of Schedule "A" attached to Bylaw No. 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a Distinct Premise or Coach House is $548.16.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwelling

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.542
The minimum charge for each six month period is $274.08 per service connection.

Subject to the following: The minimum charge for each six-month period for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 3 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.542 per cubic meter.

READ A FIRST TIME the	03	day of	April	, 2023
READ A SECOND TIME the	03	day of	April	, 2023
READ A THIRD TIME the	03	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 5871

EXPLANATORY NOTE

Bylaw No. 5871 set the base collection fees for Municipal Collection Services (curbside collection) at $183.46. The current rate is $170.

The rate for Centralized collection - all services are set at $134.90. The current rate is $125.

The rate for centralized collection - organics only are set at $48.56. The current rate is $45.

The cart size fee for 240L container is set at $160. The current rate is $160.
The cart size fee for 120L container is set at $80. The current rate is $80.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 5871

WHEREAS Bylaw No. 5200, cited as "Solid Waste Management Bylaw 2016 No. 5200" provides for a cart-based semi-automated garbage and organics collection program for residential properties, collection schedules, and requirement and servicing options for apartment and condominium multi-family residential buildings within the Township, and updated collection fees.

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 5200;

NOW THEREFORE, the 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 "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871".

2. Bylaw No. 5200 cited as "Solid Waste Management Bylaw 2016 No. 5200" is amended by deleting Schedule "A" Part 1 attached to Bylaw No. 5200 and substituting the following:

Part 1 – Base Collection Fee (proposed rates effective April 17, 2023)

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw shall be $183.46. The rate shall be collected with the annual property tax notice and shall be subject to the same terms, conditions and penalties as are applicable to the collection of the annual property taxes.

Eligible Property Fees	**Amount**
Base Eligible Property Fee (curbside collection)	$183.46
Base Eligible Property Fee (centralized collection – all services)	$134.90
Base Eligible Property Fee (centralized collection – organics only)	$48.56
Annual Collection Fees	**Amount**
Annual Fee for Municipal Garbage Collection Service:	
• 120L Garbage Cart Fee	$80
• 240L Garbage Cart Fee	$160
Annual Fee for Municipal Organics Collection Service	Included in Base Eligible Property Fee

Annual Fee for Municipal Large Item Collection Service	Included in Base Eligible Property Fee

Other Charges	Amount
Extra Garbage Sticker	$3 (plus GST)
Cart Administration Fee (Non-refundable)	$50
Damaged Cart Replacement Fee	$110

Subject to the following: the annual rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

READ A FIRST TIME the	03	day of	April	, 2023
READ A SECOND TIME the	03	day of	April	, 2023
READ A THIRD TIME the	03	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

From: Sue Mah on behalf of Sandra Jansen
To: Wendy Bauer
Cc: MayorCouncil
Subject: [EXTERNAL] 2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid Opportunity
Date: Thursday, April 06, 2023 10:21:08 AM

Dear Ms. Wendy Bauer;

At its March 31, 2023 meeting, the Metro Vancouver Board received a report in regards to the bidding opportunity for hosting the 2025 Asia Pacific Cities Summit (APCS). The Board has moved, seconded and carried the following resolution, as amended:

That the MVRD Board:

a) receive for information the report dated March 28, 2023, titled, "2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid", and
b) direct staff to forward the report and bidding information to member jurisdictions and other organizations such as, but not limited to Destination Vancouver, Vancouver Hotel Destination Association, and Invest Vancouver.

The purpose of this email is for member jurisdictions or organizations within the Metro Vancouver region to consider exploring the option of submitting an expression of interest to bid on being the host city for the 15th Asia Pacific Cities Summit and Mayors' Forum to be held in 2025. Metro Vancouver can provide more details and help in sourcing information from the APCS Secretariat if a member municipality expresses an interest in a bid to host the 2025 APCS.

The Asia Pacific Cities Summit (APCS) and Mayors' Forum brings together one of the largest number of city leaders, industry professionals, and key influencers across the pacific region to exchange knowledge, network, enable strategic partnerships, and create connections and economic opportunities. The APCS is a prominent international event held biennially alternating between the City of Brisbane, Australia and an international host city.

The summit attracts more than 1,000 delegates who represent more than 100 cities across the Asia Pacific region and beyond, including mayors, business leaders, young professionals, leading academics, and industry experts. Over the years, the summit has garnered and driven growth for the City of Brisbane, Southeast Queensland, and the wider pacific region. It promotes local businesses and industries for export and trade opportunities, connects local businesses with global leaders and innovators, promotes the city's local brand and much more, including business collaborations, partnerships and other economic opportunities.

The APSC Secretariat has welcomed the bidding opportunity for an international city to host the 2025 Summit. Additional information on the bidding opportunity can be found here, and attached is the report and bidding information. **Submissions for expressions of interest are due April 17, 2023**.

Should you have any questions or require additional information, please do not hesitate to contact Sue Mah at sue.mah@metrovancouver.org or by phone 604-432-6205.

Regards,

Sandra Jansen
General Manager
External Relations
t. 604-432-6370
c. 604-306-0792
metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board

From: Sandra Jansen, General Manager, External Relations
Sue Mah, Office Manager, External Relations

Date: March 28, 2023 Meeting Date: March 31, 2023

Subject: **2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid**

RECOMMENDATION

That the MVRD Board:

a) receive for information the report dated March 28, 2023, titled, "2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid", and
b) direct staff to forward the report and bidding information to member jurisdictions for their consideration.

EXECUTIVE SUMMARY

The Asia Pacific Cities Summit (APCS) and Mayors' Forum brings together one of the largest number of city leaders, industry professionals, and key influencers across the pacific region to exchange knowledge, network, and create connections and economic opportunities. The APCS is an international event held biennially, alternating between the City of Brisbane, Australia and an international host city. APCS has invited and welcomed international cities to bid on becoming the host for the 15th Asia Pacific Cities Summit and Mayors' Forum in year 2025. Member jurisdictions within the Metro Vancouver region may want to explore the option of submitting an expression of interest, given potential local municipal economic development opportunities that align with the objectives of the summit.

PURPOSE

The purpose of this report is for member jurisdictions to explore the option of submitting an Expression of Interest (EOI) to bid on being the host city for the 15th APCS and Mayors' Forum to be held in 2025.

BACKGROUND

The APCS was founded in 1996 by the City of Brisbane and has since been their signature biennial event for driving economic growth for Brisbane, South East Queensland, Australia, and the wider Asia Pacific region. The forum provides city leaders the opportunity to connect and share their urban agendas with industry professionals, key influencers, and businesses to enable strategic partnerships, knowledge sharing, and economic opportunities.

The summit has been running for over 25 years and is held every two years, alternating between the City of Brisbane in Australia, and bidding international cities. Due to the COVID pandemic, the City of Daejeong, South Korea, was the last international city to host the APCS in 2017. The 2023 APCS will be held in Brisbane.

The summit attracts more than 1,000 delegates who represent more than 100 cities across the Asia Pacific region and beyond, including mayors, business leaders, young professionals, leading academics, and industry experts. The objectives of the summit are to:

- create meaningful dialogue, shared learning, strategic partnerships and economic opportunities in partnership with business, as the keys to strengthening cities' prosperity;
- facilitate the exchange of information and ideas and create a blueprint for future prosperity and shared solutions for sustainable living in the region's cities;
- support the development of strategic and commercial partnerships between all orders of government, private and public sector agencies and business communities in the region;
- provide a platform that delivers long-term economic outcomes for cities and businesses seeking trade and investment opportunities in the Asia Pacific region; and
- explore new models for city development strategies which strengthen the ability of cities to serve their communities, contribute to regional prosperity and improve quality of life.

Key program components of the summit include keynote speakers, a plenary, and concurrent sessions; along with a Mayors' Forum, City Leaders' Forum, Meet@APSC business program, APSC market exhibition, Young Professionals' Forum, and social and networking events.

HOST CITY BIDDING OPPORTUNITY

The Council (APCS Secretariat) has welcomed the bidding opportunity for an international city to host the 15th Asia Pacific Cities Summit in 2025. Information on the bidding opportunity has been advertised on their website, and interested cities are encouraged to submit an expression of interest through their online portal. Submissions are due April 17, 2023.

Benefits and opportunities in hosting the summit include, but are not limited to:

- promoting local businesses and industries and strengthening the opportunities to export their products and services
- connecting local businesses to global leaders, innovators in the business of cities
- learning from experiences brought by a range of experts and the relevant audience that the summit attracts
- promoting the city's local brand, key projects and initiatives to a global audience through speaking opportunities in the APCS program and events
- generating revenue to local hotels, restaurants, and other enclaves due to the three night summit
- creating global connections, business collaborations, partnerships and trade opportunities

BIDDING TIMELINE

Process	Date
Expression of Interest opens	Dec 2022
Expression of Interest closes	April 17, 2023
Shortlisted cities are notified to progress to next stage of bidding process	May 8, 2023
Shortlisted cities required to submit their written responses	July 10, 2023
Finalist cities selected and invited to present proposal to panel at the 2023APCS	August 14, 2023

Deadline for finalist cities to register to attend the 2023APCS	September 13, 2023
Finalist cities present proposal during the 2023APCS	October 11-13, 2023
2025APCS Host City announced during the 2023APCS	October 13, 2023

LOCAL ECONOMIC DEVELOPMENT OPPORTUNTIES

Cities are increasingly recognized as key influencers, connectors and contributors to the global economy: central to the economic growth of regions because of the role they play in driving processes of innovation, technological change and adaptation. Several member jurisdictions in the Metro Vancouver region have their own economic development programs and strategies that aim to create a thriving and diverse local economy by promoting businesses and providing them tools to flourish while incorporating sustainable practices. APCS could be a potential platform for the municipality to promote their city to international investors and leverage its unique attributes and skilled workforce to attract global investments that drive innovation.

ALTERNATIVES

That the MVRD Board:

1. That the MVRD Board:
   a) receive for information the report dated March 28, 2023, titled, "2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid", and
   b) direct staff to forward the report and bidding information to member jurisdictions for their consideration.
2. That the MVRD Board receive for information the report dated March 28, 2023, titled, "2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid".

FINANCIAL IMPLICATIONS

The APCS Secretariat outlines several criteria factors that require the prospective host city to meet in order to deliver an effective, efficient and stimulating event for delegates and contribute to the overall profile of the APCS, while maintaining a standard set by previous summits (Attachment 1). This includes demonstrating that the prospective host city has the ability to provide all key APCS program elements (speaker sessions, workshops, Mayors Forum, Young Professionals forum, Meet@2025 APCS business program, City Leaders Forum, social and networking events, site visits, tailored sessions, opening gala, closing reception and etc.). In addition, the prospective host city must have the financial capability to fund complimentary registration, accommodation and transportation for the Secretariat, key government officials and VIPs. The successful host city will receive all revenues generated from registration, sponsorships and the exhibition.

CONCLUSION

Member jurisdictions within the Metro Vancouver region may want to explore the option of submitting an expression of interest, given potential local municipal economic development opportunities that align with the objectives of the summit. Expressions of Interest are due by April 17, 2023, and can be submitted through the APCS virtual portal. Staff could provide more details and source information if a member municipality expresses interest in a bid to host the 2025 APCS.

Attachments

1. Host City Bidding Information: Guide to the Bidding Process for the 2025 APCS

References

1. Host 2025 Asia Pacific Cities Summit

58963972

THE 15TH ASIA PACIFIC CITIES SUMMIT (2025APCS) AND MAYORS' FORUM



HOST CITY BIDDING INFORMATION

GUIDE TO THE BIDDING PROCESS FOR THE 2025APCS

BRISBANE CITY

Dedicated to a better Brisbane

CONTENTS

AN INVITATION 1

THE ASIA PACIFIC CITIES SUMMIT (APCS) AND MAYORS' FORUM 2

- About the APCS 2
- APCS objectives 3
- APCS key programs 4
- Previous APCS host cities 6

HOSTING THE 2025APCS 9

- Benefits and opportunities 9
- Bid timeline 10
- Bid process 11
- Bid criteria 12
- General conditions for the host city 14

THE APCS SECRETARIAT 16

AN INVITATION



It is with pleasure that I invite your city to bid to host the 15th Asia Pacific Cities Summit (2025APCS) and Mayors' Forum.

Today, cities are increasingly recognised as key influencers, connectors and contributors of the global economy. The commonality of issues and challenges confronting Asia Pacific cities creates opportunities for shared solutions and regional collaboration.

Building on more than 25 years of success, the Asia Pacific Cities Summit (APCS) and Mayors' Forum continues to be a powerful hub for cities in the region to share ideas and solutions, to collaborate internationally and enable city and business leaders to express these ideas and solutions as one united voice. The APCS is the Asia Pacific's landmark event for city leaders and those involved in the business of cities. The Summit brings together city thinkers, makers and trailblazers to propel urban capability and best practises while connecting government and business to each other.

The APCS is an award-winning, internationally recognised event with thought-provoking world class speakers and a dynamic program, responding to the ever-changing needs of cities.

The 2025APCS represents an unprecedented opportunity to profile your city to the Asia Pacific region and beyond. Through it, you can engage with city leaders and key influencers from the region and help grow your economy. The Summit attracts more than 1000 key decision-makers and influencers from more than 100 cities across the Asia Pacific region and beyond including mayors, business leaders, young professionals, leading academics and industry professionals.

Hosting an APCS has both immediate and long-term economic benefits, and positions your city as a leader in the Asia Pacific region. The Summit will draw international expertise and innovation to your city as well as increased trade for local business as more than 1000 delegates visit for an average of three nights, generating revenue for local hotels, restaurants, shops and venues. Your local businesses and organisations can also have the opportunity to attend the Summit and form valuable connections with business and government leaders, attract investment and increase exports. The APCS has the potential to generate a return on investment into the tens of millions of dollars.

I welcome the opportunity to discuss your city hosting the 2025APCS, an iconic event for the Asia Pacific region.



Adrian Schrinner
Lord Mayor of Brisbane, Home of the APCS Australia

THE ASIA PACIFIC CITIES SUMMIT (APCS) AND MAYORS' FORUM

About the APCS

The Asia Pacific Cities Summit (APCS) and Mayors' Forum is the Asia Pacific's landmark event for city leaders and those involved in the business of cities. As the region's leading and most diverse forum it provides an opportunity for city leaders to connect and share their urban agendas. Since 1996, more than 550 cities around the world have participated in the event and taken an active role in creating the future of their city. As a catalyst for enabling partnerships and knowledge sharing between cities and business, the event is your city's opportunity to host the region's largest gathering of city leaders and create the platform for their priorities to be shared.

The APCS was initiated by Brisbane City Council in 1996 and since 1999, it has been held biennially, alternating between Brisbane and an international host city. Brisbane is home to the APCS and the International Relations and Multicultural Affairs Branch of Brisbane City Council is the Secretariat of the APCS. The Summit has been running for more than 25 years and on each occasion, the event continues to build on its success as the region's premier summit by attracting one of the largest numbers of international city leaders and the best and brightest in business.

The 2025APCS provides an unsurpassed opportunity to promote your city on an international level.

KEY FEATURES OF THE APCS PROGRAM INCLUDE:

- world leading speakers and sessions
- Mayors' Forum and Mayors' Accord
- City Leaders' Forum
- Meet@APCS business program
- APCS Market Square exhibition
- Young Professionals' Forum (YPs@APCS)
- social and networking events.



150+
SPEAKERS
world-class keynotes, plenary and concurrent sessions



1000+
DELEGATES
Mayors, business leaders, young professionals, leading academics and industry professionals



100+
CITIES
More than 100 cities from the Asia Pacific region and beyond are represented

APCS OBJECTIVES

- Create meaningful dialogue, shared learning, strategic partnerships and economic opportunities in partnership with business, as the keys to strengthening cities' prosperity.
- Facilitate the exchange of information and ideas and create a blueprint for future prosperity and shared solutions for sustainable living in the region's cities.
- Support the development of strategic and commercial partnerships between all levels of government, private and public sector agencies and business communities in the region.
- Provide a platform that delivers long-term economic outcomes for cities and businesses seeking trade and investment opportunities in the Asia Pacific region.
- Explore new models for city development strategies which strengthen the ability of cities to serve their communities, contribute to regional prosperity and improve quality of life.



Co-Founder of Netflix, Marc Randolph at the 2019APCS keynote session in Brisbane

APCS KEY PROGRAMS

World leading speakers and sessions

The APCS features an impressive line-up of internationally renowned thought leaders who provide the latest insights and generate meaningful discussion in line with the Summit's theme and program sub-themes. Through keynote, plenary and concurrent sessions, the APCS will present an inspiring and topical program, which enables attendees to join the conversation about cities in the Asia Pacific region and beyond.

PREVIOUS KEYNOTE SPEAKERS HAVE INCLUDED:

- Cher Wang, Co-founder and Chairperson of HTC
- Cherie Blair, CBE, QC,
  Founder of the Cherie Blair Foundation for Women
- Governor Martin O'Malley,
  Former Mayor of Baltimore and Governor of Maryland
- Lord Sebastian Coe,
  Chair of 2012 London Olympics Organising Committee
- Marc Randolph, Co-founder of Netflix
- Randi Zuckerberg,
  Founder and CEO of Zuckerberg Media
- Richard Branson, Founder and President of Virgin Group
- S Y Lau,
  Senior Executive Vice President of Tencent Media Group.

MAYORS' FORUM AND MAYORS' ACCORD

The Mayors' Forum is the largest and most diverse gathering of international mayors in the Asia Pacific region and provides a private and exclusive opportunity for mayors and deputy mayors to create their own global network of influential peers and to learn the latest trends and opportunities in city management. Through a curated session led by a moderator, participants will share knowledge, develop solutions for issues regarding city governance, and promote the growth and prosperity of cities across the Asia Pacific region and beyond. Key achievements, outcomes and strategic objectives of the Mayors' Forum are summarised in the APCS Mayors' Accord, which is presented to all delegates on the final day of the Summit and is signed by all participants.



Mayors' group photo at the 2019APCS in Brisbane

MEET@APCS BUSINESS PROGRAM

The APCS has a proven track record of creating business outcomes and is renowned for helping businesses gain entry into key global markets. Meet@APCS is the Summit's dedicated business program, which enables delegates to connect with each other to enhance their global trade and investment links, drive commercial opportunities and exchange ideas. The program is open to all APCS delegates and provides the ultimate commercial engagement platform through facilitated one-on-one business introductions, exclusive sessions, targeted industry networking events and the APCS Market Square, the Summit's exhibition and networking hub.

APCS MARKET SQUARE EXHIBITION

The APCS Market Square is an interactive networking and exhibition hub where exhibitors from public, private and not-for-profit sectors can showcase their organisation to a global audience. The APCS Market Square enables exhibitors and delegates to strengthen trade and investment links and provide a unique opportunity to drive commercial outcomes throughout the Summit. It is also the key venue for announcements, refreshment and lunch breaks during the Summit, ensuring a high amount of activity throughout the event. The exhibition area is expected to attract approximately 80-100 exhibitors.

CITY LEADERS' FORUM

An exclusive opportunity for city leaders such as CEOs, divisional managers, economic development managers and smart city leaders to come together and openly discuss issues and share learnings affecting region, cities, councils and wider community. Attending city leaders will share strategies and insights with their peers and create powerful partnerships in order to learn from one another.

YOUNG PROFESSIONALS' FORUM (YPS@APCS)

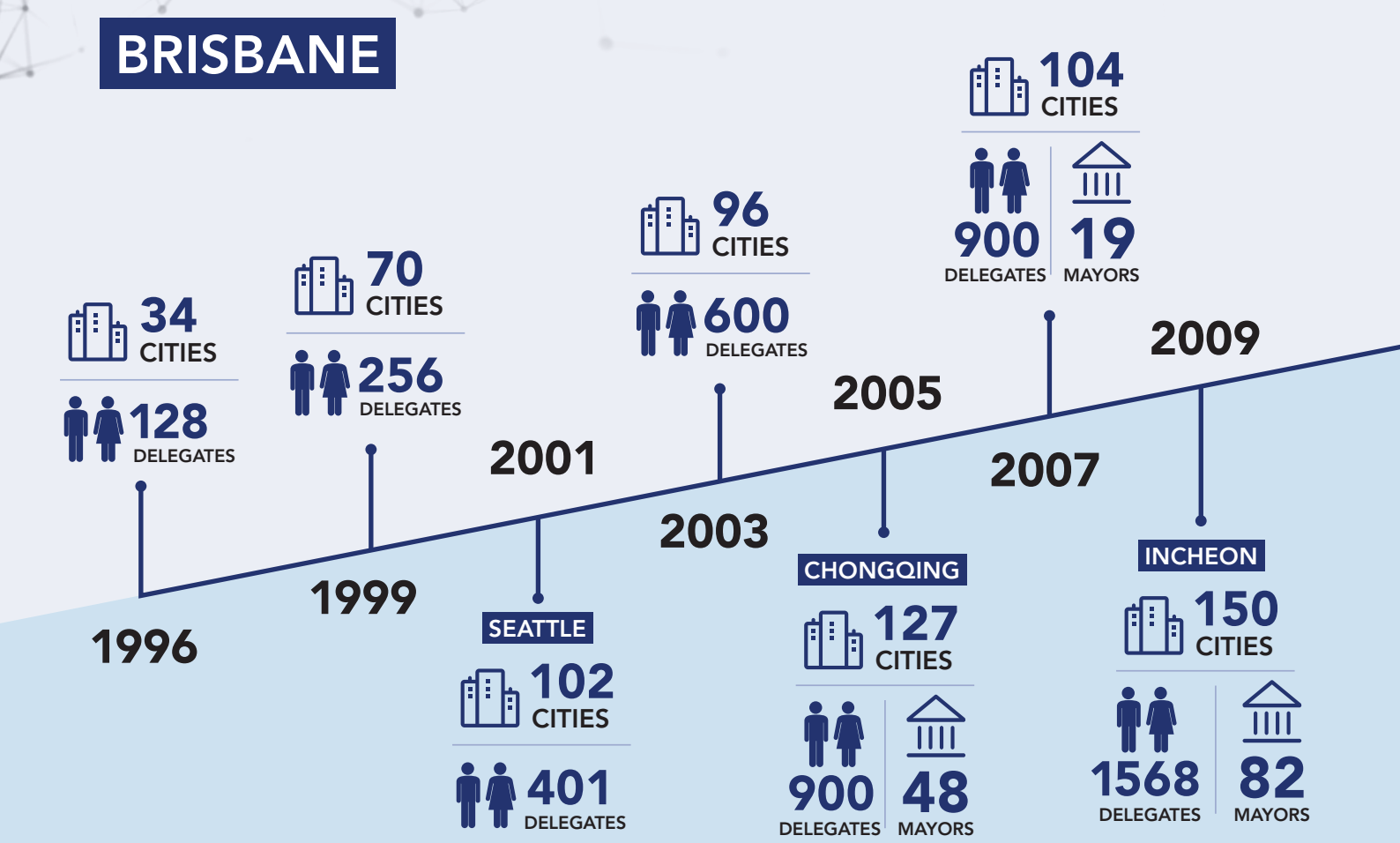
The Young Professionals' Forum (YPs@APCS) is an exclusive program aimed at equipping the next generation of leaders with tailored professional development, networking and the opportunity to develop their ideas and city solutions. This program has a strong record of attracting talented and leading young minds, aged between 18 and 30, from throughout the Asia Pacific region and beyond and connecting them with their global peers as well as city and business leaders to discuss and share their ideas and solutions.

OTHER KEY PROGRAMS:

- Opening Ceremony and Welcome Reception
- Mayors' and Young Professionals' Dinner
- An Urban Walk
- Gala Dinner or Cocktail Reception
- Closing Ceremony and Closing Lunch



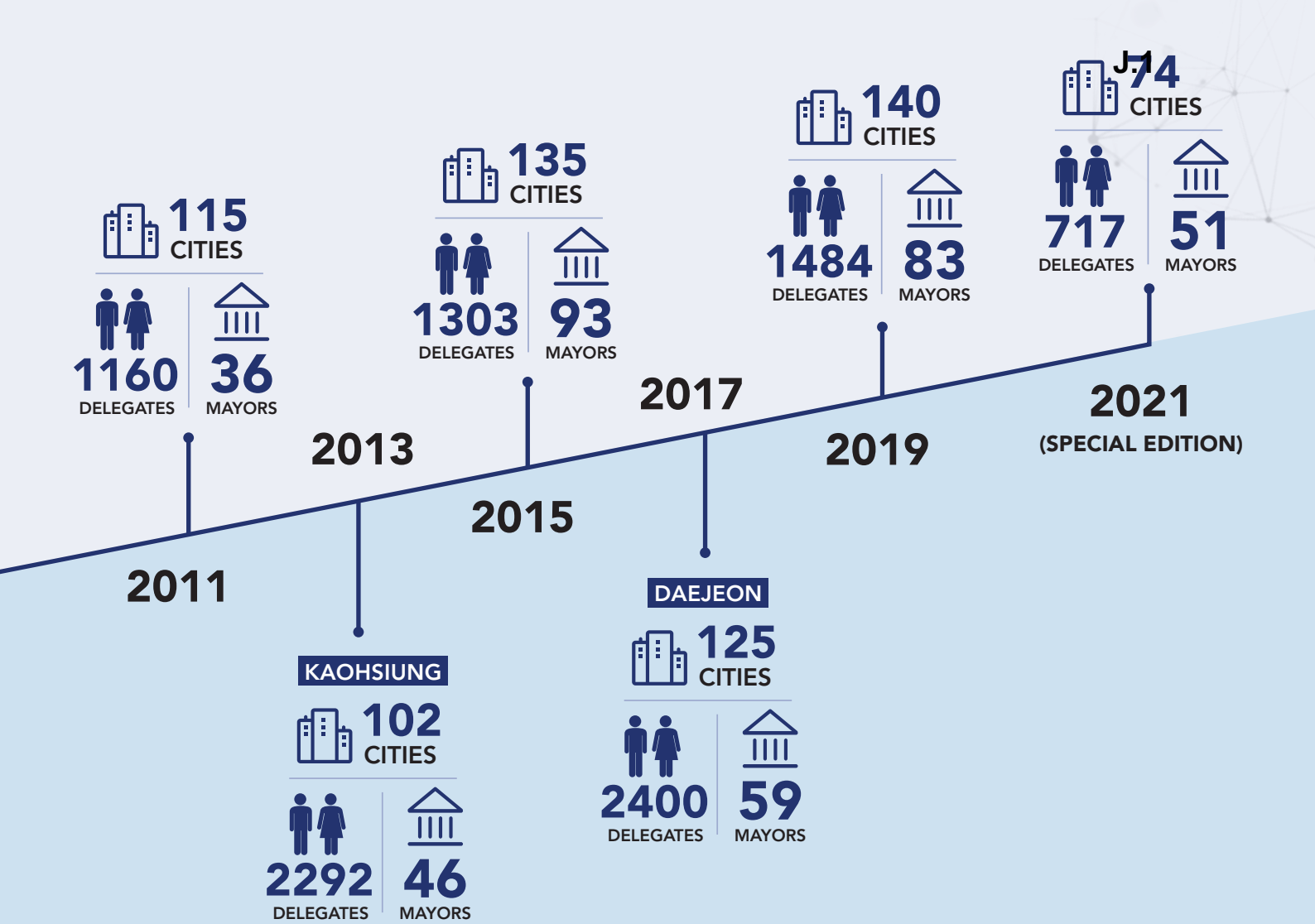
SUMMITS



PREVIOUS APCS HOST CITIES

The APCS is held biennially, with the host city alternating between Brisbane and bidding international cities. The APCS was first held in Brisbane in 1996 and has continued to run for more than 25 years.

Hosting the APCS is both prestigious and rewarding. Previous host cities have included Brisbane's Sister Cities of Daejeon (2017APCS), Kaohsiung (2013APCS) and Chongqing (2005APCS), as well as Incheon (2009APCS) and Seattle (2001APCS).



OFFSHORE

* Due to the COVID-19 Pandemic, the 2021APCS was held in Brisbane in a hybrid format.



Welcome Dinner at the 2017APCS in Daejeon

2017APCS – DAEJEON

The most recent off-shore APCS was held in Daejeon, Republic of Korea, from 10 – 13 September 2017 and attracted more than 2400 delegates from 125 cities throughout Australia, Asia, the Middle East, Africa, the Americas and Europe.

HIGHLIGHTS OF THE 2017APCS IN DAEJEON INCLUDED:

Strong attendance from a range of international businesses which participated in the Summit's formal business introductions program – **Meet@APCS**

215 pre-scheduled business meetings arranged for participating delegates

Formal agreement and delivery of the **2017APCS Mayors' Accord** and **Young Professionals' Accord**

Keynote speeches from **Cherie Blair CBE, Founder of the Cherie Blair Foundation for Women, Jared Cohen, President of Jigsaw** and **Thomas Frey, Senior Futurist at the DaVinci Institute**

The official **handover** of the Summit to return to Brisbane from 7-10 July 2019

Attendance by key representatives from **125** international cities from the Asia Pacific region and well beyond including **59** city leaders

Significant APCS Market Square exhibition and networking hub comprised of **77** exhibitors including the **World Technopolis Association (WTA) Hi-Tech Fair**

The Young Professionals' Forum attracted **119** international participants

Eight Mayors from South East Queensland, the largest number of Queensland Mayors to attend an offshore Summit together



120 participants from Brisbane and South East Queensland

HOSTING THE 2025APCS

Benefits and opportunities

POSITION YOUR CITY AS A LEADER IN THE ASIA PACIFIC REGION

Promote your city's know-how, expertise and industries

Hosting the 2025APCS is an unprecedented opportunity to promote your local businesses and industries and strengthen the opportunities to export their products and services.

- Showcase local expertise by connecting your city's businesses to global leaders, and innovators in the business of cities.
- Support new urban innovation by aligning the Summit program to local urban challenges and opportunities.

Attract international expertise and innovators to your city

The APCS provides a platform to share your best practices and invite new opportunities between cities and businesses.

- Learn from experiences brought by a range of experts and the relevant audience that the Summit attracts.
- Host one of the largest summits in the world.

SHOWCASE YOUR CITY'S BRAND TO THE WORLD

Access international media channels and networks

- The Summit attracts more than 1000 delegates from over 100 cities across the Asia Pacific region and beyond.
- The Summit attracts international journalists and social media influencers.
- Promote your city's brand, key projects and initiatives to a global audience through speaking opportunities in the APCS program and events.

SUPPORT YOUR ECONOMY

The host city will benefit from increased economic benefits and trade opportunities

- Immediate impact: participating delegates will spend a minimum of three nights to attend the Summit, generating revenue for local hotels, restaurants, shops and venues.
- Long term impact from business collaborations, partnerships and trade opportunities generated from hosting the event.
- The Summit provides you with a formula of successful IP, process and global connections, which will enrich your city for years to come.

2013APCS: Kaohsiung

RESHAPING THE URBANOMICS OF CITIES – CITY CHALLENGES, CITY SOLUTIONS

"We are proud to be the host of the 2013 Asia Pacific Cities Summit (2013APCS) and Mayors' Forum. Hosting the 2013APCS enabled Kaohsiung to lead the continual cooperation of the APCS entity for the benefits of regional cities and accelerated the momentum to transform Kaohsiung to be a multi-functional international harbour city."

Kaohsiung City Government
Host City of the 2013APCS

2017APCS: Daejeon

SHAPING THE FUTURE OF THE ASIA PACIFIC

"The 2017 Asia Pacific Cities Summit (2017APCS) and Mayors' Forum marked the 11th Summit and transformed Daejeon into a global hub for city, business, industry and future leaders. Bringing together more than 2400 delegates from 125 cities across the Asia Pacific region and beyond to Daejeon enabled us to share our urban insights and enhance the economic development of the APCS cities together. Also hosting the 2017APCS allowed Daejeon to solidify its leading role in the fourth industrial revolution to an international audience.

Thanks to this event, the citizens and the youth of Daejeon have been able to meet world-renowned leaders and have gained great insight while the city of Daejeon has re-established itself as a hub city in the Asia Pacific region."

Daejeon Metropolitan City
Host City of the 2017APCS

BID TIMELINE

FROM NOVEMBER 2022
Expression of Interest (EOI) submissions open. Bidding cities must submit their EOI online.

17 APRIL 2023
EOI submissions close.

8 MAY 2023
Shortlisted cities notified.

10 JULY 2023
Deadline for shortlisted cities to submit their written bid responses.

14 AUGUST 2023
Finalist cities selected and invited to present their proposals to a judging panel at the 2023APCS in Brisbane.

11 SEPTEMBER 2023
Deadline for finalist cities to register to attend the 2023APCS in Brisbane.

11-13 OCTOBER 2023
Finalist cities deliver their bid presentations to a judging panel at the 2023APCS in Brisbane.

13 OCTOBER 2023
Announcement of the 2025APCS host city at the closing ceremony of the 2023APCS in Brisbane.

31 JANUARY 2024
Detailed terms and conditions for hosting 2025APCS to be finalised with the APCS Secretariat in Brisbane under a Memorandum of Understanding (MOU).

*Please note all dates are based in Australian Eastern Standard Time (AEST).

BID PROCESS

EXPRESSION OF INTEREST (EOI) ONLINE SUBMISSION (17 APRIL 2023)

EOI submission is separate from the written bid submission and is the first step in the process. Only cities which are shortlisted after submitting an EOI will need to submit a written bid response.

1. **Submit a formal EOI to the APCS Secretariat in Brisbane via an online application form (https://ofpm.brisbane.qld.gov.au/site/wss/form/2025-apcs-host-city-bid). A bidding city will be required to provide the following information.**

- Title of your city/municipal government.
- Contact name, including position title, phone number and email address of the main person leading your city's bid.
- An introductory paragraph about your city including its location, population, key trade and export industries, top-three unique selling points and nearest international airport from your central business district.
- Your city's key strategies and financial capability to host the 2025APCS.
- The proposed venue of the 2025APCS.
- Key reasons why your city is bidding to host the 2025APCS.
- A letter from your mayor supporting your city's intention to bid for the 2025APCS.

ANNOUNCEMENT OF SHORTLIST CITIES AND WRITTEN BID SUBMISSION (10 JULY 2023)

If your EOI submission is successful in being shortlisted, you will be contacted by the APCS Secretariat in Brisbane and invited to submit a written bid response. Bid submissions are to be submitted via email to the APCS Secretariat by 10 July 2023.

1. **Submit an electronic copy of your city's bid proposal to host the 2025APCS, responding to each of the bid criteria stated on page 12 and 13.**
2. **Your bid proposal should be in English and not exceed 10 pages, excluding a cover page and supporting documentation.**
3. **Your bid proposal should include letters of reference. It is necessary to provide supporting documentation that indicates that your city's civic and economic bodies support your bid application and will play a part in planning and hosting the 2025APCS.**

The number of support letters you provide will be additional to your proposal and therefore not included in the 10-page limit. Letters may include support from organisations such as:

- chambers of commerce and industry
- foreign consulates
- local multinational corporations
- official city marketing, tourism or convention authorities
- peak industry bodies
- sister city governments
- trade and investment organisations.

ANNOUNCEMENT OF FINALIST CITIES (14 AUGUST 2023)

Finalist cities will be selected and invited to present their bid to a judging panel at the 2023APCS in Brisbane.

FINALIST CITIES' PRESENTATION AT THE 2023APCS IN BRISBANE (11-13 OCTOBER 2023)

As a finalist city aspiring to host the 2025APCS, the mayor or senior civic official and delegation are required to officially attend the 2023APCS in Brisbane to present your bid to a judging panel during the Summit. The presentation will be delivered (or simultaneously interpreted) in English to an independent judging panel and should address the bid criteria on page 12 and 13, including a proposed budget. A budget must be prepared and submitted as part of the bid to evaluate the economic and financial viability of each submission. The budget should include indicative prices for local services to provide a reasonable assessment of the local pricing level and registration fee structure particular to the bidding country's circumstances. Bidding cities are also encouraged to demonstrate plans for attracting delegates to the event.

SELECTION PROCESS AND REQUIREMENTS

- All decisions made by APCS Secretariat in Brisbane throughout this bid process are final and not subject to reproach.
- Following the announcement of the successful bidding city, the 2025APCS host city will then proceed to finalise the terms and conditions for hosting the 2025APCS in conjunction with the APCS Secretariat in Brisbane, Brisbane City Council, under a Memorandum of Understanding (MOU) by 31 January 2024. This agreement will outline the required obligations and expectations of the host city for staging the Summit.
- The APCS Secretariat in Brisbane reserves the right to withdraw written bids if it feels the host city has not met the requirements as set out by the APCS Secretariat.
- Elements of the judging process may be subject to change without notice. Such changes will not distract from the selection process or, in any way, compromise the integrity of the deliberation process or the final decision regarding the selection of the city to host the 2025APCS.
- The Brisbane APCS Secretariat's decision is final and not subject to reproach.

BID CRITERIA

When preparing a written bid submission to host the 2025APCS, it is necessary to address all the criteria items below. The criteria have been set to ensure the successful host city can deliver an effective, efficient and stimulating event for delegates, and contribute to the overall profile of the APCS while maintaining the standard set by previous Summits. If your application does not address each of the criteria, your city's chances of selection may be jeopardised.

GOVERNANCE

1. Demonstrate that the host city is politically and economically stable and is within a region where similar conditions prevail. The host city must demonstrate that it has the capacity to support an apolitical forum that is consistent with the goals and aims of the APCS.
2. Freedom of expression for all participants, including media, must be ensured for the duration of the Summit.
3. Demonstrate that environmental factors in and around the host city will not cause undue concern for the health and safety of participants.
4. Demonstrated ability to finance and underwrite the 2025APCS by providing a high-level overview of your revenue and expenses, including proposed APCS licensing fee amount, in Australian Dollars. Your revenue includes delegate registration revenue, exhibition revenue and sponsorship revenue.
5. The host city must have capacity to arrange a dedicated 2025APCS project team led by a project manager from the city government with decision-making authority and native English language ability.
6. The host city must have proven ability to provide an event management structure through the engagement of a Professional Conference Organiser (PCO) and Public Relations (PR) company to manage coordination of the Summit, program development, domestic and international marketing, sponsorship and logistics.
7. Demonstrated accessibility and entry visas available to international participants.
8. Confirmation that the mayor or most senior city official of the host city commits to hosting the 2025APCS in your city.
9. Confirmation that the mayor or most senior city official of the host city will attend the 2023APCS in Brisbane and form part of the pitch to the judging panel.
10. The host city must agree and have capacity to host and fund a minimum of five mayors or nominated representatives from developing areas within the Asia Pacific region.
11. The host city must agree to finalise the terms and conditions for hosting the 2025APCS with the APCS Secretariat in Brisbane, Brisbane City Council, under an MOU by 31 January 2024.
12. Confirmation that the mayor of the host city is not the defendant in any litigation or criminal or administrative proceedings that is current, pending or, to the mayor's knowledge, threatened, which, if adversely determined, would or could have a material adverse effect on the reputation of the mayor or the host city.
13. The mayor is not aware of any material facts or circumstances that have not been disclosed and which might, if disclosed, materially adversely affect the decision of a prudent person considering whether or not to select that host city.

PROGRAM STRUCTURE

1. The host city must agree that it will develop and conduct the 2025APCS program, with prior consultation and agreement with the APCS Secretariat in Brisbane.
2. The host city must demonstrate it has the ability to provide all key APCS programs including:

- a signature opening event to welcome the delegates to the host city, a gala dinner or cocktail reception and a closing ceremony
- engagement of keynotes and other speakers of great international standing in relevant subject areas
- a mix of presentations, seminars, workshops and/or panel discussions on topics of importance to Asia Pacific cities
- the Mayors' Forum and Mayors' Accord, facilitated by independent moderators, appointed jointly by the host city and the APCS Secretariat in Brisbane
- a City Leaders' Forum facilitated by independent moderators;
- a Young Professionals' Forum comprised of a number of exclusive sessions
- the Meet@APCS business program with tailored business meetings. The host city must have the ability to develop a digital platform to enable all participants to arrange tailored introductory business meetings
- site visits, demonstrations and other programs relevant to the development and governance of cities
- the APCS Market Square, an interactive networking and exhibition hub for local and international companies and state and local governments
- the Mayors' and Young Professionals' Dinner
- tailored sessions where attending Mayors and government representatives announce major city government projects and invite local and international business delegates to bid on
- special social events that enable APCS participants to experience the unique culture of the host city.

Bid applications must include but not be limited to details of how your city would address each of the bidding criteria. More detailed terms and conditions will be included in the MOU after the 2025APCS host city has been announced.

MARKETING AND REGISTRATION	LOCATION, VENUE AND ACCOMMODATION	ICT REQUIREMENTS
1. The host city must agree that the 2025APCS host city will be acknowledged as the host city along with its name and logo next to the wording of 'An initiative of Brisbane' and logo of Brisbane City Council on all 2025APCS materials including website. 3. The host city must agree that English is the official language of the APCS and ensure all APCS materials and online platforms are produced and available in English. 4. Demonstrate that the host city has the ability to undertake an international marketing campaign and access to international media in order to maximise event registration via a dedicated professional PR company. 5. The host city must present a sponsorship strategy to the APCS Secretariat in Brisbane as part of a written bid response to ensure the success of the 2025APCS. The strategy must include a range of corporate partnership opportunities for: – domestic, multinational and international companies – organisations and institutions – governments.	1. Demonstrate that the host city can offer easy access to an international airport for participants (within a 60-minute transfer). 2. Demonstrate that the host city has suitable facilities and infrastructure to support a major international event, including international airport with daily or regular services from multiple destinations, railways, buses, and other ground transportation. 3. The host city must have capacity to host the 2025APCS in a purpose-built convention centre that can accommodate: – venue for Mayors' and City Leaders' Forums – registration area – keynote sessions and plenary sessions, preferably in tiered seating format, of 1000 or more delegates – an exhibition area, in the same building and close to the plenary sessions area to accommodate up to 100 exhibitors – the Meet@APCS business meeting pods and rooms within the exhibition area – additional rooms for no less than three concurrent sessions of approximately 200 persons each – venue for social events including Summit meal breaks, opening ceremony and gala dinner or cocktail reception of approximately 1000 persons – venue for Young Professionals program – approximately 100 participants – courtesy call rooms for the host city Mayor and the Lord Mayor of Brisbane – office rooms for the host city Mayor and the Lord Mayor of Brisbane – office rooms for the Brisbane APCS Secretariat – dedicated rooms for media – space for media conferences – lounge for speakers and VIPs – speaker prep centre – Wi-Fi internet connections capable of supporting all Summit participants – a range of catering services available for different cultural, dietary and special requirements. 4. The host city must demonstrate it has capacity to provide a range of three, four and five star+ accommodation options for the number of anticipated participants. All accommodation should be within easy access of the event venue or transport to the venue. 5. The host city must demonstrate capacity to adapt to pandemic restrictions (social distancing, hybrid delivery, adherence to COVID safe plans) outlined by the local administrative government.	1 Demonstrate that the host city has the ability to develop and maintain the official 2025APCS website, which will include an online registration system and online business matching platform for the Meet@APCS business program, in consultation with the APCS Secretariat in Brisbane. 2. The host city must have a dedicated APCS app, available on iOS and Android, that is able to be used during the event for: – program display – live poll and Q & A – scanning QR codes from delegate nametags – messaging between delegates – displaying speakers, exhibitors and sponsors – displaying maps and general delegate information – viewing the delegate handbook – a support function for delegate assistance – delegates to take notes – data analytics features visible to Secretariat. 3 Technology to allow for hybrid delivery of the event, including virtual exhibition spaces. 4. The host must adhere to privacy requirements and handle delegate registration information in accordance with local laws. 5. The host city must have sufficiency system recoverability on all related databases and files in relation to hosting the event.

GENERAL CONDITIONS FOR THE HOST CITY

A bidding city's confirmation that they intend to meet the following conditions is a compulsory criteria for selection consideration. Detailed terms and conditions for hosting the 2025APCS will be finalised with the APCS Secretariat in Brisbane, Brisbane City Council, under an MOU by 31 January 2024.

1. To host the 2025APCS, the host city must have proven ability to finance and underwrite the 2025APCS and pay the APCS licensing fee. The host city must propose the licensing fee amount as part of its bid application.

2. All revenue related to the 2025APCS including delegate registration revenue, exhibition revenue and sponsorship revenue belong to the host city.

3. Both the host city and the APCS Secretariat in Brisbane must agree upon dates for the 2025APCS. The 2025APCS must be held between July and October in 2025 for three to four days. Dates can be suggested during the bidding process, but the final dates must be confirmed in consultation with the Secretariat.

4. The host city must ensure the Summit is an apolitical forum for cities to advance international dialogue. As a city-based initiative, issues of national policy will not be engaged in nor influence the execution of the Summit.

5. The relevant Council (or Councils, if more than one) of the host city will be responsible for ensuring that it, and any subcontractors or other persons that will assist in delivering the services, has suitable and sufficient insurance with a reputable insurer having regard to the nature of the services that will be provided, including but not limited to workers compensation insurance and public liability insurance to a value of at least AUD 10 million per occurrence, the latter noting the interests of the APCS Secretariat in Brisbane.

6. The host city must ensure national flags are not flown nor displayed at the Summit venue during the event. City flags and APCS flags can be flown and displayed.

7. To ensure consistency of presentation, the host city must work with the APCS Secretariat in Brisbane to plan and deliver the 2025APCS, including the 2025APCS branding, marketing and program.

8. The host city must agree to recognise and acknowledge that the APCS is an initiative of Brisbane City Council at all times.

9. The host city must adhere to APCS branding and visual standards, as outlined by the APCS Secretariat in Brisbane, on all official promotional materials for the 2025APCS including media release and on-site displays at the event.

10. The host city must establish a 2025APCS project team, led by a dedicated project manager who has decision-making authority and can directly communicate with the APCS Secretariat in Brisbane in English to plan and deliver the 2025APCS. The 2025APCS project team must maintain a regular reporting relationship with the APCS Secretariat in Brisbane prior to, during and following the completion of the 2025APCS.

11. The host city must ensure the official language for the 2025APCS is English with simultaneous translation services made available as required, provided there are an appropriate number of participants to support the cost.

12. The host city must agree to develop and conduct, with prior consultation and agreement with the APCS Secretariat in Brisbane, the APCS program to attract:

- 100 Asia Pacific mayors and civic representatives
- a minimum of 1000 delegates to the event
- business delegates and delegations for facilitated business meetings and exhibition
- commercial partners and sponsors to participate in the 2025APCS at various investment levels
- young professionals aged between 18 and 30 years.

13. The host city must demonstrate a commitment to the 2025APCS Meet@APCS business program and provide tailored business meeting opportunities for all registered participants via a dedicated digital platform.

14. The official 2025APCS website developed by the host city must provide online delegate services including registration, accommodation reservation, social events reservations and Meet@APCS business program.

15. The host city's 2025APCS project team must engage a dedicated PCO and PR company 18 months prior to the 2025APCS. In particular, a PR company must have proven ability to deliver domestic and international marketing campaigns both online and offline, targeting mayors and senior civic officers, business leaders and young professionals.

16. The nominated PCO and PR company must have ability to provide an international social media campaign and ongoing marketing activities. These activities must be comprehensive and support the achievement of more than 100 Asia Pacific cities attending the 2025APCS.

17. The host city must develop and manage the 2025APCS media and communications strategy in consultation with and agreed by the APCS Secretariat in Brisbane.

18. The host city is responsible to issue invitations to attend the 2025APCS to cities across Asia Pacific region and beyond, except cities within Australia and New Zealand, Brisbane's nine Sister Cities and the previous APCS host cities. Brisbane City Council will be responsible for issuing invitations and recruiting cities from Brisbane's Sister Cities and all cities in Australia and New Zealand. Brisbane's Sister Cities are Abu Dhabi, Auckland, Chongqing, Daejeon, Hyderabad, Kaohsiung, Kobe, Semarang and Shenzhen.

19. The host city must market the 2025APCS to its Sister Cities and Friendship Cities to maximise attendance by city representatives.

20. The host city must agree to fund the complimentary registration, accommodation, on-ground transportation and return business class airfares for a delegation of fifteen people from the APCS Secretariat in Brisbane and Brisbane City Council attending the 2025APCS, including the Lord Mayor of Brisbane. Usage of the airfares are at the discretion of the APCS Secretariat in Brisbane.

21. The host city must agree to fund the complimentary registration, accommodation and on-ground transportation for mayors or representatives of previous APCS host cities, Brisbane's sister cities and one accompanying person.

22. The host city must agree to fund the complimentary registration and return economy class airfares for the ten mayors or representatives of the Council of Mayors South East Queensland (SEQ), in addition to the Lord Mayor of Brisbane.

23. The host city must agree to fund the complimentary registration for the seven mayors or representatives of the Australian Council of Capital City Lord Mayors (CCCLM), in addition to the Lord Mayor of Brisbane.

24. The host city must agree to fund ten complimentary registrations for Brisbane young professionals to attend the 2025APCS.

25. The host city must provide accommodation for a project manager from the APCS Secretariat in Brisbane and a supporting officer two weeks prior to the 2025APCS.

26. The host city must agree to fund and arrange a pre-2025APCS trip of minimum of five business days by a nominated representative of the APCS Secretariat in Brisbane to the host city including accommodation, on-ground transportation and a return business class airfare. The timing and details of this trip are at the discretion of the APCS Secretariat in Brisbane.

27. The host city must ensure the 2025APCS Market Square, an interactive networking and exhibition hub, is located in the same building and on the same floor as the APCS conference sessions in a space to be mutually agreed upon by the host city and the APCS Secretariat in Brisbane. The APCS brand must be the key focus of the Market Square and must be clearly displayed throughout the venue.

28. The host city must provide display space within the 2025APCS Market Square to Brisbane City Council consisting of up to 200 square metres, free of charge, with power, lighting and internet connections sufficient for 20 individual exhibits. Exact requirements are at the discretion of, and will be discussed with, the APCS Secretariat in Brisbane.

29. The host city must record the 2025APCS event components with digital photography and videography including 'vox pop' interviews with a wide range of delegates on each day of the 2025APCS. The raw and any amended and final edited footage must be provided to the APCS Secretariat in Brisbane immediately after the 2025APCS for future marketing purposes.

30. The host city must facilitate ongoing communication with the APCS community and provide an electronic full database of 2025APCS delegates to the APCS Secretariat in Brisbane within two months of the completion of 2025APCS.

31. The host city must provide ongoing business support to participating and exhibiting businesses following the event, including business introductions.

32. The host city must provide the APCS Secretariat in Brisbane with real-time and direct access to the 2025APCS online registration system once online registrations open.

33. The 2025APCS host city and APCS Secretariat in Brisbane will jointly develop and agree a schedule of key milestones for the 2025APCS.

THE APCS SECRETARIAT

The Secretariat of the Asia Pacific Cities Summit (APCS) and Mayors' Forum is maintained by Brisbane City Council and operates from the International Relations and Multicultural Affairs Branch, City Planning and Sustainability Division. The APCS is a marquee event wholly owned by Brisbane City Council. The APCS Secretariat in Brisbane is the core support mechanism for the APCS and is responsible for:

- leading the development of long-term strategic approach for the APCS
- facilitating the establishment of strategies and priorities for actions arising from APCS
- providing advisory and operational services to assist host cities in the coordination and management of their APCS event
- completing event management for APCS events in Brisbane, Australia
- reviewing and evaluating the outcomes and effectiveness of the APCS.

apcsummit.org



Register your interest to host the 2025APCS or for more information about the bidding process.

Online Expression of Interest Form (available from December 2022)
https://ofpm.brisbane.qld.gov.au/site/wss/form/2025-apcs-host-city-bid

Email enquiry APCS@brisbane.qld.gov.au

Telephone enquiry +61 7 3178 0790

Cities interested in hosting the 2025APCS must submit their Expression of Interest online by **17** April 2023.





Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Every effort is made to ensure that information is correct at time of printing

CA22-511138-08-6188
©2022 Brisbane City Council

brisbane.qld.gov.au
3403 8888

/BrisbaneCityCouncil
@brisbanecityqld
@brisbanecitycouncil

Fort Langley Lions Club
P.O. Box 501
Langley, B.C.

April 11, 2023

Mayor Woodward and Council
Township of Langley
20338 – 65th Ave.
Langley BC V2Y 3J1

Once again the Fort Langley Lions are hard at work coordinating the Mayday Parade and Festival in the Park.

It is a great event, showcasing our community and all we have to offer. Unfortunately, costs have been going up every year. Last year the Mayor and Council graciously paid the cost of having the traffic lights along the parade route turned off, as the parade was happening. We were hoping you could do the same for us this year.

On behalf of the Fort Langley Lions I thank you for considering our request.

Sincerely,

Lynda Davidson
Secretary Fort Langley Lions

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, March 15, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Hedao, Community Co-Chair
Councillor T. Baillie, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

S. Baker, S. Bennett, P. Chhina, K. Mackie, S. Soheili, T. Taylor, and S. Thompson

Staff:
A. Reeve, Planning Assistant
P. Ward, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

Acknowledgment of the Traditional Territories of the Coast Salish Peoples
Councillor Ferguson acknowledged the Traditional Territories of the Coast Salish Peoples.

Round table introductions took place.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 15, 2023

Moved by S. Thompson,
Seconded by P. Chhina,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 15, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 15, 2023

Moved by K. Mackie,
Seconded by T. Taylor,
That the Seniors Advisory Committee adopt the Minutes of the February 15, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council is currently working on the 2023 Budget and that TransLink announced that they have received additional funding from the Province of BC.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2023 Work Plan

The committee reviewed the 2023 Work Plan which incorporated the workplan items that were suggested at the February meeting.

MOTION
Moved by S. Baker,
Seconded by S. Thompson
That the Seniors Advisory Committee endorse the 2023 Work Plan, as presented.
CARRIED

COUNCIL
Moved by P. Chhina,
Seconded by S. Soheili,
That the Seniors Advisory Committee recommends that Council approve the Seniors Advisory Committee 2023 Work Plan, presented as Attachment A.
CARRIED

2. Seniors' Skills and Stories Project

A. Reeve provided a presentation on the Seniors' Skills and Stories Project. She noted that the Township received grant funding to complete this project which is derived from the Age- and Dementia-friendly Action Plan, Priority 1, Action H which states: "explore additional opportunities to share skills and stories across generations". The Social Sustainability Strategy, Priority 2, Action E also states: "conduct research and pilot innovative programs, initiatives, and events that foster intergenerational, intercultural, and urban-rural connectedness".

A community brainstorming event took place in November of 2022 where stakeholders were asked for suggestions on how best to use the grant funding. Expressions of Interest are anticipated to be invited in March/April 2023, with the project being complete in January 2024.

The grant opportunity is looking to:

- Make communities more age-friendly;
- Build on previous work in the community;
- Build on best practices and established policies;

F. WORK PROGRAM

- Collaborate with partner organizations; and
- Sustain project benefits beyond the grant period.

The project will be:

- A series of activities that give older adults opportunities to share skills and stories;
- Delivered by local non-profit organizations; and
- $15,000 in total.

Best Practices for Intergenerational Programs include:

1. Use partnerships with organizations that serve other generations.
2. Seek input for planning, especially with individuals from vulnerable groups.
3. Prepare participants for working with another generation.
4. Foster personal connections through many interactions spread over time.
5. Aim for program longevity by seeking projects with long-term potential.

A resource for project development is the "BC Care Providers Association – Intergenerational Guide and Toolkit".

Discussion ensued regarding what the committee would want to see in a supplementary guide. The following suggestions were provided:

- The BC Community Response Network has many resources with could be helpful: www.bccrns.ca
- A list of organizations in Langley that are intergenerational focused (community centres etc.)
- A list Adult Day programs
- Ethnic group resources
- Information on Fraser Health's "Social Prescribing" program which connects volunteers with seniors.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2023 Membership List

Provided electronically.

2. SAC Photo

A photo was taken of the committee for the Township website.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

3. Committee Member Updates

S. Baker reported that she sits on the TransLink User Advisory Committee as a representative of seniors and noted that her appointment will expire at the end of 2023, suggesting that a member of SAC sit on this committee in her place.

P. Chhina indicated that the Aldergrove Veterans and Seniors Society is interested in grant funding.

S. Hedao raised the issue of financial elder abuse and suggested that the committee receive a presentation at a future meeting.

K. Mackie and T. Taylor commented on issues related to affordable seniors housing.

I. NEXT MEETING

Date: Wednesday, April 19, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Soheili,
Seconded by T. Taylor,
That the meeting terminate at 8:36pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Attachment A

Seniors Advisory Committee
2023 Work Plan

This document outlines the projects that the Seniors Advisory Committee (SAC) intends to undertake in 2023. In keeping with the Committee's Terms of Reference, engagement in these projects may include exchanging information, supporting strategic planning, making recommendations to Council, and providing input to Township staff. Each project includes information about the existing policy context.

2023 Projects

1. Accessible and affordable housing

- Age- and Dementia-friendly Action Plan Action 3B: Continue to develop and implement plans and policies, such as the Housing Action Plan, that support appropriate, affordable, and accessible housing.
- Housing Action Plan Action 1B: Explore opportunities to enhance the adaptable housing policy.

2. Volunteer programs to support seniors

- Age- and Dementia-friendly Action Plan Action 2A: Continue to promote community service and health service resources for older adults and update the Township's seniors website.
- Social Sustainability Strategy Action 2F: Develop a volunteer strategy to, among other items, consider emerging trends in volunteering, enhance the Township's volunteer programs, and support volunteering in the community.

3. Social gathering places for seniors

- Age- and Dementia-friendly Action Plan Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

4. Primary care network

- Age- and Dementia-friendly Action Plan Action 4C: Continue to liaise with Fraser Health Authority and other community partners to support health care planning and delivery.
- Age- and Dementia-friendly Action Plan Action 4D: Convene health authority, social service organizations, and community members to share information and explore opportunities for more effective referrals and access to appropriate healthcare and support services.

5. Mobility

- Age- and Dementia-friendly Action Plan Action 3F: Integrate an age- and dementia-friendly lens as part of the development of a new Transportation and Mobility Strategy with a view of strengthening accessibility features throughout the community
  Note: At the December 12, 2022 Regular Council meeting, Council referred email correspondence regarding a sidewalk in Brookswood-Fernridge to the Seniors Advisory Committee for comment.

6. Intergenerational skills and stories

- Age- and Dementia-friendly Action Plan Action 1H: Explore additional opportunities to share skills and stories across generations.

7. Partnerships and Liaison with Local Seniors' Organizations

- Age- and Dementia-friendly Action Plan Implementation Principle: Collaborate across sectors – engage a range of organizations and service providers to reflect population diversity across the Township.