Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 1, 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 – May 1, 2023

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 1, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 17, 2023

That Council adopt the Minutes of the Regular Council meeting held April 17, 2023.

C. DELEGATIONS

1. Dianne Kask
File 0550-07

Request by Dianne Kask, to appear before Council to discuss strategies to keep residents safe while densifying development.

2. Dr. Paul Simonin
A Rocha Canada
File 0550-07

Request by Dr. Paul Simonin, A Rocha Canada, to appear before Council to discuss the future of Horne Pit and impacts on river, salmon, and other biodiversity.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2023 Capital Improvement and Community Grants
Report 23-75
File ADM 1850-20

That Council approve payment of $46,975 under the 2023 Capital Improvements Grants category and that those funds be distributed to those organizations identified in Section A of the Grant Application Listing;

That Council approve payment of $2,000 under the 2023 Community Association Grants category, as identified in Section B of the Grant Application Listing;

That Council approve payment of $64,000 under the 2023 Community Grants – General category to be distributed to those organizations identified in Section C of the Grant Application Listing;

That Council approve payment of $45,000 under the 2023 Major Festivals Grants category and that those funds be distributed to those organizations as identified in Section D of the Grant Application Listing;

That Council approve payment of $12,000 under the 2023 Minor Festivals Grants category and that those funds be distributed to those organizations as identified in Section E of the Grant Application Listing;

That Council approve payment of $17,500 under the 2023 Community Grants - Banners category and that those funds be distributed to those organizations as identified in Table F of the Grant Application Listing;

That Council approve payment of $21,000 from 2023's funding allocations for graduating high school students to be distributed under the 2024 Community Grants - Scholarships as identified in Section G of the Grant Application Listing;

That Council approve payment of $2,000 representing $250 to each of the eight (8) Langley secondary schools in support of the 2024 Dry Grads category as identified in Section H of the Grant Application Listing;

That Council approve payment of $1,500 in the Ceremonial Fly-By Category as identified in Section I of the Grant Application Listing;

That Council review the applications, not having met grants criteria identified as "To Be Reviewed by Council" in Section A through I, and provide funding direction and authorize staff to adjust funding amounts accordingly; and

E. REPORTS TO COUNCIL

That Council endorse the revised Capital Improvement Grant Program and Community Grant Program policies that further refines the criteria that guide staff recommendations.

2. Capital Budget Transfer (8600 Block Glover Road Bridge Deck Replacement)
Report 23-72
File ENG 5330-20

That Council authorize the transfer of $68,500 from the Annual Bridge Replacement Program (RDS1364) to Bridge Deck Replacement: 8600 Block Glover Road (RDS1370).

3. Capital Request for Willowbrook Connector, 208 Street and 212 Connector Transportation Projects
Report 23-71
File ENG 5330-23-104

That Council approve $810,000 in funding for environmental compensation works, third-party utility relocation works, and property acquisition along the Willowbrook Connector; and

That Council approve $500,000 in funding for engineering design, traffic studies, and other consulting work required to advance the design for the 208 Street project between 68 Avenue and 76 Avenue and the 212 Connector project between 208 Street and 77A Avenue.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100242 (Isle of Mann Property Group / 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue)
Bylaw No. 5836
Bylaw No. 5837
Report 23-74
File CD 08-24-0093

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive

F. BYLAWS FOR FIRST AND SECOND READING

Development Zone CD-176 to facilitate the development of approximately 349 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;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;
3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent;
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility, and the McGillivray Heritage Residence;
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon);
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street;
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. 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);
10. Secure a community stormwater detention site to serve the development to the acceptance of the Township of Langley;
11. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw

F. BYLAWS FOR FIRST AND SECOND READING

(Schedule I – Tree Protection), is accepted by the Township;

c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
d. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
e. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
f. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units;
g. Prohibiting access to the site from 72 Avenue and Crush Crescent;
h. Securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan;

12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site;
13. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence;
14. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $9,000,000 in support of the proposed OCP amendment and rezoning. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
15. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5836 and 5837.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5836

Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential.

Explanation – Bylaw No. 5837

Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100702 and
Development Variance Permit Application No. 100155
(1352041 BC Ltd. / Coastland Engineering & Surveying Ltd. /
19819 – 68 Avenue)
Bylaw No. 5822
Report 23-70
File CD 08-15-0175

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1352041 BC Ltd.) Bylaw No. 5822 to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate the development of six 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements to allow for access in perpetuity, all in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Routley Neighbourhood Plan;
4. Dedication and construction of a greenway over the Fortis Gas right-of-way including final acceptance of the greenway landscape design plans

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

(interim and ultimate), sidewalk/trail alignment, signage, landscape details, and security;

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of a no-build restrictive covenant on Lot 7 until access and servicing is available from the north;
7. Compliance with the requirements of the Department of Fisheries and Oceans (DFO) and the Ministry of Water, Land and Air Protection as defined in the Routley Neighbourhood Plan;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Routley Environmental Monitoring Fee, Development Works Agreement (DWA) and Latecomer charges; and

That Council at the time of final reading of Bylaw No. 5822 authorize the issuance of Development Variance Permit No. 100155 (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 m to 17.4 m for proposed Lot 2 as shown on Schedule “A”.

Explanation – Bylaw No. 5822

Bylaw No. 5822 rezones a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate six single family lots.

2. Rezoning Application No. 100697 and
Development Permit Application No. 101310
(1319730 BC Ltd. / Orion Construction / 8870 – 196A Street)
Bylaw No. 5863
Report 23-69
File CD 08-34-0083

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1319730 BC Ltd.) Bylaw No. 5863 rezoning 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A to facilitate development of a 5,275 m^2 (56,780 ft^2) industrial building subject to the

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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 east half of 196A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth 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 a statutory right-of-way for the purposes of a pedestrian connection (2 m) at the southerly property line;
6. Registration of a restrictive covenant for the purposes of protection of Streamside Protection and Enhancement Areas (SPEA) and acceptance of the streamside enhancement plans, fencing, signage, and security;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Compliance with the requirements of the Willoughby Arterial Road Completion Amenity Policy if applicable, and the Willoughby Greenway Amenity Zoning Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, and Development Works Agreement (DWA) and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5863 authorize issuance of Development Permit No. 101310 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. Section 701.6 of the Township of Langley Zoning Bylaw No. 2500 setbacks being varied from:
    a. 10 m to 5 m from the front lot line; and
    b. 10 m to 3 m from the rear and side lot lines;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view; and
f. 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.

Explanation – Bylaw No. 5863

Bylaw No. 5863 rezones property located at 8870 –196A Street from Suburban Residential Zone SR-2 to Service Industrial Zone M-1A.

3. Fire Hall Loan Authorization Bylaw and
Alternative Approval Process
Bylaw No. 5880
Report 23-73
File FIN 1760-20

That Council approve the construction of a Fire Hall in Brookswood to replace Fire Hall #5 as outlined in the report to Council on February 27, 2023. The cost of construction is anticipated to be $25 million funded from debt;

That Council give first, second and third reading to Fire Hall Loan Authorization Bylaw No. 5880 for the purpose of borrowing funds in the amount of $25 million for the construction of Fire Hall capital project within the 2023 Capital Program repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Fire Hall Loan Authorization Bylaw No. 5880 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, August 31, 2023 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 5880

Bylaw No. 5880 authorizes the Township of Langley to borrow $25.25 million towards the estimated cost of the construction of Fire Hall capital project.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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 final reading to "Inter-Municipal Transportation Network Services Business Licence Agreement Bylaw No. 5865"; and

"Inter-Municipal TNS Business Licence Bylaw No. 5866".

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.

I. BYLAWS FOR FINAL ADOPTION

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 final reading to "Pre-Authorized Debit for Property Taxes 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 final reading to "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.

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to "Sanitary Development Works Agreement (Zenterra Developments Ltd.) Bylaw No. 5821".

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.

J. CORRESPONDENCE

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

1. MS Awareness Month
File 0630-01

That Council receive the correspondence from Patricia Wilson, MS Ambassador, requesting the month of May 2023 be proclaimed as MS Awareness Month, a MS Canada flag flies for the month of May and/or a landmark or facility is lit up in red on May 30th.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – April 5, 2023
Standing Committee on Police Priorities and Initiatives – April 12, 2023
Recreation, Culture, and Parks Advisory Committee – April 12, 2023
Council Process Committee – April 17, 2023
Seniors Advisory Committee – April 19, 2023
File 0540-20

That Council adopt the Minutes from the Council Process Committee meeting held April 17, 2023 and receive the Minutes of the Council Committee meetings as listed above.

K. MINUTES OF COMMITTEES

2. Standing Committee on Police Priorities and Initiatives Recommended Motion
File 0540-20

Whereas the existing fitness facility and security infrastructure at the RCMP Main Detachment does not meet current industry best practices and standards.

Therefore be it resolved that Council:

1. Directs staff to complete a preliminary design of the following three priority areas:

    1) improved fitness facility above the southwest wing of the RCMP detachment;
    2) upgraded CCTV and access control system; and
    3) security fencing around the perimeter of the site.

2. Approve $125,000 to proceed with the pre-planning and preliminary design of the three priority areas;

3. Directs staff to report back once the preliminary design has been completed and the required funding envelope has been determined; and

4. Directs staff to review potential reconfiguration or amenity expansion and improvement of the Murrayville Activity Park to accommodate potential expansion of the RCMP Detachment parking capacity.

3. Council Process Committee Recommended Motion
File 0540-20

That Council directs staff to bring forward the Election and Political Signs Bylaw No. 5834 for consideration of first, second, and third reading.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the April 3, 2023 Regular Council meeting:

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

N. ITEMS FROM PRIOR MEETINGS

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, 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

The following item was deferred at the April 17, 2023 Regular Council meeting:

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

Moved by Councillor Martens,
Seconded by Councillor Kunst,
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;

N. ITEMS FROM PRIOR MEETINGS

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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That ACCI Capital Projects: Authorization to use Designated Grants, Sponsorships, Donations and Reserves Report 23-67 be deferred to the May 1, 2023 Regular Council Meeting.
CARRIED

Councillor Richter opposed

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been released from the November 14, 2023 Closed Council meeting for public information:

1. E-Comm Board of Directors Designates

That Councillor Martens be appointed as the E-Comm Board Member designate from the Township of Langley; and

That Councillor Martens' name be forwarded to the Cities of Langley, Surrey, and White Rock for their endorsement as the nominee for the designated group of the Township of Langley, and the Cities of Langley, Surrey, and White Rock for a four (4) year term beginning with the 2023 Annual General Meeting; and

That Council endorse the representative to be appointed by the City of Surrey as a nominee for the E-Comm Board of Directors for the designated group of the Township of Langley and the Cities of Langley, Surrey, and White Rock for a four (4) year term beginning with the 2023 Annual General Meeting.
CARRIED

Section 90(1) (a) Personnel

P. OTHER BUSINESS

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

1. 216 Street Widening from 80 Avenue to Highway 10

Whereas:

1. The completion of the 216 Street Highway Interchange has significantly increased vehicle traffic on 216 Street from 80 Avenue to Highway 10;

2. The current road width of 216 Street from 80 Avenue to Highway 10 is insufficient to accommodate growing neighbourhoods, current and future traffic and active transportation within the area; and

3. 216 Street is identified as a major arterial road in the 2009 Transportation Plan and provides a critical link between two provincial highways;

Therefore be it resolved that Council hereby directs staff to report to Council with a conceptual road widening project plan for 216 Street from 80 Avenue to Highway 10 with options for Council to consider, potentially including but not necessarily limited to:

1. the cost and design for road widening, potential intersection improvements, active transportation infrastructure for pedestrians and cyclists and impact(s) to private property;

2. potential impact to the Agricultural Land Reserve; and

3. servicing and third-party utilities requirements that may be applicable to include.

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

2. Community Forest Management Strategy Update

Whereas it is a priority of Council to balance population growth with preservation and enhancement of our local ecosystem, especially the Township's Tree Canopy;

Whereas the Community Forest Management Strategy was unanimously approved by Township of Langley Council on May 9, 2022;

Whereas the Community Forest Management Strategy identifies 85 actions that can be taken to achieve the Township's goals of maintaining at minimum 30% tree canopy coverage throughout the Township by 2050; and

P. OTHER BUSINESS

Whereas the Strategy identified that if all of the tree canopy on agricultural land were removed, Township-wide canopy cover would drop from 30% to 12%;

Therefore be it resolved that:

1. Council direct staff to present a memo detailing the progress the Township has made in initiating the 85 actions within the Community Forest Management Strategy;

2. This memo identify potential important connections between patches of mature forest throughout the Township as detailed in section 5.9 of the Community Forest Management Strategy.

Q. 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) (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (e) Property; (k) Negotiations;
Item E.4 - Section 90(1) (e) Property; (k) Negotiations;
Item E.5 - Section 90(1) (e) Property; (k) Negotiations;
Item E.6 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;
Item G.1 - Section 90(2) (b) Intergovernmental Relations;
Item H.1 - Section 90(1) (a) Personnel; (d) Security; (f) Law Enforcement;
Section 90(2) (b) Intergovernmental Relations;
Item I.1 - Section 90(1) (k) Negotiations; and
Item I.2 - Section 90(1) (e) Property.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 17, 2023 at 1:35pm
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, P. Tulumello, J. Winslade, 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 17, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 17, 2023.
CARRIED

2. Day of Mourning

A moment of silence was 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

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,

B. ADOPTION OF MINUTES

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

2. Public Hearing Meeting – April 3, 2023

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council adopt the Minutes of the Public Hearing meeting held April 3, 2023.
CARRIED

C. DELEGATIONS

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

Louella Vincent, President of the New Westminster & District Labour Council, appeared before Council to discuss the 2023 Day of Mourning for workers killed and injured on the job. She commented that April 25, 2023 is the National Day of Mourning. In 2021, over 1000 people died across Canada because of their work. On September 22, 2022 an Asbestos Memorial was unveiled in Vancouver. Accountability is crucial in regards to health and safety for workers.

2. Dr. Michael Davies
File 0550-07

Dr. Michael Davies appeared 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. He commented that water courses like the Little Campbell River are already under extreme stress with spawning changes over the past few years. Further development near the river and key wetlands should be limited and paving and compacted areas (homes, lawns etc.) should be avoided. He further commented on the possibility of restorative work and the impact that would have on the groundwater level.

3. Dr. Christine Bishop
File 0550-07

Dr. Christine Bishop appeared before Council to discuss the Brookswood/Fernridge/Rinn Neighbourhood plans, specifically the future of Horne Pit. She commented that the preservation of trees has been a concern for residents in recent years. She further stated that people who are exposed to wildlife as children grow up to be preservers of the

C. DELEGATIONS

environment. The development at Horne Pit could include a forested area for residents to enjoy who are living in this high-density development.

4. Sofi Hindmarch
File 0550-07

Sofi Hindmarch appeared 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. She commented that Horne Pit has been identified on Metro Vancouver's Sensitive Ecosystem Inventory. Some of the species-at-risk include Salish Sucker, Western Painted Turtle, and the Barn Owl.

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

Josh Isaak, Cojo Earthworks Ltd., and Eileen Jonker appeared before Council to discuss Soil Deposit and Removal Application for property located at 22865 – 14 Avenue, Langley, BC. He commented that the owners are requesting to replace 9500 cubic metres of peat fill with 10,000 cubic metres of structural fill to facilitate a horse-riding centre that will be used primarily for youth struggling with PTSD, anxiety, and depression. The net gain would be 500 cubic metres. He asked that the permit be exempted from the policy and granted later in spring of this year.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Soil Deposit and Removal Application for property located at 22865 – 14 Avenue be referred to staff for a report and potential approval of Council.
CARRIED

D. PRESENTATIONS

MEETING RECESSED
The meeting recessed at 3:05pm.

MEETING RECONVENED
The meeting reconvened at 3:15pm.

E. REPORTS TO COUNCIL

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

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

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

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
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.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the second paragraph be amended to read as follows:

That Council approve $150,000 funding for 200 Street 2040 in the 2023 budget, funded from the 2023 operating surplus.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

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

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,

E. REPORTS TO COUNCIL

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

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

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

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter as he owns a similar business and left the meeting at 3:25pm.

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

Moved by Councillor Kunst,
Seconded by Councillor vanPopta,
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

E. REPORTS TO COUNCIL

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."

REFERRAL
Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That the endorsement request for a new winery lounge and winery special events area be referred to staff to receive additional information and further consideration from the proponent regarding hours of operation, person capacity, location, proximity to adjacent uses, consultation with neighbours and potential noise and traffic impacts including any proposed mitigation measures.
CARRIED

Councillor Rindt re-entered the meeting at 3:34pm.

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

Moved by Councillor Martens,
Seconded by Councillor Kunst,
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;

E. REPORTS TO COUNCIL

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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That ACCI Capital Projects: Authorization to use Designated Grants, Sponsorships, Donations and Reserves Report 23-67 be deferred to the May 1, 2023 Regular Council Meeting.
CARRIED

Councillor Richter opposed

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

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That Council authorize execution of the Memorandum of Understanding with Metro Vancouver, in the form presented substantially as Attachment A.
CARRIED

Councillor Richter opposed

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

F. BYLAWS FOR FIRST AND SECOND READING

Moved by Councillor Baillie,
Seconded by Councillor Kunst,
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

F. BYLAWS FOR FIRST AND SECOND READING

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.
CARRIED

Councillor Richter opposed

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

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

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

Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to the Pre-Authorized Debit Property Tax Bylaw 2011 No. 4863 Amendment Bylaw No. 5875.
CARRIED

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

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw No. 5872.
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

CARRIED

Councillor Richter opposed

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

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

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

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Councillor Richter opposed

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

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
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;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Councillor Richter opposed

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

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

Councillor Richter opposed

2. 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 Baillie,
Seconded by Councillor Ferguson,
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".
CARRIED

J. CORRESPONDENCE

1. 2025 Asia Pacific Cities Summit and Mayors' Forum Host City Bid Opportunity

File 0400-65

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

2. May Day Parade and Festival in the Park – Funding Request

File 0530-05

Moved by Coucillor Pratt,
Seconded by Councillor Martens,
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.
CARRIED

MOTION
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That Council fund the cost of having the traffic lights along the parade route turned off for the annual Fort Langley May Day Parade, from Council Contingency.
CARRIED

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – March 15, 2023

File 0540-20

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

K. MINUTES OF COMMITTEES

2. Seniors Advisory Committee Recommended Motion
File 0540-20

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

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor vanPopta reported that she attended a Metro Water Committee meeting and that they will be visiting the different watersheds in the region at the end of May.

Councillor Ferguson reported that he attended a Metro Zero Waste Committee meeting.

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

1. Council Access to Reports

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas four new administrative positions have been created and filled between January and March 2023;

Whereas these positions report primarily to the Mayor;

O. OTHER BUSINESS

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.
DEFEATED

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

2. RCMP Infrastructure within the Township of Langley

Moved by Councillor Martens,
Seconded by Councillor Rindt,
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;

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.

CARRIED

O. OTHER BUSINESS

Councillor Richter opposed

3. Noel Booth Park Security

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
Be it resolved that staff prepare a report regarding park safety, security and protection given the circumstances regarding Noel Booth Park.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens
That the word “Report” be changed to “Memo”.
CARRIED

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

4. Airport Master Plan Update

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
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.

DEFEATED

O. OTHER BUSINESS

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

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor Baillie,
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.

CARRIED

Q. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 4:51pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Council Delegation Request

1 Delegate Information

Applicant/Organization name
Dianne Kask

2 Council Meeting Information

Council meeting date
05/01/2023 **at 1:30pm**

3 Topic

Keeping safety along with densification

4 Additional Information

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

Desired resolution
Use Township of Langley strategies to keep residents safe while densifying development.

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

Council Delegation Request

1 Delegate Information

Applicant/Organization name

A Rocha Canada
Dr. Paul Simonin

2 Council Meeting Information

Council meeting date

05/01/2023 **at 1:30pm**

3 Topic

Future of Horne pit and impacts on river, salmon, and other biodiversity

4 Additional Information

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

Desired resolution

A land use plan that conserves the Horne Pit terrestrial-aquatic ecosystem as a public preserve that will enhance the integrity of the Tatalu (Little Campbell River) watershed and its biodiversity.

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-75
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	1850-20
SUBJECT:	2023 CAPITAL IMPROVEMENT AND COMMUNITY GRANTS		

RECOMMENDATIONS:

That Council approve payment of $46,975 under the 2023 Capital Improvements Grants category and that those funds be distributed to those organizations identified in Section A of the Grant Application Listing;

That Council approve payment of $2,000 under the 2023 Community Association Grants category, as identified in Section B of the Grant Application Listing;

That Council approve payment of $64,000 under the 2023 Community Grants – General category to be distributed to those organizations identified in Section C of the Grant Application Listing;

That Council approve payment of $45,000 under the 2023 Major Festivals Grants category and that those funds be distributed to those organizations as identified in Section D of the Grant Application Listing;

That Council approve payment of $12,000 under the 2023 Minor Festivals Grants category and that those funds be distributed to those organizations as identified in Section E of the Grant Application Listing;

That Council approve payment of $17,500 under the 2023 Community Grants - Banners category and that those funds be distributed to those organizations as identified in Table F of the Grant Application Listing;

That Council approve payment of $21,000 from 2023's funding allocations for graduating high school students to be distributed under the 2024 Community Grants - Scholarships as identified in Section G of the Grant Application Listing;

That Council approve payment of $2,000 representing $250 to each of the eight (8) Langley secondary schools in support of the 2024 Dry Grads category as identified in Section H of the Grant Application Listing;

That Council approve payment of $1,500 in the Ceremonial Fly-By Category as identified in Section I of the Grant Application Listing;

That Council review the applications, not having met grants criteria identified as "To Be Reviewed by Council" in Section A through I, and provide funding direction and authorize staff to adjust funding amounts accordingly; and

That Council endorse the revised Capital Improvement Grant Program and Community Grant Program policies that further refines the criteria that guide staff recommendations.

EXECUTIVE SUMMARY:

Altogether $227,975 in funds was requested by community groups in 2023 through the Township of Langley's online grant application program. Staff are now recommending that $211,975 in support be considered by Council.

The following table summarizes the total funds that are recommended and available for distribution in 2023.

Category	# Applications Received	Recommended Amount	Not Recommended Amount
Capital Improvement Grants	9	46,975	5,000
Community Associations Grant	3	2,000	1,000
Community Grants – General	30	64,000	9,300
Community Grants - Major Festivals	6	45,000	$0
Community Grants - Minor Festivals	4	12,000	$5,000
Community Grants – Banners	3	17,500	$0
Community Grants - Scholarships	5	21,000	$0
Community Grants - Dry Grad	6	2,000	$0
Community Grants - Fly-by	1	1,500	$0
	67	**211,975**	**20,300**

PURPOSE:

To provide Council with recommendations as per policy on grants distribution for capital improvements, community events/projects and scholarships, major festivals, dry grads, and banner installations.

BACKGROUND/HISTORY:

According to Policies 06-021 and 06-022, non-profit organizations that operate in the Township may request by February 28 of each year, a grant for the organization of community events/projects or for capital projects on community halls. In addition, the Township has a Banner Program that is outlined in Policy 06-019 for the support of community associations who partner with the Township to produce and install street banners.

The 2023 policies, which provide the current general and specialized grants criteria, are found in Attachments C and D to this report.

As staff reviewed the 2023 grant applications, some potential minor policy amendments were identified. Those proposed amendments are also included in this report for Council consideration.

DISCUSSION/ANALYSIS:

Sixty Seven (67) grant applications were received and reviewed by staff to confirm compliance with Council Policy 06-021 and 06-022.

Any grants that do not explicitly meet policy criteria and have not been recommended, may still be considered by Council.

<u>General statement of community grants</u>
As per Policies 06-021 and 06-022, non-profit organizations that operate in the Township may apply for community grants by February 28 of each year.

Grants are available for the organization of community events/projects or for bona fide community hall (including museums) capital projects.

The Township also has a Banner Program outlined in Policy 06-019 for the support of community groups who collaborate with the Township to produce and install street banners.

There are nine (9) grant categories considered in this report:

1. 2023 Capital Improvement Grants
2. 2023 Community Association Grants
3. 2023 Community Grants - General
4. 2023 Community Grants - Major Festivals
5. 2023 Community Grants - Minor Festivals
6. 2023 Banner Grants
7. 2023 Community Grants - Scholarships
8. 2023 Community Grants - Dry Grad Grants
9. 2023 Fly-By Grants

Complete grant applications must be submitted through the Township's online grant portal by February 28, 2023. All submitted applications are subsequently reviewed by staff based on the criteria defined in the associated Council policies.

Category by Category Review

This report includes staff recommendations for allocating available funds for 2023 Capital Improvements Grants, 2023 Community Grants, and for 2023 Scholarships and Dry Grad Grants. To ensure accountability and a fair review process staff completed an evaluation of each submitted application against the criteria defined in the related policies.

1. 2023 Capital Improvement Grants:

   (8) applications are recommended for approval with a total value of $46,975. One (1) application did not meet the policy criteria due to insufficient documentation.

   All applications for this category are listed in Section A of the Grant Application Listing for Council review.

2. 2023 Community Association Grants:

   Two (2) applications are recommended for approval with a total value of $2,000. One (1) application did not meet the policy criteria.

   All applications for this category are listed in Section B of the Grant Application Listing for Council review.

3. 2023 Community Grants - General:

   Thirty (30) applications are recommended for approval with a total value of $64,000. Four (4) applications did not meet the policy criteria.

   All applications for this category are listed in Section C of the Grant Application Listing for Council review.

4. 2023 Community Grants - Major Festivals:

   Under the 2023 Major Festivals Grants program, five (5) applications meet criteria for funding, for a total of $45,000.

   All applications for this category are listed in Section D of the Grant Application Listing for Council review.

5. 2023 Community Grants - Minor Festivals:

   Under the 2023 Minor Festivals Grants program, three (3) applications meet criteria for funding, for a total of $12,000.

   All applications for this category are listed in Section E of the Grant Application Listing for Council review.

6. 2023 Banner Grants:

   In 2021 staff prepared a separate report on the Banner Grants program that provided recommendations specific a fair and equitable process by which groups can be selected as the representative organization for community improvements funding in specific areas and districts throughout the municipality. At the December 13, 2021 Regular meeting, the following resolution was adopted:

That Council direct staff to proceed with the issuance of the attached Request for Expressions of Interest that will assist in the selection and designation process for community organizations to coordinate the Township's Banner Program in their respective communities.

An RFEI process was held, and the applicants selected to manage the Banner Program in their respective communities for a five (5) year term were - the Aldergrove Community Association, Brookswood Village Merchants Association, and the Fort Langley Community Association.

According to the terms of the award, each organization needs to apply for funding under the Banner Program each year. These applications for funding are summarized in Section F.

7. 2023 Community Grants - Scholarships:

Under the 2023 Community Grants program for scholarships to public schools, $21,000 are available (up to $17,000 for public schools and $4,000 for independent schools). The schools that are permitted to receive grant funding are summarized in Section G.

8. 2023 Community Grants - Dry Grad Grants:

Section H summarizes the typical grants provided for Dry Grad requests totaling $2,000.

9. 2023 Ceremonial Fly-By Grants:

In 2019, Council established a new grant category for ceremonial fly-bys at the Township's three (3) Remembrance Day Ceremonies. The budget in this category is $1,500, and is identified in Section I.

Policy Amendments

As staff reviewed the 2023 grant applications, some minor policy amendments were identified to provide some additional clarity for staff when reviewing grant applications.

The proposed policy amendments are listed in the table below (bold text noted changes):

Policy	Section	Item
06-022 - Community Grant Program	4.1	Proposed Text: The application criteria and information, as amended or updated from time to time by the **Director of Corporate Administration**, is applicable for Community Grants for community events, community projects, scholarships and playground projects.
06-022 - Community Grant Program	6.3.6 (new)	**Should more than one organization apply for a grant for the same event, only the primary event organizer will be awarded the grant. When the primary organizer is not clear, the grant funding will be prorated and deferred to Council for approval.**
06-021- Capital Improvement Grant Program	5.1	The application criteria and information, as amended and or updated from time to time by the **Director of Corporate Administration**, is applicable for the Capital Improvement Grant Program.

CONCLUSION:

All applications received are available for review by Council members in the Corporate Administration office at the Township of Langley Civic Facility.

Staff have included as **Attachment B**, an excerpt from the City of Langley's Community Grant awards to date for 2023. The City of Langley offers the community two application deadlines a year and distributes funds in both the spring and the fall. For 2023, the City is reporting that it has distributed $140,426.00 to forty-one (41) organizations and will distribute their remaining funds with their second intake of grant applications this fall.

Applicable Policies:

Policy 06-021 – Capital Improvement Grants
Policy 06-022 – Community Grants
Policy 06-019 – Banner Program

Criteria from the above-mentioned policies have been provided within the body of this report, and are provided in Attachments C and D.

Upon Council's approval of the 2023 Capital Improvement and Community Grants program, staff will prepare a release to communicate the significant financial commitment that is being made to Langley's non-profit organizations in support of the valuable work that they do in our community.

Financial Implications:

In 2022, $269,756 in grant funding was issued to organizations through the Community and Capital Improvement Grant programs.

The 2023 Operating Budget includes $288,125 in base funding for Capital Improvement and Community Grants as identified in the report, of which $211,975 is being recommended by staff for distribution.

Respectfully submitted,

Steve Scheepmaker
DIRECTOR
for
CORPORATE ADMINISTRATION DIVISION

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

CONCURRENCES	
Division	**Name**
Finance Division	S. Ruff

ATTACHMENT A: 2023 Grant Application Listing
ATTACHMENT B: List of City of Langley 2023 Grants awarded extracted from their website
ATTACHMENT C: Council Policy 06-021 Capital Improvement Grants
ATTACHMENT D: Council Policy 06-022 Community Grants

Attachment A: 2023 Grant Application Listing

SECTION A: CAPITAL IMPROVEMENT GRANTS

Capital Improvement Grants have an annual budget allocation of $70,000.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-021 and are **recommended** for Council approval.

Ref #	Organization	Project	Project Value	Recommended Amount
A1	BC Farm Museum Association	Parking Renovation and Grassy Area Installation	$17,000	$7,500
A2	Fort Langley Community Improvement Society	Exterior & Interior Upgrades	$68,000	$7,500
A3	Fort Langley Lions Seniors Hall	Fire Control Panel Replacement	$8,000	$4,000
A4	Langley Arts Council	Aldergrove Kinsmen Community Centre: Purchase of Plinths	$6,475	$2,475
A5	Langley Little Theatre	Theatre Refurbishment	$1,780,754	$7,500
A6	Milner Community Association	Milner Chapel: Building Improvements	$21,070	$7,500
A7	Murrayville Community Hall	Interior patching, painting main Hall and Annex	$18,500	$7,500
A8	Willoughby Community Hall Association	Conversion of Fluorescent light to LED	$5,750	$3,000
			Total	**$46,975**

Grant Applications that do not meet policy criteria:
The following 2023 grant applications **do not meet** the criteria defined in Council policy 06-021. These applications are for Council review and direction on funding.

Ref #	Organization	Project	Project Value	Requested Amount
A9[1]	Aldergrove Coghlan Hall Society	Aldergrove Coghlan Hall Repairs	$15,000	$5,000
			Total	**$5,000**

[1] The Aldergrove Coghlan Hall Society was not able to provide documentation confirming the current status of the society. The society is actively working to remedy this.

SECTION B: COMMUNITY ASSOCIATION GRANTS

Community Association Grants have an annual budget allocation of $4,000.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-022 and are **recommended** for Council approval.

Ref #	Organization	Recommended Amount
B1	Aldergrove Community Association	$1,000
B2	Fort Langley Community Improvement Society	$1,000
	Total	**$2,000**

Grant Applications that do not meet policy criteria:
The following 2023 grant applications **do not meet** the criteria defined in Council policy 06-022. These applications are for Council review and direction on funding.

Ref #	Organization	Requested Amount
B3[1]	Aldergrove Community Association	$1,000
	Total	**$1,000**

[1] Policy states only one Community Association Grant can be directed per community.

SECTION C: COMMUNITY GRANTS - GENERAL

Community Grants - General have an annual budget allocation of $117,125.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-022 and are **recommended** for Council approval.

Ref #	Organization	Project	Recommended Amount
C1	Alder Grove Heritage Society - Community Heritage Day	Community Heritage Day	$2,500
C2[1]	Aldergrove Business Association	Christmas in Aldergrove plaza	$2,500
C3[1]	Aldergrove Community Association	Aldergrove Christmas Tree lighting and Parade and Elks Christmas Party	$2,500
C4	Bard in the Valley	Bard in the Valley Winter Production	$2,500
C5	BC Farm Museum Association	BC Farm Museum - Special Days	$2,500
C6	Brookswood Village Merchants Association	Summer Fest and Night of Lights	$2,500
C7	Creative Compass Society - MOS Music, Film Festival, Theatre & Art	MOS Music Projects, Fort Film Festival, Theatre & Arts	$2,500
C8	Encompass Support Services Society - Program in the Park	Program in the Park	$2,500
C9	Fort Langley Community Improvement Society	Christmas Lighting Display & Community Donation Program	$2,500
C10	Fort Langley Lions Mayday Parade and Festival	Mayday Parade and Festival	$2,500
C11	Fort Langley Remembrance Day Service	Fort Langley Remembrance Day Service	$2,500
C12	Fraser Region Community Justice	Youth Black Book	$2,500
C13	Langley Animal Protection Society (LAPS)	Major's Legacy Fund	$2,500
C14[2]	Langley Arts Council - Youth Theatre League	LAC and LLT Youth Theatre League	$2,500
C15	Langley Community Chorus	Safe and Sustainable Performance Staging for Langley Community Chorus	$2,500
C16	Langley Community Farmers Market	Market Awareness and Food Security	$2,500
C17	Langley Literacy Association	Wrap-a-Read Project	$2,500
C18[2]	Langley Little Theatre Society - Langley Youth Theatre League	Langley Youth Theatre League	$2,500
C19	Langley Meadows Community Association	LMCA Annual Fall Fair	$2,500
C20	Langley Pos-Abilities Obstacle Course Repairs	Obstacle Course Upgrades - part 2	$2,500
C21	Langley Ukulele Association	Langley Ukulele Association: Spring and Summer Uke Camps	$2,500
C22	Langley Volunteer Bureau	Connecting and Engaging Volunteers	$2,500
C23	Lower Fraser Valley Aboriginal Society	National Indigenous Peoples' Day	$2,500
C24	Rotary Club of Aldergrove	Enhancing Aldergrove Community Gathering Place	$2,500
C25	Valley Therapeutic Equestrian Association	Accessible Summer Camps	$2,500

Ref #	Organization	Project	Recommended Amount
C26	Volunteer Cancer Drivers Society	Langley Cancer Patient Transportation Program	$1,500
		Total	**$64,000**

[1] Both organizations are applying for grants for the same event. A policy amendment to limit grants to one organization per event has been proposed.

[2] Both organizations are applying for grants for the same program. A policy amendment to limit grants to one organization per program has been proposed.

Grant Applications that do not meet policy criteria:

The following 2023 grant applications **do not meet** the criteria defined in Council policy 06-022. These applications are for Council review and direction on funding.

Ref #	Organization	Project	Requested Amount
C27[1]	Fort Langley Comm Rowing Club and Cascades Rowing Society Regatta	Head of the Fort Regatta	$2,500
C28[2]	Langley Dance Connections - Let's just dance, it's for everyone	Let's Just Dance	$1,800
C29[3]	South Fraser Community Rail Society	Community Rail on BCER Right of Way	$2,500
C30[4]	Fort Langley Community Association	Haldi House and Fort Langley Marina Park Consultation	$2,500
		Total	**$9,300**

[1] Does not meet general policy requirements.
[2] Does not meet general policy requirements. Council has previously provided $500 which was used to purchase snacks, decorations, and door prizes.
[3] A regional initiative with no other declared funding sources from other regional local governments. In addition, the majority of the individuals served by the project will not be Township residents.
[4] The Township will be conducting community engagement activities for similar initiatives.

SECTION D: COMMUNITY GRANTS – MAJOR FESTIVALS

Community Grants – Major Festivals have an annual budget allocation of $45,000.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-022 and are **recommended** for Council approval.

Ref #	Organization	Project	Recommended Amount
D1	Aldergrove Agricultural Fair and Festival Association	Aldergrove Agricultural Fair and Festival Association	$10,000
D2	Fort Langley Jazz & Arts Festival Society	Fort Langley Jazz & Arts Festival	$10,000
D3	Fort Langley Lions	Fort Langley Lions Mayday Parade and Festival	$5,000
D4	Langley Good Times Cruise-In	Langley Good Times Cruise-In	$10,000
D5	Langley Rotary Clubs Charitable Foundation	Ribfest Langley	$10,000
		Total	**$45,000**

Grant Applications that do not meet policy criteria:
There were no applications that **do not meet** the criteria defined in Council policy 06-022.

SECTION E: COMMUNITY GRANTS – MINOR FESTIVALS

Community Grants – Minor Festivals have an annual budget allocation of $15,000.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-022 and are **recommended** for Council approval.

Ref #	Organization	Project	Recommended Amount
E1[1]	Aldergrove Agricultural Fair and Festival Association	Aldergrove Christmas Parade	$5,000
E2[2]	Aldergrove Community Association	Kid Zone at Aldergrove Fair	$2,000
E3	BC Farm Museum	Canada Day at the BC Farm Museum	$5,000
		Total	**$12,000**

[1]Received community grant of $2500 in 2022 plus "$4000 emergency funding" from Council for unexpected increase of traffic control expenses. Two additional 2023 'Community Grant – General' applications for the same event have also been submitted.

[2] Part of Aldergrove Fair which has also applied for a major festival grant.

Grant Applications that do not meet policy criteria:
The following 2023 grant applications **do not meet** the criteria defined in Council policy 06-022. These applications are for Council review and direction on funding.

Ref #	Organization	Project	Requested Amount
E4[3]	Royal Canadian Legion	RCL#265 Remembrance Day	$5,000
		Total	**$5,000**

[3] Applicants have not provided an event plan or event budget so application is deemed incomplete. In 2022, Council awarded the group $5000 towards event costs after a delegation to Council in November. Funding was directed towards Traffic Management needs for the event.

SECTION F: BANNER GRANTS

Banner Grants have an annual budget allocation of $17,500.

Grant Applications that meet policy criteria:
The following 2023 grant applications meet the criteria defined in Council Policy 06-022 and are **recommended** for Council approval.

Please note that the recommended amount is proportionally distributed based on the number of banners that will be installed in each respective community.

Ref #	Organization	Project	Recommended Amount
F1	Aldergrove Business Association	Purchase, installation and maintenance of banners	$5,104
F2	Brookswood Village Merchants' Association	Purchase, installation and maintenance of banners	$7,656
F3	Fort Langley Community Association	Purchase, installation and maintenance of banners	$4,740
		Total	**$17,500**

Grant Applications that do not meet policy criteria:
There were no applications that **do not meet** the criteria defined in Council policy 06-022.

SECTION G: COMMUNITY GRANTS - SCHOLARSHIPS

Community Grants - Scholarships have an annual budget allocation of $21,000.

The following schools are permitted to receive grant funding.

Ref #	Organization	Recommended Amount
G1	Langley School District Foundation - Aldergrove Community Secondary School ($2,000) - Apex Secondary School ($1,000) - Brookswood Secondary School ($2,000) - D.W. Poppy Secondary School ($2,000) - Langley Fine Arts School ($2,000) - Langley Fundamental School ($2,000) - Langley Secondary School ($2,000) - R.E. Mountain Secondary School ($2,000) - Walnut Grove Secondary School ($2,000)	$17,000
G2	Independent Schools - Credo Christian High School ($1,000) - Langley Christian School ($1,000) - Aldergrove Christian Academy ($500) - Fraser Valley Adventist Academy ($500) - King's School ($500) - Whyteclilff Agile Learning Centre ($500)	$4,000
	Total	**$21,000**

SECTION H: COMMUNITY GRANTS – DRY GRAD

Community Grants – Dry Grad has an annual budget allocation of $2,000.

The following schools are typically provided grant funding.

Ref #	Organization	Recommended Amount
H1	Aldergrove Community Secondary	$250
H2	Brookswood Secondary	$250
H3	Langley Fine Arts	$250
H4	Langley Secondary School	$250
H5	RE Mountain Secondary	$250
H6	Walnut Grove Secondary	$250
H7	DW Poppy Secondary School	$250
H8	Langley Fundamental School	$250
	Total	**$2000**

SECTION I: COMMUNITY GRANTS – DRY GRAD

Community Grants – Fly-by has an annual budget allocation of $1,500.

Ref #	Organization	Recommended Amount
I1	Remembrance Day Ceremonies	$1,500
	Total	**$1,500**

Attachment B: 2023 City of Langley Grants

2023 Community Grants that have been awarded by City Council as follows:

Organization	Grant Amount
Bard in the Valley	$14,000.00
Big Brothers Big Sisters of Langley	$5,000.00
Boys and Girls Club of Langley	$3,275.00
Canadian Festival of Chili & BBQ	$6,000.00
Community Arts Council of Vancouver	$1,500.00
Copper for Kids Foundation	$1,000.00
DLBA – Arts Alive Festival	$12,500.00
Douglas Park Pickleball	$5,000.00
Encompass – Best Babies	$1,160.00
Encompass – Friends of Dorothy	$2,500.00
Family Services of Greater Vancouver	$1,500.00
Fibromyalgia Well Spring Foundation	$2,000.00
Fraser Region Community Justice Initiatives Association	$1,000.00
Fraser Valley Cultural Diversity Awards	$1,500.00
Langley 4H District Council	$150.00
Langley Amateur Radio Association	$250.00
Langley Animal Protection Society	$5,000.00
Langley Arts Council	$4,666.00
Langley Care Foundation – Langley Lodge	$5,000.00
Langley Community Farmers Market	$2,500.00
Langley Field Naturalists	$2,500.00
Langley Flippers Swim Club	$1,000.00
Langley Fundamental Middle & Secondary Dry Grad	$500.00
Langley Lawn Bowling Club	$2,500.00
Langley Literacy Association	$2,500.00
Langley Pos-Abilities Society	$4,000.00
Langley Rotary Clubs – RibFest Langley	$5,000.00
Langley Scholarship Committee	$4,500.00
Langley Senior Resources Society	$15,000.00
Langley Volunteer Bureau	$1,650.00
Langley Ukulele Association	$2,500.00
Parkinson Society BC	$500.00
Pitch-In Canada	$425.00
PLEA – Children on the Street	$1,000.00
Terry Fox Run	$1,500.00
Valley Therapeutic Equestrian Association	$4,250.00
Vancouver Area Youth Arts – Formerly KPU Music Fest	$5,500.00
Volunteer Cancer Drivers	$1,000.00

Organization	Grant Amount
Youth Parliament	$1,000.00
Zajac Ranch Society	$5,600.00
Douglas Park Temporary Washroom Facilities	$2,500.00
	$ 140,426.00

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.

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:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-72
FROM:	ENGINEERING DIVISION	**FILE:**	5330-20
SUBJECT:	CAPITAL BUDGET TRANSFER (8600 BLOCK GLOVER ROAD BRIDGE DECK REPLACEMENT)		

RECOMMENDATION:

That Council authorize the transfer of $68,500 from the Annual Bridge Replacement Program (RDS1364) to Bridge Deck Replacement: 8600 Block Glover Road (RDS1370).

ANALYSIS:

The bridge crossing the Salmon River on Glover Road at the 8600 block has experienced an increased rate of deck deterioration.

The bridge was constructed in 1965. It spans 32 metres, has a deck width of 10 metres, and is constructed of timber with an asphalt driving surface. The bridge also has a pedestrian walkway on the east side.

In 2022, the bridge deck had cracks and potholes forming, creating a hazard to vehicles. Staff hired a qualified professional to assess the bridge and provide recommendations to remediate the deck. Subsequently, the Township hired a contractor through a competitive bid process to remove and replace the bridge deck which was recently completed.

During the removal process the qualified professional identified nine corroded metal tie-rods requiring replacement. The tie-rods run the width of the bridge and are integral to the structural integrity of the deck. The contractor has provided a quote for $68,500 to supply and install nine new tie-rods.

Community Implications:

Glover Road is a heavily used roadway connecting Fort Langley to other communities. If the tie-rods are not replaced, there is increased risk of failure which would result in long term closure of this important route.

Financial Implications:

Staff became aware of the critical infrastructure challenges with the tie-rods on this bridge and requested to carry forward funding of the 2022 Annual Bridge Replacement Program to ensure adequate budget was available to complete the works once a cost estimate was finalized.

Project	Description	2023 Uncommitted Capital Budget	2023 Capital Budget Funding Transfer
RDS1364	Annual Bridge Replacement Program	$193,142	($68,500)
RDS1370	Bridge Deck Replacement: 8600 Block Glover Road	$0	$68,500

Respectfully submitted,

Roeland Zwaag
DIRECTOR, ENGINEERING
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-71
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-104
SUBJECT:	CAPITAL REQUEST FOR WILLOWBROOK CONNECTOR, 208 STREET AND 212 CONNECTOR TRANSPORTATION PROJECTS		

RECOMMENDATIONS:

That Council approve $810,000 in funding for environmental compensation works, third-party utility relocation works, and property acquisition along the Willowbrook Connector; and

That Council approve $500,000 in funding for engineering design, traffic studies, and other consulting work required to advance the design for the 208 Street project between 68 Avenue and 76 Avenue and the 212 Connector project between 208 Street and 77A Avenue.

ANALYSIS:

The design for the Willowbrook Connector Widening project between 64 and 68 Avenues has been completed to a 4-lane divided urban arterial road standard and requires environmental compensation works and third-party utility relocations. Scope of work includes protected bicycle lanes, new pedestrian crossings and traffic signals, a multi-use path on the west side, a sidewalk on the east side, and four new bus stops. The intersection at 64 Avenue is being expanded to include dual left turn lanes to meet future traffic demands.

The lands on the west side of the Willowbrook Connector have been developed which restricts expansion to the west. Widening of the Willowbrook Connector will primarily occur to the east, requiring property acquisition from lands within the Agricultural Land Reserve (ALC).

Additional engineering design work and studies are required to complete the detailed design for the 208 Street corridor north of the Willowbrook Connector as well as the 212 Connector. These roads are to be constructed to a similar urban standard as the Willowbrook Connector including at least four travel lanes, intersection improvements, and active transportation facilities. Design completion is required to inform the overall project construction costs for future consideration of Council.

The total funding request of $1,310,000 consists of $1,296,900 in Roads Development Cost Charges (DCC) funding and $13,100 from Capital Projects Reserve as shown in the detailed capital project submission below.

Legislation:

The detail design was circulated to external agencies for their review, comments, and requirements resulting in the following conditions detailed below.

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development Water Management's (FLNRORD) review triggered a "Change Approval" for "Changes In and About a Stream." Approval was granted under the Water Sustainability Act (WSA) with several

requirements attached to the permit. This included environmental offsetting for the stream/ditch infill. The works must be completed on or before December 1, 2023 with an estimated cost of $300,000.

BC Hydro completed a design review to relocate hydro infrastructure to the ultimate location between 64 Avenue and 68 Avenue. TELUS is currently finalizing their design and review with BC Hydro for shared use of the Hydro poles. The final TELUS design or estimate has not yet been received. It is anticipated that the BC Hydro and TELUS costs will be approximately $250,000.

The Township applied for and received approval from the Agricultural Land Commission (ALC) to remove the lands required for construction of the Willowbrook Connector from the ALR. Agreements with properties owners are in place and can be executed once funding for the acquisitions has been secured. Land acquisition costs are $260,000.

Additional engineering design work and studies are required to complete the detailed design for the 208 Street corridor north of the Willowbrook Connector as well as the 212 Connector. These roads are to be constructed to a similar urban standard as the Willowbrook Connector including at least four travel lanes, intersection improvements, and active transportation facilities. Design completion is required to inform the overall project construction costs for future consideration of Council and has been estimated at $500,000.

Community Implications:

The Willowbrook Connector is part of a major arterial road corridor that extends from the City of Langley border to the north to the Fraser River. The development of lands within the Willoughby Community has generated a significant demand for improved transportation infrastructure in this area. The 208 Street Corridor north of 76 Avenue has been substantially completed as a condition of the development of adjacent lands.

Widening of the Willowbrook Connector is the first step in a phased approach to completing the widening of the 208 Street/Willowbrook Corridor to four travel lanes as well as active transportation infrastructure. In order to advance road widening north of the Willowbrook Connector to 76 Avenue as well as the 212 Connector from 208 Street to 77A Avenue, additional funding is needed to undertake engineering design, traffic studies, and other consulting work.

Environmental Implications:

Pursuant to the permit, the environmental works must be completed in the summer fisheries window this year to meet the approval deadline.

Financial Implications:

Widening of the Willowbrook Connector will require $300,000 for the environmental compensation works, $250,000 for third-party utilities work, and $260,000 for land acquisition and property agreements. Advancing design and study works for 208 Street and the 212 Connector will require $500,000. This will be funded from Roads DCCs with the DCC assist factor ($13,100) from the Capital Projects Reserve. Future budget requests for the construction of 208 Street and 212 Connector projects will be brought forward for Council’s consideration.

Cost and Resource Allocations:

At total of $1,310,000 is requested for the proposed works and study. The Township Development Cost Charge Program (DCC) allows for the use of DCC funds for design and

construction costs and for land acquisition costs related to the Willowbrook Connector. The program allows 99% of the funding to be from DCCs and the remaining 1% to be funded from other sources.

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector/208 St Road Widening					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$1,310,000				
Project Description *(Phased Project)	Property acquisition related to widening of the Willowbrook Connector and completion of design work for the 208 Street Corridor and 212 Street Connector					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The Willowbrook Connector, 208 Street, and the proposed 212 Street Connector are part of a major arterial road corridor that extends from the City of Langley border to the north to the Fraser River, and to the newly opened interchange at 216 Street and Highway 1. The development of lands within the Willoughby Community has generated a significant demand for improved transportation infrastructure in this corridor. Through Neighbourhood Engineering Services Plans (ESP) and as a condition of development, road widening and associated utility and stormwater works have been borne by developers with opportunity to recoup some of the costs through Latecomer Agreements, Development Cost Charge (DCC) rebates or credits, DCC Front-ending Agreements, and Development Works Agreements. This has resulted in non-contiguous development of arterial roads in the 208 Street corridor and the need for better connectivity in the area. Portions of the arterial road network are missing, partially complete, or do not have pedestrian or cycling facilities, resulting in concerns with safety and mobility.					
Project Priority Ranking	**High**					
	deterioration or obsolescence					
Length of Project (years):	2	Initial Year of Approval:				

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector/208 St Road Widening					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Development Cost Charges		1,296,900				
Reserve: Capital Projects		13,100				
Debt						
Total Currently Funded		**1,310,000**				

Total Currently Unfunded						

Respectfully submitted,

Roeland Zwaag
DIRECTOR, ENGINEERING
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-74
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0093
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100242 (ISLE OF MANN PROPERTY GROUP / 7258 AND 7240 – 210 STREET; 21031, 21133, 21156 AND 21081 – 72 AVENUE; AND 21300 BLOCK OF 72 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan, Northeast Gordon Estate Neighbourhood Plan, and rezone approximately 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5836 and 5837 subject to 16 development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northeast Gordon Estates Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 349 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;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan,

Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;

3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent;
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility, and the McGillivray Heritage Residence;
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon);
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street;
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. 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);
10. Secure a community stormwater detention site to serve the development to the acceptance of the Township of Langley;
11. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
    c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
    e. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    f. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units;
    g. Prohibiting access to the site from 72 Avenue and Crush Crescent;
    h. Securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan;
12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site;
13. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence;
14. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $9,000,000 in support of the proposed

OCP amendment and rezoning. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;

15. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5836 and 5837.

EXECUTIVE SUMMARY:

Isle of Mann Property Group has applied to develop 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses. The site is currently designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) which indicates that a review of planning policies, including land use and density, for this area world be carried out to determine the road network and land use design. To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan by redesignating the site to accommodate townhouses (Townhouse A (16 – 22 UPA)) and adding it to Development Permit Area 'B' – Residential. The application also proposes to rezone the site to Comprehensive Development Zone CD-176 to accommodate the proposal.

A delegated Development Permit for form and character (yet to be applied for) will be required prior to building permit should Council elect to advance the application.

As the proposed development aligns with designations in the Northeast Gordon Estate Neighbourhood Plan and supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan, including ALR edge planning, heritage retention, greenways, trails, stormwater detention, and housing, staff recommend that Council consider the community and neighbourhood plan amendment and rezoning request, subject to the completion of 16 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

REFERENCE:

Owner:	Isle Of Mann Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1150305 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1175394 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1210109 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1331775 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 Chen I-Jung Kristal 20765 – 90 Avenue Langley, BC V1M 2N4 Dennis and Raelene Lewendon 21156 – 72 Avenue Langley, BC V2Y 2R4
Agent:	Isle Of Mann Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot 18 Section 13 Township 8 New Westminster District Plan 29501; Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612; Lot 18 Section 24 Township 8 New Westminster District Plan 1612; Lot 39 Section 24 Township 8 New Westminster District Plan 41879; Lot 1 Section 24 Township 8 New Westminster District Plan 69698; Lot 2 Section 24 Township 8 New Westminster District Plan 69698; Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

Location:	7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue
Area:	6.93 ha (17.12 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-176
Willoughby Community Plan (existing):	Residential (6 UPA) and Suburban Residential (1 – 2 UPA)
Willoughby Community Plan (proposed):	Multi Family
Northeast Gordon Estate Neighbourhood Plan (existing):	Special Study Area
Northeast Gordon Estate Neighbourhood Plan (proposed):	Townhouse A

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Residential (6 units per acre (UPA)) and Suburban Residential (1 – 2 UPA) in the Willoughby Community Plan (Attachment B), and designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (Attachment C). The McGillivray Heritage House (constructed in 1933) is located at 21031 – 72 Avenue.

DISCUSSION/ANALYSIS:

- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan identifies that the area north of 72 Avenue and east of 210 Street is designated as Special Study Area with a review of planning policies for this area to be carried out to determine a road network and land use design.
- Isle of Mann Property Group has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the 6.93 ha (17.12 ac) site to Comprehensive Development Zone CD-176.
- The proposal includes greenways, ALR buffers, a stormwater management facility, and a portion of 72 Avenue road dedication to be closed.
- The McGillivray Heritage House currently exists on the southwest portion of the overall site at 21031 – 72 Avenue and is proposed to be relocated and restored as part of a future Heritage Revitalization Agreement to be completed prior to final reading of Rezoning Bylaw No. 5837. As part of the subdivision application associated with the subject application, a separate lot will be created to accommodate the McGillivray Heritage House in its new location on the site for use as a single family dwelling.

- The proposal will facilitate development of approximately 349 townhouse units (Attachment E) on two lots as well as separate lots for the McGillivray Heritage House and the stormwater detention facility.

Adjacent Uses:

	Existing Use	Northeast Gordon Estate Neighbourhood Plan Designation	Existing Zoning
North:	Rural property, owned by the Township of Langley	Special Study Area	Rural Zone RU-3
South:	72 Avenue, beyond which are single family dwellings and Streamside Protection and Enhancement Area (SPEA) and Ecological Greenway	Suburban Bonus Density 1 (4.5 UPA)	Comprehensive Development Zone CD-133 and Suburban Residential Zone SR-2
East:	Smith Crescent, beyond which are rural properties in the ALR	Designated Agricultural / Countryside in the Rural Community Plan	Rural Zone RU-3
West:	210 Street, beyond which are residential properties	Single Family Detached (4 UPA), Single Family Detached (6 UPA), and Rowhouse / Townhouse (8 – 15 UPA)	Suburban Residential Zone SR-2

Community / Neighbourhood Plan Amendment:

- The site is split-designated in the Willoughby Community Plan (adopted in 1998, (Attachment B) as a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA).
- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) designates the area north of 72 Avenue and east of 210 Street as Special Study Area with a review of planning policies, including land use and density, for this area to be carried out to determine a road network and land use design.
- Section 4.9 of the Northeast Gordon Estate Neighbourhood Plan indicates that "The Township should work closely with the affected property owner and consider variations to density, siting, use, and other regulations to achieve favourable outcomes" with respect to preservation, retention, and restoration of identified heritage homes such as the McGillivray Heritage House. As part of the development the proponent, the proponent proposes to relocate and restore the McGillivray Heritage House.
- The proposal includes securing an approximate 0.45 ha (1.12 ac) stormwater detention facility and approximate 0.88 ha (2.18 ac) of green space (greenway, agricultural buffer, open space, wildlife corridor, and environmental area).
- As the site is designated Residential and Suburban Residential in the Willoughby Community Plan and Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, the applicant proposes amendments to the Plans to designate the site Multi Family in the Willoughby Community Plan and Townhouse A (16 – 22 UPA) in the Northeast Gordon Estate Neighbourhood Plan.

- Amendments to the Willoughby Community Plan to add the subject site to relevant development permit areas are also included with Official Community Plan Amendment Bylaw No. 5836.

Zoning Amendment:

- Bylaw No. 5837 proposes to rezone the site to new Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-176 zoning in terms of siting, site coverage, height, use, and density.
- The area proposed for the relocation of the McGillivray Heritage House at the southwest corner of the site as well as the area for the stormwater detention facility will remain zoned Suburban Residential SR-2.

Development Permits:

- The subject site is to be added to Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan as part of Official Community Plan Amendment Bylaw No. 5836.
- 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, a future associated development permit application will be processed for consideration by a delegated staff official.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Specifically, CACs are based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f) of the CAC Policy.
- The current land use designations in the Willoughby Community Plan are a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA) resulting in a permitted density of approximately 65 units. However, the subject site is designated Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, which currently does not have a maximum permitted density or associated unit count.
- Based on current rates, the CAC calculation results in a target contribution of $5,025,600 ($14,400 per unit).
- To support the proposed land use plan amendments, the applicant proposes an additional contribution of $3,974,400 ($9,000,000 total) in support of the development as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	349	$14,400	$5,025,600
Additional Contribution			$3,974,400
Total			**$9,000,000**

- The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained (In Non-Disturbance Areas)	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
502	20	424	424	38	462

Detailed Tree Management and Landscape plans will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning applications facilitate:

- the development of approximately 349 townhouse units;
- restoration and relocation of the McGillivray Heritage Residence;
- provision of green space (greenway, Streamside Protection and Enhancement Area, wildlife corridor, ALR buffers including a portion of the Arbour Ribbon trail); and
- provision of a stormwater detention facility;

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5836 and 5837 (subject to 16 development prerequisites) and authorize staff to schedule the required public hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

Respectfully submitted,

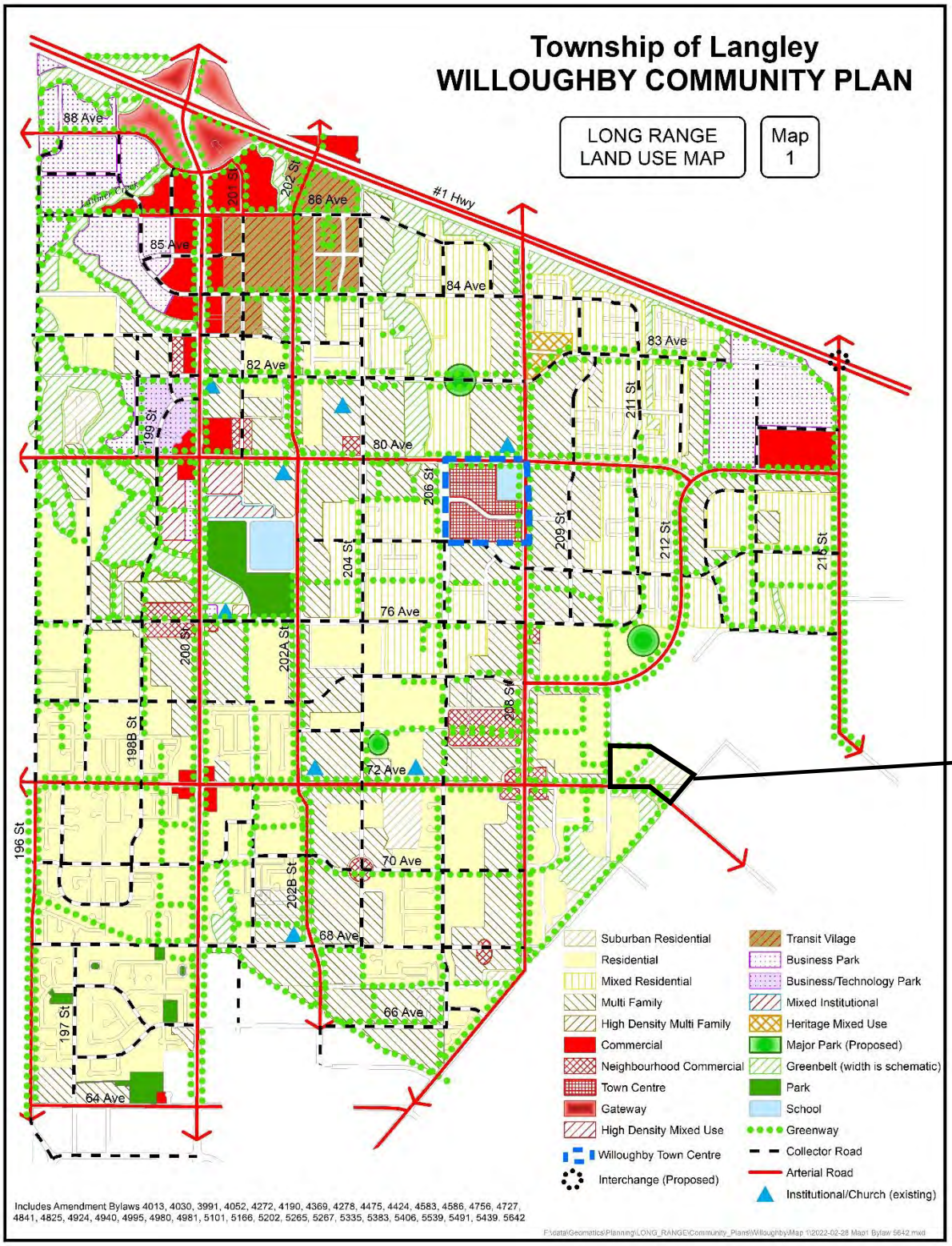
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Northeast Gordon Estate Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan Submitted by Applicant
ATTACHMENT F	School District 35 Comments
ATTACHMENT G	April 25, 2023 Letter from Applicant (Isle of Mann) with Voluntary Amenity Contribution

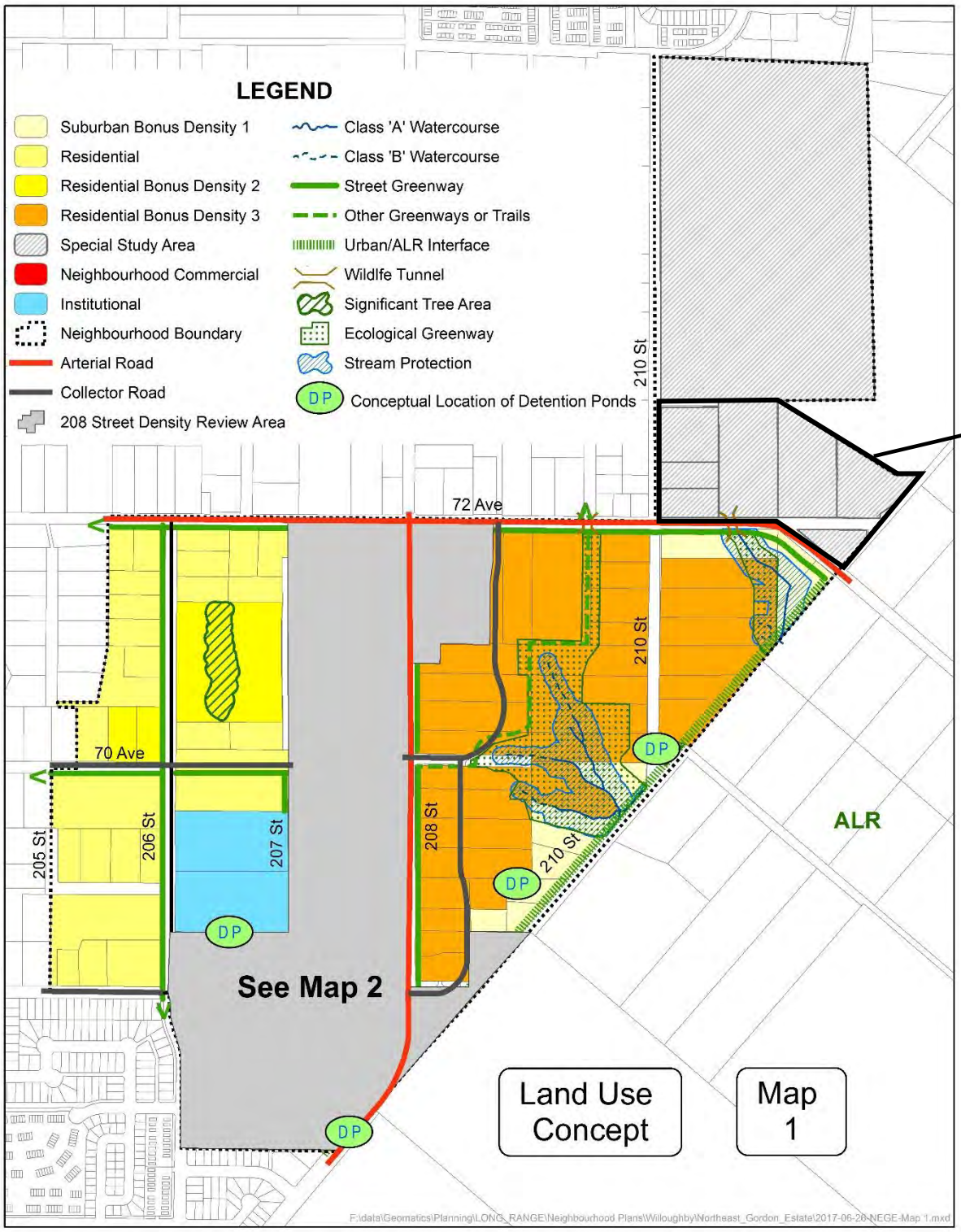
ATTACHMENT A



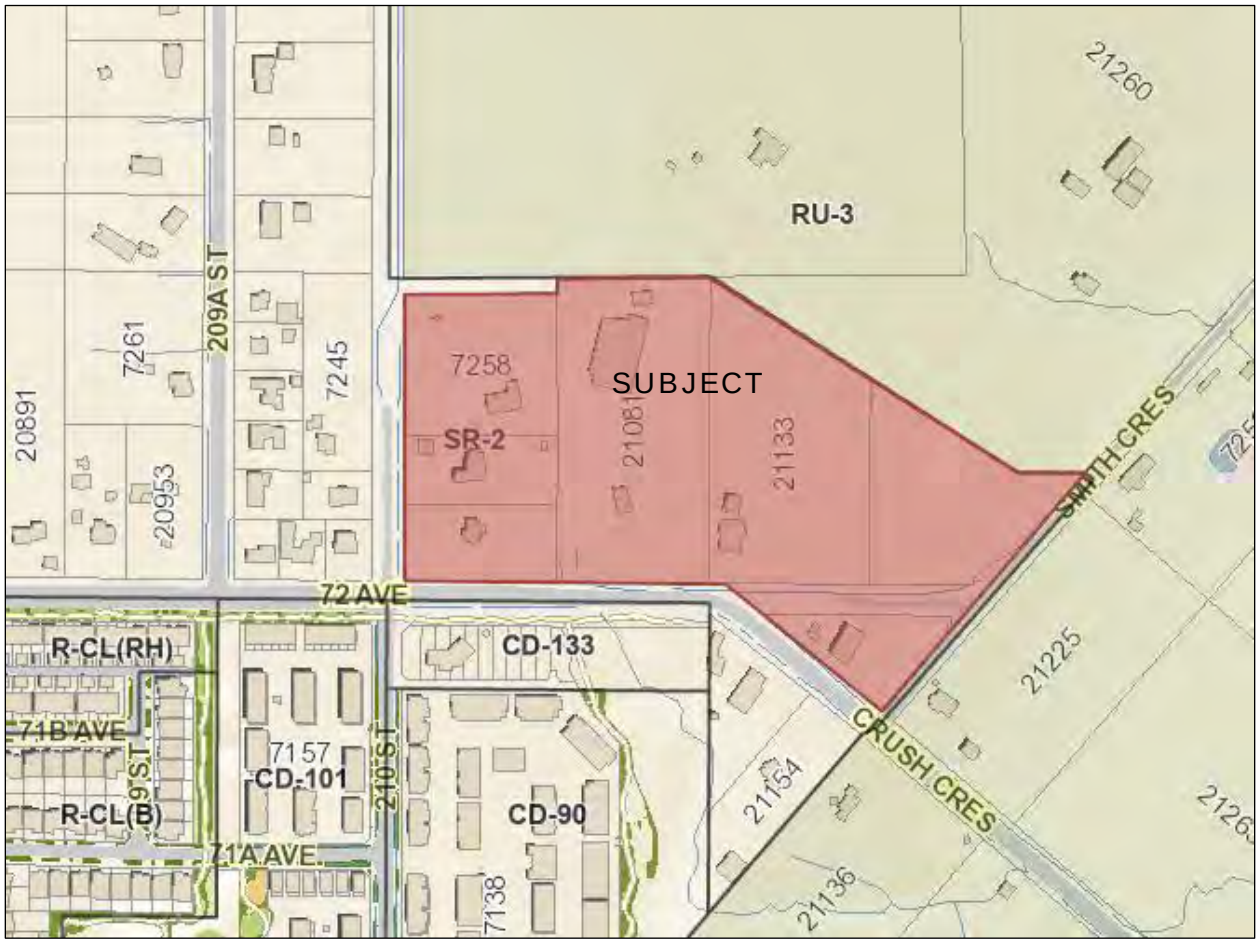
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D





1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

UNIT PROGRAMMING LEGEND:

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

NO.		
	H	
	G	
	F	
2023-03-10	E	REVISED PRELIMINARY SITE LAYOUT
2023-03-06	D	REVISED PRELIMINARY SITE LAYOUT
2022-12-01	C	REVISED PRELIMINARY SITE LAYOUT
2022-09-17	B	REVISED PRELIMINARY SITE LAYOUT
2022-08-02	A	PRELIMINARY SITE LAYOUT

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	MN
CHECKED:	JA
SCALE:	1/64" = 1'-0"
JOB No.:	LAN-028
DATE:	JUNE 2021
SHEET TITLE:	SITE LAYOUT
DRAWING NO.:	A-100 E

December 28, 2022

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project

CIVIC: 7240 & 7258 210 St, 21031, 21081, 21133 & 21156 72 Ave, and 21200 Block of 72 Ave

PROJECT: 08-24-0093

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**338**	**87**	**45**	**66**

Given the current school catchments this development would impact Donna Gabriel Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Stephen Richardson
Director – Development Services
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

April 25, 2023

Dear Mr. Richardson,

RE: CAC Policy 07-166 / ToL File #08-24-0093 / IOM NEGE – Special Study Area – CACs Memo

After careful consideration, the ownership is willing to advance a voluntary contribution of $9,000,000 (nine million dollars) as a community amenity contribution for the subject project which includes the seven-parcel land assembly. The civic address of those parcels are as follows:

1. 7258 210th St.
2. 7240 210 St.
3. 21031 72nd Ave.
4. 21081 72nd Ave.
5. 21133 72nd Ave.
6. 21156 72nd Ave.
7. 72nd Ave.

In addition to the CAC cash contributions, the proposed development will relocate and restore the McGillivray Heritage Home at the corner of 210 street and 72nd avenue as a landmark overlooking the historic Milner Valley. This will be relocated with new foundations and preserved under the guidelines of the Heritage Council.

We thank you for your support and consideration on the subject file.

Please contact me if you require any additional information.

Sincerely,

Dave Mann
President

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475
AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836

EXPLANATORY NOTE

Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475
AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

   Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

   Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

   Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

   Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

   Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

   Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

   Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

   a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

b) By amending Map 4 to add the lands to Development Permit Areas ‘B’ – Residential as shown on Schedule “A” attached to and forming part of this Bylaw.

3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended with respect to lands described as:

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

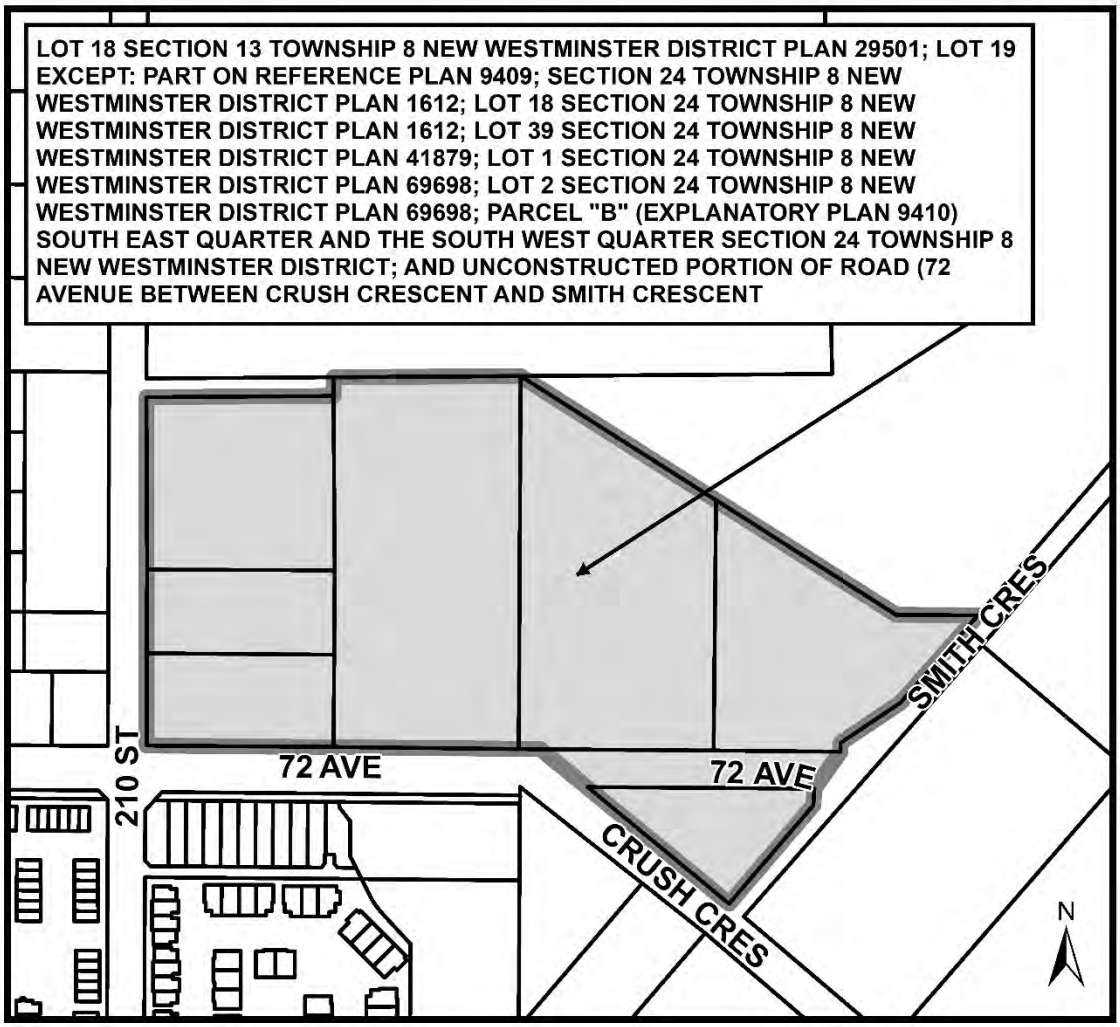
Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

a) By amending Map 1 – Land Use Concept and Map 3 – Land Use Context by changing the land use designation for the subject properties to “Townhouse A” by adding a street greenway on the north side of 72 Avenue and by adding Urban/ALR Interface along the east and north boundary of the area described on Schedule A attached to and forming part of this bylaw.

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

SCHEDULE 'A'
BYLAW NO. 5836



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837

EXPLANATORY NOTE

Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837".

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

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 176" after the words "Comprehensive Development Zone CD-175"
   b. Adding to Section 110 after the words "CD-175" the words "CD-176 – 2 ha"
   c. By adding after Section 1075 "Comprehensive Zone CD-175" the following as Section 1076 "Comprehensive Development Zone CD-176"

1076 **COMPREHENSIVE DEVELOPMENT ZONE CD-176**

Uses Permitted

1076.1 In the CD-176 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1076.2 The maximum density shall not exceed 54 *dwelling units* per hectare (22 *dwelling units* per acre).

Lot Coverage

1076.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 50%.

Siting of Buildings and Structures

1076.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from a *street* or 3 metres from any other *lot line.*

Height of Buildings and Structures

1076.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* used for *townhouse* or *common amenity area uses* shall be a maximum of three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1076.6 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

1076.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1076.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1076.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

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

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

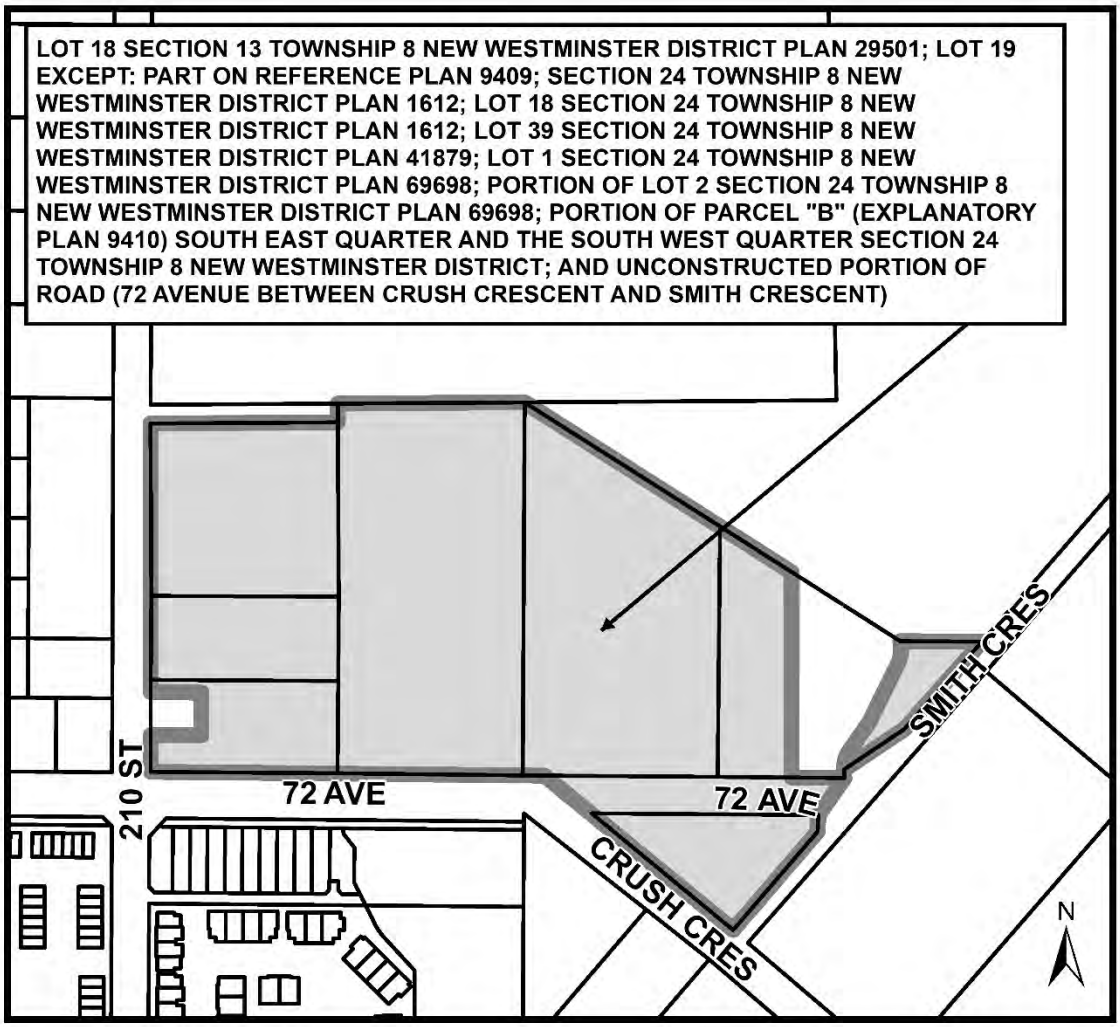
Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-176.

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

SCHEDULE 'A'
BYLAW NO. 5837



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-70
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-15-0175
SUBJECT:	REZONING APPLICATION NO. 100702 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100155 (1352041 BC LTD. / COASTLAND ENGINEERING & SURVEYING LTD. / 19819 – 68 AVENUE)		

PROPOSAL:

Application to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) and to vary the lot depth for one of the lots to facilitate a residential development consisting of six single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5822 subject to nine (9) development prerequisites being satisfied prior to final reading and that Council authorize issuance (at time of final reading of Bylaw No. 5822) of Development Variance Permit No. 100155.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the Routley Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1352041 BC Ltd.) Bylaw No. 5822 to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate the development of six 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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements to allow for access in perpetuity, all in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Routley Neighbourhood Plan;
4. Dedication and construction of a greenway over the Fortis Gas right-of-way including final acceptance of the greenway landscape design plans (interim and ultimate), sidewalk/trail alignment, signage, landscape details, and security;

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of a no-build restrictive covenant on Lot 7 until access and servicing is available from the north;
7. Compliance with the requirements of the Department of Fisheries and Oceans (DFO) and the Ministry of Water, Land and Air Protection as defined in the Routley Neighbourhood Plan;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Routley Environmental Monitoring Fee, Development Works Agreement (DWA) and Latecomer charges; and

That Council at the time of final reading of Bylaw No. 5822 authorize the issuance of Development Variance Permit No. 100155 (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 m to 17.4 m for proposed Lot 2 as shown on Schedule “A”.

EXECUTIVE SUMMARY:

Coastland Engineering & Surveying Ltd. has applied to rezone a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate development of six lots. A delegated development permit to secure an exterior design control agreement is being processed concurrently.

As the proposed development is consistent with the land use and density provisions of the Willoughby Community Plan, the Routley Neighbourhood Plan, and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 5822) of Development Variance Permit No. 100155.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5822 and Development Variance Permit No. 100155.

REFERENCE:

Owner:	1352041 BC Ltd. 18272 – 70 Avenue Surrey, BC V3S 6Z1
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 - 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 72 Section 15 Township 8 New Westminster District Plan 67215
Location:	19819 – 68 Avenue
Area:	0.43 ha (1.05 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(B)
Willoughby Community Plan:	Residential and Greenway
Routley Neighbourhood Plan:	Residential Bonus Density 2, Residential Infill, and Greenway

BACKGROUND/HISTORY:

- The Routley Neighbourhood Plan designates the site as Residential Bonus Density 2 / Residential Infill, permitting a base density of 15 units per hectare (uph) (6 units per acre (upa)).

DISCUSSION/ANALYSIS:

- Coastland Engineering & Surveying Ltd. has applied to rezone the site to Residential Compact Lot Zone R-CL(B).
- The proposal will facilitate a residential development consisting of six lots with a total density of 13.9 uph (5.7 upa).
- The proposed rezoning complies with the Routley Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Routley Neighbourhood Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Residential Bonus Density 2 (6 upa)	Suburban Residential Zone SR-2
South:	68 Avenue, beyond are multiple lots with existing single family dwellings	Residential (Willoughby Community Plan)	Land Use Contract 75 / Residential Zone R-1A

East:	Multiple lots with existing single family dwellings	Residential Bonus Density 2 (6 upa), Residential Infill, and Greenway in the Routley Neighbourhood Plan	Residential Zone R-1A and Residential Compact Lot Zone R-CL(B)
West:	Multiple lots with existing single family dwellings	Residential Bonus Density 2 (6 upa), Residential Infill, and Greenway in the Routley Neighbourhood Plan	Residential Zone R-1A and Residential Compact Lot Zone R-CL(B)

Zoning Amendment:

- Bylaw No. 5822 proposes to rezone the site to Residential Compact Lot Zone R-CL(B) to facilitate development of six single family lots.
- The project complies with the provisions of the proposed zones in terms of lot dimensions, siting, lot coverage, parking, height, use, and density, with the exception of the requested variance to lot depth for proposed Lot 2.

Development Variance Permit No. 100155 (lot depth variance):

- The Residential Compact Lot Zone R-CL(B) has a minimum front loaded lot depth (defined as the average distance between the front and rear lot line boundaries) requirement of 25 m (82 ft).
- Lot 2 has a proposed lot depth of 17.4 m (57.3 ft) to accommodate the Routley Neighbourhood Plan identified greenway.
- Staff do not object to the proposed variance as the location of the greenway limits the lot depth available for the subject development to under 25 m (82 ft).
- Staff note proposed Lot 2 is able to achieve a usable building envelope and exceeds the minimum lot area and width requirements of the Residential Compact Lot Zone R-CL(B).

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create six single family lots, with two lots fronting 68 Avenue, one lot fronting 68B Avenue, and three lots fronting the new 198A Street.
- Consistent with the Routley Neighbourhood Plan, the subdivision will also result in a greenway lot dedicated to the Township through the central portion of the site.
- Vehicular access to Lots 4 to 6 is proposed from 68 Avenue on a temporary basis until adjacent development occurs on the lots to the north and vehicular access can be achieved via 68B Avenue.
- A no-build restrictive covenant on Lot 7 (included as a development prerequisite) is to be registered until such time as the required road and associated services are available through adjacent development to the north.

Development Permits:

- The subject site is located in Development Permit Area ‘B’ – Residential (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 the 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**
Single Family Dwellings	6	$16,900	$101,400
Total			**$101,400**

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**
4	0	24	24	6	30

Policy Considerations:

The proposed rezoning and development variance permit application facilitates the development of six single family lots. The proposal is consistent with the Willoughby Community Plan and Routley Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5822 (subject to nine (9) development prerequisites) and authorize issuance of Development Variance Permit No. 100155.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100155
ATTACHMENT B Aerial Context Map
ATTACHMENT C Willoughby Community Plan Map
ATTACHMENT D Routley Neighbourhood Plan Map
ATTACHMENT E Zoning Bylaw No. 2500 Map
ATTACHMENT F Site Plan Submitted by Applicant

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100155

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

1. Name: 1352041 BC Ltd.

   Address: 18272 – 70 Avenue
   Surrey, BC V3S 6Z1

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 72 Section 15 Township 8 New Westminster District Plan 67215

   CIVIC ADDRESS: 19819 – 68 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. 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 m to 17.4 m for proposed Lot 2 as shown on Schedule “A”.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:
SCHEDULE A Site Plan

SCHEDULE A

SUBDIVISION PLAN OF LOT 72 SECTION 15, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 67215

PLAN EPP_____

B.C.G.S. 92G.016

0 5 10 20 30 40 50 m

SCALE – 1 : 500

All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

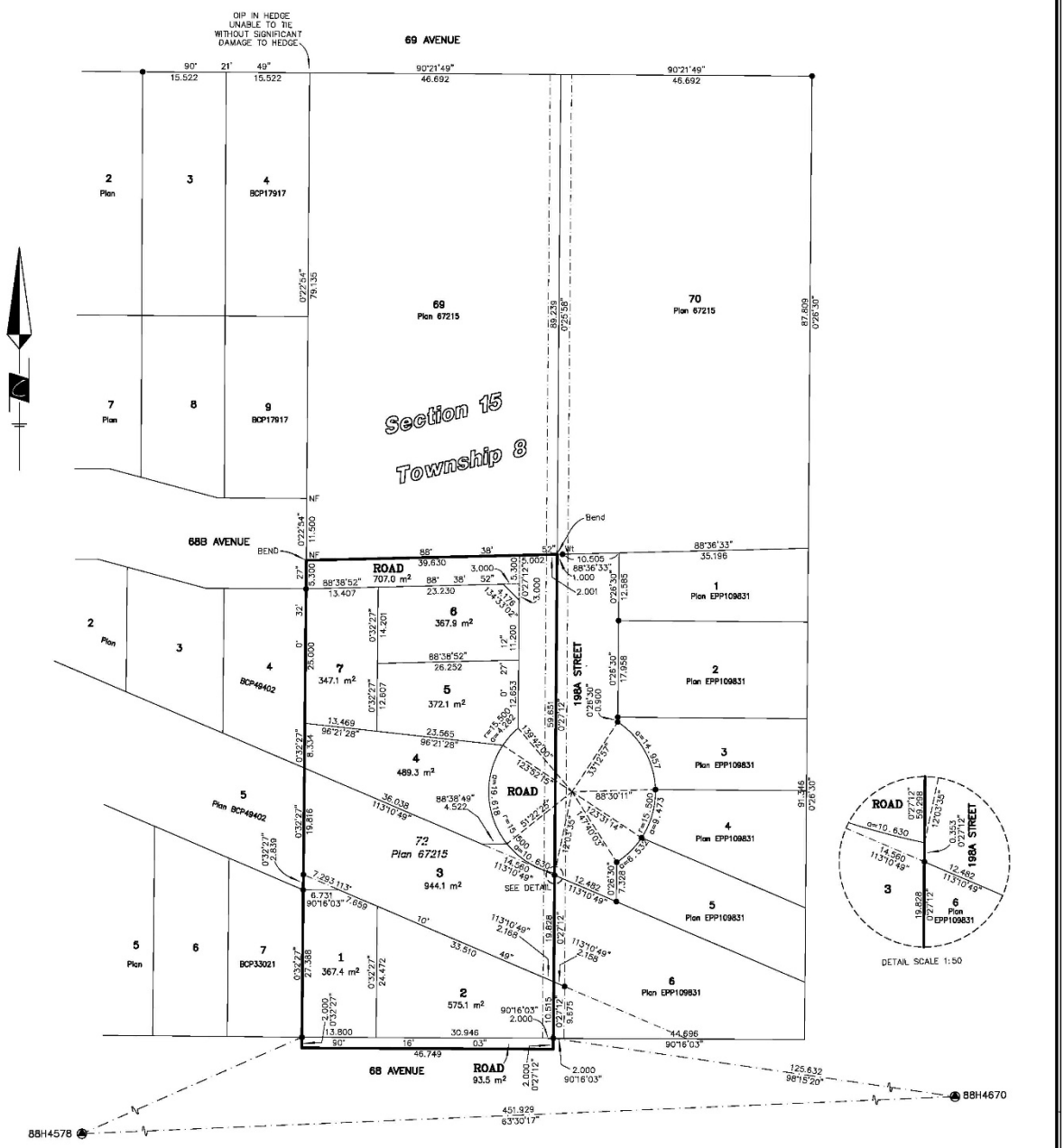
Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

Legend:

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Denotes lead plug set
- Ex. Denotes Explanatory
- NF Denotes nothing found
- Wt Denotes witness

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

PRELIMINARY

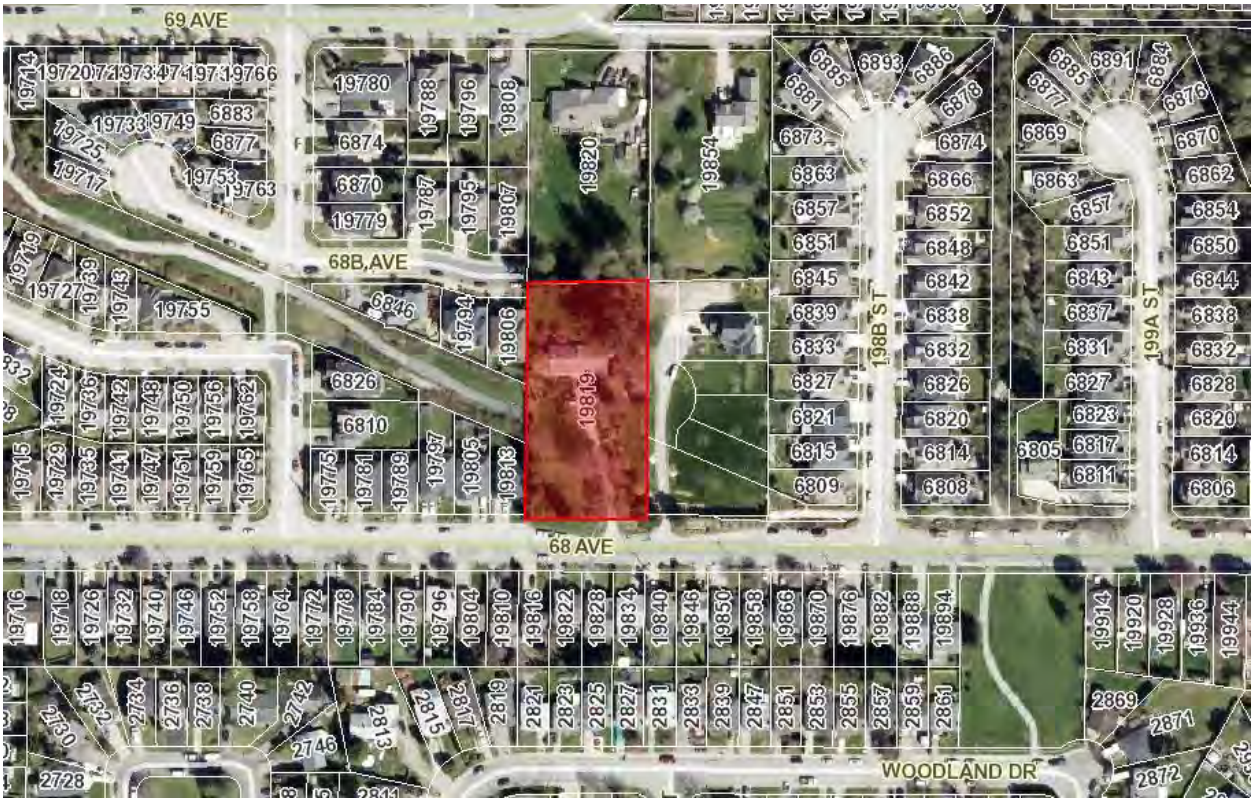


Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 53 Ave
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8347-SUB

This plan lies within the Metro Vancouver Regional District

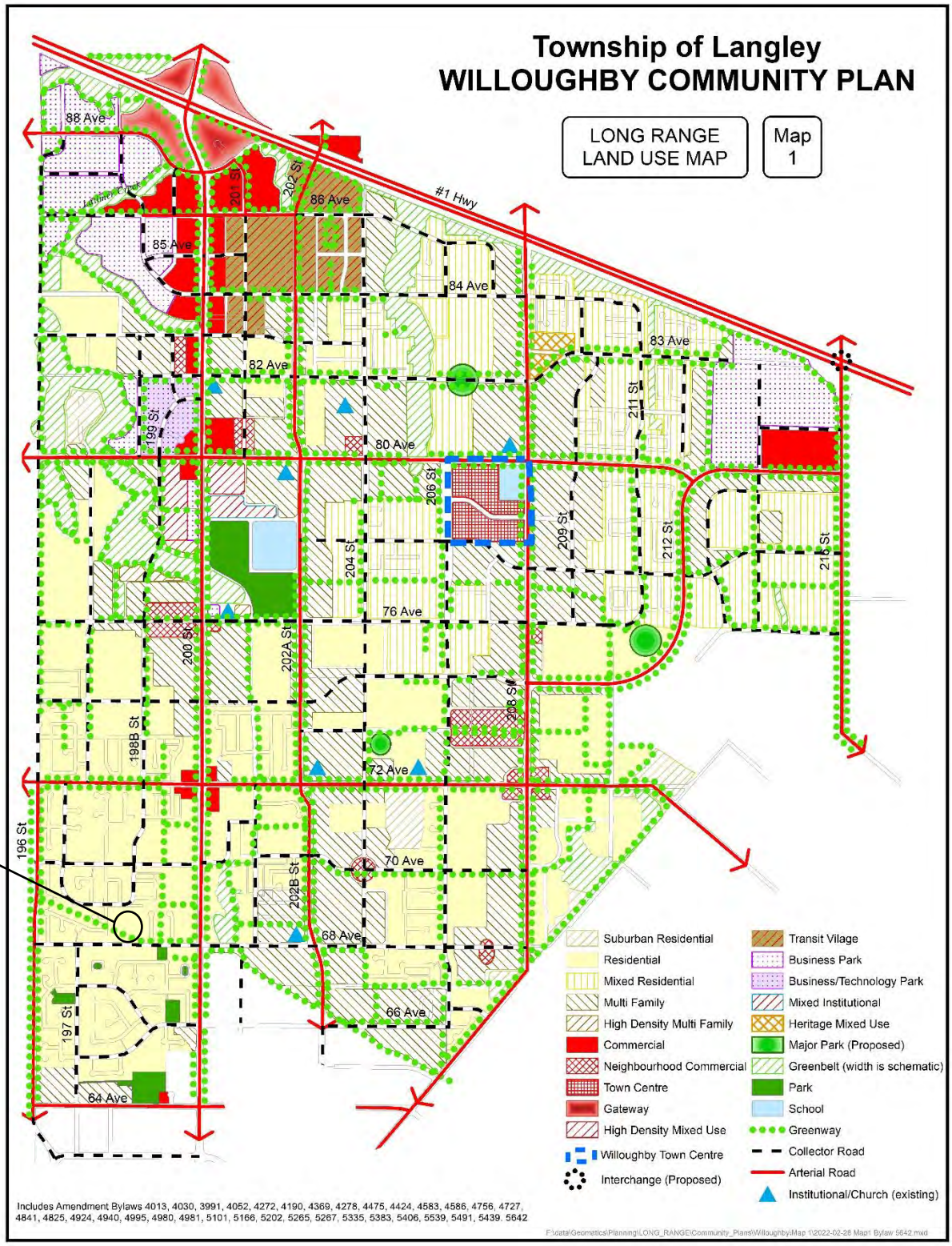
The field survey represented by this plan was completed on the __th day of _____, 2022.
Kenneth W. Schuurman, B.C.L.S. (800)

ATTACHMENT B



AERIAL CONTEXT MAP

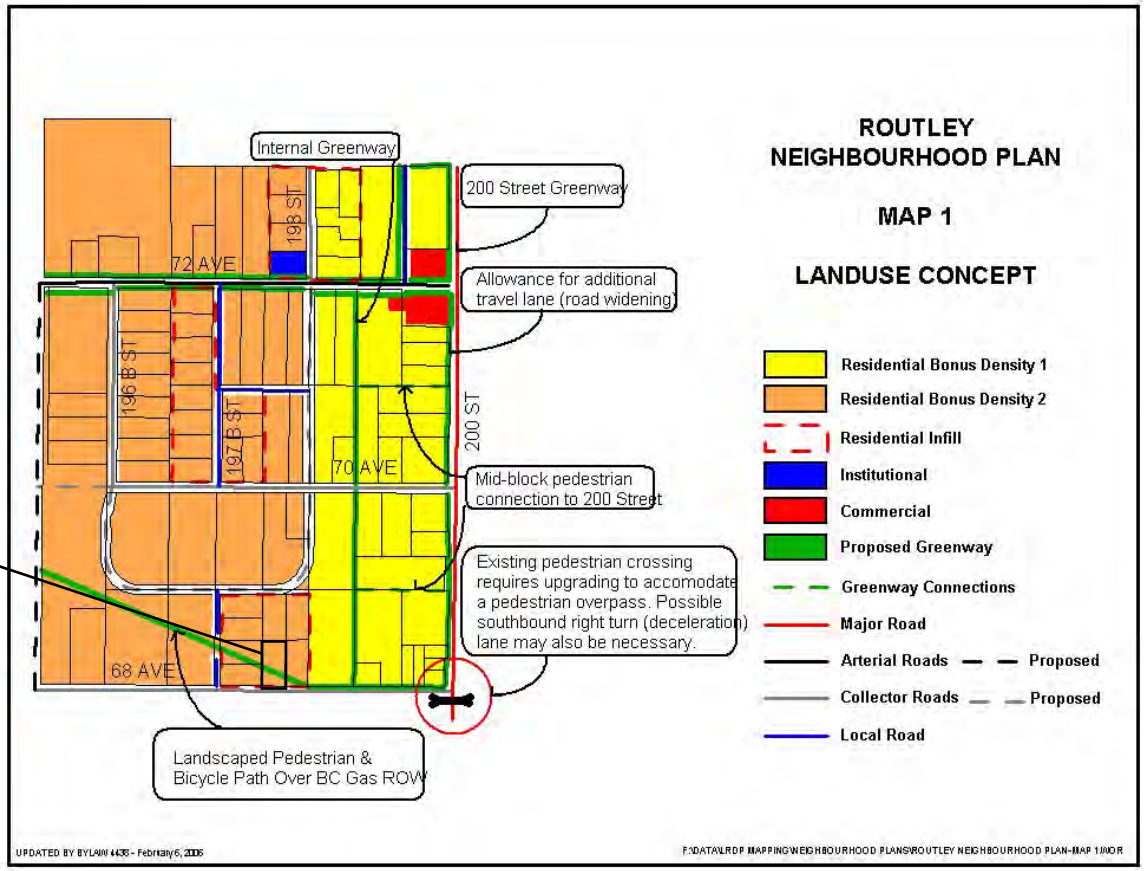
ATTACHMENT C



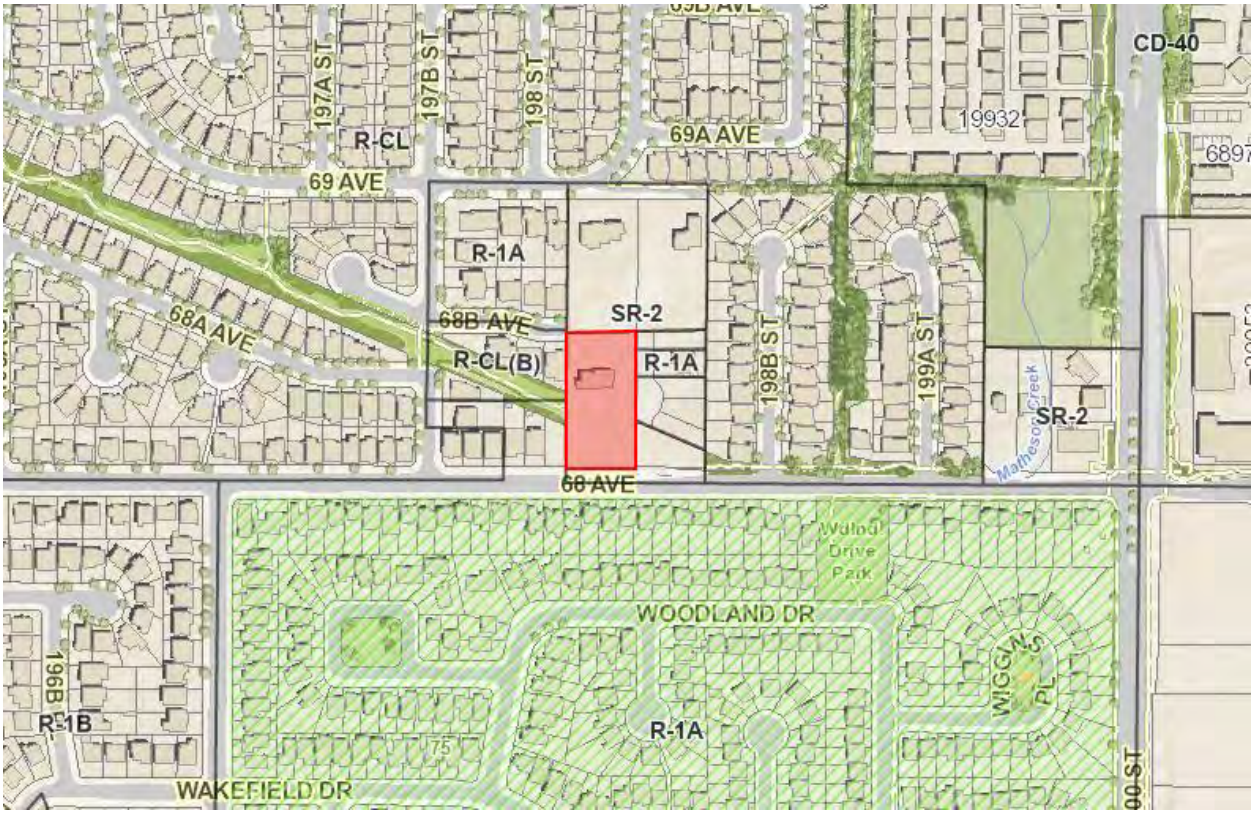
SUBJECT

ATTACHMENT D

SUBJECT



ATTACHMENT E



ZONING BYLAW NO. 2500

SUBDIVISION PLAN OF LOT 72 SECTION 15, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 67215

PLAN EPP____

G.1

B.C.G.S. 92G.016

0 5 10 20 30 40 50 m

SCALE – 1 : 500

All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

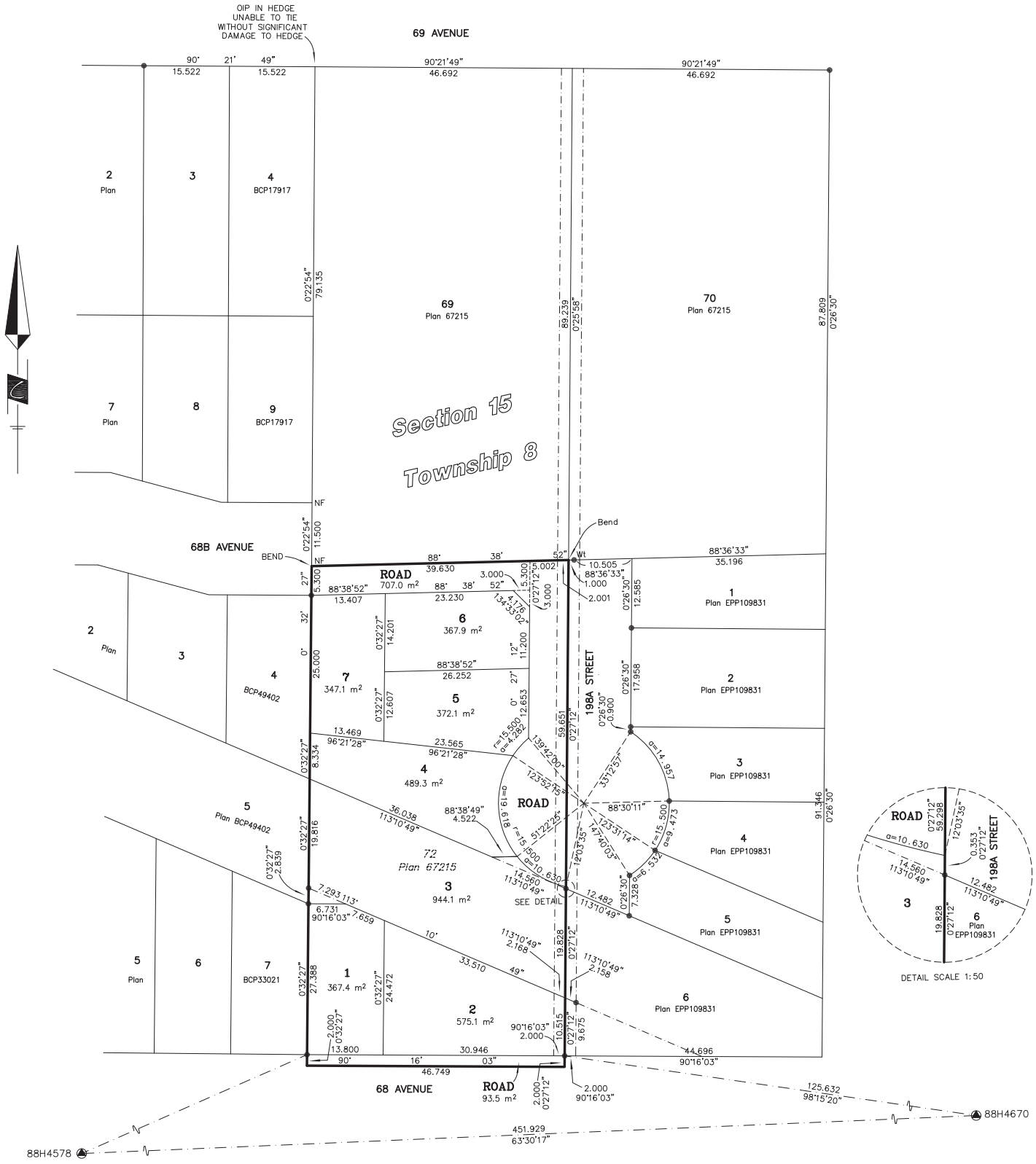
Legend:

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Denotes lead plug set
- Ex. Denotes Explanatory
- NF Denotes nothing found
- Wt Denotes witness

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

ATTACHMENT F

PRELIMINARY



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 53 Ave
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8347-SUB

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 11th day of May, 2022.
Kenneth W. Schuurman, B.C.L.S. (800)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1352041 BC LTD.) BYLAW NO. 5822

EXPLANATORY NOTE

Bylaw No. 5822 rezones a 0.43 ha (1.05 ac) site located at 19819 – 68 Avenue to Residential Compact Lot Zone R-CL(B) to facilitate six single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1352041 BC LTD.) BYLAW NO. 5822

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 (1352041 BC LTD.) Bylaw No. 5822”.

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

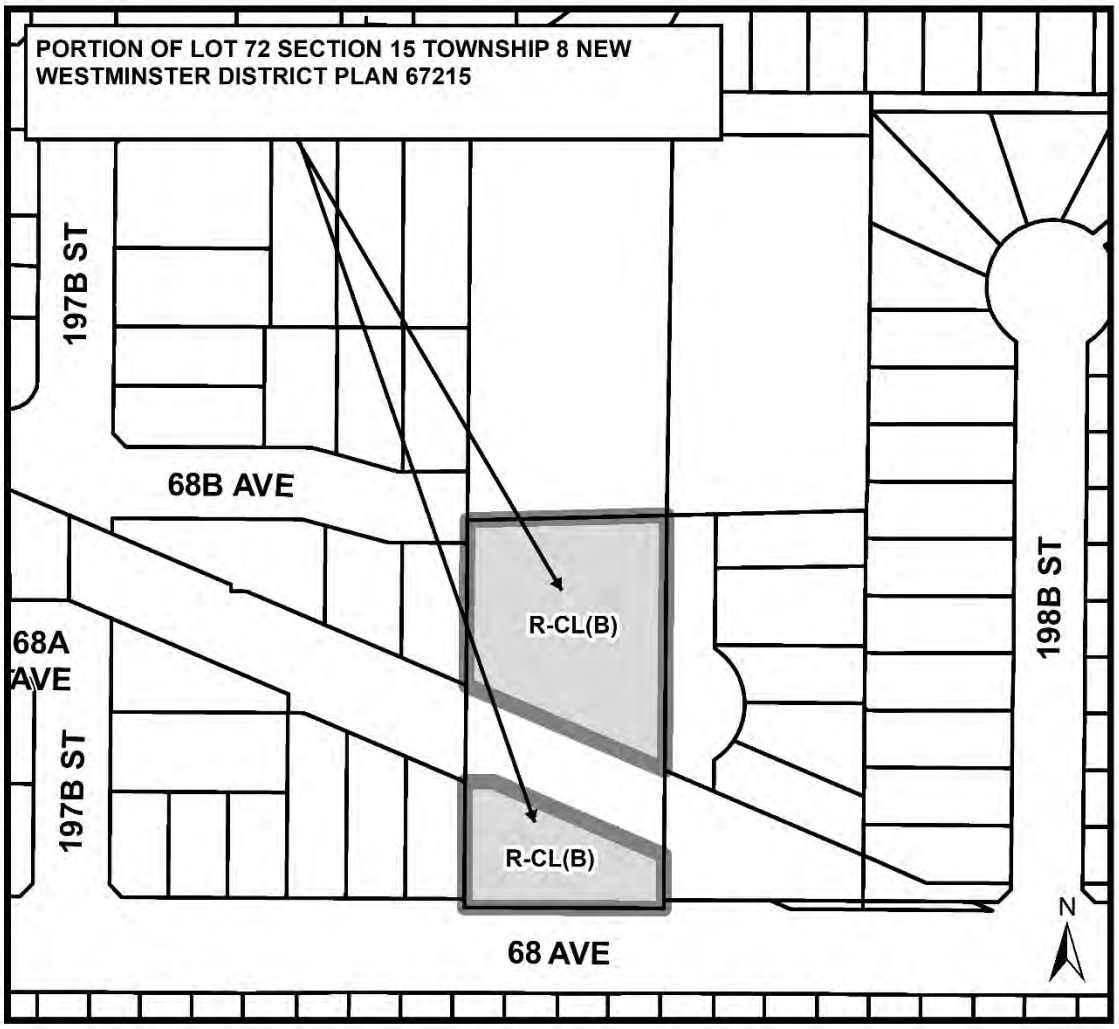
   Lot 72 Section 15 Township 8 New Westminster District Plan 67215

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B).

NOTICE WAS ADVERTISED the	20 & 27	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. 5822



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 – REGULAR MEETING	**REPORT:**	23-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-34-0083
SUBJECT:	REZONING APPLICATION NO. 100697 AND DEVELOPMENT PERMIT APPLICATION NO. 101310 (1319730 BC LTD. / ORION CONSTRUCTION / 8870 – 196A STREET)		

PROPOSAL:

Application to rezone approximately 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A and issue a Development Permit to facilitate the development of a 5,275 m^2 (56,780 ft^2) industrial building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5863 subject to nine (9) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5863) of Development Permit No. 101310

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1319730 BC Ltd.) Bylaw No. 5863 rezoning 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A to facilitate development of a 5,275 m^2 (56,780 ft^2) industrial building 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 east half of 196A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth 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 a statutory right-of-way for the purposes of a pedestrian connection (2 m) at the southerly property line;
6. Registration of a restrictive covenant for the purposes of protection of Streamside Protection and Enhancement Areas (SPEA) and acceptance of the streamside enhancement plans, fencing, signage, and security;

7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Compliance with the requirements of the Willoughby Arterial Road Completion Amenity Policy if applicable, and the Willoughby Greenway Amenity Zoning Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, and Development Works Agreement (DWA) and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5863 authorize issuance of Development Permit No. 101310 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. Section 701.6 of the Township of Langley Zoning Bylaw No. 2500 setbacks being varied from:
    a. 10 m to 5 m from the front lot line; and
    b. 10 m to 3 m from the rear and side lot lines;
d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view; and
f. 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:

Orion Construction has applied to rezone approximately 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A with an accompanying Development Permit to facilitate development of a 5,275 m^2 (56,780 ft^2) industrial building.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and Carvolth Neighbourhood Plan. The proposal complies with the provisions of the Service Industrial Zone M-1A (with the exception of the proposed siting variances) in terms of lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of nine (9) development prerequisites and authorize issuance of Development Permit No. 101310 at time of final reading of Rezoning Bylaw No. 5863

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5863, and Development Permit No. 101310.

REFERENCE:

Owner:	1319730 BC Ltd. 3300, 1021 W Hastings Street Vancouver, BC V6E 0C3
Agent:	Orion Construction 104, 3950 – 191 Street Surrey, BC V3Z 0Y6
Legal Description:	Lot 2 Section 34 Township 8 New Westminster District Plan 77885
Location:	8870 – 196A Street
Area:	1.20 ha (2.96 ac)
Willoughby Community Plan:	Business Park/Greenway/Greenbelt
Development Permit Area	Area 'M'
Carolth Neighbourhood Plan:	Flex Employment II / Buffer Greenway / Conservation Area
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Service Industrial Zone M-1A

BACKGROUND/HISTORY:

The majority of the site is designated as Flex Employment II in the Carvolth Neighbourhood Plan. As a red coded watercourse (Latimer Creek) is located adjacent to lands to the north and east of the subject site, portions of the site are designated as Buffer Greenway / Conservation Area to protect the watercourse. The Flex Employment II designation does not provide a minimum or maximum density with applicable policy noting development is intended to ensure an adequate supply of land that supports a diverse mix of employment and retail services.

DISCUSSION/ANALYSIS:

- The proposed development of the 5,275 m^2 (56,780 ft^2) industrial building is consistent with the Carvolth Neighbourhood Plan's Flex Employment II designation.
- Orion Construction has applied to rezone the site to Service Industrial Zone M-1A.
- The northeast portion of the site is designated Buffer Greenway / Conservation Area. To accommodate the proposed development, the applicant is utilizing the SPEA "flex" provision of Schedule 3 from the Official Community Plan (OCP). The applicant's proposal includes reducing a portion of SPEA by 48.5 m^2 (522 ft^2) while increasing a portion of SPEA by 99 m^2 (1,065 ft^2) with completion of a minimum 99 m^2 (1,065 ft^2) of SPEA enhancements (i.e., native plantings).

Adjacent Uses:

	Existing Use	Carvolth Neighbourhood Plan Designation	Existing Zoning
North:	A residential property zoned Suburban Residential SR-2	Conservation Area / Flex Employment II	Suburban Residential Zone SR-2
South:	A residential property zoned Suburban Residential SR-2	Flex Employment II	Suburban Residential Zone SR-2
East:	A residential property zoned Suburban Residential SR-2	Conservation Area / Flex Employment II	Suburban Residential Zone SR-2
West:	196A Street, beyond which is a residential property zoned Suburban Residential SR-2	Conservation Area / Flex Employment II	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5863 proposes to rezone the site to Service Industrial Zone M-1A to facilitate development of a new industrial building.
- The project complies with the provisions of the site's proposed zoning (with the exception of the proposed siting variances), site coverage, height, use, and density.

Development Permit:

- The subject property is located in Development Permit Area "M" in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101310 (Attachment A) includes renderings, site plans, building elevations, tree, and landscaping plans.
- The application includes the following variances to Zoning Bylaw Section 701.6:
    - front lot line being varied from 10 m (32.8 ft) to 5 m (16.4 ft) and
    - rear and side lot lines from 10 m (32.8 ft) to 3 m (9.8 ft).
- Staff are supportive of the variance as:
    - the front lot line variance allows for a better interface to the street and alignment with Carvolth Development Permit Area "M" guidelines;
    - the M-1A zone permits zero lot line along interior rear and side yard setbacks that abut an industrial or commercial zone;
    - the current uses of the adjacent properties are currently Suburban Residential Uses, however the Carvolth Neighbourhood Plan designates the area as Flex Employment II which would support developments similar to the proposed industrial building.

Tree Protection / Replacement:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
154	0	68	27	9	77

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. 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 a 5,275 m^2 (56,780 ft^2) industrial building. The proposed development is in compliance with the Carvolth Neighbourhood Plan Flex Employment II / Buffer Greenway / Conservation land use designations and the provisions of the proposed Service Industrial Zone M-1A (with the exception of the proposed siting variances) in terms of site coverage, parking, height, use, and density.

Staff recommend that Council give first, second and third reading to Bylaw No. 5863 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5863) of accompanying Development Permit No. 101310.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101310
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Willoughby Community Plan Map
ATTACHMENT D	Carvolth Neighbourhood Plan Map
ATTACHMENT E	Zoning Map
ATTACHMENT F	Rendering
ATTACHMENT G	Site Plan

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101310

This Permit is issued this _____day of _____, 2023 to

1. Name: 1319730 BC Ltd.

   Address: 3300, 1021 W Hastings Street
   Vancouver, BC V6E 0C3

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

   LEGAL DESCRIPTION: Lot 2 Section 34 Township 8 New Westminster District Plan 77885

   CIVIC ADDRESS: 8870 – 196A Street

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

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” 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. Section 701.6 of the Township of Langley Zoning Bylaw No. 2500 setbacks being varied from:
      a. 10 m to 5 m from the front lot line; and
      b. 10 m to 3 m from the rear and side lot lines;
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. All rooftop mechanical equipment to be screened from view; and
   f. 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	Landscape Drawings

PROPOSED INDUSTRIAL BUILDING:

LANGLEY 88 SPEC BUILDING

ADDRESS: 8870 196A ST, TOWNSHIP OF LANGLEY, B.C.

LEGAL DESCRIPTION: LT 2, SEC 34, TWP 8, NWD, PL NWP77885





2 A-0.0 **WEST WALL RENDERING**
SCALE: N.T.S.

1 A-0.0 **NORTH-WEST CORNER RENDERING**
SCALE: N.T.S.

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
MASTER PLANS	A-0.1
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SHADOW STUDIES	A-1.2
MAIN FLOOR PLAN	A-2.0
UPPER FLOOR PLAN	A-2.1
ROOF PLAN	A-2.2
COLOURED ELEVATIONS	A-4.0
SECTIONS	A-5.0



3 A-0.0 **CONTEXT PLAN**
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
#10 - 19066 24 AVENUE, SURREY, B.C., V4A 9X6
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 6075655 EMAIL: DARCY@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be used for any other purpose without the written consent of Chip Barrett Architect. The reproduction carries the name of the designer and other information shown on this drawing shall not be used on other projects, for additions to this project, or for completion of this project by others without the written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
4	DEC.08.22	RE-ISSUED FOR DP
3	JUN.29.22	RESPONSE TO CITY COMMENTS
2	OCT.20.21	ISSUED FOR DP
1	OCT.20.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
#3950 191 STREET,
LANGLEY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
RE-ISSUED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY

RE-ISSUED

COVER SHEET

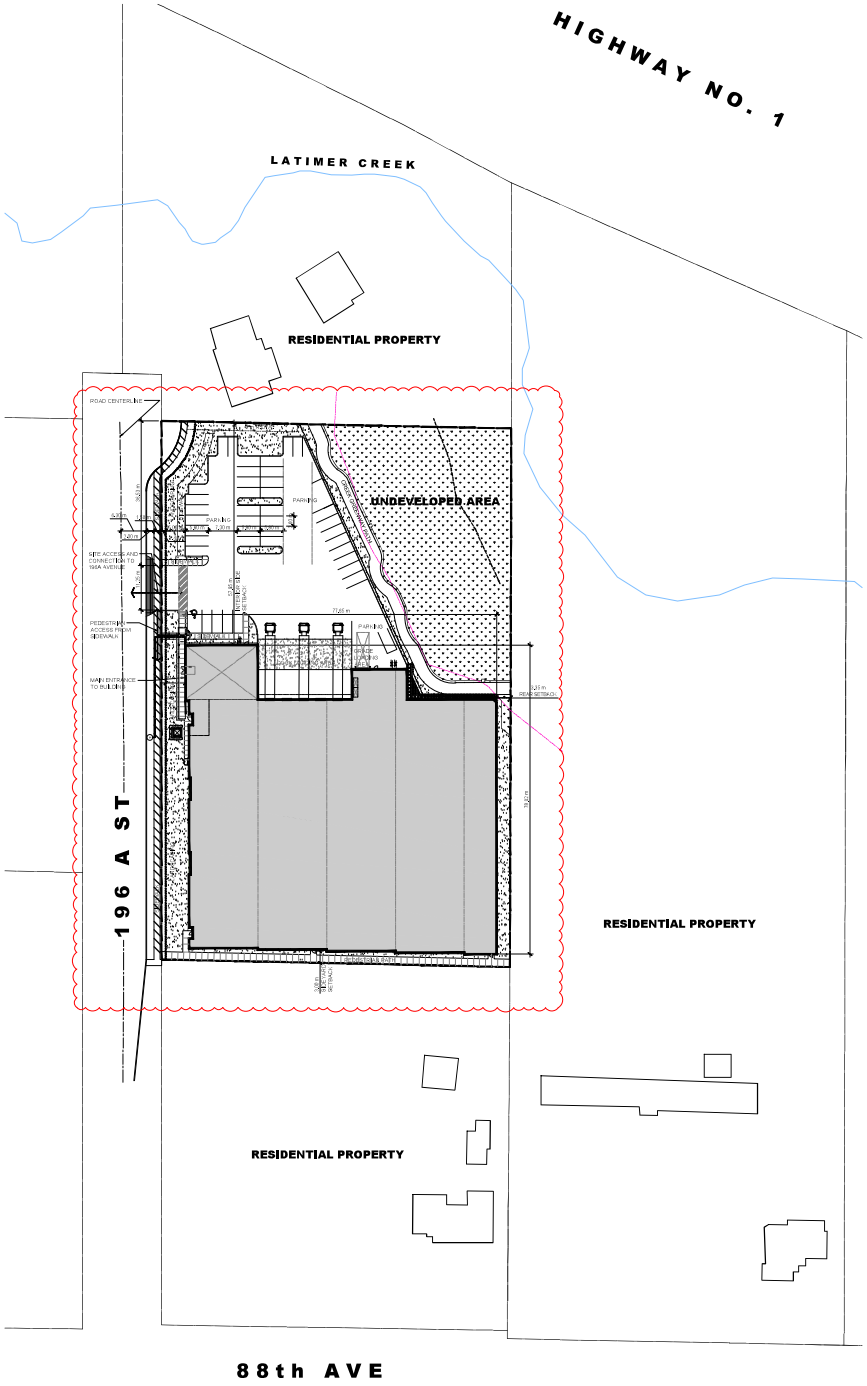
SCHEDULE A

SEAL

JOB NO. 21-045	DRAWN VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.08.22

PROJECT - DRAWING NUMBER: A-0.0
REV.: 4

G.2



1 A-0.1 **MASTER PLAN - SITE**
SCALE: 1:500



2 A-0.1 **MASTER PLAN - NEIGHBOURHOOD**
SCALE: N.T.S

CHIP BARRETT ARCHITECT
#10 - 19595 20 AVENUE, SURREY, B.C., V3Z 9X6
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-5655 EMAIL: DARCY@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be used for any purpose other than that authorized by unless this reproduction carries his name and all designs and other information shown on this drawing shall not be used on other projects for additions to this project, or for completion of this project by others, without written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
2	DEC.20.22	REISSUED FOR DP
1	JUN.15.22	RESPONSE TO CITY COMMENTS

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY

DRAWING

MASTER PLANS

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	DEC.20.22

PROJECT - DRAWING NUMBER: A-0.1 | REV.: 2

GENERAL NOTES

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE FOOTING & FALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS. TAPING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. WHERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS, THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOISTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. FLOOR SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL GRADES AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING.

SITE DATA

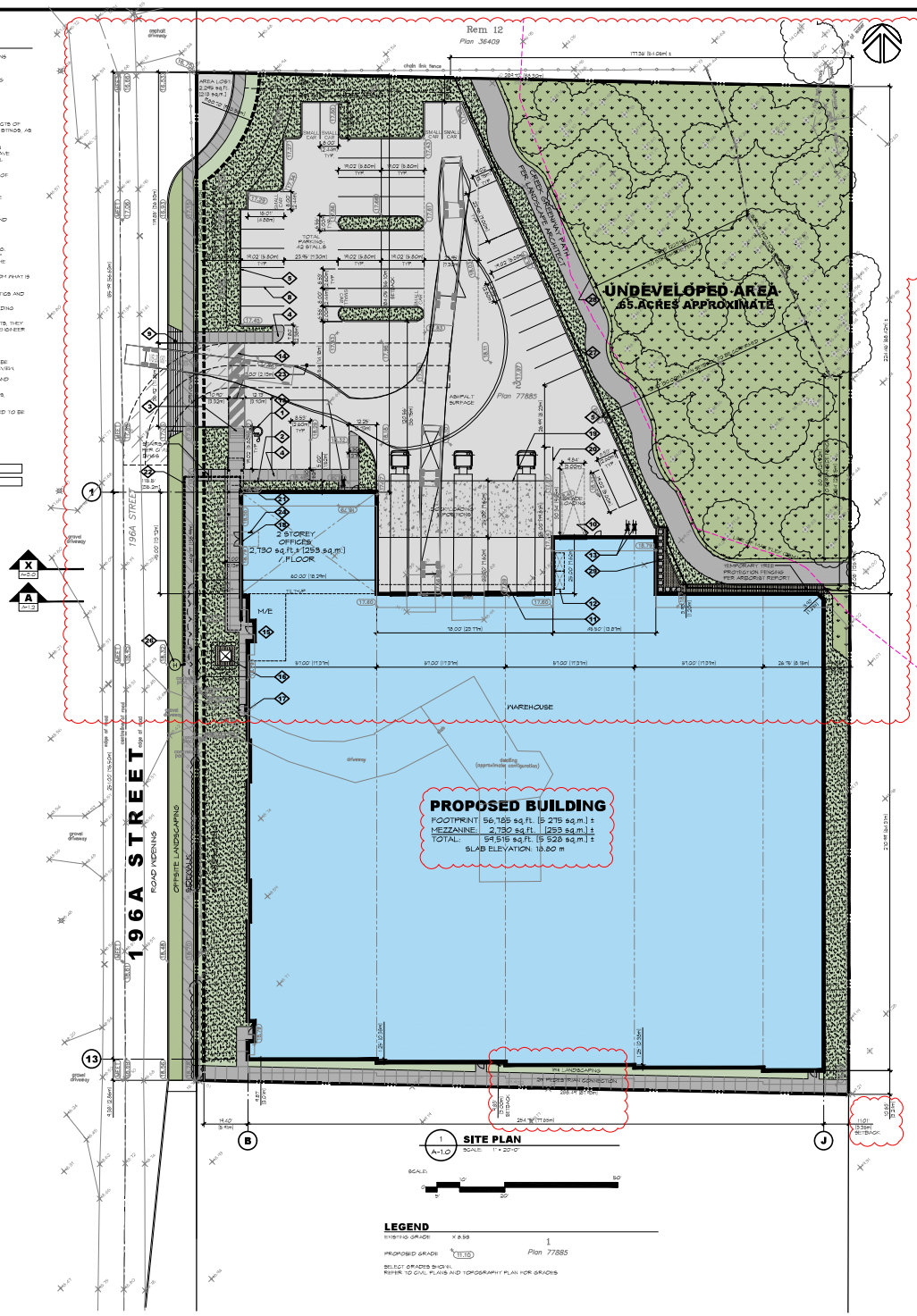
CIVIC ADDRESS:	8870 196A ST, TOWNSHIP OF LANGLEY, B.C.	
LEGAL DESCRIPTION:	LT 2, SEC 34, TWP 8, NWD, PL. NWP77885	
ZONING:	CURRENT: SR-2	PROPOSED: CD (TBD)
BUILDING AREA (FOOTPRINT):	56,785 sq.ft. [5 275 m2]	
SITE AREA (GROSS):	128,946 sq.ft. [11 979 m2 / 1.2 ha]	
SITE AREA (NET - UNDEVELOPED AREA INCLUDED):	126,651 sq.ft. [11 766 m2 / 1.18 ha]	
SITE COVERAGE: (NET):	5 275 m2 / 11 766 m2 = 44.8 %	
REQUIRED SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (WEST):	N/A	16.40' [5.00 m]
REAR (EAST):	N/A	11.01' [3.35 m]
INTERIOR SIDE (SOUTH):	N/A	9.83' [3.00 m]
INTERIOR SIDE (NORTH):	N/A	184.05' [56.10 m]
HEIGHT:	49.21' (15m) MAX.	36.67' [11.18 m]

PARKING REQUIRED:

1ST FLR. INDUSTRIAL:	1 STALL PER 186 m2	5 022 / 186 = 27
1ST FLR OFFICE:	1 STALL PER 95 m2	259 / 95 = 1.2
2ND FLR. OFFICE:	1 STALL PER 95 m2	259 / 95 = 1.2
TOTAL REQUIRED:		41 (41.4)
PARKING PROVIDED:		42
SMALL CAR STALLS ALLOWED		20% OR 8.2 STALLS
SMALL CAR PARKING PROVIDED:		7
BICYCLE PARKING REQUIRED: 1 STALL PER 1 000 m2		5 528 / 1 000 = 5.5
BICYCLE PARKING PROVIDED:		6

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 2/A-1.1
2	POST MOUNTED H.C. SIGN PER DETAIL 2/A-1.1
3	6"H SIDEWALK LETDOWN PROFILE MINIMUM 915" CLEAR AT TOP OF LETDOWN SEE DETAIL 1/A-1.1
4	CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH
5	6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 4/A-1.1
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	610 X 1M² THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR TYPICAL AT ALL GRADE DOORS.
11	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
12	GARBAGE LOCATION INSIDE BUILDING, TYPICAL SEE DETAIL 8/A-1.1
13	BICYCLE PARKING (2 U.N.O.) PER DETAIL 5/A-1.1
14	PAINT STRIPED PEDESTRIAN CROSSING
15	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
16	GAS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.1
17	ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS. SEE DETAIL 7/A-1.1
18	MAIN ACCESSIBLE ENTRANCE
19	CONCRETE BOLLY PAD, SEE STRUCT FOR THICKNESS & REINFORCING
20	CONCRETE RETAINING WALL w/ 42" HIGH GUARDRAIL ON TOP
21	SIAMESE CONNECTION, SEE MECHANICAL DRAWINGS
22	TRAVEL DISTANCE HYDRANT TO SIAMESE (147' [45M] MAX CONFIRM ON SITE)
23	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCBC 3.2.5.6: •HAVE A CLEAR WIDTH NOT LESS THAN 6m •HAVE A CENTRELINE RADIUS NOT LESS THAN 12m •HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m •HAVE A GRADE NOT EXCEEDING 8% •MAXIMUM CROSS SLOPE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m •ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS (S-V5P) •HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG •BE CONNECTED WITH A PUBLIC THOROUGHFARE
24	ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
25	BIOSWALE, SEE LANDSCAPE AND CIVIL DWGS FOR DETAILS
26	PROPOSED HYDRANT, SEE CIVIL DWGS FOR DETAILS
27	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS
28	TRAIL FENCE PER LANDSCAPE ARCHITECTS DWGS
29	2' x 2' CONCRETE PAVERS



CHIP BARRETT ARCHITECT
#10 - 19055 2ND AVENUE, SURREY, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5555 EMAIL: DAVE@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be reproduced without written permission and the Architect's consent. The Contractor shall verify and be responsible for all dimensions shown on this drawing. It shall not be used on other projects for additions to this project, or for completion of this project by others without written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12	DEC.08.22	RE-ISSUED FOR DP
11	DEC.08.22	ISSUED FOR CONSULTANT USE
10	NOV.15.22	ISSUED FOR CONSULTANT USE
9	JUN.29.22	RESPONSE TO CITY COMMENTS
8	JUN.16.22	ISSUED FOR CONSULTANT USE
7	MAR.29.22	REVISED ENVIRONMENTAL SETBACK
6	OCT.29.21	ISSUED FOR DP
5	OCT.23.21	ISSUED FOR CLIENT REVIEW
4	OCT.21.21	ISSUED FOR CONSULTANT USE
3	SEPT.29.21	ISSUED FOR CONSULTANT USE
2	SEPT.01.21	CONSULTANT USE
1	AUG.17.21	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

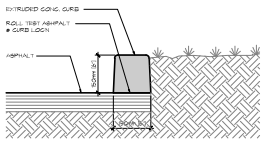
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING
SITE PLAN

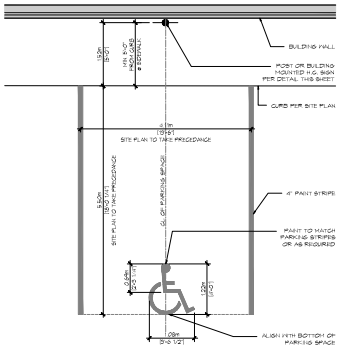
SEAL

JOB NO.	DRAWN
21-045	DF/CP
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.20.22

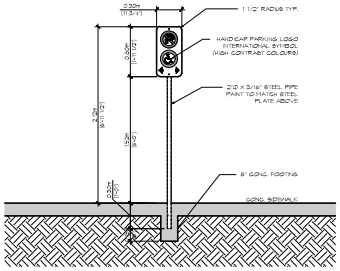
PROJECT - DRAWING NUMBER: A-1.0
REV.: 12



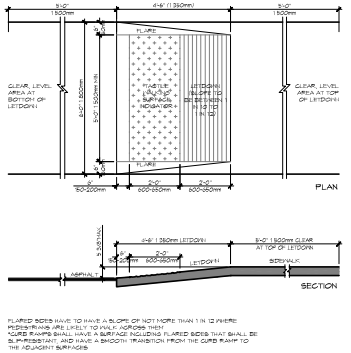
4 A-1.1 **CURB DETAIL**
SCALE: 1"=1'-0" + 1:10



3 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"

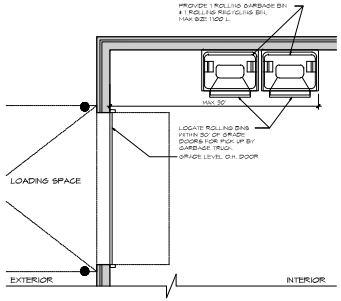


2 A-1.1 **HANDICAP PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"

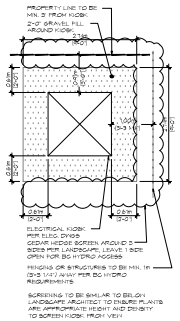


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

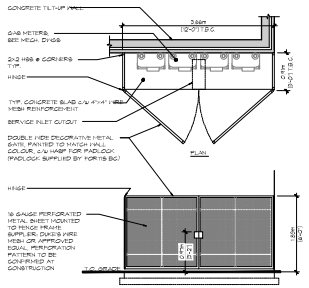


8 A-1.1 **INTERIOR GARBAGE STORAGE DETAIL**
SCALE: 1/4" = 1'-0"

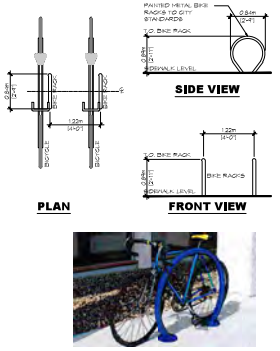


7 A-1.1 **ELEC. KIOSK DETAIL**
SCALE: 1/4" = 1'-0"





6 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"



5 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"

CHIP BARRETT ARCHITECT
#40 – 19055 ZIMA CRESCENT, PITT MEADOW, B.C., V3Y 0X8
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5555 EMAIL: DAVE@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be reproduced without written permission and consent. Chip Barrett Architect and D.Force Design Inc. shall not be liable for any changes made to this drawing and/or any use or reuse of the drawing without authorization by the Architect and/or D.Force Design Inc. as the case may be.

NO.	DATE	DESCRIPTION
28		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4	DEC/28/22	RE-ISSUED FOR DP
3	JUN/24/22	RESPONSE TO CITY COMMENTS
2	OCT/24/21	ISSUED FOR DP
1	OCT/22/21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 – 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

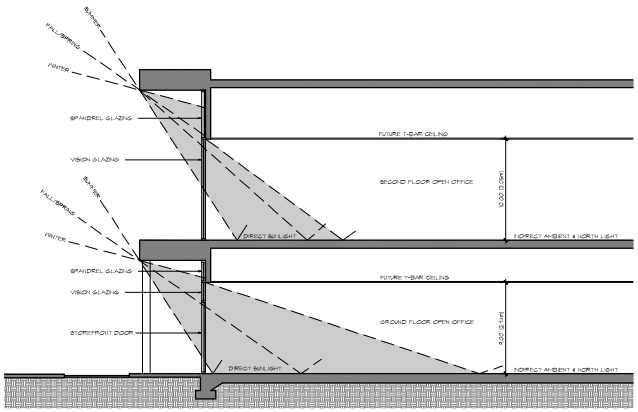
ADDRESS: 8878 196A ST. LANGLEY, B.C.

DRAWING
SITE DETAILS
G2

SEAL

JOB NO.	DRAWN
21-045	DF/VF
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC/28/22

PROJECT - DRAWING NUMBER: **A-1.1**
REV.: 4



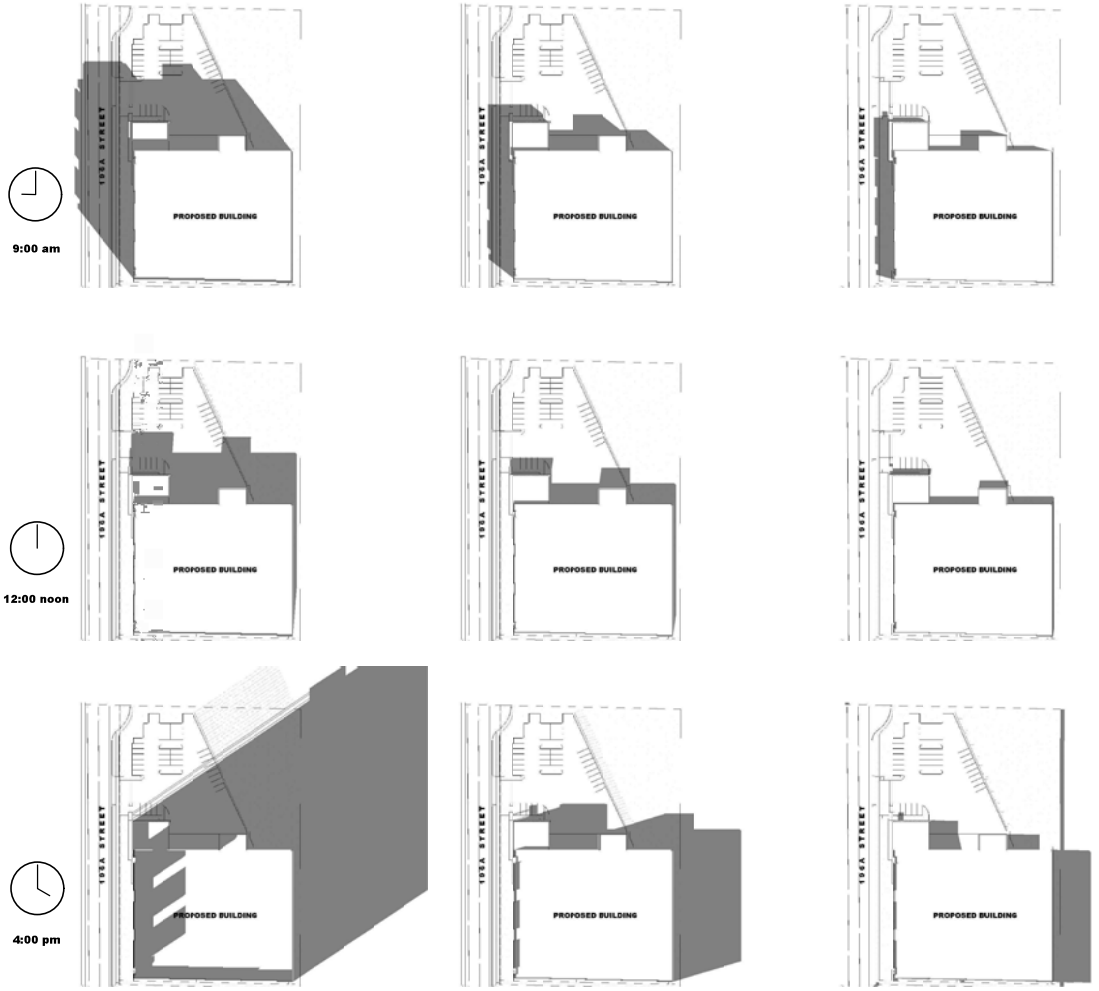
A A-1.2 **SECTION A**
SCALE: 1" = 5'-0"

WINTER SOLSTICE | **FALL/SPRING EQUINOX** | **SUMMER SOLSTICE**

9:00 am

12:00 noon

4:00 pm



1 A-1.2 **SHADOW STUDY**
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
#40 – 19053 ZONING STREET, SURREY, B.C., V4A 9X8
PH: (604) 538-1272
IN ASSOCIATION WITH
D-FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-9555 EMAIL: DAVE@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and must not be reproduced without written permission and the Architect's consent. The Contractor shall check and verify all dimensions shown on this drawing and shall be responsible for the same. This drawing shall not be used on other projects, for additions to this project, or for completion of this project by others without written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
28		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3	DEC/28/23	REISSUED FOR DP
2	JUN/29/23	RESPONSE TO CITY COMMENTS
1	DEC/16/21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 – 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

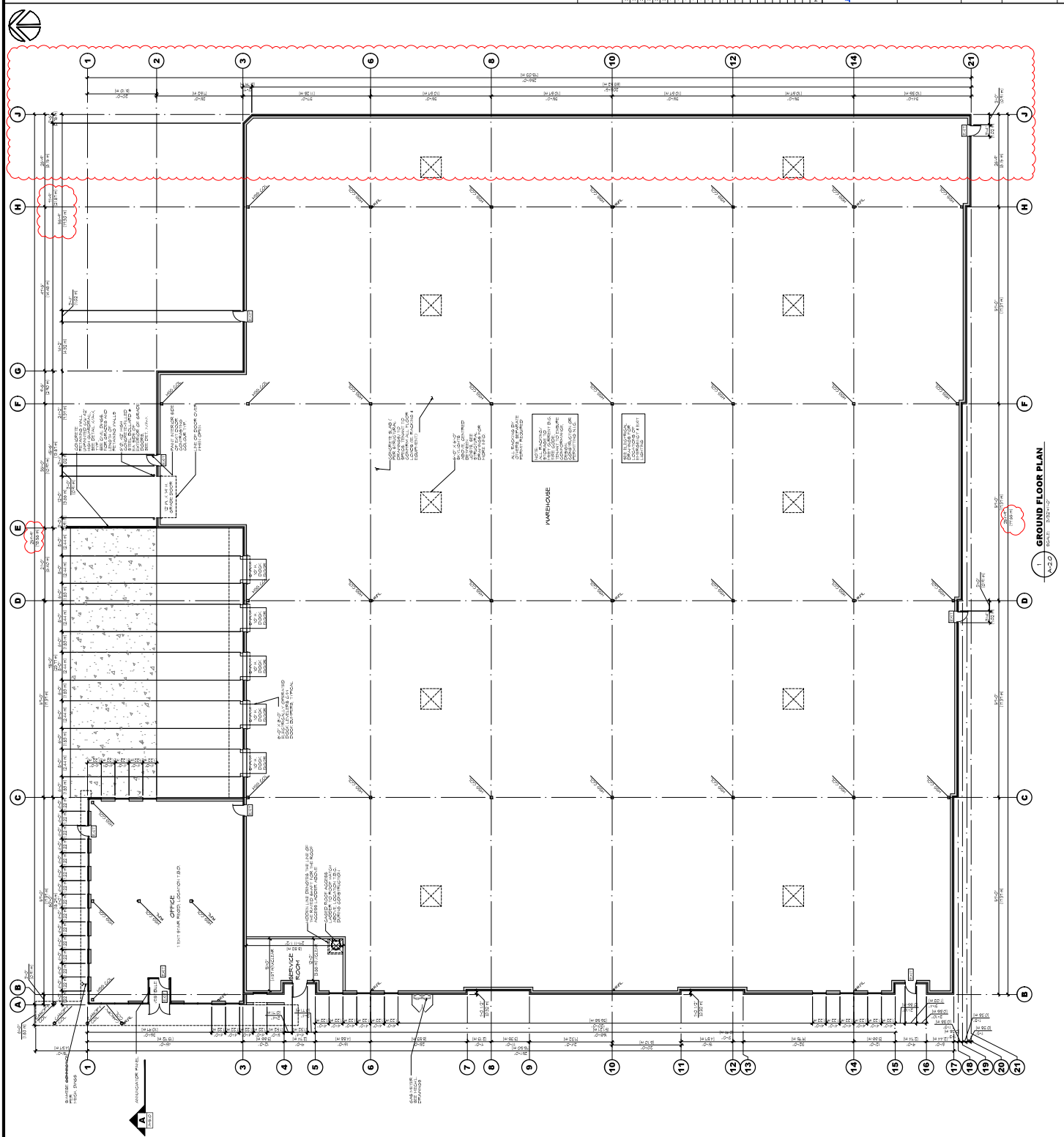
LANGLEY88
SPEC BUILDING

ADDRESS: 6978 196A ST, LANGLEY, B.C.

DRAWING
EXTERIOR SHADOW STUDY & ELEVATION

SEAL	JOB NO. 21-045	DRAWN DF/VF
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE DEC/28/23	

PROJECT - DRAWING NUMBER: A-1.2
REV.: 3



CHIP BARRETT ARCHITECT
604-1505 20 AVENUE, SUMMERLAND, B.C., V0A 2R0
PH1604-538-1272
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2525A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORGE.CA

NO	DATE	DESCRIPTION
1	SEP.19.22	ISSUED FOR DP
2	OCT.19.22	ISSUED FOR CLIENT REVIEW
3	OCT.25.22	ISSUED FOR CONSOLIDATION
4	DEC.16.22	REVISED FOR DP
5	JAN.19.23	REVISED PER DP COMMENTS

PROJECT MANAGER / CONTRACTOR
ORION CONSTRUCTION
104 - 3899 191 STREET
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-5534

PROJECT:
LANGLEY88
SPEC BUILDING

ADDRESS: 8970 198A ST, LANGLEY, BC

DRAWING:
GROUND FLOOR PLAN

SEAL:

JOB NO.: 21-040
DRAWN: CCP
REVIEWED:
CHECKED: C.R.
PLOT DATE: DEC.09.22

PROJECT - DRAWING NUMBER: A-2.0
REV: 5

CHIP BARRETT ARCHITECT
#40-15055 20 AVENUE, SURREY, B.C., V4A 9X8
PH:604-538-1272
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
25254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORGE.CA

NO	DATE	DESCRIPTION
8	DEC.19.22	REVISED FOR DP
7	OCT.25.21	ISSUED FOR DP
6	OCT.13.21	ISSUED FOR CLIENT REVIEW
5	OCT.13.21	ISSUED FOR CONSULTANT USE
4	SEP.7.21	ISSUED FOR CLIENT REVIEW
3	DEC.19.22	REVISED FOR DP RESPONSE TO CITY COMMENTS
2	OCT.25.21	ISSUED FOR DP
1	OCT.13.21	ISSUED FOR CLIENT REVIEW
0	SEP.7.21	ISSUED FOR CONSULTANT USE

PROJECT MANAGER / CONTRACTOR

ORION CONSTRUCTION
104 - 3989 191 STREET
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-3934

PROJECT:
LANGLEY88
SPEC BUILDING

ADDRESS: 8970 196A ST, LANGLEY, BC

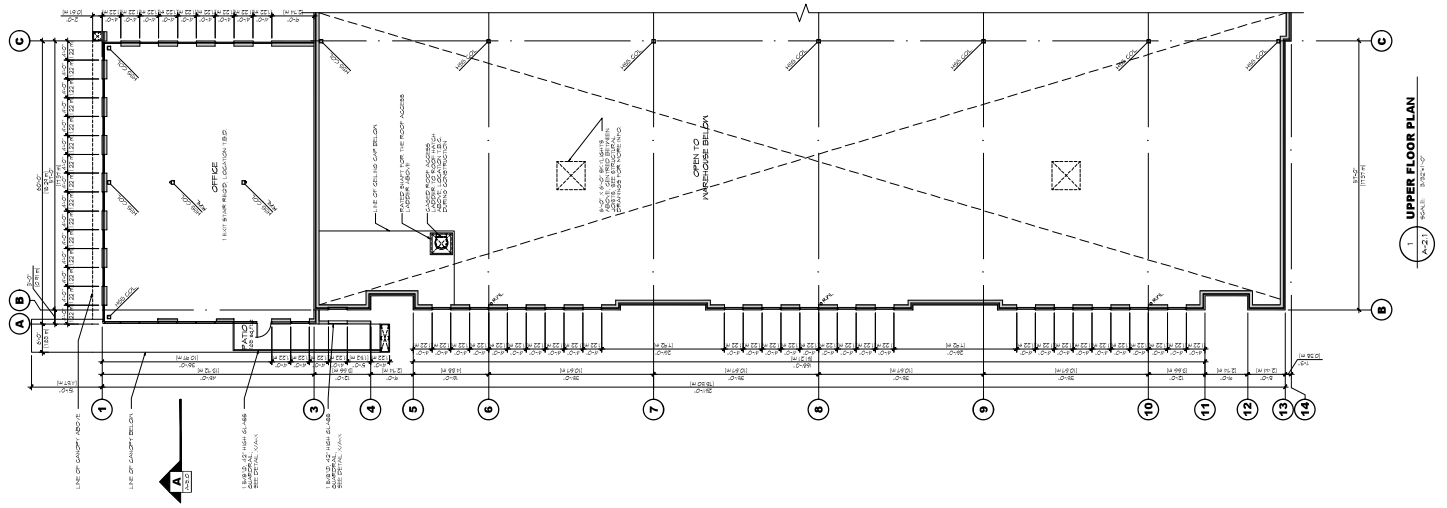
DRAWING:
UPPER FLOOR PLAN

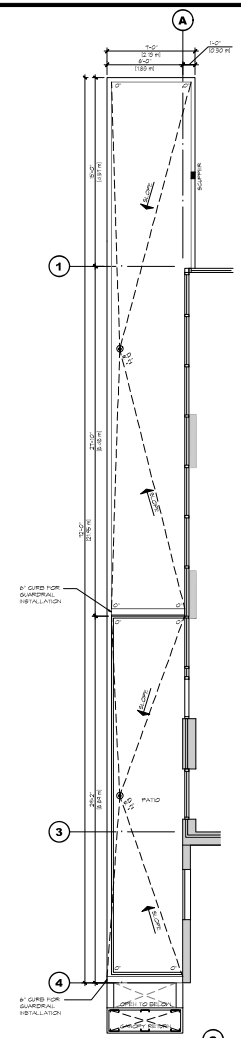
SEAL:

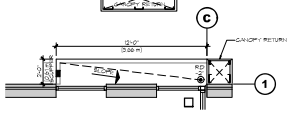
JOB NO.: 21-040
DRAWN: KDP
REVIEWED:
CHECKED: C.B.
PLOT DATE: DEC.19.22

PROJECT - DRAWING NUMBER: **A-2.1**
REV: 5

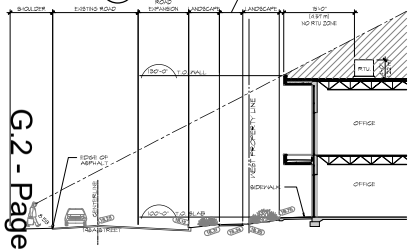
G.2



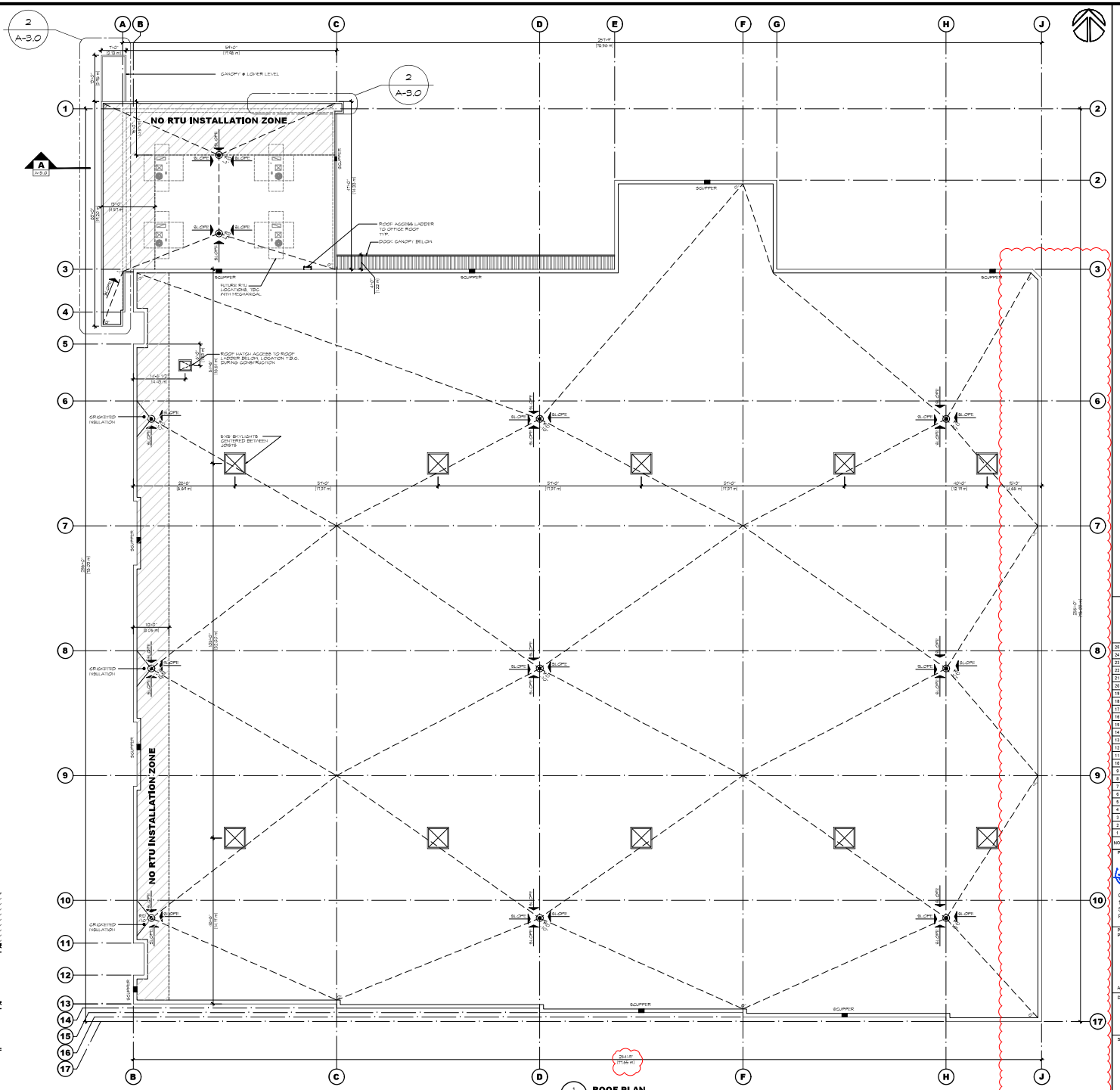




2 ENLARGED LOWER LEVEL CANOPY
SCALE: 1/4"=1'-0"



5 SITE SECTION X
A-3.0 SCALE: 3/32"=1'-0"



1 ROOF PLAN
A-3.0 SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
#40 - 15151 20 AVENUE, SURREY, B.C. V4A 0A6
PH: (604) 536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be reproduced without written permission and consent. Chip Barrett Architect and D.Force Design Inc. shall not be responsible for any changes and other information added on this drawing which was not used on other projects, for the same building, and for completion of the work erected by others without written permission of Chip Barrett Architect.

NO	DATE	DESCRIPTION
4	DEC.08.22	RE-ISSUED FOR DP
3	JUN.29.22	RESPONSE TO CITY COMMENTS
2	OCT.29.21	ISSUED FOR DP
1	OCT.22.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING:

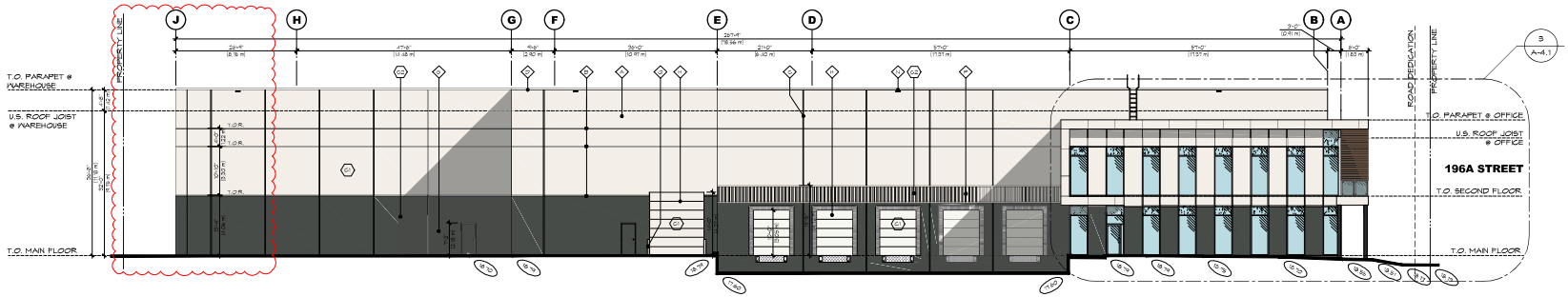
GROUND FLOOR PLAN

G2

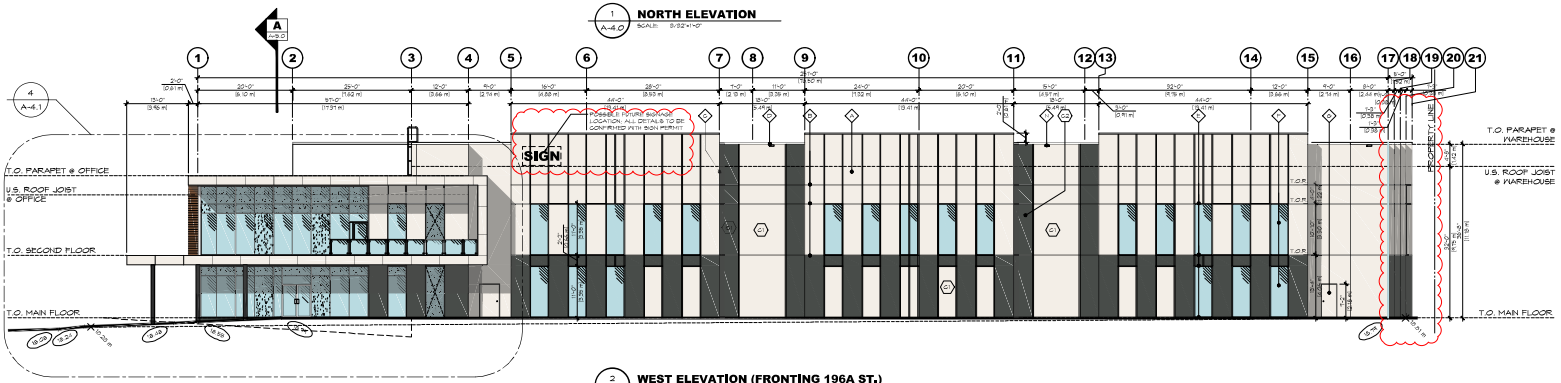
SEAL

JOB NO.	DRAWN
21-043	SE
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.08.22

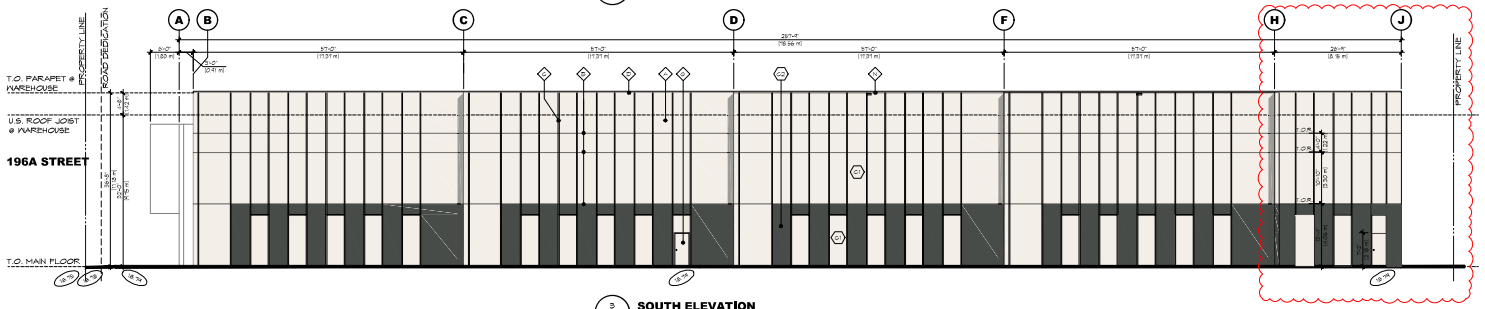
PROJECT - DRAWING NUMBER: A-3.0 REV.: 4



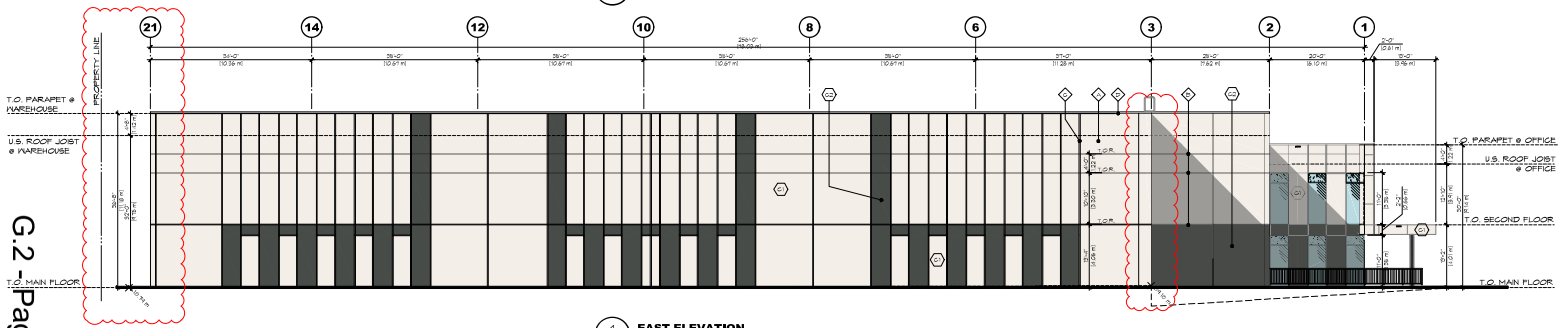
1 NORTH ELEVATION
A-4.0 SCALE: 3/32"=1'-0"



2 WEST ELEVATION (FRONTING 196A ST.)
A-4.0 SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION
A-4.0 SCALE: 3/32"=1'-0"



4 EAST ELEVATION
A-4.0 SCALE: 3/32"=1'-0"

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- ROUND STEEL COLUMN - PAINTED
- ACM CANOPY
- ALUMINUM T&G SOFFIT
- GLASS GUARDRAIL

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

• SPANDREL GLAZING • ALUMINUM T&G SOFFIT

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS

C1	MAIN FIELD COLOUR 1:	ARCADE WHITE (SW 7100)
C2	FIELD ACCENT COLOUR 1:	ROCK BOTTOM (SW 7062)
C3	ROUND STEEL COLUMNS:	TRICORN BLACK (SW 6258)

EXTERIOR GUARDRAILS: PAINTED STEEL - TRICORN BLACK (SW 6258)
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW-E AND / OR ABARAR 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR: PAINTED-GREY
TYPICAL METAL CAP FLASHING: PAINTED
ALUMINUM T&G SOFFIT: LONGBOARD 8" V-GROOVE PROFILE OR EQUAL LIGHT NATIONAL PAINT

• NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND/OR PAINTING.

• IMPORTANT NOTE: 1) FACTORS OF FINISH & STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFPA 130 AND NFPA 260. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
• ALL GLAZING TO BE ABARAR 90.1 2019 COMPLIANT.
PROVIDE ALL REQUIRED DOCUMENTATION.

LEGEND

PROPOSED GRADE
EXISTING GRADE

CHIP BARRETT ARCHITECT
#10 - 19057 26th Ave, Surrey, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 Alliance Street, Abbotsford, B.C., V2S 3J9
TEL (604) 607-9555 EMAIL: DAVE@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be reproduced without written permission and the Copyright Act of Canada. Contractor to verify all dimensions and other information shown on this drawing. Shall not be used on other projects for extensions to this project, or for completion of this project by others without written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6	DEC.08.22	RE-ISSUED FOR DP
5	JUN.29.22	RESPONSE TO CITY COMMENTS
4	JUN.09.22	ISSUED FOR CLIENT REVIEW
3	OCT.28.21	ISSUED FOR DP
2	OCT.22.21	ISSUED FOR CLIENT REVIEW
1	SEP.15.21	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3960 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8878 196A ST, LANGLEY, B.C.

DRAWING

ELEVATIONS

G.2

SEAL	JOB NO. 21-045	DRAWN VCF
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE DEC.08.22	

PROJECT - DRAWING NUMBER: A-4.0
REV.: 6

CHIP BARRETT ARCHITECT
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

NO.	DATE	DESCRIPTION
5	OCT.22.21	REVISED PER DP
4	OCT.22.21	ISSUED FOR DP
3	OCT.22.21	ISSUED FOR CLIENT REVIEW
2	SEP.14.21	ISSUED FOR CONSULTANT USE
1		

PROJECT MANAGERS / COORDINATORS

PROJECT: PROPOSED

ORION CONSTRUCTION
LANGLEY, BC
SURREY BC, V3Z 0Y6
PHONE: (604) 362-3994

LANGLEY'88
SPEC BUILDING

ADDRESS: 8875 196A ST, LANGLEY, B.C.

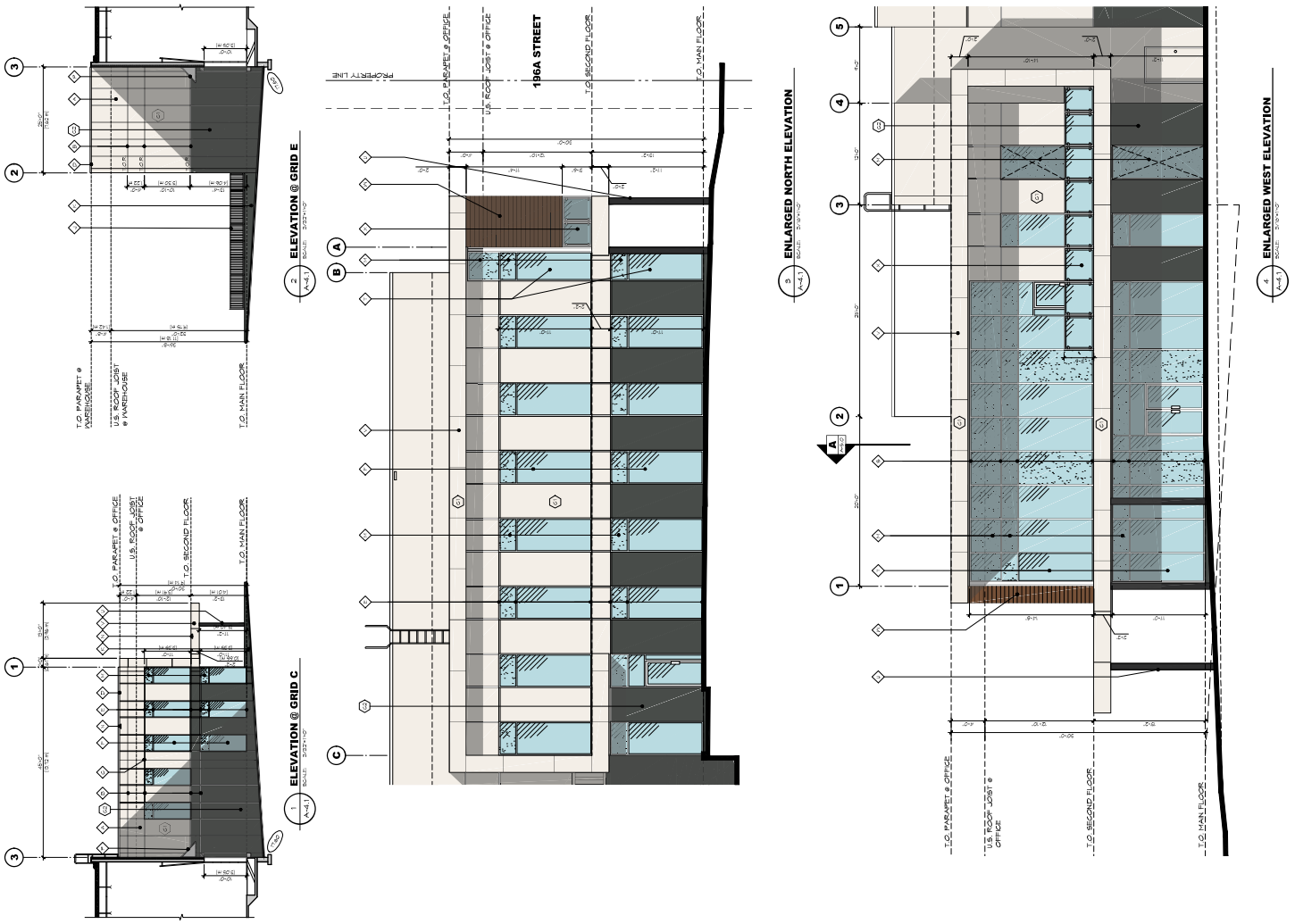
DRAWING: ELEVATIONS

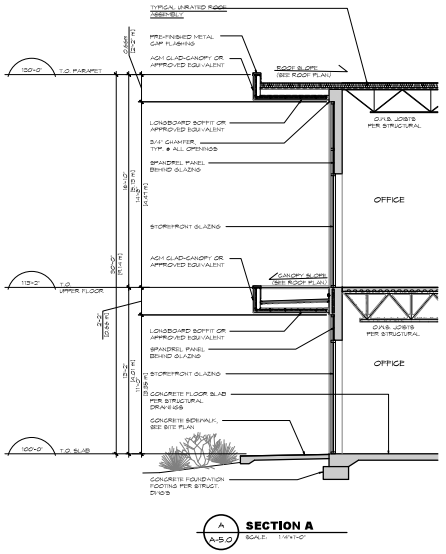
G.2

SEAL

JOB NO: 21-045
DESIGNED
DRAWN: VYP
CHECKED
PLOT DATE: DEC.08.22

PROJECT / DRAWING NUMBER: A-4.1
REV.: 4





CHIP BARRETT ARCHITECT
#40 - 19055 2 AVENUE, SURREY, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-9555 EMAIL: DAVE@DFORCE.CA

This drawing as an instrument of service is the property of Chip Barrett Architect and may not be reproduced without written permission and consent. Chip Barrett Architect and D.Force Design Inc. shall not be held responsible for changes to the drawing which has been used on other projects or extensions to the project, or for completion of the project by others without written permission of Chip Barrett Architect.

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4	DEC.08.22	REISSUED FOR DP
3	JUN.29.22	RESPONSE TO CITY COMMENTS
2	OCT.29.21	ISSUED FOR DP
1	OCT.22.21	ISSUED FOR CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8878 196A ST. LANGLEY, B.C.

DRAWING

SECTIONS

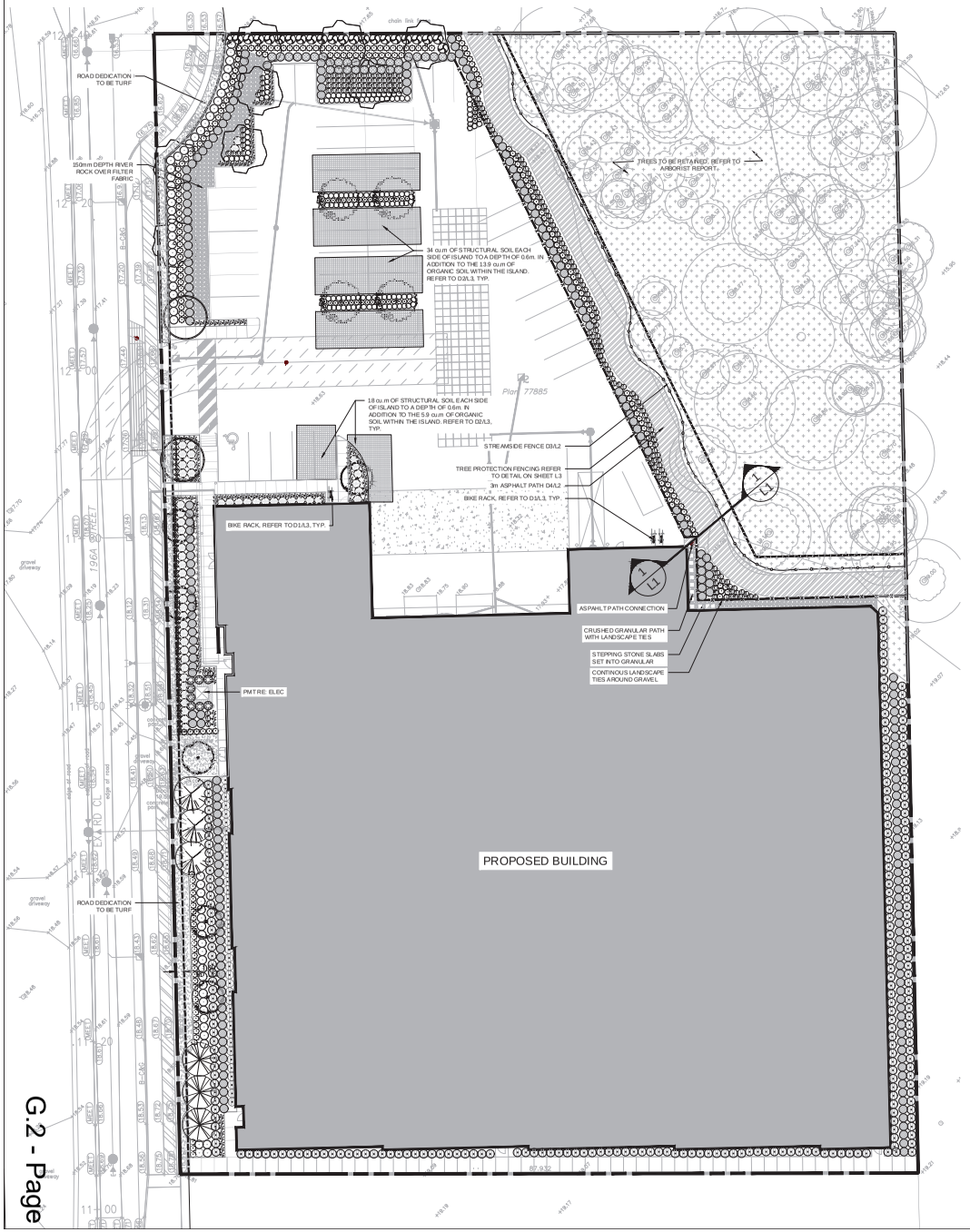
G.2

SEAL

JOB NO.	DRAWN
21-045	VCF
DESIGNED	
CHECKED	C.B.
PLOT DATE	DEC.08.22

PROJECT - DRAWING NUMBER: A-5.0

REV.: 4



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	8	Quercus coccinea	Scarlet Oak	6cm Cal.	As Shown	W.B.
	4	Tricanthos var inermis 'Sunburst'	Sunburst Locust	6cm Cal.	As Shown	W.B.
	2	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	6cm Cal.	As Shown	W.B.
	7	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	3	Pseudotsuga menziesii	Douglas Fir	3m ht.	As Shown	W.B.
	3	Thuja plicata	Western Red Cedar	3m ht.	As Shown	W.B.
SHRUBS						
	190	Lonicera nitida	Boxleaf Honeysuckle	30cm ht.	0.75m	#2 Pot
	55	Skimmia japonica	Japanese Skimmia	40cm ht.	1m	#3 Pot
	39	Lavandula angustifolia 'Munstead'	Munstead Lavender	30cm ht.	0.75m	#2 Pot
	220	Cornus sericea	Dwarf Red Osier Dogwood	60cm ht.	0.8m	#3 Pot
	61	Mahonia repens	Creeping Oregon Grape	50cm ht.	1m	#3 Pot
	31	Cistus x hybridus	White Rockrose	30cm ht.	1m	#2 Pot
	22	Berberis vernuculosa	Warty Barberry	50cm ht.	1m	#3 Pot
	8	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.	1m	B & B
	279	Vaccinium ovatum	Evergreen Huckleberry	30cm ht.	0.8m	#2 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	55	Echinacea purpurea	Purple Coneflower	1 Gallon	0.6m	Potted
	138	Sporobolus heterolepis	Prairie Dropseed	1 Gallon	0.6m	Potted
	161	Liriope muscari	Big Blue Lilyturf	1 Gallon	0.6m	Potted
	152	Nassella tenuissima	Mexican Feathergrass	1 Gallon	0.7m	Potted

REPLACEMENT TREE SUMMARY

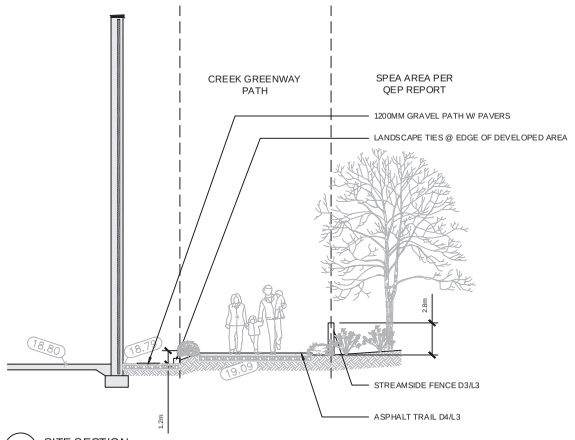
GROSS DEVELOPABLE ACRES X 30 = 2.31 X 30 = 70
SIGNIFICANT TREE RETAINED X 3 = 73 X 3 = 219
REQUIRED REPLACEMENT TREES = 0
PROVIDED REPLACEMENTS TREES = 27
ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER QEP = 45

NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.



1 SITE SECTION 1:200

Krahn GROUP OF COMPANIES
ABBOTSFORD OFFICE
#20 - 31477 OLD YALE RD ABBOTSFORD, BC V2S 3E8
T: 604.853.8831 F: 604.850.1580 www.krahn.com
VANCOUVER OFFICE
210 - 1111 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Design LTD

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO:	DATE: (d/m/y)	DESCRIPTION:
5.	03/02/2023	RESPONSE TO CITY COMMENTS
4.	07/12/2022	ISSUED FOR COORDINATION
3.	12/07/2022	ISSUED FOR ISDC COORDINATION
2.	24/06/2022	ISSUED FOR COORDINATION
1.	08/11/2021	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

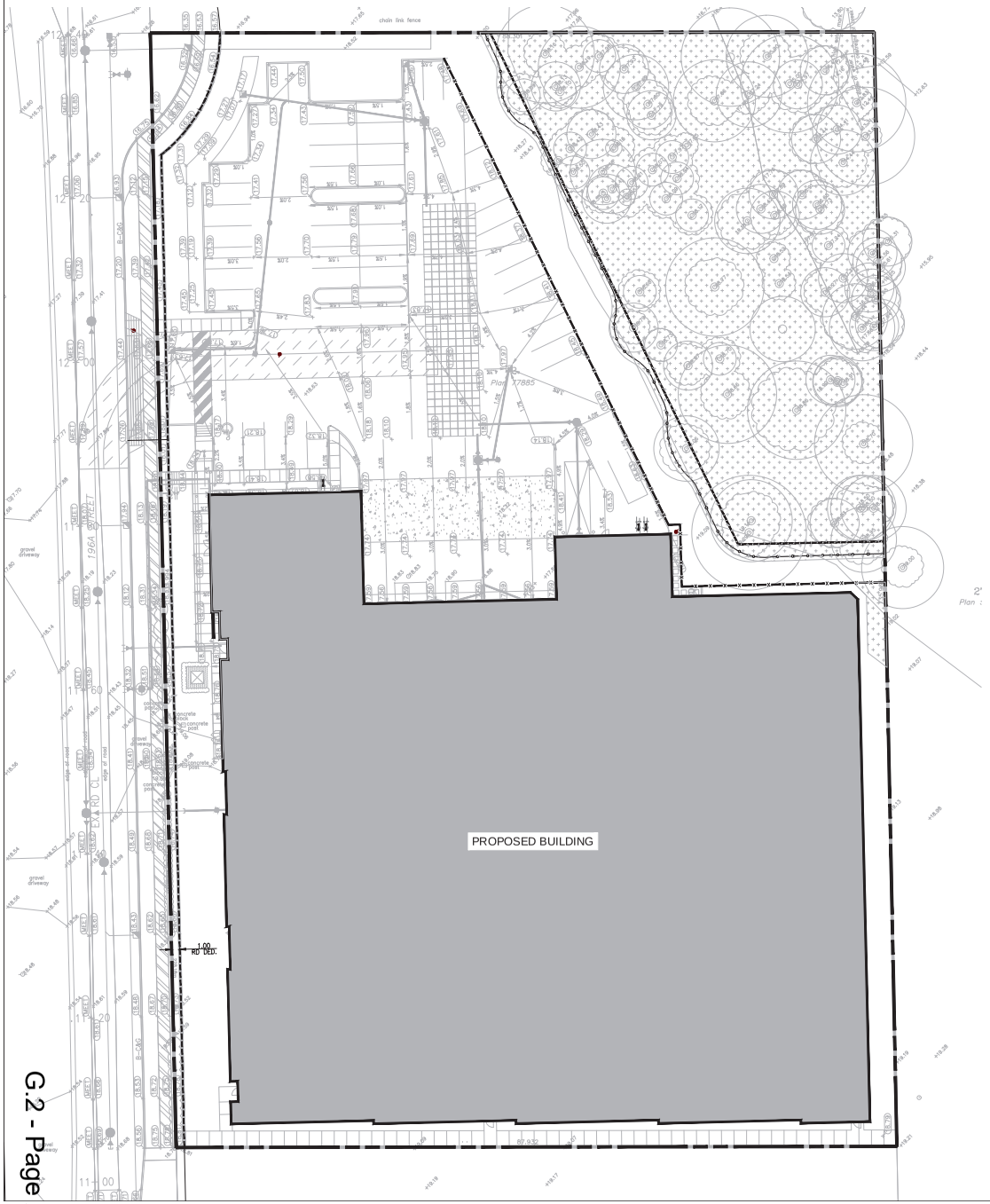
LANDSCAPE PLAN

SCALE: 1:250
DRAWN: AM
CHECKED:
PROJECT NO: 21-0017-4

DRAWING NO: L1

SCHEDULE B G.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND MAY NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



Krahn GROUP OF COMPANIES
ABBOTSFORD OFFICE
#20 - 3477 CLAYTS AVE ABBOTSFORD, BC V2S 2E8
T: 604.853.8831 F: 604.850.1580 www.krahn.com
VANCOUVER OFFICE
210 - 1331 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com
KD Planning & Associates Ltd.

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO:	DATE: (d/m/y)	DESCRIPTION:
5.	03/02/2023	RESPONSE TO CITY COMMENTS
4.	07/12/2022	ISSUED FOR COORDINATION
3.	12/07/2022	ISSUED FOR ISDC COORDINATION
2.	24/06/2022	ISSUED FOR COORDINATION
1.	08/11/2021	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

GRADING PLAN

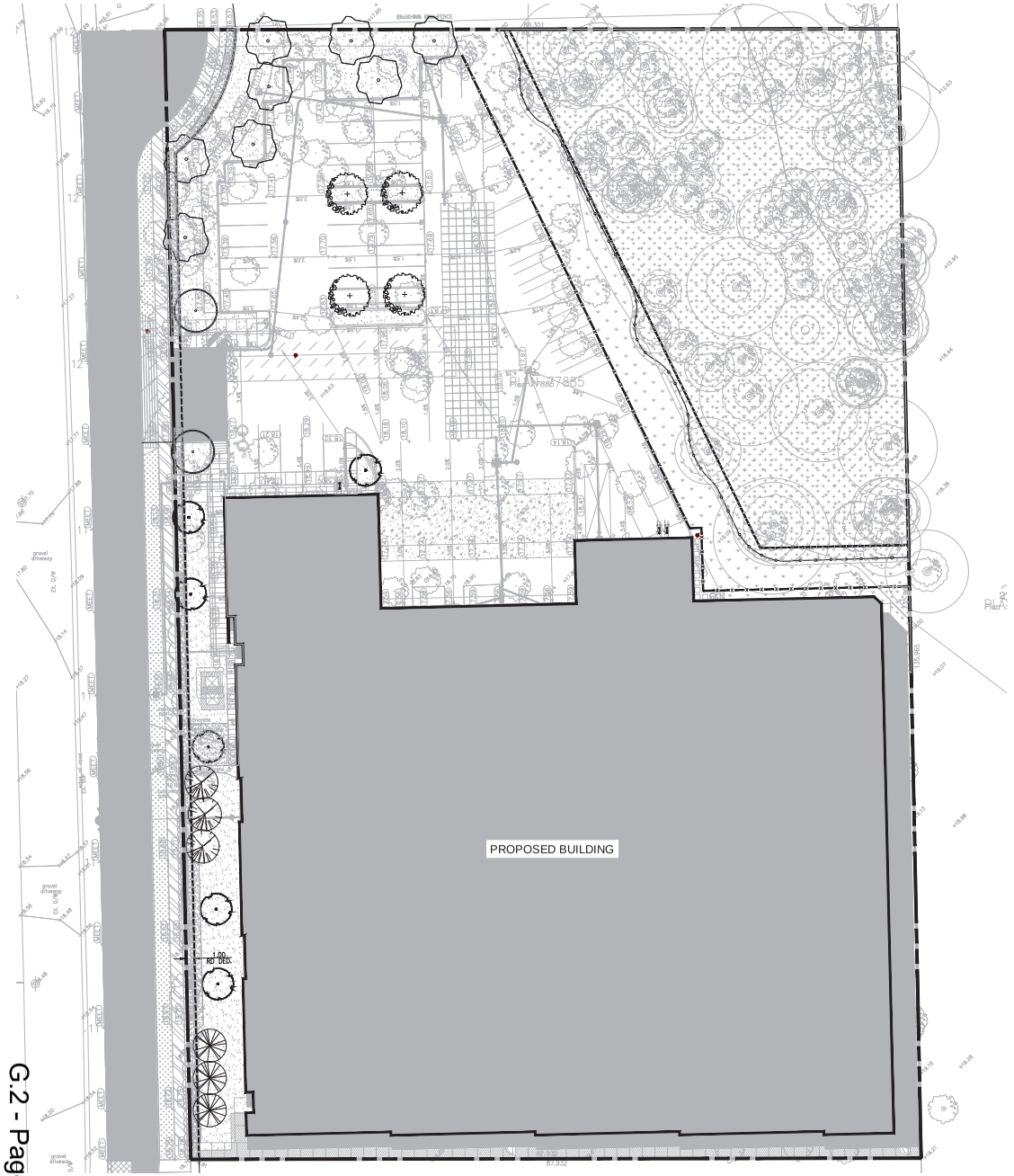
SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	21.0617-L

DRAWING NO:

L2

G.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.



NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.

Krahn GROUP OF COMPANIES

ABBOTSFORD OFFICE
#30 - 3477 CLADYS AVE ABBOTSFORD, BC V2S 3E8
T: 604.853.8831 F: 604.850.1580 www.krahn.com

VANCOUVER OFFICE
210 - 1331 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Associates Ltd.

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

NO:	DATE: (d/m/y)	DESCRIPTION:
5.	03/02/2023	RESPONSE TO CITY COMMENTS
4.	07/12/2022	ISSUED FOR COORDINATION
3.	12/07/2022	ISSUED FOR ISDC COORDINATION
2.	24/06/2022	ISSUED FOR COORDINATION
1.	08/11/2021	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

TREE PROTECTION AND
TREE REPLACEMENT PLAN

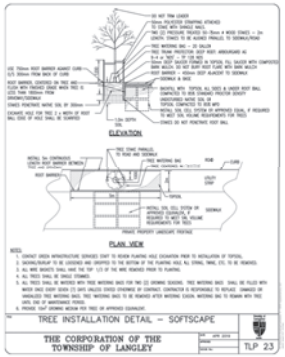
SCALE:	1:250
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	21.0617-L

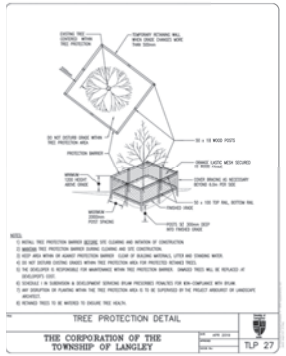
DRAWING NO:

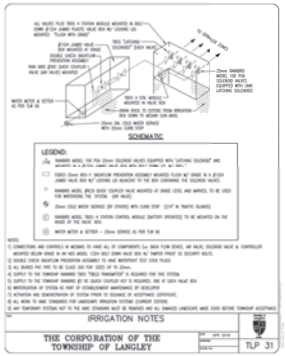
T1

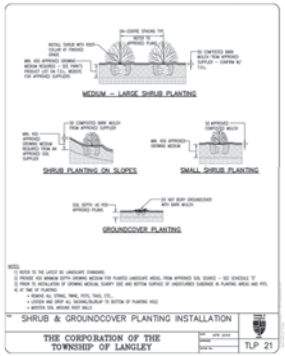
G.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.







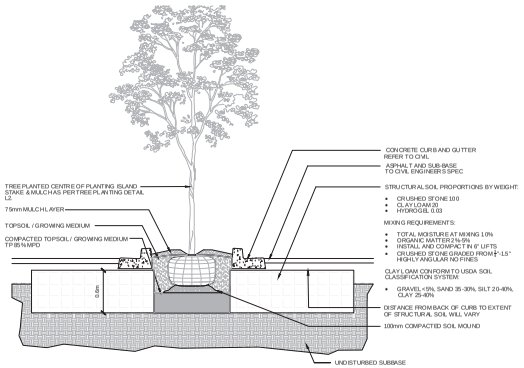


MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

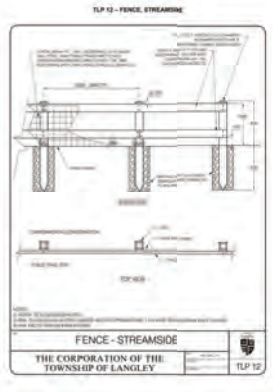
QUANTITY: 1



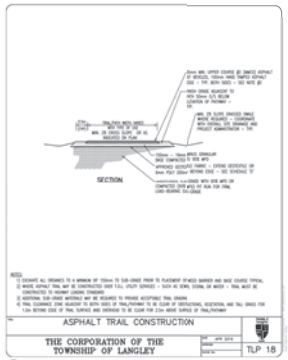
D1 BIKE RACK N.T.S.



D2 STRUCTURAL SOIL N.T.S.



D3 GAURDRAIL FENCE N.T.S.



D4 ASPHALT TRAIL N.T.S.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
8. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
   - 9.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
   - 9.2. Maintenance and additional installation of mulch
   - 9.3. Weed removal
   - 9.4. Disease control

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTORS OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

SODDING NOTES:

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
   40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   40% CREEPING RED FESCUE
   20% PERENNIAL RYEGRASS
   USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

   AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
4. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER, PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
5. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC'S STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.

Krahn GROUP OF COMPANIES
ABBOTSFORD OFFICE
#20 - 3477 CLAYS AVE ABBOTSFORD, BC V2S 3E8
T: 604.853.8831 F: 604.850.1580 www.krahn.com
VANCOUVER OFFICE
210 - 1331 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Design Ltd.

NO:	DATE: (d/m/y)	DESCRIPTION:
5	03/02/2023	RESPONSE TO CITY COMMENTS
4	07/12/2022	ISSUED FOR COORDINATION
3	12/07/2022	ISSUED FOR ISDC COORDINATION
2	24/06/2022	ISSUED FOR COORDINATION
1	08/11/2021	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
LANGLEY 88

PROJECT ADDRESS:
8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:
DETAILS & NOTES

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	JT
PROJECT NO:	21.0617-L

DRAWING NO: L3

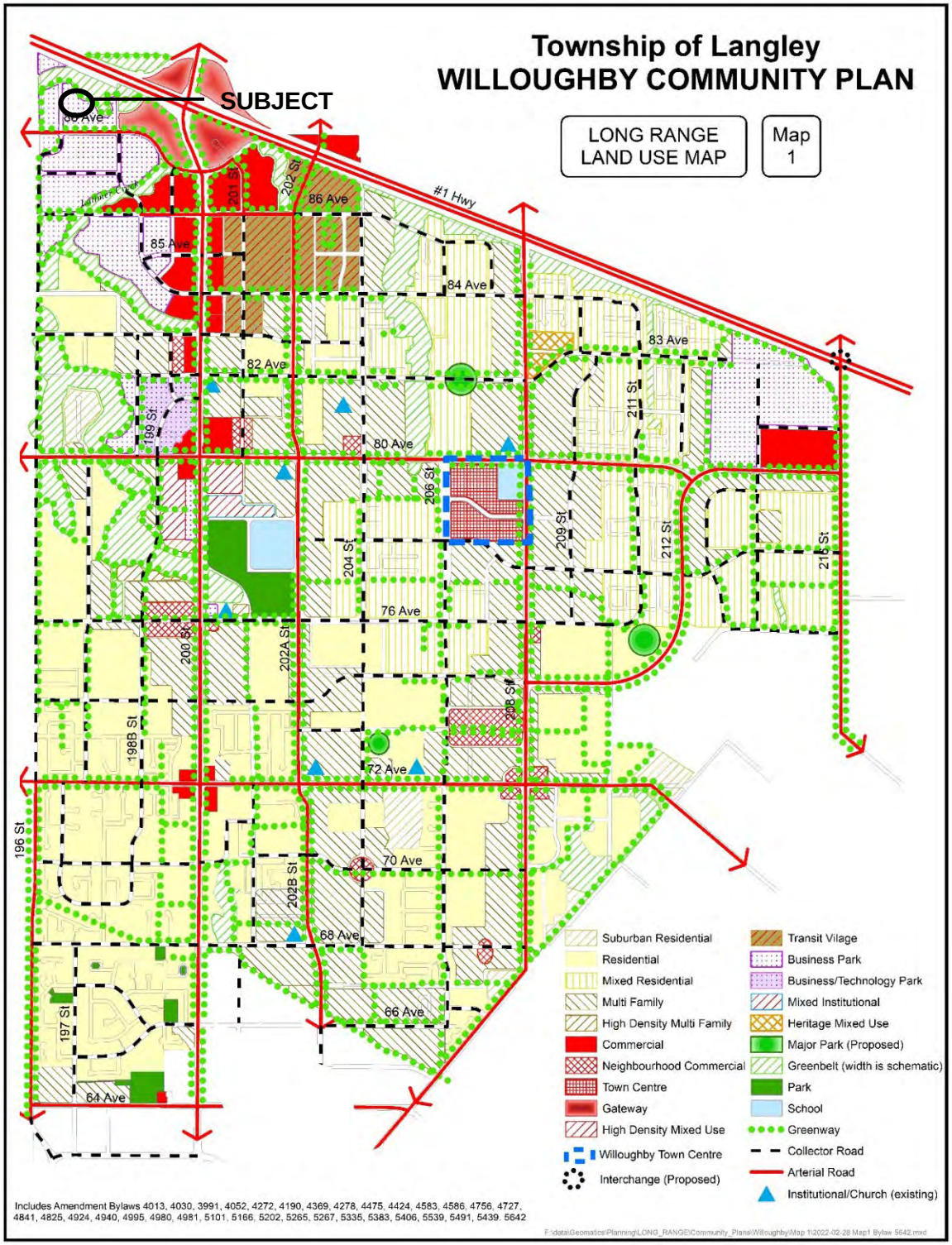
G.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

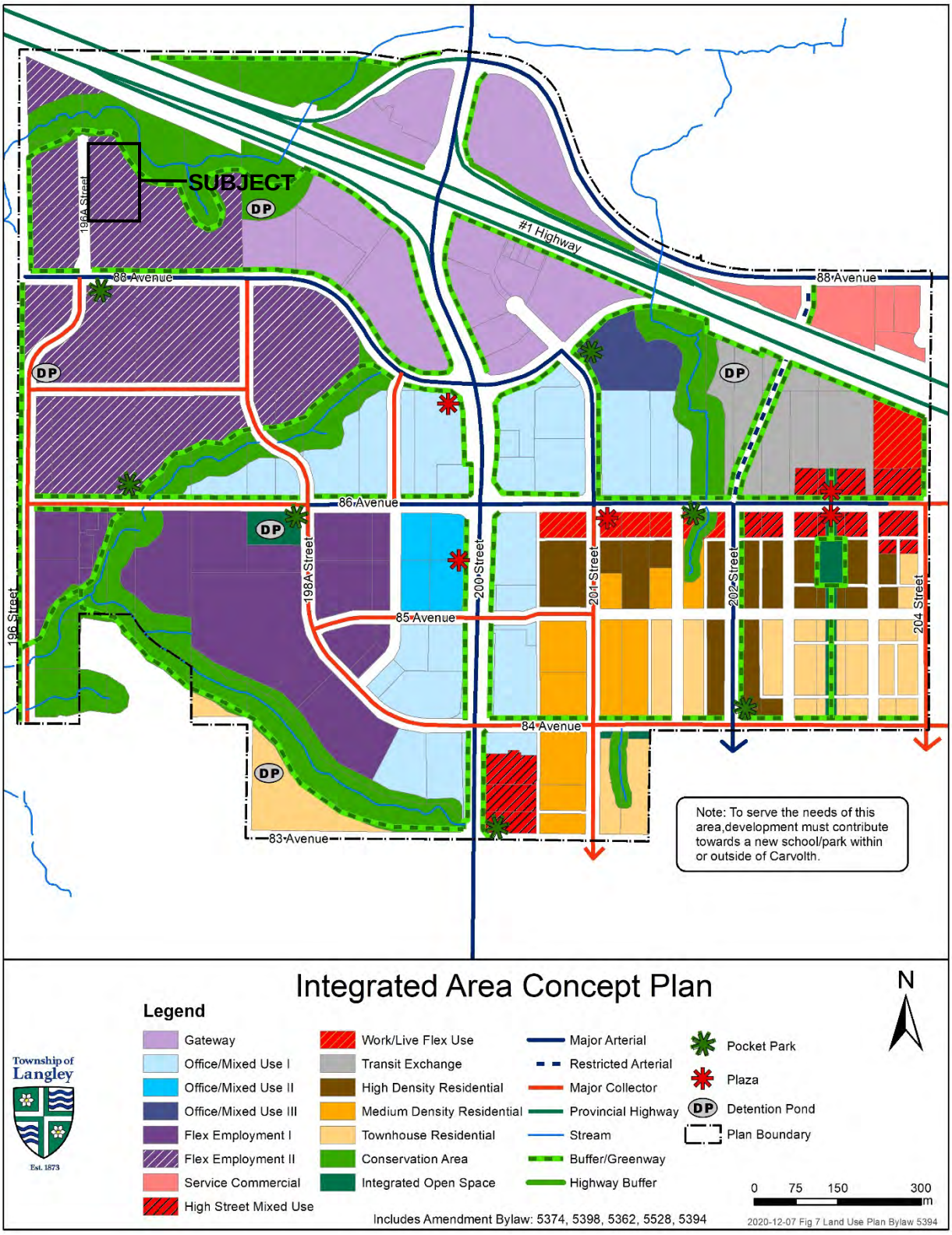
ATTACHMENT B



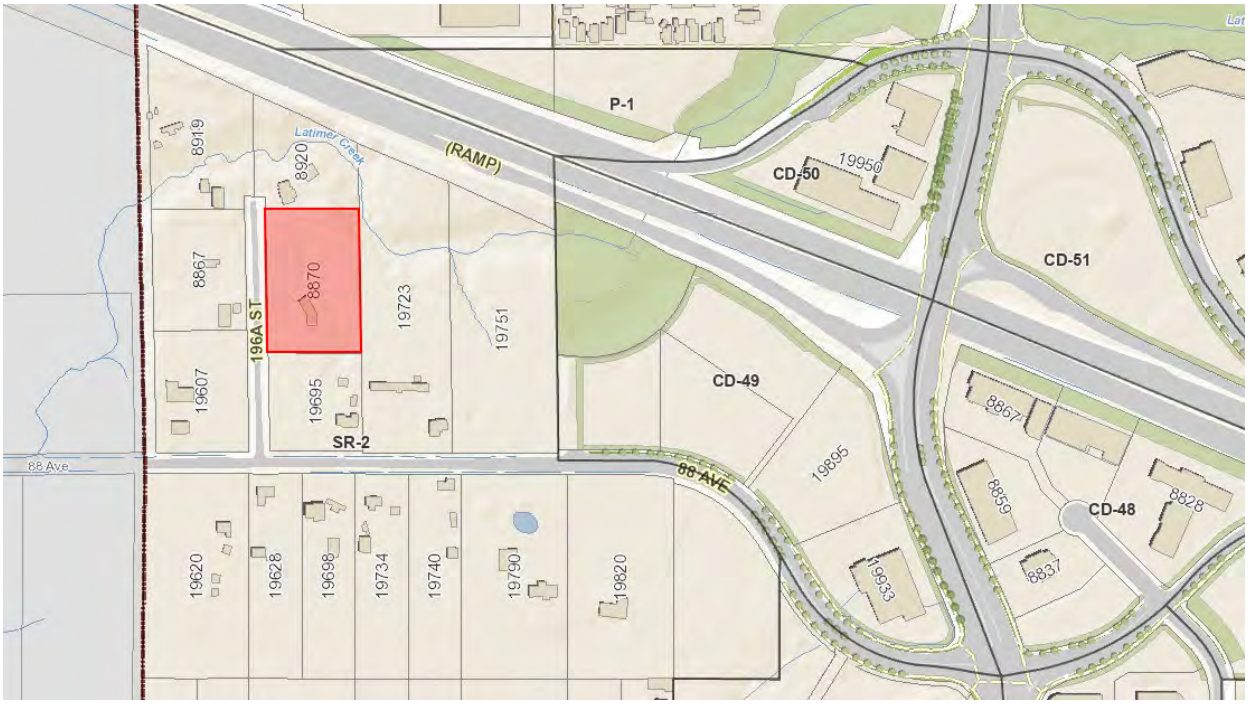
ATTACHMENT C



ATTACHMENT D



ATTACHMENT E

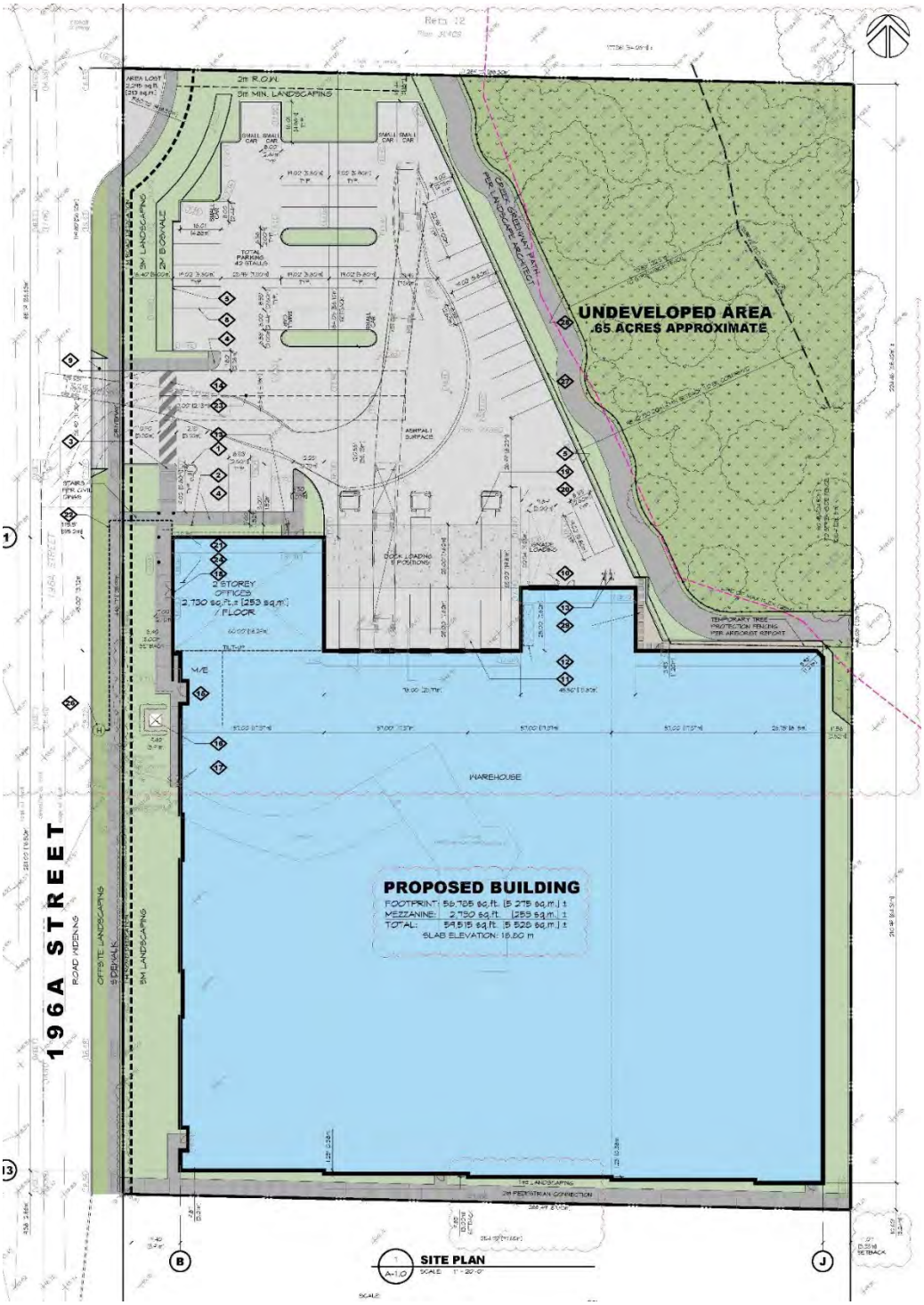


ZONING BYLAW NO. 2500

ATTACHMENT F



RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1319730 BC LTD.) BYLAW NO. 5863

EXPLANATORY NOTE

Bylaw No. 5863 rezones property located at 8870 –196A Street from Suburban Residential Zone SR-2 to Service Industrial Zone M-1A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1319730 BC LTD.) BYLAW NO. 5863

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 (1319730 BC Ltd.) Bylaw No. 5863”.

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

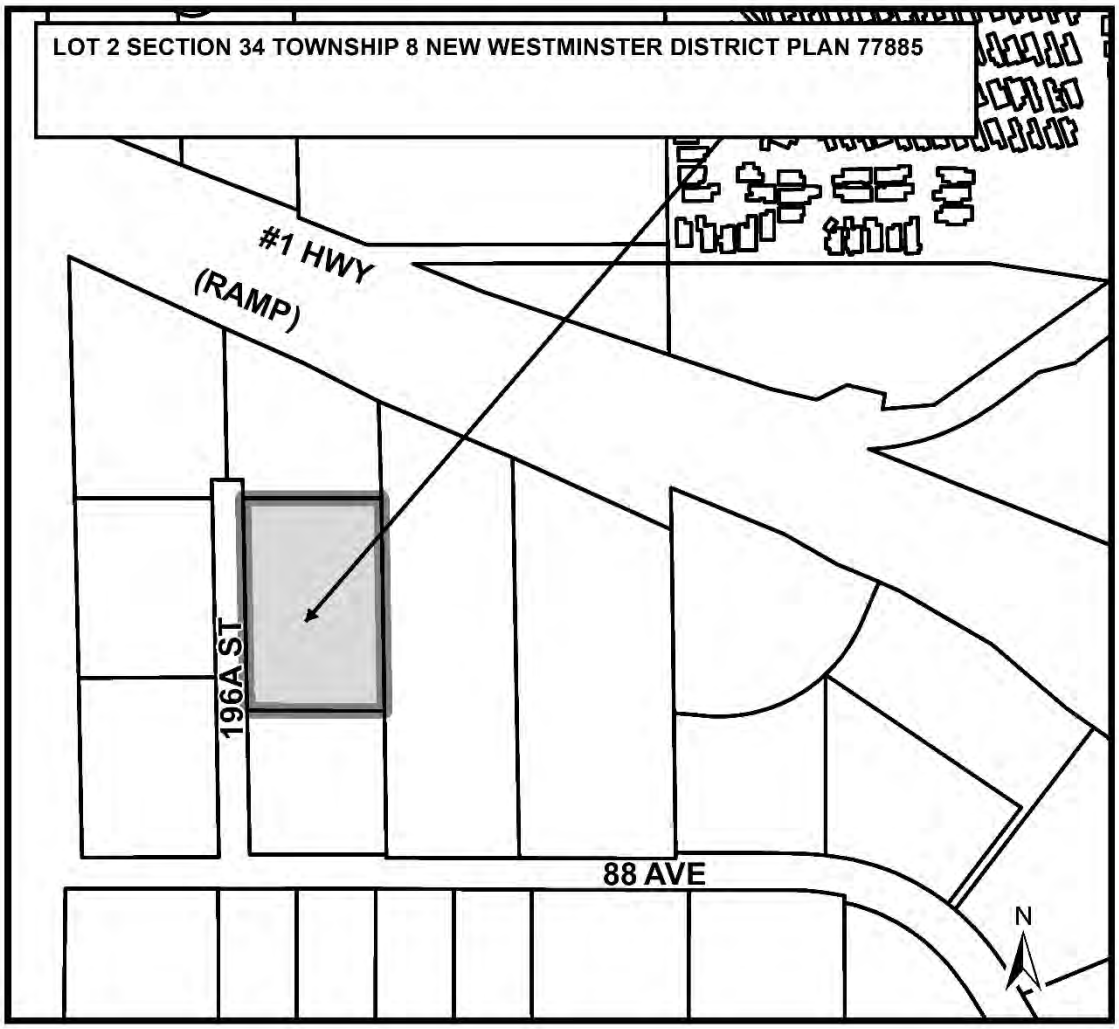
   Lot 2, Section 34 Township 8 New Westminster District Plan NWP77885

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Schedule “A” to Service Industrial Zone M-1A.

NOTICE WAS ADVERTISED the	20, 27	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
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5863



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-73
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	FIRE HALL LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council approve the construction of a Fire Hall in Brookswood to replace Fire Hall #5 as outlined in the report to Council on February 27, 2023. The cost of construction is anticipated to be $25 million funded from debt;

That Council give first, second and third reading to Fire Hall Loan Authorization Bylaw No. 5880 for the purpose of borrowing funds in the amount of $25 million for the construction of Fire Hall capital project within the 2023 Capital Program repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Fire Hall Loan Authorization Bylaw No. 5880 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, August 31, 2023 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

The Township’s 2023-2027 Capital Program includes an envelope for construction of a Fire Hall in the Brookswood Neighborhood which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Fire Hall

The proposed loan authorization bylaw will provide funding for Fire Hall construction in the Brookswood neighborhood.

The costs are comprised of the building construction, site and ancillary work, ground improvements, general requirements, escalation allowances, soft costs, and other allowances and contingencies.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this transportation capital project.

The need to borrow funds for capital may arise as a result of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $25.25 million repayable over 20 years for this capital project. At current rates of 4.38%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Fire Hall Project	$ 25,250,000.00	General Revenue	$2,119,537
1% Borrowing Costs	250,000,00		
Total Loan Amount	$ 25,000,000.00		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Fire Hall Loan Authorization Bylaw No. 5880 ($25.25 million), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2023-2027 Capital Program includes an envelope for construction of a Fire Hall in the Brookswood Neighborhood which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Fire Hall

The proposed loan authorization bylaw will provide funding for Fire Hall construction in the Brookswood neighborhood.

The costs are comprised of the building construction, site and ancillary work, ground improvements, general requirements, escalation allowances, soft costs, and other allowances and contingencies

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise as a result of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current Financial Policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The Community Charter Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.

- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public by mail upon request or from the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30 day quashing period) after the bylaws are adopted by Council.

Financial Implications

The Township's 2023-2027 Capital Program includes a Fire Hall capital project which requires external borrowing. Debt servicing costs for principal and interest is included in the 2023-2027 Five-Year Financial Plan.

If approved, the Township will borrow a total of $25.25 million repayable over 20 years for this capital project. At current rates of 4.38%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Fire Hall Project	$ 25,250,000.00	General Revenue	$2,119,537
1% Borrowing Costs	250,000.00		
Total Loan Amount	$ 25,000,000.00		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the transportation capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, August 31, 2023.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of August 31, 2023.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of August 31, 2023.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.

- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or on-site drop box, to the Township's Clerk's office by 4:30 PM on Thursday, August 31, 2023, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FACILITIES	Harb Chohan
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT B – Fire Hall Schematic Drawings and Conceptual Typical Site Layout

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Fire Hall Construction

The Township of Langley is seeking elector approval for the borrowing of funds, $25.25 million, to undertake Fire Hall construction in the Brookswood neighborhood. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake Fire Hall construction in the Brookswood neighborhood.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake Fire Hall construction in the Brookswood neighborhood and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake Fire Hall construction in the Brookswood neighborhood, no action is required.

All Elector Response forms must be received, by mail or the on-site drop box, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on August 31, 2023. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process
Fire Hall Construction

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen;
2. That I am an individual who is age 18 or older;
3. I have been a resident of British Columbia for at least the past 6 months;
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days;
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake Fire Hall construction in the Brookswood neighborhood.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or on-site drop box, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on August 31, 2023.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the August 31, 2023 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a Fire Hall capital works project.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Fire Hall Loan Authorization, No 5880 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing info@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen;
- an individual over the age of 18;
- a resident of British Columbia for at least the past 6 months;
- a Township of Langley resident or property owner for at least the past 30 days; and
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Fire Hall construction in the Brookswood neighborhood, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100 at the Township of Langley Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or at www.tol.ca/aap.

The form must be received, by mail or the on-site drop box, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, August 31, 2023**.

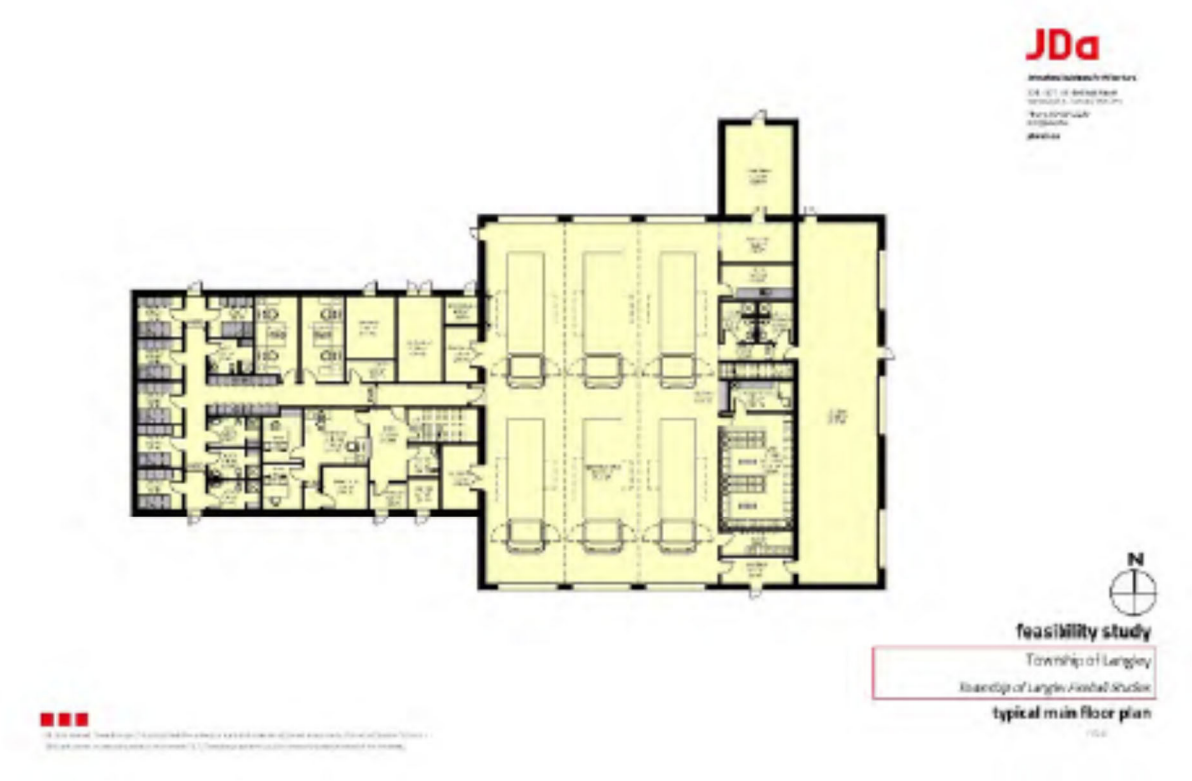
The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

ATTACHMENT B

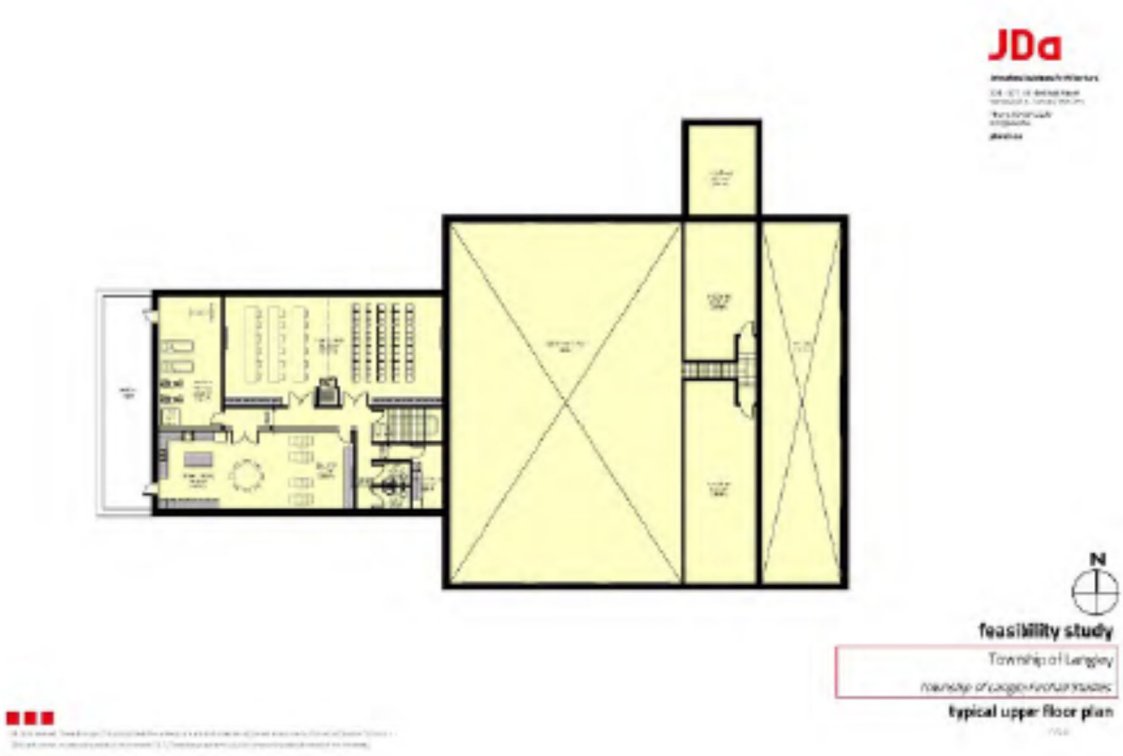
Typical Fire Hall Schematic Drawings (per Feb 27 Report to Council)

The following drawings included below provide a general outline of how the fire hall could be programmed based on the consultation with the TLFD and industry standards. In the detailed design stage, the layout can be modified to accommodate the site size and specific needs of the fire department. The size of this fire hall is around 16,500 ft2.

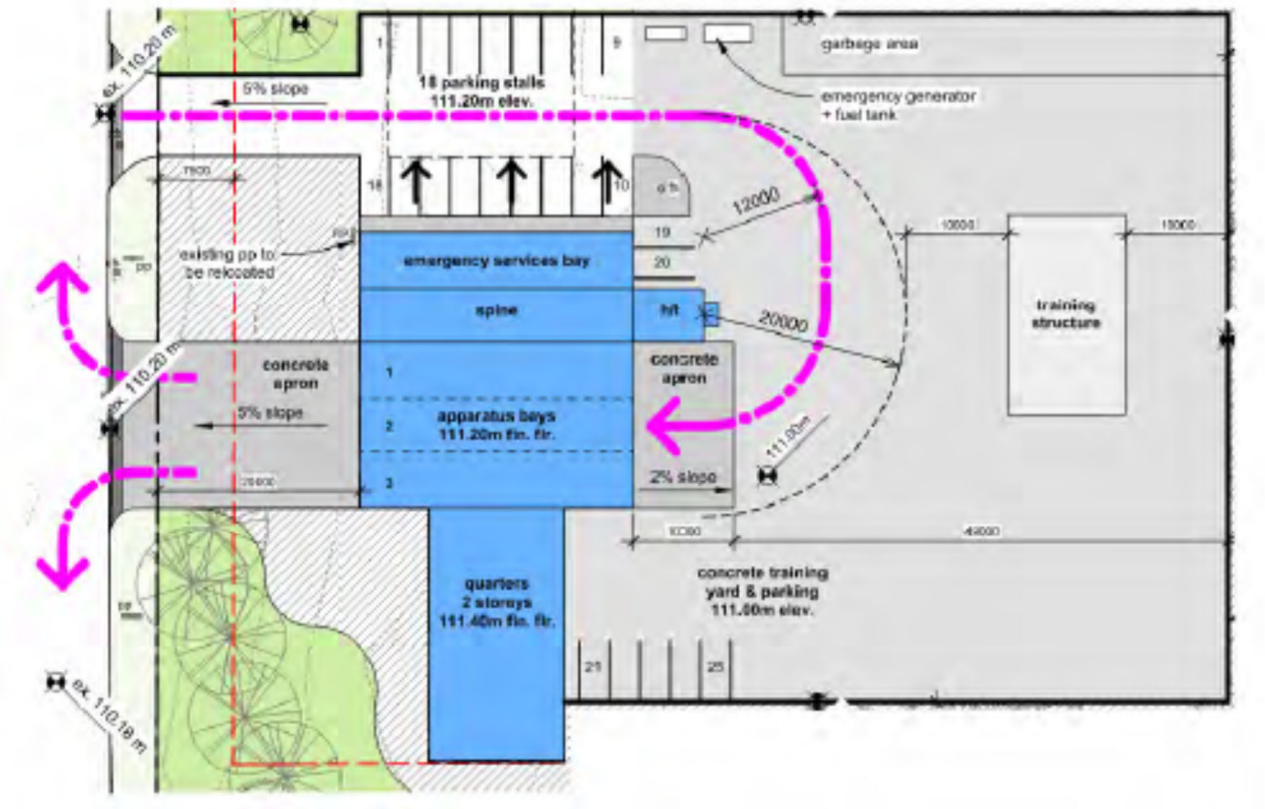
Typical Main Floor Plan



Typical Upper Floor Plan



Conceptual Typical Site Layout



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE HALL LOAN AUTHORIZATION

BYLAW NO. 5880

EXPLANATORY NOTE

Bylaw No. 5880 authorizes the Township of Langley to borrow $25.25 million towards the estimated cost of the construction of Fire Hall capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE HALL LOAN AUTHORIZATION

BYLAW NO. 5880

WHEREAS it is deemed desirable and expedient to construction of Fire Hall #5 servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Fire Hall Capital Project thereto is equal to the sum of $25.25 million (Twenty-five million two hundred fifty thousand dollars) which is the amount of debt created by this bylaw.

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 “Fire Hall Loan Authorization Bylaw No. 5880”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Fire Hall Capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $25,250,000 (Twenty-five million two hundred fifty thousand dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Fire Hall Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2023
RECONSIDERED AND ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

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	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 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 Error! Reference source not found.

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. The Bylaw may be cited for all purposes as "Inter-Municipal TNS Business Licence Bylaw No. 5866".

21. 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	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

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	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

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	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 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

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	17	day of	April	, 2023
READ A SECOND TIME the	17	day of	April	, 2023
READ A THIRD TIME the	17	day of	April	, 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:)

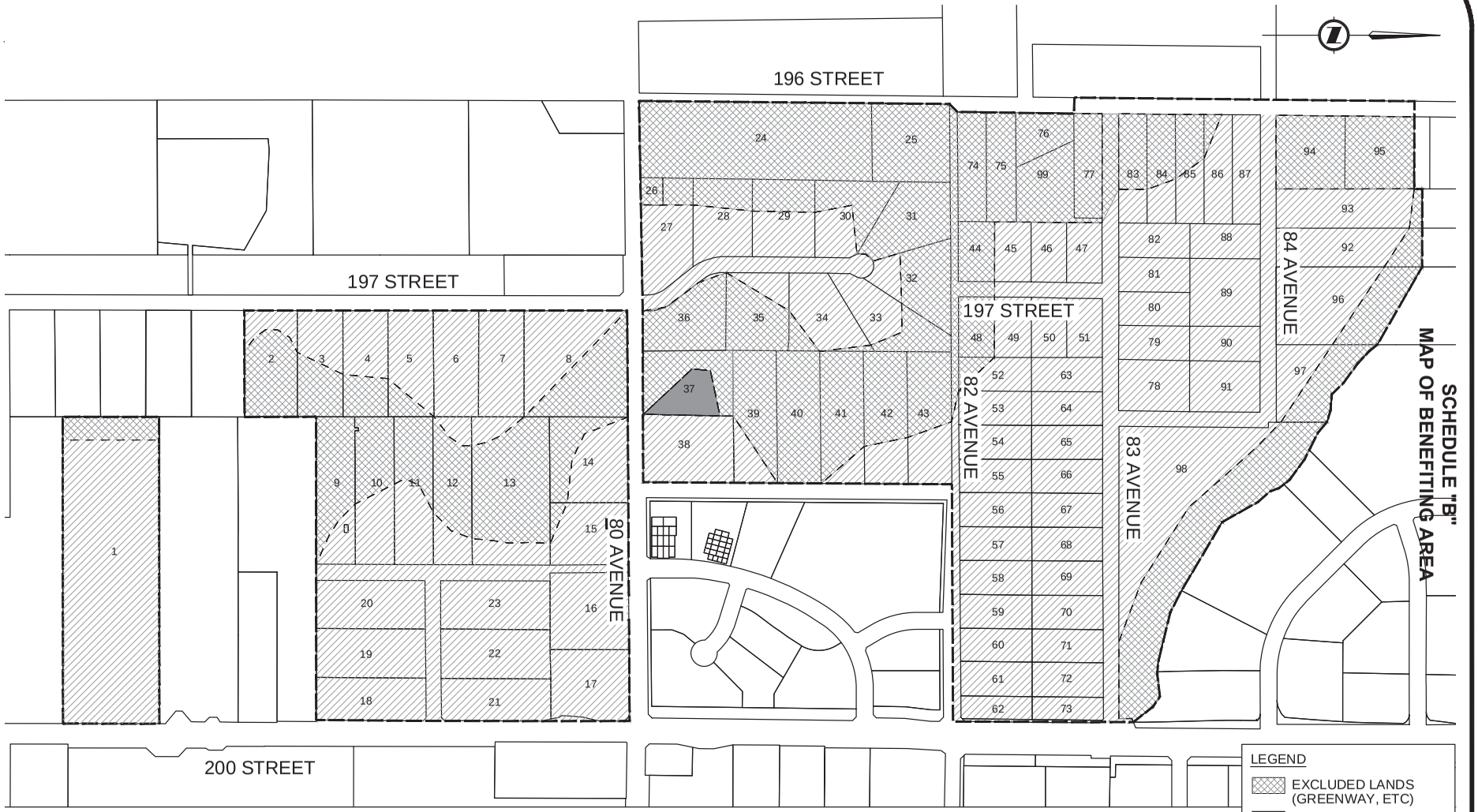
SCHEDULE "A"
LIST OF BENEFITING PARCELS

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

LEGEND

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

DWA SANITARY CATCHMENT AREAS
SCHEDULE 'B'

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

I.4

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 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

Toll-Free : 1-800-268-7582
mscanada.ca

April 20, 2023

Township of Langley City Hall
20338 -65th Ave
Langley BC V2Y 3J1

Dear Township of Langley City Council:

MS Canada (formerly MS Society of Canada) is asking the Township of Langley to officially declare the month of May as *MS Awareness Month*. This declaration will significantly raise public awareness of the disease and its effects on 90,000 Canadians living with MS, plus the work of MS Canada to connect and empower the MS community to create positive change.

MS Canada serves people affected by multiple sclerosis. MS is unpredictable and may cause symptoms such as extreme fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder problems, cognitive impairment and mood changes. Its effects can be physical, emotional and financial. Currently there is no cure, but each day researchers are learning more about what causes MS and are zeroing in on ways to prevent it.

We are here to help. No one needs to face MS alone. In communities across Canada, MS Canada provides information, support, education and other resources for people living with MS and their families. Approximately 1 in every 400 Canadians live with MS and on average, 12 Canadians are diagnosed with MS every day. Canada has one of the highest incidence rates of MS in the world and most of us know somebody who is affected by the disease.

As a resident of the Township of Langley and an Ambassador for the MS Canada, I am asking you for your support for our annual MS (Multiple Sclerosis) Awareness Month #msconnections. I ask that a proclamation is signed, an MS Canada flag flies for the month of May and/or a landmark of facility gets lit up in RED on May 30th.

MS Flags are available, which can be flown during the month of May outside of your offices.

Last year for our 2022 campaign from coast to coast to coast, we had flags flying, proclamations signed and many buildings and landmarks illuminated in RED! (I can share many of these photos, if you would like)

Most people with MS are diagnosed between the age of 20-40, truly in the prime of their lives! There is no drug that can cure MS but many incredible treatments are available, lots that have been developed right here in Canada, that can modify the course of the disease.

As well, WORLD MS Day is May 30 https://worldmsday.org/. It's a day recognized worldwide for those affected by MS. Across the world, Landmarks are lit up in RED to show support! It's a day to celebrate global solidarity and hope for the future, because together we continue towards our vision; a future world free of MS!

FYI – the White Rock pier will be lit up in RED this year for World MS Day!

Sincerely,

Patricia Wilson
MS Ambassador

PROCLAMATION

WHEREAS, multiple sclerosis is a chronic, often disabling neurological disease affecting an estimated 1 in 400 Canadians and approximately 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis; and

WHEREAS, there is no known cause of, prevention of, or cure for multiple sclerosis; and

WHEREAS, MS Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A & W Canada's *Burgers to Beat MS* campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

WHEREAS, since 1948, MS Canada has contributed over $200 million towards MS research; and is grateful for the dedication and commitment of its supporters and volunteers that has made this possible; and

WHEREAS, together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis

do hereby proclaim this month of May 2023 to be MS Awareness Month for MS Canada.

NOW, THEREFORE, I Nathan Pachal, Mayor of the City of Langley of the Province of BC] Canada,

_____

(signature)



Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, April 5, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

R. Ardron, M. de Little, M. Gill, B. Mason, F. Pepin, and T. Quiring

Staff:
S. Mikicich, Manager, Heritage Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

R. Genberg acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
April 5, 2023

Moved by T. Quiring,
Seconded by F. Pepin,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the April 5, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
March 1, 2023

Moved by M. Gill,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the March 1, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Kunst reported that Council approved the Heritage Advisory Committee's 2023 Work Plan.

Councillor Martens reported that she visited the Aldergrove Museum and Salishan Place.

2. Heritage Planner's Report

No report.

3. Museum Manager's Report

No report.

4. Heritage Review Panel

S. Mikicich reported that he is planning to reconvene the Heritage Review Panel later in May with anticipated agenda items that may include:

- Proposed amendments to the Heritage Building Incentive Program;
- Heritage Alteration Permit applications in Murrayville and Fort Langley; and
- Proposed Heritage Revitalization Agreements – Monahan House (Murrayville) and the Berry General Store (232 and Fraser Highway).

A proposed new member appointment to the Heritage Review Panel will be discussed in the Closed meeting that will take place after the conclusion of the Regular committee meeting.

5. Douglas Day 2023 Planning Committee Report

R. Genberg reported that the Planning Committee will be meeting at the end of April and that she will provide a report at the next HAC meeting,

6. Museum Advisory Group Report

F. Pepin reported that construction of the new museum is progressing and that he and P. Tulumello will be dismantling the Michaud House and the General Store in the old museum.

E. CORRESPONDENCE

F. 2023 WORK PROGRAM

1. Review of Committee Terms of Reference

S. Mikicich reported that Council approved the extension of the mandates of the Rural Heritage Task Force, and the Heritage Information, Education, and Awareness Task Force, and that these Task Forces will be reporting to HAC at the September meeting.

R. Ardron joined the Information, Education, and Awareness Task Force.

S. Mikicich commented that the Committee is due to review the Terms of Reference. He asked the members to review for further discussion at the May meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the Society is getting ready for its AGM at Fort Langley Hall where S. Mikicich will be the guest speaker. He further reported that the "belly boards" on the Lamb-Sterling House have been planed and painted and re-installed. The fence at the Moyer house needs to be replaced and more restoration work is being completed at the CN Station. A new memorial bench has been donated for the lawn at the Station. The Society is sending a delegate to the BC Heritage Conference in Chilliwack next month.

2. Alder Grove Heritage Society Update

T. Quiring reported that Councillors Martens and Pratt came for a tour of the museum. The contract has been signed for digitizing the historical newspapers. The Society is looking into grants for climate control and maintenance but are discovering that their two-year lease with the Township is too short and does not qualify for grants. A Points of Interest plaques project is underway, and members have been going through old files to see what needs to be scanned or tossed. There are many duplicates of the same document. The Society is also sending a delegate to the BC Heritage Conference.

3. Heritage Legacy Fund

S. Mikicich reported that staff were originally looking to apply for grant funding under the Heritage BC's Legacy Fund to support a planned roof replacement on the Matheson Residence, however, there is still life left in the existing roof and the project has been postponed.

I. NEXT MEETING

Date: Wednesday, May 3, 2022
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by T. Quiring,
Seconded by M. de Little,
That the Heritage Advisory Committee now resolve into a Closed Meeting for discussion of the following item, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90 (1) (n) Consideration; and
Item B.1 - Section 90 (1) (a) Personnel.
CARRIED

K. TERMINATE

Moved by M. Gill,
Seconded by R. Ardron,
That the meeting terminate at 8:07pm
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

STANDING COMMITTEE ON POLICE PRIORITIES AND INITIATIVES

April 12, 2023 at 10:05am
Salmon River Committee Room
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Present:
Councillor B. Martens, Chair
Mayor E. Woodward
Councillor T. Baillie
M. Bakken, CAO
Superintendent A. Marsden, OIC Langley RCMP Detachment

Committee Attendees:
Inspector E. Moir, Langley RCMP Detachment
Inspector S. Wade, Langley RCMP Detachment

Staff:
W. Bauer, Recorder
H. Chohan, Director, Facilities and Sustainability
M. Natt, Manager, Bylaw Enforcement
D. Sheel, Director, Community Initiatives and Projects
R. Zwagg, Director, Engineering

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Standing Committee on Police Priorities and Initiatives – April 12, 2023

Moved by Councillor Baillie,
Seconded by Councillor Martins,
That the Standing Committee on Police Priorities and Initiatives approve the agenda and receive the agenda items of the April 12, 2023 meeting.
CARRIED

B. COMMITTEE FORMATION ITEMS

1. Selection of Committee Chair and Vice Chair

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Councillor Martens be appointed Committee Chair and Mayor Woodward be appointed the Vice Chair.
CARRIED

2. Discussion and Adoption of the Standing Committee on Police Priorities and Initiatives Terms of Reference

Moved by M. Bakken,
Seconded by Mayor Woodward,
That section 4.2 of the draft Terms of Reference be amended to include the attendance of up to two (2) Operation Support Officers from the Langley RCMP Detachment.
CARRIED

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the amended Terms of Reference for the Standing Committee on Police Priorities and Initiatives be adopted.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. COUNCIL REFERRALS

G. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley RCMP Main Detachment Expansion

Staff provided information regarding visits to other detachment gym facilities. They are ready to begin with the pre-planning for the design pending funding. Further updates will be provided to the Committee as required.

G. OTHER BUSINESS AND ITEMS FOR INFORMATION

Staff provided an update on the parking lot security fencing. Staff are now discussing which of the three lots would be preferable for the fencing and the access requirements.

Staff advised the CCTV project is also underway and staff are working with stakeholders regarding design requirements.

The Committee discussed using additional land in the area for the expansion and parking of the RCMP Detachment.

The RCMP advised that \ 20 additional police vehicles will be received over the next year. The addition of these vehicles will mean that the detachment vehicles will be expanding into the staff parking area, displacing staff.

MOTION REFERRED TO COUNCIL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the following motion be referred to Council:

Whereas the existing fitness facility and security infrastructure at the RCMP Main Detachment does not meet current industry best practices and standards.

Therefore, be it resolved that Council:

1. directs staff to complete a preliminary design of the following three priority areas:
    1) improved fitness facility above the southwest wing of the RCMP detachment,
    2) upgraded CCTV and access control system, and
    3) security fencing around the perimeter of the site.
2. approve $125,000 to proceed with the pre-planning and preliminary design of the three priority areas.
3. directs staff to report back once the preliminary design has been completed and the required funding envelope has been determined.
4. directs staff to review potential reconfiguration or amenity expansion and improvement of the Murrayville Activity Park to accommodate potential expansion of the RCMP Detachment parking capacity

CARRIED

2. Street Racing in the Colossus Theatre Parking Lot and Gloucester Industrial Estates

Colossus Theater Parking Lot
The Bylaws department is working with the RCMP, the property owner and the Transportation Department to monitor and mitigate the street racing and associated improper usage of the site. There is an upcoming meeting on site with the property owner. The property owner is responsive to the efforts to mitigate and solve the issues.

G. OTHER BUSINESS AND ITEMS FOR INFORMATION

Gloucester Industrial Estates
Residents have advised that the area of Gloucester Industrial Estates continues to be a location where many individuals are gathering for street racing. The RCMP are aware of the situation. The RCMP often do not hear of the incidents until they are completed. RCMP and staff confirmed there are few complaints from the area as it is industrial and largely unoccupied overnight.

3. RCMP Surrey Detachment "You Etch It. We Catch It" Program

The Committee discussed the program in Surrey in which catalytic converters are etched with the vehicle registration number. The City of Surrey is also amending bylaws to aid in the selling of stolen catalytic converters. The RCMP are reviewing the program for potential usage in Langley.

4. Aldergrove Community Police Office

The Committee discussed the current Aldergrove Community Police Office and if renovations or changes are required.

H. NEXT MEETING

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the Standing Committee meet quarterly with three meetings being scheduled for the remainder of 2023.
CARRIED

I. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Mayor Woodward,
Seconded by Superintendent Marsden,
That the Standing Committee on Police Priorities and Initiatives now resolve into a Closed Meeting for discussion of the following item, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90 (1) (n) Consideration;
Item B.1 - Section 90 (2) (b) Intergovernmental; and
Item B.2 – Section 90 (1) (d) Security; (f) Law Enforcement.
CARRIED

J. TERMINATE

Moved by Mayor Woodward,
Seconded by Superintendent Marsden,
That the meeting terminate at 10:58am.
CARRIED

CERTIFIED CORRECT:

_____
Chair, Councillor B. Martens

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

April 12, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
D. Kang (Committee Co-Chair)
Councillor M. vanPopta (Council Co-Chair)

G. Abreo, A. Bayona, S Cook, R. Jhaj, and T. Taylor

Staff:
J. Morrison, Recreation Programmer
R. Stare, Acting Director, Recreation
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

D. Kang acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – April 12, 2023

Moved by T. Taylor,
Seconded by A. Bayona,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the April 12, 2023 meeting, as amended.
CARRIED

Clerk's Note: Item H.1 was added to the agenda.

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – March 8, 2023

Moved by G. Abreo,
Seconded by R. Jhaj,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the March 8, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Youth Programs and Services

J. Morrison provided an update on Youth Programs and Services in the Township of Langley. The following information was provided:

Programming Philosophies include:

- Providing programming in ALL communities;
- Removing barriers to participation, when possible;
- Help residents stay active, stay involved, and stay healthy
- Provide opportunities for skill development; and
- Provide opportunities to connect, play, create, workout, and learn.

Highlights

Youth Summer Fun $20 Pass:

- 979 passes purchased, valid between June 30 – September 5, 2022; for ages 13-18;
- Included all drop-in activities: pools, fitness classes, weight room, and gymnasium activities; and included admission to 2 youth nights at ACCUC Waterpark.

Q1 and Q2 (Jan – June) – 2023:

- Youth Weight Room Orientation: 242 youth registered, to date; Free with drop-in pass
- Fitness: Youth have access to all fitness classes and personal training
- Youth drop-in: After school hours 1x/week at Aldergrove Athletic Park-working in cooperation with Encompass Support Services
- Registered Youth Programs: Youth Beach Volleyball at WCB; Bronze Medallion Lifeguarding Courses
- Drop-in Youth Programs: Youth badminton at WGC; Youth basketball at WGC
- Ongoing mentoring and leadership development: Volunteer program; Employment opportunities

Youth Week 2023:

- May 1 – 7
- Access to weight room, swimming ice skating, basketball and badminton.

Goal:
"To expand TOL youth programming as we grow our staff complement".

Discussion ensued and the following comments/questions were provided:

- Is there a way to notify parents that the Youth Summer Pass is available? They could encourage their teens to use this.
- Perhaps the PACs could be asked to promote.
- Have a TOL staff member speak to the School Board about this pass.
- More advertising is needed on the TOL website, not just social media.

D. REPORTS

1. Co-Chairperson's Report

D. Kang reported that LUSA and ball hockey have started up again. He further noted that more restrictions are being lifted regarding mask protocols in BC Biomedical labs.

Councillor vanPopta reported that two Notices of Motion were forwarded to staff regarding amenity upgrades to the Fort Langley Park and exploring more possibilities for the waterfront area.

Action: Councillor vanPopta to provide an update at the September RCPAC meeting.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Fees and Charges

R. Stare provided an update regarding the 2023/2024 Fees and Charges Bylaw that went to Council at the end of February. He noted that fees will be increased by 3% for parks and recreation facilities, and that 20 visit, 1 month, 3 month, and yearly passes will be reduced starting in September of 2023.

2. Langley Walk

R. Stare reported that the Langley Walk will take place Sunday, May 7 and is being coordinated with both City and Township staff. Since the course is in the City, more details are being handled by the City of Langley. The course will start and finish at Douglas Park.

3. Township 150 Celebrations

Staff provided a memo to update the committee on Township 150 Celebrations. The following information was provided:

- Will be a multi-day event in late August.
- An online scavenger hunt will encourage residents to explore the Township's facilities and many park amenities.
- Each day of the celebration will have a theme culminating in a large family fun festival on the final day.
- A website will be launched in the coming weeks to provide basis information about the event and initiate the marketing activities.

F. WORK PROGRAM

4. Firefighters vs RCMP Water Battle

T. Taylor provided an update on behalf of the Working Group. He commented that both the firefighters and RCMP have expressed interest in participating and that many of the logistical aspects are being worked out. The Working Group has been in discussions with staff regarding the event.

Discussion ensued and the following comments/questions were provided:

- Could there be local musicians on site between 5:00 – 8:00pm as people are leaving the facility?
- Could the local high school provide parking? The TOL has a standing agreement with the School District regarding use of school parking lots.
- Perhaps the Twilight Drive-In Theatre would like to partner and provide a reduced rate for admission for those who participated in the waterfight.
- Could Triple O's be asked to provide a special menu item to celebrate TOL 150?
- It would be beneficial to handout a flyer to students during the last week of school.
- Working with the DPAC would be a good idea.

A. Bayona joined the Working Group.

5. Langley Awards

S. Cook reported that there were many excellent candidates to choose from this year and that selecting the winners was challenging.

T. Taylor and D. Kang attended the event and said it was an excellent evening.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Shelter for Seniors in Aldergrove Athletic Park

R. Jhah commented that 50 seniors meet regularly in Aldergrove Athletic Park from 9:00am-12:00pm and 3:00pm-6:00pm each day for some social interaction. They meet in front of the field house and the Aldergrove Minor Baseball Association provided them a box to store their chairs.

There has been a request to extend the roof of the field house to provide a cover for the seniors to sit under. Two sponsors have indicated their willingness to help pay for this addition.

Action: R. Stare will contact Parks Design and Development to ask them to do some further investigation and report back to the committee.

I. NEXT MEETING

Date: May 10, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by T. Taylor,
Seconded by G. Abreo,
That the meeting terminate at 8:12pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

COUNCIL PROCESS COMMITTEE

Monday, April 17, 2023 at 12:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Councillor Kunst, CHAIR

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

M. Bakken and J. Winslade

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Council Process Committee Agenda – April 17, 2023

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the Council Process Committee approve the agenda and receive the agenda items of the April 17, 2023 meeting.
CARRIED

B. ITEMS FOR DISCUSSION

The following item was referred at the April 3, 2023 Public Hearing meeting:

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

Discussion ensued and the following comments were provided:

Councillor Baillie:

- Placing signs on public roadways will cause safety and environmental issues.
- Dis-allowing all signs would favour incumbents.
- Eliminating signs on public property would free-up bylaw officers during the election period.

B. ITEMS FOR DISCUSSION

Councillor Ferguson:

- The Township is not the only community trying to control election signs.
- Trying to choose which corridors to allow signs could prove to be difficult.

Councillor Pratt:

- The most dangerous crash intersections are often the ones that are completely built out.
- There will still be visual distractions with signs on private property.
- Is there data that shows crashes that were a result of election signs?
- Controlling signs could be unfair to independent candidates.

Mayor Woodward:

- Limiting signs on a corridor will not solve the issues.
- The best answer is to allow signs on private property only.

Councillor Richter:

- The issue with sign placement is fairness for all candidates.
- Restricting all signs and using the Township website to promote the election and provide a platform for candidates to inform the public of their campaign would be a good solution.

Councillor Martens:

- Crashes happen at high volume intersections.

Councillor Kunst:

- Fairness for first-time candidates is important.

Councillor Baillie:

- Signs are not the first question that first responders think about at a Motor Vehicle Incident.
- Younger candidates have the advantage of social media.

MOTION
Moved by Councillor Kunst,
Seconded by Councillor Richter,
That the Council Process Committee recommends that Council direct staff to explore two corridors where election signs can be displayed.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Rindt, and VanPopta

B. ITEMS FOR DISCUSSION

COUNCIL
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That the Council Process Committee recommends that Election and Political Signs Bylaw No. 5834 be referred to Council for consideration of first, second, and third reading.
CARRIED

Councillors Kunst, Pratt and Richer opposed.

C. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That the meeting terminate at 1:05pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, April 19, 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, L. Solomon, T. Taylor, S. Thompson, and M. Vizcaino

In Attendance:
P. Crumb, Langley Seniors Resource Centre

Staff:
A. Jensen, Planner II, Community and Policy Planning
P. Ward, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Ferguson acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – April 19, 2023

Moved by T. Taylor,
Seconded by S. Thompson,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the April 19, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – March 15, 2023

Moved by S. Baker,
Seconded by S. Bennett,
That the Seniors Advisory Committee adopt the Minutes of the March 15, 2023 meeting.
CARRIED

P. Ward introduced and welcomed new staff liaison to the Seniors Advisory Committee, Aubrey Jensen, who will be replacing P. Ward as the new Manager of Strategic and Social Planning.

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council has passed the budget and that he attended a Metro Vancouver Indigenous Committee meeting.

Councillor Baillie reported a new Fire Chief will be hired soon and that much work is being done with regards to public safety.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Spaces to Connect project

P. Ward provided an update and the Terms of Reference on Phase 1 of the Spaces to Connect project. He noted that this item is related to "Project No. 3: Social gathering places for seniors" on the SAC 2023 Work Plan, and that this project is shaped by the work of the committee last year.

The following information was provided:

Background:

- Social connectedness is vital to thriving communities
- "Community-serving gathering places" play an important role in facilitating social connectedness
- The purpose of the Spaces to Connect – Phase 1 project is to better understand the availability and accessibility of "community-serving gathering places" in the Township, with a view of identifying gaps and opportunities.

Policy Context:

- This project aligns with other Township of Langley strategies and policies such as the Social Sustainability Strategy (Action 2B) and the Age- and Dementia-friendly Action Plan (Action 5D).

Project Scope:

- The project will look at community gathering places such as community halls, meeting rooms, multi-purpose rooms, and seniors and youth centres

F. WORK PROGRAM

Scope of Work:

- The scope of work will include mapping, data collection and analysis, and promising practices research.

Case Study #1: New Westminster - Century House and Youth Centre

- Combined facility for seniors and youth
- Addressed needs simultaneously
- Seniors use during the day – youth after school hours
- Intergenerational programming opportunities

Case Study #2: Pemberton – The REC

- A place for social gathering
- Seniors and youth use at different times

Discussion ensued and the following comments/questions were provided:

- Could the empty Aldergrove Rotary Field House in Aldergrove Park be used as a gathering place?
- Has there been any intergenerational programs at the Century House or The REC? Yes – Century House provides intergenerational programming.
- Seniors Centre would welcome intergenerational programs – Some programs are happening with Blacklock School and HD Stafford Middle School.
- Initiate dialogue with different organizations who may be interested in providing these programs.
- R.E. Mountain has a program where seniors sit in on a class and this has improved student behaviour in the class
- Could SAC meet with RCPAC to see where there is overlap and to discuss issues?
- A lot of work needs to be done in the community to show that youth are not a threat to seniors.

MOTION
Moved by T. Taylor,
Seconded by L. Solomon,
That the Seniors Advisory Committee receive the presentation from staff regarding Spaces to Connect Project.
CARRIED

Action: Presentation and project Terms of Reference to be attached to minutes. (See Attachment A)

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Committee Member Updates

S. Baker reported that the SASSY Awards for outstanding youth will be given out on May 4 at the Chief Sepass Theatre.

Councillor Ferguson suggested that M. Larson be invited to give a presentation to the SAC as a follow up to the Dementia-friendly Task Force.

T. Taylor reported that he attended the BC Housing Forum.

S. Thompson reported that he attended "Coffee with a Cop" in Brookswood and suggested that the RCMP be invited to come to SAC to give a presentation on safety for seniors.

P. Crump reported that the Langley Seniors Resource Society is having planning sessions to look at future projects for seniors such as transportation and housing. He further noted that Langley Meals on Wheels has been distributing 4,500-5,000 meals per month and that people can get a meal at the Firehouse Café in Aldergrove for a reasonable price.

L. Solomon commented that there is a strong commitment amongst the non-profit organizations in Langley to work together to address issues related to seniors. She further reported that the Langley Seniors Resource Society has received two grants and made the committee aware of the following upcoming community events:

- Wellness Fair – May 12 and 13 at the Cascades Casino
- Seniors Week
- Langley Walk – May 7
- Men's Shed – a group for men to get together to socialize and work on projects such as fixing bikes for kids, repairing park benches etc.

Councillor Baillie reported that he visited the Langley Meals on Wheels and commented on how Food Banks are seeing such a high demand for use due to immigration and the cost of food. He further commented that teaching first aid to seniors is crucial due to their increased risk of falls and fires in the home.

The co-chairs thanked P. Ward for his time with the Seniors Advisory Committee and the Township of Langley as the Strategic and Social Planner. They noted the time, energy, and effort he has put it to the committee and commented that he will be missed.

I. NEXT MEETING

Date: Wednesday, May 17, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by M. Vizcaino,
Seconded by S. Thompson,
That the meeting terminate at 8:45pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Spaces to Connect – Phase 1

Project Terms of Reference

Introduction

Social connectedness is vital to thriving communities. The benefits of strong social connections in community include increased neighbourhood safety, improved health, and enhanced resilience.

"Community-serving gathering places" play an important role in facilitating social connectedness and are an integral part of complete communities. These places provide physical space for informal social interaction and community-based programming. The purpose of the *Spaces to Connect – Phase 1* project is to better understand the availability and accessibility of "community-serving gathering places" in the Township, with a view of identifying gaps and opportunities.

Policy Context

Social Sustainability Strategy:

Action 2B: Address community space needs through initiatives such as:

- preparing and publishing an inventory of low-cost space available for community use, and working with local organizations, including FVRL, School District 35, local businesses, and strata corporations to explore opportunities to make more space available for community use
- exploring opportunities to support community hubs that offer a range of community programs, services, and gathering places
- exploring smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space

Age- and Dementia-friendly Action Plan:

Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

Project Scope

The *Spaces to Connect* project will focus on "community-serving gathering places" – public and non-profit spaces that are primarily intended for social interaction and social programs (e.g., community meeting spaces, multi-purpose rooms, and spaces with seating and/or games). As shown in the figure, "community-serving gathering places" are part of a broader network of "community gathering places" that also include private spaces like coffee shops, restaurants, and banquet halls. "Community gathering places" then form part of a broader social infrastructure that includes spaces for learning, child care, and health, among others.



While recognizing that outdoor plazas, parks, and even street corners provide opportunities for social connection, *Spaces to Connect – Phase 1* will focus on spaces that can comfortably used through all seasons in all but the most extreme weather conditions. The following types of spaces are anticipated to be within the scope of the project:

- Multi-purpose rooms, meeting rooms, and other social gathering areas in community / recreation centres
- Meeting rooms and other social gathering areas within libraries
- Community halls and neighbourhood hubs (e.g., legions)
- Community kitchens
- Seniors and youth centres
- Community-serving spaces within places of worship and public schools
- Sheltered areas in parks

For clarity, virtual / digital spaces are out of scope.

Scope of Work

Phase 1 of the *Spaces to Connect* project is primarily a desktop exercise focused on research and analysis. There may be a need for some consultation with stakeholder groups to support the research.

The three main work components are as follows:

1. Mapping, Data Collection, and Analysis

- Map and inventory existing (and planned) community-gathering places (include contact information for a potential future list of no / low-cost space available for community use)
- Gather information on accessibility/availability of the space (e.g., capacity, current usage rates and, if applicable, admission / rental fees)
- Assess the accessibility of the space from geographic and social equity perspectives (e.g., space per capita, demographic and socio-economic considerations, and multimodal accessibility)

2. Promising Practices Research

- Case studies for co-location (e.g., community-serving gathering places and housing) and shared use, including intergenerational spaces (e.g., combined youth and seniors centres)
- Case studies of smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space
- Opportunities for local governments to support community-serving gathering places (e.g., municipal scan), which may include convening, planning, financial supports, and advocacy
- Opportunities for embedding equity considerations into future work and priority setting

3. Observations, Implications, and Recommendations for Future Work

- May include, but is not limited to:
    - Ways to increase access to public sector space (e.g., community schools model)
    - Opportunities to support non-profits with office space (e.g., shared use spaces)
    - Opportunities to address specific community-serving space gaps (e.g., culturally-safe Indigenous spaces)
    - Ways to assess spaces that may be at-risk (e.g., disrepair, redevelopment and/or funding challenges)

Spaces to Connect Project

SENIORS ADVISORY COMMITTEE
APRIL 19, 2023

Background

- Social connectedness is vital to thriving communities
- "Community-serving gathering places" play an important role in facilitating social connectedness
- The purpose of the *Spaces to Connect – Phase 1* project is to better understand the availability and accessibility of "community-serving gathering places" in the Township, with a view of identifying gaps and opportunities

Policy Context

- *Social Sustainability Strategy:*

Action 2B: Address community space needs through initiatives such as:

- preparing and publishing an inventory of low-cost space available for community use, and working with local organizations, including FVRL, School District 35, local businesses, and strata corporations to explore opportunities to make more space available for community use
- exploring opportunities to support community hubs that offer a range of community programs, services, and gathering places
- exploring smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space

Policy Context

- *Age- and Dementia-friendly Action Plan:*

Action 5D: Map and inventory community gathering places with a view of identifying gaps and opportunities.

Project Scope

- Multi-purpose rooms, meeting rooms, and other social gathering areas in community /recreation centres
- Meeting rooms and other social gathering areas within libraries
- Community halls and neighbourhood hubs (e.g., legions)
- Community kitchens
- Seniors and youth centres
- Community-serving spaces within places of worship and public schools
- Sheltered areas in parks



Scope of Work

- Mapping, Data Collection and Analysis
- Map and inventory existing (and planned) community-gathering places (include contact information for a potential future list of no / low-cost space available for community use)
- Gather information on accessibility/availability of the space (e.g., capacity, current usage rates and, if applicable, admission / rental fees)
- Assess the accessibility of the space from geographic and social equity perspectives (e.g., space per capita, demographic and socio-economic considerations, and multimodal accessibility)

Scope of Work

- Promising Practices Research
- Case studies for co-location (e.g., community-serving gathering places and housing) and shared use, including **intergenerational spaces (e.g., combined youth and seniors centres)**
- Case studies of smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space
- Opportunities for local governments to support community-serving gathering places (e.g., municipal scan), which may include convening, planning, financial supports, and advocacy
- Opportunities for embedding equity considerations into future work and priority setting

Case Study #1: New Westminster

- Century House and Youth Centre:
- Computer lab
- Lounge with electronics and video games
- Multi-purpose activity space
- Exercise room equipped with cardio and weight lifting machines
- Kitchen



Case Study #2: Pemberton

- The REC:
- "Living room" with TV
- Table tennis, billiards and darts
- Kitchen



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-50
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0099
SUBJECT:	REZONING APPLICATION NO. 100617 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100165 (1177293 BC LTD. / UNIBUILD CONSTRUCTION / 7894 – 197 STREET)		

PROPOSAL:

Application to rezone approximately 0.8 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) and to vary the lot depth for six lots to facilitate a residential development consisting of 16 lots (eight single family lots and eight semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5856 subject to seven (7) development prerequisites being satisfied prior to final reading and that Council authorize issuance (at time of final reading of Bylaw No. 5856) of Development Variance Permit No. 100165.

RATIONALE:

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

RECOMMENDATIONS:

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, 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".

EXECUTIVE SUMMARY:

Unibuild Construction Management Ltd. has applied to rezone a 0.8 ha (2.0 ac) site located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate development of 16 lots (eight single family lots and eight semi-detached lots).

Delegated development permits for form and character and energy conservation and greenhouse gas emission reduction are being processed concurrently.

As the proposed development is consistent with the land use and density provisions of the Willoughby Community Plan, the Latimer Neighbourhood Plan (NP), and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of seven (7) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 5856) of Development Variance Permit No. 100165.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5856 and Development Variance Permit No. 100165.

REFERENCE:

Owner:	1177293 BC Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Agent:	Unibuild Construction Management Ltd. Vikas Mehta 202, 8433 – 132 Street Surrey, BC V3W 4N8
Legal Description:	Lot 3 Section 22 Township 8 New Westminster District Plan 70469
Location:	7894 – 197 Street
Area:	0.80 ha (2.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD)
Willoughby Community Plan:	Residential
Latimer Neighbourhood Plan:	Single Family Residential 3

BACKGROUND/HISTORY:

- The subject property is one of seven properties located on the east side of 197 Street, south of 80 Avenue, designated Single Family Residential 3 in the Latimer NP and bounded by a red-coded watercourse to the east.

DISCUSSION/ANALYSIS:

- The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Single Family Residential 3 (6-8 units per acre (upa)) in the Latimer NP.
- Unibuild Construction Management Ltd. has applied to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD).
- The proposal will facilitate a mixed-residential development consisting of 16 lots (eight single family lots and eight semi-detached lots) with a total density of 20 units per hectare (8 upa).
- Section 5.2.2 of the Latimer NP states in any Single Family 3 development, in order to achieve housing diversity, no more than 60% of units shall be detached Residential Compact Lots as defined in the Township of Langley Zoning Bylaw No. 2500. As such, eight of the 16 units proposed are semi-detached units.
- The proposed rezoning complies with the Latimer NP.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Jericho Neighbourhood Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Single Family Residential 3	N/A	Suburban Residential Zone SR-2
South:	A property with an existing single family dwelling, beyond which are lands with active development applications (Project No. 08-22-0100 & 08-22-0107)	Single Family Residential 3	N/A	Suburban Residential Zone SR-2
East:	Two properties with existing single family dwellings	Streamside Protection and Enhancement Area	Townhouse	Suburban Residential Zone SR-2
West:	A development that received final reading on July 27, 2020 for single family and duplexes that are currently under construction (ToL Project No. 08-22-0083)	Single Family Residential 3	N/A	Residential Compact Lot Zone R-CL(B)

Zoning Amendment:

- Bylaw No. 5856 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate the development of 16 lots (eight single family lots and eight semi-detached lots).
- The project complies with the provisions of the proposed zones in terms of lot dimensions, siting, lot coverage, parking, height, use, and density, with the exception of the requested variance to lot depth for proposed lots 11 to 16.

Development Variance Permit No. 100165 (lot depth variance):

- The R-CL(B) Zone has a minimum front loaded lot depth requirement of 25.0 m (82.0 ft).
- Proposed lots 11 to 16 are at a lot depth of 23.0 m (75.5 ft) to provide a required half road for future development of adjacent lands to the east.
- Staff recommend Council issue the development variance permit as the location of the future north-south road limits the lot depth available for the subject development to under 25.0 m (82.0 ft). Staff note that proposed lots 11 to 16 subject to the variance are larger and wider than required for the R-CL(B) Zone.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create 16 lots (eight single family lots and eight semi-detached lots), with five lots fronting 197 Street, eight lots fronting the new 197B Street, and three lots fronting 78B Avenue.
- As a condition of development, a no-build restrictive covenant is required to be registered on lots 11 and 16 to allow for a temporary turn around until such time as the required road and associated services can be provided through adjacent development.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential (for form and character) and 'O' – Energy Conservation and GHG Emission Reduction 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 as well as GHG Development Permits to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated applications are 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**
Single Family Dwellings	8	$11,854	$94,832
Duplexes / Semi-detached	8	$10,088	$80,704
Total			**$175,536**

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**
15	59	59	23	82

Policy Considerations:

The proposed rezoning and development variance permit application facilitates the development of 16 lots (eight single family lots and eight semi-detached lots). In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer

NP. Staff recommend that Council give first, second, and third reading to Bylaw No. 5856 (subject to seven (7) development prerequisites) and authorize issuance of Development Variance Permit No. 100165.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100165
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Willoughby Community Plan Map
ATTACHMENT D	Latimer Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100165

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

1. Name: 1177293 BC Ltd.

   Address: 202, 8433 – 132 Street
   Surrey, BC V3W 4N8

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 3 Section 22 Township 8 New Westminster District Plan 70469

   CIVIC ADDRESS: 7894 – 197 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. 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”.

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

   This Permit is not a Building Permit.

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

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

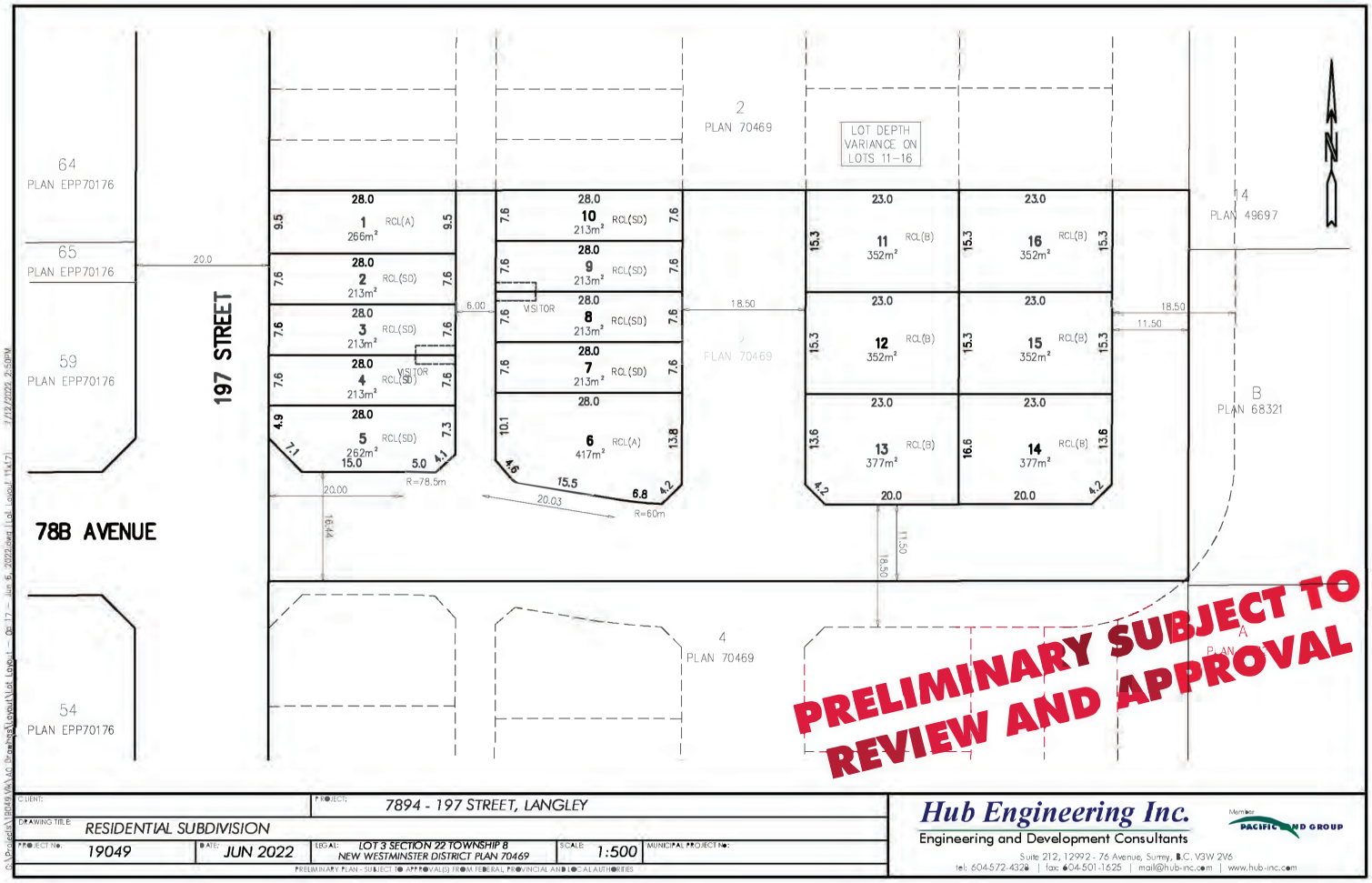
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:
SCHEDULE A Site Plan

DEVELOPMENT PERMIT PROPOSAL
TOWNSHIP OF LANGLEY # 08-22-0099
LOT 3, SECTION 22, TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 70469



SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS,EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

SCHEDULE A

TOL DP PROPOSAL

SUBMITTED BY: UNIBUILD CONSTRUCTION MANAGEMENT LTD.
c/o GAGANPREET KAUR, 604-596-3070, unibuild9@gmail.com

PREPARED BY: TYNAN DESIGN LTD.

N.1

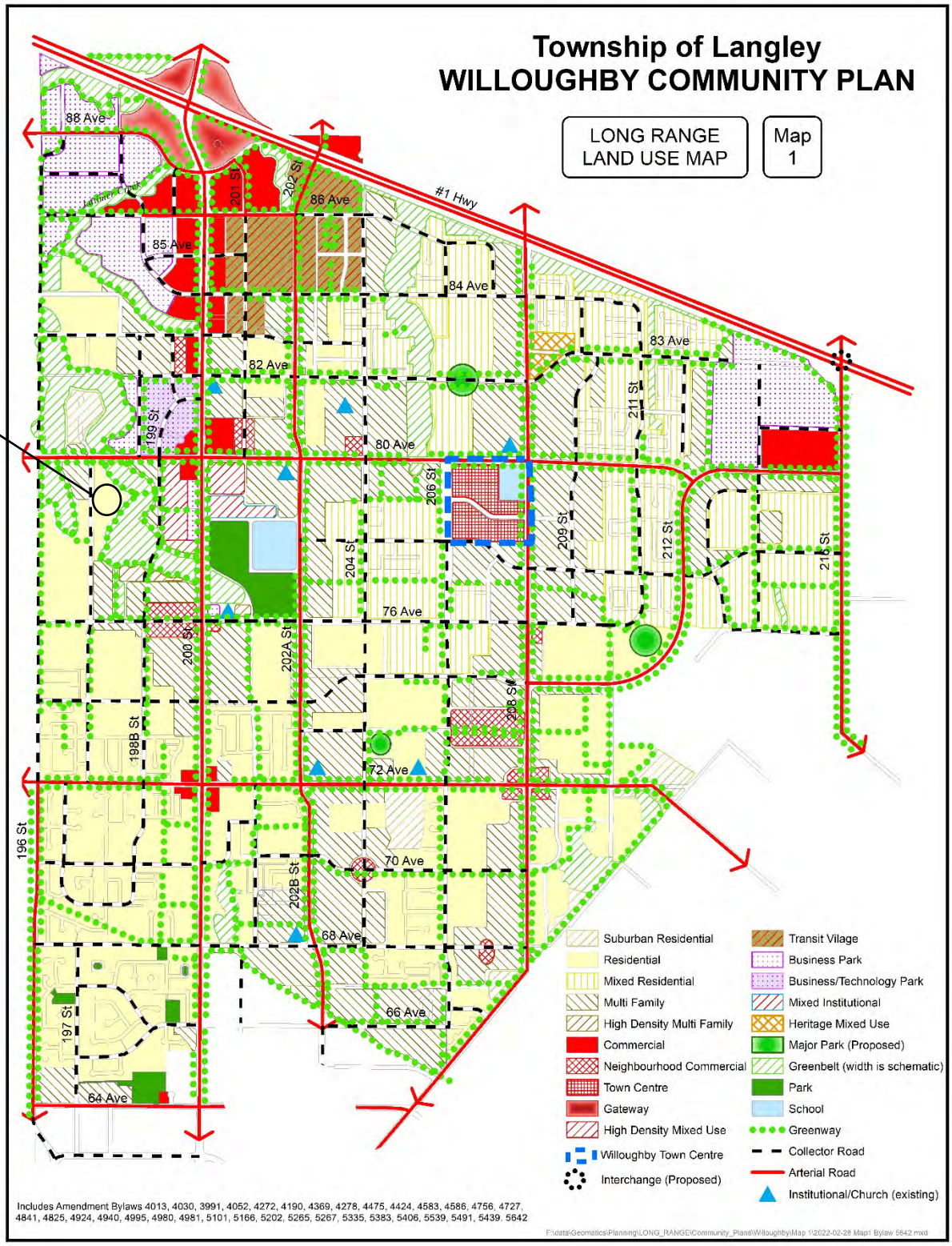
ATTACHMENT B



AERIAL CONTEXT MAP

ATTACHMENT C

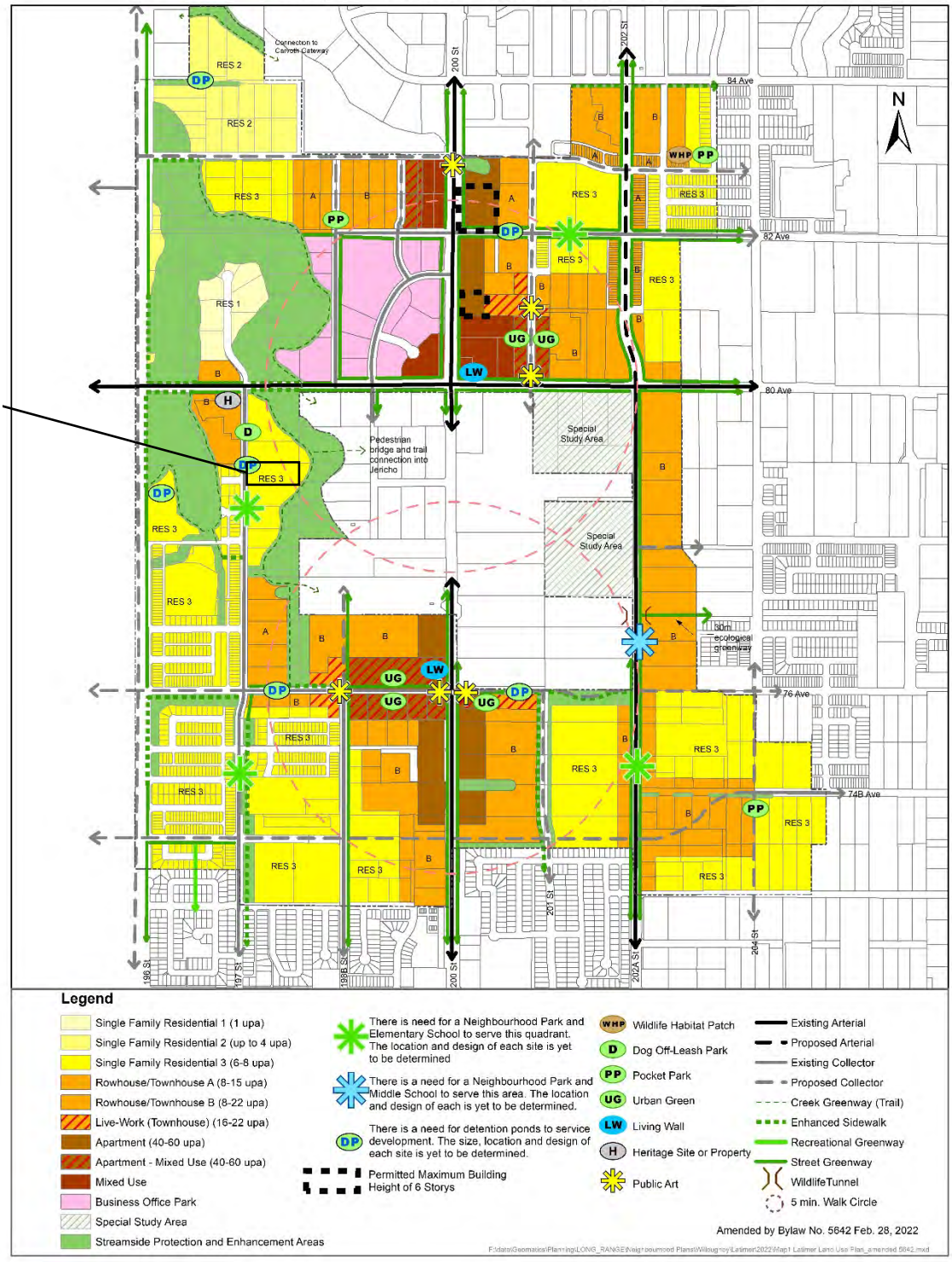
SUBJECT



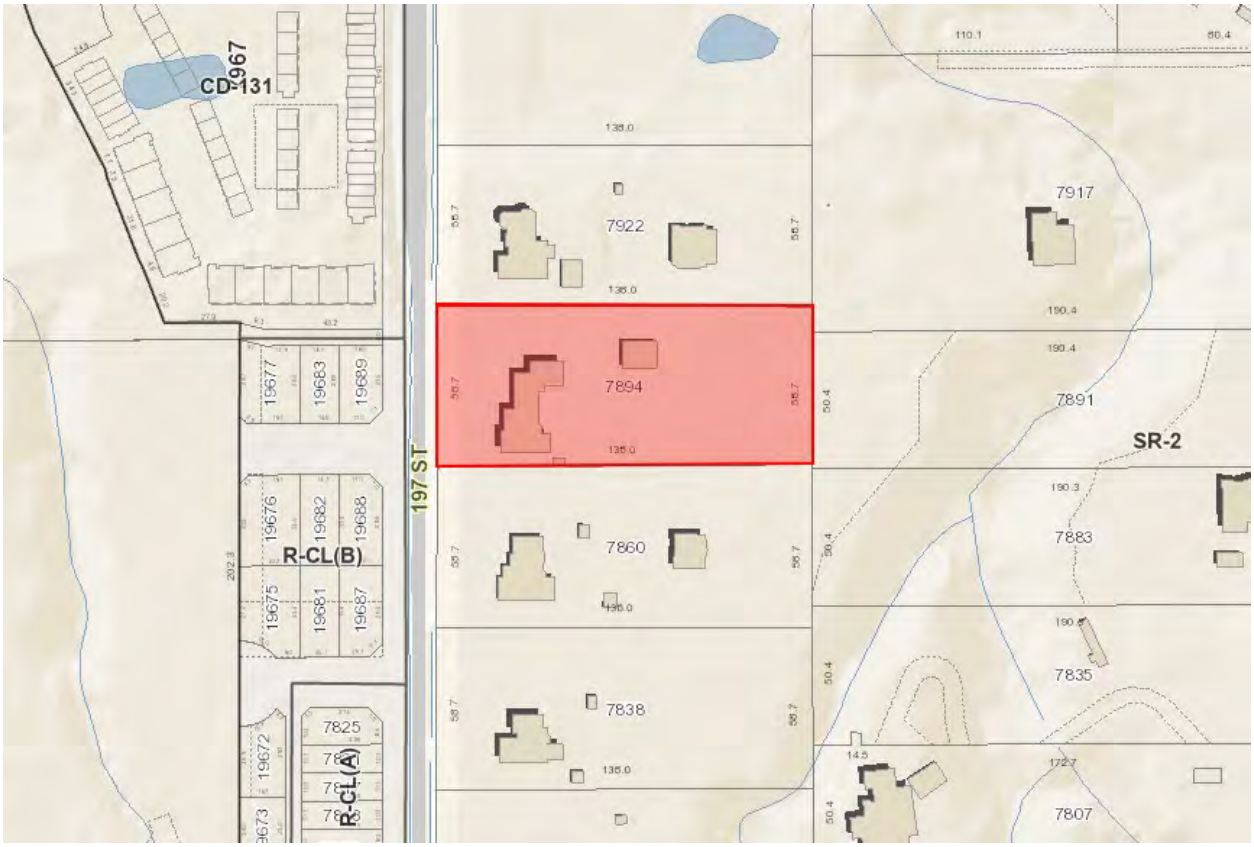
ATTACHMENT D

Map 1 - Latimer Land Use Plan

SUBJECT

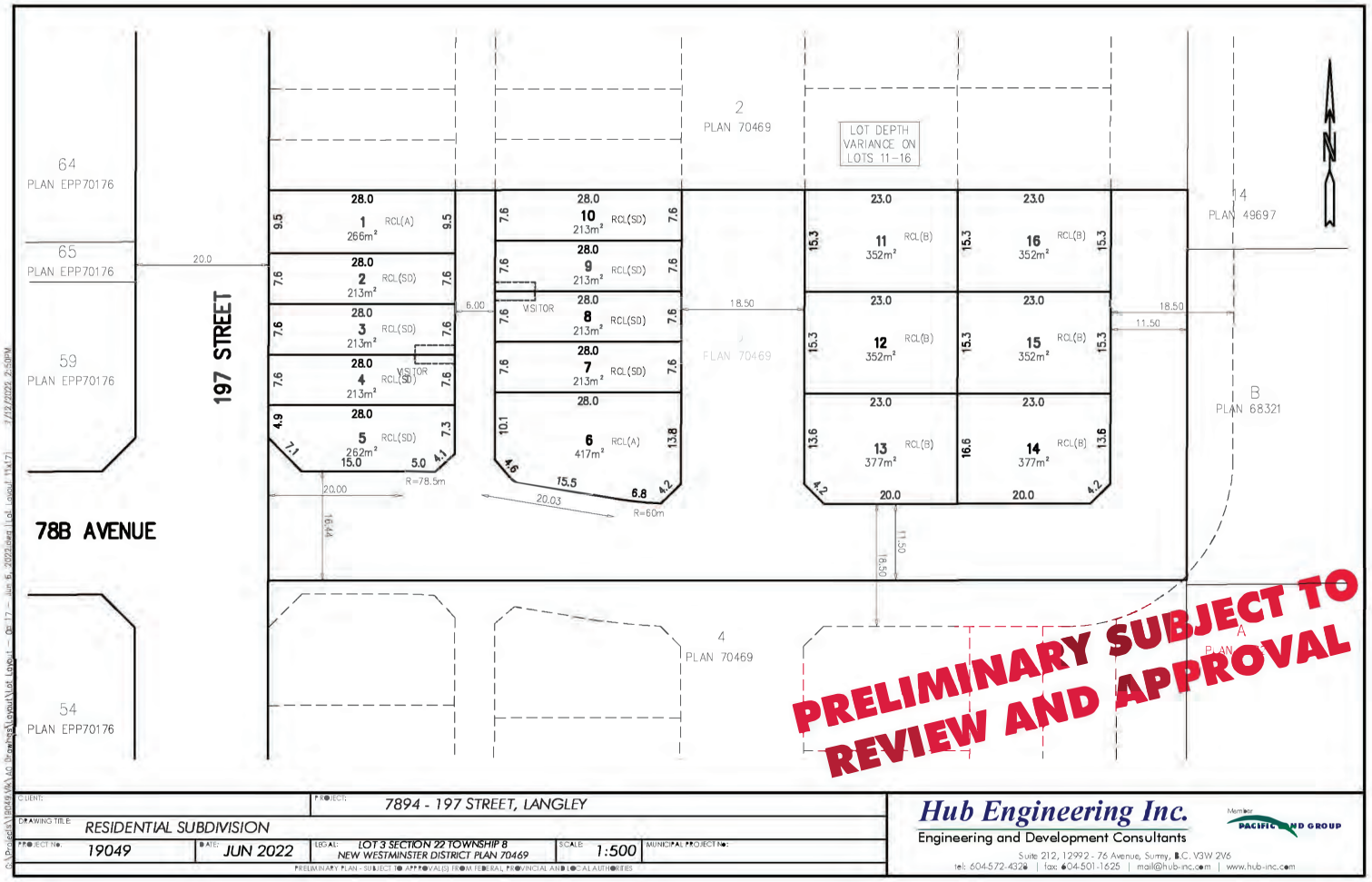


ATTACHMENT E



ZONING BYLAW NO. 2500

DEVELOPMENT PERMIT PROPOSAL
TOWNSHIP OF LANGLEY # 08-22-0099
LOT 3, SECTION 22, TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 70469



SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS,EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

ATTACHMENT F

TOL DP PROPOSAL

SUBMITTED BY: UNIBUILD CONSTRUCTION MANAGEMENT LTD.
C/O GAGANPREET KAUR, 604-596-3070, unibuild9@gmail.com

PREPARED BY: TYNAN DESIGN LTD.

N.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1177293 BC LTD.) BYLAW NO. 5856

EXPLANATORY NOTE

Bylaw No. 5856 rezones 0.8 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 accommodate a mixed residential development consisting of 16 lots (8 single family lots and 8 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1177293 BC LTD.) BYLAW NO. 5856

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 (1177293 BC Ltd.) Bylaw No. 5856”.

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

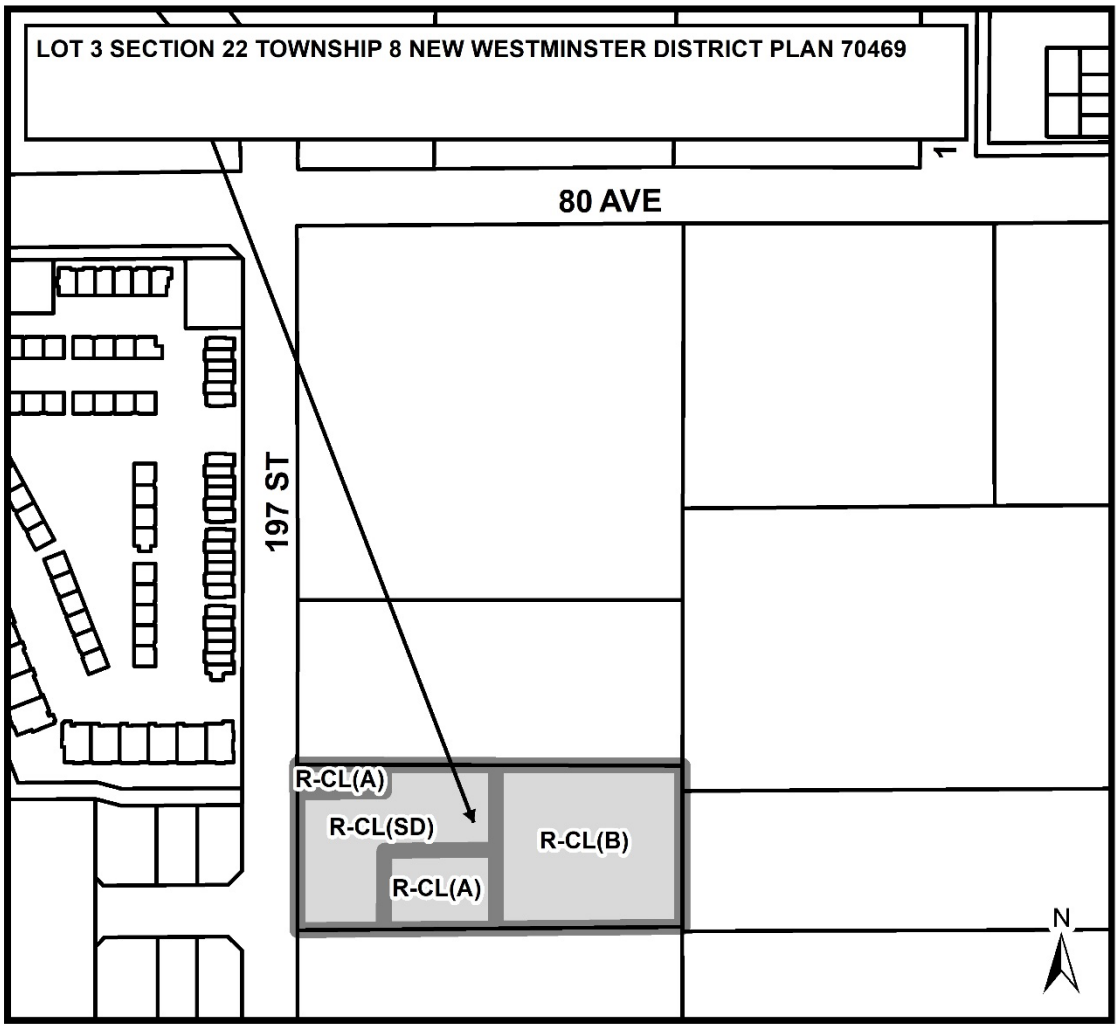
   Lot 3 Section 22 Township 8 New Westminster District Plan 70469

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD).

NOTICE WAS ADVERTISED	23 & 30	day of	March	, 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. 5856



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

ATTACHMENT A

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:	MAY 9, 2022 - REGULAR MEETING	**REPORT:**	22-44
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00015
SUBJECT:	COMMUNITY FOREST MANAGEMENT STRATEGY		

RECOMMENDATION:

That Council endorse the Community Forest Management Strategy and authorize staff to bring forward related funding requests for Council's consideration as part of future annual budgets.

EXECUTIVE SUMMARY:

At its Regular Meeting on December 13, 2021, Council directed staff to proceed with public consultation on a draft Community Forest Management Strategy (CFMS). Based on public feedback and working in collaboration with the Tree Protection Advisory Committee (TPAC), staff have finalized the CFMS (see Attachment A), being presented for Council's consideration of endorsement and subsequent implementation.

As directed by Council, public engagement on the draft CFMS was conducted in January and February 2022. Overall, there was positive support for the strategy including the proposed tree canopy targets.

The proposed increase in tree canopy target for urban areas from 23% to 30% is estimated to result in an increase in the overall canopy target for the entire Township from 30% to 31%. The proposed increase was supported by 36% of survey participants. Higher tree canopy targets are achievable beyond the 30-year horizon of the CFMS, considering the time required for tree growth. A summary of the engagement process and results is provided as Attachment B to this report.

Implementation of the CFMS requires an inter-departmental approach. Funding requirements for the implementation of the CFMS actions will be brought forward as part of future annual budget processes for Council's consideration of approval, commencing in 2023. These are high level estimates at approximately $594,000 annually for the initial six-year period and increasing thereafter based on an increase in the size of tree canopy and number of trees to be maintained as outlined in the financial strategy section of this report. Opportunities for external funding, such as the federal "2 Billion Trees" (2BT) program, are being and will continue to be explored.

At its March 29, 2022 meeting, TPAC endorsed the CFMS and recommended Council adopt the strategy and consider funding for implementation.

PURPOSE:

The report presents the results of public engagement and seeks Council's endorsement of the Community Forest Management Strategy.

BACKGROUND/HISTORY:

At its Regular Evening Meeting on April 15, 2019, Council passed the following resolution:

> Therefore be it resolved that Council:
>
> 1. Request staff to bring forward a Tree Protection Bylaw, based on the City of Richmond Tree Protection Bylaw;
>
> 2. Request staff to undertake an existing tree canopy review and bring forward a Tree Canopy Protection Standard for the entire Township in the next 6 – 12 months, focusing first on the Brookswood-Fernridge area so that this standard is known by all the Brookswood-Fernridge Neighbourhood Planning Committees and staff concurrent with their advisory work and Neighbourhood Plan recommendations to Council; and
>
> 3. Appoint an 8 – 12-month (maximum) Tree Protection Advisory Committee (TPAC) with broad-based representation from the entire Township in July 2020 to review both the 2019 Tree Protection Bylaw and the subsequent 2019 – 2020 Tree Canopy Protection Standard in order to ensure that the adopted 2019 Tree Protection Bylaw is effective, and that the Township's Sustainability Charter will be met for the current and future generations who live in all communities of the Township of Langley.

In response to Council's direction, Tree Protection Bylaw 2019 No. 5478 was prepared for Council's consideration and was adopted on July 8, 2019. Revisions to the Tree Protection Bylaw 2019 No. 5478 were adopted on July 26, 2021, following review and recommendations from TPAC.

At the October 7, 2019 Regular Council Meeting, Diamond Head Consulting presented the findings of the Community Forest Assessment Report for the Township. The tree canopy assessment took stock of the community's forest and management practices, as a first step in the preparation of a Community Forest Management Strategy (CFMS).

At the December 13, 2021 Regular Council Meeting, staff provided an update on status of the Strategy including a review of the findings from initial public engagement, feedback from TPAC, and a draft of the CFMS.

DISCUSSION/ANALYSIS:

The CFMS was initiated in 2019 following Council's approval of the project terms of reference. The work program included four stages:

> Stage 1: Background research/inventory (2019 – 2020)
>
> Stage 2: Draft vision statement, principles, goals, and targets (February – July 2021)
>
> Stage 3: Draft strategy framework (August – December 2021)
>
> Stage 4: Final draft strategy (January – April 2022)

Public engagement for Stage 4 was undertaken January 18 – February 18, 2022 to seek feedback on a draft CFMS. Engagement activities included:

- a public open house with a presentation of the draft vision statement, principles, goals, and targets, and was attended by 46 participants, and
- online survey where 255 responses were received.

The survey comments for the 30% urban area canopy target:

- 36% support for a 30% canopy cover target in urban areas
- 46% support for increasing the canopy cover target in urban areas
- 8% support for lowering the canopy cover target in urban areas

The top survey responses among each of the five goals:

- Goal 1 Planning: 74% in support of Biodiversity Conservation Strategy
- Goal 2 Growing: 73% in support of improving planting site construction standards for streetscapes and developments
- Goal 3 Protecting: 85% in support of retaining significant trees and natural assets successfully during development
- Goal 4 Managing: 66% in support of establishing and funding adequate levels of services for community forest management
- Goal 5 Engaging: 65% in favour of providing incentives to encourage tree planting and tree care on private land

An Engagement Summary can be found in Attachment B.

Canopy Target Setting and Best Practices

The canopy cover targets have been prepared with input from TPAC and public engagement feedback. This feedback indicates support for the current canopy cover of 30% Township-wide and strong support for a canopy target that exceeds the 30% for urban areas. The targets have been developed based on the Township's unique geography and other factors such as land use patterns, development densities, public and private land ownership, and climate change.

The CFMS tree canopy target for the entire Township is 31%, with urban areas being the major focus for tree canopy gains. The Strategy sets forth an increase in urban tree canopy from 23% today to 30% by 2050. This is a 7% increase in urban tree canopy over 30 years. Urban areas make up approximately 13% of the Township. The 7% increase in urban tree canopy will contribute to a 1% increase in tree canopy for the Township overall.

While 1% may seem insignificant, it represents significant tree canopy gains within the developed and developing urban areas. Without the Strategy, it is forecast that the Township-wide tree canopy will decline from 30% to 28%, with a decline in urban areas from 23% to 20% by 2050. The 30% canopy target for urban areas is not a maximum target. Rather, it should be seen as a minimum target and projections show that the canopy will increase beyond 30% past the 2050 goal.

Setting a canopy cover target is a first step in guiding community forest management and goal setting. Canopy cover targets are used as a tool to measure the complex distribution of benefits provided by urban forests and as a means of tracking implementation progress.

Implementation Priorities

Implementation priorities have been added to the Executive Summary of the Strategy. The Strategy's 30-year vision will be achieved through a 20-year action plan to establish projected tree canopy targets by the year 2050. A total of 80 actions have been prepared that respond to the five goals in the CFMS. To advance the goals, high priority actions have been identified as follows:

Goal #1 - Plan: Plan for a more connected and climate resilient network of trees and natural assets

- Adopt 2050 canopy cover targets for the Township, Urban Containment Boundary, and by community (Action 1A)
- Establish an interdepartmental working group (Action 2C)
- Inventory and map the Township's green infrastructure network and natural assets on both private and public lands (Action 3A) and inventory and value public natural assets for inclusion in the corporate asset management system (Action 3B)
- Prepare a Biodiversity Conservation Strategy (Action 4A) – based on public engagement feedback and alignment with the Climate Action Strategy and Natural Capital Asset

Management Plan, this action is valuable in preparing a foundation for long term tree health in the Township.

Goal #2 - Grow: Plant more trees to grow the community forest equitably and sustainably

- Expand the Township tree planting program (Action 5A), develop 10-year community planting plans (Action 5B), and create a recommended species list that responds to future climate stability (Action 6C)
- Review permeability targets and contiguous growing area to support medium to large trees in new development (Action 7A) and increase soil volumes for street trees (Action 7B)
- Update the Subdivision and Development Servicing Bylaw Schedule I to improve alignment with the goals and objectives of the Climate Action Strategy, Community Forest Management Strategy, and Tree Protection Bylaw (Action 8B) - public engagement feedback identified this as a high priority.

Goal #3 - Protect: Protect the community forest to retain more trees and natural assets during development

- Review staffing structure, funding, and position descriptions in Urban Forestry to ensure adequate staffing levels to administer the Tree Protection Bylaw and Township tree protection services, in addition to the staff positions required to implement the CFMS (Action 8E & 8F)
- Establish a staff working group to determine the standards and procedures for Township tree protection in a Township Tree Policy (Action 8H)
- Implement a Natural Environment Development Permit Area to protect a green infrastructure network and other areas of strategic biodiversity concern (Action 9A)
- Enable opportunities for incentives to encourage low impact development designs that either retain or replace more trees (Action 9B)

Goal #4 - Manage: Manage trees to maintain a safer and healthier community forest

- Define levels of service targets for inventoried trees and natural area planting and maintenance operations (Action 10A) and develop a 5-year asset management and resourcing plan to transition to recommended community forest management operations service levels
- Update and expand the Township's tree inventory to capture all intensively managed trees and vacant planting sites (Action 10E)
- Develop an Integrated Pest Management Plan for key plant and animal pest species of concern (Action 11E)
- Develop tree risk management policy and procedures to guide operational tree risk management (Action 12A)

Goal #5 - Engage: Engage citizens to increase participation in community forest stewardship

- Develop and implement a communications and stewardship plan that identifies key partners (Action 13A & 14G)
- Engage a broad range of community members in developing 10-year community planting plans to improve planting design and tree selection that reflects diverse values (Action 14E)
- Develop a tree voucher program for private properties (Action 15B)
- Explore programs to encourage and support people to maintain large trees (>50cm dbh) on their properties (Action 15C)

Challenges and Opportunities

The anticipated challenges and opportunities facing the Township in achieving the strategic vision have been identified and used to inform the goals, strategies, and actions. Identification of the

challenges and opportunities has been led by TPAC with a specific focus on urbanization, biodiversity, climate change, and the general overall health of the community forest.

- **Climate change** carries a risk for humans and the community forest. Trees can mitigate some of those risks by limiting the urban heat island effect and providing shade, cooling, and absorbing storm water from extreme weather events.

- **Equity** brings a challenge of achieving equitable canopy targets for each of the Township's communities. In Aldergrove, Fort Langley, Murrayville, and Walnut Grove, the challenge is to increase the urban tree canopy within a built-out environment. This can be achieved through the completion of an inventory of potential planting space on public and private lands. Incentives and stewardship efforts can inform residents of the benefits and encourage tree planting. The Township can identify 10-year planting goals and opportunities to plant trees in public rights-of-way (street trees) and parks.

- **Biodiversity** plays a foundational role and is identified as a priority in the implementation of the Climate Action Strategy and CFMS. Preparation of a Biodiversity Strategy will help establish the green infrastructure network and enhance protection of natural areas to support a healthy ecosystem which is essential to the provision of habitat and natural process to support life. Trees play a critical role in forest biodiversity and important habitat for a wide range of living things. Development and agriculture challenge forests through fragmentation. This will build on recent work from Metro Vancouver's Evaluation of Regional Ecosystem Connectivity Study.

- **Forest Health** and proper maintenance are essential for having a community forest that maximizes the beneficial ecosystem services it provides. As more trees are planted, maintenance will increase. It is important with additional costs for maintenance of trees and increased efforts to educate the public about the proper maintenance of trees on private land.

- **Urbanization** can result in both gains and losses in tree canopy cover. Developing communities require a unique approach that seeks opportunities to increase tree canopy in newly developed dense urban neighbourhoods and improve retention and space planning for trees as redevelopment occurs on heavily treed acreages. This same approach to keeping track of planting spaces can be applied, as noted above. Retaining space for existing trees and finding space for new trees pose the biggest challenges. Healthy trees require above-ground space for their canopies and below-ground space and good soils for their roots. The strategy identifies actions to explore incentives for low impact development, and revisions to the Subdivision and Development Servicing Bylaw to align with the Tree Protection Bylaw. This includes a review of the current practice of receiving cash-in-lieu for replacement trees unable to be planted on site. Valuation procedures accounting for the structural and functional value of the monetization of trees can be explored along with best practices for tree retention.

- **Stewardship** refers to activities undertaken by individuals and organizations to protect, monitor, restore, and advocate for the natural environment whether on public or private land. Examples include environmental non-profit organizations such as stream keepers, naturalist organizations, and any individual working towards nature protection. Fostering stewardship can create shared accountability and success for community forest management across the Township and can be used to provide incentives to encourage tree planting and tree care on private land. Public leadership and private partnerships will be critical in successful implementation of the Strategy.

- **Reconciliation** and maintaining connections to the culture of the Coast Salish people (particularly the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations) are opportunities to explore and learn more about reconciliation to identify culturally appropriate ways to enhance or restore cultural value connected to treed landscapes and adapt the community forest to climate change. The Township is committed to working with local First Nations to implement the CFMS.

Related Corporate Initiatives

The Township's Sustainability Charter presents a vision of the community that meets the social/cultural, economic, and environmental needs of current and future residents. The CFMS supports and advances sustainability initiatives that are underway and ongoing within the Township.

- **Biodiversity Conservation Strategy** is identified in the Climate Action Strategy as a climate adaptation tool and is a project being led by the Water, Resource and Environment department.
- **Climate Action Strategy** identifies the CFMS as an outcome and supports Township goals for reducing greenhouse gas emissions.
- **Green Building** initiatives aim to reduce community energy consumption and greenhouse gas emissions during the lifecycle operation of residential buildings in support of the Township's sustainability and climate related policies. Dense urban tree canopy plays a significant role in lowering ground level temperatures and reducing building cooling costs.
- **Natural Capital Asset Management Plan** is working to identify all significant natural assets and the value of service that they provide to ensure consideration in decision making and planning. The CFMS identifies supportive actions in identifying and protecting trees as natural assets.
- **Social Sustainability Strategy** identifies social equity as the fair distribution of resources among individuals and communities to facilitate full participation in community life. Trees are a resource that improve our lives by providing shade which lowers the chance of illness or death related to heat, reduces stress, and encourages more use of outdoor public spaces. The CFMS identifies tree equity as an action to achieve equal distribution of the community forest.
- **Tree Protection Bylaw** is an integral component of tree protection and preserving tree canopy. The Tree Protection Bylaw will be reviewed periodically for effectiveness and to address implementation challenges.

Tracking Progress

A set of targets has been prepared to help monitor implementation progress. Recommended monitoring activities include:

- 10-year Strategy update to measure, track, and align outcomes with the goals
- 5-year monitoring and review of the canopy cover using LiDAR
- 5-year updating to the community tree equity scores
- Annual review of urban trees including diversity of tree plantings (species and genus); street, park, and young tree pruning cycles; tree mortality rates; tree planting site vacancies; and replacement tree rates
- Restoration of conservation areas by improving customer service and satisfaction through public education, stewardship opportunities, tree plantings, timely tree removals and pruning, risk management information and responses, and pest and disease management

TPAC Endorsement

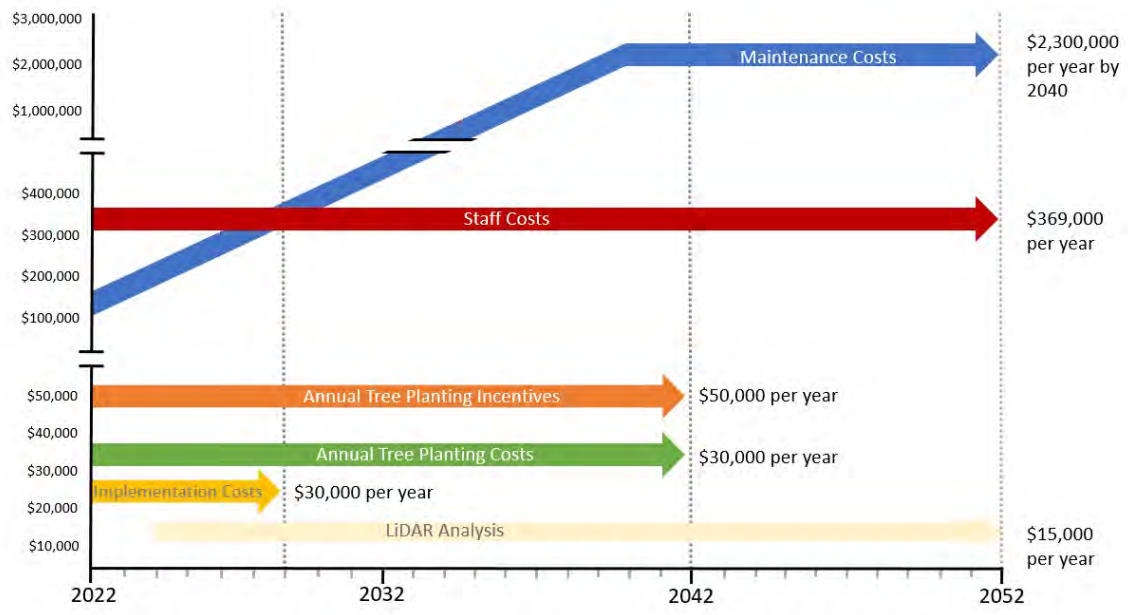
In addition to its participation in public engagement activities, TPAC has devoted five meetings to provide input into successive drafts of the strategy. It has provided constructive feedback to staff and the consulting team. At its March 29, 2022 meeting, TPAC endorsed the CFMS and recommended Council adopt the strategy and consider funding for implementation.

Financial Considerations:

A high-level financial review has been undertaken for the CFMS actions and anticipated staffing resources. In the first few years it is expected that initial actions such as studies, analyses, and project planning will need to occur to set the foundation for full strategy implementation.

A combination of planning/policy and capital projects are already underway through related initiatives that are funded or currently seeking funding.

The annual cost of implementing the CFMS varies over time. During the first six years, the annual implementation costs are estimated at approximately $594,000. However, the annual cost after the initial six years is anticipated to increase as maintenance costs rise due to the increase in the tree canopy and number of trees expected to have reached a mature stage. By the end of the 30-year vision, annual implementation costs would be approximately $2.7M, the majority of which would be for tree maintenance.



Projected CFMS implementation costs are depicted in the above chart; and further defined and elaborated as follows:

- **$2.3M - Maintenance Costs** are made up of staff time including additional staff required to annually prune and maintain street and park trees. Ancillary costs such as additional equipment required to maintain levels of service are not included. These costs will increase in step with the number of new trees planted on public lands annually. The table below outlines the projected annual tree maintenance costs in 10-year increments based on the Strategy initiatives to plant 2,450 trees per year on public lands:

Year	2022	2032	2042	2052
Maintenance Cost	$115,000	$1,265,000	$2,300,000	$2,300,000

- **$369,000 - Staff Costs** include three additional arborists, complete with support staff and equipment required for the implementation of the Strategy.

- **$50,000 - Annual Tree Planting Incentives** used to encourage tree planting on private property through stewardship and program initiatives such as the Tree Voucher program. These costs will be incurred over the Strategy's 20-year implementation period.

- **$30,000 - Annual Tree Planting Costs** to fund the additional planting of street and park trees. Cash-in-lieu from development will contribute to tree plantings in this category.
- **$30,000 - Implementation Costs** reflect the costs associated with implementing Strategy actions that require professional consultants to complete services such as the preparation of native forest management plans. These are upfront costs that can be completed within the first five to seven years, subject to funding.
- **$15,000 – LiDAR** data will be purchased every five years at an approximate cost of $75,000 to assess and review the state of the Township's tree canopy. LiDAR data will be collected throughout the duration of the Strategy.

Funding opportunities are being explored through the federal 2 Billion Trees (2BT) program for capacity building and tree planting. Capacity building funding applies to projects with a maximum of $150,000 of grant funding per year. The tree planting funding stream supports planting programs of a minimum of 10,000 trees per year in an urban/suburban setting.

The Nature Conservancy indicates municipal investments in urban forests can achieve significant benefits at a cost of $8 per person. Over the lifetime of the CFMS, the estimated cost per person would range from $4 per person in 2022 to $12 per person by 2052. The average cost per household would rise from $12 to $28 over the same time period. Based on public engagement results in Phase 2 of the CFMS strategy process, 79% of survey respondents supported paying $10 annually per household with 65% supporting $25 annually per household.

Conclusion:

In summary, the CFMS identifies 80 actions to be implemented over the next 20 years to achieve the 2050 goals in response to the challenges and opportunities facing the Township's community forest. The CFMS proposes a tree canopy target for urban areas of 30% (7% increase) and a Township-wide tree canopy target of 31% (1% increase). Implementation of the Strategy will involve a broad set of community stakeholders and would require an inter-departmental team from the Township to play a role in fostering a community-wide approach to the management of our forest.

Respectfully submitted,

Aubrey Jensen
COMMUNITY AND POLICY PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

CONCURRENCES	
Division / Department	**Name**
ENGINEERING - PARK OPERATIONS	T. Buckner

ATTACHMENT A Community Forest Management Strategy

ATTACHMENT B Engagement Summary

ATTACHMENT A

Township of Langley

Community Forest Management Strategy



2022 DRAFT

Township of Langley

ACKNOWLEDGEMENTS

DRAFT

Diamond Head Consulting Ltd. (DHC) prepared this Community Forest Management Strategy for the Township of Langley. DHC acknowledges the participation and support of Township of Langley Council, staff, and committees in preparing this document. Specifically, thanks to:

Tree Protection Advisory Committee

Councillor Petrina Arnason, Christine Bishop, John Evanochko, Catherine Grey, Matt Muller, Al Neufeld, Hanae Sakurai, Trevor Smith, Amber Stewart, John Turner, Councillor Blair Whitmarsh

Staff

Dave Anderson, Hakim Bismel, Tab Buckner, Jason Chu, Brian Edey, Eric Fong, Chris Jarvie, Aubrey Jensen, Sunyoung Kim, Yolanda Leung, Chris Marshall, Niall McGarvey, Colin Moore, Aaron Ruhl, Robert Scott, Ana Velazquez, Avril Woodend

Prepared by:

DIAMOND HEAD

Project staff:
Amelia Needoba
Camille Lefrançois
Nguyet-Anh Nguyen
Elliot Bellis
Marco Sanelli
Trevor Cox
Mike Coulthard

Date:
April 2022

TABLE OF CONTENTS

1. INTRODUCTION 1
2. BACKGROUND & CONTEXT 5
3. THE VALUE OF LANGLEY'S COMMUNITY FOREST 12
4. WHAT WE HEARD FROM THE COMMUNITY 16
5. COMMUNITY FOREST BENCHMARKS 25
6. SETTING A CANOPY COVER TARGET 44
7. CHALLENGES & OPPORTUNITIES 50
8. GOALS, STRATEGIES AND ACTIONS 78
9. TRACKING PROGRESS 89
10. REFERENCES 100

EXECUTIVE SUMMARY

The Township of Langley is a "community of communities" growing amongst a broader fabric of rural and natural areas. Trees and forests are woven throughout the urban and rural fabric of Langley and are deeply valued by the community for the range of benefits they provide. The Community Forest Management Strategy addresses the unique challenges and opportunities for managing trees and forests in the face of externalities, such as human caused climate change.

The Community Forest Management Strategy provides a comprehensive vision for the Township's trees. It captures the state of the community forest and sets goals, targets, and actions through an implementation plan all in effort to protect and steward the community forest for generations to come.

THE 30 YEAR VISION FOR THE STRATEGY IS:

Our community forest supports abundant biodiversity and connected wildlife habitat throughout the Township of Langley. Healthy urban trees, soils, and natural forest ecosystems support the vital ecosystem processes and habitats that sustain Langley's natural heritage.

Our forests also provide easy access to nature and abundant recreation opportunities that improve the health and well-being of our residents. Langley's community forest is locally and regionally recognized as a vital asset for local biodiversity, for maintaining connections to culture for Coast Salish people (particularly the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations), and for maintaining a healthy natural environment to mitigate and adapt to climate change.

Our whole community participates in and benefits from stewardship of the community forest, which will be cherished for generations to come.

GOALS

1. Plan for a more connected and climate resilient network of trees and natural assets
2. Grow the community forest equitably and sustainaby by planting more trees
3. Protect the community forest to retain more trees and natural assets during development
4. Manage trees to maintain a safer and healthier community forest
5. Engage citizens to increase participation in community forest stewardship

TARGETS

- Increase canopy cover to 31% by 2050
- Increase UCB canopy cover to at least 30% by 2050
- Increase Tree Equity Scores to 87 or greater for all Census Dissemination Areas by 2050
- No more than 5% of any species, 10% genus, and 15% any family in the inventory
- Street tree pruning cycle 5-7 years
- Park tree pruning cycle 10-12 years
- Young tree pruning cycle every 3 years for first 3 cycles
- Planting site vacancy rate less than 5% annually
- Restore 1 hectare of habitat on Township property per year
- Inspect tree risk along all trails annually
- Increase customer satisfaction levels above 50%
- Respond to and classify service requests within 5 business days

PRIORITY ACTIONS FOR IMPLEMENTATION

The Strategy's 30-year vision sets canopy target for 2050. Achieving the 2050 target is accomplished through a 20-year action plan implementing the Strategy goals and actions. As the canopy grows it will reach the 2050 target of 31% Township-wide (30% minimum for Urban) and will continue to expand beyond 2050. A total of 80 actions will be implemented around the Strategy's five goals. A set of high priority actions have been identified to get the Strategy started:

Plan

- Adopt 2050 canopy cover targets for the Township, Urban Containment Boundary, and by community (*Action 1A*)
- Establish an interdepartmental working group to implement the Strategy (*Action 2C*)
- Inventory and map the Township's green infrastructure network and natural assets on both private and public lands (*Action 3A*) and inventory and value public natural assets for inclusion in the corporate asset management system (*Action 3B*). Prepare a Biodiversity Conservation Strategy (*Action 4A*) based on public engagement feedback and overlap in alignment with the Climate Action Strategy and Natural Capital Asset Management Plan. These actions are valuable in preparing a foundation for long term forest health in the Township.

Grow

- Expand the Township tree planting program (*Action 5A*), develop 10-year community planting plans (*Action 5B*), and create a recommended species list that responds to future climate stability (*Action 6C*)
- Review permeability targets and contiguous growing area to support medium to large trees in new development (*Action 7A*) and increase soil volumes for street trees (*Action 7B*)
- Update the Subdivision and Development Servicing Bylaw Schedule I to improve alignment with the goals and objectives of the Climate Action Strategy, Community Forest Management Strategy, and Tree Protection Bylaw (*Action 8B*). Public engagement feedback identified these actions as a high priority.

Protect

- Review staffing structure, funding, and position descriptions in Urban Forestry to ensure adequate staffing levels to administer the Tree Protection Bylaw and Township tree protection services, in addition to the staff positions required to implement the Community Forest Management Strategy (*Actions 8E & 8F*)
- Implement a Natural Environment Development Permit Area to protect a green infrastructure network and other areas of strategic biodiversity concern (*Action 9A*)
- Enable opportunities for incentives to encourage low impact development designs that either retain or replace more trees (*Action 9B*)
- Establish a staff working group to determine the standards and procedures for Township tree protection in a Township Tree Policy (*Action 8H*)

Manage

- Update and expand the Township's tree inventory to capture all intensively managed trees and vacant planting sites *(Action 10E*)
- Define levels of service targets for inventoried trees and natural area planting and maintenance operations (*Action 10A*) and develop a 5-year asset management and resourcing plan to transition to recommended community forest management operations service levels
- Develop tree risk management policy and procedures to guide operational tree risk management (*Action 12A*)
- Develop an integrated pest management plan for key plant and animal pest species of concern (*Action 11E*)

Engage

- Develop and implement a communications and stewardship plan that identifies key partners (*Actions 13A & 14G*)
- Engage a broad range of community members in developing 10-year community planting plans to improve planting design and tree selection that reflects diverse values (*Action 14E*)
- Develop a tree voucher program for private properties (*Action 15B*)
- Explore programs to encourage and support people to maintain large trees (>50cm dbh) on their properties (*Action 15C*)

1. INTRODUCTION

The Township of Langley's community forest includes a rich diversity of urban and rural forest landscapes. From the tall descendants of former old growth forests to recently planted urban boulevard trees, Langley's community forest provides significant benefits and services to the people and wildlife residing in the Township's biodiverse urban communities and rural areas.

As one of British Columbia's fastest growing municipalities, Langley is in a period of rapid change. Growing pressures from development and increasing population, alongside challenges like human caused climate change and declining forest health, mean that the community forest will need to be increasingly resilient to thrive under future growing conditions. The Community Forest Management Strategy sets a baseline for Langley's community forest and establishes the long-term vision for its future. This document provides the guidance and measurable outcomes for the resources required to sustain a community forest that is resilient to current and future challenges.

The term "community forest" is used throughout this Strategy to reference Langley's varied urban and rural forest contexts (Figure 1). Trees grow throughout the Township, including along streets, in neighbourhood parks and yards, and native forest ecosystems such as riparian forests along stream corridors. Rural forested areas often incorporate larger rural forests, including environmentally sensitive lands, conservation areas, and larger parks.

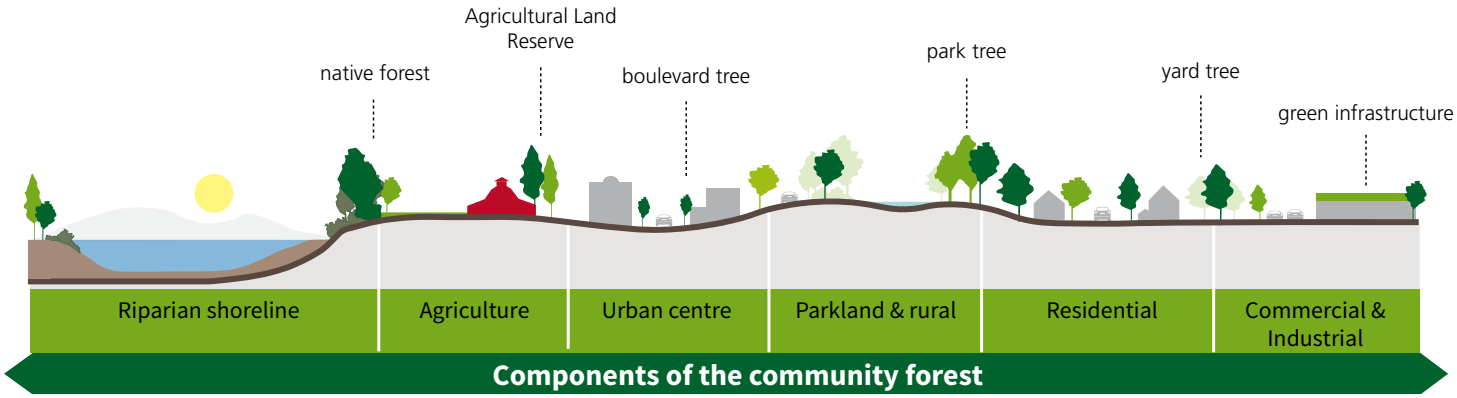


Figure 1. Components of Langley's community forest.

LANGLEY'S COMMUNITY FOREST INCLUDES ALL OF THE TREES AND FORESTED ECOSYSTEMS IN THE TOWNSHIP LIMITS.



Photo credit: Catherine Grey, 2021

1.1. STRUCTURE OF THE STRATEGY

The Strategy includes the following sections:

1. **Introduction and vision** - Introduces the Community Forest Management Strategy and presents the community's vision for its forest.
2. **History and context** - Provides the history, management interactions, and policy context to the Township's community forest.
3. **The value of Langley's community forest** - Describes key values of the community forest including ecosystem service provision and valuation.
4. **What we heard from the community** - Summarizes findings from community engagement on the Strategy development.
5. **Status and trends** - Presents the state of the community forest as identified through analysis including canopy cover, equity, and key tree inventory metrics.
6. **Setting a canopy cover target** - Describes the approach to determine a canopy cover target for Langley as well as the target identified.
7. **Challenges and opportunities** - Identifies key issues facing community forest management and opportunities for addressing challenges.
8. **Goals and targets** - Sets key goals and accompanying strategic actions for the Strategy, driven by the vision.
9. **Tracking progress** - Provides a system for tracking progress of Strategy implementation.





2. BACKGROUND & CONTEXT

2.1. HISTORY OF THE COMMUNITY FOREST

Since time immemorial, the Katzie, Kwantlen, Matsqui, and Semiahmoo peoples have lived on the lands now known as the Township of Langley. The stories and cultural activities of these Coast Salish groups are reflected across the landscape, once defined by bountiful rivers full of salmon, marshes, grasslands, and native temperate rainforest (Figure 2). Today, trees continue to provide important spiritual and medicinal materials for Indigenous peoples who have always been managers of the community forest. The soft bark of the western redcedar, for example, is often used to make regalia[1]. Today, remnants of these former forest landscapes hold memories of the land and support a lasting connection to Indigenous culture.

In the late 18th century, contact with European settlers altered Coast Salish ways of life . In 1808, Simon Fraser traveled the Fraser River and reached present-day Langley. Shortly thereafter, the Hudson's Bay Company arrived, and in 1827 Fort Langley was constructed on the southern shores of the Fraser River. The establishment of the Hudson's Bay Company resulted in the displacement of Indigenous peoples and destruction of native forest lands to make way for agricultural practice. Fertile valley soils enabled wide-spread agriculture first appearing in what is now the village of Milner, and boomed across the Township. During this same period, native forests dominated by Douglas fir, western redcedar, western hemlock, and Sitka spruce were cut down throughout Langley as logging became a critical industry in the region[2].

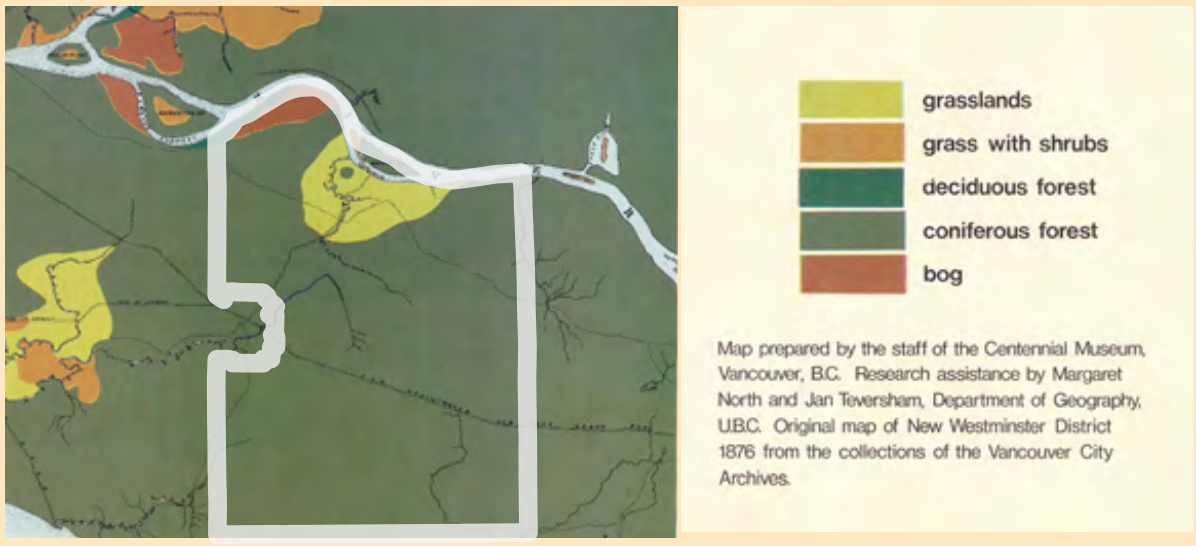


Figure 2. Portion of map of the western part of the New Westminster District of BC representing vegetation composition of Langley in 1876. The white outline is the Township land boundary today.

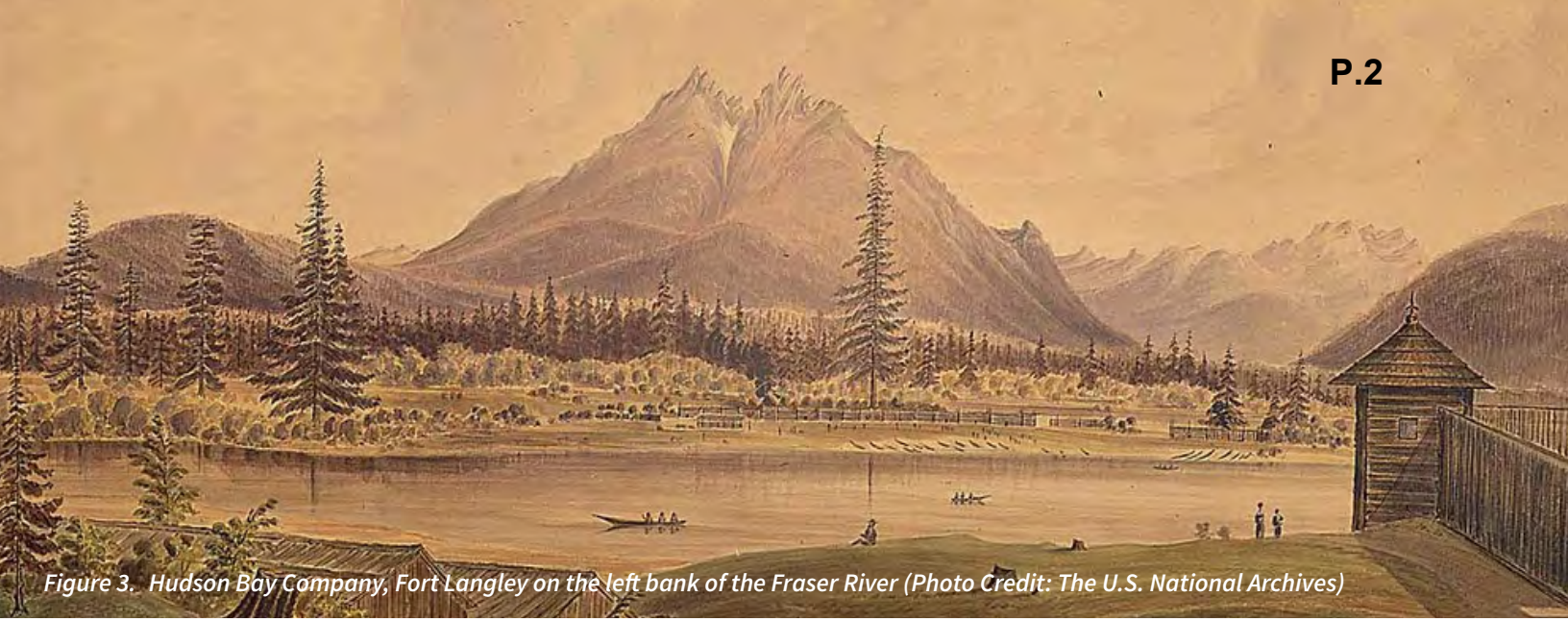


Figure 3. Hudson Bay Company, Fort Langley on the left bank of the Fraser River (Photo Credit: The U.S. National Archives)

After World War II, the population of the Township soared as returning veterans and their families looked to establish new homes and businesses. The opening of the Trans-Canada Highway further accelerated this growth by making Langley more accessible to nearby urban centres. In response to the rapid suburbanization of the Fraser Valley, the Province of British Columbia created the Agricultural Land Reserve to protect British Columbia's food security and agricultural production. This policy, and other right-to-farm legislation, continues to impact land management in the Township and neighbouring municipalities; approximately 75% of lands in the Township of Langley are within the Agricultural Land Reserve.

Today, six distinct communities and surrounding rural areas with varied forest characteristics make up the Township's community forest. Large areas of the Township's native forest are protected within riparian areas, municipal parks, and regional parklands. Still more native forest is located on private property.

While there are pockets of forest containing the once abundant mature, native conifers, much of the remnant forests are now comprised of deciduous species that established following land clearing associated with agriculture and logging. Larger parks, including major regional parks, contain second growth forests of red alder, cottonwood, and bigleaf maple that were formerly agricultural fields or homesteads. Elsewhere in the Township, the legacies of colonization can be observed through dyked or diverted watercourses and wetlands, old fields and pastures, and remnant logs and stumps of the pre-colonial forest past[3,4].



Figure 4. (Left) Irrigation slough in Langley Prairie 1938 and (right) view of Hudson Bay Company post from Fraser River (1938) - (Photo Credit: James Crookall, City of Vancouver Archives)

Community connections at the Memory Grove

The Township of Langley has a long legacy of residents caring for the community forest. In 1921, Dr. Benjamin Marr, Langley's first resident physician, planted the oldest street of trees in Fort Langley on Glover Road; including horse chestnuts and western redcedars[5]. Inspired by Dr. Marr's legacy, the community of Langley planted the first Memory Grove of trees in 2018, and an additional 30 trees in 2021 along the Salmon River Trail[6]. The Memory Grove community tree planting initiative was funded by the Township and multiple partners. A native understory was planted in the first grove by the First Fort Langley Scout Group in 2018. Other tree grove plantings have also taken place since Arbour Day celebrations started in 2006.



2.2. WHO ARE THE STAKEHOLDERS IN LANGLEY'S COMMUNITY FOREST?

Many stakeholders play a role in the planning, planting, management, protection, and stewardship of Langley's community forest (Table 1).

Table 1. Key stakeholders in managing Langley's community forest

Stakeholders managing Langley's community forest	Role
Township	Manages trees and forests along streets, in parks, in riparian areas, and on other Township lands. The Township also regulates the removal and replacement of trees on private lands.
Residents/landowners	Advocate for, benefit from and participate in the stewardship of trees and forests on Township lands through committees, community organizations, and as individuals. Residents/landowners also manage trees and ecosystems on private properties, including agricultural farmland.
Community organizations	Steward of all components of the community forest. Proponents of education and advocacy, grant funding, tree planting programs.
First Nations	As stewards of these lands, the Katzie, Kwantlen, Matsqui, and Semiahmoo peoples have an ongoing but disrupted connection to the lands in their unceded territories. As part of the journey towards reconciliation, the Township, local organizations and residents have an obligation to ensure we have an awareness of the past, acknowledgment of the harm that has been inflicted, atonement for the causes, and action to change behaviour and find alternative ways forward.
BC Hydro and Fortis	Prunes branches and removes trees in proximity to their assets. BC Hydro also provides funding in support of forest enhancement initiatives to non-profit and non governmental organizations.
Private industry arborists and landscape companies	Provide consulting services including tree planting and installation, pruning, assessments, health care and removal across the community forest.
Universities	Platforms of education and research on urban and traditional forestry across a broad range of topics. Universities also coordinate student co op programs in effort to provide paid work experience to students in practical workplace settings.
Metro Vancouver	Manages forests in regional parks. Metro Vancouver also provides regionally specific urban forestry and green infrastructure resources for member municipalities and identifies, protects, and manages lands with unique natural biodiversity.
Province of British Columbia	Regulates watercourses and their riparian areas and the Agricultural Land Reserve. The province also monitors forest health and is responsible for native forest climate change adaptation strategies.
Government of Canada	Provides funding for climate adaptation and mitigation, and regulates invasive pests, plants and diseases.

Tree Protection Advisory Committee (2020-2022)

In 2020, the Township of Langley established the Tree Protection Advisory Committee to review the Tree Protection Bylaw and the draft Community Forest Management Strategy. Nine highly qualified professionals with a range of technical experience, all Township residents, worked alongside staff members to review materials and report back to Council on the Strategy development from 2020 to 2022.

Ecological Services Initiative

The Ecological Services Initiative (ESI) is a Township pilot project in partnership with the Langley Sustainable Agriculture Foundation (LSAF) established to incentivize protecting and enhancing natural areas that provide ecological systems to the greater community. Initiated in 2016, the project is the first of its kind in British Columbia's west coast and resulted in a 3 year pilot along Bertrand Creek in response to impacts from farming activity and the identification of species-at-risk. The pilot project is a subset of a larger provincial scale program[7].



2.3. GUIDING POLICIES

The Township has several policies that guide and affect outcomes for the community forest, and that influence this Strategy. This section highlights the higher-level plans and regulatory tools that influence the community forest. A complete description of the policy context can be found in the Community Forest Assessment Report.

Higher Level Plans and Strategies

Langley's Official Community Plan (OCP) establishes broad directions for growth and environmental protection and sets the plan hierarchy for distinct communities and neighbourhoods. The OCP contains two goals of particular relevance to community forest management to:

- Manage growth so that social and economic needs can be met locally without compromising the Township's ecological integrity, and
- Increase biodiversity and natural capital throughout the Township through the provision of green infrastructure.

Additionally, the OCP establishes Streamside Protection Development Permit Areas around all watercourses; Riparian zones are typically forested. Future OCP revision opportunities will further take into consideration recommendations from this Strategy.

Community Plans contain high-level policy that influences the community forest outcomes. In some cases, more specific direction for the treatment of trees is incorporated through the Township's by-laws. Some plans provide a density bonus for trees retained beyond the requirements of the Subdivision and Development Servicing Bylaw Schedule I (Tree Protection).

Neighbourhood Plans establish development permit areas for sites and site assemblies where the Township wants to pursue specific urban planning and design objectives. These plans often contain specific direction for tree planting as part of the subdivision or development process. In **some cases,** a Neighbourhood Plan can mandate specific tree spacing or species selection for any planted trees. The Township of Langley has existing provisions to include coniferous species in the planting palette in many neighbourhood plans. Neighbourhood plans list specific requirements for developments within the plan area, where Tree Protection guidelines from the Subdivision and Development Servicing Bylaw are incorporated by reference.

The policy framework for planning and managing wildlife habitat within the Township is presented in the **Wildlife Habitat Conservation Strategy**. Specific mentions pertaining to the community forest include:

- Design strategies for managing wildlife corridors and habitat, in alignment with the Tree Protection Bylaw
- Recommended actions to preserve trees (e.g. contiguous tree corridors and patches)

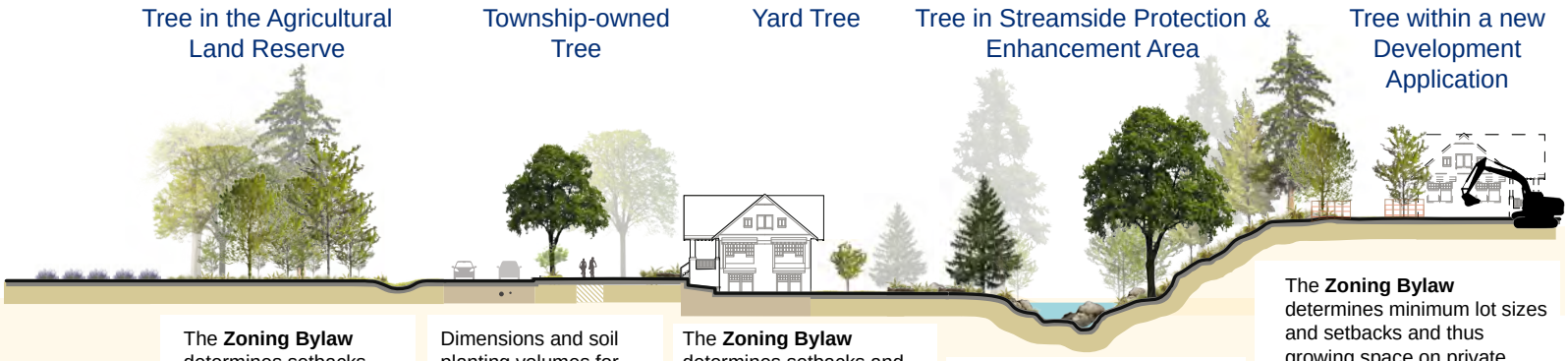
Langley's recent **Climate Action Strategy** contains actions in the Greenspace and Ecosystems priority area that will be implemented through the Community Forest Management Strategy. These include:

- Increasing tree canopy and shade to make our parks, trails, and walkways more comfortable.
- Planting drought-tolerant plants and trees that can withstand increasing temperatures.
- Improving maintenance in key locations to limit erosion around vital waterways and reduce the impact of invasive species.
- Encouraging tree planting on private property.

Tree canopy cover by neighbourhood and the number of new trees planted are key performance indicators for tracking progress on the Climate Action Strategy.

Figure 5 illustrates the various regulations and policies that apply to the management of trees and forests in different contexts.

Regulation of Trees in Langley



	Tree in the Agricultural Land Reserve	Township-owned Tree	Yard Tree	Tree in Streamside Protection & Enhancement Area	Tree within a new Development Application
Preserving or Creating Space for Trees	The **Zoning Bylaw** determines setbacks from property lines and thus growing space (soil and above ground clearance). The **Official Community Plan** supports in principle the creation of an Arbour Ribbon between urban and rural land uses.	Dimensions and soil planting volumes for new streets are determined by the **Subdivision and Development Servicing Bylaw.**	The **Zoning Bylaw** determines setbacks and thus growing space on private land. The **Subdivision and Development Servicing Bylaw** contains details on infrastructure service standards and thus affects the lot remainder available for hard or soft landscaping.	The **Official Community Plan** contains provisions to establish streamside protection and enhancement areas (SPEA) which promote tree cover along watercourses. SPEA occur throughout Langley on private and public land, and are intended for long-term preservation.	The **Zoning Bylaw** determines minimum lot sizes and setbacks and thus growing space on private land. During development, new landscaping and vegetation will be shown on a Landscape Plan which must be approved under the **Subdivision and Development Servicing Bylaw**.
Tree Planting	No tree planting provisions apply to lands within the ALR. The Township is part of the Ecological Services Initiative pilot project, a farmer-led program that supports financial incentives for agricultural producers who contribute to a healthy ecosystem.	The Urban Forestry section plants 550-600 trees per year in streets and parks, along with 300-400 replacements. Tree planting for streets is guided by Schedules E and H of the **Subdivision and Development Servicing Bylaw** and the **Street Trees and Boulevards Planting Policy**.	Tree planting on private land is regulated when replacement trees are required by a Tree Permit or as a condition of development. The **Tree Protection Bylaw** requires replacement trees at a 1:1 or 2:1 ratio for each tree removed from a single-family parcel. The replacement ratio can be increased at the Township's discretion for other parcels.	Tree planting in SPEA is guided by Schedule 3 of the **Official Community Plan**. A plan for restoration planting within the SPEA may be required by the Township for a development permit application. On public SPEA lands, the Township plants approximately 50 trees per year as part of restoration efforts.	Properties subject to a development application must meet requirements for tree replacement and planting specified in Schedule I of the **Subdivision and Development Servicing Bylaw**. The number of replacement trees required is determined on the basis of the developable land area, with credits given for retained Significant Trees.
Tree Retention or Removal	Tree removal is not regulated within the ALR, although the provincial Ministry of Agriculture establishes setback guidelines for building construction near streamside areas. The Streamside Protection and Enhancement Development Permit Area does not apply within the ALR but the Riparian Areas Regulation does apply to non-farming activities.	Township-owned trees are protected under the **Tree Protection Bylaw.** Trees of any size on municipal land are protected. Valid tree permits must be issued to allow removal or damage to Township-owned trees. The Township is exempted from requiring a tree permit to enable municipal works on public property.	Trees are protected under the **Tree Protection Bylaw**, if they have a diameter at breast height of 20 cm or more, or are a replacement tree or nesting tree. Within streamside protection areas trees of any size are protected. Tree removal requires a Tree Permit, which will be approved under several conditions.	The **Tree Protection Bylaw** applies to trees in the streamside protection area and also fall under the jurisdiction of the Department of Fisheries and Oceans. Permits to remove trees in the SPEA are approved only under certain conditions, such as tree hazard or undue hardship related to zoning and lot configuration. Replacements are required and must be installed according to an approved plan.	Schedule I of the **Subdivision and Development Servicing Bylaw** regulates the removal and retention of Significant Trees, which must meet one or more of several conditions. Trees are managed as part of the development application process, rather than through the Tree Permit system of the Tree Protection Bylaw. Developments must submit an approved Tree Management Plan.
Tree Maintenance	Tree maintenance is not regulated on lands within the ALR. Private landowners, the Township and Metro Vancouver maintain trees on land they own.	Inventoried trees are cared for by Urban Forestry section arborists trained in best management practices. Non-inventoried trees are managed directly by the Engineering Department on a reactive basis.	Tree maintenance is required for replacement or retained trees under a Tree Permit. Under the **Highway and Traffic Bylaw**, property owners have an obligation to clean up trees, limbs, and debris that interfere with any municipal service.	Natural processes are emphasized in SPEA areas and tree maintenance in them is generally limited to responding to instances of tree hazard, or to restoration efforts.	Retained and replacement trees must be maintained to the satisfaction of the Manager of Green Infrastructure Services for a period of one year following the completion of construction activities.

Figure 5. Bylaws and policies regulating trees in Langley

3. THE VALUE OF LANGLEY'S COMMUNITY FOREST

Individual trees and forests are natural assets that provide valuable ecosystem services to the benefit of the health and wellbeing of people and the environment. The term 'ecosystem services' is generally used to refer to services generated by a tree at no or nominal cost (e.g., runoff interception, carbon sequestration, habitat provision). Further, 'natural asset' is generally used to assign fiscal value to trees, based on the services generated, in effort to better measure natural assets in the same terms as traditional grey infrastructure assets like sewers and roads[8]. For example, trees intercept stormwater and in turn, reduce runoff that would otherwise enter a storm drain. By placing monetary value on the replacement costs and services provided by natural assets, trees can be incorporated into asset management systems and decision making to guide annual operational and capital budget investments[9].

Trees also have value beyond what can be measured for asset management. In recent decades, research has touted the benefits of trees. Many of these studies are summarized on the website, Green Cities: Good Health.

Some examples of ecosystem services are described in the following sections. Services are often grouped in four broad and interconnected categories of cultural, provisioning, regulating and supporting services (see below). For the people surveyed in Langley, ecosystems services such as habitat for native plants and animals, rainwater management, and shade and cooling were the most important benefits provided by the community forest.

1. CULTURAL

Services that contribute to human quality of life and relate to how people value the community forest including stewardship, improved mental and physical health, a sense of place, beautification, spirituality, recreation, and education.



2. PROVISIONING

Services that provide forest products including timber, food, traditional medicine, clean water, and firewood.



PC: Catherine Grey

3. REGULATING

Services regulating climate and ecosystem processes including pollination, air and water filtration, flood protection, erosion prevention, stormwater capture, cooling, carbon capture and storage to mitigate anthropogenic climate change, and noise mitigation.



4. SUPPORTING

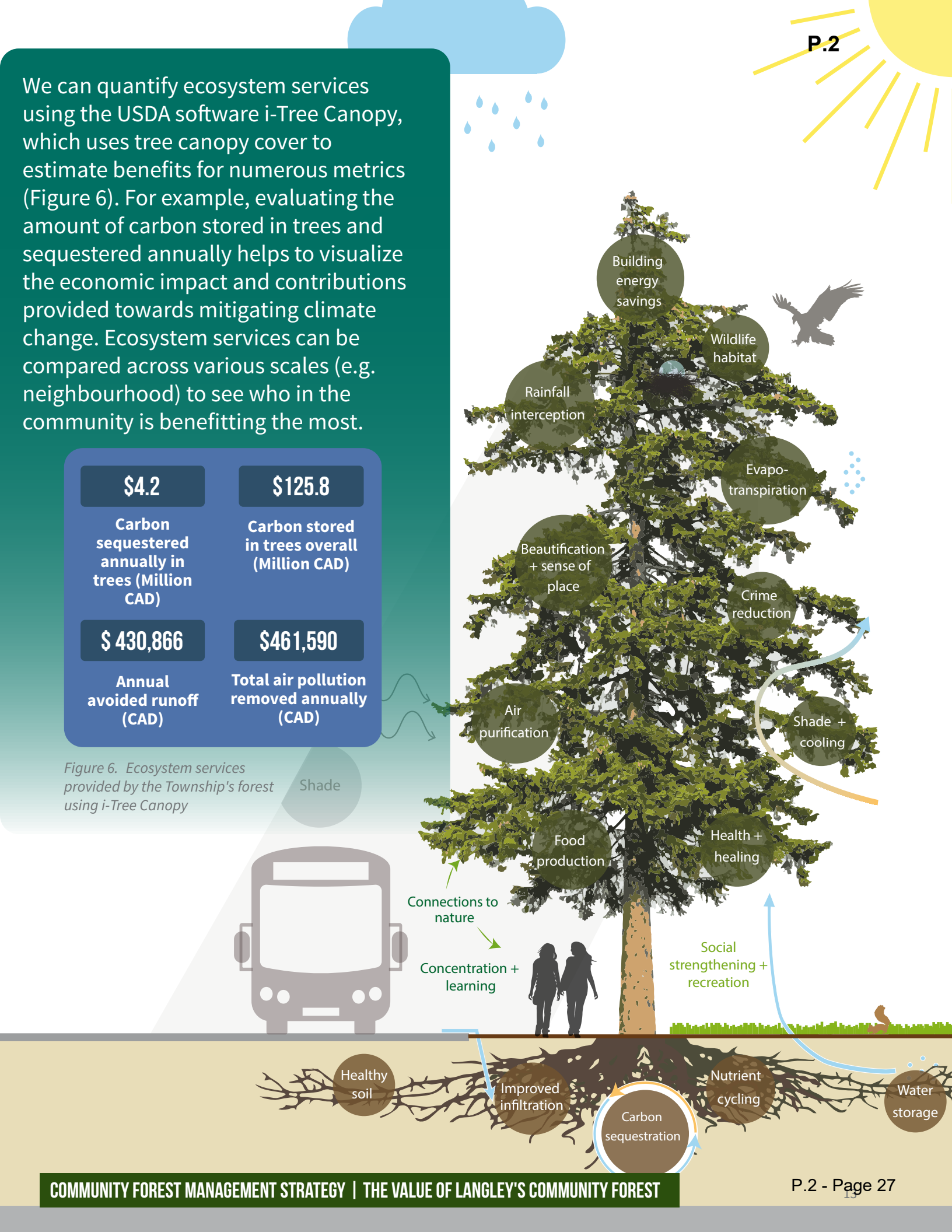
Services that underlie all others and enable natural processes to maintain the conditions to support life including photosynthesis, soil formation, fostering genetic diversity, and providing habitat for insect, bird, and animal species.



We can quantify ecosystem services using the USDA software i-Tree Canopy, which uses tree canopy cover to estimate benefits for numerous metrics (Figure 6). For example, evaluating the amount of carbon stored in trees and sequestered annually helps to visualize the economic impact and contributions provided towards mitigating climate change. Ecosystem services can be compared across various scales (e.g. neighbourhood) to see who in the community is benefitting the most.

$4.2	**$125.8**
Carbon sequestered annually in trees (Million CAD)	**Carbon stored in trees overall (Million CAD)**
$ 430,866	**$461,590**
Annual avoided runoff (CAD)	**Total air pollution removed annually (CAD)**

Figure 6. Ecosystem services provided by the Township's forest using i-Tree Canopy



3.1. SUPPORTING HABITAT

The community forest supports high levels of biodiversity in Langley. It provides essential habitat for many species of animals, plants, fungi, and microbes. Langley's trees and ground vegetation provide refuge and food for mammals and birds. Much of the forest biodiversity consists of smaller creatures including insects, pollinators, the soil microbial communities, and fungi. In Brookswood Fernridge, a study confirmed over 122 wildlife species including nine red or blue listed species[10].

3.2. PROVIDING CLEAN WATER

Trees and soil capture rain and stormwater runoff, which is then filtered as it permeates into the ground and down into aquifers that feed streams, lakes and rivers. The water quality of Langley's three aquifers is vital to residents, farmers and businesses whose livelihoods and health rely on these water sources.

3.3. REGULATING WATER, WIND, AND AIR

Rain and stormwater interception reduce erosion and help to prevent storm drains from becoming overloaded, leading to flooding. Trees also clean our air by removing harmful pollutants like particulate matter, carbon monoxide, and nitrogen dioxide and provide oxygen in return. Trees can help to buffer buildings from wind and provide shade; conifers planted on southeast and eastern sides of buildings block winter winds and help to reduce building energy use for heating.

3.4. CLIMATE ADAPTATION AND MITIGATION

Heat waves and periods of drought are expected to increase over coming years, in large part due to human caused climate change. Trees can help our communities adapt to these particularly dry periods through shading and cooling. On hot summer days, trees act as nature's air conditioners by offsetting the urban heat island effect - deciduous trees planted on the south and west sides of buildings provide shade. Urban areas with minimal vegetation generally experience temperatures several degrees warmer than urban areas with significant natural land cover. Trees also mitigate climate change by reducing the atmospheric concentration of carbon dioxide –both sequestering and storing carbon thereby reducing the concentrations released into the atmosphere.

3.5. IMPROVING HEALTH AND WELLBEING

Trees and forests encourage social interaction, lower overall stress levels, and improve work performance[11]. One study found workers with views of greenery had decreased health problems and were more satisfied at work overall[12]. Access to and views of nature have also been found to improve recovery times in hospital patients[13]. Further still, nearby parks and natural areas also increase the likelihood of people achieving recommended levels of physical activities[14].

3.6. STIMULATING ECONOMY

Trees stimulate the local economy by encouraging people to spend more money and time shopping. In one study, shoppers spent 9-12% more in retail settings where a large tree canopy was present[15].

3.7. INCREASING NEIGHBOURHOOD PROPERTY VALUE

One study found property value increases with tree canopy, at a rate of $1,586 per tree[16]. Neighbourhoods with a high canopy cover raise the value of homes which can be both a benefit for current homeowners and a trade off for low-income neighbourhoods seeking affordable housing.



Pandemic Park Usership

Parks played a vital role during the COVID-19 pandemic as residents searched for outlets for outdoor activity close to home. Park use increased significantly during 2020, putting pressure on existing programming and available budgets. According to Metro Vancouver, park use increased by 38% in 2020 and has doubled in January 2021 alone[17]. This trend applied across Canada – one study found 94% of cities observed park usership increased during the pandemic[18].

4. WHAT WE HEARD FROM THE COMMUNITY

4.1. PHASE 1 ENGAGEMENT

Community engagement took place from May 6 to June 3, 2021. The purpose of engagement was to inform community members of the Strategy's development, involve them in preparing a long-term vision, and consulting with them to identify opportunities for the future of the Township's community forest. Engagement aimed to build an overall awareness, support, and advocacy about the community forest and Strategy.

Community members were asked to provide their input through an online public survey and mapping tool between May 6 to June 3, 2021. An online open house was also hosted on the evening of May 6, 2021 to provide information about the Strategy and answer questions from the public.

SURVEY FINDINGS

Street Character

The survey included six pictures of typical streets in Langley with trees of different sizes and density. Respondents were asked to select the photo that best matched the street they lived on and the photo that represented their ideal street. Most respondents live on streets with mixed spacing and species of large trees (33%) . Only 5% of respondents lived on streets with few or no trees. Almost 50% of respondents would prefer to live on streets with mixed spacing, species and large trees, followed by regularly spaced, large trees. Less than 1% of respondents would prefer few or no trees. Over half of respondents (58%) already live on streets with their preferred character.

What most respondents' streets look like today...



What most respondents would prefer their streets to look like in the future...



Photo credit: Google Maps 'Street View' (retrieved 2021)

Community forest benefits

Respondents were asked to rank six categories of benefits provided by the community forest from most to least important. The highest ranked benefits included:

- **Ecological** (i.e., habitat for native plants and animals) – 83% rated top three
- **Environmental** (e.g., rainwater management) – 78% rated top three
- **Climate change adaptation and mitigation** – 71% rated top three

A vision for the community forest

Respondents were presented with three draft vision statements centered around natural heritage, biodiversity and stewardship, and green infrastructure*. They were asked to rank the statements in order of preference. Responses favoured the vision emphasizing biodiversity and stewardship.

* Green infrastructure refers to the natural vegetation, soils, and bioengineered solutions that collectively provide a broad array of products and services for healthy living.

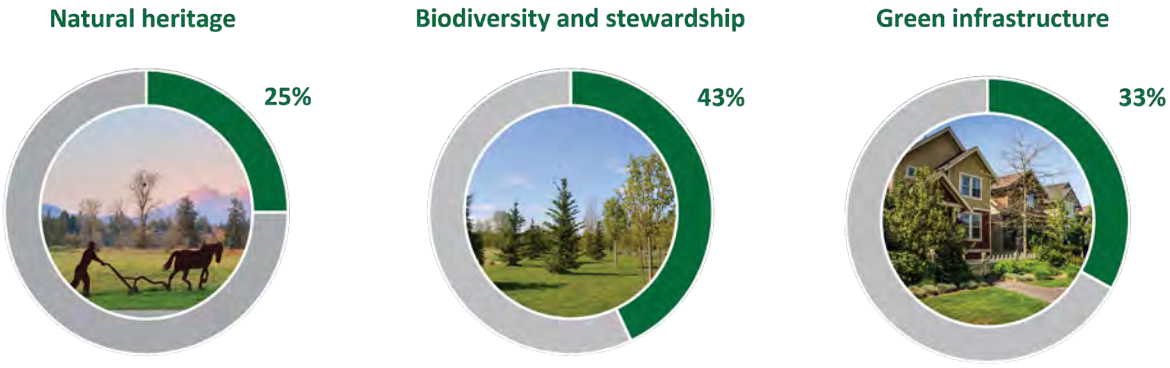


Figure 7. The green slice shows percentage of respondents who ranked each vision as top choice.

> "I WOULD LIKE THE TOWNSHIP TO ENSURE THAT DEVELOPERS LEAVE MATURE TREES IN PLACE AND NOT BE ALLOWED TO CLEAR CUT LANDS. I WOULD ALSO LIKE DEVELOPERS TO LEAVE WILD AREAS WITHIN THE DEVELOPMENTS." – SURVEY RESPONDENT

Canopy cover Target

83% of respondents want to see canopy cover increase in the future. To achieve an increase or to maintain canopy cover in the Township, respondents were asked what measures they would agree with on public and private land, and most measures were supported (Figure 8). In their comments, many respondents also suggested providing accessible greenspaces, more education and enforcement of tree regulations, providing incentives, and preventing clear cuts.

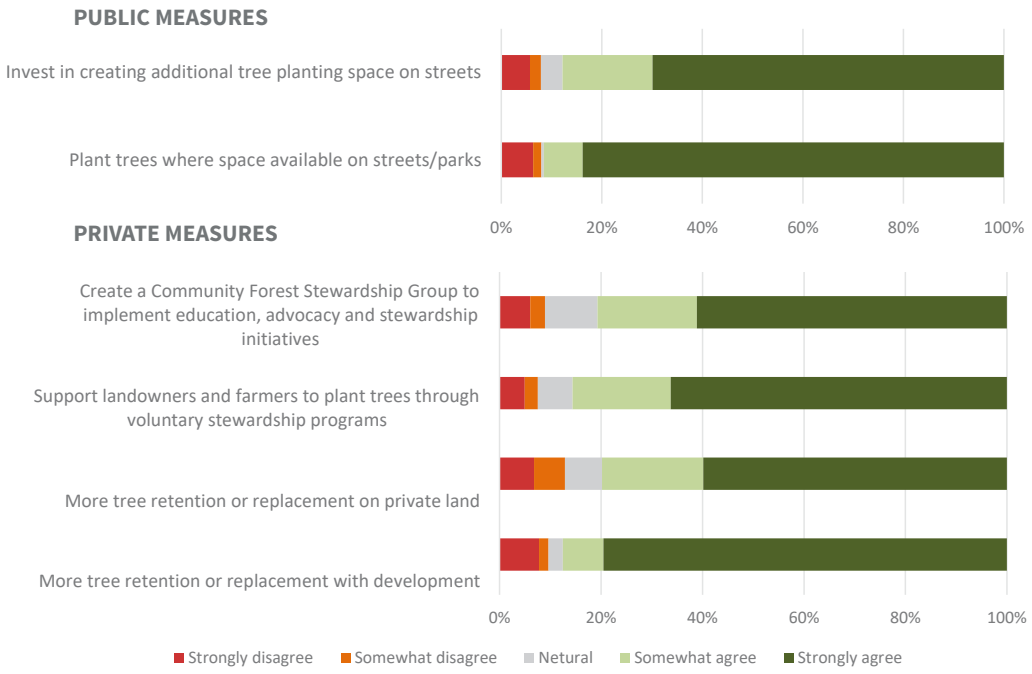


Figure 8. Level of agreement on measures to maintain or increase canopy cover on public and private land

> "MORE PRESERVATION OF TREES IN HOUSING/ INDUSTRIAL DEVELOPMENTS. FOR EXAMPLE: LEAVING A PATCH OF TREES RATHER THAN A SINGLE OR NO TREES AT ALL. NOT JUST REPLACING MATURE TREES WITH NEW SMALLER TREES."
>
> – SURVEY RESPONDENT

Current levels of service

Survey respondents were asked to assess their level of satisfaction with the current level of service on six community forest management services provided by the Township (Figure 9). The majority of respondents were dissatisfied with the preservation and protection of trees when development or construction projects occur and with public education provided by the Township. The majority of respondents were satisfied with tree pruning. When asked what would increase their satisfaction with levels of service, respondents commented on increasing regulation of the tree bylaw to prevent clear cutting, increasing the protection and retention of trees and especially mature trees during development, and more public education.

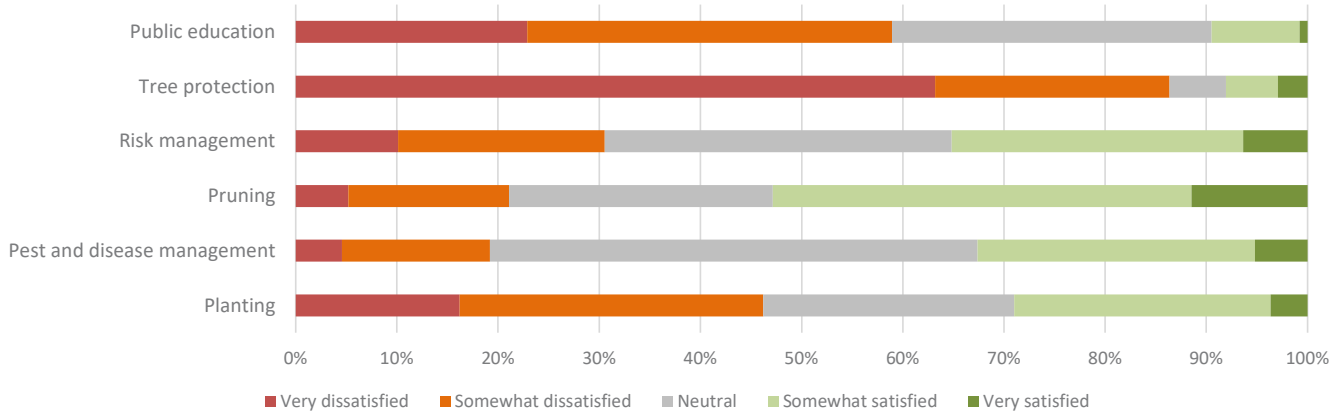


Figure 9. Satisfaction with the current levels of service

Willingness to pay

Survey respondents were also asked for their willingness to pay ($0 to $100 per year per household) to implement the proposed measures to manage the community forest. The most common responses were $100 per year (27%) followed by $25 per year (20%), and $50 per year (18%; Figure 10).

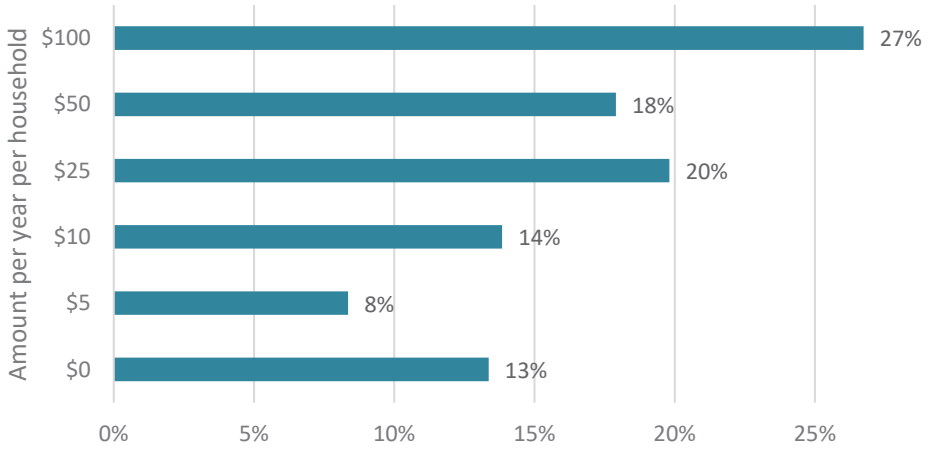


Figure 10. Willingness to pay to fund community forest measures

Satisfaction with engagement

Respondents were divided on their satisfaction with the level of information provided about the Strategy development and the opportunities available for public input (Figure 11). Common responses of themes for increasing the level of satisfaction included more opportunities for engagement, more advertising and information about the Community Forest Management Strategy process, and reassurance that community feedback would be incorporated into the Strategy.

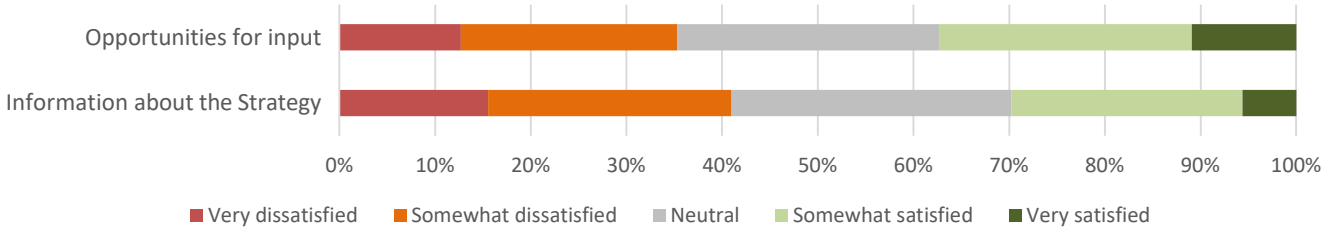


Figure 11. Satisfaction with the community engagement

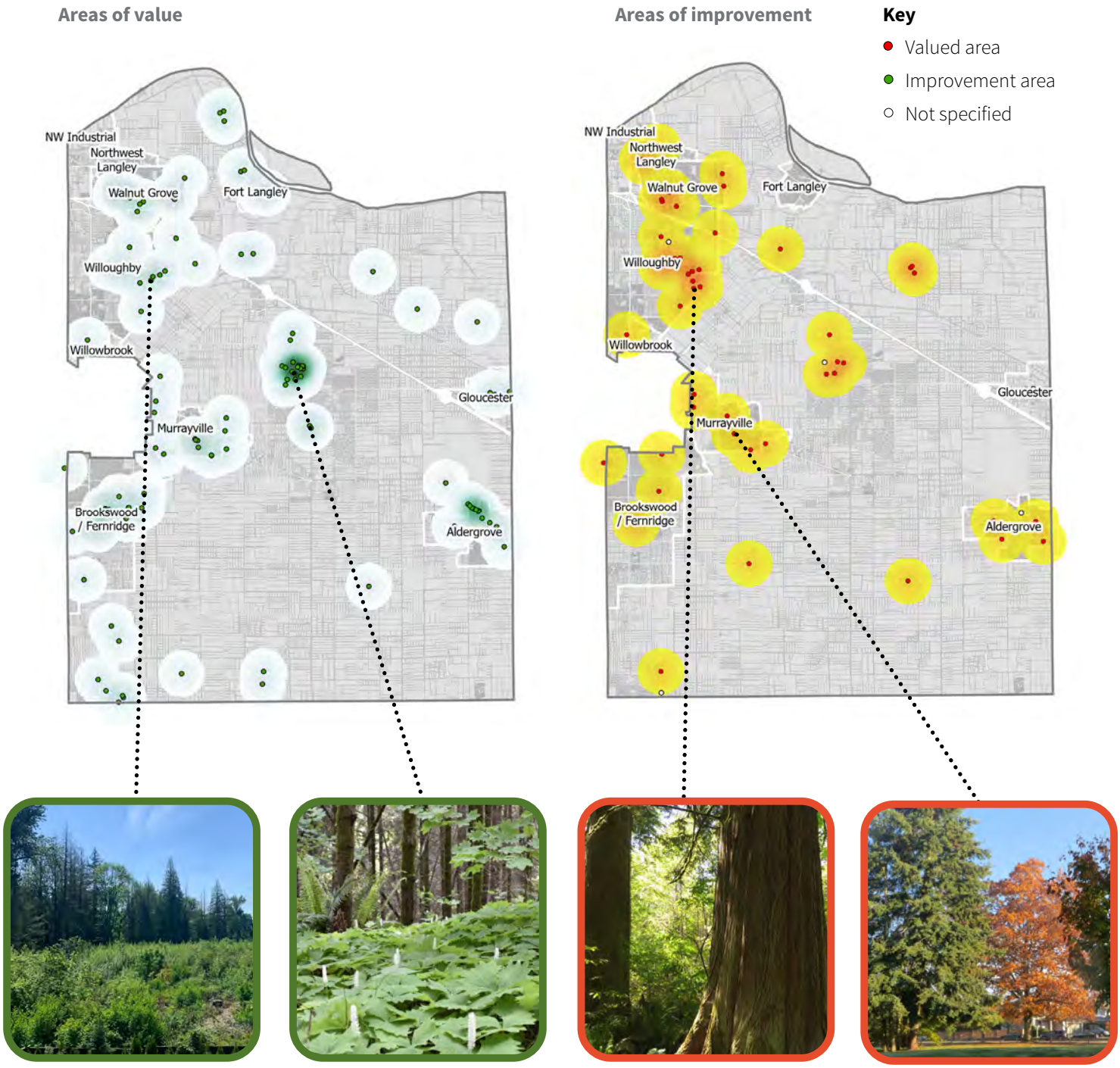
MAPPING TOOL FINDINGS

One hundred and eighty-five submissions were submitted by community members to identify community forest places they value and places that need improvement. Places that were valued included:

- Places that were close to where they live;
- Places to walk and recreate;
- Places that showcased community involvement and the Township's rural character; and
- Places that provided ecosystem services such as wildlife habitat, mental health and well-being, and shading and cooling.

Notable Hotspots

Notable hotspots seen in Figure 12 include the Tall Timber Estates and surrounding areas, Anderson Creek, and the area northwest of Parkside Centennial Elementary School. Respondents highlighted places where the community forest needs improvement primarily because they need more trees/greenspace, require additional maintenance, or are threatened by development pressure. Hotspots in this case include Willoughby surrounding Yorkson Creek, the forested areas adjacent to the Tall Timber Estates, and those within Walnut Grove and Northwest Langley.



"I feel deeply connected to this space and have enjoyed viewing the owlettes, hawks, eagles, woodpeckers, deer, rabbit and coyotes that live in the area."

"These untouched forests and wetlands are home to countless wildlife (we often see deer, hawks, owls, beaver, herons, songbirds, frogs) and the area has been enjoyed by the residents of Tall Timber Estates for decades."

"People here have been asking for a larger forested area for years, as they watch the tree canopy gradually disappear around them. "

"The few established and large trees on the park are being threatened by the potential development of a parking lot to accommodate regionally travelling active sports groups at the expense of neighbourhood use."

-Mapping tool respondents

Figure 12. Heat mapping of valued community forest places and places in need of improvement in the Township based on 185 submissions from the community

HOW COMMUNITY INPUT WAS CONSIDERED

Table 2 below provides a summary table outlining what we heard and how it will be considered during the development of the Community Forest Management Strategy.

Table 2. What we heard and how it was considered from Community Forest Management engagement

What we heard	How it was considered
Current and future street character	
• Survey respondents live on streets with mixed spacing and species of large trees • Nearly half of survey respondents prefer to live on streets with mixed spacing, species, and large trees	• The preference for a diversity of species and large trees informed setting an urban tree diversity planting target and soil volume standards as part of the Strategic Framework.
Community forest benefits	
• Survey participants ranked ecological, environmental, and climate change adaptation and mitigation as the most important benefits of the community forest	• Climate change adaptation, ecological, and environmental components recognized and incorporated into vision for the Township's community forest
Vision	
• Survey respondents preferred a vision with an emphasis on biodiversity and stewardship	• A focus on biodiversity and stewardship was incorporated into the vision for the Township's community forest.
Canopy cover target	
• Survey respondents would like to see canopy cover increase in the Township	• Targets to increase canopy cover have been set.
Current levels of service:	
• Survey respondents were dissatisfied with the preservation and protection of trees and with public education and mapping tool participants noted areas of the community forest needing improvement due to development pressure • Respondents were satisfied with pruning but dissatisfied with other levels of service • Survey respondents highlighted the importance of increasing regulation of the tree bylaw, increasing protection and retention, and more public education	• A goal has been set as part of the Strategic Framework to strengthen tree protection and replacement standards for development • Recommendations have been made to adjust levels of service to improve community satisfaction • Recommendations have been made to develop and implement a communications and stewardship plan to engage citizens in community forest stewardship.

4.2. PHASE 2 ENGAGEMENT

The second phase of community engagement took place from January 18th to February 18th, 2022 to obtain feedback on community forest service targets and priorities for implementation. An open house was also hosted on January 18th, 2022 to present the draft Strategy and answer questions.

Nearly half of the 255 survey respondents live in Brookswood-Fernridge and Walnut Grove (49%). Respondents primarily live in the Township (92%), own a home (87%), and are between 35 and 74 years old (83%).

SURVEY FINDINGS

Prioritizing strategies for implementation

Survey respondents were presented with the draft goals and strategies and asked to prioritize them for implementation (Figure 13). Respondents ranked most strategies as relatively high priority. The highest priority strategies related to tree and natural asset protection and biodiversity conservation. The lowest priority strategies related to tree risk management policy and procedures, communication, and stewardship.

Canopy cover target support

When asked about their level of support for the proposed target to increase canopy cover within the Urban Containment Boundary from 23% to 30% by 2050, 46% of respondents preferred a higher canopy cover target, while 35% were satisfied with the target and 7% thought it was too high. In their comments, many respondents who selected the 'other' option indicated desiring a shorter timeframe for implementation of the canopy target (six mentions).

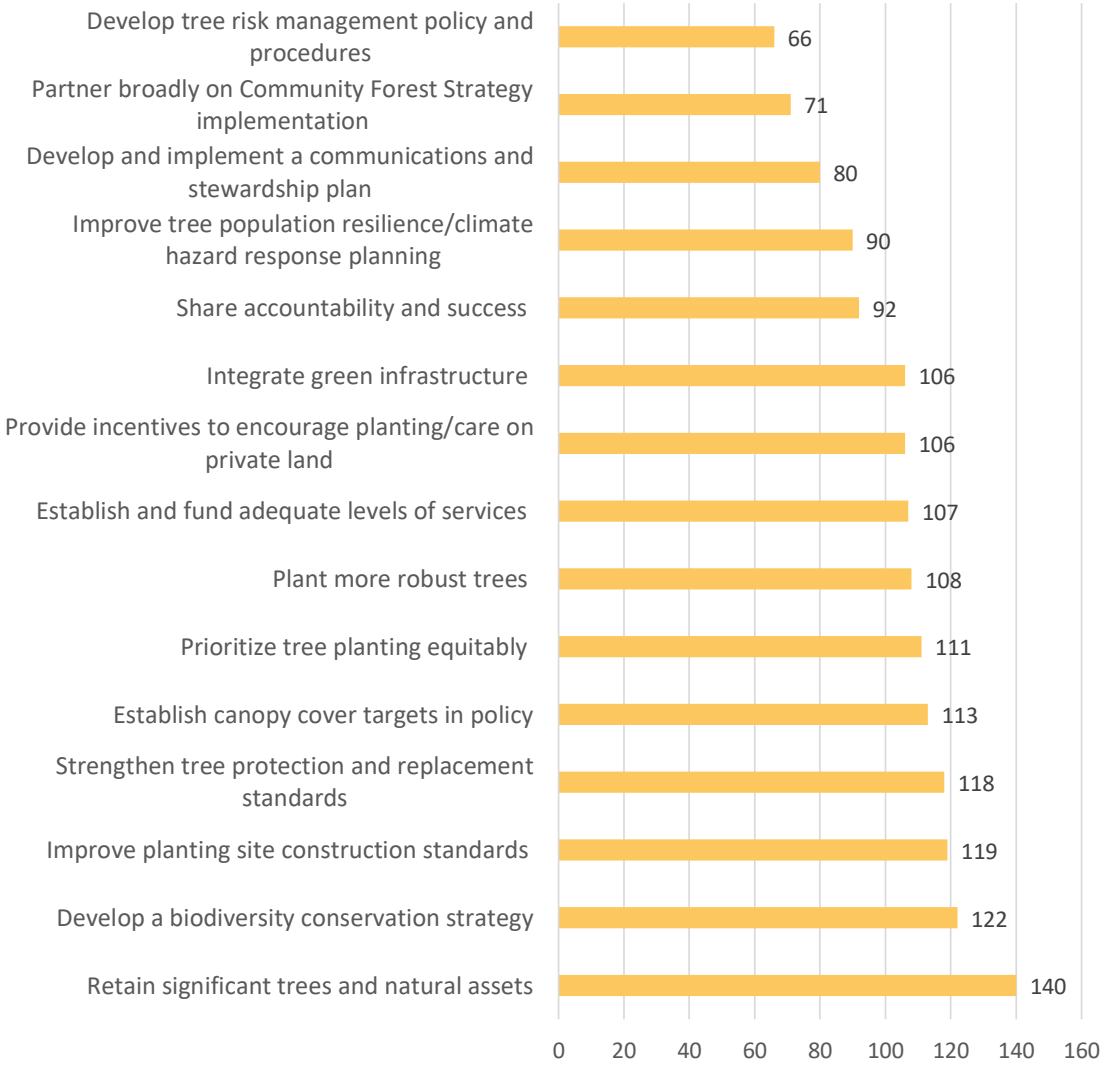


Figure 13. Level of prioritization for implementation by draft strategy

Open ended feedback

When asked to share additional thoughts, respondents were particularly concerned about tree retention, clear cutting, and the protection of mature trees and natural areas. Several respondents also made general comments regarding the implementation of the Strategy.

"I SEE TOO MANY TREES BEING REMOVED AND CLEAR CUTS BEING DONE. THERE IS NO REGARD FOR THESE FORESTED AREAS. THE WILDLIFE ARE LOSING THEIR HABITAT. ONE DAY THERE ARE TREES THE NEXT CLEAR CUTS, IT IS REALLY SAD THE DESTRUCTION THAT IS HAPPENING."
- SURVEY RESPONDENT COMMENT ON TREE RETENTION

"I FEEL THE TWO SYSTEM APPROACH, DEVELOPMENT AND SERVICING BYLAW AND STANDALONE TREE BYLAW, GIVE OPPORTUNITY FOR MISINTERPRETATION BETWEEN PRIVATE LANDOWNERS, DEVELOPERS AND CITY DEPARTMENTS. STREAMLINING THIS PROCESS IS A PRIORITY."
– SURVEY RESPONDENT COMMENT ON TREE PROTECTION BYLAW

"VERY GLAD TO SEE A LONG-TERM PLAN BEING DEVELOPED THIS IS OUR FUTURE AND WILL DEFINE WHO WE ARE AS A COMMUNITY"
– SURVEY RESPONDENT GENERAL COMMENT ON IMPLEMENTATION

Engagement and satisfaction

Survey respondents who had reviewed the draft Strategy were asked about their level of satisfaction with its content. Survey respondents generally indicated having understood the content, felt that the data and metrics were clearly communicated, had learned new information, and felt the vision, goals, and targets provided good direction for management (Figure 14). Most dissatisfaction was related to disagreement on the proposed canopy cover target.

When asked about their participation in community engagement prior to taking the survey, 57% of respondents indicated having reviewed the draft while 14% attended or viewed the January 18th online open house. Since the project start, participation included visiting the online project webpage (45%) and completing the first survey in spring of 2021 (33%). Satisfaction with engagement about the draft Strategy was rated as neutral by 38%, satisfied by 35% and dissatisfied by 26% of respondents. Respondents who participated in more than one engagement activity had a higher level of satisfaction with engagement than respondents who participated in only one engagement activity.

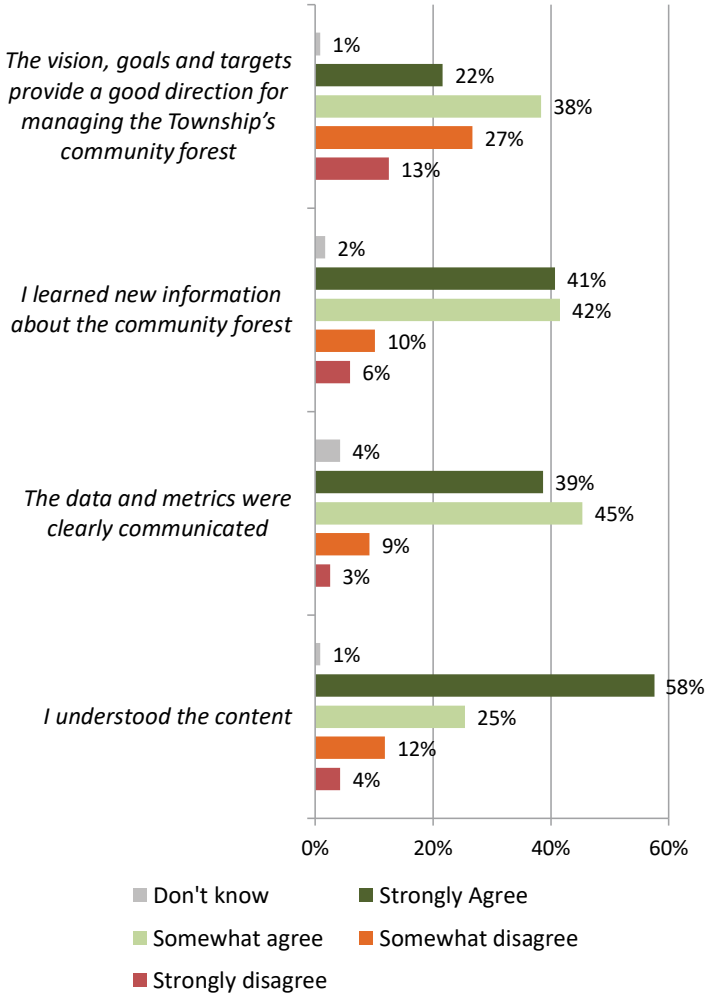


Figure 14. Extent of agreement on a series of statements regarding the draft Community Forest Management Strategy



5. COMMUNITY FOREST BENCHMARKS

5.1. 2018 CANOPY COVER

Canopy cover is a measure commonly used to describe the extent or size of the overall forest by measuring the area occupied by tree crowns when viewed from above. The distribution of trees and canopy distributed across Langley was mapped using Light Detection and Ranging (LiDAR) technology. This data from 2018 enables the estimation of both height and continuity of trees.

For the Township, 2018 canopy cover was estimated at 30% which included both urban and rural areas. In just the Urban Containment Boundary, canopy cover was 23%. Some patterns are visible in the tree canopy distribution illustrated in Figure 15; areas of forest are concentrated around watercourses and the rural areas and parks contain more large patches of forest compared to urban areas.

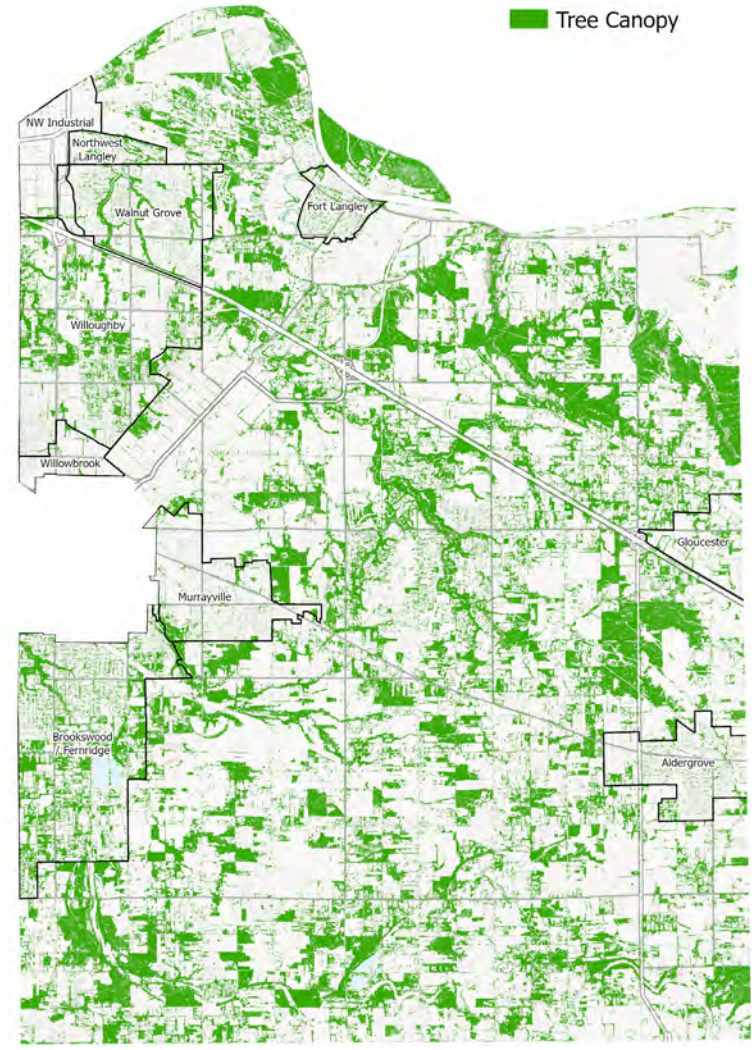


Figure 15. Canopy cover in the Township of Langley as of 2018

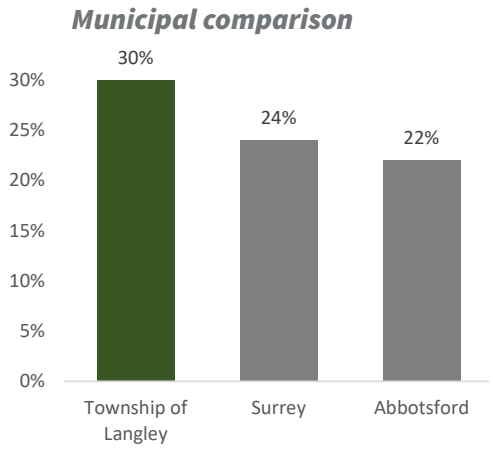


Figure 16. Comparison of canopy cover by municipality (includes all lands within the boundary including ALR)

30% CANOPY COVER IN THE TOWNSHIP

29% CANOPY COVER IN THE AGRICULTURAL LAND RESERVE

23% CANOPY COVER IN THE URBAN CONTAINMENT BOUNDARY

5.2. CANOPY COVER BY COMMUNITY

Canopy cover is lowest in Langley's older industrial and commercial areas around Willowbrook and in the northwest (Figure 17). The canopy cover is highest in Brookswood-Fernridge where large trees have grown on relatively large residential lots. Brookswood-Fernridge is the only community where canopy cover exceeds the average for the Township as a whole. Murrayville and Aldergrove have lower canopy cover because they include considerable industrial and commercial lands including the Langley Regional Airport. Willoughby has higher canopy cover due to retained numerous forest patches.

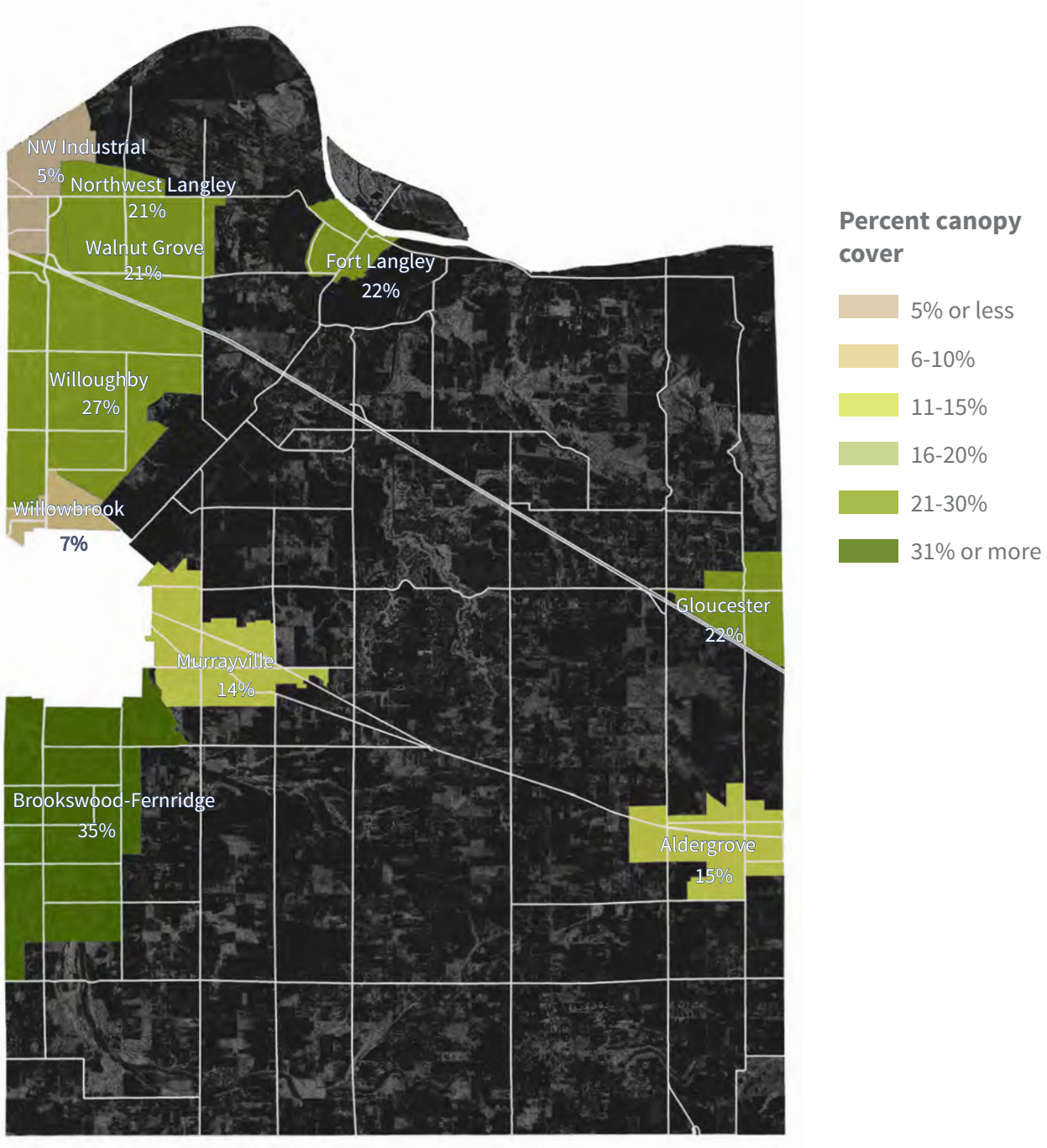
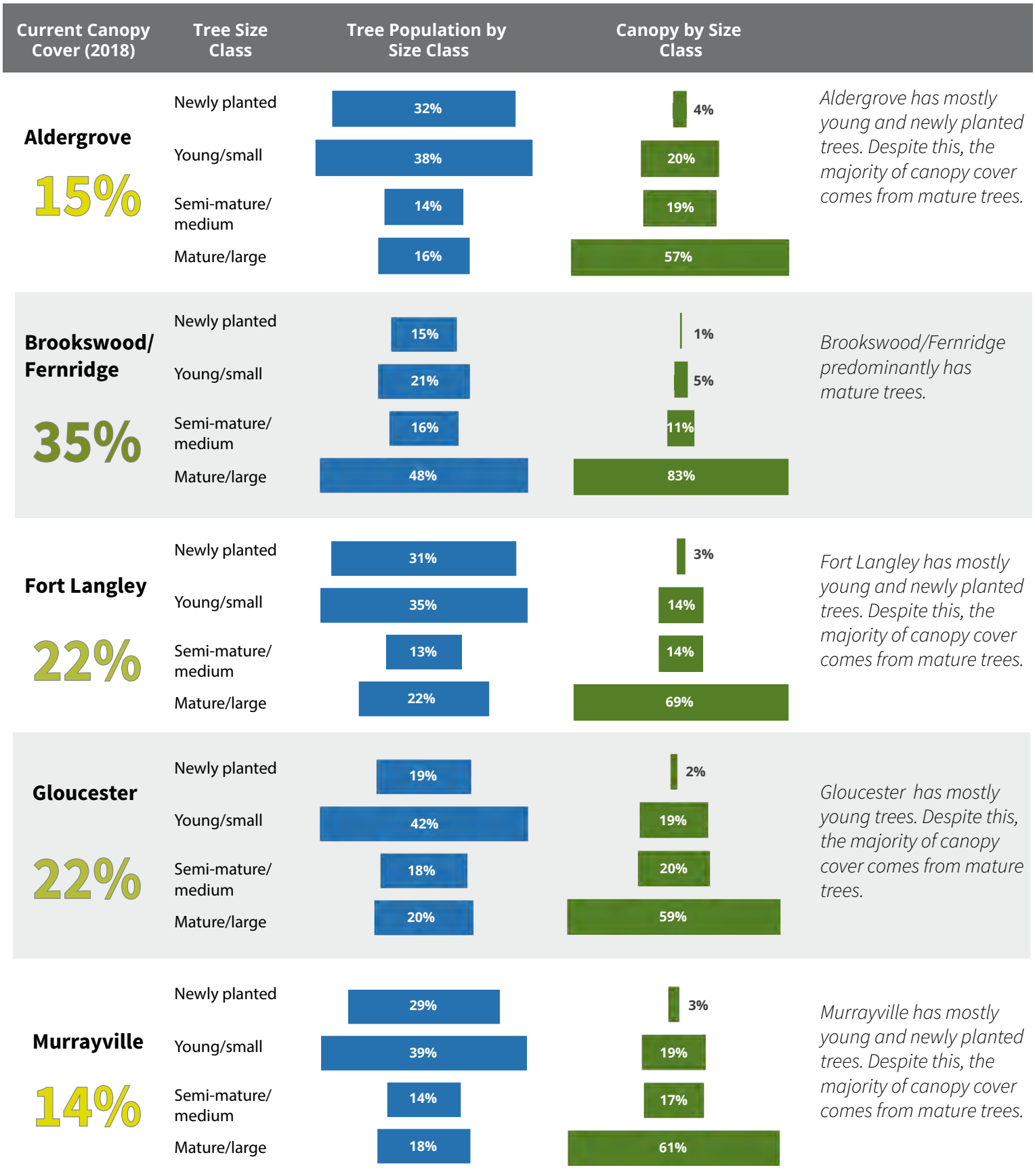
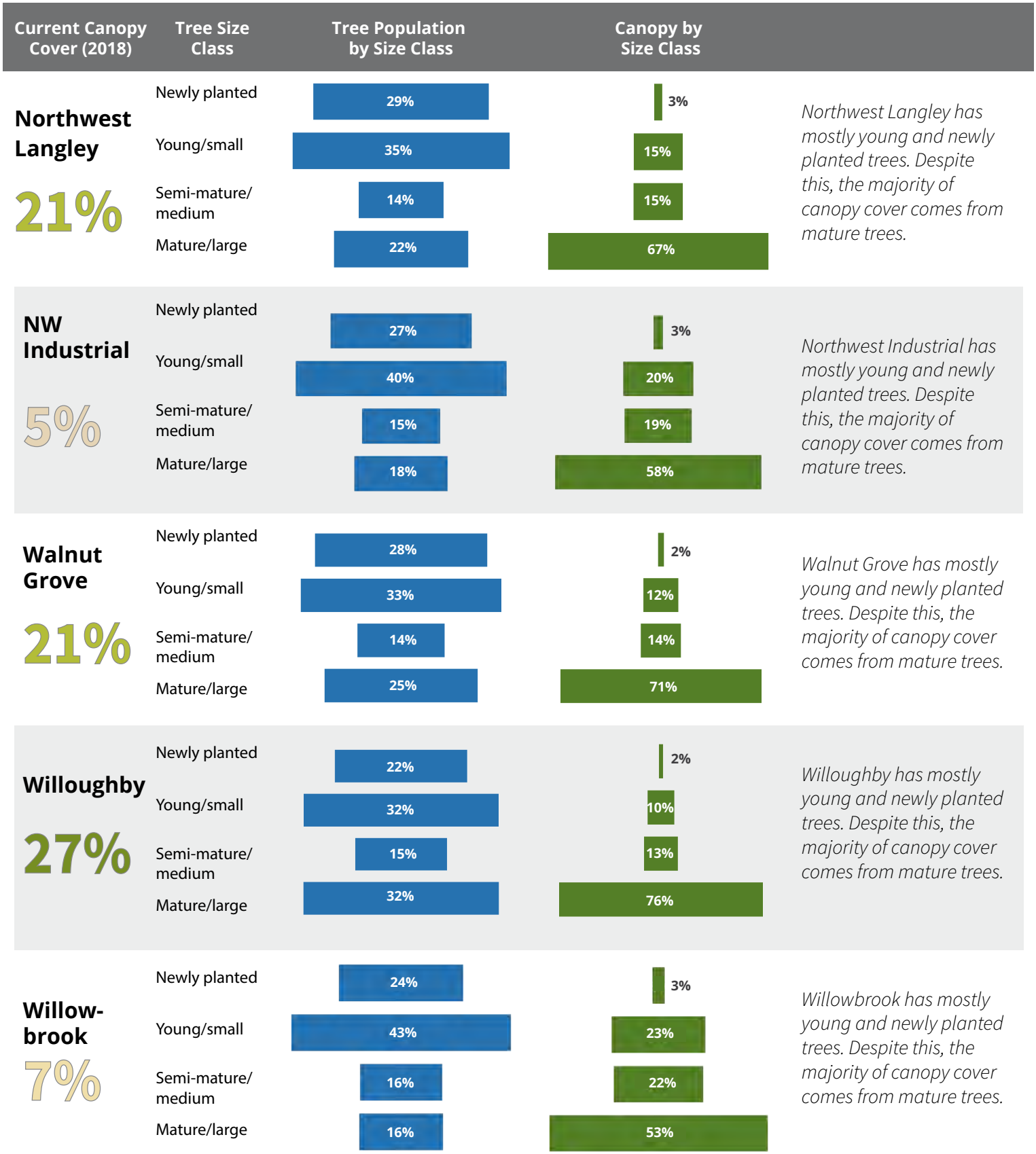


Figure 17. Canopy cover by community area using the 2018 canopy data, including canopy in the Agricultural Land Reserve

How does my neighbourhood compare?



How does my neighbourhood compare?



5.3. CANOPY COVER BY LAND USE

Canopy cover varies widely by land use (Figure 18, left). Canopy cover is highest on park and conservation lands and on First Nations land. Canopy cover is lowest in area with high impervious cover or land uses that preclude trees such as industrial lands and the airport.

The largest area of tree canopy (Figure 15, right) is found on agricultural land. If all canopy on agricultural land were removed, township-wide canopy cover would drop from 30% to 12%. The next largest areas of tree canopy are found in rural lands, regional parks, single family residential lands and road rights-of-way.

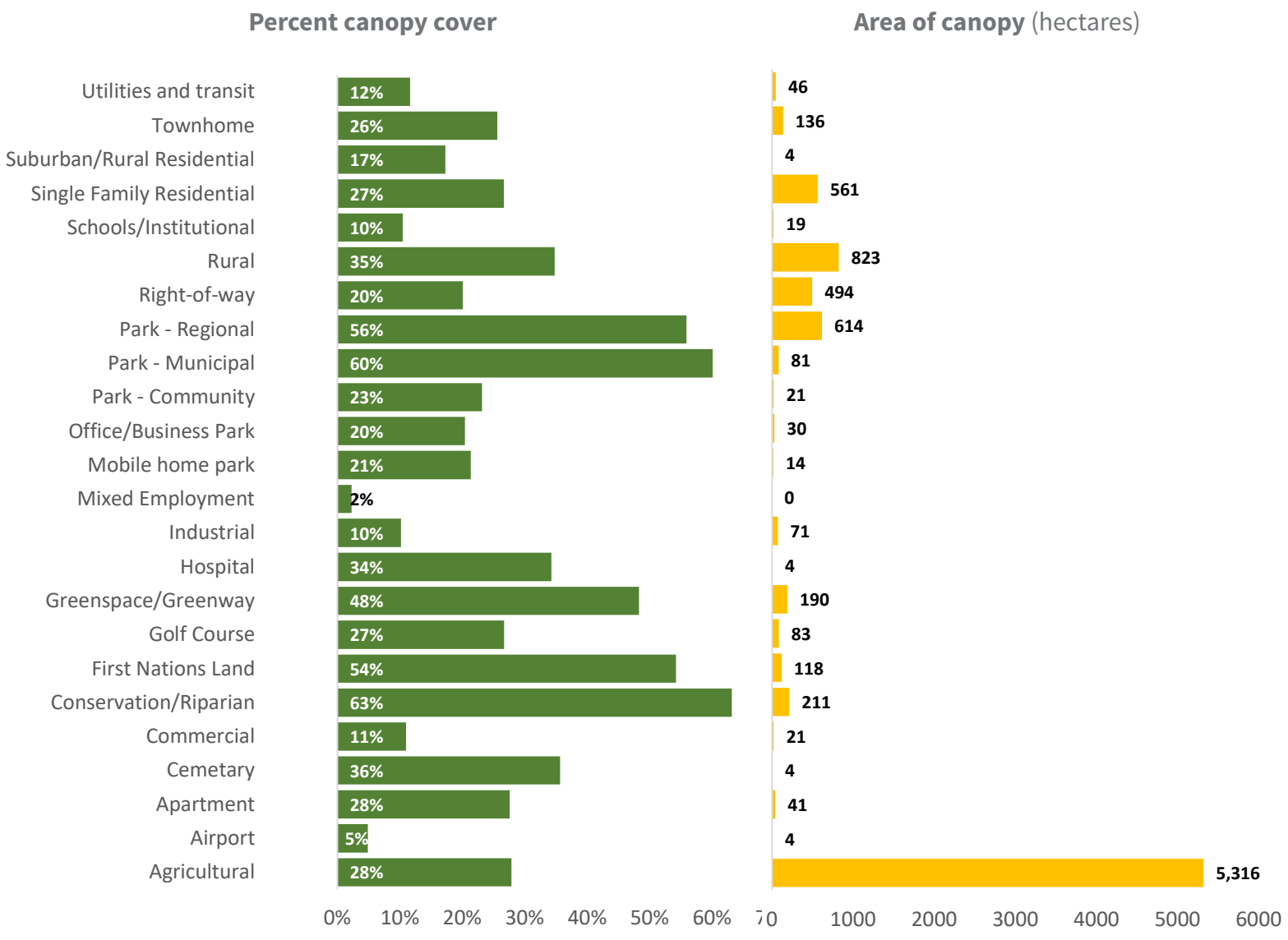


Figure 18. Land use summarized by canopy cover percentage (left) and canopy area in hectares (right)

5.4. CANOPY COVER AND IMPERVIOUSNESS BY WATERSHED

Watersheds can be defined as an area of land collecting water and draining into a specified river, lake, estuary and/or ocean. The permeability of surfaces within a watershed are intimately related to stormwater runoff volumes and soil moisture recharge, both of which can impact watershed health. There are several ways high proportions of impermeable surface within a watershed can affect watershed health:

1. **Water quantity:** Paved surfaces create both fast and high-volume runoff that can lead to flooding and can erode soils.

2. **Water quality:** When rainwater infiltrates into the ground, it is filtered by the soil and vegetation before entering waterways and aquifers. Impermeable surfaces prevent infiltration and generate runoff that can pick up sediments, fertilizers, pesticides and other chemicals, transporting these pollutants directly into waterways through storm sewer outflows or through surface runoff.

3. **Temperature:** Paved surfaces absorb heat and reduce the amount of vegetation and canopy cover on a site resulting in hotter surfaces, less shading and warmer water temperatures. This alters the oxygen levels, chemistry and microorganisms found in soil or water and can stress aquatic animals.

Figure 19 shows the percentage of impervious and canopy cover by watershed in the Township. Watersheds such as the Derby Reach Lowlands and Nathan Creek have low impervious levels and high tree canopy. The Northwest Langley Industrial, and Willowbrook Commercial have the highest proportions of impervious surface area and low canopy cover. Watersheds such as Glen Valley (Nathan Slough) have low canopy and low impervious levels due to the high proportion of pervious agricultural land. Watershed health is expected to be lowest in watersheds with high impervious cover and low canopy cover.

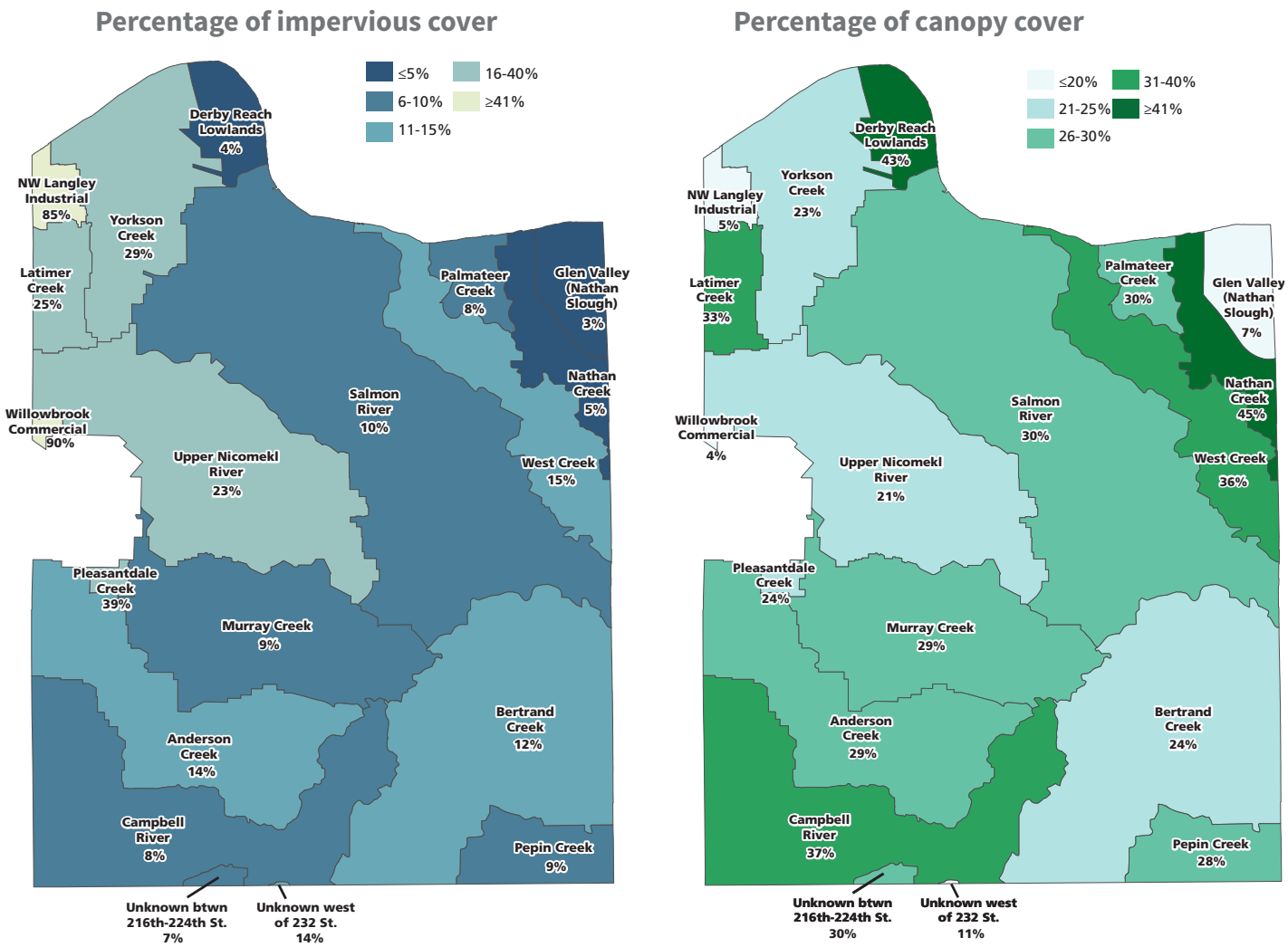


Figure 19. Impervious cover (left) and canopy cover (right) by watershed

5.5. PATTERNS IN IMPERVIOUSNESS AND CANOPY COVER

Impervious surface areas are ground surfaces such as streets and building footprints, where water does not enter the ground. Mapping impermeable cover identifies areas that will have limited soil for additional tree planting capacity and where runoff problems are likely to occur. Industrial and residential urban areas tend to have high proportions of impermeable cover with dense buildings and streets a predominant feature. In urban areas, the extent of impervious surface tends to limit canopy cover because it restricts the space and soil volume available for trees to grow. In Langley's communities, locations with the most impervious cover have the least canopy cover (Figure 20).

Canopy cover by census dissemination area

Impervious cover by census dissemination area

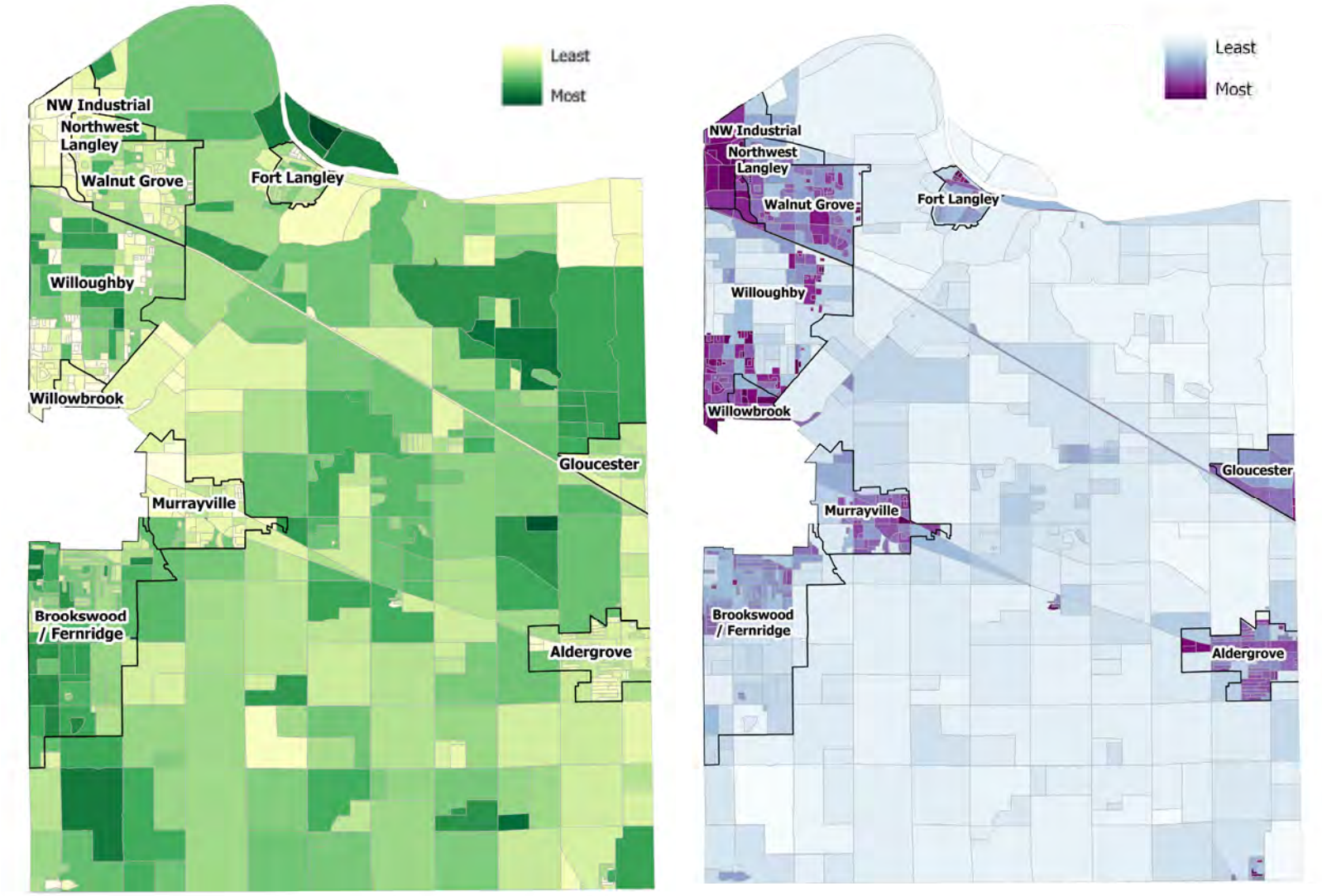


Figure 20. Canopy cover (left) and imperviousness (right) mapped at the dissemination area scale using Metro Vancouver's Canopy and Imperviousness EcoHealth Indicators (Metro Vancouver Open Data)

5.6. CANOPY CHANGE

Changes in global forest cover have been tracked since 2000 by scientists and the University of Maryland (Figure 21)[19]. While the scale of the satellite data does not detect individual tree losses, it is useful for detecting large scale forest cover change. Large-scale canopy change in Langley has primarily been due to forest lands being developed into residential areas or cleared for farming use.

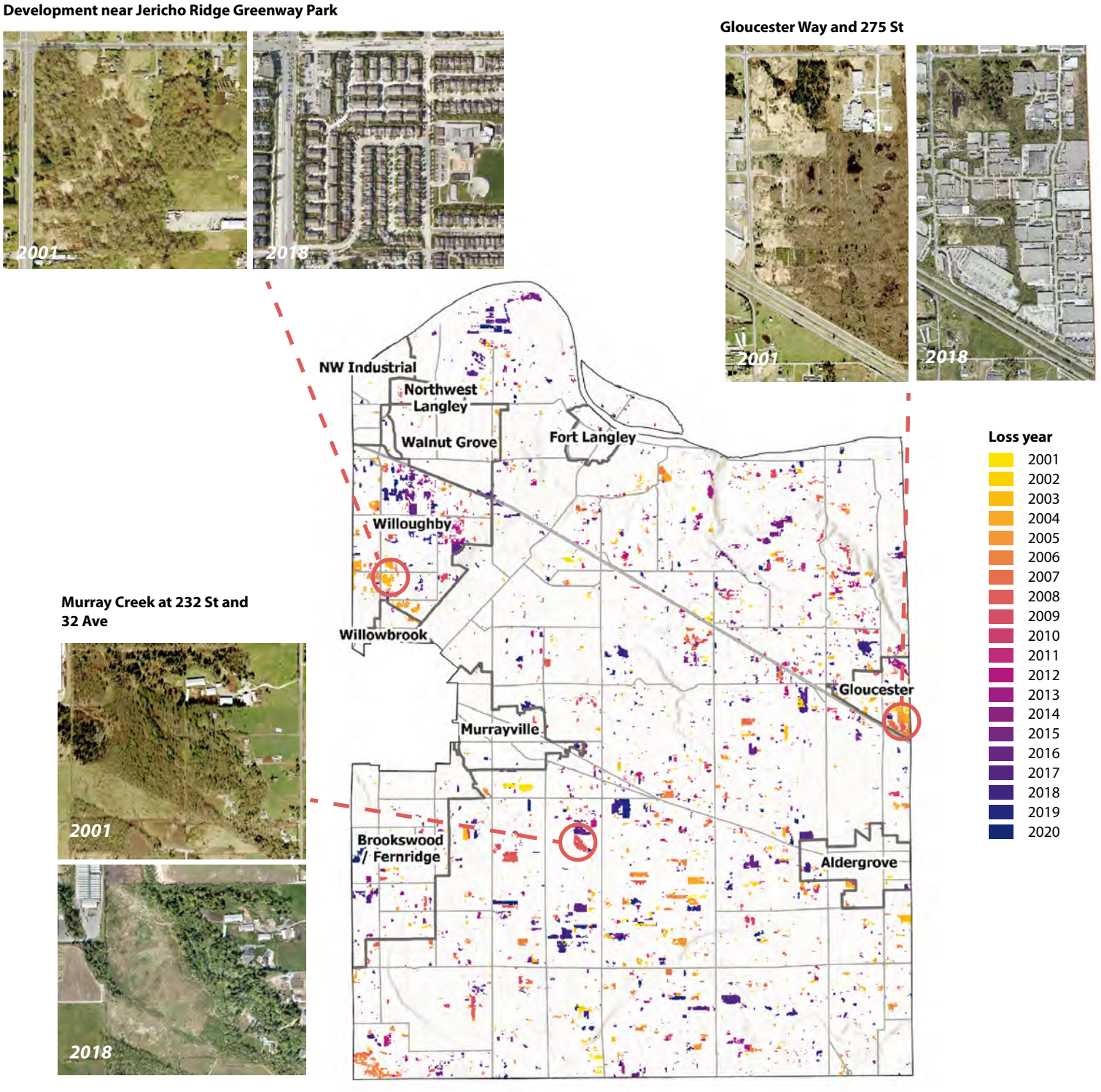


Figure 21. Areas of canopy loss between 2001 and 2020 tracked using data from the University of Maryland

5.7. NATURAL FORESTS

Langley is within the Coastal Western Hemlock biogeoclimatic very dry maritime subzone (CWHxm1) and includes significant wetlands, ravines, and second growth deciduous, mixed, and coniferous forests. Natural ecosystems in this zone have been extensively disturbed from urbanization. There is little old growth forest left and most forests are young or mature second or third growth.

Climate normals show average yearly precipitation of 1,483 mm and an average yearly temperature of 10°C. Records also show extreme maximums as high as 38°C in July and extreme minimums as low as -21°C in January. More typically, winters are mild and summers are cool, though periods of drought are common in the summer and in the fall and winter, atmospheric rivers can result in heavy rainfall events and flooding. Length of droughts are projected to increase, along with a higher frequency of extremes such as heat waves and atmospheric river events, which could shift the natural forest typologies resulting from the changing moisture regime[20].

Conifer forests in Langley are typically dominated by Douglas-fir with lesser amounts of grand fir, western hemlock, western redcedar and some deciduous species including red alder, black cottonwood and bigleaf maple. These forests are representative of the region's most typical plant communities in the sense that they occur on typical growing sites found in Langley.

Riparian forests are also common in Langley. These forests occur adjacent to lakes, wetlands, streams and rivers, and are often dominated by red alder, black cottonwood and bigleaf maple. Many riparian forests provide ecological corridors valuable for the movement of wildlife through urbanized landscapes.







5.8. SIGNIFICANT FOREST STANDS

Significant forests stands in Langley have been highlighted based Metro Vancouver's Sensitive Ecosystem Inventory (SEI) combined with forest stands containing the tallest trees identified using 2018 LiDAR (Figure 22). The SEI surveys aquatic and terrestrial habitats based on aerial photo interpretation and field sampling. Pairing sensitive ecosystems with height data for trees taller then 40 meters (identified from LiDAR) provides a "first glance" at the distribution of productive and sensitive forest ecosystems. Tall trees are predominantly found in riparian forests, followed by young and mature forests. This map may not capture all forest stands of significance in Langley, for example it does not reflect stands of cultural significance.

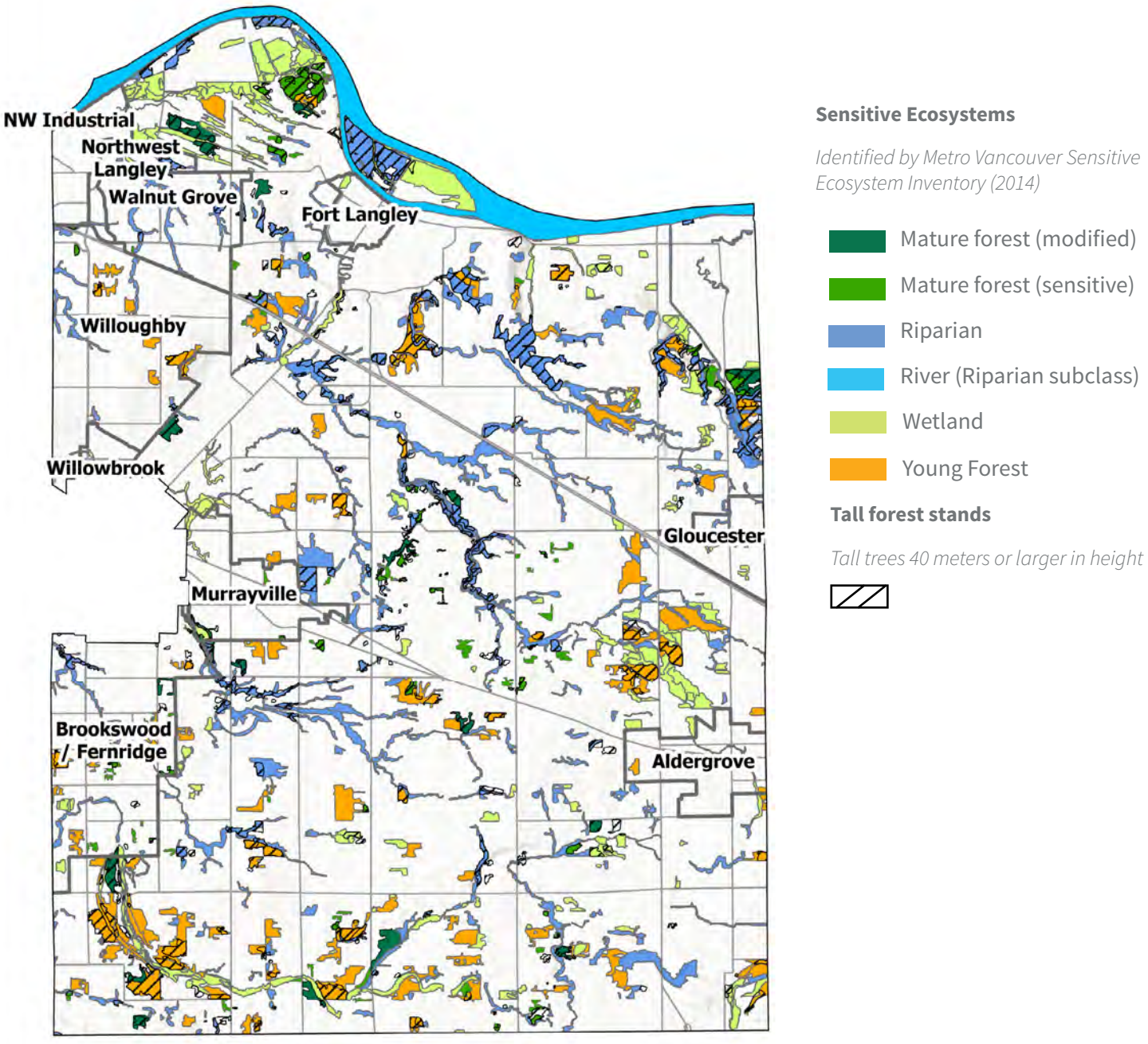


Figure 22. Distribution of signifigant forest stands as determined by height using 2018 LiDAR data and forested sensitive ecosystems provided by Metro Vancouver's Sensitive Ecosystem Inventory (2014 update)

5.9. CONNECTIVITY

Understanding the connectivity between patches of forest is important to inform decisions about biodiversity conservation. Metro Vancouver recently completed a regional connectivity study to evaluate the connectivity of greenspaces for a range of terrestrial species[21]. The map below illustrates the location of habitat types that play an important role in connecting habitat areas in Langley (Figure 23). Protected areas are also shown but are not ranked for importance given that they are not at risk. The study found that existing forest patches between farmland in Langley are some of the highest ranked in the region. This regional study was undertaken to evaluate the value of natural areas for supporting and connecting a diversity of terrestrial wildlife habitat across Metro Vancouver. The patches identified in this study could be used to help develop a network of hubs and corridors for protection and restoration; however, the development of this network should consider values beyond connectivity such as land use designation, the presence of sensitive habitat features and species at risk.

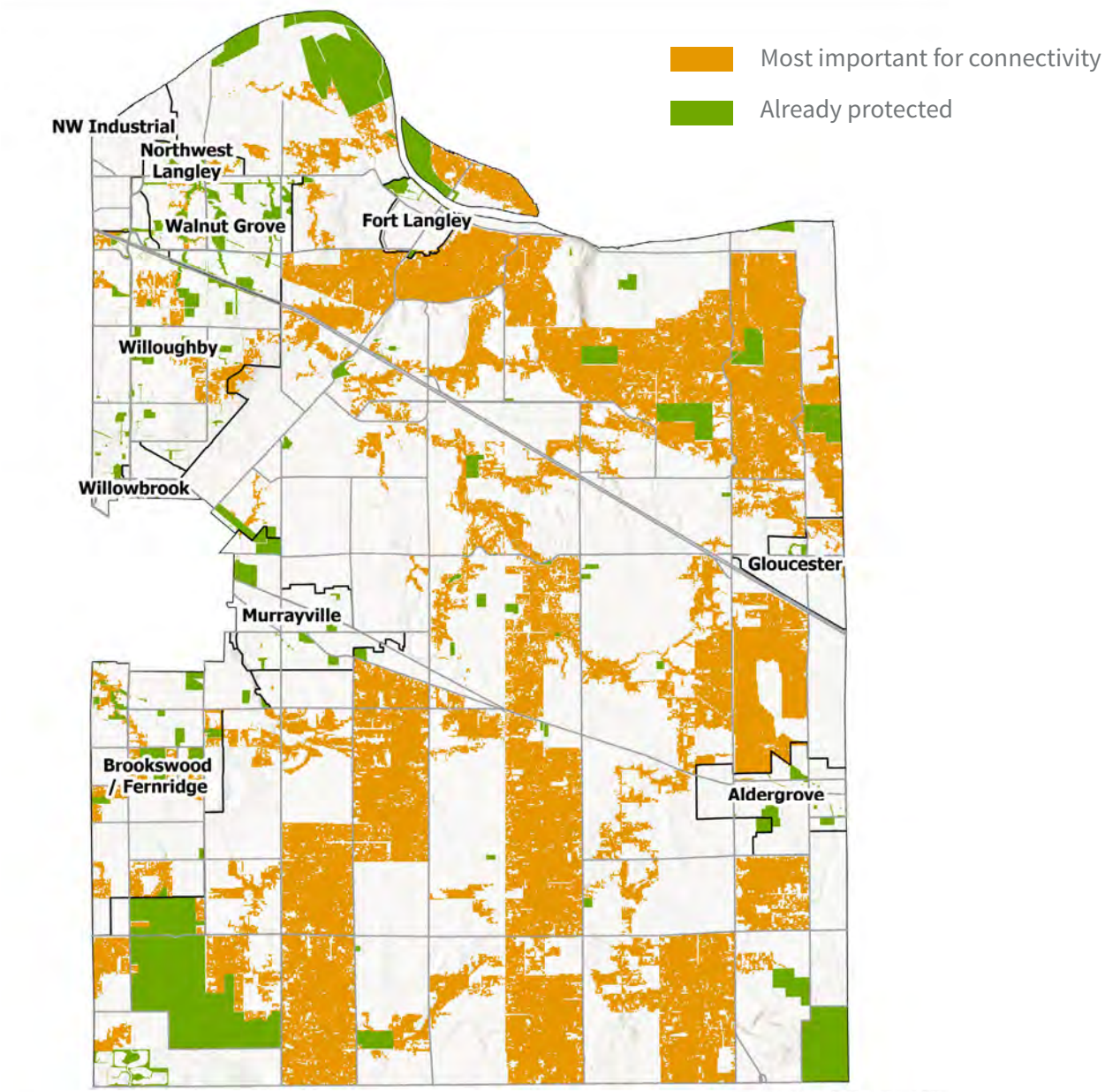


Figure 23. Significant forest stands and vegetated ares with a high importance value for regional connectivity

5.10. TREE INVENTORY

The Township's tree inventory includes over 26,900 street and park trees. The tree inventory captures the location and species of tree but does not presently include any information on size. Inventory trees are analyzed below to provide a snapshot of the location and diversity of these plantings.

PLANTING LOCATIONS

Trees in the inventory are planted along streets, greenways, in parks, adjacent to facilities, as heritage tree, memorial trees, and other planting locations. Most trees are located along streets (69%) greenways, (16%) and in parks (11%) (Figure 24).

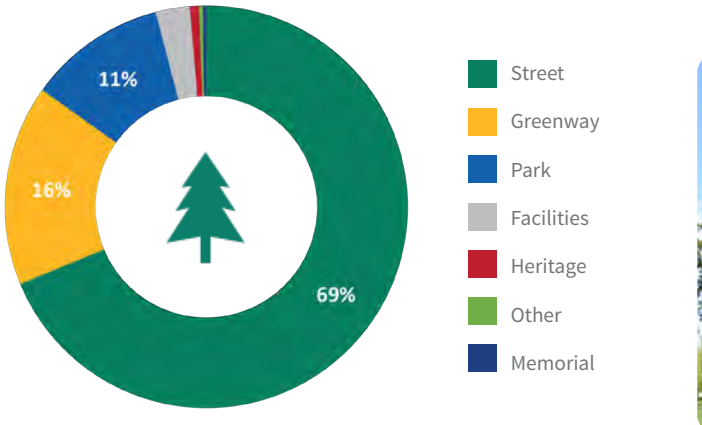


Figure 24. Percentage of trees in inventory by location.



TYPES OF TREES PLANTED

A diverse forest is more resilient to future pests and pathogens that target specific tree species. In total, 65 different genera (e.g., maple, oak, elm etc.) are found in the Township's inventory of urban trees. Murrayville has the largest range of genera with 55 represented and Gloucester has the smallest with only nine. Despite the many types of trees present in the inventory, nearly 80% of the inventory is made up of 12 tree genera (Figure 25). The top three are maple (25%), cherry/plum (7%), and oak (7%). Maple is the dominant genera in most communities with exceptions including Fort Langley where sweetgum is dominant and Willowbrook, where ash dominates.

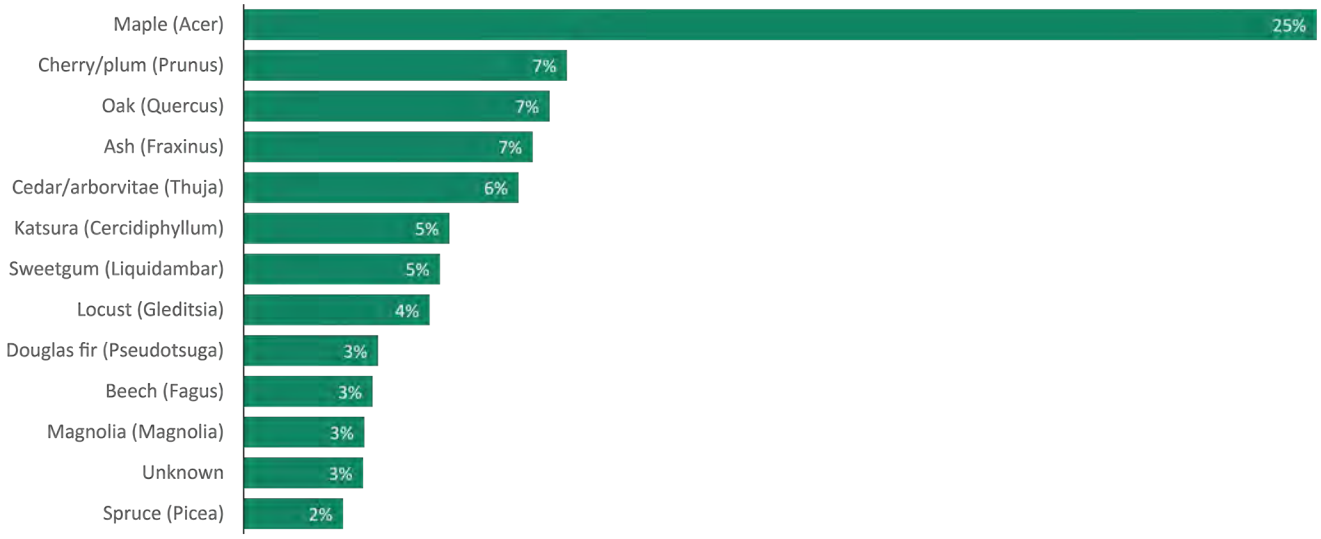


Figure 25. Top genera of 26,900 street and park trees inventoried public trees in the Township

TOP THREE TREE SPECIES

There are 173 species in the Township's inventory, including those identified at the genus level - the top three species in the inventory are red maple (10%), Norway maple (7%), and western redcedar (6%).

Red maple - *(Acer rubrum)* **Norway maple** - *(Acer platanoides)* **Western redcedar** - *(Thuja plicata)*







1. A tree native to eastern North America, red maple (*Acer rubrum*) is a deciduous tree found along street boulevards, yards, and parks and is a commonly planted medium-sized street tree. The tree tolerates a wide variety of conditions common in the urban landscape such as air pollution and poor soil drainage and provides beautiful autumn coloured foliage.

2. Norway maple (*Acer platanoides*) is a deciduous tree found along street boulevards, yards, and parks. Hailing from western Europe, this commonly planted medium sized tree has a variety of cultivars and forms and is quite tolerant of the stressors in urban environments.

3. Western redcedar (*Thuja plicata*) is a native coniferous tree common of native forests around the Township, easily recognized by its soft red bark that peels in strips. Western redcedar is not tolerant of drought and heat but when provided with wet, acidic conditions, can be a fast growing species. The tree has a variety of cultivars and is often planted in yards and parks.

AGE OF TREES IN THE INVENTORY

Langley's tree inventory includes a date planted field that provides a coarse indication of the age of trees in the inventory. Most trees in the inventory are young, planted from the 1990s onwards (Figure 26). Several trees captured in the inventory are heritage trees planted in the late 1880s and early 1900s.

The date and species planted show some of the fashions in tree planting and species selection over time in Langley (Table 3). Maple has been an enduring species choice, which is not unexpected given the large number of species to choose from in the maple genus. More recent plantings reflect the Township's efforts to plant more native conifers. Older trees also provide some insight into species that have been successful and long-lived in the Township.

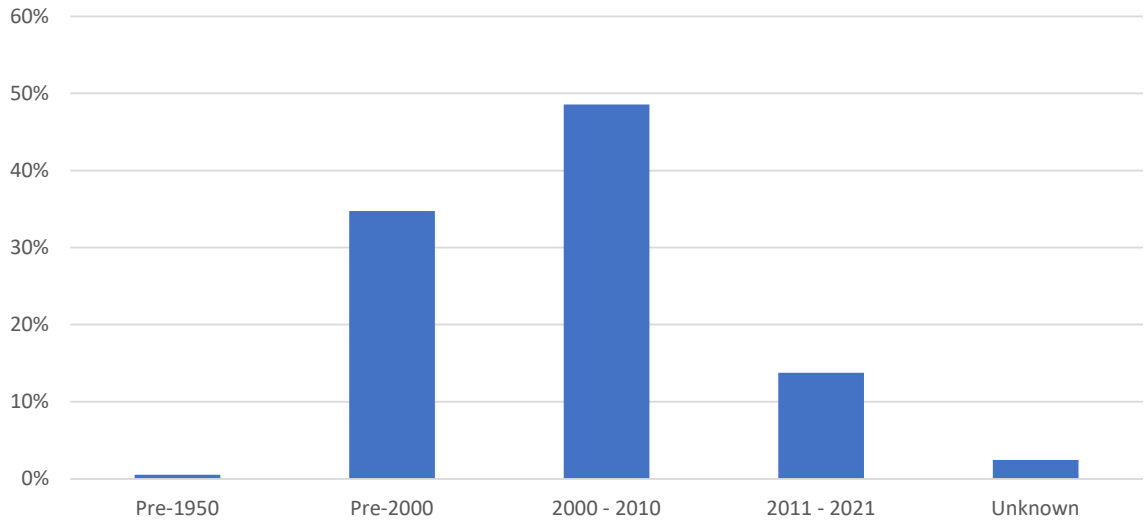


Figure 26. Approximate time of planting for trees in the inventory

Table 3. Most common trees planted by time period

	Pre-1950	Pre-2000	2001-2010	2011-2021
1	Maple	Maple	Maple	Maple
2	Redwood	Oak	Ash	Douglas-fir
3	Horse chestnut	Cherry	Western redcedar	Western redcedar
4	Oak	Honey locust	Liquidambar	Spruce
5	Western redcedar	Katsura	Cherry	Ash
6	Walnut	Beech	Katsura	Magnolia

5.11. TREE EQUITY SCORE

Equity is an important consideration for the community forest, particularly as it relates to the distribution of ecosystem services that assist with climate adaptation, such as shade, cooling, and flood mitigation. People in the community differ in terms of their vulnerability to climate change. For example, older adults and younger children are more vulnerable to extreme heat, and lower-income households may not be able to afford cooling systems.

Equity in the distribution of the community forest has been explored for the Township using the American Forest's Tree Equity Score (TES), a metric that helps cities assess how equitably they are delivering tree canopy cover to all residents. It is derived from tree canopy cover, climate, demographic and socio-economic data. A low tree equity score indicates that an area is underserved in terms of tree canopy based on the needs of the community.

The Tree Equity Score uses the Census Dissemination Area level to combine canopy and land surface temperature data with census information. To calculate the Tree Equity Score, the following steps were used:

1. A baseline canopy cover target was set based on land use.
2. The existing canopy gap was calculated by subtracting the existing canopy cover from the baseline canopy cover target.
3. A priority index was calculated using the metrics defined in Table 4.
4. The final Tree Equity Score is calculated by multiplying the Baseline Gap Score by the priority index – the lower the score, the greater the priority to address the existing gap in tree canopy.

Table 4. Priority index indicators used in the Tree Equity Score at the Census Dissemination Area Scale

Indicator	Metric	Description
Climate	Temperature	Average surface temperature, as measured from remote sensing data.
Income	People in poverty	Percentage of people living on incomes below 200% of the federally-designated poverty line (< CAD 40,000)
Age	Dependency Ratio	Seniors (age 65+) and children (0-14) as a proportion of working age adults (15-64).
Race	People of colour	Percentage of people who belong to visible minority groups as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs (Statistics Canada, 2015).
Employment	Unemployment rate	Percentage of the labour force that do not have a job, are available, and looking for one.

Figure 27 below shows the Tree Equity Scores for each Census Dissemination Area within the Township's Urban Containment Boundary. **Areas with low tree equity scores have a large gap between current and target canopy cover, high land surface temperatures and demographic factors in the population that indicate higher need.** This information can inform where to prioritize implementation of this Strategy.

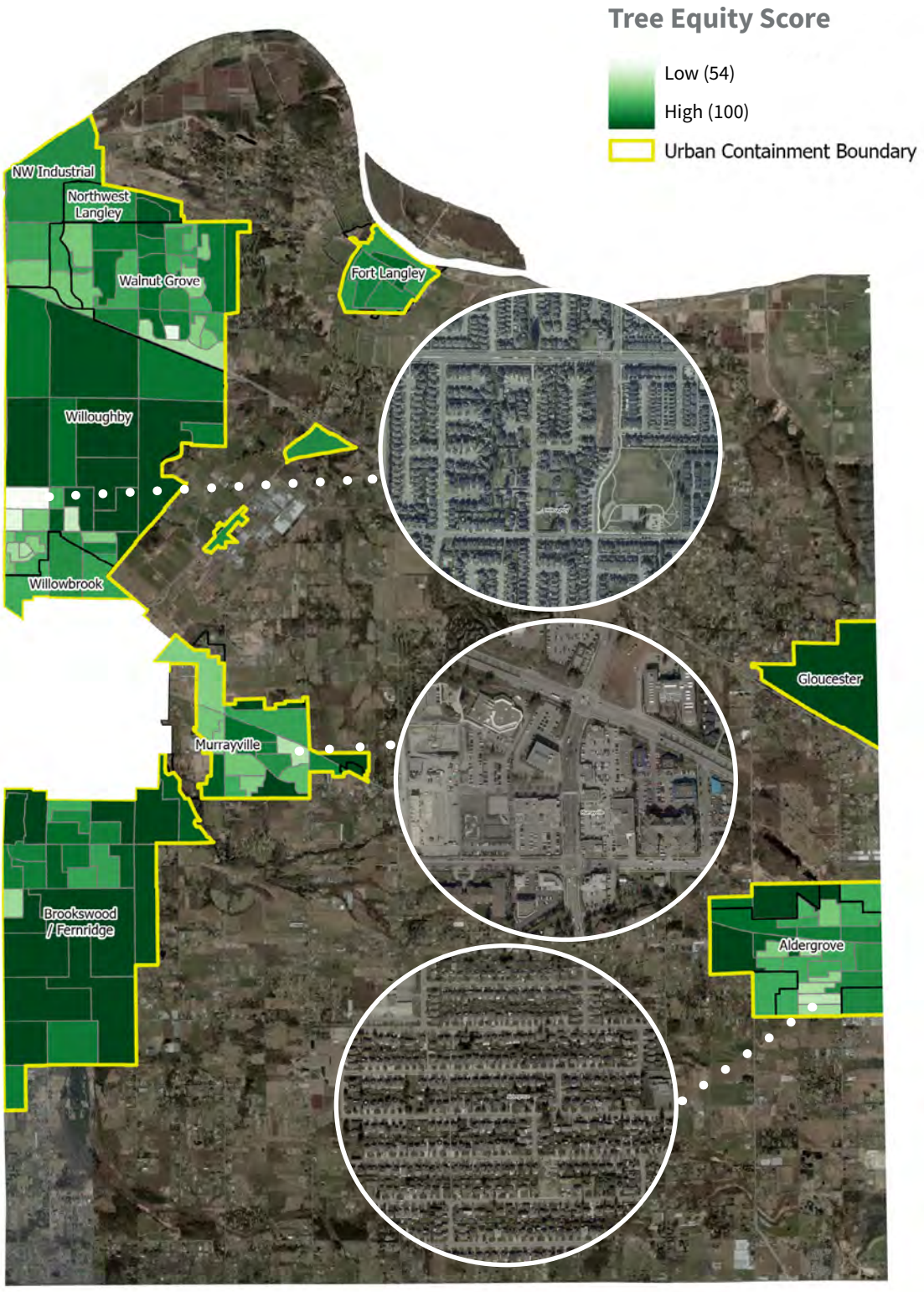


Figure 27. Tree Equity Score mapped by census dissemination area within Langley's Urban Containment Boundary

5.12. CUSTOMER SATISFACTION WITH LEVELS OF SERVICE

Based on survey results, satisfaction with current community forestry levels of service averages less than 50%. While respondents were generally satisfied with pruning, they were dissatisfied with public education and tree protection. Respondents were mixed in their responses on risk management, pest and disease management and planting.

Table 5. Customer satisfaction with levels of service

Level of service	% Satisfied	% Neutral	% Dissatisfied
Public education	9%	32%	**59%**
Tree protection	8%	6%	**86%**
Risk management	35%	34%	31%
Pruning	**53%**	26%	21%
Pest and disease management	33%	48%	19%
Planting	29%	25%	46%
Average	28%	29%	44%



5.13. SUSTAINABLE COMMUNITY FOREST CRITERIA PERFORMANCE

As part of the Community Forest Assessment Report, Langley's community forestry program and services were evaluated within a community forest sustainability model. These ratings have been updated to reflect 2021 information compiled through staff interviews and workshops and the review of available Township information. Ratings are summarized in Figure 28. Descriptions of the criteria and ratings are provided in Section 9.0 Tracking Progress.



Legend
- Poor
- Fair
- Good
- Optimal

Target	Rating
PLAN	
Awareness of the community forest as a community resource	Good
Interdepartmental and inter-agency cooperation on Community Forest Management Strategy implementation	Good
Clear and defensible community forest canopy assessment and goal	Optimal
Green infrastructure asset valuation	Fair
Municipal-wide biodiversity or green network strategy	Fair
Municipal community forestry program capacity	Fair
Community forest funding to implement the strategy	Fair
GROW	
Township tree planting program design, planning and implementation	Fair
Development requirements to plant trees on private land	Optimal
Streetscape specifications and standards for planting trees	Fair
Equity in planting program delivery	Poor
Forest restoration and native vegetation planting	Good
Stock selection and procurement in cooperation with nurseries	Fair
Climate adaptation/mitigation integration with tree planting projects and landscaping	Fair
MANAGE	
Tree inventory	Good
Knowledge of trees on private property	Good
Natural areas inventory	Good
Maintenance of publicly-owned, intensively managed trees	Fair
Extreme weather response planning	Good
Tree risk management	Fair
Pest and disease management	Fair
Waste biomass utilization	Fair
PROTECT	
Regulating the protection and replacement of private and Township trees	Good
Regulating conservation of sensitive ecosystems, soils or permeability	Good
Internal protocols guide Township tree or sensitive ecosystem protection	Good
Standards of tree protection and tree care observed during development or by local arborists and tree care companies	Fair
Cooperation with utilities on protection (and pruning) of Township trees	Fair
PARTNER	
Citizen involvement and neighbourhood action	Fair
Involvement of large private and institutional landholders	Fair
Community forest research	Fair
Regional collaboration	Good

Figure 28. Township of Langley's community forest report card for 2021



6. SETTING A CANOPY COVER TARGET

6.1. BEST PRACTICES FOR SETTING CANOPY COVER TARGETS

Municipalities set canopy cover targets to track progress towards achieving goals for community forest management over time. Meeting the tree canopy target as planned overtime indicates the recommended policies and programs in the Community Forest Management Strategy are working. If the target is not met, actions and targets will require revision.

Approaches to setting canopy cover targets have evolved over the last two decades. In 1997, American Forests (a 145 year-old non-profit aiming to create healthy and resilient forests) established a benchmark target of 40 percent tree canopy cover for all jurisdictions in forested ecoregions. In 2017 however, the target was retracted because research no longer supported a universal canopy cover recommendation. American Forests concluded from USDA research that canopy cover targets should instead consider development density, land use, tree regulation, and the underlying climate.

Today, American Forests supports a more nuanced approach and has pioneered the Tree Equity Score which combines measures of tree canopy cover needs and priorities for trees in urban neighbourhoods[22]. The score is derived using canopy cover, climate, demographics, and socioeconomic data. The Tree Equity Score can be used to set canopy cover targets based on population density. In forested regions, a 40 percent canopy cover target is used as a baseline and increased in areas of low population density and decreased in areas of high population density.

Recently, the Nature Based Solutions Institute proposed the 3-30-300 rule which sets the recommended criteria of three trees visible from every home, 30 percent tree canopy cover in every neighbourhood, and every home 300 meters from the nearest public park or green space[23]. Utilizing the rule can help municipalities plan for canopy cover at the neighbourhood scale.

How did we set a canopy cover target for Langley?

Our approach to developing canopy cover targets was informed by development density, land use, tree regulation and canopy growth in the Pacific Northwest climate. We developed canopy cover targets by completing four steps:

1. Measuring the current canopy cover
2. Identifying where future development is likely to occur and what kind of canopy loss and gain opportunities it will bring
3. Estimating the planting opportunities that exist on land uses today
4. Forecasting the future canopy cover potential across land uses based on:

- Tree planting programs
- Tree regulations (existing and recommended)
- Anticipated growth of the existing community forest
- Anticipated loss due to development

Once targets were established for each land use, the American Forests Tree Equity score was calculated to inform prioritization of implementation, and the 3-30-300 rule is recommended as a target to guide neighbourhood planning.

6.2. FORECASTING FUTURE CANOPY

Setting canopy cover targets requires knowledge of the current tree population, estimated planting rates, and estimated tree loss. Future canopy cover can be forecast to explore the feasibility of different canopy cover targets (Figure 29).

Canopy trend (i.e., increasing, stable, or decreasing) is determined by the rate at which the loss of tree canopy is being replaced by the next generation of trees. When generations are evenly spaced, canopy trends are linear but, when variably spaced, trend lines can be uneven.

Canopy potential (how much tree canopy cover is possible) is driven by the number and size of trees that were planted into the tree population.

Canopy persistence (how long a particular generation of trees will be around for) depends on their mortality/removal rate (life expectancy).

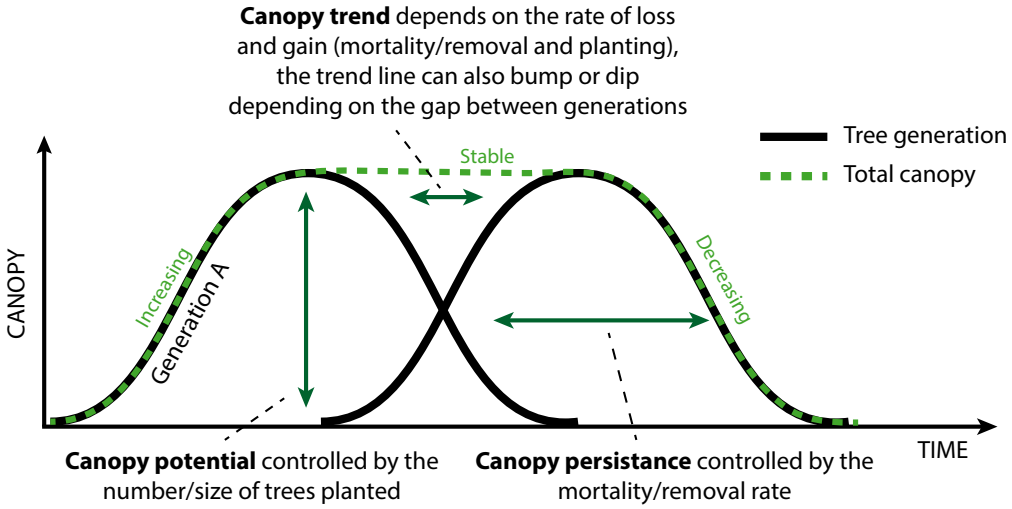


Figure 29. Forecasting model for future canopy cover trends over time.

6.3. SETTING CANOPY COVER TARGETS AND EXPLORING TRENDS

The Township is experiencing a rapid pace of development. Over the last decade the Township population has increased by over 25,000, and this rate of growth is anticipated to continue over the next 30 years before nearing an estimated build-out capacity based on the current Official Community Plan (OCP). Approximately 75% of the Township is protected by the Agriculture Land Reserve (ALR), 13% is within the Metro Vancouver region's Urban Containment Boundary (UCB), and another 12% consists of other lands that are outside the ALR and UCB.

Lands within today's UCB were identified as urban over five decades ago and, of these lands, approximately 40% remain to be developed. The Strategy aims to offset the decline in tree canopy as a result of urbanization through a set of 80 actions (see Section 8). These actions strive towards a 30 year tree canopy target of a minimum of 30% for urban areas; and 31% for the Township overall.

Three scenarios show how the community forest could evolve over the next 30 years, while also extending the trendline beyond the Strategy's 30 year time horizon to see how the community forest could evolve to the end of the century.

- **'Growth'** represents a 2050 target that is forecast to be achievable based on the current development trends and residential growth targets identified in the OCP and implementation of the actions in the Community Forest Management Strategy. An increase in tree canopy from 23% to 30% is achievable while also offsetting tree canopy loss from development. With continued effort, the tree canopy will increase over the long-term in urban areas and Township-wide.
- **'Stability'** reflects a hypothetical scenario to illustrate what could occur in the absence of intentional tree removal or planting in urban lands. The result is a gradual decline in tree canopy from natural tree mortality, although initially there would be a lift due to a higher proportion of young trees, it is followed by a gradual return to present day canopy cover.
- **'Decline'** represents the Township's current canopy trajectory without a Strategy in place to offset canopy losses. By 2050, it is forecast that the tree canopy will have decreased from 23% to 20%, and continue declining.

Growth, stability, and decline scenarios for future canopy cover were projected for the Township and the Urban Containment Boundary. Figure 30 and Figure 31 below represent the outcomes of the scenarios explored.

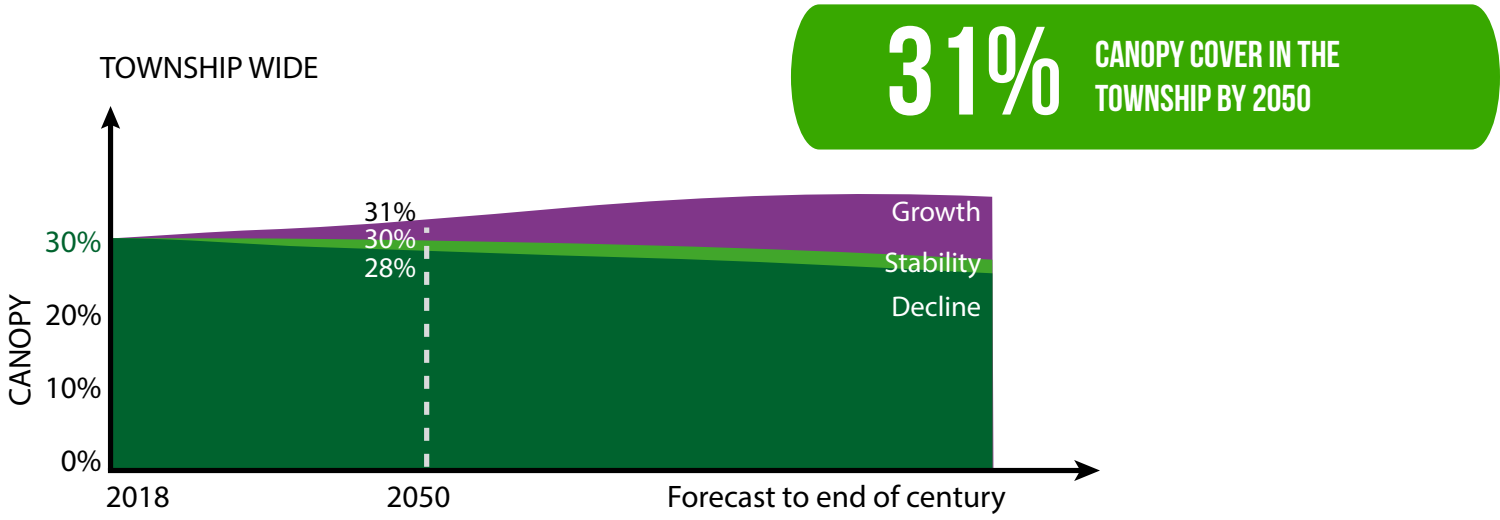


Figure 30. Canopy scenario projections Township-wide

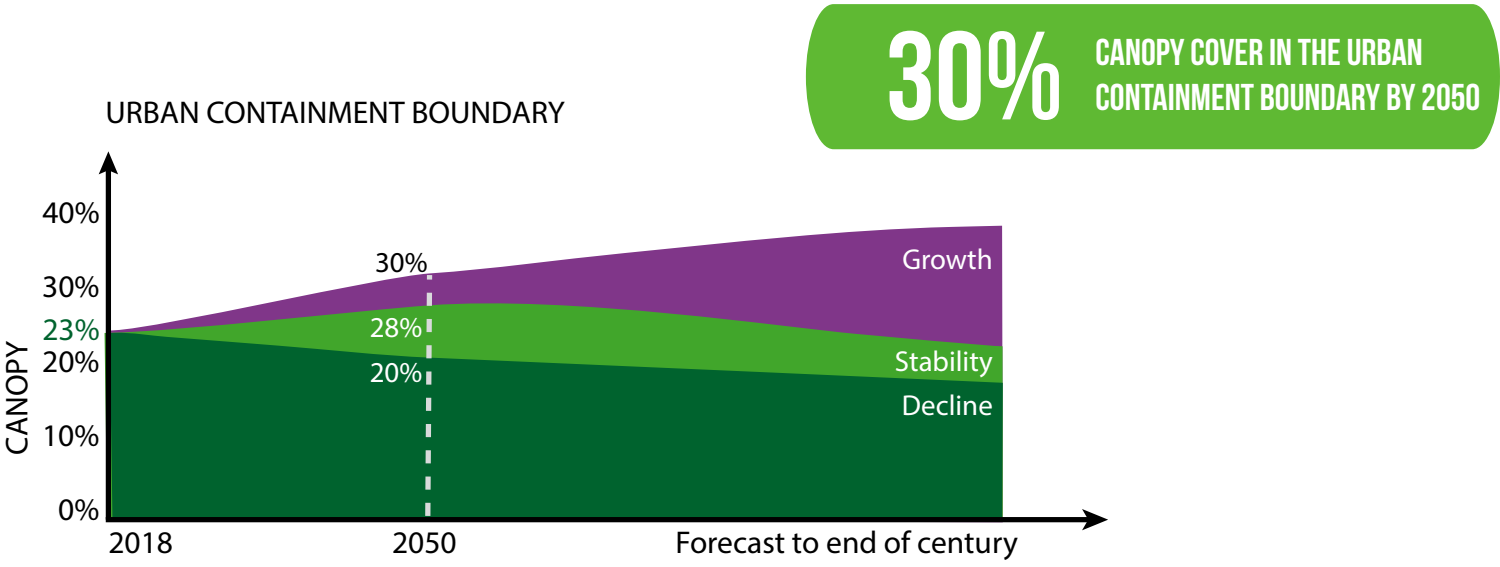


Figure 31. Canopy scenario projections for the Township Urban Containment Boundary

6.4. ACHIEVING CANOPY COVER TARGETS

Meeting canopy cover targets will require a diverse range of strategies including improved tree retention with development and new tree planting approaches. Section 8 describes the five goals of the Strategy and provides 80 recommendations to plan, grow, protect, manage the community forest and to engage the community in the process.

Achieving canopy cover targets will require that the Strategy's goals and actions are implemented to protect existing tree canopy, and provide conditions for trees to succeed and thrive in the future. Achieving a canopy targets of at least 30% in the Urban Containment Boundary and 31% Township-wide in 30 years will require a specific quantity of new tree planting over time, and these assumptions are listed in Table 6.

Table 6. Tree planting rate assumptions used to develop canopy cover target scenarios

New Planting Assumptions	Trees Planted Annually		Duration of planting	Approximate Increased Cost to Township	Assumptions
	Within UCB	Outside UCB			
Street trees planted (by Township or development) *See recommendations 5A, 5B, & 6A in Section 8*	1,600		20 years	$100,000 increase in annual maintenance of street trees (builds to ~$2 million per year plus inflation at 20 years)	Most of this tree planting would be completed by development or funded by cash-in-lieu
Park and buffer trees planted (by Township for restoration) *See recommendations 5C and 6B in Section 8*	850	850	20 years	~$30,000 installation and ~$15,000 for 5 years maintenance per hectare (~$900,000 plus inflation over 20 years)	1 hectare of restoration planting per year (invasives removal additional if required)
Trees anticipated from development (74 trees per ha/30 trees per acre) *See recommendation 7A in Section 8*	3,750		30 years	Potential maintenance of trees planted on public land with cash-in-lieu	Some of these trees will be planted on public land due to cash-in-lieu
Providing incentives to plant on residential and institutional lands *See recommendations 15A, 15B, and 15C in Section 8*	1,000		20 years	$50,000 per year + staff time (~$1 million over 20 years)	Tree rebate program and/or maintenance grants or other incentives
Expansion of the Ecological Services Initiative *See recommendation 14A in Section 8*		2,150	20 years	Costing in progress	
New trees estimated per year*	**7,200**	**3,000**			

***These tree numbers are over and above replacements, except for tree canopy . Other than canopy removed for development, it is assumed that existing trees in the Township will be replaced as a result of Tree Protection Bylaw Requirements (1:1 or 2:1), the Township's tree planting program or natural regeneration in native forest areas. Tree canopy removed with development was accounted for in the canopy forecasts.**

How can Canopy Cover be Improved in Different Land Uses?

In commercial, office and business park land uses trees can be incorporated into wider buffers and between parking stalls to increase canopy cover.


Buffer planting only


Buffer planting between stalls and stormwater potential

On residential properties with space, tree planting can be encouraged through incentive programs, or retention and replacement can be required in new development.


Very little yard planting


More yard planting, or mature trees retained

In higher density residential areas, parks, greenways or riparian corridors, or wide planting strips in boulevards can provide canopy from the adjacent public realm.


Canopy in adjacent public greenway


Canopy from trees planted in public right-of-way



7. CHALLENGES & OPPORTUNITIES

7.1. HUMAN CAUSED CLIMATE CHANGE

Climate change is expected to impact both our communities and our forests in a variety of ways. Climate projections in the Township's Climate Action Strategy show Langley becoming hotter year-round, rainfall declining in the summer and more frequent extreme events, including intense rainfall events and heatwaves[24]. For our communities, impacts of particular concern include increased heat stress, greater risks of flooding in the spring, fall and winter, and, in summer, more wildfire and smokier air, and lower stream flows and reservoir levels in the summer.

For people and animals, the community forest can be used to help adapt to climate change impacts, as well as to mitigate greenhouse gas emissions. The term mitigation commonly refers to direct efforts to reduce greenhouse gas emissions, which are widely recognized to be a major driver of climate change and its effects. The community forest contributes to climate change mitigation by sequestering carbon, reducing energy consumption and reducing air pollution. Adaptation refers to minimizing the negative impacts of climate change when they occur. Community forests assist with climate adaptation by, for example, providing shade and cooling in hotter summers and absorbing the stormwater from extreme weather events. Strategically designed forested parks in low lying areas can double as flood protection by being places for water to accumulate safely in times of flooding. The community forest will also need to adapt to the changing climate.

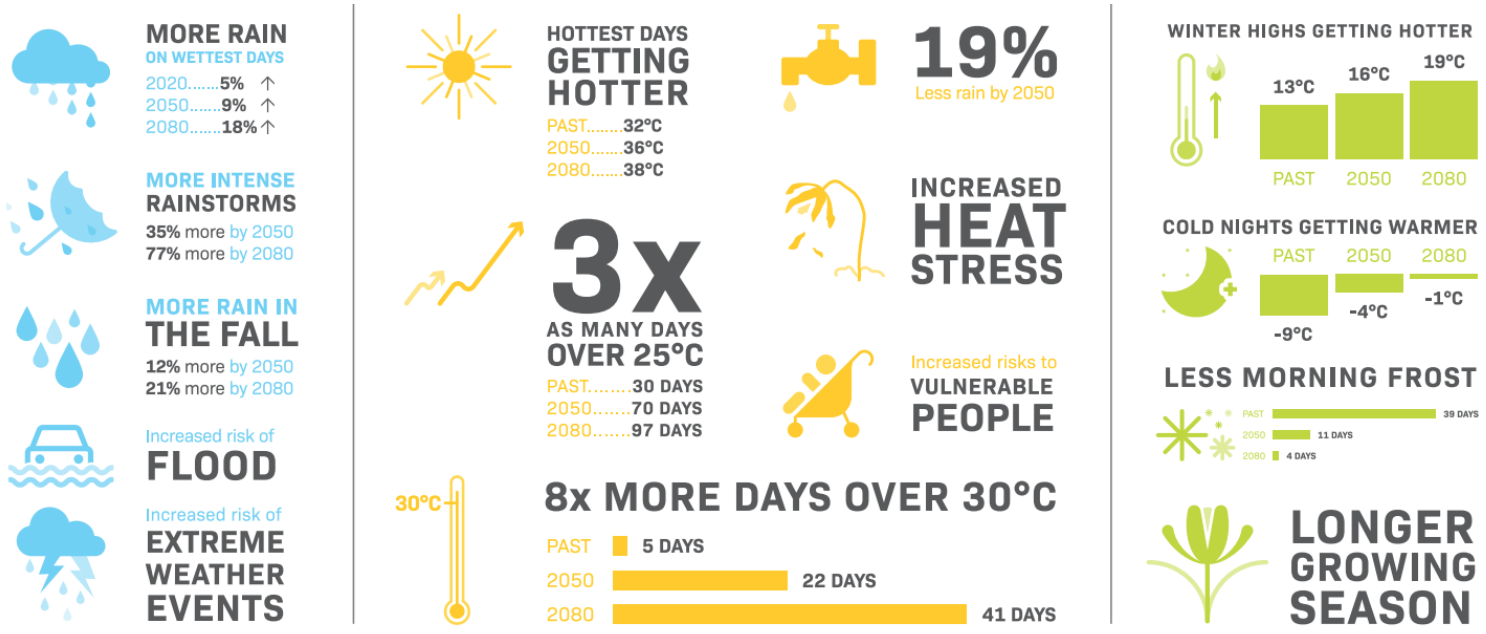


Figure 32. Climate change projections from Langley's Climate Action Strategy

The Future of Hybrid Landscapes

A changing climate calls for reconsideration of standard approaches to tree planting that are commonly seen along urban boulevards. Hybrid landscapes consider individual urban landscapes within a larger shared ecosystem and can address challenges with impervious surfaces. They present an opportunity to sustain tree health for future climate projections by incorporating design that is self-sustaining and require little maintenance, through capturing and filtering stormwater runoff while providing water to trees and vegetation. Examples such as green walls, bioswales, rain gardens, and stormwater retention ponds can be found throughout the Township (Figure 33). The bioswales established throughout Willoughby (Figure 34) are one example of a hybrid landscape approach enacted in the Township. Continuing to design and implement ingenious planting designs in the public realm steers the Township towards a climate resilient community forest.



Figure 33. Examples of hybrid landscapes found throughout the Township (top left green wall, top right bioretention pond, bottom left roundabout rain garden, bottom right planting bed

Components of a Bioswale

Location: *Willoughby*

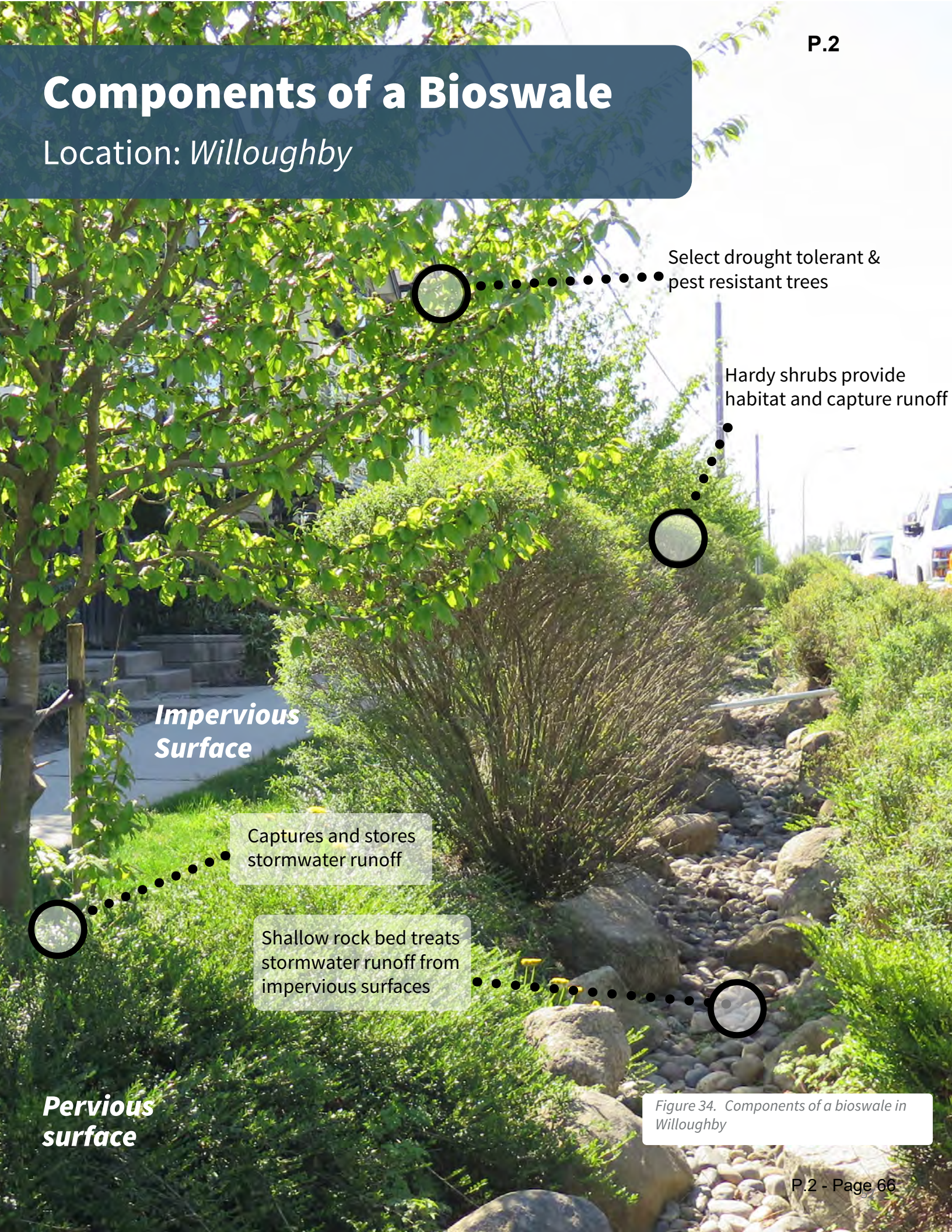


Figure 34. Components of a bioswale in Willoughby

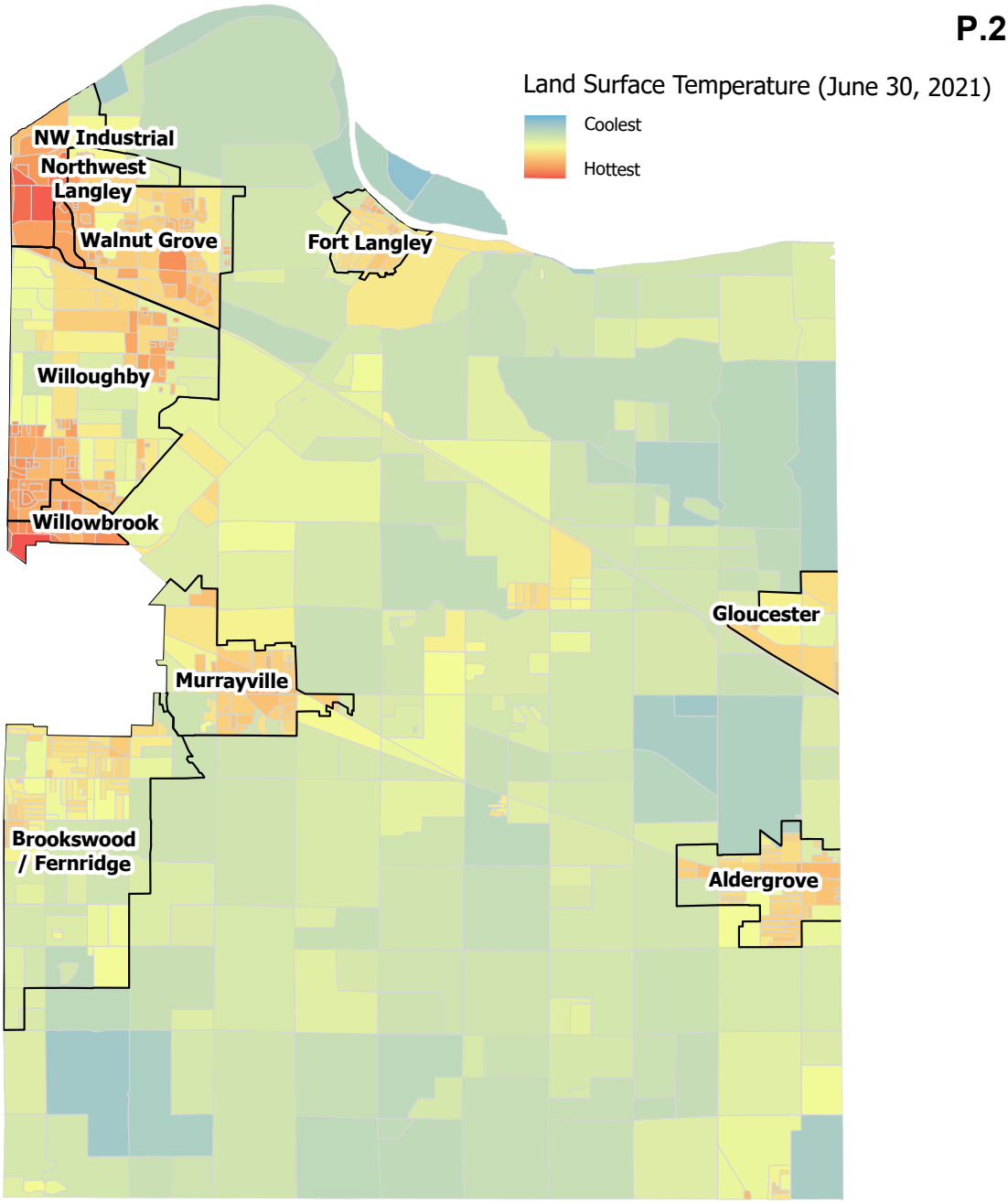


Figure 35. Hottest spots in the Township of Langley on June 30th, 2021

The Urban Heat Island Effect

Heat waves can be deadly for vulnerable populations at risk for heat-related illnesses, such as heat stroke. Many factors including age, income, accessibility to cool place (e.g., trees), and type of housing all play a role in the level of vulnerability to heat events. During the recent June and July 2021 heatwaves, the Coroner's Service reported that more than 595 people died as a result of the extreme heat in British Columbia, including 23 in Langley, the fifth-highest rate in BC[33]. Figure 35 shows Land Surface Temperature from USGS Landsat 8 data, showing the hottest spots in Langley on June 30, 2021. The urban heat island effect, whereby urban areas with dense concentrations of pavement, buildings and other surfaces are warmer than surrounding rural and natural areas, is evident in Langley's urban areas.

Climate change also carries risks for the community forest. Warmer, drier summers are expected to result in increasing moisture stress and declining tree health in some species. Milder winters are anticipated to favour pests and diseases, which may increase the risk of outbreaks causing tree mortality. This is particularly true if trees are already stressed from extreme climate (e.g., heat stress). More extreme weather events, such as heavy wet snowfalls, ice storms and windstorms may also increase damage to trees. Longer growing seasons and milder winters are likely to increase the range of plants that can grow successfully in Langley but may also increase the length of drought periods that plants must tolerate.

The health of native and ornamental trees in the community forest will be tested - some will be tolerant or even thrive under future conditions, while others, including many of our native trees, are expected to decline. Our region is already experiencing the decline of western redcedar from drought related mortality.

The best way to ensure that the community forest is well adapted to future climate is to grow healthy and resilient trees in good planting sites with adequate soil volume, good water infiltration, sufficient drainage, and to protect trees and forests from disturbance as best as is possible. Future species selection will need to consider diversity and drought tolerance through the planting of climate adapted species in urban areas, as well as exploring native seed-stock adapted to drought conditions from other regions. Protection of landscapes that may form climate refugia for important native species will also need to be prioritized.

The Township's Climate Action Strategy included several actions and targets relevant to the community forest and each of these have been either addressed or are supported in the actions recommended in the Community Forest Management Strategy. This Strategy will prioritize maintaining a healthy natural environment to mitigate and adapt to climate change using strategies and targets to:

Relevant Strategies

- Establish canopy cover targets in policy
- Prioritize tree planting equitably for climate mitigation and adaptation
- Plant more robust trees to meet community forest canopy cover targets
- Improve planting site construction standards for streetscapes and development
- Retain significant trees and natural assets successfully during development
- Improve tree population resilience and climate hazard response planning

Relevant Targets

Increase Township canopy cover to 31% by 2050

- Township planting site vacancy rate less than 5% annually
- Township tree replacement at 1:1 annually
- No more than 5% of any individual species, 10% of any genus and 15% of any family

The actions related to these strategies are listed in Section 8.



Western redcedar Drought-related Decline

Western redcedar (*Thuja plicata*) is a culturally significant shade-tolerant native tree found along Canada's Pacific coast and generally more resistant to pest and disease. Adapted to moister soil environments, its distribution throughout British Columbia mirrors those with high annual precipitation such as coastal and interior forests. As the climate warms and the length of drought events are projected to increase, western redcedar is vulnerable to changes in hydrologic regimes, as well as influences from nearby changes in land use. Symptoms of decline can be observed by crown thinning, top dieback, and yellowing foliage. Patterns of decline have been observed in recent years within the Township of Langley and province-wide. A record 138,826 hectares of forest have been effected by drought related mortality throughout British Columbia in the past three years[34]. Climate change challenges community forest planning to reconsider where western redcedar can be retained and planted within future landscapes.

7.2. EQUITY

Not everyone in the community has access to the same levels of service for the community forest, nor will everyone experience the impacts of climate change in the same way. Younger children and older adults, for example, are more vulnerable to extreme heat, and lower-income households may not be able to afford cooling systems. Figure 25 identifies locations in Langley that had a below average Tree Equity Score, indicating that these areas have combinations of high land surface temperature, low canopy cover relative to the target and vulnerable populations.

As the Community Forest Management Strategy is implemented, the Township will prioritize actions that advance equity in community forest service delivery. Different measures may be necessary to ensure fair outcomes across the community. For instance, priority should be given to funding tree planting or ecosystem enhancement interventions or incentives in locations with below average Tree Equity Scores.

This Strategy will prioritize everyone having equitable access to nature and community forest services using strategies and targets to:

Relevant Strategies

- Prioritize tree planting equitably for climate mitigation and adaptation
- Establish and fund adequate levels of services for community forest management
- Partner broadly on Community Forest Management Strategy implementation
- Provide incentives to encourage tree planting and tree care on private land

Relevant Targets

- Increase Tree Equity Scores to 87 (present average) or greater in all Census Dissemination Areas by 2050

The actions related to these strategies are listed in Section 8.



7.3. BIODIVERSITY

Biodiversity is a term used to describe the variety of life on Earth in all its forms and interactions. Healthy ecosystems are essential to the provision of habitat and for sustaining natural processes to support a diversity of life throughout the Township (Figure 37). Trees play a critical role in supporting high levels of biodiversity as they provide the framework of habitat required by many of the species that inhabit the west coast. Langley's forests are particularly valued by the community for the habitat they provide. The most supported vision for the community forest is centred around well connected wildlife habitat and high levels of biodiversity.

Development and agriculture have resulted in the fragmentation of Langley's original natural ecosystems (Figure 36). Metro Vancouver's Sensitive Ecosystem Inventory found that the South Fraser area contained the highest percentage of the region's modified ecosystems. These include freshwater reservoirs, old field, seasonally flooded agricultural fields, young broadleaf forests, as well as small patches of young forest. Despite the extent of modifications, Metro Vancouver's Evaluation of Regional Ecosystem Connectivity found that forest patches in between farmland in Langley are some of the highest ranked patches regionally.

Some of Langley's most sensitive ecosystems are protected within the Township's municipal park system, Metro Vancouver's Campbell Valley Regional Park as well as the riparian corridors protected by the Township's streamside protection policy. There are however areas of significant and sensitive ecosystems that are not under municipal ownership or otherwise afforded any protections.

The protection of sensitive ecosystems is undeniably critical for maintaining current levels of biodiversity. To enhance biodiversity from the current state, restoration is required of high value habitat areas as well as corridors to connect them together.

Langley has adopted a Development Permit area to protect streams and their riparian areas. Some municipalities have created supporting Development Permit Areas that include other types of sensitive ecosystems as well as important corridors that connect them together. A co-benefit of this approach is that an identified network of high value habitat can become part of a long-term parks acquisition strategy and help guide future neighbourhood plans.

We often focus on what is above ground when thinking about biodiversity. However a vast amount of living biomass is found below ground, including plant roots, fungal mycorrhizae, microbia, soil insects and animals. Recent work by research Suzanne Simard and others has been exposing the importance of mycorrhizal fungal networks for their role facilitating inter-tree communication. These networks have been found to improve the health of the whole fore ecosystem by enhancing understory seedling survival growth, nutrition, and mycorrhization, improve plant defense chemistry, and kin selection. Given the importance of soil for supporting high levels of biodiversity and plant productivity, as well as its function to filter and store water, management of soil in urban environments requires more consideration. Soil removal in Langley is regulated by the Soil Deposit and Removal Bylaw. There may be opportunities through this policy to preserve or reuse native soils in Langley.

Many of Langley's forests and sensitive ecosystems are located in agricultural areas which make up 75% of the municipality. The Township of Langley is spearheading a program to assist farmers in maintaining eco-friendly areas on their lands. The Ecological Services Initiative (ESI) was created to help farmers bear the costs of maintaining the integrity of waterways, forests, and other ecologically sensitive areas.

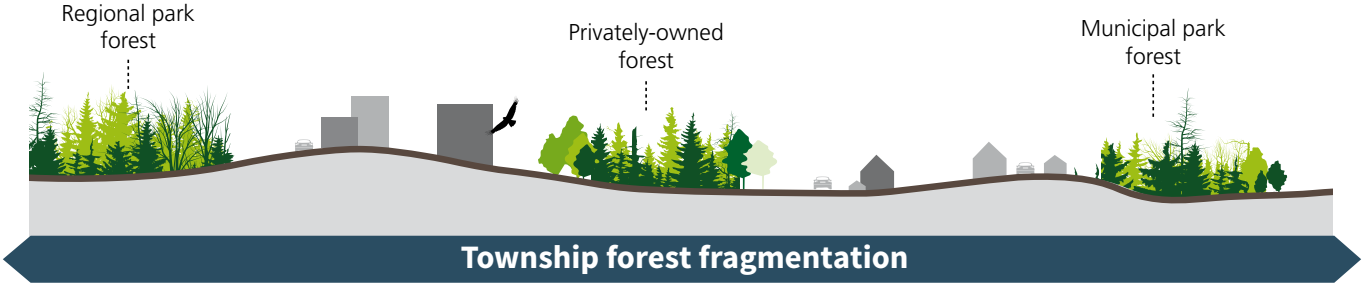


Figure 36. Spectrum of forests fragmented in the Township

Securing Greenspace Connectivity

Forest fragmentation is a common challenge in urban areas. One approach the Township has taken to foster ecological connectivity within the public realm is by creating greenways. Ecological Greenways are encouraged in Langley's Wildlife Habitat Conservation Strategy to connect habitat areas in urban and rural areas while also functioning as multi-use linear parks for pedestrians and cyclists.

Amenity zoning options, such as, greenway amenity zoning, are applied in Langley to secure greenways. The Willoughby Greenway Amenity Zoning Policy is part of the series of Greenway Amenity policies regulated by the Township. The policies require that developers meet green space requirements through the implementation of greenways, pocket parks, and wildlife habitat patches.

A biodiversity conservation strategy should be developed to identify and recommend policies to protect an interconnected network of natural areas that conserve ecosystem values and functions.

This Strategy will prioritize enhancing biodiversity through the protection of connected habitat areas using strategies and targets to:

Relevant Strategies

- Integrate green infrastructure into corporate asset management
- Develop a biodiversity conservation strategy
- Retain significant trees and natural assets successfully during development
- Partner broadly on Community Forest Management Strategy implementation
- Provide incentives to encourage tree planting and tree care on private land

Relevant Targets

- Restore 1 hectare of habitat on Township property per year

The actions related to these strategies are listed in Section 8.



Figure 37. The Fort to Fort Trail is one example of the Township's rich biodiverse naturalized and planted community forests.

What is a biodiversity conservation strategy?

Biodiversity conservation strategies provide long-term plans for ecosystem protection and restoration. Specifically, they provide a relative measure of current biodiversity and habitat resources, establish an interconnected network of protected natural areas that conserve ecosystem values and functions. Targets are established for the conservation of natural areas and recommendations are made for policies and procedures. Monitoring programs are established to measure success using indicator species and natural area metrics. Strategies can lead to a variety of recommendations for protection and enhancement, such as land acquisition, and establishing environmental development permit areas for habitat protection. In the Lower Mainland, the City of Vancouver and City of Surrey have implemented biodiversity strategies with supporting policies to preserve biodiversity over the long term.

What is a Natural Environment Development Permit Area?

Environmental DPAs are used to protect natural features from the impacts of construction or land alteration activities They are often used to protect environmentally sensitive areas including the marine foreshore, watercourses, wetlands and sensitive terrestrial ecosystems. Environmental DPAs can help protect trees from development activity by identifying significant forest stands and enforcing design guidelines to protect them. Environmental DPAs can be designed to require that identified forested areas be protected and, if degraded, restored or enhanced as a requirement of a development application. Environmental DPAs can be designed to work with, or independently of, a tree bylaw.

Photo credit: Catherine Grey, 2021

7.4. FOREST HEALTH

Maintaining a healthy tree population is essential for having a community forest that maximizes the beneficial ecosystem services it provides. Tree mortality rates should be as low as possible to maintain a stable tree population and avoid the costs and carbon emissions associated with frequent replacements. Individual trees should be healthy to avoid the costs and carbon emissions associated with pruning, watering or other treatments to reduce stress. Tree diversity should be managed to address the potential risks of large-scale tree mortality from pests and diseases.

Maximizing tree life expectancy is the most cost-effective way of maximizing benefits and minimizing costs. In urban street tree populations, annual mortality rates typically range from approximately 3.5–5.1% (Roman & Scatena, 2011). While the research on urban tree mortality rates is limited, some findings suggest that it is young tree mortality, rather than the loss of mature trees, that drives urban tree population cycles (Roman, et al., 2013; Richards, 1979). The reason for this finding is that large trees are typically in the landscape for a very long time (~50-150 years) and are removed as individuals reach the end of their safe useful life expectancy, possibly decades apart. By comparison, young trees or smaller, short-lived species need to be replaced much more frequently (e.g., within 3 to 30 years of planting) and therefore drive replacement needs. By that logic, a community forest comprised mostly of long-lived, resilient species and with low young tree mortality should have the most stable tree population (excluding pest and disease or extreme weather-related mortality events).

Declines in tree health, other than those related to age, are typically due to stressors like drought, storm damage, pests and disease and construction damage. At the end of their lives, trees naturally enter the mortality spiral; stress however hastens this transition. Scheduling regular maintenance throughout an urban tree's life is important for maintaining a healthy urban tree population, maximizing tree life spans, and managing potential risks. Pruning early in a tree's life promotes good branch structure, reducing the potential for branch breakage problems to develop as the tree matures and avoiding the costs and risks associated with those failures. Regular maintenance comes at a cost but, by extending the lifespan of trees in the landscape, maximizes the benefits returned by each tree and reduces the cost of premature tree removal and replacement.

Soil quality, especially in highly-urban areas, can be a limiting factor for younger tree survivorship. Soils are also important for sequestering and storing Carbon. Exploring amendments to poor soils using engineered soils can be an effective way to improve the structure, function, and long-term health of soil; biochar as a soil amendment is gaining popularity due to its ability to absorb leached pollutants such as heavy metals, improve moisture and nutrient retention, and helps reduce carbon emissions by facilitating the sequestration of carbon[25,26,27].

Several pests and diseases can cause widespread tree mortality. Existing species of concern to Langley are Douglas-fir bark beetle, birch leaf minor, Armillaria root disease and gypsy moth. Maintaining tree health, proactive tree maintenance, species selection and monitoring for emerging pests and disease are important for preventing large-scale tree mortality. Diversity in the community forest in urban areas can help mitigate the threat of pests, many of which are species or genus specific. In Langley, 25% of urban trees belong to the maple genus (Acer), leaving a large portion of the tree population vulnerable to pests of maples.



This Strategy will prioritize urban tree health using strategies and targets to:

Relevant Strategies

- Integrate green infrastructure into corporate asset management
- Plant more robust trees to meet community forest canopy cover targets
- Establish and fund adequate levels of services for community forest management
- Proactively improve tree population resilience and climate hazard response planning
- Develop tree risk management policy and procedures

Relevant Targets

- Less than 1.5% urban tree mortality per year
- Street tree pruning cycle 5 – 7 years
- Park tree pruning cycle 10 -12 years
- Young tree pruning cycle 3 years for first 3 cycles
- No more than 5% of any species, 10% of any genus and 15% of any family

The actions related to these strategies are listed in Section 8.

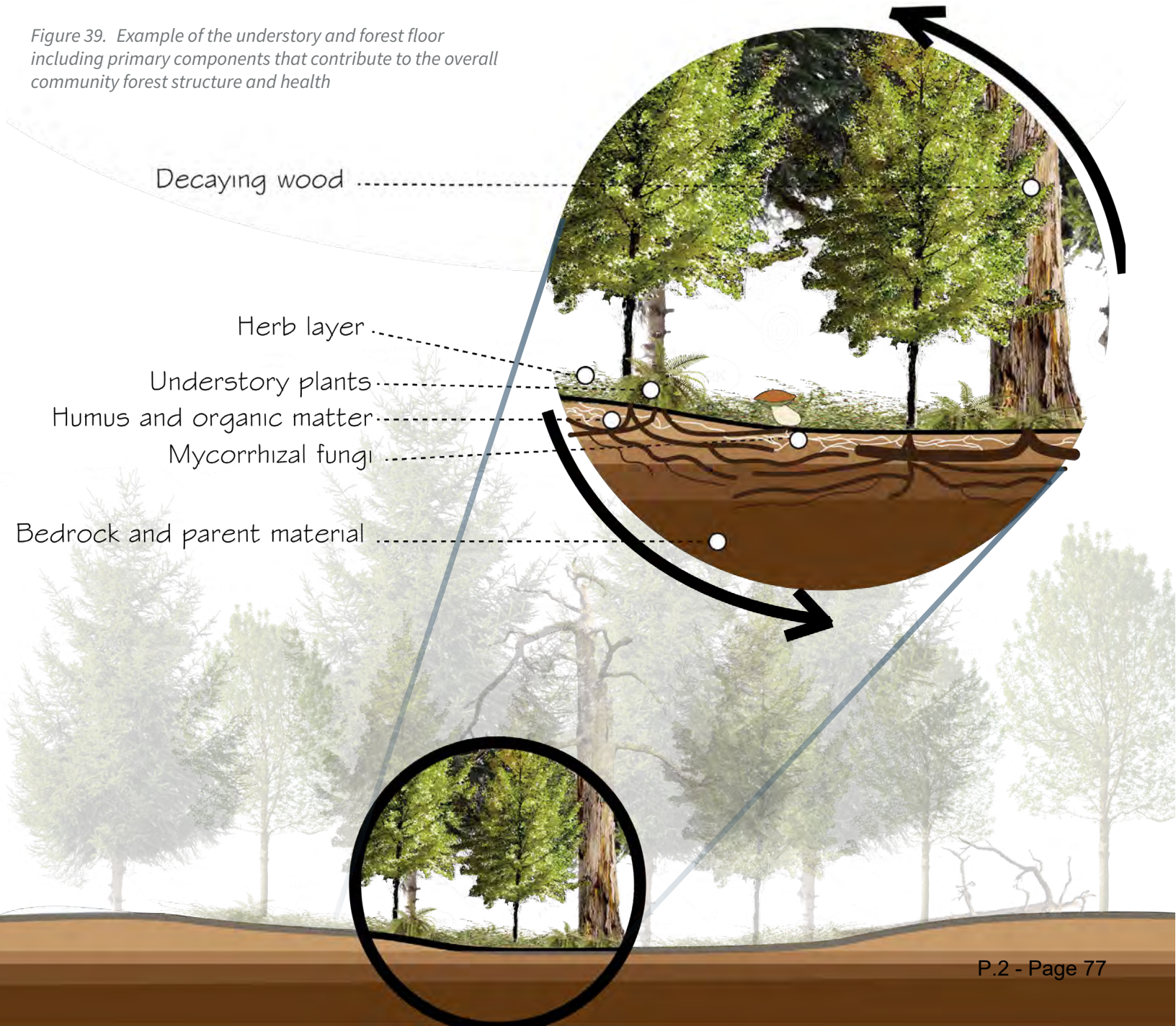


Figure 38. Decline in tree health can be attributed to age and/or one or more contributing stressors, such as drought, storm damage, pests and disease, or construction damage.

The Importance of the Understory and Forest Floor

The understory and forest floor found below the tree canopy are key structural components of the Township's natural forest stands. They include understory plants and moss, humus and organic matter, decaying wood, fungi, soils and soil invertebrates that play a role in the natural processes that occur in healthy forest ecosystems. Figure 39 below shows some common components of the forest layers - each individual component is linked and effect the growth and health of the trees within the forest ecosystem - for example, mycorrhizal fungi provide trees with nutrients and water, in exchange for sugars and food they can't make themselves.

Figure 39. Example of the understory and forest floor including primary components that contribute to the overall community forest structure and health



7.5. DEVELOPMENT AND URBANIZATION

Langley has been growing rapidly, both through "greenfield" development in the urban growth boundary and through the densification of existing community areas. New development can result in both community forest net gains (e.g., where trees are added to what was agricultural fields) and net losses (e.g., where native forest is cleared). Development of new subdivisions often involves the removal of existing trees because sites are extensively graded to meet drainage requirements. Densification of suburban areas can often result in the transfer of tree canopy cover from private to public land, as trees on large lots are removed to make way for houses and are replaced along streets and in new parks.

It is a reality of development, whether building new homes or replacing old homes, that there will be conflicts with trees in the landscape. In the case of forest stands, the trees have grown up in groups and often cannot be retained alone due to windthrow risks. Conventional suburban development is not conducive to tree retention, as it involves the stripping of soil from sites, substantial re-grading and installation of underground services, and redirecting flows of water into pipes and storm drains. Even where retained through development, remnant trees often succumb to these dramatic growing environment changes, as well as increased exposure to wind and direct sun. Not all existing trees and forests could be made suitable for retention during development. Development policies can however utilize tree retention and replacement as a means of achieving the outcomes envisioned for the community.

The Township of Langley has a three-tiered planning structure that is instrumental in guiding how its community forest will evolve with development. Langley's Official Community Plan provides the overarching vision for Langley as a "community of communities" and the policies which govern the Township as such. Community plans set out the vision, guiding principles, and detailed policies for specific areas of the Township. Neighbourhood plans are then completed for some areas before development can occur. These plans are implemented through tools such as the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, and Development Permit Areas.

Development policies play a major role in regulating the Township's community forest. For example, some community plans prioritize cluster development to enable the protection of a network of significant tree patches, conservation areas and other green infrastructure. Specific areas for cluster development and conservation are then identified in neighbourhood plans before development can occur. The Township's Subdivision and Development Servicing Bylaw is geared towards preserving high value, mature trees during the development process and requiring replacement of 30 trees per acre on private land, in addition to new street trees and trees retained in parklands. The Subdivision and Development Servicing Bylaw also includes the soil volume and boulevard requirements for new trees. However, developments with extensive impervious surface coverage are often unable to accommodate 30 trees per acre.

The Township has a comprehensive policy structure in place to guide tree protection, retention and replacement but there are still opportunities to improve community forest outcomes and encourage low impact development by adjusting development policy provisions. For example, requiring consolidated planting areas or buffer planting areas could be contemplated for the private realm to improve accommodation of trees on-site in developments with extensive impervious surface coverage. When this is not possible, a larger boulevard or greenway area should be secured to provide canopy from the adjacent public realm.

What is low impact development?

Low impact development is one approach cities can employ to restore ecological function by utilizing green infrastructure approaches that recreate natural processes most effective across a broad scale[35]. Examples of approaches include installing permeable pavements, rain gardens, and bioswales.

This Strategy will prioritize improving outcomes for the community forest during development using strategies and targets to:

Relevant Strategies

- Establish canopy cover targets in policy
- Share accountability and success for community forest management across the Township organization
- Develop a biodiversity conservation strategy
- Improve planting site construction standards for streetscapes and development
- Strengthen tree protection and replacement standards for development
- Retain significant trees and natural assets successfully during development

Relevant Targets

- Increase Township canopy cover to a minimum of 30% in the Urban Containment Boundary by 2050.

The actions related to these strategies are listed in Section 8.

Providing adequate planting areas for canopy to grow

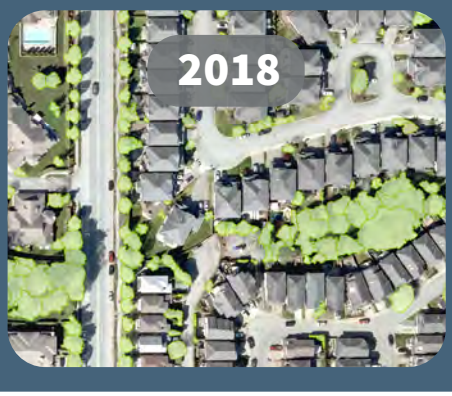
When impervious surface cover is high on private land, the public realm can compensate if planting areas are secured in greenways or on wide boulevards. The examples below show two examples for securing planting space in the public realm to replace and grow canopy cover with development:





***Left:** Walnut Grove in 1994 with planting areas secured in public greenways and boulevards **right:** 2018 canopy growth. Note the light green depicts 2018 tree canopy.*





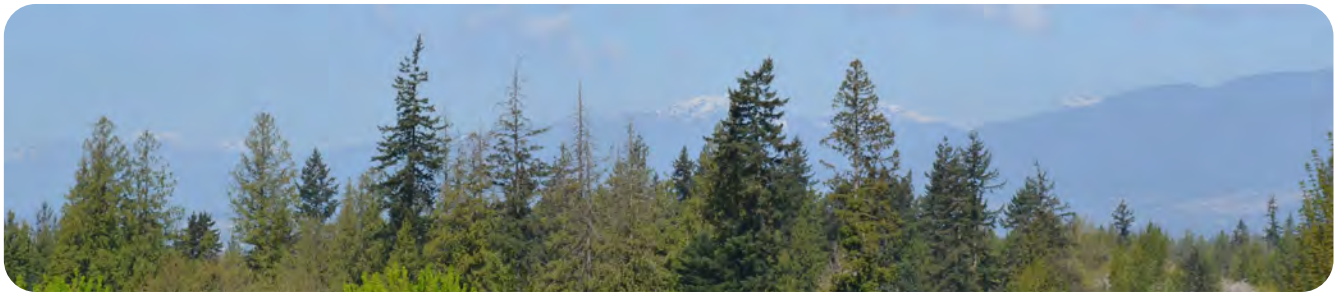
***Left:** 216 St and 89 Ave before subdivision of forest*

***right:** 2018 with boulevard street trees and grouped trees planted around retention pond.*

Actions that apply to development sites

This Strategy sets several key actions that will apply specifically to development sites in the Township. The actions (detailed further in section eight) that will specifically address regulation of development sites include:

- **Biodiversity conversation strategy** *(Action 4A)* to recommend policies and procedures including development of a **Natural Environment Development Permit Area** *(Action 4C)*
- **Township tree policy** and operational guidelines for Township operations, including public works and capital projects, and development to require valuation and compensation for Township trees *(Action 2A)*, and to integrate **tree protection and replacement requirements** into contracts and holdbacks *(Action 2B)*
- **Streamside Protection and Enhancement Development Permit Area** guidelines will be reviewed *(Action 4D)* for species selection
- **Zoning Bylaw and development permit** guidelines to establish permeability targets and continuous growing area to support medium to large trees in new developments *(Action 7A)*. In low to medium density zones, a minimum percentage of pervious area will be required and where feasible, underground parking will be set back from the property line.
- During rezoning, require **water services** for boulevard trees under hard surfaced areas (except single-family parcels) *(Action 7C).*
- An **incentive program** to leverage soil volume outcomes to support larger trees and green infrastructure stormwater management outcomes for public realm tree planting with development *(Action 7G).*
- **Subdivision and Development Servicing Bylaw Schedule I** updated to align with the Climate Action Strategy, Community Forest Management Strategy, and Tree Protection Bylaw *(Action 8A)*. Updates should at a minimum align the Tree Protection Bylaw protected tree size with the Significant Tree definition, enable requirements for windfirm assessments, improve arborist reporting requirements, and incorporate credits for retaining large trees or installing green infrastructure such as green roofs or soil cells.
- Tree planting locations will be required to submit with a **tree replacement plan** and spatial coordinates of planted trees upon confirmation of planting in the Subdivision Development and Servicing Bylaw and the Tree Protection Bylaw *(Action 8B).*
- Increasing **cash-in-lieu requirements** in the Subdivision and Development Servicing Bylaw and the Tree Protection Bylaw will be considered *(Action 8D)* and a **staff position** for a Development Arborist *(Action 8F)*
- A **Natural Environment Development Permit Area** to protect the green infrastructure network and other areas of biodiversity concern *(Action 9D)*
- Opportunities for incentives to encourage **low impact development designs** *(Action 9B)*
- Opportunities to improve **tree retention on development sites** and re-use of native soil, particularly in new parkland or greenway amenity locations *(Action 9D)*
- Options for **private land incentives** such as stormwater utility tax credits, development incentives, grant programs, or rebates *(Action 15A)*
- **Communications material** to inform permit applicants about changes to the Tree Protection Bylaw *(Action 15D)*



Tree Density Requirements

The Township has requirements to regulate the growth of the community forest through the Zoning Bylaw and Subdivision and Development Servicing Bylaw. The Zoning Bylaw requires one tree planted per six parking stalls in a minimum of 10 cubic meters of growing medium or 40 cubic meters of structural soil. The Township's Subdivision and Development Servicing Bylaw requires 30 replacement trees per acre on all development sites - mature tree retention contributes to the greatest canopy cover (Figure 40). Replacement trees must be 50% native conifers and a credit of three trees is granted for each retained significant tree.

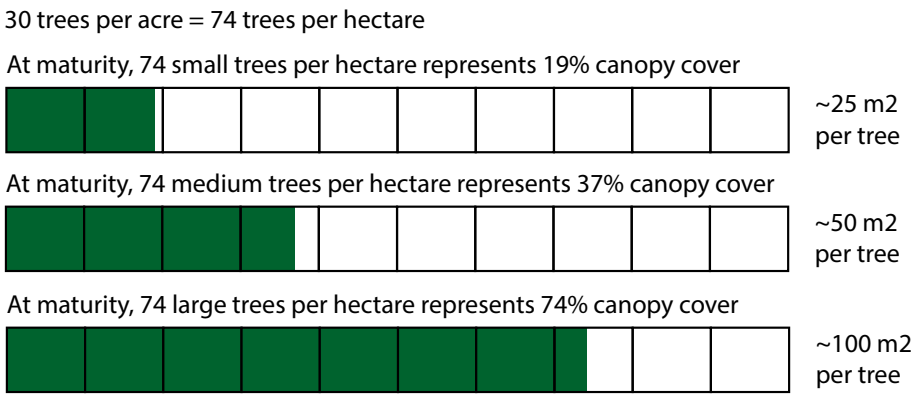
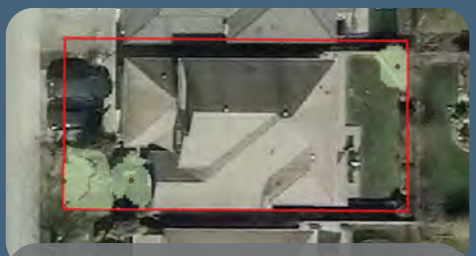


Figure 40. Approximate canopy contribution of trees by age of maturity in relation to the 30 tree minimum.

Examples of properties that meet the 30 tree minimum

**Tree counts and minimum met are general estimates due to the overestimation of trees using LiDAR data.*



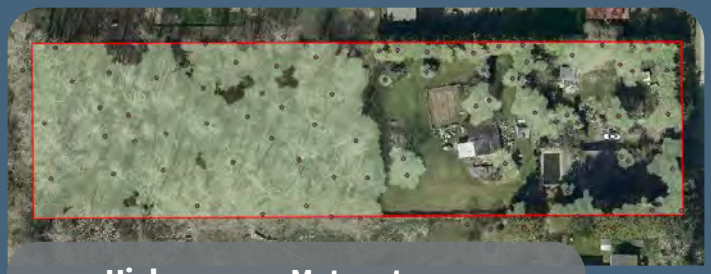
Low canopy - Small trees

Lot size: *.09 acres*
Trees required to meet target: *3*
Estimated canopy cover: *8%*
Land use: *Single family residential*



Medium canopy - Medium trees

Lot size: *0.4 acres*
Trees required to meet target: *12*
Estimated canopy cover: *35%*
Land use: *Single family residential*

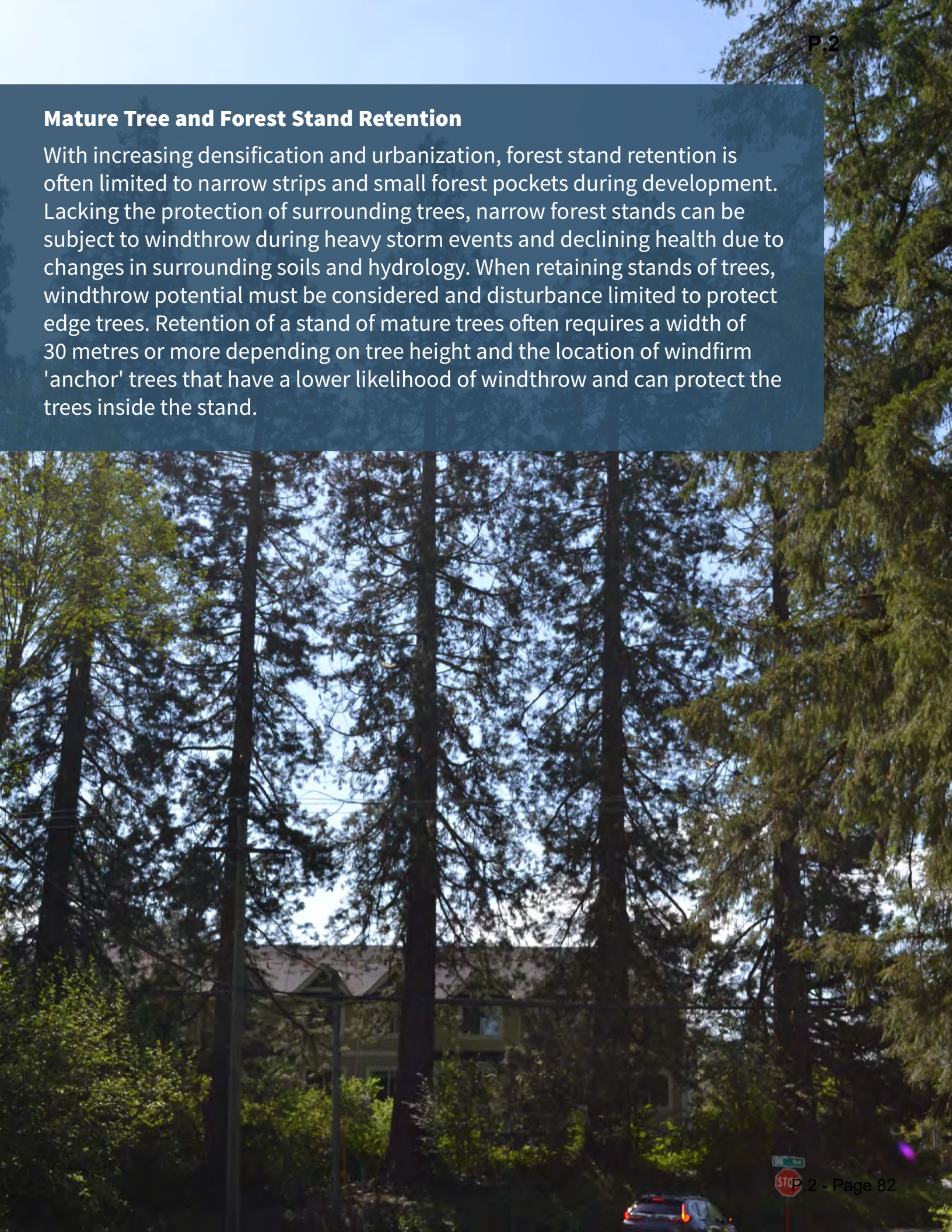


High canopy - Mature trees

Lot size: *2.37 acres*
Trees required to meet target: *71*
Estimated canopy cover: *65%*
Land use: *Agriculture*

Mature Tree and Forest Stand Retention

With increasing densification and urbanization, forest stand retention is often limited to narrow strips and small forest pockets during development. Lacking the protection of surrounding trees, narrow forest stands can be subject to windthrow during heavy storm events and declining health due to changes in surrounding soils and hydrology. When retaining stands of trees, windthrow potential must be considered and disturbance limited to protect edge trees. Retention of a stand of mature trees often requires a width of 30 metres or more depending on tree height and the location of windfirm 'anchor' trees that have a lower likelihood of windthrow and can protect the trees inside the stand.



7.6. STEWARDSHIP

Our whole community participates in and benefits from stewardship of the community forest, which will be cherished for generations to come.

Stewardship described here refers to activities undertaken by individuals and organizations to protect, monitor, restore and advocate for the natural environment, whether it be on public or private land. Stewards include traditional environmental non-profits such as Streamkeepers and naturalist organizations, but may also include any individual working towards nature protection and enhancement goals on their own land, no matter the size. Successful implementation of the Community Forest Management Strategy falls in the hands of all community members and depends on actors across varying levels to stewards of the community forest.

Interest in stewardship participation is increasing with one study finding 58% of Canadians became more interested in engaging in stewardship activities within natural spaces during the pandemic[28]. The stewardship sector has initiated, secured capital and project managed a number of significant restoration activities in Langley including:

- **Arboretum & Botanical Society of Langley -** the Arboretum and Botanical Society of Langley (ABSL) was formed to direct the growth of Derek Doubleday Arboretum. They have worked with Rotary International, Langley Environmental Partners Society, Langley City and the Township of Langley, among others to construct the various gardens and facilities at the Arboretum. The Arboretum's theme centres around the surrounding habitat's floodplain and highlights trees and plants in the natural wetland environment with numerous educational programs[29].
- **Community Arbour Day** - Community Arbour Day has been celebrated in Langley since the early 2000s, highlighting the importance of the community forest and providing education to community members to become stewards of the forest. The day is the product of Nebraska resident Julius Sterling Morton's goal to plant trees. In 1885, the holiday became legalized, with word spreading around the world to honor the importance of trees and communities honoring the tradition. Commemorative trees are planted in a new park in the township each year to acknowledge members of the community who have left a legacy.
- **Langley Environmental Partners Society (LEPS)** - As a non-profit group, LEPS works to provide a bridge between the community, businesses, and government to engage citizens toward healthy watersheds. The organization provides numerous activities including environmental education, community stewardship, agricultural stewardship, and habitat restoration. The group coordinates various initiatives, including the Bertrand Creek Enhancement Society, which seek to plant trees and plants along creeks and streams throughout the community forest.
- **Watershed Enhancement -** Langley's watersheds are actively protected, restored, and enhanced by seven groups of dedicated volunteers. Activities vary and can include riparian enhancement, educational activities, and fish releases which provide benefits throughout the region's watersheds. The seven groups include Bertrand Creek Enhancement Society, Little Campbell Watershed Society, Salmon River Enhancement Society, Glen Valley Watershed Society, Yorkson Watershed Stewardship Committee, and the Nicomekl Enhancement Society[30].
- **Langley Sustainable Agriculture Foundation (LFSAF)** – LFSAF is partnership with the Township of Langley to run the Langley ESI pilot project, a farmer-led program offering financial incentives to agricultural producers who contribute to a healthy ecosystem. Encouraging local producers to contribute to clean water supply, erosion control, pest management, and habitat preservation creates sustainable food

production industry that benefits everyone. The program also helps the Township achieve its sustainability objectives.

The stewardship sector currently plays an important role in advising private landowners of community forest management opportunities and encouraging community advocacy for Langley's community forest. With this Strategy, the stewardship sector is well positioned to continue to play a lead role in the garnering support for community forest initiatives and providing educational tools to help build stewardship capacity within the general public.

This Strategy will ensure the whole community participates in and benefits from stewardship of the community forest using strategies and targets to:

Relevant Strategies

- Share accountability and success for community forest management across the Township organization
- Develop and implement a communications and stewardship plan
- Partner broadly on Community Forest Management Strategy implementation
- Provide incentives to encourage tree planting and tree care on private land
- Strengthen tree protection and replacement standards for development
- Retain significant trees and natural assets successfully during development

Relevant Targets

- Increase customer satisfaction with public education and stewardship opportunities above 50%

The actions related to these strategies are listed in Section 8.



7.7. RECONCILIATION

The Township of Langley, through its Sustainability Charter, seeks to lead with responsible custodianship and a respect for the land in effort to build a livable, healthy, and happy community. The arrival of European settlers in the 1800s changed Langley's native landscapes dramatically. The large-scale conversion of native forest to agriculture and to the present-day mix of native and non-native landscapes has impacted local First Nations access and experiences within their traditional territory. The Township continues to explore and learn more about reconciliation and is committed to working together with local First Nations to identify culturally appropriate ways to use community forestry to support reconciliation, enhance or restore cultural value connected to treed landscapes and to adapt the community forest to climate change.

This Strategy will support working towards reconciliation and maintaining connections to culture for Coast Salish people (particularly the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations), using strategies and targets to:

Relevant Strategies

- Develop and implement a communications and stewardship plan
- Partner broadly on Community Forest Management Strategy implementation

Relevant Targets

- Increase customer satisfaction with public education and stewardship opportunities above 50%

The actions related to these strategies are listed in Section 8.



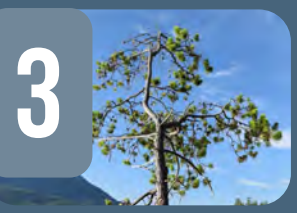
WHAT CAN YOU DO TO CONTRIBUTE?



Wondering how you can contribute to the Township's healthy community forest? Here are five steps you can take to foster a healthy community forest in your yard:











1. **Swap grass with drought tolerant ground cover** - swapping out grass, including astro-turf, with a non-invasive ground cover to preserve an open landscape is one of the best changes you can make for preserving soil health around trees. Grass removes available moisture from other plantings including trees in your soil, is prone to invasive pests such as the Chafer beetle, and depletes long term soil structure. Metro Vancouver provides a growgreen guide to design your space and choose plants for eco-friendly lawns and gardens. If you choose to maintain a lawn around your tree, keep the turf away from the tree and prevent mechanical damage to the trunk by avoiding mowing or weed eating near the base of the tree.
2. **Plant trees to ISA standards**[36] - when establishing a young tree, following appropriate planting methods is critical. Trees should be planted in a hole 2-3 times wider than the root ball with the trunk flare visible above ground. Remove burlap or wire baskets to prevent constriction of roots and lift the tree by the root ball and not the trunk. The same soil should be filled back into the hole, being careful not to compact the soil. Water the tree deeply and avoid any fertilizations unless a soil test concludes an amendment should be made. Mulch the tree with a 2-3 inch layer of coarse wood chip mulch, making sure not to pile up against the trunk (see mulch '*volcano*').
3. **Select climate resilient trees** - Metro Vancouver has developed a list of suitable urban trees for a changing climate in the region. Selecting a suitable or very suitable species such as the native Arbutus tree (*Arbutus menziesii*) or Garry oak (*Quercus garryana*) from the list can promote tree longevity and biodiversity in your yard. Avoid planting tree species with invasive qualities and consider selecting a pollinator friendly species.
4. **Monitor tree health** - After initial planting, water your trees in dry periods and keep an eye out for changes in foliage or stem damage that may indicate pests or disease. If you have concerns about the health of your tree, you can contact an ISA certified arborist to conduct a tree health assessment and provide advice for management. Tree health can also be reported to citizen science monitoring programs, such as the Forest Health Watch's i-naturalist mapping program which allows users to upload observations of tree pests and pathogens to contribute to larger studies.
5. **Regular tree maintenance** - Tree pruning can help to promote good structure and avoid problems developing as the tree ages. There are various pruning techniques to achieve a desired purpose and the ISA provides general guidelines to follow. The most harmful practice to avoid is topping (cutting large branches from the top of the tree to stubs) which places significant stress on a tree and increases the risk of decay or weakened branches when the stems regrow from stubs[37]. Contact an ISA Certified Arborist if you need help pruning your tree.

Select climate adapted tree species

Prune as needed & water regularly in the summer

Water with a hose for up to 10 minutes, fill a water bag or water for an hour using a soaker hose

Example of a mulch volcano



2-3 inch layer of mulch with coarse wood chips

7.8. COMMUNITY FORESTRY PROGRAM LEVELS OF SERVICE

Langley's community forestry program is led by Parks Operations who provide a wide variety of services to the public and to other Township departments related to the management of trees, trails, and natural areas. The main areas of work undertaken by Parks Operations are described in Table 7. Core tasks and service gaps in the Township's community forestry program". Core tasks and service gaps in the Township's community forestry program" on page 76.

There is a growing gap between the levels of service previously maintained by Parks Operations staff and the Township's community forestry operating budgets. This gap is, in large part, due to the addition of the Tree Protection Bylaw to the Parks Operation portfolio. However, climate change is also expected to increase costs for tree removals, watering, storm response. In addition, this Strategy will address service gaps in relation to inspections and proactive tree pruning, which will have budget implications.

This Strategy will prioritize levels of service to achieve healthy urban trees and natural forest ecosystems on Township lands on using strategies and targets to:

Relevant Strategies

- Share accountability and success for community forest management across the Township organization
- Integrate green infrastructure into corporate asset management
- Prioritize tree planting equitably for climate mitigation and adaptation
- Establish and fund adequate levels of services for community forest management
- Proactively improve tree population resilience and climate hazard response planning
- Develop tree risk management policy and procedures

Relevant Targets

- Increase customer satisfaction above 50%
- Respond to and classify service requests within 5 business days
- Street tree pruning cycle 5 – 7 years
- Park tree pruning cycle 10 -12 years
- Young tree pruning cycle 3 years for first 3 cycles
- Less than 1.5% urban tree mortality per year
- Township planting site vacancy rate less than 5% annually
- Township tree replacement at 1:1 annually
- Restore 1 hectare of habitat on Township property per year
- Inspect tree risk along all trails annually

The actions related to these strategies are listed in Section 8.



The Derek Doubleday Arboretum

Derek Doubleday Arboretum was designed along the Nicomekl River with an "intent to recognize and celebrate the unique history, culture and natural features" through growing a "tree collection[31]." Derek Doubleday Arboretum has evolved over the past decade to be much more. Visitors can walk the 1km loop while learning about everything from green roof construction to growing beets! The Arboretum contains a willow garden with species selected for crafting ability, bird garden, rhododendron garden, dyer's garden, rose garden, and demonstration garden[32]. Multiple planting efforts have been undertaken by the community at the Arboretum, including the Walk to Remember planting memorial and additional tree groves established in 2011.

Table 7. Core tasks and service gaps in the Township's community forestry program

Core Task	Description	Approximate % of Operating Budget	Service Gap
Program administration	Includes budgeting, Council reporting, hiring, contract management, safety, equipment procurement, strategic planning, work planning and supervision, inspections	5%	Staff do not have adequate time to undertake strategic planning or proactive inspection programs (e.g., trails, pruning, tree grates etc.)
Tree pruning	Street trees inspected every three-years for clearance and pruning is implemented over a three-year period	30%	Pruning for health and structure should be occurring on a pruning cycle of 5-7 years for street trees and 10-12 years for park trees. Young trees should be pruned on a 3 year cycle for the first 15 years after planting
Tree removals	Trees removed due to risk, poor health or when necessary due to Township works	15%	The number of tree removals required each year in forests is expected to grow due to the impacts of climate change and summer moisture stress
Conservation areas tree work	Trees pruned or remove to manage risk	10%	There is no proactive inspection of trails or stand edges
Tree planting	Trees planted in parks or in streets (1,100 – 2,500 per year)	From cash-in-lieu	There is no planting in established neighbourhoods, only with new development. The program budget is at capacity with the new trees presently being added. Increased natural area planting is expected to be required to meet restoration targets and for climate adaptation.
Miscellaneous tree work	Includes root barriers, tree grate or tree pit maintenance and so on	8%	Lack of inventory of grates, pits, lifted sidewalks and lack of budget to address issues
Watering	Trees are watered for the first 3 years after planting	12%	The period over which watering is required has been lengthening and is expected to increase to 5 years
Service requests	Staff respond to around 1,200 service requests from the public per year	11%	The backlog of service requests has grown from 10 to 300 since tree protection bylaw administration was added to staff workloads, and response times for non-urgent services requests have grown from 1 week to 6 to 8 weeks
Pest control	Aphid management	1%	Presently there is no gap but climate change is expected to increase the likelihood of pest and disease outbreaks
Storm response	Emergency tree pruning, removal and debris disposal	Variable (1-5%)	Storm incidents are anticipated to increase in frequency and severity and the lack of pruning for health and structure may mean more trees are damaged
Tree protection bylaw administration	Reviewing, issuing and enforcing approximately 600 tree permits per year	7% for 2021	The introduction of the tree bylaw added 1,600 hours of staff time in its first year, and that is expected to grow in 2022. Staff resources have been redirected from program administration and service requests.
Inventory	Inventories of tree assets including trees, tree grates and planting sites	Not budgeted	The inventory does not contain tree size information, or information on non-tree planting assets (e.g., pits, grates)

What could restoration look like?

There are various pathways toward restoring vulnerable community forest areas, particularly natural areas of native forests. Restoration practices could include selecting native planting of willows to re-stabilize banks and prevent further soil erosion, removal of invasive species to assist growth of young native saplings, or identifying pockets for rewilding using native conifers that will sustain long-term ecological function with little to no maintenance intervention.



8. GOALS, STRATEGIES AND ACTIONS

The purpose of Langley's Community Forest Management Strategy is to achieve the 30-year vision:

Our community forest supports abundant biodiversity and connected wildlife habitat throughout the Township of Langley. Healthy urban trees, soils, and natural forest ecosystems support the vital ecosystem processes and habitats that sustain Langley's natural heritage.

Our forests also provide easy access to nature and abundant recreation opportunities that improve the health and well-being of our residents. Langley's community forest is locally and regionally recognized as a vital asset for local biodiversity, for maintaining connections to culture for Coast Salish people (particularly the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations), and for maintaining a healthy natural environment to mitigate and adapt to climate change.

Our whole community participates in and benefits from stewardship of the community forest, which will be cherished for generations to come.

Five goals and associated strategies will guide the Township's work towards achieving the vision:

1. ***PLAN*** for a more connected and climate resilient network of trees and natural assets

- Establish canopy cover targets in policy
- Share accountability and success for community forest management across the Township organization
- Integrate green infrastructure into corporate asset management
- Develop a biodiversity conservation strategy

2. ***Grow*** the community forest equitably and sustainably by planting more trees

- Prioritize tree planting equitably for climate mitigation and adaptation
- Plant more robust trees to meet community forest canopy cover targets
- Improve planting site construction standards for streetscapes and development

3. ***PROTECT t***he community forest to retain more trees and natural assets during development

- Strengthen tree protection and replacement standards
- Retain significant trees and natural assets successfully during development

4. ***MANAGE*** trees to maintain a safer and healthier community forest

- Establish and fund adequate levels of services for community forest management
- Proactively improve tree population resilience and climate hazard response planning
- Develop tree risk management policy and procedures

5. ***ENGAGE*** citizens to increase participation in community forest stewardship.

- Develop and implement a communications and stewardship plan
- Partner broadly on Community Forest Management Strategy implementation
- Provide incentives to encourage tree planting and tree care on private land

GOAL #1: PLAN FOR A MORE CONNECTED AND CLIMATE RESILIENT NETWORK OF TREES AND NATURAL ASSETS

Strategies and detailed actions

Strategy 1. Establish canopy cover targets in policy
Action 1A. Adopt 2050 canopy cover targets for the Township, Urban Containment Boundary and by community.
Action 1B. Establish canopy cover targets for park classes.
Action 1C. Incorporate targets into all new Community Plans and Neighbourhood Plan Bylaws and include associated ecosystem services targets for Carbon sequestration and storage, rainwater interception and air pollution removal.
Action 1D. Re-measure LiDAR derived Township-wide canopy cover polygons every 5 years to update canopy cover targets, and review and update the Community Forest Management Strategy every 10 years .
Action 1E. Explore the potential to adopt the 3-30-300 target for neighbourhoods (3 trees visible from every home, 30% canopy cover and every home a maximum of 300 m from green space).
Strategy 2. Share accountability and success for community forest management across the Township organization
Action 2A. Develop Township tree policy and operational guidelines concerning tree removal, replacement, tree valuation and compensation, establishment (i.e., planting), maintenance, protection, and risk assessment to apply to Township trees impacted by construction.
Action 2B. Integrate Township tree protection and replacement requirements into contracts and holdbacks related to public works and capital projects.
Action 2C. Create an interdepartmental working group to support implementation of the Community Forest Management Strategy.
Action 2D. Prepare an annual report to communicate progress on managing identified service gaps in the Urban Forestry system and progress made on implementing the Community Forest Management Strategy.
Action 2E. Explore Federal Government climate adaptation funding options to support implementation of the Community Forest Management Strategy.
Action 2F. Pursue designation as a 'Tree City' through the Tree Cities of the World program to recognize the Township's commitment to caring for its trees and forests.

GOAL #1: PLAN FOR A MORE CONNECTED AND CLIMATE RESILIENT NETWORK OF TREES AND NATURAL ASSETS

Strategies and detailed actions

Action 2G. Create a new standing committee or Tree Protection Advisory Committee to review the goals, linkages, and iterative opportunities to enhance the CFMS on an annual reporting basis.

Strategy 3. Integrate green infrastructure into corporate asset management

Action 3A. Inventory and map the Township's green infrastructure network and natural assets on both private and public lands, including street trees and native forest corridors. Identify opportunities for tree planting on vacant or underutilized planting sites on public land.

Action 3B. Inventory public natural assets to better evaluate their condition and to determine their replacement value in an effort to have these features considered in the Township's Asset Management Strategy.

Strategy 4. Develop a biodiversity conservation strategy

Action 4A. Develop a biodiversity conservation strategy to:

i. Update measures of the Langley's biodiversity and habitat resources (e.g., Township's 2008 Wildlife Habitat Strategy, sensitive ecosystem inventory data etc.).
ii. Establish an interconnected network of ecological greenways, protected open space and natural areas that conserves ecosystem values and functions in consideration of recent connectivity modelling by Metro Vancouver.
iii. Set conservation targets for natural areas and indicators species.
iv. Recommend policies and procedures, including the development of a Natural Environment Development Permit Area, stewardship incentives, and guidelines for climate adaptation of native ecosystems.
v. Prioritize Township owned and managed natural areas for enhancement in line with adaptation objectives.
vi. Establish a monitoring plan for biodiversity indicators to measure success over time.
vii. Provide a 10 year implementation plan with budget and resourcing estimates.

Action 4B. Develop native forest management plans for Township owned and managed natural areas including site-level adaptation plans to replace dead/dying early successional stands with long-lived later successional and climate adapted species in both the overstory and understory. Create site-level enhancement plans to restore natural forest ecosystems degraded due to invasive species, erosion or other damaging agents with the goal of restoring at least 1 hectare of land per year.

Action 4C. Develop a new Natural Environment Development Permit Area to include the green infrastructure network and other areas of strategic biodiversity concern (separate from the existing Streamside Protection and Enhancement Development Permit Areas).

GOAL #2: GROW THE COMMUNITY FOREST EQUITABLY AND SUSTAINABLY BY PLANTING MORE TREES

Strategies and detailed actions

Action 4D. Review Streamside Protection and Enhancement Development Permit Area (DPA) guidelines for species selection in relation to future climate.

Strategy 5. Prioritize tree planting equitably for climate mitigation and adaptation

Action 5A. Expand the Township tree planting program to plant trees in established neighbourhood areas with the lowest tree equity scores, and enabling the use of cash-in-lieu to fund expanded tree planting on public land.

Action 5B. Develop 10-year community planting plans to guide tree planting, prioritization, and selection across the Township's public realm in accordance with community adaptation objectives.

Action 5C. Explore innovative and emerging practices to enhance forests in urban and rural areas, such as food forests, regenerative agriculture, soil amendments such as biochar, and the Miyawaki method to establish mini forests.

Strategy 6. Plant more robust trees to meet community forest canopy cover targets

Action 6A. Develop and fund annual targets for new tree planting in streets and parks based on the 10-year planting plans.

Action 6B. Develop and fund annual targets for the area of forest restored in parks based on the native forest management plans.

Action 6C. Create new recommended species lists for streets, private lands, landscaped parks, and streamside restoration areas that incorporate future climate suitability.

Action 6D. Cooperate with the local nursery industry to obtain trees for streets and landscaped parks that will be well suited to future climate.

Action 6E. Cooperate with local nurseries to grow native species from seeds guided by the Province's Tree Species Selection Tool (when available) and from seed selected using the Province's Climate Based Seed Transfer project.

Action 6F. Explore options to trial and monitor new species for climate suitability in the Derek Doubleday Arboretum.

GOAL #2: GROW THE COMMUNITY FOREST EQUITABLY AND SUSTAINABLY BY PLANTING MORE TREES

Strategies and detailed actions

Action 6G. Explore opportunities to require sustainable design elements such as low impact development approaches, and rainwater harvesting and grey water recycling/reuse systems with new developments that could be used to water planted vegetation in streets and parks.

Strategy 7. Improve planting site construction standards for streetscapes and development

Action 7A. Review the Zoning Bylaw and development permit guidelines to establish permeability targets and contiguous growing area to support medium to large trees in new developments when feasible across all land use types.

Action 7B. Update the Subdivision and Development Servicing Bylaw and Zoning Bylaw to increase soil volume requirements for street trees:

Tree size	Min. single tree soil volume (m^3)	Min. shared or irrigated soil volume (m^3)
Small tree canopy spread is up to 6 m	8	6
Medium tree canopy spread is up to 10 m	20	15
Large tree canopy spread is greater than 10 m	35	30

Action 7C. With rezoning, require water services for boulevard trees under hard surfaced areas with structural soil mix and in grass boulevards (with the exception of single-family parcels) and update standard drawings for water services suitable for tree watering.

Action 7D. Update tree installation details to implement low maintenance alternatives to metal tree grates, such as flexible pavements, mulch, resin bonded surfacing or porous paving, for surface treatments in hardscape planting locations.

Action 7E. Require alternatives to sod and grass boulevards where appropriate including mulch and consolidated tree planting areas to reduce the number of tree wells to be maintained.

Action 7F. Improve the inspection and enforcement process for confirming public realm planting sites that have been constructed per Township requirements for soil volume.

GOAL #3: PROTECT THE COMMUNITY FOREST TO RETAIN MORE TREES AND NATURAL ASSETS DURING DEVELOPMENT

Strategies and detailed actions

Action 7G. Explore the potential for an incentive program to use cash-in-lieu funds to leverage enhanced soil volume outcomes (to support larger tree canopies from fewer trees) and green infrastructure stormwater management outcomes than are currently required for public realm tree planting with development.

Strategy 8. Strengthen tree protection and replacement standards

Action 8A. Review and update the Subdivision and Development Servicing Bylaw Schedule I to improve alignment with the goals and objectives of the Climate Action Strategy, Community Forest Management Strategy and Tree Protection Bylaw.

Action 8B. Require tree planting locations to be submitted with tree replacement plans and require spatial coordinates of planted trees upon confirmation of planting in both the Subdivision Development and Servicing Bylaw and the Tree Protection Bylaw.

Action 8C. Continue to explore the use of Section 219 covenants to register the requirement for a replacement tree to be planted on title so that homeowners are aware that a tree is required to be planted and maintained in a specific location on their land when they purchase the newly developed property.

Action 8D. Consider increasing the cash-in-lieu requirements in the Subdivision and Development Servicing Bylaw and the Tree Protection Bylaw consistently with the SPEA maintenance period to also cover 3 years of maintenance given that establishing trees now requires watering for at least 3 years.

Action 8E. Review staffing structure, funding, and position descriptions in Urban Forestry to ensure adequate staffing levels to adminster the Tree Protection Bylaw and Township tree protection services, in addition to the staff positions required to implement the Community Forest Strategy and support the core services of community forestry operations.

Action 8F. Consider creating a staff position for a Development Arborist in Green Infrastructure Services to provide tree comments for all development related applications and to follow up on permit compliance during and post-construction.

GOAL #3: PROTECT THE COMMUNITY FOREST TO RETAIN MORE TREES AND NATURAL ASSETS DURING DEVELOPMENT

Strategies and detailed actions
Action 8G. Develop standard operating procedures and/or guidelines for staff to apply the updated Tree Protection Bylaw in a fair and consistent manner and to document bylaw infractions and prepare reports to support offence notices during the adjudication process.
Action 8H. Establish a staff working group to determine the standards and procedures for tree protection and document them in the Township Tree Policy and in contract documents.
Strategy 9. Retain significant trees and natural assets successfully during development
Action 9A. Implement a Natural Environment Development Permit Area to protect a green infrastructure network and other areas of strategic biodiversity concern.
Action 9B. Enable opportunities for incentives to encourage low impact development designs that either retain high value trees or replace more trees.
Action 9C. For any forested lands being transferred to Township ownership, require a windfirm assessment by an ISA Certified Arborist with TRAQ or Registered Professional Forester, mitigation prior to acceptance, monitoring, and a maintenance period.
Action 9D. Explore opportunities to improve the retention and re-use of native soil, when appropriate, on development sites and particularly in new parkland or greenway amenity locations.

GOAL #4: MANAGE TREES TO MAINTAIN A SAFER AND HEALTHIER COMMUNITY FOREST

Strategies and detailed actions

Action 9E. Explore options such as promissory notes, bonding that includes a maintenance budget allocation, or longer maintenance periods to require developers to address soil mitigation, tree risk and invasive species issues (as identified in professional reports) on any lands including natural or treed areas to be transferred to Township ownership prior to acceptance.

Strategy 10. Establish and fund adequate levels of services for community forest management

Action 10A. Define levels of service targets for inventoried trees and natural area planting and maintenance operations.

Action 10B. Develop a 5-year asset management and resourcing plan to transition to recommended community forest management operations service levels.

Action 10C. Work with Township geomatics staff to identify appropriate software to update the tree inventory to a cloud-based system that can be hosted on GIS and updated in real time in the field.

Action 10D. Work with Township engineering and public works staff to share information about locations requiring frequent repair for trip hazards due to trees, and to identify opportunities for creative solutions to resolve tree root conflicts (e.g., floating sidewalks, ecopaving etc.).

Action 10E. Update and expand the Township's tree inventory to capture all intensively managed trees and vacant planting sites. Collect information including species, diameter at breast height, condition, useful life expectancy, maintenance, and planting site condition and comments (tree well, tree pit etc.) and maintain the inventory with the proactive pruning cycle.

Action 10F. Inventory Township owned and managed forest stands for structural stage, species composition, forest health issues, invasive species and the proportion of live and dead trees.

Strategy 11. Proactively improve tree population resilience and climate hazard response planning

Action 11A. Track poorly performing specimen tree species or cultivars and proactively replace those species.

Action 11B. Increase community forest diversity by reducing use of maple species, increasing use of species well suited to future climate and adding structural diversity (layers of trees and understory, snags and coarse woody debris) where suitable.

GOAL #4: MANAGE TREES TO MAINTAIN A SAFER AND HEALTHIER COMMUNITY FOREST

Strategies and detailed actions
Action 11C. Review and/or prepare municipal response protocols for extreme damage or mortality event scenarios (e.g. storms, earthquake, etc.), considering park and trail closure processes, equipment and contractor options, incident command structure(s), interagency contacts, prioritization for clean up/removal, etc.
Action 11D. Develop a program to re-establish tree wells based on their inventoried condition.
Action 11E. Develop an integrated pest management plan for key plant and animal pest species of concern such as European chafer and Japanese beetle, emerald ash borer, Asian longhorn beetle, sudden oak death, Asian giant hornet, hemlock looper, laminated root rot, and giant hogweed.
Action 11F. Explore opportunities to improve wood waste utilization (e.g., milling western redcedar removed, converting wood waste into biochar etc.)
Action 11G. Support reductions in greenhouse gas emissions related to community forest management operations in accordance with the applicable targets identified in Langley's Climate Action Strategy.
Strategy 12. Develop tree risk management policy and procedures
Action 12A. Develop tree risk management policy and procedures to guide operational tree risk management. Audit inspection and response rates periodically to ensure that operational program is consistent with policy.

GOAL #5: ENGAGE CITIZENS TO INCREASE PARTICIPATION IN COMMUNITY FOREST STEWARDSHIP

Strategies and detailed actions

Action 12B. Define any specific risk assessment areas for inspection at more frequent intervals than the pruning cycle and following storm events (risk assess all other areas with the street/park pruning cycle and natural areas annual inspections).

Action 12C. Define acceptable risk mitigation options for retaining old trees, Culturally Modified Trees and wildlife trees in parks and natural areas.

Action 12D. Monitor statistics on current tree risk claims by area, species and age or size class, and maintenance history.

Strategy 13. Develop and implement a communications and stewardship plan

Action 13A. Develop and implement a communications and stewardship plan that identifies key partners, explores opportunities to share key messages about the community forest, and provides direction on how to engage community members in stewardship.

Action 13B. Provide the canopy cover and other community forest data on a public map viewer and Open Data system.

Action 13C. Host the Community Forest Management Strategy and implementation updates on the Township's Urban Forestry page.

Strategy 14. Partner broadly on Community Forest Management Strategy implementation

Action 14A. Continue to support the Ecological Services Initiative to assist farmers in maintaining eco-friendly areas on their lands, and explore opportunities to recognize their efforts.

Action 14B. Partner with institutions such as BCIT, Kwantlen Polytechnic University, University of the Fraser Valley and UBC Urban Forestry to identify research and co-op student opportunities to study the community forest and effectiveness of management outcomes.

Action 14C. Maintain regular contact with the Canadian Food Inspection Agency, Pacific Forestry Centre, and other stakeholders that track pests and diseases.

Action 14D. Explore opportunities to partner with the school board and institutional land managers to adopt canopy cover targets and implement the Community Forest Management Strategy on their own lands.

Action 14E. Engage a broad range of community members in developing 10 year community planting plans to improve planting design and tree selection that reflects diverse values.

GOAL #5: ENGAGE CITIZENS TO INCREASE PARTICIPATION IN COMMUNITY FOREST STEWARDSHIP

Strategies and detailed actions

Action 14F. Work together with local First Nations to identify culturally appropriate ways to use community forest management to support reconciliation, enhance or restore cultural value connected to treed landscapes and to adapt the community forest to climate change.

Action 14G. Explore the potential to create a community tree stewards program in collaboration with a community partner to train volunteers to participate in data collection, coordinating stewardship events and to train new volunteers and provide presentations and education to community members interested in participating in stewardship programs.

Action 14H. Continue to collaborate with community organizations that can support the Township's implementation of the Community Forest Management Strategy.

Strategy 15. Provide incentives to encourage tree planting and tree care on private land

Action 15A. Explore options for private land incentives to plant or protect trees, protect or remediate soils, expand pervious surface or install other green infrastructure components, such as a stormwater utility tax credits, development incentives, grant programs or rebates, particularly in locations with a low Tree Equity Score.

Action 15B. Develop a tree voucher program for private properties.

Action 15C. Explore programs to encourage and support people to maintain large trees (>50cm dbh) on their properties.

Action 15D. Create communications material to inform permit applicants about changes to the Tree Protection Bylaw, why tree protection is important, and to inform them of incentive programs and education resources available to support private tree planting and care.

9. TRACKING PROGRESS

9.1. TARGETS FOR TRACKING IMPLEMENTATION SUCCESS

The Strategy's 30-year vision sets canopy target for 2050. Achieving the 2050 target is accomplished through a 20-year action plan implementing the Strategy goals and actions. The following targets and measurement frequencies are intended to track progress towards implementation. It is recommended that the Strategy be reviewed at 5-year intervals and updated every 10 years to allow the correction and alignment of implementation outcomes with Strategy goals.

Targets	Measurement Frequency	Method
CANOPY		
Township-wide canopy cover 31% by 2050 (currently 30%)	5 years	LiDAR
Urban containment boundary canopy cover at least 30% by 2050 (currently 23%)		
Increase Tree Equity Scores to 87 (present average) or greater in all Census Dissemination Areas by 2050	5 years	Tree Equity Score – Census, Land Surface Temperature and Canopy
URBAN TREES		
No more than 5% of any species, 10% of any genus and 15% of any family	Yearly	Tree Inventory
Street tree pruning cycle 5 – 7 years	Yearly	Work history
Park tree pruning cycle 10 -12 years		
Young tree pruning cycle 3 years for first 3 cycles		
Township planting site vacancy rate less than 5% annually	Yearly	Tree inventory
Township tree replacement at 1:1 annually	Yearly	Tree inventory
CONSERVATION AREAS		
Restore 1 hectare of habitat on Township property per year	Yearly	Per project basis
Inspect tree risk along all trails annually	Yearly	Inspection records
CUSTOMER SERVICE		
Increase customer satisfaction with public education and stewardship, planting, removals, pruning, risk management, pest and disease management and planting above 50%	2 years	Survey repeats
Respond to and classify service requests within 5 business days	Yearly	Service request records

9.2. CRITERIA AND INDICATORS FOR SUSTAINABLE COMMUNITY FOREST MANAGEMENT

Indicators for community forestry performance are detailed in the following tables. The indicators should be reviewed with the Community Forest Management Strategy update cycle. The indicators highlighted in each row indicates the ratings assigned in 2021 and will serve to benchmark the Township's progress on the implementation of the Strategy, with the objective to achieve the good or optimal indicator for each assessment criteria over time.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
		PLANNING			
Awareness of the community forest as a community resource	The community forest is recognized as vital to the community's environmental, social, and economic well-being.	General ambivalence or negative attitudes about trees, which are perceived as neutral at best or as the source of problems. Actions harmful to trees may be taken deliberately.	Trees are widely acknowledged as providing environmental, social, and economic services but are not widely integrated in corporate strategies and policies.	The community forest widely acknowledged as providing environmental, social, and economic services and community forest objectives are integrated into other corporate strategies and policies.	Stakeholders understand, appreciate, and advocate for the community forest as a community resource. There is widespread public and political support and advocacy for trees, resulting in strong policies and plans that advance the viability and sustainability of the community forest.
Interdepartmental and interagency cooperation on Community forest Canopy Assessment implementation	Ensure all relevant municipal departments and agencies cooperate to advance goals related to community forest issues and opportunities.	Conflicting goals among departments and/or agencies.	Common goals but limited cooperation among departments and/or agencies.	Municipal departments, affected agencies and community forest managers recognize potential conflicts and reach out to each other on an ad hoc basis.	Formal interdepartmental working agreements or protocols on all municipal projects.
Clear and defensible community forest canopy assessment and goal	Community forest policy and practice is driven by comprehensive goals municipality-wide and at the neighbourhood or land use scale informed by accurate, high-resolution assessments of existing and potential canopy cover.	No assessment or goals.	Low-resolution and/or point-based sampling of canopy cover using aerial photographs or satellite imagery – and limited or no goal setting.	Complete, detailed, and spatially explicit, high-resolution Urban Tree Canopy (UTC) assessment based on enhanced data (such as LiDAR) – accompanied by comprehensive set of goals by land use and other parameters	The Township has a complete, detailed, and spatially explicit high-resolution Urban Tree Canopy (UTC) assessment accompanied by a comprehensive set of goals municipal-wide and by neighbourhood or land use.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
		GROWING			
Township tree planting program design, planning, and implementation	Comprehensive and effective tree selection, planting and establishment program that is driven by canopy cover goals and other considerations according to the UFCA.	Tree replacement and establishment is ad hoc.	Some tree planting and replacement occurs, but with limited overall municipality-wide planning and post planting care.	Tree replacement and establishment is directed by needs derived from an opportunities assessment and species selection is guided by site conditions, tree health and climate adaptation considerations.	Tree planting and replacement is guided by strategic priorities and is planned out to make progress towards targets set for canopy cover, diversity, tree health and climate adaptation within the timeframe of the Strategy.
Development requirements to plant trees on private land	Ensure that new trees are required in landscaping for new development or, where space is lacking, there is an equivalent contribution to tree planting in the public realm.	Landscaping requirements do not address trees on private land.	Developments are generally required to provide replacement but the outcomes are often in conflict with public trees and other infrastructure due to space limitations and not connected to meeting canopy cover targets.	Developments are required to provide replacement trees or, where space is not adequate according to soil volume available, provide cash-in-lieu for equivalent tree planting on public land. The requirement is not connected to meeting canopy cover targets.	Developments are required to provide a minimum density of trees per unit measure or, where space is not adequate according to soil volume available, provide cash-in-lieu for equivalent tree planting on public land. Planting density is determined based on meeting a municipal-wide canopy cover target.
Streetscape and servicing specifications and standards for planting trees	Ensure all publicly owned trees are planted into conditions that meet requirements for survival and maximize current and future tree benefits.	No or very few specifications and standards for growing sites.	Specifications and standards for growing sites exist but are inadequate to meet community forest goals.	Specifications and standards exist and are adequate to meet community forest goals but are not always achieved.	All trees planted are in sites with adequate soil quality and quantity, and with sufficient growing space to achieve their genetic potential and life expectancy, and thus provide maximum ecosystem services.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
Green infrastructure asset valuation	Integrate green infrastructure asset value into the municipal asset management system to support valuing and accounting for natural assets in the Township's financial planning to build a climate resilient infrastructure.	No recognition of value of natural forms and functions within local government.	Local government recognizes the value of natural forms and functions but does not yet have adequate information to value green infrastructure as a municipal asset.	Local government recognizes the value of natural forms and functions and has inventoried green infrastructure within an asset management system.	Local government recognizes and accounts for the value of natural forms and functions within an asset management system and invests in green infrastructure protection and enhancement.
Municipal-wide biodiversity or green network strategy	Acquire and restore publicly-owned natural areas in pursuit of meeting municipal-wide biodiversity and connectivity goals.	No or very limited planning and stewardship of natural areas.	Area specific management plans focused on management, restoration and protection of natural areas.	Municipal-wide community forest, parks or natural areas strategy guiding management, restoration and protection of the existing natural areas network.	Biodiversity strategy or equivalent in effect to manage, restore and existing and acquire future natural areas network throughout the municipality.
Municipal community forestry program capacity	Maintain sufficient well-trained personnel and equipment – whether in-house or through contracted or volunteer services – to implement municipality-wide community forest management plan	Team severely limited by lack of personnel and/or access to adequate equipment. Unable to perform adequate maintenance, let alone implement new goals.	Team limited by lack of staff and/or access to adequate equipment to implement new goals.	Team able to implement many of the goals and objectives of the community forest management plan.	Team able to implement all of the goals and objectives of the community forest management plan.
Community forest funding to implement the Strategy	Maintain adequate funding to implement the Community forest Canopy Assessment.	Little or no dedicated funding.	Dedicated funding but insufficient to implement the Community Forest Management Strategy.	Dedicated funding sufficient to partially implement the Community Forest Management Strategy.	Sustained funding to fully implement the Community Forest Management Strategy.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
Equity in planting program delivery	Ensure that the benefits of community forests are made available to all, especially to those in greatest need of tree benefits.	Tree planting and outreach are not determined equitably by canopy cover or need for benefits.	Planting and outreach includes attention to low canopy neighborhoods or areas.	Planting and outreach targets neighborhoods with low canopy and a high need for tree benefits.	Equitable planting and outreach at the neighbourhood level are guided by strong citizen engagement in identified low-canopy/high-need areas.
Forest restoration and native species planting	Encourage the appreciation of native vegetation by the community and ensure native species are widely planted to enhance native biodiversity and connectivity	Voluntary use of native species on publicly and privately-owned lands.	The use of native species is encouraged on a site-appropriate basis in public and private land development projects.	Policies require the use of native species and management of invasive species on a site-appropriate basis in public and private land development projects but are not integrated across all policy or guided by a connectivity analysis.	Policies require the use of native species and management of invasive species on a site-appropriate basis in public and private land development projects guided by a municipal-wide biodiversity/green strategy or equivalent.
Stock selection and procurement in cooperation with nurseries	Diversity targets and climate adaptation/ mitigation objectives guide tree species selection and nurseries proactively grow stock based on municipal requirements.	Species selection is not guided by diversity targets or climate adaptation/ mitigation objectives.	Species selection is guided by diversity and climate adaptation/ mitigation but required stock is rarely available from nurseries and acceptable substitutes reduce diversity.	Species selection is guided by targets for diversity and climate adaptation/ mitigation and required stock or acceptable substitutes are usually available from nurseries.	Species selection is guided by targets for diversity and climate adaptation/ mitigation and required stock is secured ahead of the planned planting year from contract or in-house nurseries.
Climate adaptation/ mitigation integration with tree planting projects and landscaping	Incorporate climate adaptation and mitigation objectives into public and private tree planting projects to improve urban tree health and resilience, carbon sequestration, stormwater management and cooling.	Climate adaptation/ mitigation not considered in planting projects or intentionally designed into vegetated landscapes	Climate adaptation/ mitigation occasionally incorporated into Township or private land planting projects and landscape designs.	Climate adaptation/ mitigation guidelines in place for planting projects and landscape designs on public and private land.	Climate adaptation/ mitigation targets are defined for the community forest and policy requires planting project and landscape designs on public and private land to contribute to meeting targets.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
		MANAGEMENT			
Tree inventory	A current and comprehensive inventory of intensively managed trees to guide management, including data such as age distribution, species mix, tree condition and risk assessment.	No inventory.	Partial inventory of publicly-owned trees in GIS.	Complete inventory of street trees and intensively managed park trees in GIS but inconsistently updated.	The Township tree inventory is complete, is GIS-based, supported by mapping and is continuously updated to record growth, work history and tree condition.
Knowledge of trees on private property	Understand the extent, location and general condition of privately-owned trees.	No information about privately owned trees.	Aerial, point-based or low-resolution assessment of tree canopy on private property, capturing broad extent.	Detailed Urban Tree Canopy analysis of the community forest on private land, including extent and location, integrated into a municipality-wide GIS system	The Township has a point inventory of private trees, as well as detailed Urban Tree Canopy analysis of the entire community forest integrated into a municipality-wide GIS system.
Natural areas inventory	A current and comprehensive inventory of sensitive and modified natural ecosystems and their quality mapped to Provincial standards to provide standardized ecological information to support decision-making.	No inventory of natural areas.	Natural areas inventoried in GIS but not recently updated and attribute information not to a standard that can support decision-making.	Natural areas inventoried in GIS and with standard and complete attribute information to support decision-making but not updated in the last 5 years.	Natural areas inventoried in GIS and with standard and complete attribute information to support decision-making and updated in the last 5 years.
Maintenance of publicly-owned, intensively managed trees	Maintain all publicly owned intensively managed trees for optimal health and condition in order to extend longevity and maximize current and future benefits	Publicly-owned trees are maintained on a request/ reactive basis.	Publicly-owned trees are maintained on a request/ reactive basis. Limited systematic (block) pruning and/or immature trees are structurally pruned.	All publicly-owned trees are systematically maintained on a cycle determined by workload and resource limitations. All immature trees are structurally pruned.	All mature publicly-owned trees are maintained on an optimal pruning cycle. All immature trees are structurally pruned.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
Extreme weather response planning	A response plan guides call-out procedures, resources available and the clean-up response.	Response plan not documented or not current.	Response plan is documented and includes call-out procedures, roles and responsibilities but lacks details to prioritize hazards and clean-up.	Parks/Community forestry response plan includes call-out procedure, roles and responsibilities, and criteria for prioritizing tree hazards and removing debris is in place.	A Township-wide response plan is in place and a response drill occurs annually in advance of the storm season.
Tree risk management	Comprehensive tree risk management program fully implemented, according to ANSI A300 (Part 9) "Tree Risk Assessment" standards, and supporting industry best management practices.	No coordinated tree risk assessment or risk management program. Response is on a reactive basis only.	Some areas within the Township are prioritized for risk assessment and management. Little annual budget is available to develop a more proactive inspection program.	Priority areas of the Township are inspected on a regular schedule and operational standards and budgets are in place for responding to and managing tree risks within an appropriate timeframe.	A comprehensive risk management program is in place, with all public lands inspected on defined schedules and operational standards and budgets in place for responding to and managing tree risks within an appropriate timeframe.
Pest and Disease Management	An Integrated Pest Management (IMP) plan guides treatment responses to existing and potential pest threats to the community forest.	No integrated pest management plan and no pest management.	No integrated pest management plan and reactive pest management.	No integrated pest management plan but IPM policy is in place and IPM is practiced.	An integrated pest management plan is in place and implemented.
Waste biomass utilization	A closed system diverts all urban wood and green waste through reuse and recycling.	Wood waste from the community forest is not utilized.	Wood waste from the community forest is utilized as mulch or biofuel.	Wood waste from the community forest is utilized as mulch or biofuel and sometimes high value pieces are milled and stored for later use or sold on to local value-added industries.	Low value wood waste from the community forest is utilized as mulch or biofuel and all high value pieces are milled and stored for later use or sold on to local value-added industries.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
			PROTECTION		
Regulating the protection and replacement of private and Township trees	Secure the benefits derived from trees on public and private land by enforcement of municipality-wide policies and practices including tree protection.	No or very limited tree protection policy.	Policies in place to protect public trees and employ industry best management practice.	Policies in place to protect public and private trees with enforcement but lack integration with other municipal policy to enable effective tree retention.	Community forest Canopy Assessment and integrated municipal-wide policies that guide the protection of trees on public and private land, and ensure they are consistently applied.
Regulating conservation of sensitive ecosystems, soils or permeability	Secure the benefits derived from environmentally sensitive areas by enforcement of municipality-wide policies in pursuit of meeting biodiversity and connectivity goals.	No or very limited natural areas protection policy.	Policies in place to protect privately-owned natural areas without enforcement.	Development Permit Areas in place to protect privately-owned natural areas with enforcement but lack integration with other municipal policy to enable effective tree retention.	Biodiversity strategy or equivalent and integrated municipal-wide policies that guide privately-owned natural area protection and ensure they are consistently applied.
Internal protocols guide Township tree or sensitive ecosystem protection	Ensure all relevant municipal departments follow consistent tree or ecosystem protection protocols for capital design and construction activities.	No protocols guiding Township tree or ecosystem protection for capital design and construction activities.	Informal and inconsistent processes followed for Township tree or ecosystem protection for capital design and construction activities.	Established protocols for Township tree or ecosystem protection for capital design and construction activities but outcomes are inconsistent or sometimes unachievable.	Established protocols for Township tree or ecosystem protection for capital design and construction activities are consistently followed and outcomes are successful.
Standards of tree protection and tree care observed during development or by local arborists and tree care companies	Consulting arborists and tree care companies understand Township-wide community forest goals and objectives and adhere to high professional standards.	Limited understanding or support for tree protection requirements.	General understanding or support for tree protection requirements but large variation in the quality of information and services provided.	General understanding or support for tree protection requirements and generally consistent quality of information and services provided.	Advocacy for tree protection requirements, engagement with Township staff on improving processes and standards, and generally consistent quality of information and services provided to high professional standards.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
Cooperation with utilities on protection (and pruning) of Township trees	All 3rd party utilities employ best management practices and cooperate with the Township to advance goals and objectives related to community forest issues and opportunities.	Utilities take actions impacting community forest with no municipal coordination or consideration of the community forest resource.	Utilities inconsistently employ best management practices, rarely recognizing potential municipal conflicts or reaching out to community forest managers and vice versa.	Utilities employ best management practices, recognize potential municipal conflicts, and reach out to community forest managers on an ad hoc basis – and vice versa.	Utilities employ best management practices, recognize potential municipal conflicts, and consistently reach out to community forest managers and vice versa.
			PARTNER		
Citizen involvement and neighbourhood action	Citizens and groups participate and collaborate at the neighbourhood level with the municipality and/or its partnering NGOs in community forest management activities to advance municipality-wide plans	Little or no citizen involvement or neighborhood action.	Community groups are active and willing to partner in community forest management but involvement and opportunities are ad hoc.	Several active neighborhood groups engaged across the community, with actions coordinated or led by municipality and/or its partnering NGOs.	Proactive outreach and coordination efforts by the Township and NGO partners result in widespread citizen involvement and collaboration among active neighbourhood groups engaged in community forest management
Involvement of large private land and institutional land holders (e.g., schools)	Large private landholders to embrace and advance Township-wide community forest goals and objectives by implementing specific resource management plans.	Large private landholders are generally uninformed about community forest issues and opportunities.	Landholders manage their tree resource but are not engaged in meeting municipality-wide community forest goals.	Landholders develop comprehensive tree management plans (including funding strategies) that advance municipality-wide community forest goals.	As described in "Good" rating, plus active community engagement and access to the property's forest resource.

Assessment Criteria	Objective	Indicator for Community Forestry Performance			
		Poor	Fair	Good	Optimal
Community forest research	Research is active and ongoing towards improving our understanding of the community forest resource, the benefits it produces, and the impacts of planning, policy, design and management initiatives.	No community forest research.	Isolated academic research occurs in the municipality's community forest.	The municipality supports and has input on academic research occurring in its community forest and knowledge transfer occurs.	The community forest is a living laboratory - in collaboration with public, private, NGO and academic institutions - integrating research and innovation into managing community forest health, distribution and abundance.
Regional collaboration	There is cooperation and interaction on community forest plans among neighbouring municipalities within the region, and/or within regional agencies.	Municipalities have no interaction with each other or the broader region for planning or coordination on community forestry.	Some neighboring municipalities and regional agencies share similar policies and plans related to trees and community forest.	Some community forest planning and cooperation across municipalities and regional agencies.	Widespread regional cooperation resulting in development and implementation of regional Community forest Canopy Assessment. Implementation of a regional Community forest Canopy Assessment.



10. REFERENCES

1 SFU Museum of Anthropology and Ethnology & Sto:lo Nation, 2008. *Cedar.* A Journey Into Time Immemorial. Siwal Si-wes Digital Library. https://swswlibrary.com/culture-and-history/a-journey-into-time-immemorial/

2 Township of Langley. (2017). *Our Shared History: Historic Context Statement and Thematic Framework.* https://www.tol.ca/your-township/about-the-township/heritage-conservation/our-shared-history/

3 Metro Vancouver. (2020). *Campbell Valley Regional Park Management Plan*. http://www.metrovancouver.org/services/parks/ParksPublications/CampbellValleyRegionalParkManagementPlan-2020.pdf

4 Metro Vancouver. (2013). *Aldergrove Regional Park Management Plan.* http://www.metrovancouver.org/services/parks/ParksPublications/AldergroveRegionalParkManagementPlan.pdf

5 The Memory Grove. (n.d.). *The Memory Grove*. https://thememorygrove.com/

6 Claxton, M. (2021). *second phase of Memory Grove planted at Fort Langley*. Aldergrove Star. https://www.aldergrovestar.com/community/second-phase-of-memory-grove-planted-at-fort-langley/

7 Township of Langley. (n.d.). *Ecological Services Initiative.* https://www.tol.ca/your-township/plans-reports-and-strategies/agricultural-viability-strategy/ecological-services-initiative/

8 TEEB - The Economics of Ecosystems and Biodiversity. (2011). T*EEB Manual for Cities: Ecosystem Services in Urban Management*. http://teebweb.org/publications/other/teeb-cities/

9 Gómez-Baggethun, E., Gren, Å., Barton, D. N., Langemeyer, J., McPhearson, T., O'farrell, P., Andersson, E., Hamstead, Z., Kremer, P. (2013). *Urban ecosystem services. In Urbanization, biodiversity and ecosystem services: Challenges and opportunities.* (pp. 175-251). Springer, Dordrecht.

10 Langley Environmental Partners Society. (2011). *Brookswood/Fernridge Urban Wildlife Habitat Monitoring Program – Final Report*. https://leps.bc.ca/wp-content/uploads/2014/05/Brookswood-Fernridge_Final-Report_2011.pdf

11 Wolf, K.L., and K. Flora. (2010). *Mental Health and Function - A Literature Review*. Green Cities: Good Health (www.greenhealth.washington.edu). College of the Environment, University of Washington.

12 Kaplan, R. (1993). *The Role of Nature in the Context of the Workplace*. Landscape and Urban Planning 26, 1-4: 193-201.

13 Lee, J., Park, B.-J., Tsunetsugu, Y., Kagawa, T., Miyazaki, Y. (2009). *Restorative Effects of Viewing Real Forest Landscapes, Based on a Comparison with Urban Landscapes.* Scandinavian Journal of Forest Research 24 (3): 227-234.

14 Frumkin, H. (2003). *Healthy Places: Exploring the Evidence*. American Journal of Public Health 93, 9:1451-1456.

15 Wolf, K.L. (2005). *Business District Streetscapes, Trees and Consumer Response*. Journal of Forestry 103, 8:396-400.

16 Escobedo, F., Adams, D., Nilesh, T. (2015). *Urban forest structure effects on property value*. Ecosystem Services, Elsevier, vol. 12(C), pages 209-217.

17 Metro Vancouver. (n.d.). *Managing Unprecedented Demand in Regional Parks.* https://mvupdate.metrovancouver.org/issue-70/managing-unprecedented-demand-in-regional-parks/

18 Park People. (2021). *The Canadian City Parks REport: Centring Equity & Resilience*. https://d2021.ccpr.parkpeople.ca/uploads/ccpr_print2021_EN_A1_0ede50f178.pdf

19 Hansen, M. C., P. V. Potapov, R. Moore, M. Hancher, S. A. Turubanova, A. Tyukavina, D. Thau, S. V. Stehman, S. J. Goetz, T. R. Loveland, A. Kommareddy, A. Egorov, L. Chini, C. O. Justice, and J. R. G. Townshend. (2013). *High-Resolution Global Maps of 21stCentury Forest Cover Change*. Science 342 (15 November): 850–53. Data available on-line from: http://earthenginepartners. appspot.com/science-2013-global-forest.

20 Pinna Sustainability. (2014). *The Future of Atmospheric Rivers and Actions to Reduce Impacts on British Columbians.* Delivered in parntership with the BC Ministry of Environment, Pacific Institute for Climate Solutions and the Pacific Climate Impacts Consortium. https://www.pacificclimate.org/sites/default/files/publications/Atmospheric_Rivers-Final.pdf

21 Metro Vancouver. (2021). *Evaluation of Regional Ecosystem Connectivity.* Contract report prepared by Diamond Head Consulting.

22 American Forests. (n.d.). *Tree Equity Score.* https://www.americanforests.org/tools-research-reports-and-guides/tree-equity-score/

23 Nature Based Solutions Institute. (n.d.). *The 3-30-300 Rule for Healthier and Greener Cities*. https://nbsi.eu/the-3-30-300-rule/

24 Township of Langley. (2021). *Climate Action Strategy.* https://webfiles.tol.ca/Engineering/Climate%20Action/Climate%20Action%20Strategy.pdf

25 Wilson, K. (2012). *Biochar for Arborists*. Tree Care Industry. https://greenyourhead.typepad.com/files/biochar_for_arborists_kelpie_wilson.pdf

26 Woolf, D., Amonette, J., Street-Perrott, F. et al. (2010). *Sustainable biochar to mitigate global climate change*. Nat Commun 1, 56 (2010). https://doi.org/10.1038/ncomms1053

27 Lemann, J., and Joseph, S. (2009). Biochar for Environmental Management: An Introduction. https://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.461.5401&rep=rep1&type=pdf

28 Park People. (2021). *The Canadian City Parks Report: Centring Equity & Resilience*. https://d2021.ccpr.parkpeople.ca/uploads/ccpr_print2021_EN_A1_0ede50f178.pdf

29 Arboretum and Botanical Society of Langley. (n.d.). *About the Arboretum & Botanical Society of Langley*. https://abslangley.ca/about-absl/

30 Langley Environmental Partners Society (LEPS). (n.d.). *LEPS and Watershed Stewardship Groups.* https://www.leps.bc.ca/cooperation/stewardship-groups/

31 Arboretum and Botanical Society of Langley. (n.d.). *About the Arboretum & Botanical Society of Langley*. https://abslangley.ca/about-absl/

32 LEES+Associates. (2018). *Derek Doubleday Arboretum.* Landscape Architects + Planners. https://elac.ca/LEES+Associates/wp-content/uploads/2018/07/Derekl_Doubleday_Arboretum.pdf

33 Claxton, M. (2021). *Heat dome killed 23 people in Langley: B.C. Coroner. Aldergrove Star*. https://www.aldergrovestar.com/news/heat-dome-killed-23-people-in-langley-b-c-coroner/

34 Government of British Columbia. (n.d.). *Aerial Overview Surveys*. https://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/forest-health/aerial-overview-surveys

35 United States Environmental Protection Agency. (n.d.). *Urban Runoff: Low Impact Development*. https://www.epa.gov/nps/urban-runoff-low-impact-development

36 International Society of Arboriculture. (2021). *New Tree Planting - Information on proper practices for planting a tree with a nine-step approach to successful planting and establishment*. https://www.treesaregood.org/Portals/0/TreesAreGood_New%20Tree%20Planting_0621.pdf

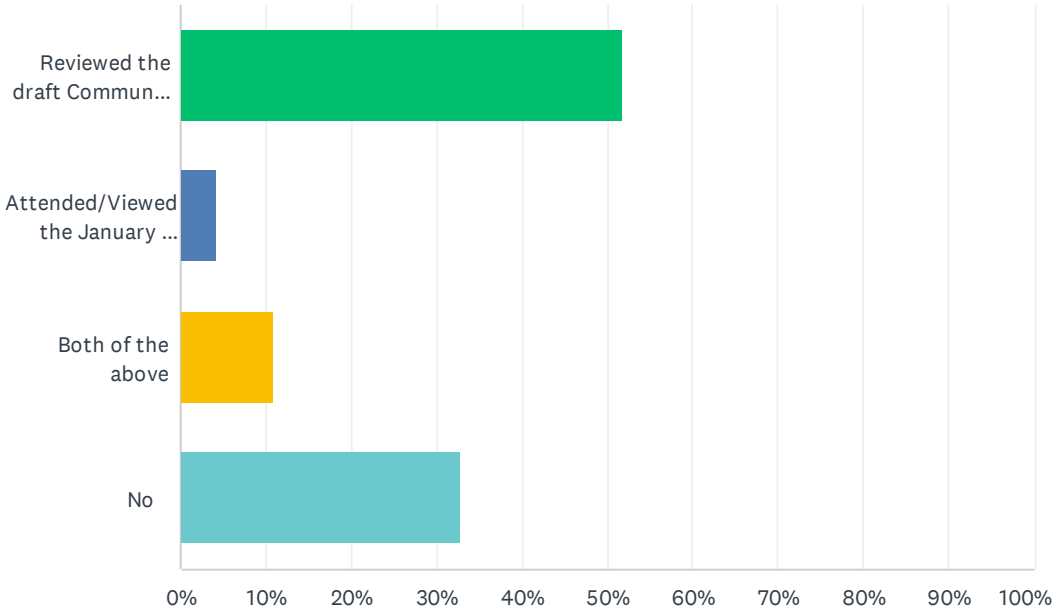
37 International Society of Arboriculture. (n.d.). *Pruning Trees.* https://www.treesaregood.org/treeowner/pruningyourtrees



TOWNSHIP OF LANGLEY
20338 65 AVENUE
P: 604-534-3211
E: INFO@TOL.CA

Q1 Have you reviewed the draft Community Forest Management Strategy or attended/viewed the January 18, 2022 online open house?

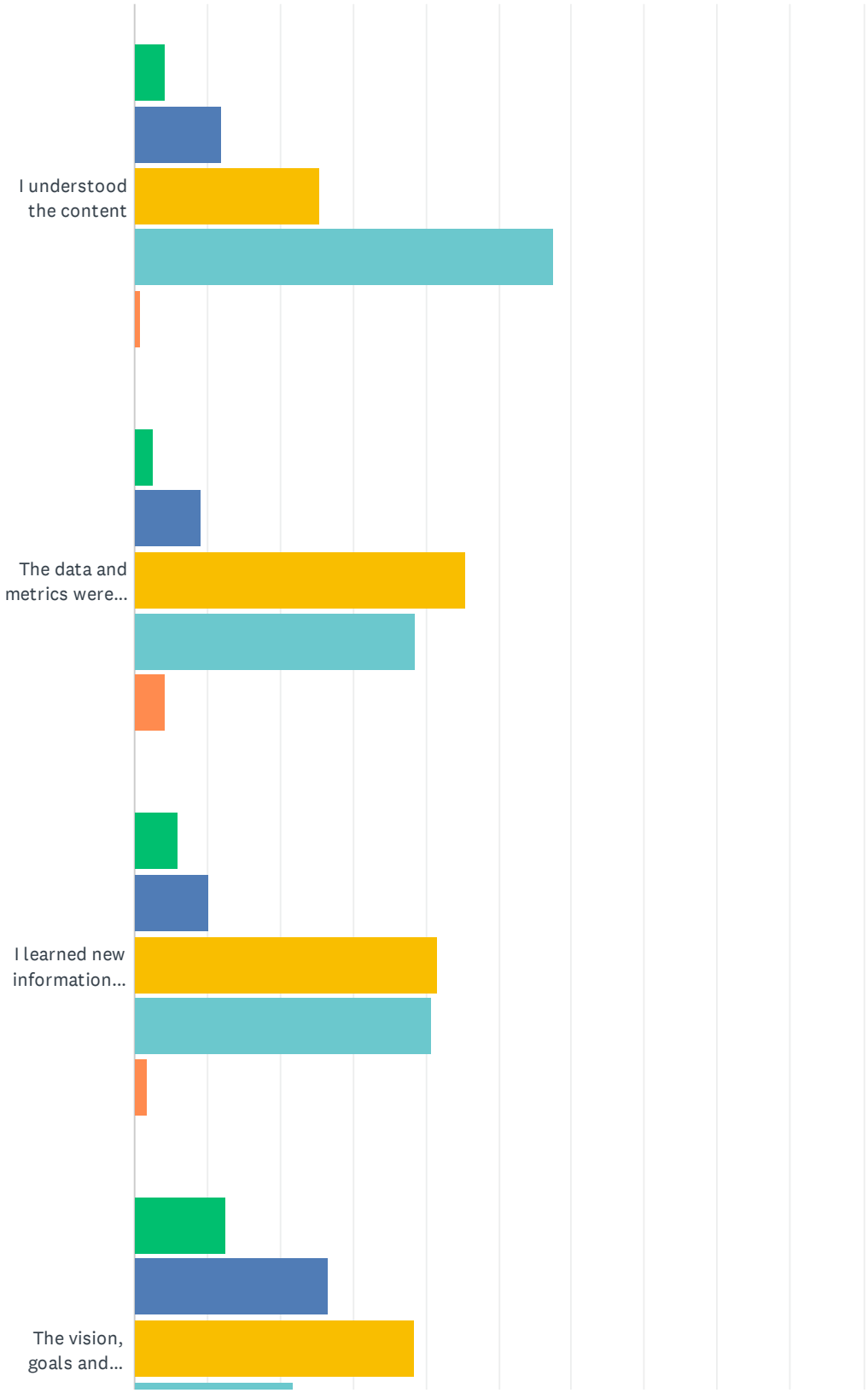
Answered: 255 Skipped: 0

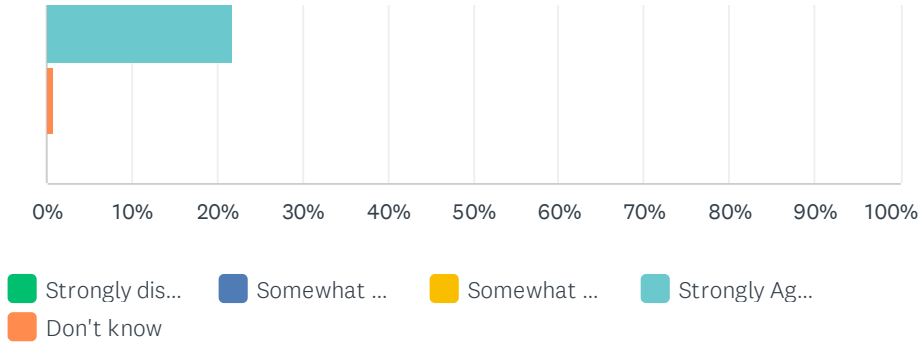


ANSWER CHOICES	RESPONSES	
Reviewed the draft Community Forest Management Strategy	51.76%	132
Attended/Viewed the January 18 online open house	4.31%	11
Both of the above	10.98%	28
No	32.94%	84
TOTAL		255

Q2 To what extent do you agree/disagree with the following statements about the draft Community Forest Management Strategy?

Answered: 120 Skipped: 135

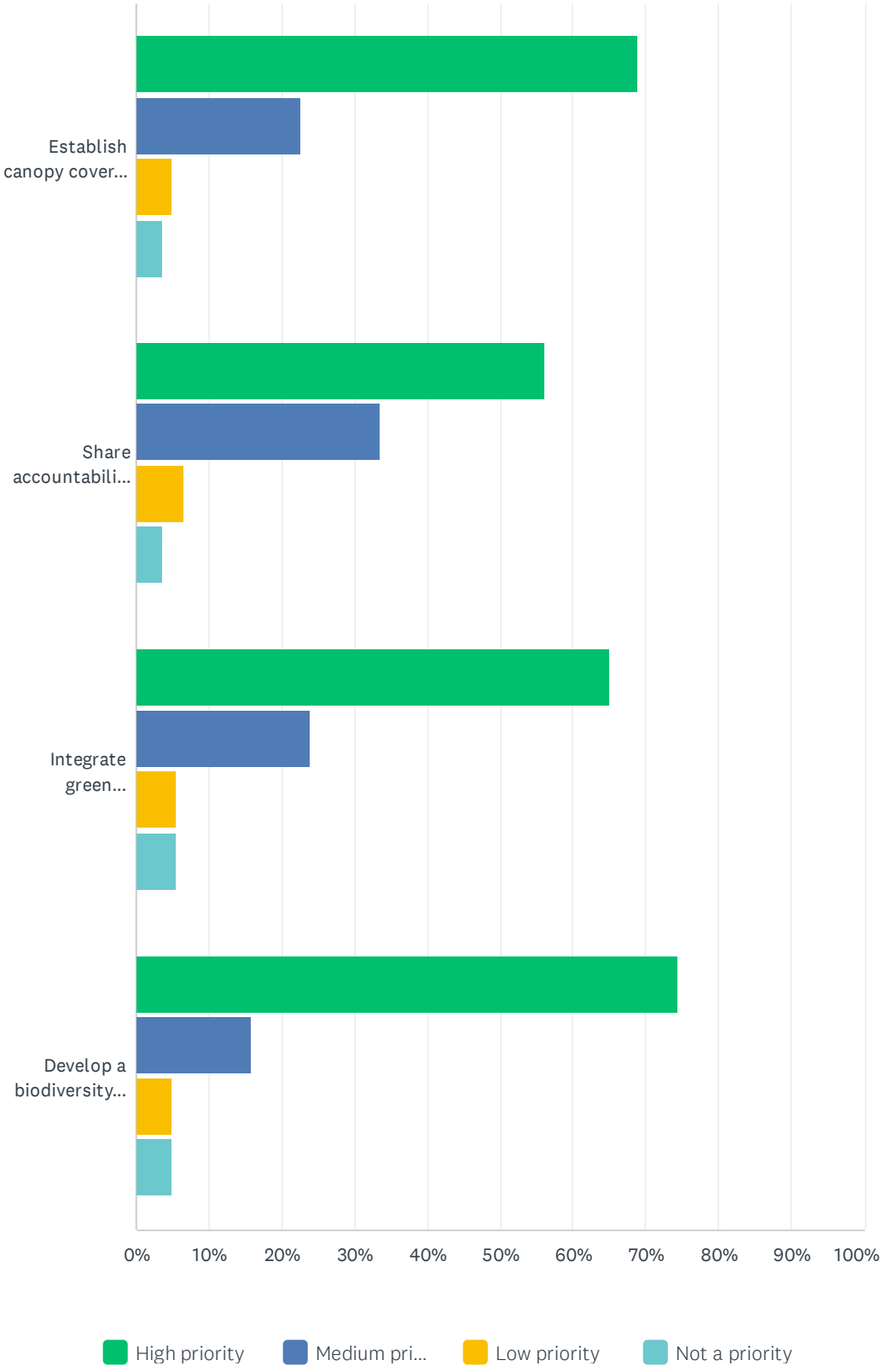




	STRONGLY DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	STRONGLY AGREE	DON'T KNOW	TOTAL
I understood the content	4.24% 5	11.86% 14	25.42% 30	57.63% 68	0.85% 1	118
The data and metrics were clearly communicated	2.52% 3	9.24% 11	45.38% 54	38.66% 46	4.20% 5	119
I learned new information about the community forest	5.93% 7	10.17% 12	41.53% 49	40.68% 48	1.69% 2	118
The vision, goals and targets provide a good direction for managing the Township's community forest	12.50% 15	26.67% 32	38.33% 46	21.67% 26	0.83% 1	120

Q3 Goal #1 PLAN for a more connected and climate resilient network of trees and natural assets.Please indicate how each of these strategies should be prioritized below.

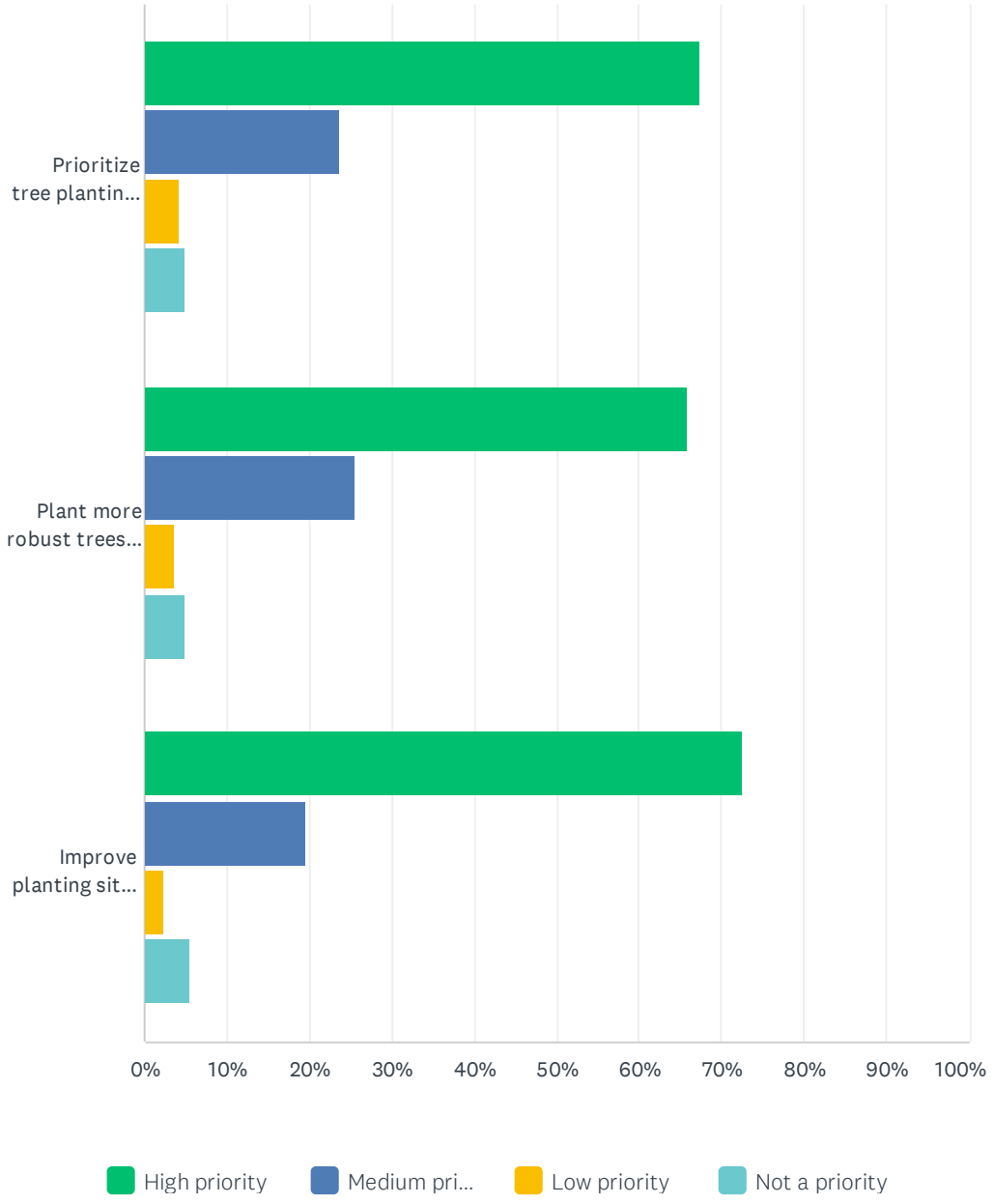
Answered: 165 Skipped: 90


Establish canopy cover...
Share accountabili...
Integrate green...
Develop a biodiversity...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High priority
Medium pri...
Low priority
Not a priority

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL
Establish canopy cover targets in policy	68.90% 113	22.56% 37	4.88% 8	3.66% 6	164
Share accountability and success for community forest management across the Township organization	56.10% 92	33.54% 55	6.71% 11	3.66% 6	164
Integrate green infrastructure into corporate asset management	65.03% 106	23.93% 39	5.52% 9	5.52% 9	163
Develop a biodiversity conservation strategy	74.39% 122	15.85% 26	4.88% 8	4.88% 8	164

Q4 Goal #2 GROW the community forest equitably and sustainably by planting more treesPlease indicate how each of these strategies should be prioritized below.

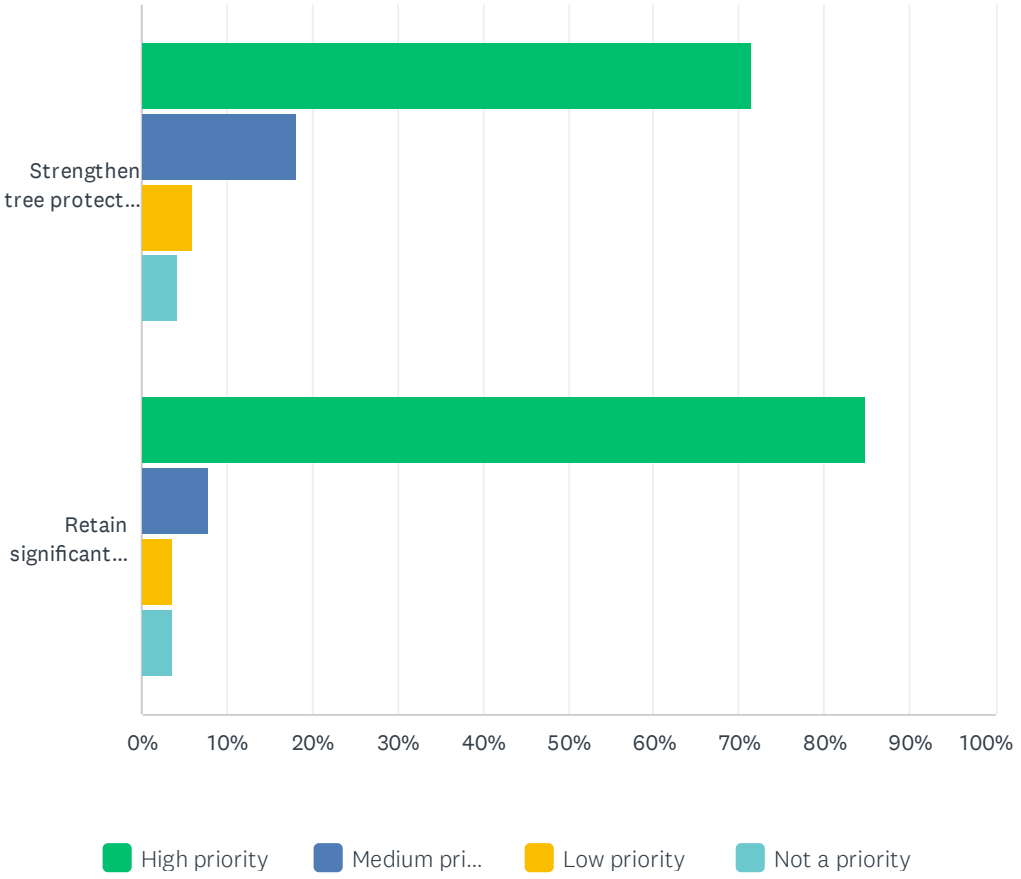
Answered: 165 Skipped: 90



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL
Prioritize tree planting equitably for climate mitigation and adaptation	67.27% 111	23.64% 39	4.24% 7	4.85% 8	165
Plant more robust trees to meet community forest canopy cover targets	65.85% 108	25.61% 42	3.66% 6	4.88% 8	164
Improve planting site construction standards for streetscapes and development	72.56% 119	19.51% 32	2.44% 4	5.49% 9	164

Q5 Goal #3 PROTECT the community forest to retain more trees and natural assets during developmentPlease indicate how each of these strategies should be prioritized below.

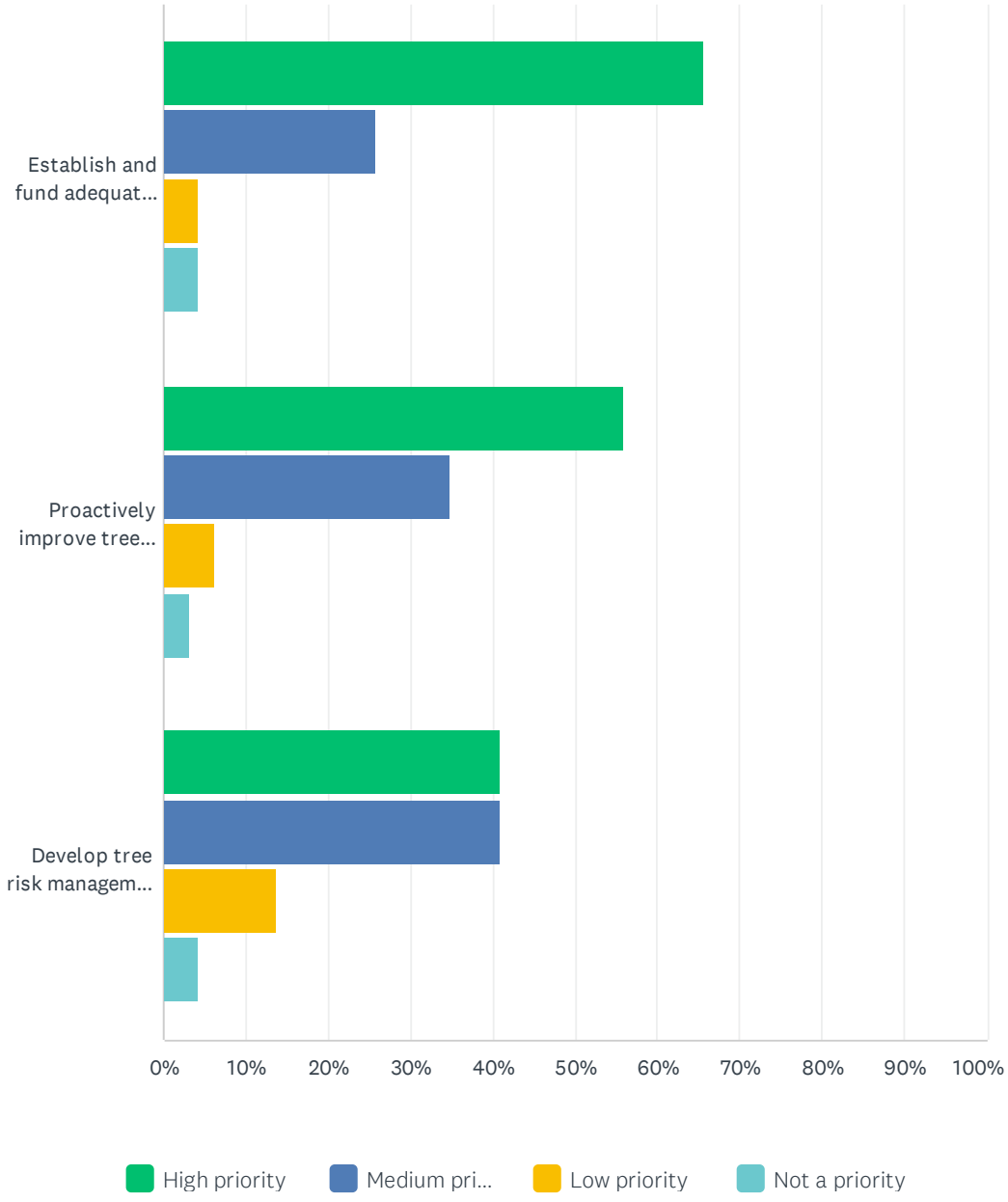
Answered: 165 Skipped: 90



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL
Strengthen tree protection and replacement standards	71.52% 118	18.18% 30	6.06% 10	4.24% 7	165
Retain significant trees and natural assets successfully during development	84.85% 140	7.88% 13	3.64% 6	3.64% 6	165

Q6 Goal #4 MANAGE trees to maintain a safer and healthier community forestPlease indicate how each of these strategies should be prioritized below.

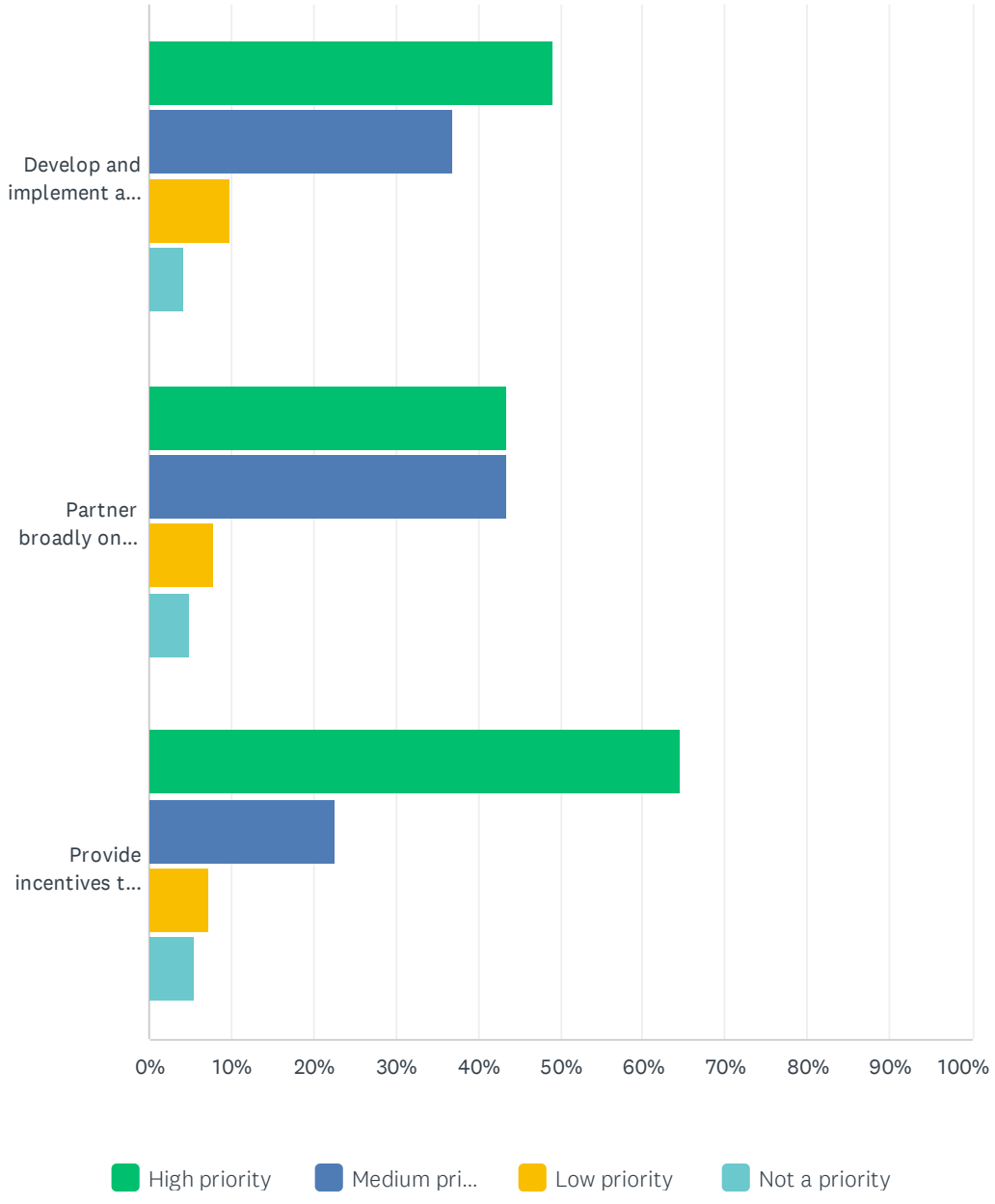
Answered: 164 Skipped: 91



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL
Establish and fund adequate levels of services for community forest management	65.64% 107	25.77% 42	4.29% 7	4.29% 7	163
Proactively improve tree population resilience and climate hazard response planning	55.90% 90	34.78% 56	6.21% 10	3.11% 5	161
Develop tree risk management policy and procedures	40.99% 66	40.99% 66	13.66% 22	4.35% 7	161

Q7 Goal #5 ENGAGE citizens to increase participation in community forest stewardshipPlease indicate how each of these strategies should be prioritized below.

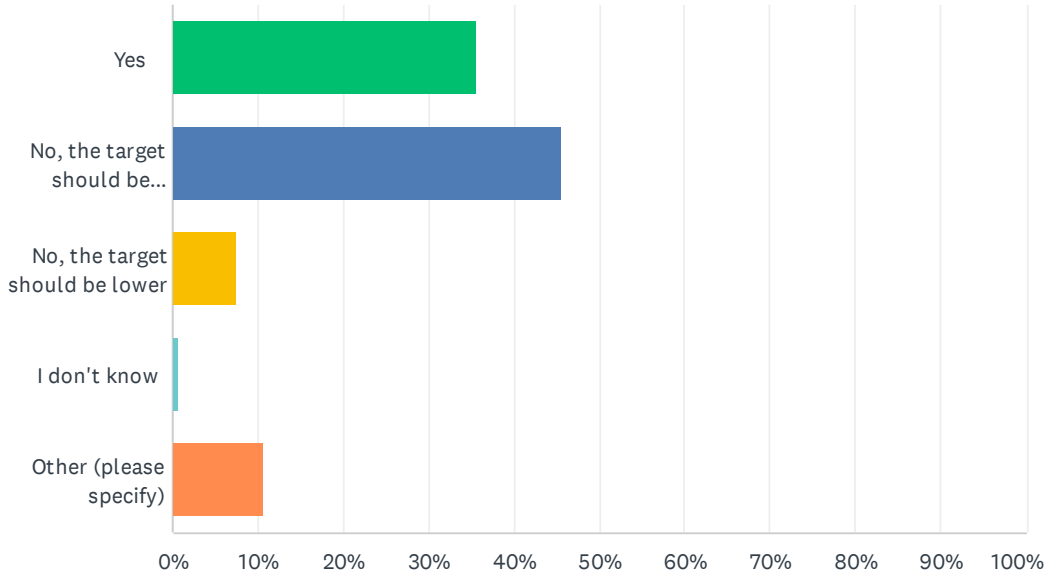
Answered: 164 Skipped: 91



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	TOTAL
Develop and implement a communications and stewardship plan	49.08% 80	36.81% 60	9.82% 16	4.29% 7	163
Partner broadly on Community Forest Strategy implementation	43.56% 71	43.56% 71	7.98% 13	4.91% 8	163
Provide incentives to encourage tree planting and tree care on private land	64.63% 106	22.56% 37	7.32% 12	5.49% 9	164

Q8 Do you support the target to increase canopy cover within the Urban Containment Boundary from 23% to 30% by 2050?

Answered: 160 Skipped: 95



ANSWER CHOICES	RESPONSES	
Yes	35.63%	57
No, the target should be higher	45.63%	73
No, the target should be lower	7.50%	12
I don't know	0.63%	1
Other (please specify)	10.63%	17
TOTAL		160

#	OTHER (PLEASE SPECIFY)	DATE
1	Higher target - 7% increase over almost 30 years is very minimal. Or Target of 30% in 15 years would be another option.	2/15/2022 7:50 PM
2	I think the target should be reached earlier. This should be 10-15 year goal.	2/6/2022 11:50 AM
3	Raising the target by 1% is insignificate and virtually only a marketing tactic to make the strategy look more appealing. Township has a very high tree replacement requirement for new development (30 trees per acre) and significate tree replacement bonding requirements. The target should remain at 30% until there is signifcate step towards increasing it from 23%. The is no literaly no value increasing the target and it exceeds that of any other municipality.	2/4/2022 10:33 AM
4	I agree with the current target. Although, success or a reliable metric is only based on the ability to successfully install and manage trees. ie. Newly planted trees included in growth statistics assume long term success. Currently, development and servicing bylaws and departments have an opportunity to support this through further recommendation of structural soil cell, passive irrigation and other soil volume strategies.	1/30/2022 6:07 PM
5	I agree with the current target. Although, success or a reliable metric is only based on the	1/30/2022 6:03 PM

	ability to successfully install and manage trees. ie. Newly planted trees included in growth statistics assume long term success. Currently, development and servicing bylaws and departments have an opportunity to support this through further recommendation of structural soil cell, passive irrigation and other soil volume strategies.	
6	Let people manage their own land that they bought and paid for	1/30/2022 6:10 AM
7	Keep the same	1/29/2022 7:16 PM
8	Complete waste of tax dollars	1/28/2022 3:06 PM
9	I support target but think the date should be moved up or we won't be able to grow anything	1/25/2022 1:51 PM
10	Should be in line with affordability	1/24/2022 9:55 PM
11	There should be no target	1/23/2022 3:52 PM
12	Faster	1/23/2022 1:38 PM
13	Leave home owners alone!	1/23/2022 9:07 AM
14	The timeframe should be lower. 2050 is 28 years from now. Target should be 15 years and if possible higher percentage.	1/21/2022 9:43 PM
15	Really depends on habitat type or landuse	1/21/2022 4:02 PM
16	2050 is a long time off. Plant more now	1/18/2022 11:43 AM
17	30 years is too distant . Plant NOW	1/18/2022 11:40 AM

Q9 Do you have any final thoughts regarding the draft Community Forest Management Strategy that you would like to share?

Answered: 110 Skipped: 145

#	RESPONSES	DATE
1	I am grateful for this initiative and hope it moves ahead as soon as possible!	2/18/2022 4:17 PM
2	Tree protection bylaw 5478 needs to apply to development sites and dissolve the tree bylaw under the subdivision and Dev. servicing bylaw. Streamline the tree bylaws to have only 1 tree bylaw and same standards be applied to development sites. (Development sites only regulates trees 30cm+, where other sites are 20cm+ etc.) Replacement trees to be collected at 2:1 ratio and cash in lieu contribution be made to parks if trees cannot be accommodated on site to fund the strategy. (Development sites are calculated at 30 trees/acre, other sites are 2:1 or 3:1 ratio) Enforce the tree bylaw through issuance of fines and stop work orders to ensure trees are properly protected during development. (Tree bylaw under development is NOT an enforceable bylaw-fines cannot be imposed) Collect tree survival securities for trees to be retained. ISA certified arborists to be hired in green infrastructure department to review arborist reports during development. (Currently arborist reports are reviewed by Land Arch for development. No one in the department has ISA arborist certification) Collect cash in lieu when trees on Township property needs to be removed during development. (none is collected at this time, only on a voluntary basis) Parks arborist staff to review the plans and arborist reports when trees/plans are on ToL property or will be Township dedicated space. (This process does not exist now and Parks staff is having to take over poorly protected trees in Parks dedication spaces) Explore relocation of trees rather than removal. (Does not seem to be happening)	2/18/2022 1:55 PM
3	we feel that setting 30-year plans for this strategy is unsustainable ,climate change being what it is, and that 5-10 yr. plans would be more realistic. On a present and practical note, we would like to see park-tree management staff be technically- trained on how to mow without scarring the growth-bark of planted trees; and employ proper pruning/ management of broken trees/limbs. We also must get back to using indigenous species that complement and encourage our bird and small-animal populations.	2/18/2022 1:20 PM
4	This is so important and thank you for prioritizing this issue.	2/18/2022 6:30 AM
5	Here are some things that should be added to the strategy. Township should be looking at the option of relocating trees instead of removing and replacing them. ISA certified arborists should be hired to review arborist reports during development. To prevent Parks staff from having to manage poorly protected trees certified arborist should review plans for ToL parks and dedicated spaces. There should be one bylaw for landowners and developers. The same standards should apply everywhere and be enforced and enforceable by fines and stop works orders. The replacement formula shold be at least 2:1 if not higher. Cash should be collected "in lieu of" whend the site will not accomodate planting. And a security deposit should be collected for those trees reained on site. more needs to be done to retain and conserve forests so they are protected from and during development. Council needs to learn to say no.	2/18/2022 4:16 AM
6	It is important for Urban areas to have a higher than 30% canopy cover as shown, unfortunately by last summer's heat dome. Too many people lacked shade trees and the effects were terrible. Buildings in some areas are so tight, for example in Willoughby, the residents will not be able to have large trees, shady parks, etc.	2/17/2022 9:09 PM
7	-Tree protection bylaw 5478 needs to apply to development sites and dissolve the tree bylaw under the subdivision and Dev. servicing bylaw. -Streamline the tree bylaws to have only 1 tree bylaw and same standards be applied to development sites. (Development sites only regulates trees 30cm+, where other sites are 20cm+ etc.) -Replacement trees to be collected at 2:1 ratio and cash in lieu contribution be made to parks if trees cannot be accommodated on site to fund the strategy. (Development sites are calculated at 30 trees/acre, other sites are 2:1 or 3:1 ratio) -Enforce the tree bylaw through issuance of fines and stop work orders to ensure trees are properly protected during development. (Tree bylaw under development is NOT an enforceable bylaw-fines cannot be imposed) -Collect tree survival securities for trees to be retained. -ISA certified arborists to be hired in green infrastructure department to review	2/17/2022 8:45 PM

	arborist reports during development. (Currently arborist reports are reviewed by Land Arch for development. No one in the department has ISA arborist certification) -Collect cash in lieu when trees on Township property needs to be removed during development. (none is collected at this time, only on a voluntary basis) -Parks arborist staff to review the plans and arborist reports when trees/plans are on ToL property or will be Township dedicated space. (This process does not exist now and Parks staff is having to take over poorly protected trees in Parks dedication spaces) -Explore relocation of trees rather than removal.	
8	excellent work in putting this together. The TOL needs to significantly increase the budget for staff who care for the trails and streets trees and there should be someone who does planning and decision making to be a contact point for community groups and individuals for dialogue about questions and concerns. THank you!	2/17/2022 6:13 PM
9	Remnant natural areas within the UCB should be prioritized for preservation and conservation. These are the hubs from which canopy can be increased and expanded; their loss cannot be compensated for by increasing canopy cover (planting trees) elsewhere. Ecology must be considered and measured/gauged - not simply canopy cover. Also, the draft CFMS and this questionnaire mention incentives but do not mention disincentives which should be used for development of natural areas to both discourage ecological destruction and, because this is unlikely, provide a means (money) for enhancement of ecological features elsewhere (offsets).	2/17/2022 3:03 PM
10	Saving the remaining mature trees in Langley MUST be the number one priority of this strategy. The affect of one mature tree in terms of cooling the temperature, cleaning the air, water and soil retention, beauty, ... is exponentially greater than newly planted trees.	2/17/2022 2:21 PM
11	It needs to be an absolute priority to save the remaining mature trees in Langley on farmland (ALR) , private properties, and lands scheduled to be developed!	2/17/2022 1:37 PM
12	-When Diamond Head Consulting first did a presentation to TOL council, they recommended a canopy cover target of at least 40%.-Tree protection bylaw 5478 needs to apply to development sites and dissolve the tree bylaw under the subdivision and Dev. servicing bylaw. -Streamline the tree bylaws to have only 1 tree bylaw and same standards be applied to development sites. (Development sites only regulates trees 30cm+, where other sites are 20cm+ etc.) -Replacement trees to be collected at 2:1 ratio and cash in lieu contribution be made to parks if trees cannot be accommodated on site to fund the strategy. (Development sites are calculated at 30 trees/acre, other sites are 2:1 or 3:1 ratio) -Enforce the tree bylaw through issuance of fines and stop work orders to ensure trees are properly protected during development. (Tree bylaw under development is NOT an enforceable bylaw-fines cannot be imposed) -Collect tree survival securities for trees to be retained. -ISA certified arborists to be hired in green infrastructure department to review arborist reports during development. (Currently arborist reports are reviewed by Land Arch for development. No one in the department has ISA arborist certification) -Collect cash in lieu when trees on Township property needs to be removed during development. (none is collected at this time, only on a voluntary basis) -Parks arborist staff to review the plans and arborist reports when trees/plans are on ToL property or will be Township dedicated space. (This process does not exist now and Parks staff is having to take over poorly protected trees in Parks dedication spaces) -Explore relocation of trees rather than removal.	2/17/2022 12:18 PM
13	Be careful when dictating what happens on private land or where trees on public land infringe on private. Have public tree destroying cars and yards on private land and denied permit. Expensive application denied. Expensive cleanup for one public tree. Negotiate to plant vs remove	2/17/2022 6:45 AM
14	Developers must retain a percentage of any mature forest to create a pocket forest within the development. Replacing mature trees that create animal habitat, protect the aquifer, cool the air and reduce pollution IS NOT replaced by planting a trees in a development. Bylaws for new construction need to be looked at so builders CANNOT cut down mature trees but must work with the property to maintain the mature trees..	2/16/2022 5:50 PM
15	There MUST be a higher canopy cover target if climate change mitigation is truly a goal. This goal could easily be higher if the plan was not only to plant more trees, but also to SAVE/maintain many/most of the mature/significant trees already in existence in our municipality. A young tree's impact on climate change/clean air and shade production is a tiny fraction of what a mature tree can achieve (at no cost).	2/16/2022 9:49 AM
16	I know that the Township is trying to utilize as much land as possible for new homes. But please keep in mind that trees take a long time to mature. It is all well and good to plant new	2/15/2022 11:10 PM

	trees when older trees have been cut. But, as I said, it takes time for trees to mature. So please try to keep as many trees as possible when planning for new home building.	
17	Gor crying out STOP bloody CLEAR CUTTING. Township development planners are disgraceful and lost their minds and fix 208 street	2/15/2022 10:04 PM
18	Immediately STOP clear cutting large areas of land for development/building tightly spaced townhomes/individual homes without any greenery around them. STOP total degreening of huge areas - take a look at Willoughby to see what is so totally wrong.	2/15/2022 7:50 PM
19	Keep forested areas already established.	2/15/2022 7:01 PM
20	I have not seen any proof of the Township Council's management of our trees and forests. I hope this proposed strategy will not just be a lot of talk.	2/15/2022 6:48 PM
21	i have seen the destruction of over 100 old groth tree within a 250 meter raidus of my home in the past 6months.whats it gonna take! soon no air .i watched as my neighbour cut down 47 120 year old furs and hemlocks in his back yard and gind them all up .after their whole life on the planet cleaning they r now going 2 be burnt as fuel to pollute it how ironic!!!!	2/14/2022 4:48 PM
22	Keep up the great work!	2/14/2022 3:42 PM
23	Eliminate the tree section under the SDSB and other bylaws, and the Nuisance Tree Policy, and streamline and consolidate all under the Tree Protection Bylaw. Have higher standards for retained trees on development sites. Council should direct staff to review OCPs zoning bylaws under the umbrellas of the Climate & CFM Strategies. Specifically, with reference to setbacks, limitations, and requirements. decrease lot coverage permitted on building sites, create & provide percentage limitations for impermeable coverage, etc. one objective is to preserve high quality permeable root space to support medium and large canopy trees. Provide definitions of tree class sizes on page 39-40. Commonly used tree species p49. Room to add note about climate change suitability? i.e., Maples (messages aren't aligning within strategy)	2/14/2022 11:53 AM
24	Trees in Brookswood should not be cut down to allow large houses to be built	2/13/2022 6:30 PM
25	The liberals reduced vegetation protection of waterways from 50 metres to 30 metres. Bring back the 50 metres or more protection of a natural vegetation canopy	2/13/2022 9:41 AM
26	Consider how climate change will impact newly planted trees (heatwave perished young trees) and how to keep them alive and well.	2/12/2022 11:29 PM
27	Development should retain mature trees and have a minimum percentage of canopy cover	2/12/2022 9:12 PM
28	The inventory of trees Pre-1050 is so low that our job is to aggressively mitigate the loss. I also suggest that the Amended Tree Protection By-law be amended to include development sites, thus incorporating the Subdivision and Development Servicing Bylaw into one Bylaw. Development near riparian areas needs to stop as there are several cases conflicting with the proposed strategy. Additionally, ALR parcels should have mandated hedgerows, and deforestation can occur ONLY if done so for agricultural purposes.	2/12/2022 2:34 PM
29	The tree protection bylaw 5478 needs to apply to development sites since that is where Langley stands to lose most of its tree canopy. One consistently applied bylaw that is fair, enforceable and effective is needed. Hire certified arborists to properly assess tree removal applications, not just a rubber stamp. Work with stewardship volunteer groups, school groups, church communities, etc. to build a network of citizens who can care for trees, remove invasive species, plant more trees and monitor biodiversity.	2/12/2022 10:56 AM
30	Some parks have large open spaces previously farmed should we not replant in some of these places?	2/11/2022 7:43 PM
31	Even after the climate change disasters of 2021, development in Langley continues to destroy tree cover. I live in the ALR and am sickened by the clear cutting that continues to allow for large single family dwellings. Regulations need to be brought in - and quickly - if we are to save what little is left.	2/11/2022 10:30 AM
32	It's very important work. Difficult to make big strides with zoning and the community charter. Getting incentives for builders and developers is a massive key. I like the target of 5% max of any species, but I do feel that's a lofty goal. People love their Bloodgood Japanese maples...	2/10/2022 9:00 PM
33	I think we can do better than 1% increase in canopy across the Township	2/10/2022 6:26 PM

34	Must focus in on education and a lot of communication on the benefits of this plan is critical, we must make changes so future developments of land focus on more on what is good for Langley and our population rather than future tax revenue and the developers' profit.	2/10/2022 5:04 PM
35	Trees can be planted and will grow let people cut down trees in the way of development	2/10/2022 3:15 PM
36	Big construction should have to re plant x about of trees on property based on area size and how much they eliminate	2/10/2022 2:03 PM
37	The overly dense housing in willoughby seems very unhealthy. To cram people into a small space with a few parks that have to be destinations just seems wrong. There should be more green areas in developments so community gardens or common green spaces are easily accessible.	2/10/2022 12:19 PM
38	Developer need to be held accountable to Goal # 3 To protect the community forest to retain more trees and natural assets during development. They should not be allowed to get away with removing all mature trees and then not planting the minimum 30 trees required.	2/6/2022 11:50 AM
39	Township should take significate steps to increasing the tree canopy on public lands instead forcing additional restructions on the land owers and development community. These parties are limited with the ability to solve this problem and Township should be using the funds taken from these developments to fund projects on public land. Replacement of 30 trees per acres is already a significate accomplishment.	2/4/2022 10:33 AM
40	Insist developers follow these guidelines. Consider more green roofs.	2/2/2022 9:06 PM
41	I agree that preserving trees should be part of the development planning for subdivisions. Rather than cutting every tree in a housing development and then encouraging new trees to be planted, I would like to see some trees designated to be left standing such as on the perimeter of roads and at the back of the lots that are in the plan. Also more direction could be given to the developer about the species of trees that are planted after the houses go up. Maybe there could be some kind of recognition to the developer and builders for keeping trees, a designation saying the development was done to protect the environment and mitigate climate change. Would the Province and/or the Federal Government reward initiatives? Trees give shade and keep water in the water table. In the end preserving trees reduces flooding and heat absorption. More groupings of trees in parks as part of development should also be encouraged. There should be a target for setting aside parks and forest for x number of hectares that have housing and pavement. Thank you for the survey. t	2/2/2022 2:32 PM
42	Keep the DEELOPERS off any boards. Stop this clear cutting because if you don't now and only see dollar signs for tax collected then your eye sight is short sighted	1/31/2022 9:39 AM
43	I was saddened to see there were no regulations in the draft management strategy for protecting heritage trees and wildlife trees. Not all trees are created equal: it is imperative that Langley designates protection for trees over 100 years old, no matter where they are located, for example. If a site is found to have a heritage tree, development should work around it. I have already seen significant trees being removed from development sites because this strategy is not in place. Also, it is not only canopy cover that is beneficial - wildlife trees provide nesting habitat, and should be incorporated into a forest management strategy.	1/31/2022 9:20 AM
44	I feel the two system approach, development and servicing bylaw and standalone tree bylaw, give opportunity for misinterpretation between private landowners, developers and city departments. Streamlining this process is a priority. Additional resource gained from this can be applied to administration of the bylaw. New planting species selection requires flexibility to accommodate nursery shortages. Partnering with nurseries to contract grow is an endeavor worth exploring.	1/30/2022 6:07 PM
45	I feel the two system approach, development and servicing bylaw tree protection schedule along with a stand alone private and small lot bylaw, provides opportunity for confusion to developers, consultants and city staff alike. Enforcement of bylaws is the only way to see successful increase in canopy coverage. Thoughtful selection of trees and flexibility in species selection to work with nursery demands. Partnering with nurseries to grow stock is another endeavor worth exploring. Education to local schools will help establish future public interest and informed decisions.	1/30/2022 6:03 PM
46	Increasing the amount of permanently protected park space which contains biodiversity should be a priority.	1/30/2022 4:12 PM

47	Our neighborhood is full of deciduous trees that drop leaves everywhere. The township plants unattractive large species that lift the sidewalks, kill lawns, lift driveways, clog storm drains, stain and crack sidewalks, clog gutters and genearally are a nuisance. People then plant the trees they want on theur own land. There is no shortage of trees in our subdivision. The township plants nuisance trees, then expects the residents to look after all the chaos they cause. We have small city lots, not acreages, so quit planting trees on boulevards as if we did!	1/30/2022 6:10 AM
48	Overall this is a low priority item and a waste of taxpayers money. We have large subdivisions in places like Brookswood that are still on septic septic systems. Please use taxpayers money more effectively on higher priority items as such.	1/29/2022 7:16 PM
49	See a change in City engineering specifications for make infrastructure more tree friendly, (ie permeable pavers and root habitat with CU Structural soils and Silva Cells). Incentivize or fund tree windbreaks in ALR land to decrease soil wind erosion and create more wildlife corridors. Promote agroforestry and ecologically restorative agriculture. Increase tree species diversity with species adapted to future climate, adding assisted migration to the scope of native species to be planted. In native species planting increase diversity to include less common species (eg pacific yew, sitka spruce), plant less cedars in dry areas.	1/29/2022 3:35 PM
50	We need more trees. I live in the Yorktown area and behind the Yorktown middle school there were so many trees. Now they have pretty much all been chopped down and replaced with fields. I understand they make money and provide a service to the community just wished more trees could have been kept especially along the paths. I hope for the remaining portion of the park that more trees are saved. A natural playground similar to Aldergrove would be nice. Kids love playing and exploring in the forest. Maybe a nice little pond for the tadpoles we see around here as well. Keep it natural TOL!	1/28/2022 11:22 PM
51	Stop wasting money on projects that the woke morons are pushimg	1/28/2022 3:06 PM
52	I'd like the TOL to stay away from dictating how many trees I must plant to replace one that has fallen on my property. You manage to cut down trees in parks and never replace them. Police your property before you ever consider policing mine	1/27/2022 10:10 PM
53	What Langley requires is ‘natural areas’. ‘Management’ is an odd word when used in the context of this survey. The best environment is one which is undisturbed by people or government. Some areas were becoming naturalized in Langley but the Township has allowed new development to take place recently which has destroyed most of nature’s efforts. A row of trees along a boulevard is not a forest. The ground under the canopy should be left undisturbed to provide an ecosystem with integrity. Nowhere do I see where the Township is making an effort in that regard. The Township is actually attempting to manage people’s behaviour, not allowing nature to flourish. So, you’ve placed us on a treadmill.	1/26/2022 2:59 PM
54	I don't understand why the township has largely given into large developments where acres of trees are cleared for building both in Brookwood and Willoughby. Ideally more green space should be included in these major urban developments, Otherwise people hop in their vehicles to go to already congested park areas. I think someone needs to look beyond just removing and planting trees	1/26/2022 11:57 AM
55	While a nice tidy plan sounds good, current forests should also be protected. It was activists and poets who saved the Blauuw Eco forest from destruction not city policy. Who will save the forest at Buckley Park?	1/26/2022 7:05 AM
56	I'm really proud of Township of Langley for investing financially in Langley Environmental Partners Society and the Lower Mainland Green Team - both agencies who have demonstrated they do an excellent job of engaging citizens in restoration and community forest stewardship. It is progressive and forward thinking work closely with other organizations. Most other governmental agencies simply dismiss orgs like these two and 1)expect them to fundraise to provide them with their work totally free and/or 2) try to reinvent the wheel and do it themselves (mostly for a much higher financial cost and unsuccessfully). Well done for getting it and understanding that with this climate crisis we must all come together!	1/26/2022 5:06 AM
57	While I can see the importance of a tree canopy I feel that home owners should be able to manage the trees on their property, especially when they feel the placement of th trees are a hazard to their home during a strong windstorm or rainstorm. This was not th case when we applied yo remove trees that were very large and I had worried about for years.	1/25/2022 4:38 PM
58	First TOL allows unregulated tree removal for development and now TOL needs to increase taxes to restore tree canopy. Very poor management.	1/25/2022 3:11 PM

59	I have often thought that for the agricultural areas it would be an idea to suggest that land owners leave a 20-30 foot segment of tree/shrub original growth at the end of their property. ie in South East Langley say between 240 and 248 each 20 acre parcel back to back should leave a strip at the place where the two properties meet which would allow for a 60 foot swath of green for biodiversity, animal protection and corridor, wind protection and temperature amelioration. We also left trees for shade for cattle in all our fields, and they have enjoyed/appreciated that very much over the past summers. I am shocked by the extent of the development without any visible parks in the Willoughby area. This needs to be addressed before such massive concrete and asphalt is allowed to cover the next area to be developed. And if the parks can be linked by walkways that would be beneficial to the large populations which you are creating in these areas. I seem to remember seeing some form of green concrete paving...ie blocks with gaps in them for grass to grow, making them cooler, beneficial to co2 consumption and providing better drainage...Japan had some excellent ideas to deal with floods due to climate change. To think that we can plant trees 20 years from now when the heat domes are more frequent and more extreme is a pipe dream. I don't suppose that many of the trees planted for re-forrestration last year survived the summer. I don't see how the trees on our property will survive many more heat domes without some method of watering.	1/25/2022 1:51 PM
60	While forest cover is the discussion point, it is not the only metric of balanced ecosystems and healthy watershed. I believe TOL development planners have mismanaged the yorkson floodplain. Flood events of recent years have shown more rapid drainage of willoghby and walnut grove. The pump station takes days to catch up when water levels on the Fraser are high. There is a growing impact to industrial, commercial, farm and residential interests.	1/25/2022 12:35 PM
61	Development of all spaces, green spaces included, is very high in Langley. This is driven by demand and is VERY profitable for developers. They need to be held accountable for preserving/protecting mature trees, and revegetating sites with more plants. This must be enforced by council during the design phase prior to any building approvals from Council. This is not passing the buck but rather making those that profit the most, the most responsible for maintaining the values that makes this area so desired. I've slowly watched green areas being infested with concrete chaos. Look along 208 south of Highway 1. There was one townhouse complex there when we moved to Walnut Grove. Now, you can't even count them all up. Council has allowed the removal and denuding of green areas without adequate foresight (particularly for climate change) or accountability for developers (climate change strategies are not built in to many planting plans). Council is responsible to the concerns and desires of its constituents, not responsible for ensure profit margins for developers. Also, stop the cut and cover bs for utilities. Pave entire sections instead of creating potholes and speed bumps. Developers make alot of profit, putting the screws to them (accountability and responsibility) will only lower profits slightly. Stop putting the burden of fixing these shortcomings on tax payers.	1/25/2022 11:51 AM
62	This should be a referendum due to its cost on taxpayer. The costs to get an arborist is very expensive and a burden on the taxpayer. Based on the costs to be implemented on having trees in a private yard I am now unwilling to plant anymore which i	1/24/2022 9:55 PM
63	I see too many trees being removed and clear cuts being done. There is no regard for these forested areas. The wildlife are loosing their habitat. One day there are trees the next clear cuts, it is really sad the destruction that is happening. It is always about money and not about nature.	1/24/2022 8:24 PM
64	This is a no brainer. Of course we need trees. I understand we need to protect our air and water. Trees do this naturally. They also keep homes cooler during the summer. This is a win win for the lower mainland.	1/24/2022 7:26 PM
65	Clearcut during development is you main problem. Has been for 20 years sadly Langley has made a mess of this through poor policy. Community parks should be NATURAL Not replanted clearcut fields. Stop chopping things down to begin with.	1/24/2022 7:04 PM
66	You will not listen anyhow. Any developer with a fat wallet and good golf swing can influence every single member of council. Willoughby is a disgrace, an enviromnental disaster and a social powder keg. This little survey and your "consulations" are an insult.	1/24/2022 6:59 PM
67	Reforestation efforts need to become a reality, not a political slogan. climate change is here and trees play a crucial part on protecting humans, houses, wildlife, bugs, the ecosytem as a whole. I encourage ToL to address this in an urgent matter across our township so we can leave a better future for our children.	1/24/2022 5:09 PM

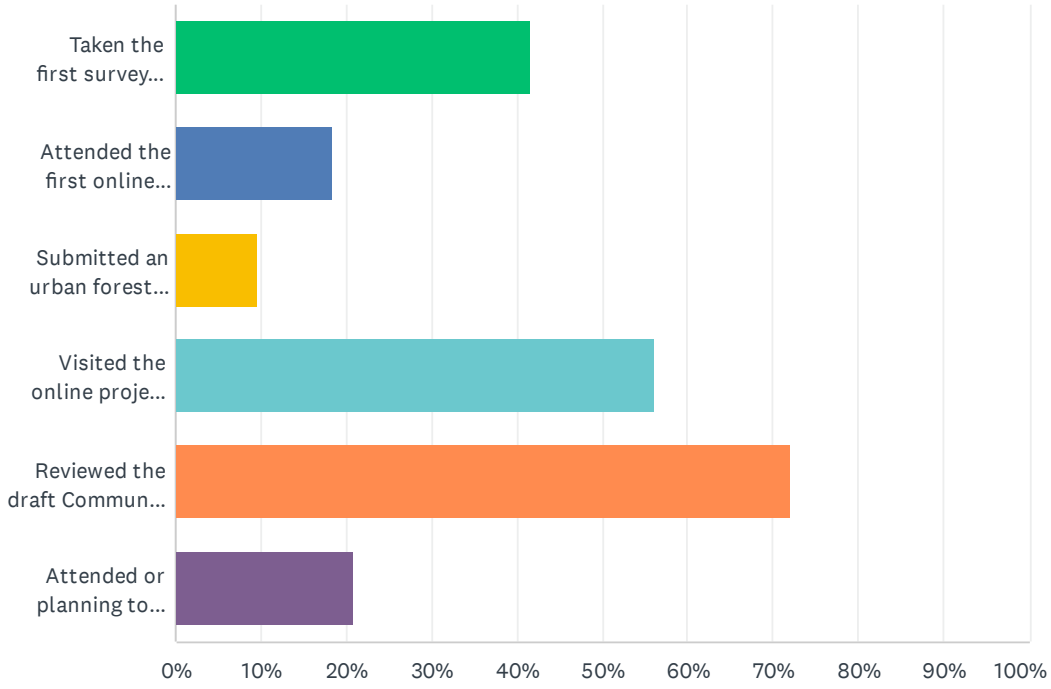
68	It seems to be smoke and mirrors. All I see is the Township clear cutting for development. I suspect this is to the tax payers “we have a tree management plan” while still clear cutting the tree canopy. Any plan that ties its success 30 years out is a joke.	1/24/2022 5:04 PM
69	lobby ALC	1/24/2022 1:21 PM
70	Stop clear cutting every piece of land to develop condos!!!	1/24/2022 6:58 AM
71	I think there should be a large focus on the overdevelopment of Langley and how the developers cut down the mature trees that give us more oxygen and plant small shrubs/trees that take a long time to grow and give us the same amount of oxygen and tree cover.	1/23/2022 3:59 PM
72	Get off my private property	1/23/2022 3:52 PM
73	Why make it so expensive for a private home owner to remove a compromised tree a total rip	1/23/2022 2:31 PM
74	Just because other communities like Vancouver chose a target of 30% is not justification to reduce some areas down to 30%. The areas currently above this should remain at this. Not be decreased to facilitate the aggressive development goal the Township has set. Furthermore near the end of the discussion one council member stomped on it all with a comment about the aggressive development is happening and that’s how it is. Very discouraging and upsetting. Basically stomped on all of it with that comment.	1/23/2022 1:48 PM
75	Doesn’t address deforestation by developers	1/23/2022 1:38 PM
76	Protection of our biodiversity and green space is a high priority for our governments and community. Thanks for your work to make this happen for benefit of future generations and livability of our community!	1/23/2022 11:20 AM
77	I have watched the tree hugging vision in my community get extreme year over year. Cant cut an aging dangerous tree on your OWN tax paying property. Those overrated rules have soured me on any tree plans. Trees grow. Grass grows. Stop using my tax dollars for planting things that grow naturally and then more tax dollars to shut down roads to maintain the plantings. Stop the madness and propoganda and stop wasting any more high tax dollars. Leave the tax payers and their property alone	1/23/2022 10:15 AM
78	There is far too much government involvement and power infringing on home owners rights. The township of Langley needs to reduce its influence on how private homeowners manage their properties.	1/23/2022 9:07 AM
79	Stop clear cutting Langley	1/23/2022 6:43 AM
80	We need more trees to address as best we can the effects of climate change. I would like to a more aggressive plan. The time line seems to far in the future. The time to act is now.	1/22/2022 6:26 PM
81	Just ask anybody what was growing in Langley before we chopped all the trees down I imagine there was more cedar trees than anything so plant them back that’s what it was originally here we need more green trees a plant too many leaf trees they don’t retain in the wintertime cedar trees especially will actually soak up all the rain that touches them once they get large enough time	1/22/2022 4:24 PM
82	This requires real commitment and political will. Too many developers little or no regard for tree protection lion. The Township needs stronger regulations and enforcement.	1/22/2022 9:49 AM
83	We live near a highway. More trees is important for air quality and will improve our quality of life.	1/22/2022 8:04 AM
84	Focus needs to be put on new developments and retaining existing trees- new samplings planted DO NOT have the same impact as established trees. Also, the online session was good- but failed to address the majority of questions asked. Need more REAL policies- not just "ideas."	1/22/2022 2:10 AM
85	Still have very strong concerns about tree and green space in New developments as the proposed and initial plans always seem to have far more green space allocated than when final green spaces are completed also the green spaces are far to delayed for work	1/21/2022 6:23 PM
86	Tree protection bylaw 5478 needs to apply to development sites and dissolve the tree bylaw under the subdivision and Dev. servicing bylaw. Streamline the tree bylaws to have only 1 tree bylaw and same standards be applied to development sites. (Development sites only regulates trees 30cm+, where other sites are 20cm+ etc.) Replacement trees to be collected at 2:1 ratio	1/21/2022 6:22 PM

	and cash in lieu contribution be made to parks if trees cannot be accommodated on site to fund the strategy. (Development sites are calculated at 30 trees/acre, other sites are 2:1 or 3:1 ratio) Enforce the tree bylaw through issuance of fines and stop work orders to ensure trees are properly protected during development. (Tree bylaw under development is NOT an enforceable bylaw-fines cannot be imposed) Collect tree survival securities for trees to be retained. ISA certified arborists to be hired in green infrastructure department to review arborist reports during development. (Currently arborist reports are reviewed by Land Arch for development. No one in the department has ISA arborist certification) Collect cash in lieu when trees on Township property needs to be removed during development. (none is collected at this time, only on a voluntary basis) Parks arborist staff to review the plans and arborist reports when trees/plans are on ToL property or will be Township dedicated space. (This process does not exist now and Parks staff is having to take over poorly protected trees in Parks dedication spaces) Explore relocation of trees rather than removal. (Does not seem to be happening)	
87	Trees are the lungs of the planet. Please conserve as many as you can.	1/21/2022 5:06 PM
88	TOL has done a very poor job of forest or tree conservation when allowing development and has relied on riparian corridors, parks and private lands. The homeowner should not be burdened with tree management when the rampant development in the township ignores it. Very hypocritical.	1/21/2022 4:02 PM
89	Increasing trees planted should be specific to native trees (ie. Cedar, maple, pine) not just the decorative trees that are small and all over. Eagles, hawks and owls do not nest in those trees. The township has already destroyed so much wildlife habitat that people in Langley no longer know what an eagle sounds like because the eagles are gone. Reduce building permits and require native trees to not be cut down.	1/21/2022 3:57 PM
90	st decelopment keep it rural	1/21/2022 3:20 PM
91	Strengthen the tree bylaw under development. Current tree bylaw can be amended to include development sites to capture trees 20cm and larger. Seek more replacement trees rather than 30 trees per acre. More enforcement is needed on development sites and collect tree survival securities and compensations when trees cannot be planted on site.	1/21/2022 1:02 PM
92	Need higher penalties for developers that sheer properties	1/21/2022 12:57 PM
93	There is very limited discussion in the plan around Developers. There should definitely be stronger fines, harsher punishment/fallout when they go against tree management. Furthermore, “credits” for keeping significant trees is a flawed system and concept.	1/21/2022 10:15 AM
94	Does the City of Langley have a plan like this?	1/21/2022 7:52 AM
95	We had an enormous tree fall on our property during a summer storm many years ago. I would just be cautious with the types of trees in urban areas as wind storms do occur and could be deadly.	1/20/2022 3:54 PM
96	Plant native tree, don't plant trees under powerlines, allow removal of diseased trees. Plant more trees on school/park sites. Provide tax incentives time for land/homeowners to plant trees	1/20/2022 1:26 PM
97	clearly communicated, I am just worried that having grey areas (such as recommendations as opposed to strict laws) that protect trees is NOT ENOUGH.	1/20/2022 12:52 PM
98	Clear cutting has to stop. Larger lots out in rural areas	1/20/2022 10:36 AM
99	developers should not be allowed to clear cut lots for development. Should have to work around the trees where possible.	1/20/2022 10:25 AM
100	To maintain the strategy is very important especially for the future of our earth.	1/20/2022 10:01 AM
101	Drought resistant evergreens preferred. Deciduous trees may require more work with leaf blowing and clearing drains.	1/19/2022 11:53 PM
102	30% Canopy Coverage is TOO LOW. TOL should meet/exceed MetroVancouver canopy standards. TOL MUST focus more on Tree Retention in new development areas. TOL MUST combine the Tree Protection Bylaw and the Subdivision Servicing Bylaw into ONE BYLAW.	1/19/2022 9:40 PM
103	Stop allowing developers to clear cut everything!!!	1/19/2022 9:19 PM
104	Very glad to see a long-term plan being developed this is our future and will define who we are	1/19/2022 6:07 PM

	as a community	
105	Tree protection bylaw 5478 needs to apply to development sites and dissolve the tree bylaw under the subdivision and Dev. servicing bylaw. Streamline the tree bylaws to have only 1 tree bylaw and same standards be applied to development sites. Replacement trees to be collected at 2:1 ratio and cash in lieu contribution be made to parks if trees cannot be accommodated on site to fund the strategy. Enforce the tree bylaw through issuance of fines and stop work orders to ensure trees are properly protected during development. Collect tree survival securities for trees to be retained. ISA certified arborists to be hired in green infrastructure department to review arborist reports during development. Collect cash in lieu when trees on Township property needs to be removed during development. Parks arborist staff to review the plans and arborist reports when trees/plans are on ToL property or will be Township dedicated space. Explore relocation of trees rather than removal.	1/19/2022 4:42 PM
106	Trees on private lots get too large , no one should have to pay to remove unwanted or unsafe trees from private land !	1/19/2022 8:39 AM
107	Survey too confusing	1/18/2022 11:45 AM
108	Protect public trees when road widening	1/18/2022 11:43 AM
109	Protect large existing conifers on edges of public roads	1/18/2022 11:40 AM
110	Without costing information that is required to achieve the goals of the plan, it does not seem realistic that the plan will succeed	1/17/2022 8:48 PM

Q10 What activities have you participated in about the Township of Langley's Community Forest Management Strategy over the duration of the project?

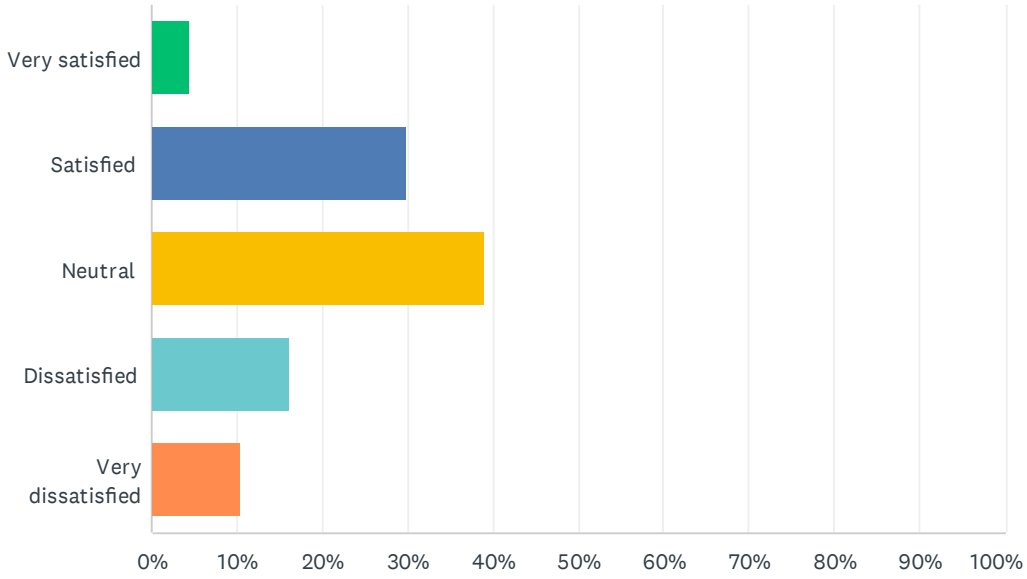
Answered: 125 Skipped: 130



ANSWER CHOICES	RESPONSES	
Taken the first survey (spring 2021)	41.60%	52
Attended the first online open house (spring 2021)	18.40%	23
Submitted an urban forest location using the mapping tool	9.60%	12
Visited the online project webpage	56.00%	70
Reviewed the draft Community Forest Management Strategy	72.00%	90
Attended or planning to attend the second online open house (January 18, 2022)	20.80%	26
Total Respondents: 125		

Q11 How satisfied are you with community engagement about the Township of Langley's Community Forest Management Strategy?

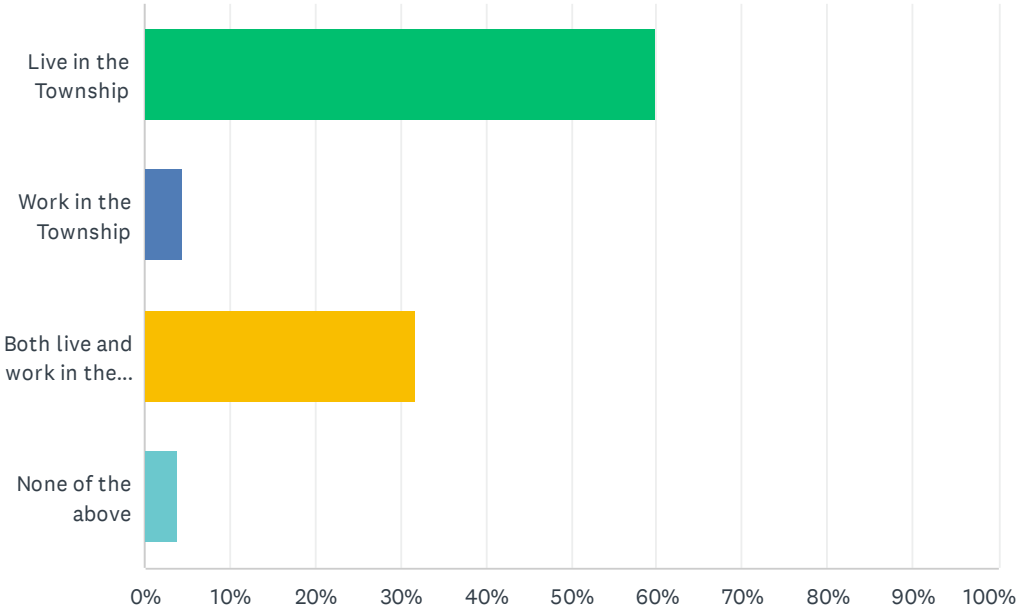
Answered: 154 Skipped: 101



ANSWER CHOICES	RESPONSES	
Very satisfied	4.55%	7
Satisfied	29.87%	46
Neutral	38.96%	60
Dissatisfied	16.23%	25
Very dissatisfied	10.39%	16
TOTAL		154

Q12 Do you live or work in the Township of Langley?

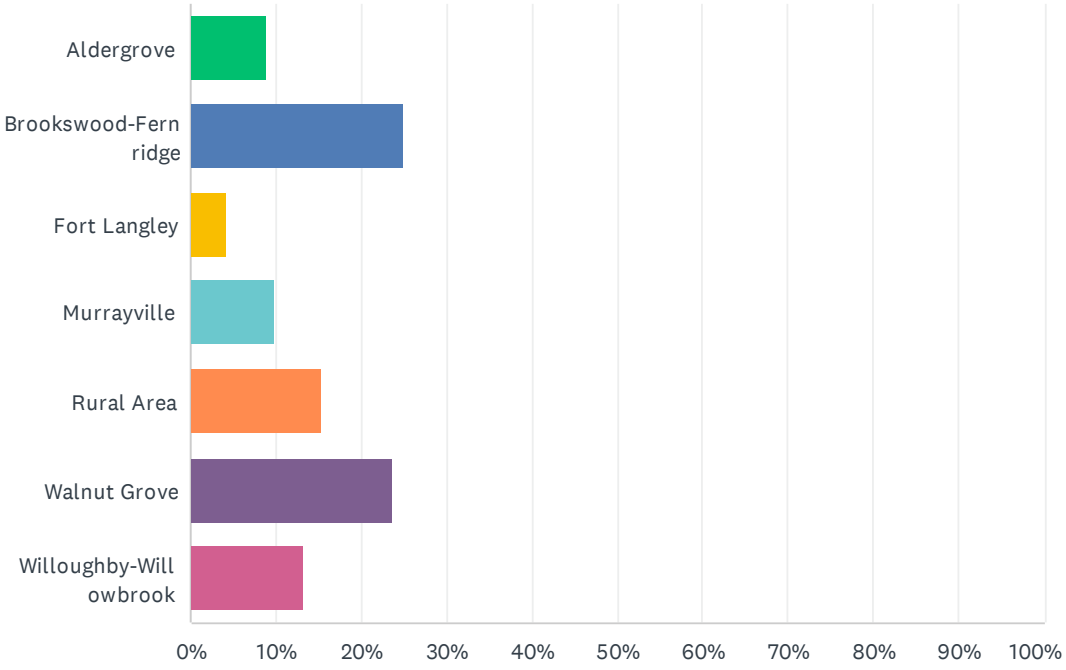
Answered: 157 Skipped: 98



ANSWER CHOICES	RESPONSES	
Live in the Township	59.87%	94
Work in the Township	4.46%	7
Both live and work in the Township	31.85%	50
None of the above	3.82%	6
TOTAL		157

Q13 Which Township community do you live in?

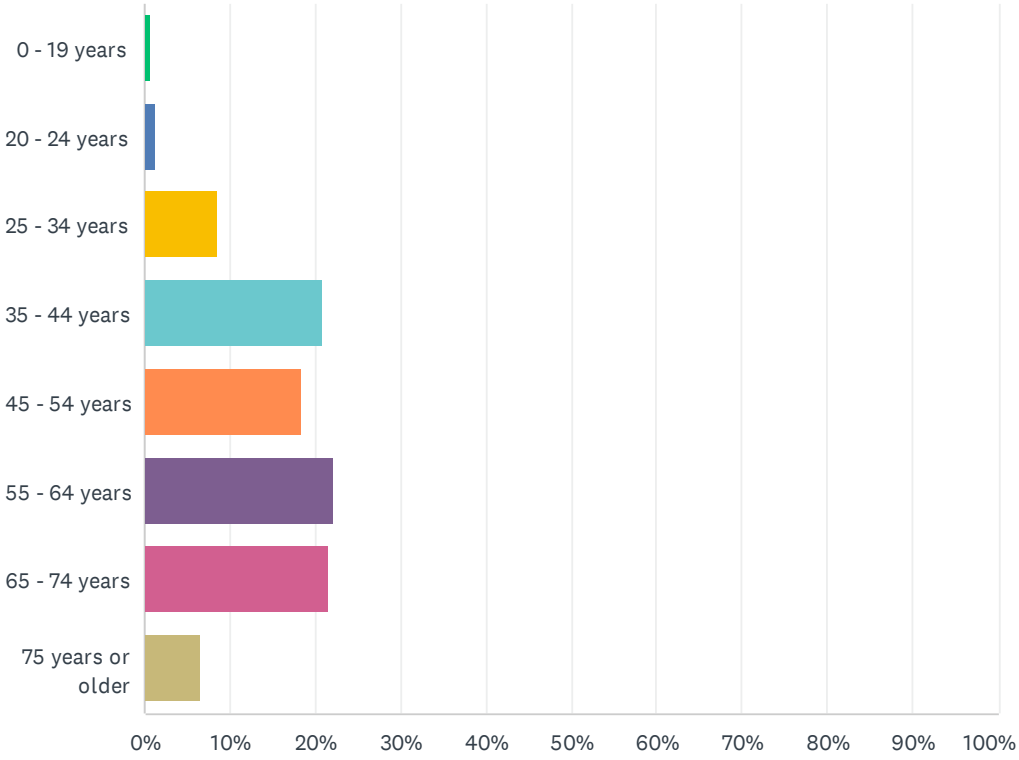
Answered: 144 Skipped: 111



ANSWER CHOICES	RESPONSES	
Aldergrove	9.03%	13
Brookswood-Fernridge	25.00%	36
Fort Langley	4.17%	6
Murrayville	9.72%	14
Rural Area	15.28%	22
Walnut Grove	23.61%	34
Willoughby-Willowbrook	13.19%	19
TOTAL		144

Q14 What age bracket do you fall within?

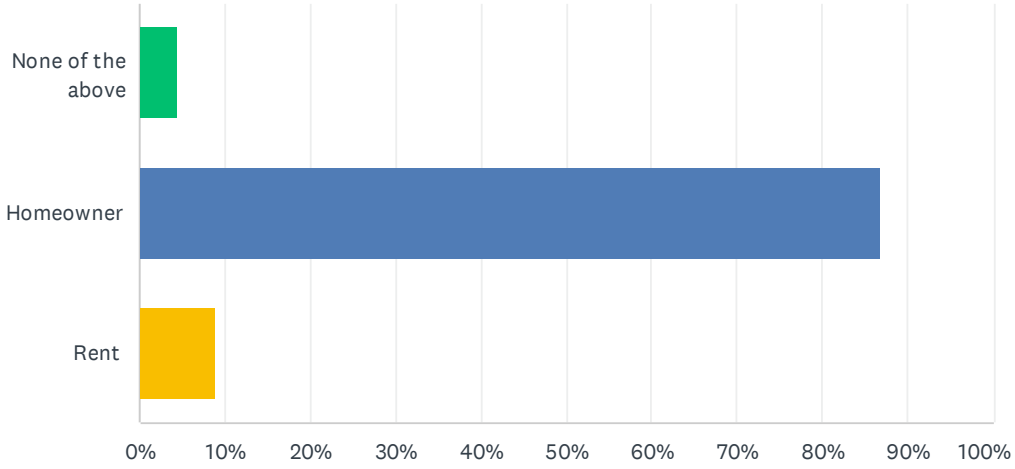
Answered: 153 Skipped: 102



ANSWER CHOICES	RESPONSES	
0 - 19 years	0.65%	1
20 - 24 years	1.31%	2
25 - 34 years	8.50%	13
35 - 44 years	20.92%	32
45 - 54 years	18.30%	28
55 - 64 years	22.22%	34
65 - 74 years	21.57%	33
75 years or older	6.54%	10
TOTAL		153

Q15 Are you a homeowner or do you rent?

Answered: 158 Skipped: 97



ANSWER CHOICES	RESPONSES	
None of the above	4.43%	7
Homeowner	86.71%	137
Rent	8.86%	14
TOTAL		158