Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 29, 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 29, 2023

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 29, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 8, 2023

That Council adopt the Minutes of the Regular Council meeting held May 8, 2023.

2. Special Council Meeting – May 23, 2023

That Council adopt the Minutes of the Special Council meeting held May 23, 2023.

C. DELEGATIONS

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

Request by Heather Scott, Langley Memorial Hospital Foundation, to appear before Council to request the property taxes on the parking lot owned by the Foundation be waived.

D. PRESENTATIONS

1. Acting Fire Chief Bruce Ferguson – Plaque Presentation

Mayor and Council to present Acting Fire Chief Bruce Ferguson with a plaque in appreciation of his years of service with the Township of Langley Fire Department.

2. Fraser Valley Regional Library (FVRL)

That Council receive the presentation by Scott Hargrove, Chief Executive Officer, providing a brief overview of programming, benefits of staying with the FVRL (economy of scale), and Township user data at FVRL facilities.

E. REPORTS TO COUNCIL

1. Expansion of Fraser Sewerage Area (1565 – 200 Street and 19925 – 12 Avenue) Report 23-90

File ENG 0400-65-003

That Council request that the Greater Vancouver Sewerage and Drainage District expand the existing Fraser Sewerage Area boundary to formally include the following two properties:

- 1565 – 200 Street (Lot 18, Sec. 10, Township 7, NWD, Plan NWP5505); and
- 19925 – 12 Avenue (Lot 42, Sec. 10, Township 7, NWD, Plan NWP53973).

2. Agricultural Land Commission Application No. 100426 (Chow / Qiao / 25990 – 48 Avenue) Report 23-88

File CD 10-36-0011

That Council advise the Agricultural Land Commission that the subdivision application submitted by David Lin on behalf of the owner of the property located at 25990 – 48 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

3. North Williams Sanitary Lift Station Report 23-83

File ENG 5330-24-082

That Council authorize staff to proceed with the tendering and construction of a sanitary lift station to service the Williams Neighbourhood; and

E. REPORTS TO COUNCIL

That Council approve receipt of developer funding and creation of a new sanitary sewer capital project for the North Williams Sanitary Lift Station.

4. Total Loss Vehicle Replacements
Report 23-80
File ENG 1280-06

That Council authorize the use of up to $220,000 from the Public Works Equipment Reserve to replace two trucks which suffered irreparable damage.

5. 2023 Solid Waste Utility Funding for New and Replacement Carts
Report 23-87
File FCP 5360-01-003

That Council authorize the use of up to $450,000 from various funding sources to purchase new and replacement wheeled collection carts for curbside garbage and organics services.

6. Capital Request – Glover and Rawlison Intersection Improvements and 206 Street Widening Project
Report 23-84
File ENG 1705-01

That Council authorize the use of up to $882,123 from various funding sources to complete the Rawlison Crescent and Glover Road Intersection Improvements project and the 206 Street Road Widening project from 78 Avenue to Willoughby Town Centre Drive.

7. TransLink 2023 Funding Requests
Report 23-92
File ENG 1855-60

That Council authorize the use of up to $6,177,635 from various sources including $3,955,381 of funding received from TransLink to complete capital projects; and

That Council approve an increase to TransLink funded Operating budgets of $246,848.

8. Corporate Priority Projects 2023 Funding
Report 23-94
File FCP 0530-01

That Council approve $1.5M in funding for 2023 from the Capital Projects Reserve, and direct staff to proceed with the planning, further

E. REPORTS TO COUNCIL

assessments and beginning of necessary site works for the Youth Soccer Campus project in a new Smith Athletic Park;

That Council approve $4M in funding for 2023 from the Growing Communities Fund grant fund, and direct staff to proceed with the planning, site assessments, design and initial procurement process for the new Ice and Dry Arenas Facility at Langley Events Centre;

That Council approve $3.5M in funding for 2023 from the Capital Projects Reserve, and direct staff to begin further feasibility, programming, and early design works for the new Willoughby Community Centre in Yorkson Community Park; and

That Council approve $2.5M in funding for 2023 from temporary internal borrowing, until debt borrowing is secured, and direct staff to proceed with the necessary site assessments and detailed design planning for the new replacement Fire Hall #5 in Brookswood.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100189 and Development Permit Application No. 101239 (Sunmark Townhomes Ltd / 20645 – 74B Avenue and 7521 and 7547 - 208 Street)
Bylaw No. 5843
Bylaw No. 5844
Report 23-97
File CD 08-23-0191

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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Developments Ltd.) Bylaw No. 5843 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunmark Townhomes Ltd) Bylaw No. 5844 rezoning 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate the development of 151 townhouse units and eight fee simple lots (one single family lot, three rowhouse, and four 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;

F. BYLAWS FOR FIRST AND SECOND READING

2. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 208 Street, 207 Street, 206A Street, 75A Avenue, 74B Avenue, internal lanes, a cul-de-sac, and greenway, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Compliance with Age Friendly Amenity Area requirements;
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. Restricting development of townhouse units and semi-detached and rowhouse lots until a Development Permit is issued;
    b. Identifying the units (5% of single family and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    c. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
    d. 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;
    e. On lands zoned Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
    f. Protection of Streamside Protection and Enhancement Areas;
7. Discharge of no build restrictive covenants registered on 20645 – 74B Avenue;
8. Acceptance of the streamside enhancement plans, fencing, signage, and security;
9. Registration of a statutory right-of-way for the purpose of a pedestrian connection (per April 21, 2023 site layout);
10. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
11. 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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Townhomes Ltd.) Bylaw No. 5843 is consistent with the Township's Five Year Financial Plan as updated annually and with

F. BYLAWS FOR FIRST AND SECOND READING

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. 5843 and 5844 authorize the issuance of Streamside Protection Development Permit No.101239, 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. 5843 and 5844 in conjunction with the hearing for Proposed Development Permit No. 101239.

Explanation – Bylaw No. 5843

Bylaw No. 5843 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the unit type and unit mix provisions for lands designated Mixed Residential located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street. The amendment will allow the development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

Explanation – Bylaw No. 5844

Bylaw No. 5844 rezones 4.56 ha (11.2 ac) portion of land located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

F. BYLAWS FOR FIRST AND SECOND READING

2. Official Community Plan Amendment and Rezoning Application No. 100254 (Qualico Developments (Aldergrove) Inc. / 2600 Block of 268 Street)
Bylaw No. 5882
Bylaw No. 5883
Report 23-96
File CD 13-19-0312

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 (Aldergrove) Inc.) Bylaw No. 5882 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5883 rezoning approximately 3.0 ha (7.4 ac) of land located in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-115 to facilitate the development of 45 townhouse units and 25 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, 26 Avenue and a cul-de-sac road 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. Submission of a Traffic Impact Study to determine the effects of the development and securing any required improvements to the intersections of 24 Avenue and Highway 13 and 24 Avenue and 272 Street;
6. Submission of a stormwater drainage study to verify existing detention pond capacity (26603 - 24 Ave) is adequate to support the proposed development;
7. 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);
8. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family and townhouse units) required in accordance with the Schedule 2 –

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Adaptable Housing Requirements of the Township's Official Community Plan;

b. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
c. 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;
d. Exterior Design Control Agreement on single family lots;
e. Protection of Streamside Protection and Enhancement Areas;

9. Acceptance of the streamside enhancement plans, fencing, signage, and security;
10. Compliance with the age friendly amenity area requirements for the townhouse portion of the site;
11. Discharge of the Restrictive Streamside Protection Covenant (BCP14382) registered on the property upon compliance of proposed streamside enhancement plans, fencing, signage, and security;
12. Registration of a statutory right-of-way for the purpose of a pedestrian connection through the Agricultural Land Reserve (ALR) buffer, (per site layout dated May 15, 2023);
13. Registration of a statutory right-of-way for the purpose of a pedestrian connection from 26 Avenue through the townhouse portion of the site to Aldergrove Athletic Park;
14. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
15. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5882 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. 5882 and 5883.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5882

Bylaw No. 5882 amends the "Medium Density Residential" designation of the Aldergrove Community Plan to permit a density of 12.5 units per acre and allow single family units on property located in the 2600 Block of 268 Street.

Explanation – Bylaw No. 5883

Bylaw No. 5883 rezones 3.0 ha (7.4 ac) of land in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development CD-115 Zone to accommodate a residential development consisting of 25 single family lots and 45 townhouse units.

3. Official Community Plan Amendment and Rezoning Application No. 100238 (1102827 BC Ltd. / 1117488 BC Ltd. / Qualico Mitchell Williams LLP / 21200 Block of 83 Avenue)
Bylaw No. 5890
Bylaw No. 5891
Report 23-98
File CD 08-25-0120

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 (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891 rezoning 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate the development of a townhouse development, 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 community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
4. Provision of a neighbourhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighborhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

5. Provision of road dedications, widenings, and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
6. Provision of a layout demonstrating the development potential of 21214 – 82 Avenue (and restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed;
7. Dedication and construction of a 4.5 m wide street greenway on the south side of 83 Avenue:
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. Compliance with Age Friendly Amenity Area requirements;
10. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
11. 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);
12. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 5% of the townhouse units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting townhouse unit garages from being developed for purposes other than parking vehicles and prohibiting the development of secondary suites within individual townhouse units;
    c. Prohibiting reliance on street parking;
13. Registration of statutory rights-of-way to acceptance of the Township to secure public pedestrian connections;
14. Provision of a subdivision plan to create the subject parcel;
15. Completion of a road closure bylaw for 80 Avenue;
16. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI);
17. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy;
18. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's

F. BYLAWS FOR FIRST AND SECOND READING

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 authorize staff to schedule the required Public Hearing for Bylaws No. 5890 and 5891.

Explanation – Bylaw No. 5890

Bylaw No. 5890 amends the Williams Neighbourhood Plan to add additional area to the Rowhouse/Townhouse designation and to remove additional parking requirements from this designation.

Explanation – Bylaw No. 5891

Bylaw No. 5891 rezones 4.9 ha (12.2 ac) of land located at 21200 Block of 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-183 to accommodate a maximum of 196 units.

4. Willoughby Community Plan Omnibus
Bylaw No. 5887
Report 23-85
File MA LRP00024

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Omnibus Bylaw) No. 5887; and

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Omnibus Bylaw) No. 5887.

Explanation – Bylaw No. 5887

Bylaw No. 5887 provides miscellaneous amendments to the Neighbourhood Plans in the Willoughby Community Plan with an objective to bring them to current standards with greater consistency. More specifically, this amendment bylaw:

1) updates single family and commercial uses to current standards,
2) brings land use designations in neighbourhood plans into consistency, and
3) eliminates policies for Energy and Greenhouse Gas Development Permit Areas.

F. BYLAWS FOR FIRST AND SECOND READING

5. Official Community Plan Amendment and Rezoning Application No. 100245 (161884 Canada Inc. / Beedie Group / 5500 Block of 268, 272 and 275 Streets)
Bylaw No. 5885
Bylaw No. 5886
Report 23-95
File CD 14-05-0105

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886 rezoning approximately 37.20 ha (91.92 ac) of land located in the 5500 block of 268, 272 and 275 Streets to Comprehensive Development Zone CD-185 to facilitate future industrial development, watercourse conservation and community stormwater detention facilities 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 including any other offsite utility works and extensions needed to support the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Securing completion by the Township at the applicant's cost of an Integrated Stormwater Management Plan (ISMP) for the West Creek watershed with a focus on the Gloucester Industrial lands, to be completed prior to Development Permit on the lands;
3. Expansion and improvement of the community stormwater detention facilities in accordance with the Township's Subdivision and Development Servicing Bylaw including dedication of the lands;
4. Provision of road dedications, widenings, and necessary traffic improvements including construction of the traffic signal at 275 Street and 56 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Gloucester Community Plan;
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and transfer of the lands to the Township;

F. BYLAWS FOR FIRST AND SECOND READING

8. Registration of restrictive covenants:
    a. Prohibiting access to 56 Avenue for proposed Lot 8;
    b. Limiting access to 56 Avenue for proposed Lot 5 to right in / right out only;
    c. Requiring a development permit be issued and a final tree management plan to be secured before clearing and grading; and
    d. Identifying the required 10 m wide landscape area / buffer along the eastern boundary of the site on the edge of agricultural lands in the City of Abbotsford including trail to be constructed at time of development permit;
9. Registration of required statutory rights-of-way for servicing and access;
10. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as described by the applicant in Attachment E to this report in support of the proposed Gloucester Community Plan amendment and rezoning comprised of:
    a. $14,003,900.00 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. 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;
    b. Securing transfer of approximately 22.31 ha (55.13 ac) of land to the Township upon securing any and all required environmental and servicing approvals and works;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Approval of Bylaw No. 5885 by the Ministry of Transportation and Infrastructure, if required;
13. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5885

Bylaw No. 5885 amends the Gloucester Industrial Park Community Plan by designating the site "Comprehensive Service and General Industrial" and including Development Permit Area designation.

Explanation – Bylaw No. 5886

Bylaw No. 5886 rezones properties located in the 5500 block of 268, 272 and 275 Streets from Rural Zone RU-1 and Rural Golf Course Zone RU-10 to Comprehensive Development Zone CD-185.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100688 (1317903 BC Ltd. / Johal / 20534 – 71A Avenue and 7091 – 204 Street)
Bylaw No. 5816
Report 23-82
File CD 08-14-0234

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1317903 BC Ltd. / Johal) Bylaw No. 5816 rezoning 0.78 ha (1.93 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Residential Zone R-1A to facilitate the subdivision of 14 single family lots, 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. Provision of road dedications, widenings, greenways, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Central Gordon Estate 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% for single family) required to comply with the adaptable housing requirements;
    b. No build covenant on the northern portion of Lot 7 until such time that consolidation with adjacent lands is complete;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

6. Registration of a statutory right-of-way over:
    a. The western portion of Lot 1 for the purposes of a green link;
    b. The northern portion of Lot 7 for the purposes of vehicular access; and
    c. The northern portions of Lot 10, 11, and 14 to adequate dimensions to support an interim road design;
7. Completion of a road closure bylaw for the south half of 71A Avenue;
8. 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
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

Explanation – Bylaw No. 5816

Bylaw No. 5816 rezones properties located at 20354 - 71A Avenue and 7091 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a 14 lot residential subdivision.

2. Rezoning Application No. 100684
(Tasic Developments Ltd. / 6920 – 204 Street)
Bylaw No. 5877
Report 23-81
File CD 08-14-0233

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tasic Developments Ltd.) Bylaw No. 5877 rezoning approximately 0.6 ha (1.5 ac) of land located at 6920 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development 29 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. 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;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Dedication and construction of a 4.5 m wide street greenway on the east side of 204 Street including final acceptance of the greenway landscape design plans, 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
    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;
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.

Explanation – Bylaw No. 5877

Bylaw No. 5877 rezones a 0.6 ha (1.5 ac) property located at 6920 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development of 29 townhouse units.

3. Rezoning Application No. 100666 (Tiwana / 1368916 BC Ltd. / 7510 and 7488 – 198B Street)
Bylaw No. 5884
Report 23-86
File CD 08-22-0104

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 5884 rezoning approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

four 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. Provision of road dedications, widenings, and necessary traffic improvements for 75A Avenue and 198B Street (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
4. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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. restricting development on the proposed R-CL(SD) lots until a Development Permit is issued for the site;
    b. identifying the lots/units (minimum 5% of single family and townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    c. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    d. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual townhouse units and units zoned Residential Compact Lot Zone R-CL(SD);
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5884

Bylaw No. 5884 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family dwellings.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

That Council give final reading to Election and Political Signs Bylaw No. 5834.

Explanation – Bylaw No. 5834

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

Clerk's Note: At the May 8, 2023 Regular Council meeting, Council amended Section 7.4 of the Bylaw.

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – May 3, 2023
Recreation, Culture, and Parks Advisory Committee – May 10, 2023
File 0540-20

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

L. ASSOCIATIONS AND OTHER GOVERNMENT AGENCIES

1. Joint SD#35 / Municipal Liaison Committee – May 3, 2023
File 0540-20

That Council receive the Minutes of the Joint SD#35 / Municipal Liaison Committee meeting held on May 3, 2023.

M. MAYOR AND COUNCIL REPORT

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

P. OTHER BUSINESS

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

1. Agricultural MAWA Bylaw Reform

Whereas:

1. The Township of Langley is one of the richest agricultural areas in Canada and home to nearly half of all farms in Metro Vancouver, over 1,000 farms;

2. The 2015 Agricultural Viability Strategy endorsed by Council contains the vision that "The Township of Langley supports agriculture while fostering and encouraging sustainable and viable production" and "Farmers are respected and appreciated for their contributions to the community and its citizens"; and

3. It is prudent to support the agricultural community with ongoing reform and modernization of applicable bylaws and regulations from time to time;

P. OTHER BUSINESS

Therefore be it resolved that Council hereby refers to the Agriculture Advisory and Economic Enhancement Committee to:

A. Potentially conduct consultation within the agricultural community regarding the Migrant Agricultural Worker Accommodation municipal requirements; and

B. Work with staff to forward to Council for its consideration, prior to the end of 2023, bylaw and/or policy amendments as may be required to:

1. align Township of Langley bylaws with provincial and federal legislation, as appropriate for Council to consider; and
2. reform outdated administrative requirements or other processes with amendments to Zoning Bylaw 1987 Section 201.5 regarding the Migrant Agricultural Worker Accommodation to assist the agricultural and farming community.

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

2. Support for Construction Industry and Reduced Timelines

Whereas:

The City of Surrey allows for a more permissive range of construction to take place on Saturdays and permits construction to occur on Statutory Holidays;

The City of Abbotsford allows for a more permissive range of construction to take place on Saturdays and permits construction to occur on Sundays and Statutory Holidays; and

The construction industry in the Township of Langley is currently disadvantaged by neighboring municipalities that have more permissive ranges of construction, such as "situations where Construction needs to begin before 7:00 am typically due to large concrete pours" (January 12, 2015, Report to Council 15-03);

Therefore be it resolved that Council hereby directs staff to report to Council with draft bylaw amendments to Community Standards Bylaw 2019 No. 5448 for Council to consider that:

A. For multi-family residential construction:

1. within developing areas of Willoughby, Brookswood/Fernridge, and Aldergrove Core Area Plan permits construction to occur from 7:00am to 6:00pm on Saturdays;
2. allows for an automatic exemption for concrete placements that commence, including any and all staging activity, no earlier than but

P. OTHER BUSINESS

permitted to begin at 6:00am maintaining community notification requirements; and

B. For all other construction purposes across the Township of Langley, permits construction to occur from 8:00am to 6:00pm on Saturdays.

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

3. Mosquito Control Program

Whereas the Fort Langley community continues to experience mosquito infestation impacting residents, businesses, pets and livestock;

Whereas the mosquito infestation Fort Langley experienced in 2022 was so severe that residents were unable to enjoy outdoor activities, and local businesses suffered economically;

Whereas Metro Vancouver uses one contractor with 8 employees to undertake nuisance mosquito control in areas of the Township of Langley, City of Surrey, City of Pitt Meadows, District of Maple Ridge, City of Coquitlam and City of Richmond;

Whereas the Metro Vancouver Regional District contractor has indicated Fort Langley as one of the worst areas for infestation in the Metro Vancouver region; and

Whereas residents understand aerial and ground crews are needed to properly address mosquito populations and are concerned the Metro Vancouver Regional District contractor may not have the capacity to properly address the infestation in Fort Langley;

Therefore be it resolved that Council directs staff to commence with an immediate supplementary spraying program to minimize the mosquito issues in Fort Langley funded from Council contingency; and further

That staff provide clarity to both Council and the public about what the aerial and ground crew capacity is and if more can be done to address the concerns of residents regarding the 2023 mosquito season and future seasons; and finally

That staff provide an update on the 2023 mosquito control plan for the Fort Langley area, including:

P. OTHER BUSINESS

1. Preventative measures that have taken place to-date;
2. Monitoring methods, frequency of monitoring, and data collected;
3. Details of aerial and ground treatments scheduled for the upcoming months;
4. Possible ways to increase mitigation efforts, such as ground crews; and
5. Exploring the implementation of public engagement programs like City of Winnipeg's S.W.A.T program, Standing Water Action Team, volunteers dedicated to the removal of standing water on private property, responsible for half of Winnipeg's mosquito population.

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) (e) Property; (k) Negotiations;
Item E.2 - Section 90(2) (b) Intergovernmental Relations;
Item F.1 - Section 90(2) (b) Intergovernmental Relations; and
Item F.2 - Section 90(1) (e) Property.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 8, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

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

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

W. Bauer, J. Chu, S. Little, and R. Nelson

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 – May 8, 2023

Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 8, 2023.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 1, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held May 1, 2023.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 1, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held May 1, 2023.
CARRIED

C. DELEGATIONS

1. Benazir Usman
File 0550-07

Delegation withdrawn.

D. PRESENTATIONS

1. Booth, Fernridge and Rinn Neighbourhood Plans

C. Kooner, Director, Strategic Advice, Legal and Human Resources, J. Chu, Manager, Community and Policy Planning, and R. Nelson, Senior Planner, provided a presentation regarding the Booth, Fernridge and Rinn Neighbourhood Plans. C. Kooner commented that the Neighbourhood Plans have been prepared based on the Project Terms of Reference, community input and feedback, established policies and strategies, economic consideration, and best practices and technical analyses.

J. Chu commented that the Brookswood-Fernridge area has been designated Urban since 1979. The proposed Neighbourhood Plans are consistent with the Metro Vancouver Regional Growth Strategy (RGS) that designates the Brookswood-Fernridge area as General Urban and they are within the Urban Containment Boundary of the RGS. He stated that the overall vision of the new Neighbourhood Plans has been to protect the natural environment through balanced growth and change.

R. Nelson commented that preparations for the Neighbourhood Plans consisted of:

- goal setting;
- information gathering, technical, policy and infrastructure analysis;
- multiple rounds of public consultation and engagement; and
- ultimately evidence-based policy development.

D. PRESENTATIONS

MOTION
Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council receive the staff presentation regarding the Booth, Fernridge and Rinn Neighbourhood Plans.
CARRIED

2. **Horne Pit**

R. Zwaag, Director, Engineering, provided a presentation regarding potential site design concept(s), wetland and tree preservation, trail and greenway networks and the possibility of other uses on the municipally-owned lands known as Horne Pit. He noted that Horne Pit was previously used for gravel pit extraction and then later for municipal operations and storage. Reclamation of the site includes infilling of the site to the original elevation of the surrounding areas.

The property is approximately 28 hectares (70 acres) in size and consists of approximately 31 acres (13 hectares), or 45% of the site, of naturalized, wetland, and environmental lands. He commented that there are several legislation/regulations that apply to the site. A site area summary of the conceptual plan was provided that would include an environmental area, developable area, rowhouses, non-market housing, a fire hall, and a detention pond.

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council receive the staff presentation regarding Horne Pit.
CARRIED

MEETING RECESSED
The meeting recessed at 3:09pm.

MEETING RECONVENED
The meeting reconvened at 3:20pm.

E. REPORTS TO COUNCIL

1. Soil Deposit and Removal Application for 22865 – 14 Avenue
Report 23-76
File ENG SO2566

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council exempt the Soil Deposit and Removal Application for 22865 – 14 Avenue from the public petition process outlined in Soil Deposit

E. REPORTS TO COUNCIL

and Removal Policy 05-008 and authorize staff to issue the permit, subject to a public notification process and meeting all requirements under the Soil Deposit and Removal Bylaw 2013 No. 4975, as amended.
CARRIED

2. Nathan Creek Sediment Pond Improvements
Report 23-78
File ENG 5225-03-006

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council authorize the use of an additional $600,000 from the Capital Projects Reserve fund for construction of the Nathan Creek Sediment Pond Improvements Project.
CARRIED

3. Health and Safety Q2
Report 23-77
File FIN 1705-01

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council authorize the use of up to $8,081,558 from various funding sources to complete projects which are required to ensure public safety or preserve municipal assets.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Proposed Booth, Fernridge, and Rinn Neighbourhood Plans
Bylaw No. 5795
Bylaw No. 5796
Bylaw No. 5797
Bylaw No. 5798
Report 23-79
File MA LRP00014

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795;

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796;

F. BYLAWS FOR FIRST AND SECOND READING

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797;

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 5798;

That Council receive for information the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brookswood-Fernridge Neighbourhood Plans) Bylaw No. 5799;

That Council receive for information the Draft Brookswood-Fernridge Greenway Amenity Policy;

That Council receive for information the Draft Brookswood-Fernridge Draft Amendments to the Community Amenity Contributions Policy;

That Council consider that the Booth Neighbourhood Plan Bylaw No. 5795, the Fernridge Neighbourhood Plan Bylaw No. 5796, and the Rinn Neighbourhood Plan Bylaw No. 5797 are consistent with the Township of Langley Financial Plan;

That Council consider that the Booth Neighbourhood Plan Bylaw No. 5795, the Fernridge Neighbourhood Plan Bylaw No. 5796, and the Rinn Neighbourhood Plan Bylaw No. 5797 are consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795, Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796; Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797; and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 5798;

That Council use the required Public Hearing for the Booth, Fernridge, and Rinn Neighbourhood Plans as public input opportunity for Zoning Bylaw 1987 No. 2500 Amendment (Brookswood-Fernridge Neighbourhood Plans) Bylaw No. 5799;

That Council consider that the consultation process during preparation of the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795, the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw

F. BYLAWS FOR FIRST AND SECOND READING

No. 5796, and the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797 is consistent with sections 475 and 476 of the Local Government Act and the Council Consultation – Official Community Plan Policy 07-160; and

That Council refer the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795, the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796, and the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797 to relevant organizations and agencies as outlined in this report for comment.
CARRIED

MOTION – HORNE PIT PUBLIC INPUT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to bring forward the conceptual site plan for Horne Pit, as presented in Item D.2, at the public open house scheduled for May 25, 2023 and provide a Public Input Opportunity at the May 29, 2023 Public Hearing meeting.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

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

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

Councillor Kunst and Pratt opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. **Agricultural Advisory and Economic Enhancement Committee – April 26, 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

2. **Agricultural Advisory and Economic Enhancement Committee Recommended Motion**
File 0540-20

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council approve the establishment of the Building Agricultural/Rural Connections Task Force for a duration of 180 days.
CARRIED

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he will be attending the Indigenous Relations Committee meeting and advised a community event is being planned.

N. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

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

Rezoning Application No. 100441
(Hub Engineering / 525618 BC Ltd. /
3514, 3520, 3560 and 3584 – 200 Street and
20076 – 36 Avenue and 20121 – 35 Avenue)
Bylaw No. 5308
Bylaw No. 5309
Report 17-95
File CD 07-26-0150
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (525618 BC Ltd.) Bylaw 2017 No. 5308"; and

"Township of Langley Phased Development Agreement (525618 BC Ltd.) Bylaw 2017 No. 5309".
DEFEATED

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

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following items have been brought forward for public information from the May 1, 2023 Closed Council meeting:

1. Sunrise Lake

That Council release documents related to flooding concerns at Sunrise Lake for public information.
CARRIED

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

2. Fort Langley Lands Purchase and Sale Agreement

That Council release the Fort Langley Lands Purchase and Sale agreement for public information.
CARRIED

P. OTHER BUSINESS

1. Noel Booth Community Park Upgrades

Moved by Mayor Woodward,
Seconded by Councillor Martens,
Whereas:

1. Sports user groups have regularly used the fields at Noel Booth Community Park for over 25 years with aged facilities long overdue for upgrades and capacity improvements;

2. Significant sports events and tournaments have been held at Noel Booth Community Park with some tournaments including over 500 players and coaches and over 1,500 spectators at one time; and

3. Baseball diamonds, soccer fields and other recreational amenities at Noel Booth Community Park are insufficient to meet the current and projected growing demand for youth sports within a growing community, now and as is projected for future years;

Therefore be it resolved that Council hereby directs staff to:

A. Report to Council with estimated costs for upgrades to Noel Booth Community Park, including, but not necessarily limited to:

   a. The installation of lights on the North Center Diamond, South Centre Diamond, Northwest Diamond and Southwest Diamond;
   b. Higher backstops, extended fence lines, and expanded dual-entry dugouts at Northwest Diamond, Southwest Diamond and North Centre Diamond;
   c. Consideration of a potential replacement or significant upgrades of the current park building(s) to include upgraded and/or additional washroom facilities, a larger concession area(s), improved storage and one or more meeting rooms; and
   d. Completion of an expanded, paved additional parking area with potential completion of an additional, potentially lighted synthetic turf or grass field on an open play area to the east of Noel Booth Elementary;

P. OTHER BUSINESS

B. Plan to conduct an open house by the 4th quarter of 2023 to solicit public feedback on these potential improvements, along with a referral to the Recreation, Culture and Parks Advisory Committee; and

C. Include the potential expansion and improvements to Noel Booth Community Park within the 2024 Capital Budget for Council to consider.

CARRIED

2. Bus Rapid Transit in the Township of Langley

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
Whereas:

1. The Township of Langley has the highest growth rate in Metro Vancouver and public transit from TransLink has not kept up with population growth, resulting in inadequate services to support current and future Township of Langley residents and businesses;

2. The Township of Langley has approved $150,000 in funding for 200 Street 2040 to update a future vision for the corridor that includes the 200 Street corridor to be served by Bus Rapid Transit (BRT);

3. 200 Street 2040 currently intends to expand a review and updated visioning process to be consistent with the 800 meter area(s) generally used for frequent transit corridors; and

4. The Transport 2050: 10-Year Priorities plan approved by the TransLink Mayors' Council on Regional Transportation has identified 200 Street as one of nine new, high priority BRT corridors throughout the Metro Vancouver region;

Therefore be it resolved that Council hereby:

A. Declares its support for Bus Rapid Transit along 200 Street to connect with the Skytrain in the City of Langley and Willowbrook, the Township of Langley's Carvolth Transit Exchange and Maple Ridge;

B. Directs staff to work with the Mayors' Council on Regional Transportation and TransLink to prioritize 200 Street Bus Rapid Transit and achieving BRT on the 200 Street Corridor as quickly as reasonably possible, to potentially commence service before or simultaneously with the start of service of the Surrey Langley SkyTrain.

CARRIED

P. OTHER BUSINESS

3. Completion of 216 Street Road Dieting

Moved by Councillor Martens,
Seconded by Councillor Baillie,
Whereas:

1. Improving public safety is a top priority clearly communicated and previously supported by the majority of Township of Langley Council within this Council term;

2. On July 11, 2022, Council directed staff to proceed with implementation of traffic calming measures on 216 Street fronting Topham Elementary School; and

3. TransLink approval, as outlined in Report to Council 22-75, was granted on October 21, 2022, subject to conditions including an interim road dieting plan included within the 2022 Capital Budget but not yet implemented;

Therefore be it resolved that Council hereby:

A. Allocates $50,000 from the Capital Projects Reserve to complete temporary, interim road dieting on 216 Street as previously funded and approved by Council, to include the implementation of a 30km school zone fronting Topham Elementary School in effect from 8am-5pm; and

B. Directs staff to report to Council with capital funding required to complete an updated, proposed complete street design for 216 Street from 88 Avenue to 96 Avenue, including active transportation for cyclists and pedestrians, and public consultation within 2023, all for Council to consider within the 2024 Capital Budget process.

CARRIED

4. Additional Planners in Community and Policy Planning

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council approve two additional Regular Full-Time Planners for the Community and Policy Planning Department, as outlined in the memorandum to Council on the May 8, 2023 Items Distributed to Council list, Item 6.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
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 D.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (e) Property; and
Item H.1 - Section 90(2) (b) Intergovernmental Relations.

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the meeting terminate at 4:23pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Tuesday, May 23, 2023 at 12:33pm
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, and M. vanPopta

M. Bakken and J. Winslade

W. Bauer and S. Little

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. Special Council Meeting – May 23, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held May 23, 2023.
CARRIED

Councillor Richter opposed

B. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item B.1 - Section 90(1) (e) Property; (k) Negotiations; and
Item B.2 - Section 90(1) (e) Property; (k) Negotiations.
CARRIED

C. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 12:38pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Monday, May 01, 2023 3:57 PM
To: legservicesinfo
Subject: Delegation Requests by Heather Scott

Please note the following response to Delegation Requests has been submitted at Monday May 1st 2023 3:56 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  5/29/2023

- **Name of delegate or organization wishing to appear**
  Langley Memorial Hospital Foundation

- **Topic**
  Background: The Langley Memorial Hospital Foundation owns land on 221a st., PID 024-176-320. This land is the parking lot that serves the hospital. In 2013, a covenant was placed by the Township on this land so that its use is restricted to serve the hospital: CA 333093. The Township counts the 710 parking stalls on this lot among the stalls on the Fraser Health owned lots to fulfill its by-law requirements for parking stalls.
  A by-law change that came into effect in 2021 has resulted in property tax assessed to the Foundation of over $90k in three years (including estimated 2023 fees), funds that would otherwise be invested to improve healthcare in Langley. (These are total taxes assessed and we want to acknowledge with gratitude that in 2021, at our request, Council waived 2020 property taxes of $13k.)

  We would like to kindly request that the property taxes on the parking lot owned by the Foundation are waived on the following grounds:
  Hospitals are exempt from property taxes. We have confirmed that Fraser Health does not pay property tax on parking lots owned by Fraser Health that serve other hospitals. As outlined above, we kindly request that while the parking lot owned by the Langley Memorial Hospital Foundation is under covenant to fulfill bylaw requirements for hospital parking, it is treated the same as Fraser Health owned parking lots at hospitals and exempt from annual Township property tax.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  We kindly request that the parking lot owned by Langley Memorial Hospital Foundation and serving by-law requirements for Langley Memorial Hospital be exempt from property tax.

- **Desired resolution**
  Whereas
  * Hospitals including parking lots serving hospitals are exempt from property tax, and,
  * the parking lot owned by the Langley Memorial Hospital Foundation is under covenant by the Township to fulfill the parking requirements of Langley Memorial Hospital,

  it is resolved that while the parking lot owned by the Langley Memorial Hospital Foundation is under covenant to fulfill by-law requirements for parking, it is treated the same as other parking lots serving hospitals and exempt from property tax.

- **Full name**
  Heather Scott

- **Email address**
  heather.scott@lmhfoundation.com

- **Address**
  FOIPPA s.22(1)

- **Primary Phone**
  FOIPPA s.22(1)

- **Alternate Phone**
  FOIPPA s.22(1)

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-90
FROM:	ENGINEERING DIVISION	**FILE:**	0400-65-003
SUBJECT:	EXPANSION OF FRASER SEWERAGE AREA (1565 – 200 STREET AND 19925 – 12 AVENUE)		

RECOMMENDATION:

That Council request that the Greater Vancouver Sewerage and Drainage District expand the existing Fraser Sewerage Area boundary to formally include the following two properties:

- 1565 – 200 Street (Lot 18, Sec. 10, Township 7, NWD, Plan NWP5505); and
- 19925 – 12 Avenue (Lot 42, Sec. 10, Township 7, NWD, Plan NWP53973).

EXECUTIVE SUMMARY:

Municipal sewage from the Township is conveyed to wastewater treatment plants operated by Metro Vancouver (MV). The area serviced by these treatment plants is defined by the Fraser Sewerage Area (FSA) plan. Amendments to the FSA plan must be completed in accordance with the Greater Vancouver Sewerage and Drainage District (GVS&DD) Act and require formal requests from member municipalities usually in the form of a Council resolution. FSA expansion requests made to GVS&DD are also reviewed for consistency with MV's Regional Growth Strategy (RGS).

The Township is in receipt of requests from the owners of two properties for expansion of the FSA plan, as shown on Attachment A. The following table provides a summary of relevant details about the referenced sites:

Address	Township Zoning	ALR	RGS Designation	RGS Servicing Area
1565 - 200 Street	RU-1	Yes	Agriculture	Sewerage Extension Area
19925 - 12 Avenue	RU-1	Yes	Agriculture	Sewerage Extension Area

The requested expansion for the two properties at 1565 – 200 Street and 19925 – 12 Avenue will not require an extension of municipal services. The services, if approved, will be able to connect to the existing municipal system fronting the properties. These two properties are within the Sewerage Extension Area of MV's RGS.

PURPOSE:

To obtain Council's authorization to request GVS&DD expand the FSA boundary for two properties.

BACKGROUND/HISTORY:

Municipal sewage from the Township is conveyed to wastewater treatment plants operated by Metro Vancouver (MV). The area serviced by these treatment plants is defined by the Fraser Sewerage Area (FSA) plan. Municipal collection and centralized treatment is generally reserved for development within the urban containment boundary defined in MV's Regional Growth Strategy (RGS).

Amendments to the FSA plan must be undertaken in accordance with the Greater Vancouver Sewerage and Drainage District (GVS&DD) Act and require a formal request from a member municipality, usually in the form of a Council resolution.

DISCUSSION/ANALYSIS:

The two properties, located at 1565 – 200 Street and 19925 – 12 Avenue are zoned Rural Residential (RU-1) with existing residences and agricultural buildings located on the properties. This zoning allows up to two residential buildings on each lot. Both properties fall within the area identified as "Rural within the Sewerage Area" in the MV RGS (Attachment B). Section 6.9.1 of the RGS identifies the area where these two parcels are located with the following description:

> *"Notwithstanding any other provision in the regional growth strategy, within the areas identified on Map 12 in the Township of Langley as "Rural within the Sewerage Area", which includes part of the Salmon River Uplands that is contained within the Greater Vancouver Sewerage and Drainage District's Fraser Sewerage Area, and within the area identified as "Sewerage Extension Areas", known as North Salmon River Uplands and South Fernridge, regional sewer servicing will be permitted subject only to the land uses being consistent with the applicable regional land use designation and normal Greater Vancouver Sewerage and Drainage District technical considerations."*

Intergovernmental Implications:

Applications first go before the MV Board to ensure compliance with the RGS. Pending approval, the applications then go before the GVS&DD Board to expand the FSA boundary for the specified areas shown in Attachment A and B, subject to Council's approval. If approved, the applications will include the specific Council resolution regarding each site.

Financial Implications:

Any costs related to the provision of sewer service will be borne by respective property owners.

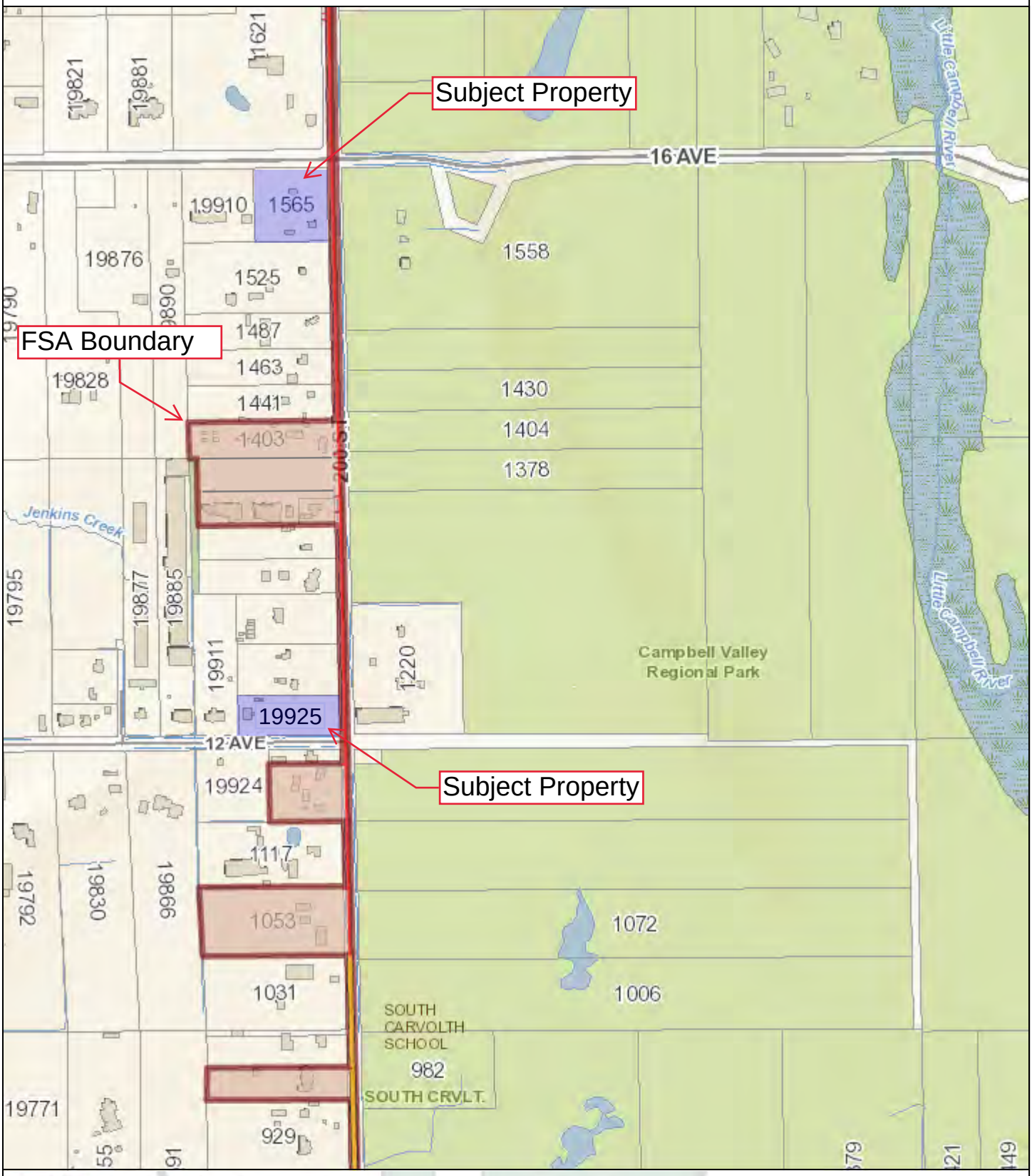
Respectfully submitted,

Dave McCormick
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

ATTACHMENT A Proposed Sewer Expansion Area

ATTACHMENT B RGS Map 12: Special Study Areas and Sewerage Extension Areas

1565 200 St & 19925 12 Ave - Attachment A



Township of Langley BC
Est. 1873

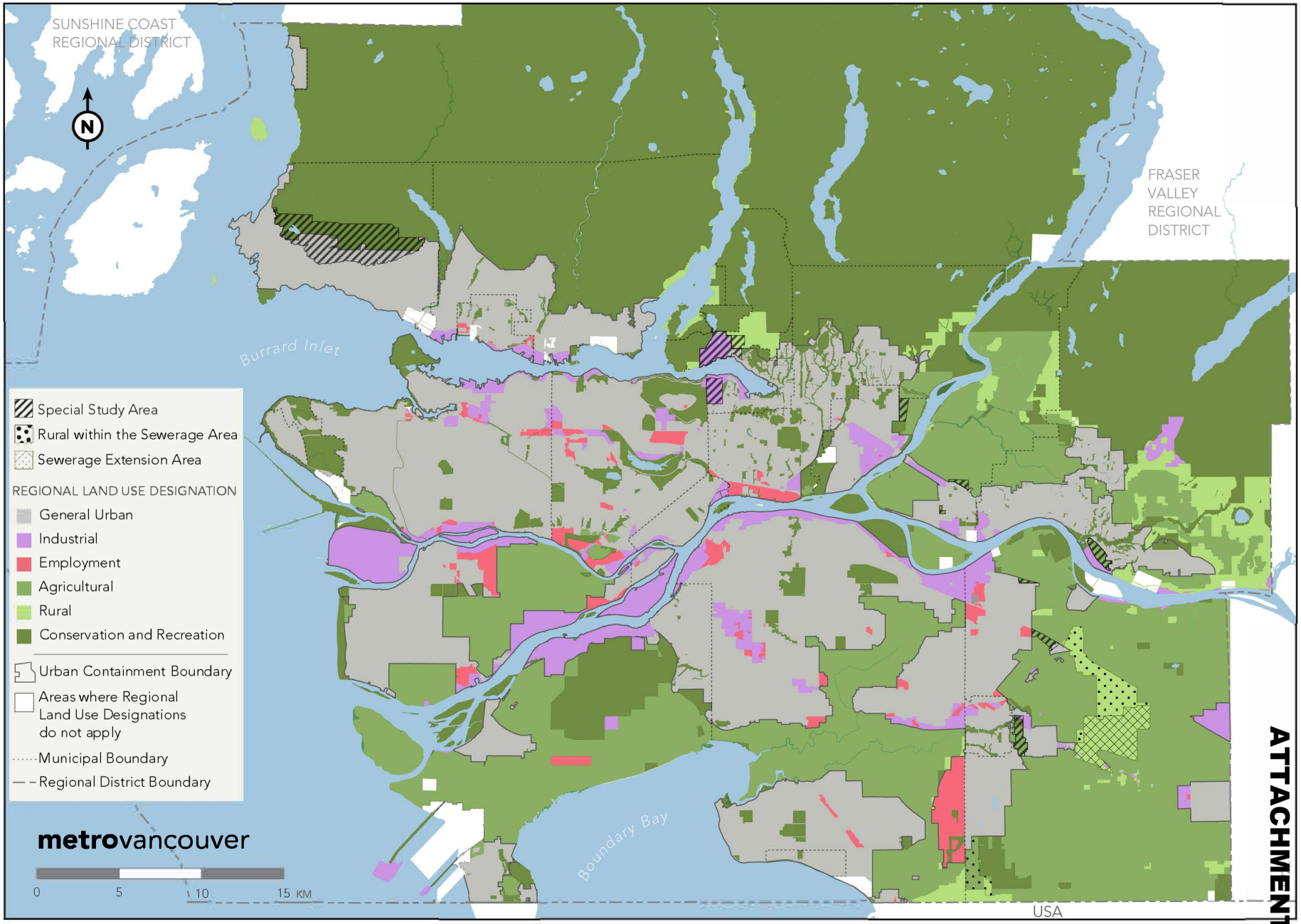
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The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Thursday, May 18, 2023 Township of Langley

MAP 12 Special Study Areas and Sewerage Extension Areas



ATTACHMENT B

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 – REGULAR MEETING	**REPORT:**	23-88
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-36-0011
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100426 (CHOW / QIAO / 25990 – 48 AVENUE)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 33 ha (81.6 ac) parcel located at 25990 – 48 Avenue into two rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by David Lin on behalf of the owner of the property located at 25990 – 48 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The subject property is located at 25990 – 48 Avenue, within the ALR, designated Agricultural / Countryside in the Rural Plan (adopted in 1993), and zoned Rural Zone RU-3, which requires a minimum lot size of 8 ha (19.8 ac).

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 33 ha (81.6 ac) property into two rural lots. The proposed lots would be 8.05 ha (19.9 ac) and 24.5 ha (60.5 ac) with frontage along 48 Avenue. Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

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

PURPOSE:

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

REFERENCE:

Owner:	Tina Chow and Liang Qiao 25990 – 48 Avenue Langley, BC V4W 1J2
Agent:	David Lin 25990 – 48 Avenue Langley, BC V4W 1J2
Legal Description:	Lot 17 Section 36 Township 10 New Westminster District Plan 40684
Location:	25990 – 48 Avenue
Area:	33 ha (81.6 ac)
Existing Zoning:	Rural Zone RU-3 (8.0 ha / 19.8 ac minimum lot size)
Rural Plan:	Agricultural / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-3, and located in the ALR (Attachments B and C).

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 33 ha (81.6 ac) property into two rural lots (Attachment D).
- The proposed lots are 8.05 ha (19.9 ac) and 24.5 ha (60.5 ac) in size with frontage along 48 Avenue.
- According to the applicant, the property currently accommodates a single family dwelling and a blueberry farm, with a blueberry processing and cold storage facility.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	48 Avenue, beyond which are multiple properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-3
South:	Multiple properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-3
East:	A property with a school (Fraser Valley Adventist Academy) and two undeveloped properties	Agricultural / Countryside	Civic Institutional Zone P-1 and Canadian Forces Station Zone RU-13

West:	Multiple properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-3

Policy Considerations:

The subject site is located within the ALR and designated Agricultural / Countryside in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-3. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

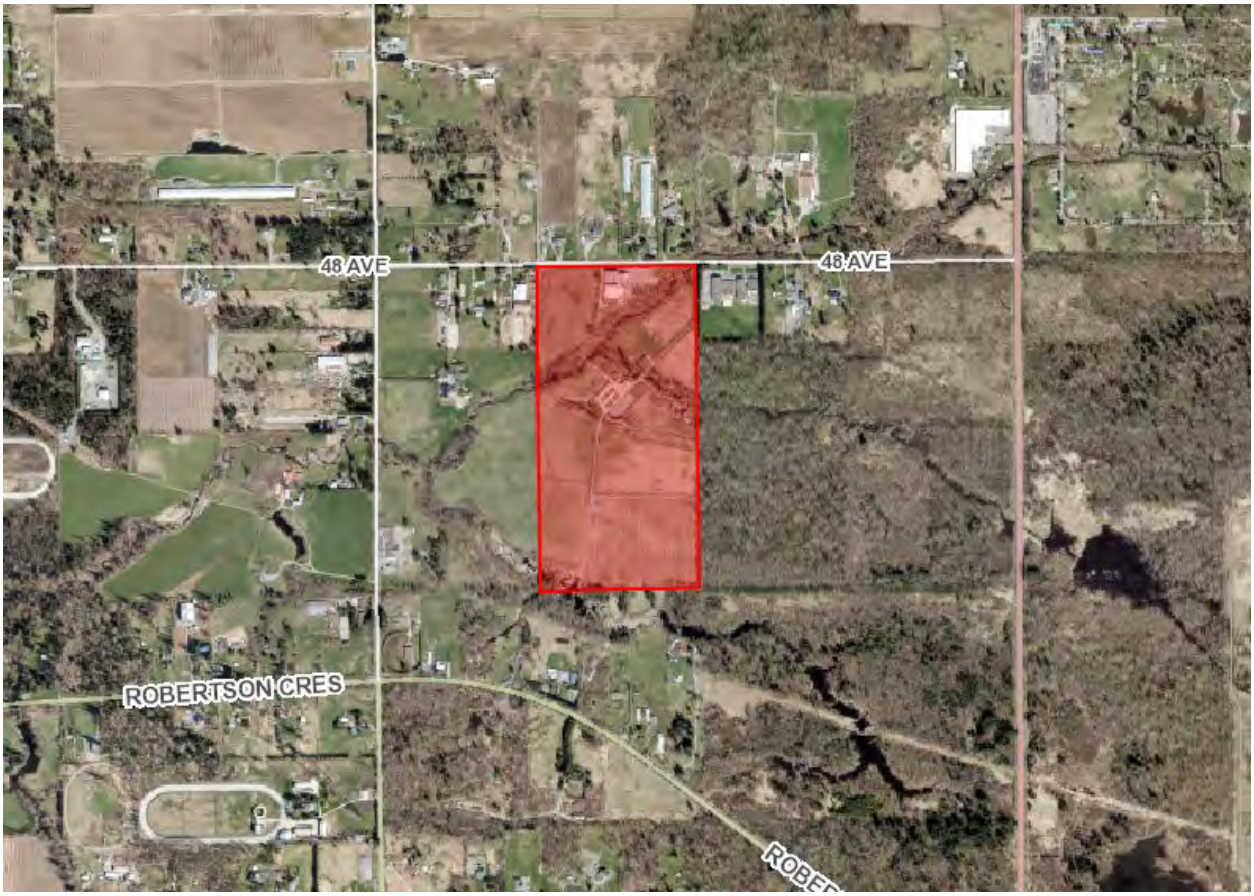
As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

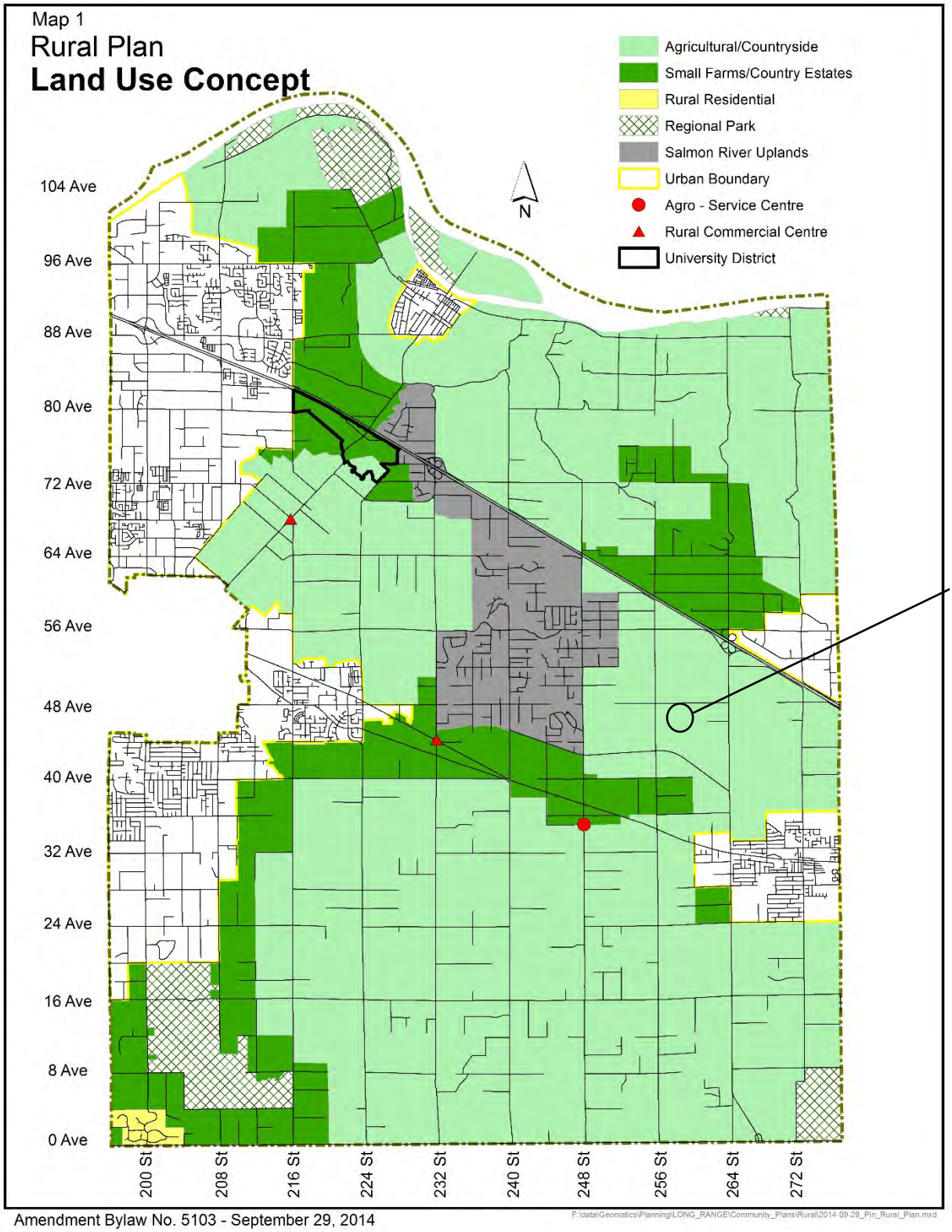
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Rural Plan Map
ATTACHMENT C	Agricultural Land Reserve Map
ATTACHMENT D	Proposed Site Plan Submitted by Applicant

ATTACHMENT A

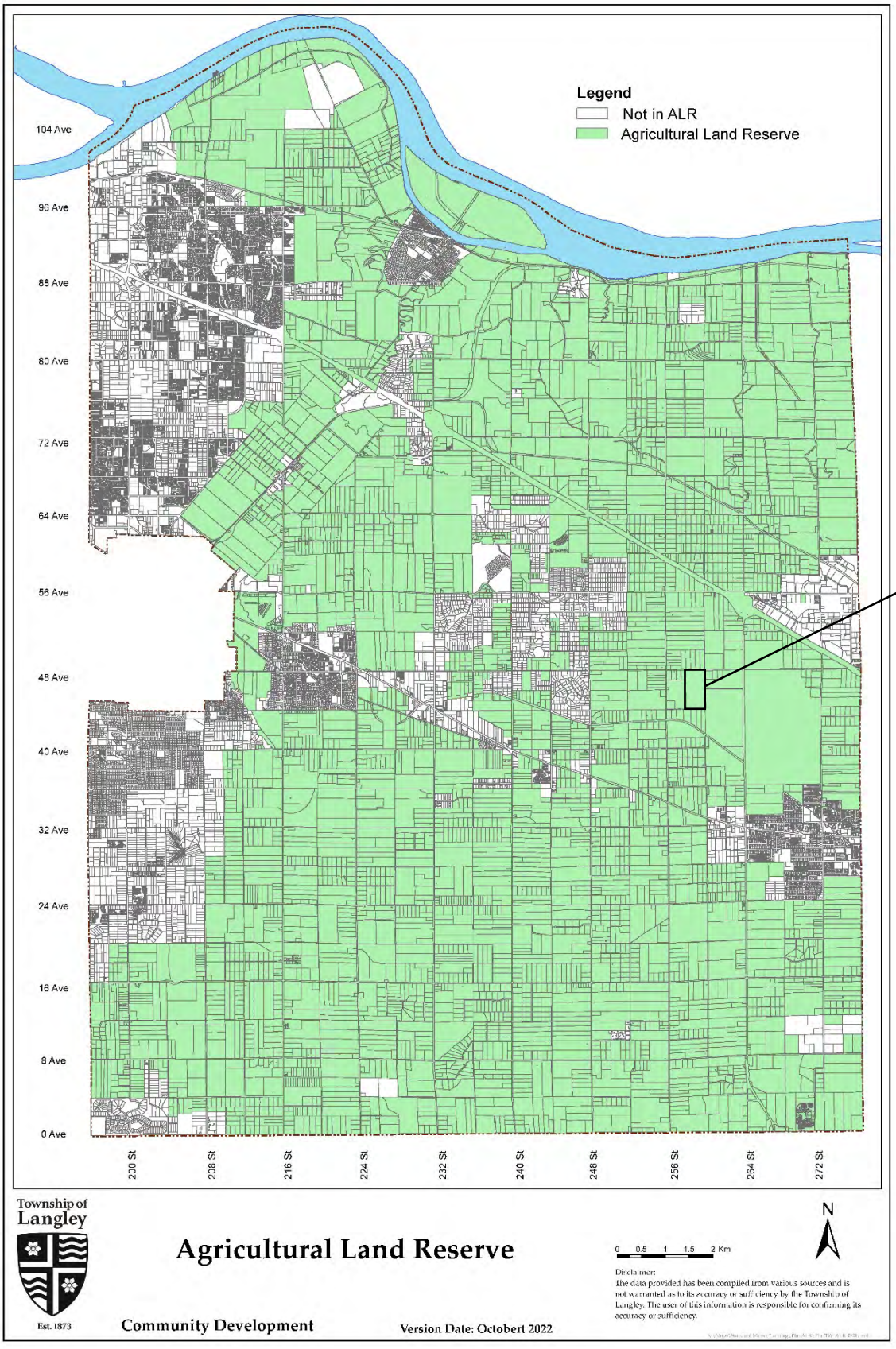


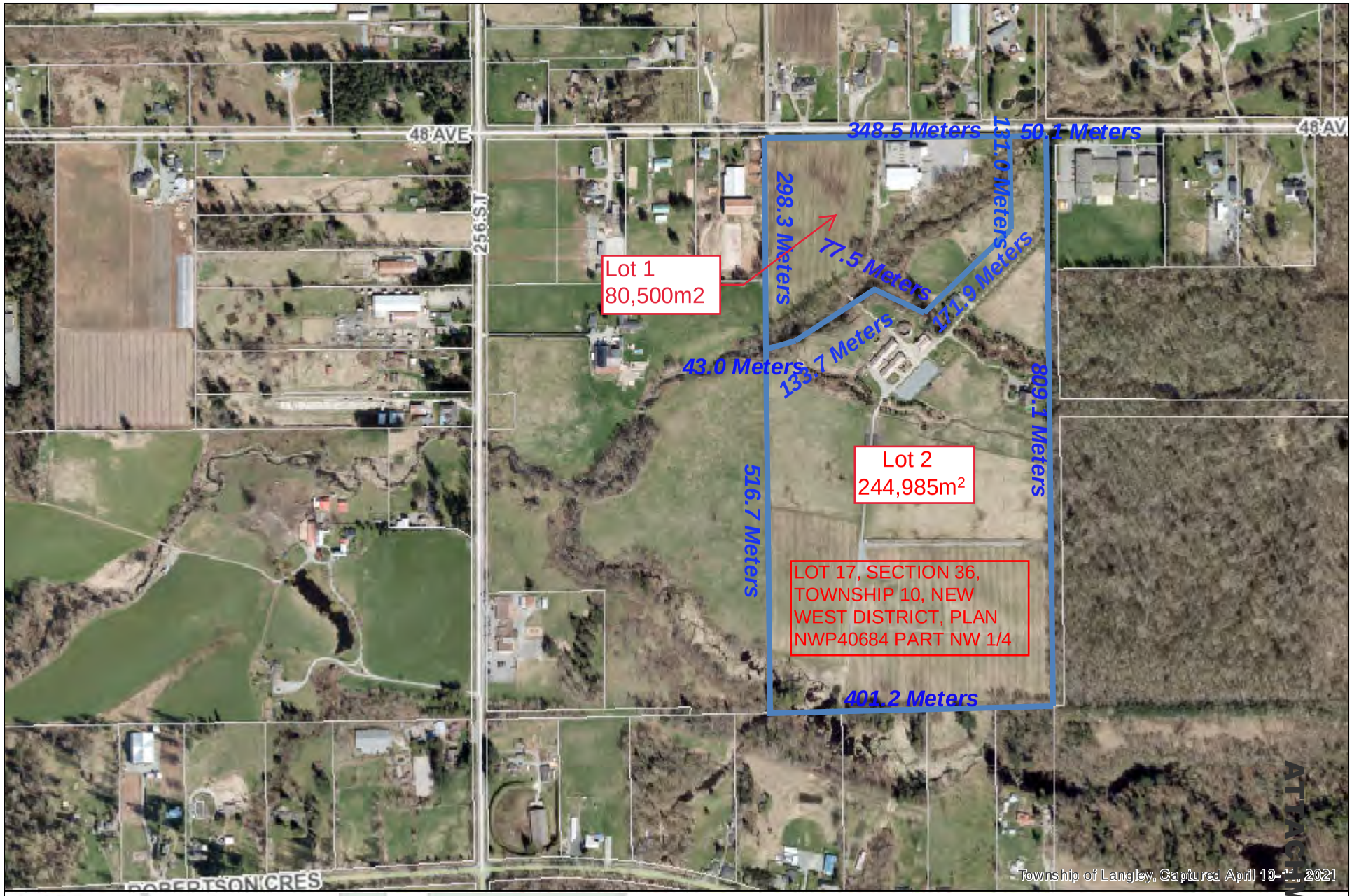
AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C





Township of Langley BC
Est. 1873

Geosource Map

Map printed on: Sunday, February 12, 2023

Township of Langley

0 150 300 600 Meters

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The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

ATTACHMENT D

E.2

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-83
FROM:	ENGINEERING DIVISION	**FILE:**	5330-24-082
SUBJECT:	NORTH WILLIAMS SANITARY LIFT STATION		

RECOMMENDATIONS:

That Council authorize staff to proceed with the tendering and construction of a sanitary lift station to service the Williams Neighbourhood; and

That Council approve receipt of developer funding and creation of a new sanitary sewer capital project for the North Williams Sanitary Lift Station.

ANALYSIS:

The Engineering Servicing Plan for the Williams Neighbourhood identified the need for a sanitary lift station located in the 8100 Block of 216 Street to provide sanitary servicing to the area. This project is identified in the Development Cost Charge (DCC) Bylaw as Project 18S030, with a DCC recoverable cost of $2,531,430.

The developer's consultant for Township of Langley Project No. 08-25-0116 submitted a design as part of the development application to meet the servicing requirements. The development application is at third reading and the construction of the lift station is a prerequisites before fourth reading can be considered. The estimated cost for this work in 2021 was $2,468,450. Following past practice, the Engineering Division contracts directly with the developer's consultant and contractors building municipal sanitary lift station facilities to maintain oversight and control of changes while ensuring municipal standards are met.

Community Implications:

Without the sanitary lift station, fourth reading of Project No. 08-25-0116 cannot be considered and the development of the business park area will be unable to proceed within the Williams Neighbourhood plan.

Financial Implications:

No financial implications to the Township are expected for the construction of the lift station as the works will be fully financed by the developer.

Community Development will be bringing forward a Development Cost Charge Frontending Agreement and Development Works Agreement Bylaw for Council's consideration once the Township has tendered the works which will allow the developer the opportunity to recoup a portion of their cost for the works from development within the catchment, in addition to credits available against the sanitary DCCs payable for the project.

The final cost will be identified through the tender process. The $3,200,000 amount shown in the table below is based on a 30% increase anticipated for materials, supplies, and labour over the 2021 estimate of $2,468,450.

Staff are requesting Council's approval to receipt actual funding required from the developer to complete the project, which may be more or less than the revised 2023 estimated cost of $3,200,000.

Township of Langley Capital Project Description						
Project Title:	**Sanitary Lift Station: North Williams**					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$3,200,000				
Budget Remaining						
Total Projected Cost		$3,200,000				

Project Description *(Phased Project)	To design and construct a sanitary lift station in the Williams Neighbourhood.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The developer of ToL Project No. 08-25-0116 is required to construct a sanitary lift station as per the Williams Neighbourhood Engineering Services Plan. Without this lift station, development will not be able to proceed. The Township requires the lift station construction be administered by the Township to ensure standards are met.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	2	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	**Sanitary Lift Station: North Williams**					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Other: External Funding (Developer)		$3,200,000				
Total		**$3,200,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$81,014
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Dave McCormick
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
COMMUNITY DEVELOPMENT DIVISION	S. Richardson

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-80
FROM:	ENGINEERING DIVISION	**FILE:**	1280-06
SUBJECT:	TOTAL LOSS VEHICLE REPLACEMENTS		

RECOMMENDATION:

That Council authorize the use of up to $220,000 from the Public Works Equipment Reserve to replace two trucks which suffered irreparable damage.

ANALYSIS:

Two trucks within the Township's fleet have suffered total losses due to accidents and require replacement. ICBC has provided settlement funds in the amount of $97,500 and $26,467 respectively for each truck which will be deposited in the Public Works Equipment Reserve.

On December 6, 2022, medium dump truck 1882-V011 was involved in a single vehicle accident while performing winter maintenance activities. The vehicle was a 2020 Ford F550 dump truck used by the Roads Operations Department. The accident occurred when the truck was placed in park on a slippery section of road then slid down an embankment after the driver exited the vehicle to perform a walk around.

On May 1, 2023, pick-up truck 1191-V032 was involved in an accident with an aircraft while driving along 216 Steet south of 56 Avenue. The vehicle was a 2014 Ram 1500 pickup truck used by the Parks Operations Department to perform Township business and worksite supervision and inspections. An aircraft struck the truck while attempting to land at Langley Regional Airport.

Community Implications:

Both vehicles are required to ensure Township infrastructure is maintained and operated in a safe and efficient manner for the public.

Alternatives:

One or both replacement vehicles could be rented. However, rental rates over a vehicle's life cycle are less cost effective than ownership.

Financial Implications:

ICBC has provided settlement funds for both vehicles totalling $123,967. These funds will be deposited in the Public Works Equipment Replacement Reserve and will offset the overall costs of replacing both vehicles.

Township of Langley Capital Project Description						
Project Title:	Medium Dump Truck Replacement: 1882-V011					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$160,000				
Budget Remaining						
Total Projected Cost		$160,000				

Project Description *(Phased Project)	Replacement of Roads Operations medium dump truck that was written off by ICBC due to an MVA. Settlement funds of $97,500 were deposited to the Public Works Equipment Reserve for unit 1882-V011.			
Project Justification and Consequences of Not Proceeding *(Phased Project)	2020 Ford F-550 will be replaced with a fuel-efficient dual fuel Diesel / Liquid Propane Gas model that has a 27% GHG emissions reduction complete with modern safety features and hydraulic package for winter maintenance equipment.			
Project Priority Ranking	**Critical**	**High** (oval)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Medium Dump Truck Replacement: 1882-V011					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Public Works Equipment Reserve		$160,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded		**$160,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Pickup Truck Replacement: 1191-V032					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$60,000				
Budget Remaining						
Total Projected Cost		$60,000				

Project Description *(Phased Project)	Replacement of Parks Operations half-ton pickup truck that was written off by ICBC due to an MVA. Settlement funds of $26,467 were deposited to the Public Works Equipment Reserve for unit 1191-V032.
Project Justification and Consequences of Not Proceeding *(Phased Project)	2014 Ram 1500 will be replaced with a fuel-efficient AWD compact pickup with modern safety features.

Project Priority Ranking	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Pickup Truck Replacement: 1191-V032					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Public Works Equipment Reserve		$60,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded		**$60,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS
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 29, 2023 - REGULAR MEETING	**REPORT:**	23-87
FROM:	FACILITIES AND CORPORATE PROJECTS DIVISION	**FILE:**	5360-01-003
SUBJECT:	2023 SOLID WASTE UTILITY FUNDING FOR NEW AND REPLACEMENT CARTS		

RECOMMENDATION:

That Council authorize the use of up to $450,000 from various funding sources to purchase new and replacement wheeled collection carts for curbside garbage and organics services.

ANALYSIS:

For municipal garbage and organics collection, the Township annually deploys approximately 5,000 wheeled collection carts. Wheeled collection carts are required to support new residential development, program growth, and to replace damaged or lost carts.

The Solid Waste Utility is funded through user fees whereby all residents in solid waste collection areas receiving municipal garbage and organics collection pay a base rate and a cart fee depending on the size and quantity of garbage carts they utilize. These fees pay for both the operational and capital costs of the curbside collection program. Costs of the collection carts have increased since initial deployment in 2016, due to product, manufacturing, and shipping cost increases. To ensure the Solid Waste Utility fully covers the costs, the user rates are adjusted annually.

To sustain current service levels, carts are ordered twice per year as inventories reach low volumes. Based on average monthly distribution rates, the current cart inventory is expected to last an additional two months before running into inventory shortfalls. Therefore, it is critical an order is placed as soon as possible to prevent service interruptions to the municipal garbage and organics collection services. The lead time once an order is placed is six to eight weeks.

Financial Implications:

Staff are requesting $450,000 to fund the purchase of wheeled collection carts for 2023.

Township of Langley Capital Project Description						
Project Title:	Collection Carts					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$450,000				
Budget Remaining	$13,467					
Total Projected Cost	$13,467	$450,000				

Project Description *(Phased Project)	Purchase of new and replacement wheeled collection carts for curbside garbage and organics services.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The purchase of new and replacement wheeled collection carts is required to ensure maintained service levels for residents receiving municipal garbage and organics collection. Based on average monthly distribution rates, the current cart inventory is expected to last an additional two (2) months before running into inventory shortfalls. Therefore, it is critical an order is placed as soon as possible to prevent service interruptions to the municipal garbage and organics collection services. The lead time once an order is placed is between six (6) and eight (8) weeks.

Project Priority Ranking	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Collection Carts					
Work Breakdown	SWC1000					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue		$200,000				
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Solid Waste Equipment Reserve	$13,467	$250,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded	**$13,467**	**$450,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	Waste
Climate Action ID	WS-1

Respectfully submitted,

Tess Rouse
MANAGER, SUSTAINABILITY
for
FACILITIES AND CORPORATE PROJECTS 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 29, 2023 - REGULAR MEETING	**REPORT:**	23-84
FROM:	ENGINEERING DIVISION	**FILE:**	1705-01
SUBJECT:	CAPITAL REQUEST – GLOVER AND RAWLISON INTERSECTION IMPROVEMENTS AND 206 STREET WIDENING PROJECT		

RECOMMENDATION:

That Council authorize the use of up to $882,123 from various funding sources to complete the Rawlison Crescent and Glover Road Intersection Improvements project and the 206 Street Road Widening project from 78 Avenue to Willoughby Town Centre Drive.

ANALYSIS:

The Glover Road and Rawlison Crescent Intersection project was funded by Council in 2021 in the amount of $750,000. This project is one of the key intersection projects being completed as part of the North Langley Truck Route improvements. This project required a number of external approvals including ALC approval for the acceleration lane, coordination with TELUS for pole relocations, approval from the province and DFO for works near Salmon River, and consultation with local First Nations. These approvals are now in place and the project is ready for tendering.

The 206 Street road improvements project from 78 Avenue to Willoughby Town Centre Drive was funded by Council in 2021 with $50,000 for design and $1,000,000 in 2022 for construction. The project includes submission of a notification to the Province for a section of culvert extension along the upper reaches of Yorkson Creek. That notification was not accepted and an approval application was required to be submitted. The approval application was submitted in May 2022 and approval is anticipated to be granted shortly, following consultation with local First Nations. The funding for construction of Donna Gabriel Robins Neighbourhood Park was recently approved by Council. Without completion of this project, the roadway and Multi-Use Path fronting the park will not be completed.

Following the completion of updated costs estimates, insufficient funding remains to tender and construct these projects within the current budgets envelopes and additional funding is required.

Financial Implications:

The tables below summarizes the projects with the funding requirements for each of the projects.

Township of Langley Capital Project Description						
Project Title:	Intersection Improvements Rawlison and Glover					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$306,397				
Budget Remaining	$887,903					
Total Projected Cost	$887,903	$306,397				

Project Description *(Phased Project)	Project includes constructing a westbound right turn lane on Rawlison Crescent, an acceleration lane on Glover Road, installation of a traffic signal, advance warning lights, and widening for truck turning movements, consistent with plans identified in the North Langley truck route study.
Project Justification and Consequences of Not Proceeding *(Phased Project)	There are currently delays in the westbound direction during peak hours which would be reduced with the construction of a westbound right turn lane. Widening for the turn lane will require widening Rawlison, installation of a retaining wall and slope stabilization. Project will improve safety and operation of the intersection.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium** (circled)	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2020

Township of Langley Capital Project Description						
Project Title:	Intersection Improvements Rawlison and Glover					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$8,772					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$879,025	$303,333				
Reserve: Capital Works Reserve	$106	$3,064				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded	**$887,903**	**$306,397**				
Total Currently Unfunded						

Estimated Annual Operating Impact	$8,114
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	206 Street between 78 Avenue and Willoughby Town Centre Drive					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$590,727				
Budget Remaining	$1,016,773					
Total Projected Cost	$1,016,773	$590,727				

Project Description *(Phased Project)	Construction of the west half of 206 Street from 78 Avenue, including an estimated 50 street trees, to Willoughby Town Centre Drive fronting Donna Gabriel Robins Neighbourhood Park. Environmental approvals have been submitted and are anticipated to be approved imminently.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Construction funding for Donna Gabriel Robins Neighbourhood Park was recently approved and without this project proceeding, the roadway and Multi Use Path fronting the park will not be completed.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	206 Street between 78 Avenue and Willoughby Town Centre Drive					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$10,167					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$1,006,606	$569,970				
Reserve: Capital Projects Reserve		$5,757				
Debt						
Translink						
ICBC						
Other: Non-Refundable Deposits		$15,000				
Total Currently Funded	**$1,016,773**	**$590,727**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$20,618
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-92
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	TRANSLINK 2023 FUNDING REQUESTS		

RECOMMENDATIONS:

That Council authorize the use of up to $6,177,635 from various sources including $3,955,381 of funding received from TransLink to complete capital projects; and

That Council approve an increase to TransLink funded Operating budgets of $246,848.

ANALYSIS:

TransLink annually provides grant funding opportunities for capital projects that expand and enhance Major Road Network (MRN) vehicle, cycling, and pedestrian infrastructure. Opportunities for cost-sharing capital projects on the MRN are managed through TransLink grant programs such as Bicycle Infrastructure Capital Cost Share (BICCS), Major Road Network and Bike Upgrades (MRNB), and Structures and Walking Infrastructure to Transit (WITT). TransLink also provides annual funding to operate and maintain the MRN based upon lane kilometres within the Township of Langley.

Financial Implications:

For some projects, such as the annual MRN lane kilometre contribution or the Transit Improvements project, no additional Township funding is required for 2023. For the MRN operating funding, the amount of Translink funding is based on lane kilometre pricing. For 2023, TransLink has advised that funding levels will increase to $4,649,000. For the Transit Improvement project, available budgets were carried forward from 2022. These projects require Council authority to receive TransLink funding.

For other capital projects on the MRN, Translink generally requires a 50% municipal contribution. In some cases, such as BICCS, only a 25% municipal contribution is required.

At this time, future cost implications will not be fully known until detailed design is completed for Fraser Highway Widening: 24300 Block to 24600 Block and Mufford Overpass Rehabilitation. Final construction cost estimates and budget requests will be presented for Council's consideration at a future date.

Failure to fund the projects will result in external funding being lost and is likely to result in increased annual operating costs or transit improvements not being completed. The tables on the following page summarize the projects.

Each project is detailed in the reference pages including justifications and funding sources.

Township of Langley TransLink 2023 Capital Requests				
Project Title	**Page**	**Total**	**2022 CFWD**	**2023**
Transit Improvements: Various Locations	3	$515,943	$421,731	$94,212
Fraser Highway Widening: 24300 Block to 24600 Block	5	$8,443,000	$4,592,000	$3,851,000
Culvert Replacement: 5800 Block 232 Street	7	$794,838	$56,411	$738,427
Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	9	$1,041,684	$591,188	$450,496
Mufford Overpass Rehabilitation	11	$131,250		$131,250
20400 Block 16 Avenue Bridge Rehabilitation	13	$162,250		$162,250
Paving: 200 Street from 92A to 96 Avenue	15	$750,000		$750,000
Total:		**$11,838,965**	**$5,661,330**	**$6,177,635**

Township of Langley TransLink 2023 Operating Funding		
2023 Approved Operating Budget	**2023 TransLink Funding level**	**Budget Increase**
$4,402,152	$4,649,000	$246,848

Township of Langley Capital Project Description						
Project Title:	Transit Improvements: Various Locations					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$94,212				
Budget Remaining	$421,731					
Total Projected Cost	$421,731	$94,212				

Project Description *(Phased Project)	The construction of transit improvements such as sidewalks leading to bus stops, bus pull-out bays, wheelchair accessible bus stops, and improved bus stop facilities for pedestrians at various locations in the Township on a cost sharing basis with TransLink. Twelve locations are proposed for 2023 and include asphalt sidewalk extensions, asphalt bus pads, and concrete bus pads.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of transit improvements facilitates pedestrian/transit user safety, convenience for transit users, and encourages additional traditional ridership which is consistent with the Township's sustainability goals.
Project Priority Ranking	**High**
	• deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	1	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Transit Improvements: Various Locations					
Work Breakdown	RDS1127					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$310,693					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve:_____						
Debt						
Translink	$40,788	$19,212				
ICBC						
Other: Pattison Advertising Revenue	$70,250	$75,000				
Total Currently Funded	**$421,731**	**$94,212**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$3,851,000				
Budget Remaining	$4,592,000					
Total Projected Cost	$4,592,000	$3,851,000				

Project Description *(Phased Project)	Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 Street. Project is 50% funded by TransLink (75% for multi-use paths) with additional funding being requested for the next two years as part of the MRNB cost share program.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 244 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	4	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Widening: 24300 Block to 24600 Block					
Work Breakdown	RDS1356					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$20,500					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$2,079,500	$1,170,180				
Reserve: Capital Projects Reserve		$11,820				
Debt						
Translink	$2,492,000	$2,669,000				
ICBC						
Other:_____						
Total Currently Funded	**$4,592,000**	**$3,851,000**				
Total Currently Unfunded						

Estimated Annual Operating Impact	$38,956
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: 5800 Block 232 Street					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$738,427				
Budget Remaining	$56,411					
Total Projected Cost	$56,411	$738,427				

Project Description *(Phased Project)	Replace the wooden stave culvert in the 5800 Block of 232 Street to increase hydraulic capacity, stabilize the road embankment, and decommission the aging and failing wood stave culvert.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Design was commenced in 2022, with construction anticipated to be completed in 2024. The existing culvert is undersized and failing. Emergency repairs to the outlet segment were completed in summer 2022.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	2-3	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: 5800 Block 232 Street					
Work Breakdown	STW1199					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$56,411					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$341,008				
Debt						
Translink		$397,419				
ICBC						
Other:_____						
Total Currently Funded	**$56,411**	**$738,427**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: Matheson Creek 64 Avenue and 201 Street					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$450,496				
Budget Remaining	$591,188					
Total Projected Cost	$591,188	$450,496				

Project Description *(Phased Project)	This project involves open-cut replacement of a deteriorating corrugated steel pipe (CSP) culvert section crossing 64 Avenue at the 20100 Block. The culvert is on Matheson (Logan) Creek, a Class A (red-coded) watercourse.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The culvert corrugated steel pipe extension on the southern side of 64 Avenue (eastbound lanes) is in poor condition based on the 2020 condition assessment. The extensive corrosion and perforations could increase and result in roadway failure with significant impacts to travel on 64 Avenue.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	2	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: Matheson Creek 64 Avenue and 201 Street					
Work Breakdown	STW1192					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	$70,436					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$450,496				
Debt						
Translink	$520,842					
ICBC						
Other:_____						
Total Currently Funded	**$591,188**	**$450,496**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$131,250				
Budget Remaining						
Total Projected Cost		$131,250				

Project Description *(Phased Project)	Design for the rehabilitation of the Mufford Overpass is required. The scope of the design will include repairs to the spalling and cracking at the east abutment, repairs due to settlement of the east approach slab and additional security fencing on both the north and south side of the overpass. Through detailed design, future budget requirements will be determined and submitted to Council through subsequent budget processes.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The design is required for the rehabilitation work to ensure continued safe travel for vehicular and pedestrian traffic and to increase the life cycle of the overpass. This project is located on the Major Road Network and is eligible for cost sharing with Translink under the Structures program.
Project Priority Ranking	**High** • deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	2	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Mufford Overpass Rehabilitation					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$65,625				
Debt						
Translink		$65,625				
ICBC						
Other:_____						
Total Currently Funded		**$131,250**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$162,250				
Budget Remaining						
Total Projected Cost		$162,500				

Project Description *(Phased Project)	Bridge Rehabilitation at 16 Avenue and 20400 Block. Work includes replacing the rip rap at the east abutment, replacing scour protection at the west abutment, and replacing the damaged railing and concrete curb at the northwest corner.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Bridge rehabilitation is required to ensure that no further undermining of the abutments occurs during future storm events, to ensure continued safe travel for vehicular traffic, and to increase the life cycle of the bridge.
Project Priority Ranking	**High**
	• deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	20400 Block 16 Avenue Bridge Rehabilitation					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$108,375				
Debt						
Translink		$54,125				
ICBC						
Other:_____						
Total Currently Funded		**$162,500**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Township of Langley Capital Project Description						
Project Title:	Paving: 200 Street from 92A to 96 Avenue					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$750,000				
Budget Remaining						
Total Projected Cost		$750,000				

Project Description *(Phased Project)	This project is the re-paving of 200 Street from 92A Avenue to 96 Avenue due to the deterioration of the road surface.
Project Justification and Consequences of Not Proceeding *(Phased Project)	This section of road is utilized by over 40,000 vehicles daily with a high percent of heavy vehicles. As the road is part of the TransLink MRN road network, it is eligible to utilize TransLink funds to rehabilitate the pavement and prevent further deterioration that could result in higher repair costs in the future. If the road surface is not repaired and continues to deteriorate, the Township could lose Operations, Maintenance & Rehabilitation Program funding from Translink for this section of roadway.
Project Priority Ranking	**High**
	• deterioration or obsolescence • leverage external funding • emergent conditions

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Paving: 200 Street from 92A to 96 Ave					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve:_____						
Debt						
Translink		$750,000				
ICBC						
Other:_____						
Total Currently Funded		**$750,000**				
Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-94
FROM:	FACILITIES AND CAPITAL PROJECTS DIVISION	**FILE:**	0530-01
SUBJECT:	CORPORATE PRIORITY PROJECTS 2023 FUNDING		

RECOMMENDATIONS:

That Council approve $1.5M in funding for 2023 from the Capital Projects Reserve, and direct staff to proceed with the planning, further assessments and beginning of necessary site works for the Youth Soccer Campus project in a new Smith Athletic Park;

That Council approve $4M in funding for 2023 from the Growing Communities Fund grant fund, and direct staff to proceed with the planning, site assessments, design and initial procurement process for the new Ice and Dry Arenas Facility at Langley Events Centre;

That Council approve $3.5M in funding for 2023 from the Capital Projects Reserve, and direct staff to begin further feasibility, programming, and early design works for the new Willoughby Community Centre in Yorkson Community Park; and

That Council approve $2.5M in funding for 2023 from temporary internal borrowing, until debt borrowing is secured, and direct staff to proceed with the necessary site assessments and detailed design planning for the new replacement Fire Hall #5 in Brookswood.

EXECUTIVE SUMMARY:

Through late 2022 and early 2023, Council identified priority capital projects for the Corporation, and provided initial direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews. Staff have completed the majority of this initial work for four of the Council identified Corporate Priority Projects, and now seek direction and required 2023 funding to advance each of the capital projects further as outlined in this report.

BACKGROUND/HISTORY:

At its meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities including the following projects:

A. new indoor pool and community centre within Yorkson Community Park;
B. new soccer campus within the Smith Neighbourhood Plan in Willoughby; and
C. new ice and dry floor recreation facility at the Langley Events Centre in Willoughby.

Initiated at the Council Meeting of November 14 and approved December 12, 2022, was a Community Amenity Contribution Policy Update that includes a fund to assist in funding many community amenities, including some relevant to this report:

- Conference and Entertainment Centre
- Indoor Pool and Community Centre in Yorkson Community Park

- Soccer Campus in the Smith Neighbourhood
- Recreation Facility at the Langley Events Centre for ice and dry floor recreation
- Fire Hall in Brookswood-Fernridge

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan the following recreation and public safety capital projects:

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

This report focuses on items 1, 2, 3, and 5 from above.

Construction Costs and Escalation

Construction cost inflation is a significant challenge facing all areas of the construction industry specifically non-residential construction. Cost escalation is difficult to predict and has risen rapidly over the past few years. Based on information from industry and current regional projects, the rate of annual escalation can be over 10%. There is no one specific driver that is contributing to these market conditions, rather a confluence of factors.

Recently numerous municipal community projects have faced significant escalation with delayed projects. One relevant Fire Hall example is a local municipality that just completed construction of a new fire hall, where the construction contract was awarded in December 2020. The cost to construct it was ~$600 /sq, and to construct a similar fire hall now (in 2023) is being estimated at ~$1,600 /sq.

Generally, the earlier the Township is able to commence further design and works for the priority projects, the earlier the Township may establish enhanced cost certainty around the project's scope. Each project will have to be evaluated individually base upon many factors for Council to determine an appropriate time to begin construction, however staff believe that with the funding requested in this report, progress will be able to continue for each of the projects on an as expediated basis as possible.

DISCUSSION/ANALYSIS:

Youth Soccer Campus

The Youth Soccer Campus project within the Smith Neighbourhood Plan area is intended to create a place in the community for the enjoyment and development of youth soccer. The initial program being reviewed is for the campus to include four artificial turf fields, including three outdoor fields of which one would be oversized to allow for rugby, and one full size field enclosed in a building. Additionally, there would be supporting spaces within the facility including change rooms, training facilities, food service and public use areas.

To continue to develop the planning for the campus, staff would work with stakeholders such as the Langley School District, and the Langley United Soccer Association. Funding is required to hire professional consultants to assist in development of concept designs and consultation, and work towards cost estimates to establish a final budget envelope.

To continue to complete technical reviews that support design and cost estimate, funding is required to complete tree clearing of the site selected, and to conduct further geotechnical investigations and reporting. Staff are requesting $1.5M for the 2023 year for the planning and technical works outlined above.

Ice and Dry Arenas Facility

The Ice and Dry Arenas Facility at Langley Events Centre project is intended to build multiple ice and dry floor arena sheets to support the enjoyment and development of multiple sports in the Township including ice user groups and dry floor activities such as ball hockey and lacrosse. The initial program being considered is up to five sheets depending on the costs of construction of the complex. The facility would include spectator and athlete facilities and complement the other facilities that exist at Langley Events Centre both for general community use and for tournament and event hosting. The potential site location is to the north of Building B at the Langley Events Centre, on lands owned by the Township.

To continue the planning for the facility, staff would work with stakeholders such as Langley Minor Hockey, Langley Girls Hockey, Langley Minor Lacrosse, and Fraser Valley Ball Hockey. To continue to develop this planning for the Arenas Facility in 2023, funding is required now for further geotechnical investigation and reporting, site survey completion, and feasibility studies on structural design models. Staff will also further explore facility design concepts that result in the least impact on use of the available land area, integration with the Arts Sports and Entertainment District concepts, the potential for underground parking or alternative parking solutions, potential internal road layouts, and the possible use of a district energy system.

Due to the existing site, the type of facility contemplated, and possible construction methods available, this project has the ability to move quickly from feasibility work into full design and construction. Staff will determine a process for acceleration of the project delivery process and will utilize this funding to establish the initial project team, enabling the 2023 completion of considerable design and budget estimates to report back to Council for further consideration. Funding in the amount of $4M is requested for 2023 for the works outlined above.

Willoughby Community Centre

The new Willoughby Community Centre project is intended to create a community centre located within Yorkson Community Park, to be accessed off 80 Avenue. Initial planning considerations include aquatic facilities with a lap pool, leisure pool, hot tub, steam and sauna, a community library, gymnasium(s), fitness facilities, and multipurpose rooms. Staff are continuing to evaluate the south portion of Yorkson Community Park for inclusion of this and other programming elements.

Staff recommend that the project be delivered through an Integrated Project Delivery (IPD) process that is an inclusive, collaborative process intended to provide better certainty in budgeting, scheduling, and scope development. IPD requires that a project team including the owner, architect, contractors, and engineers is formed to work through a validation period all together as a co-located team. Project goals, actual costs and risk are all better evaluated and shared in an IPD process from the onset to ensure better teamwork and thus better outcomes. The project team will include Township staff from throughout the organization including Recreation, Cultural Services, Engineering, Planning, Parks, Permits & Inspection Services, Facilities, Information Technology and Finance.

For the 2023-24 period, master planning for the programming of the south undeveloped portion of Yorkson Community Park will continue. Additional planning and feasibility study work with an architectural team and stakeholders is necessary to determine the programming for the affected area. Upon completion of that stage, to ensure that the project can move quickly into the design/validation IPD process, funding for the project team to be contracted is necessary.
Funding in the amount of $3.5M is requested for the planning and works as outlined above.

Brookswood Fire Hall #5

It is anticipated that Council will select the preferred location for the new replacement Fire Hall #5 in Brookswood following the conclusion of the current Horne Pit and Neighbourhood Plans consultation process. Staff recommend beginning to further the design process now, given the amount of study that has been completed to date, and with the arrival of our new Fire Chief.

On May 1, 2023, Council gave first, second, and third reading to the Fire Hall Loan Authorization Bylaw for the purposes of borrowing $25M for the construction of a new Fire Hall in Brookswood. The $25-$30M initial funding envelope is based on a high-level cost estimate and does not include any off-site improvements.

To advance this project, the next steps for a site would be for Council to confirm their preferred location, currently suggested as Horne Pit subject to public process, and then for staff to carry out necessary site assessments including geotechnical, survey, and environmental assessments.

Staff will also commence detailed design and costing. The design for the new Fire Hall will build on the previous analysis already completed and be designed to meet the current needs of the fire service and provide room for growth. This will be done in consultation with the Fire Chief, other representatives from the Township of Langley Fire Department (TFLD) and IAFF, and other Township divisions/departments. $2.5M in funding is being requested to undertake this site and design work in 2023.

Respectfully submitted,

Scott Groves
DIRECTOR, COMMUNITY PROJECTS
for
FACILITIES AND CORPORATE PROJECTS DIVISION

Harb Chohan
DIRECTOR, FACILITIES AND SOLID WASTE
for
FACILITES AND CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE	S. Ruff
MUNICIPAL ADMINISTRATION	J. Winslade

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0191
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100189 AND DEVELOPMENT PERMIT APPLICATION NO. 101239 (SUNMARK TOWNHOMES LTD / 20645 - 74B AVENUE AND 7521 AND 7547 - 208 STREET)		

PROPOSAL:

Application to amend the Yorkson Neighborhood Plan and rezone approximately 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue and 7521 and 7547– 208 Street to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5843 and 5844 subject to 11 development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5843 and 5844) of Streamside Protection Development Permit No.101239.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Yorkson Neighborhood 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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Developments Ltd.) Bylaw No. 5843 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunmark Townhomes Ltd) Bylaw No. 5844 rezoning 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate the development of 151 townhouse units and eight fee simple lots (one single family lot, three rowhouse, and four 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 including dedications for 208 Street, 207 Street, 206A Street, 75A Avenue, 74B Avenue, internal

lanes, a cul-de-sac, and greenway, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Compliance with Age Friendly Amenity Area requirements;
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. Restricting development of townhouse units and semi-detached and rowhouse lots until a Development Permit is issued;
    b. Identifying the units (5% of single family and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    c. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
    d. 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;
    e. On lands zoned Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
    f. Protection of Streamside Protection and Enhancement Areas;
7. Discharge of no build restrictive covenants registered on 20645 – 74B Avenue;
8. Acceptance of the streamside enhancement plans, fencing, signage, and security;
9. Registration of a statutory right-of-way for the purpose of a pedestrian connection (per April 21, 2023 site layout);
10. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
11. 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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Townhomes Ltd.) Bylaw No. 5843 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. 5843 and 5844 authorize the issuance of Streamside Protection Development Permit No.101239, 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. 5843 and 5844 in conjunction with the hearing for Proposed Development Permit No. 101239.

EXECUTIVE SUMMARY:

Sunmark Townhomes Ltd. has applied to develop 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue and 7521 and 7547 – 208 Street to accommodate 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots) (Attachments A through F).

To facilitate the development, the applicant proposes a site specific amendment to the Yorkson Neighborhood Plan (NP) to vary the required mix of attached and detached residential units.

The application also proposes to rezone the site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application. Streamside Protection Development Permit No.101239 is being advanced in conjunction with this application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan.

As the proposal supports the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of 11 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5843, Rezoning Bylaw No. 5844, and Streamside Protection Development Permit No. 101239.

REFERENCE:

Owner:	Sunmark Townhomes Ltd. 5566 - 120 Street Surrey, BC V3X 1Z3
Agent:	McElhanney Consulting Services 2300 Central City Tower 13450 - 102 Avenue Surrey, BC V3T 5X3
Legal Description:	Lot 1 Section 23 Township 8 New Westminster District Plan 73943 Lot 44 Section 23 Township 8 New Westminster District Plan 30444 Lot 2 Section 23 Township 8 New Westminster District Plan 73943
Location:	20645 – 74B Avenue 7521 and 7547 – 208 Street
Area:	2.49 ha (6.14 ac) 20645 - 74B Avenue 1.27 ha (3.12 ac) 7521 - 208 Street 0.8 ha (2.0 ac) 7547 - 208 Street 4.56 ha (11.2 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).
Willoughby Community Plan:	Mixed Residential and Multi Family
Yorkson Neighbourhood Plan:	“Mixed Residential” and “Townhouse”

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and is split designated in the Yorkson NP. The western portion of the site is designated "Mixed Residential" which permits 8-10 units per acre (UPA) if a mix of attached and detached residential units are provided in accordance with Table 4.1 of the Yorkson NP. The eastern portion of the site is designated “Townhouse” with a permitted density of 15-25 UPA (Attachment C). The northwesterly portion of the site includes a 0.83 ha (2 ac) SPEA (Attachment E).

DISCUSSION/ANALYSIS:

- Sunmark Townhomes has applied to amend the Yorkson NP on a site specific basis and rezone the 4.56 ha (11.2 ac) site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).
- The proposal will facilitate the development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots).

- 63 townhouse units and eight fee simple lots with a density of 10 UPA are proposed on the western portion of the site designated “Mixed Residential.”
- 88 townhouse units with a density of 21.5 UPA are proposed for the eastern portion of the site designated “Townhouse.”
- There are an existing five watercourses on the subject site and one watercourse located offsite in the 76 Avenue road dedication. The subject watercourses are proposed to be consolidated and reconstructed in the northwestern portion of the site.
- 0.83 ha (2 ac) of SPEA (18% of the gross site area) is proposed to be accommodated on the western portion of the site and protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue and a property under application (ToL Project No. 08-23-0169) currently at third reading for townhouses on the site	Mixed Residential (8 – 10 UPA) and Townhouse (15-25 UPA)	Suburban Residential Zone SR -2
South:	74B Avenue and five suburban residential properties	Mixed Residential (8 – 10 UPA) and Townhouse (15 – 25 UPA	Suburban Residential Zone SR-2
East:	208 Street beyond which is a property in the Smith neighborhood under Plan amendment and rezoning application to amend the land use designation to Rowhouse / Townhouse (ToL Project: 08-24-0090)	Rowhouse / Townhouse (8 – 22 UPA) and Neighborhood Commercial	Suburban Residential Zone SR-2
West:	Two suburban residential properties	Mixed Residential (8 – 10 UPA)	Suburban Residential Zone SR-2

Proposed Yorkson Neighbourhood Plan Amendment:

- The site is split designated in the Yorkson NP with the western portion designated “Mixed Residential" (8 – 10 UPA) and the eastern portion designated “Townhouse” (15 – 25 UPA) (Attachment C).
- The proposal differs from the “Mixed Residential” land use designation requirements of Table 4.1 of the Yorkson NP as follows:

a) Column C (Type Mix): *minimum of 3 single family residential types from column A with no type providing less than 10% or more than 40% of the single family units*. The proposal includes only one type of single family unit.
b) Column E (Proportion): *60% minimum to 75% maximum of single family units and 25% minimum to 40% maximum multi family units*. The proposal includes 1% single family units and 99% townhouses.
c) Column C (Type Mix): *minimum 2 attached residential types with no type exceeding 60%.* The proposal includes 98% townhouse units.

- The applicant indicates that due to the SPEA configuration and Yorkson NP unit mix requirements, the development is not able to achieve the 8 UPA minimum required density of the existing land use designation without the requested plan amendment. As a result of the requested plan amendment, the proposed overall density is 10 UPA (based on gross site area).
- Further, as a result of the proposed NP amendment, the number of achievable units on the western portion of the site has increased from 58 to 71. The proponent has agreed to provide additional Community Amenity Contributions for these 13 units.

Zoning Amendment:

- Bylaw No. 5844 proposes to rezone the site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight lots (one single family lot, three rowhouses and four semi-detached lots).
- The project complies with the provisions of the site's proposed zoning in terms of siting, site coverage, height, use, and density.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Streamside Protection and Enhancement Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- There are five watercourses, three Class B (yellow-coded), two Class B (yellow-coded with Class C (green-coded)) sections located on the subject site, and one offsite Class B (yellow-coded) watercourse in the unconstructed portion of 76 Avenue to be completed as part of the project. The watercourses are proposed to be reconstructed into a consolidated habitat feature in the northwest corner of the subject site.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and will be subject to a 5-year monitoring and maintenance program.

- The proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101239 is Attachment F to this report.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

As a result of the proposed NP amendment, the number of achievable units that can be accommodated on the western portion of the site has increased from 58 to 71. As such, the proponent has volunteered to provide additional Community Amenity Contributions for these additional 13 units to address changes in built form.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Townhouses	151	$14,400.00	$2,174,400.00
Rowhouses	3	$14,400.00	$43,200.00
Duplexes	4	$14,400.00	$57,600.00
Single family	1	$16,900.00	$16,900
Units exceeding the maximum achievable density at the western portion of the site	13	$20,000	$260,000.00
	159		
Total			**$2,552,100.00**

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
15	0	272	272	54	326

Policy Considerations:

The proposed Yorkson Neighbourhood Plan amendment and rezoning facilitates the development of 151 townhouse units and eight lots (one single family lot, three rowhouse, and four semi-detached lots).

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5843 and 5844 (subject to 11 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5843) of accompanying

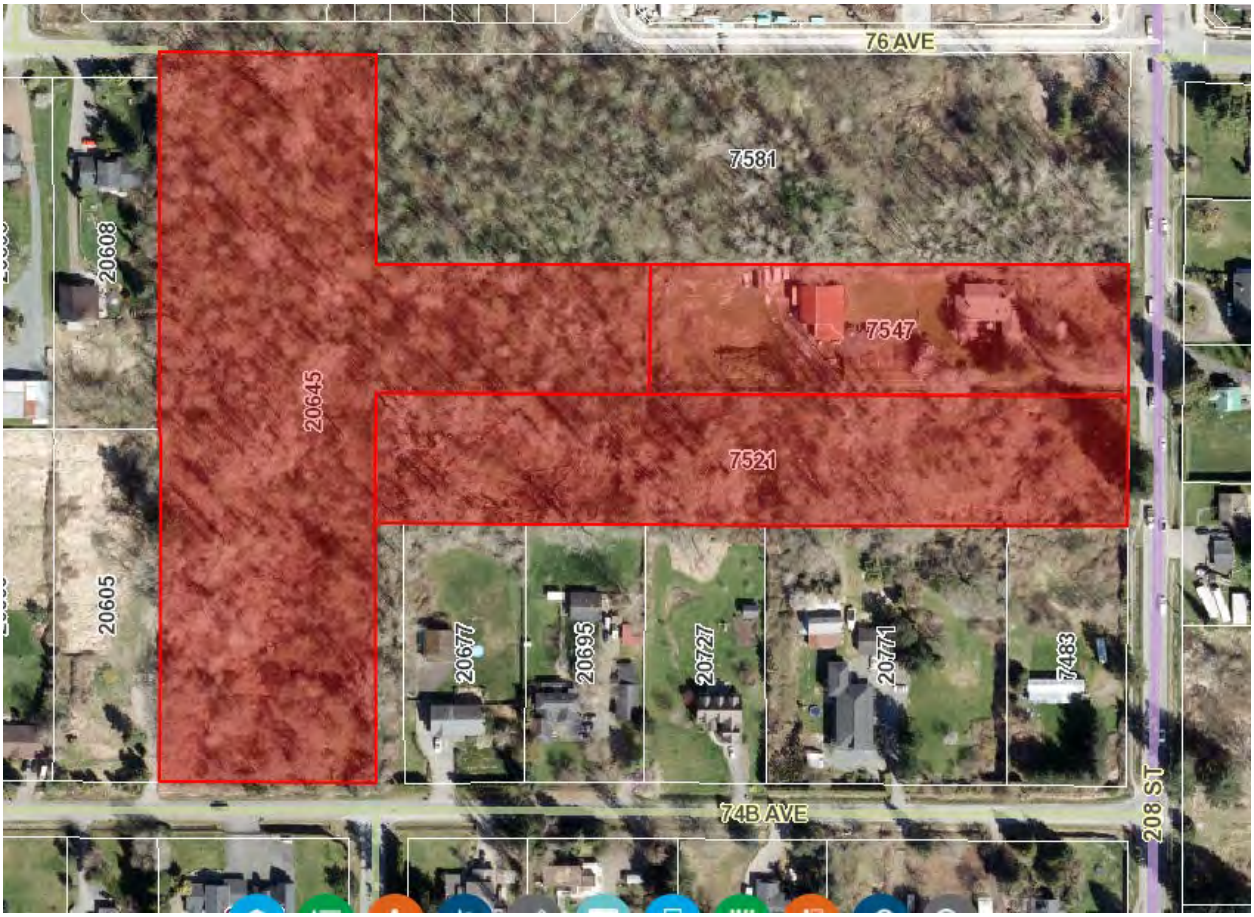
Streamside Protection Development Permit No. 101239; and authorize staff to schedule the required Public Hearing for Yorkson Neighborhood Plan Amendment Bylaw No. 5843 and Rezoning Bylaw No. 5844.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

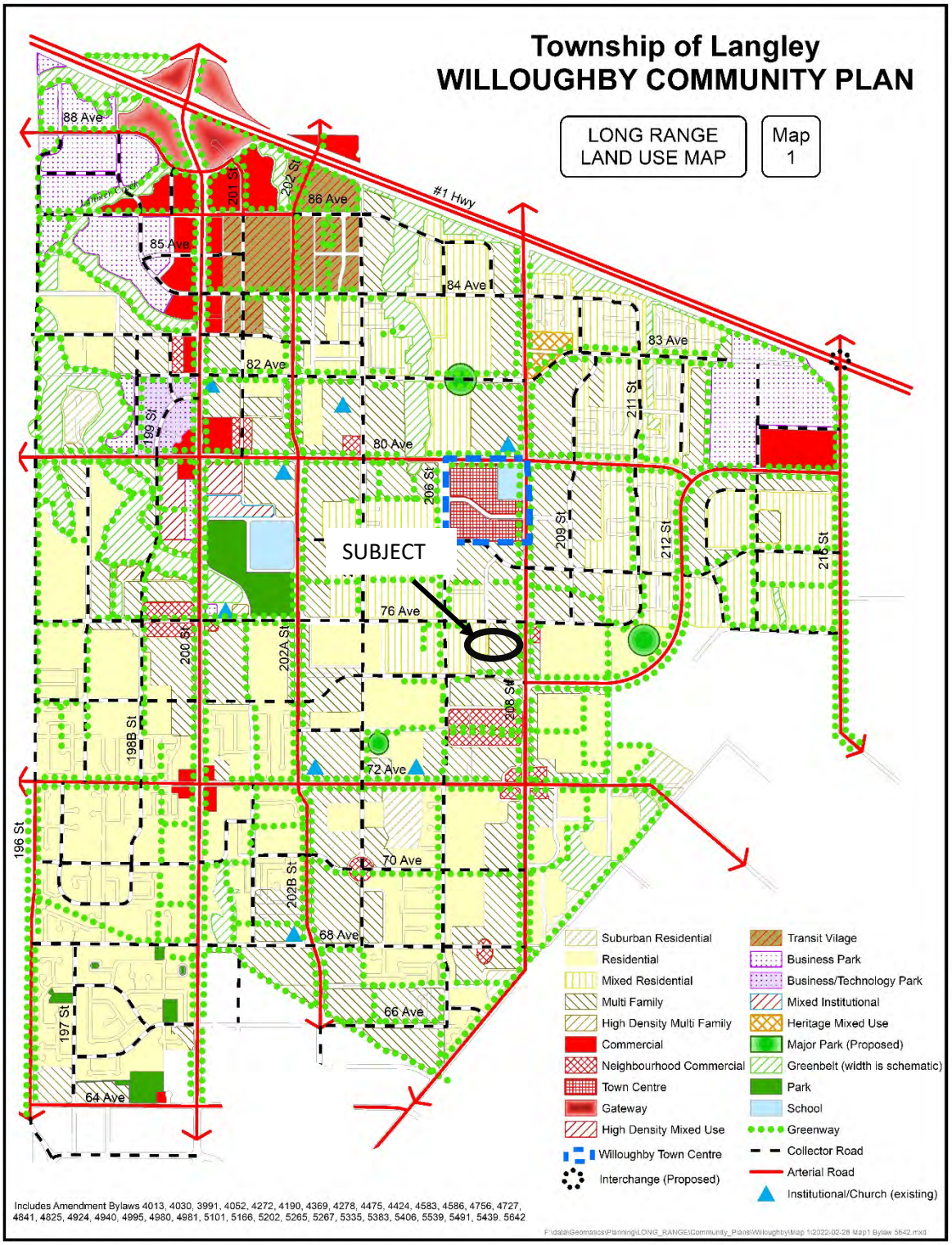
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Yorkson Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant
ATTACHMENT F	Development Permit No. 101239

ATTACHMENT A

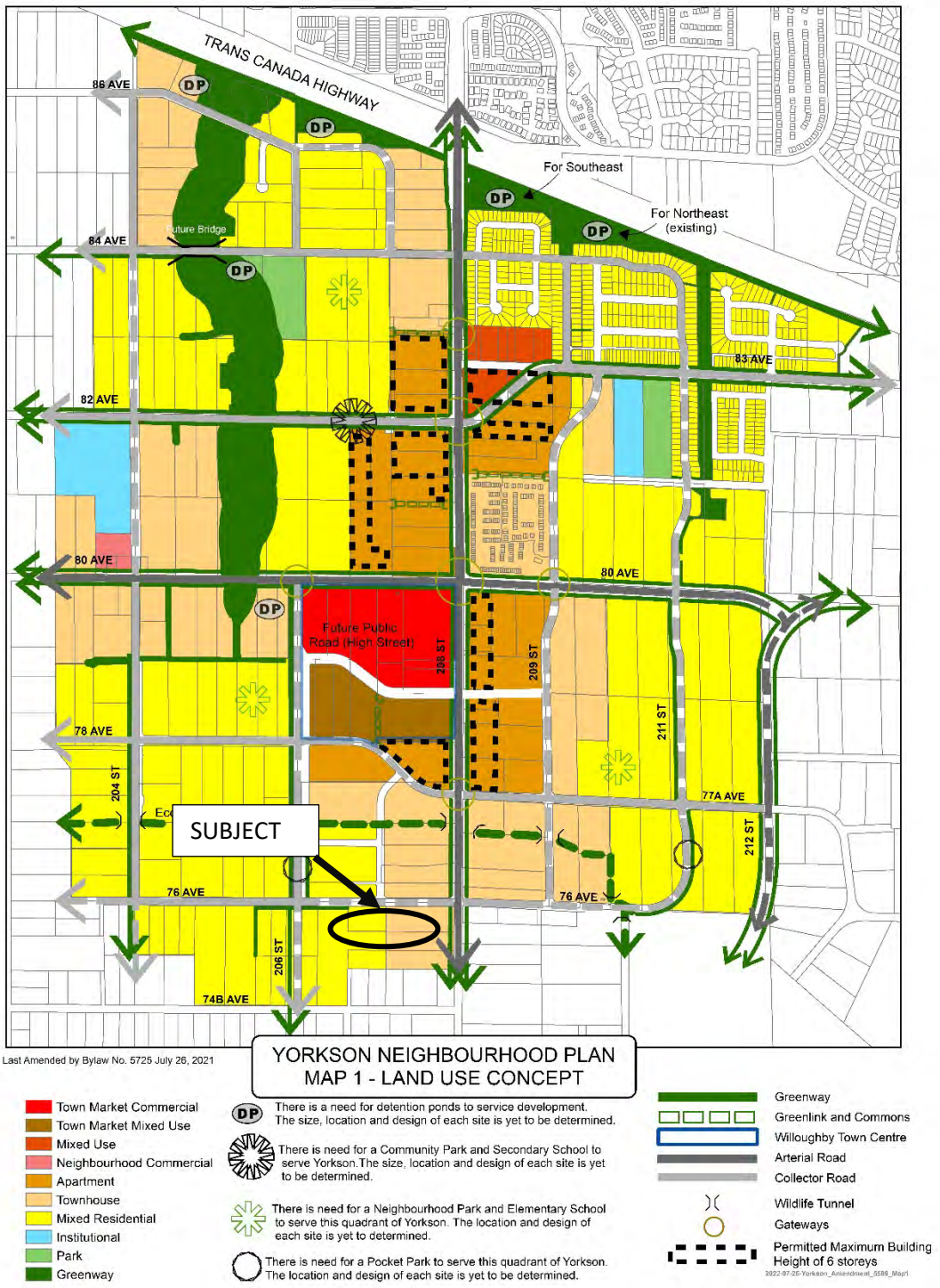


AERIAL CONTEXT MAP

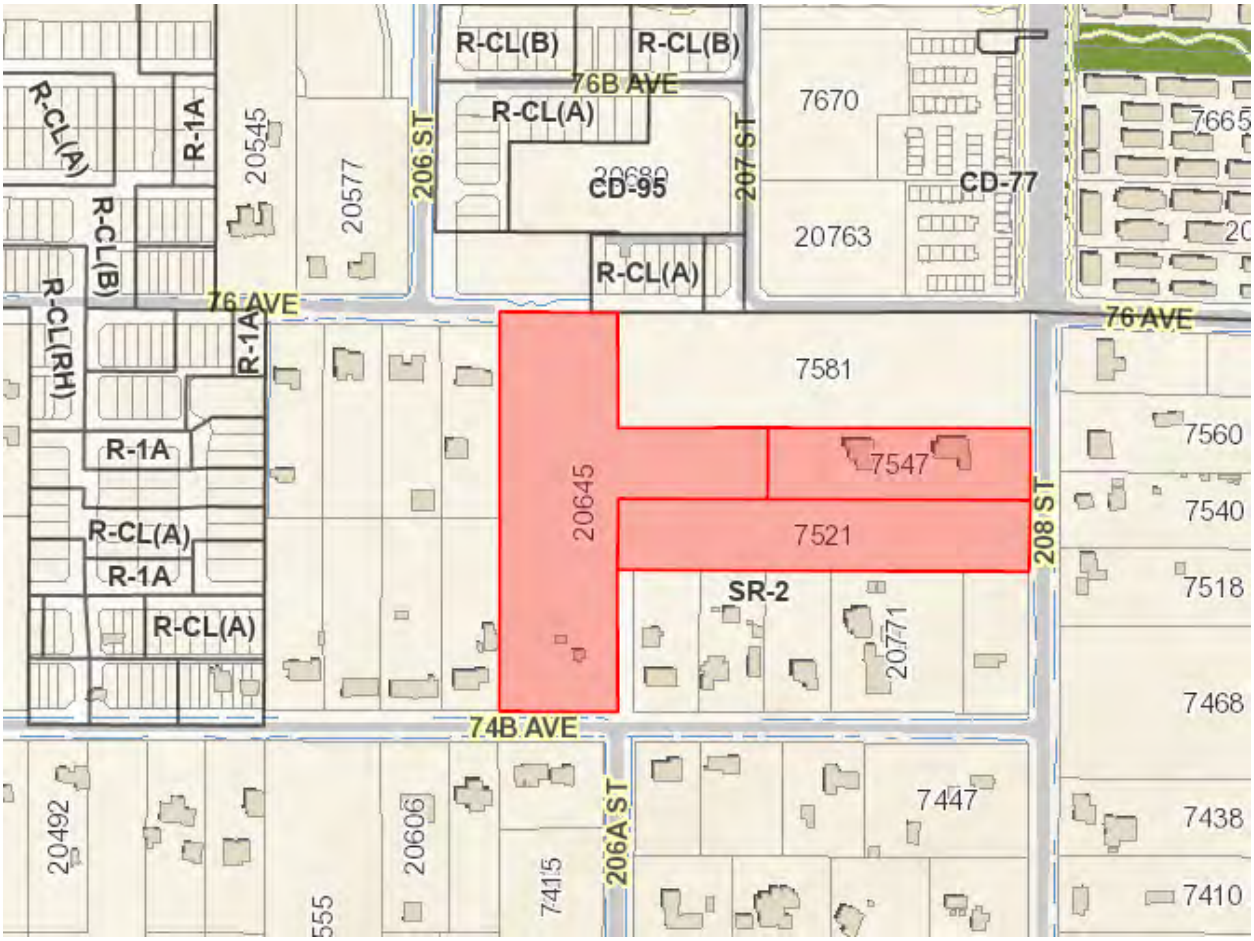
ATTACHMENT B



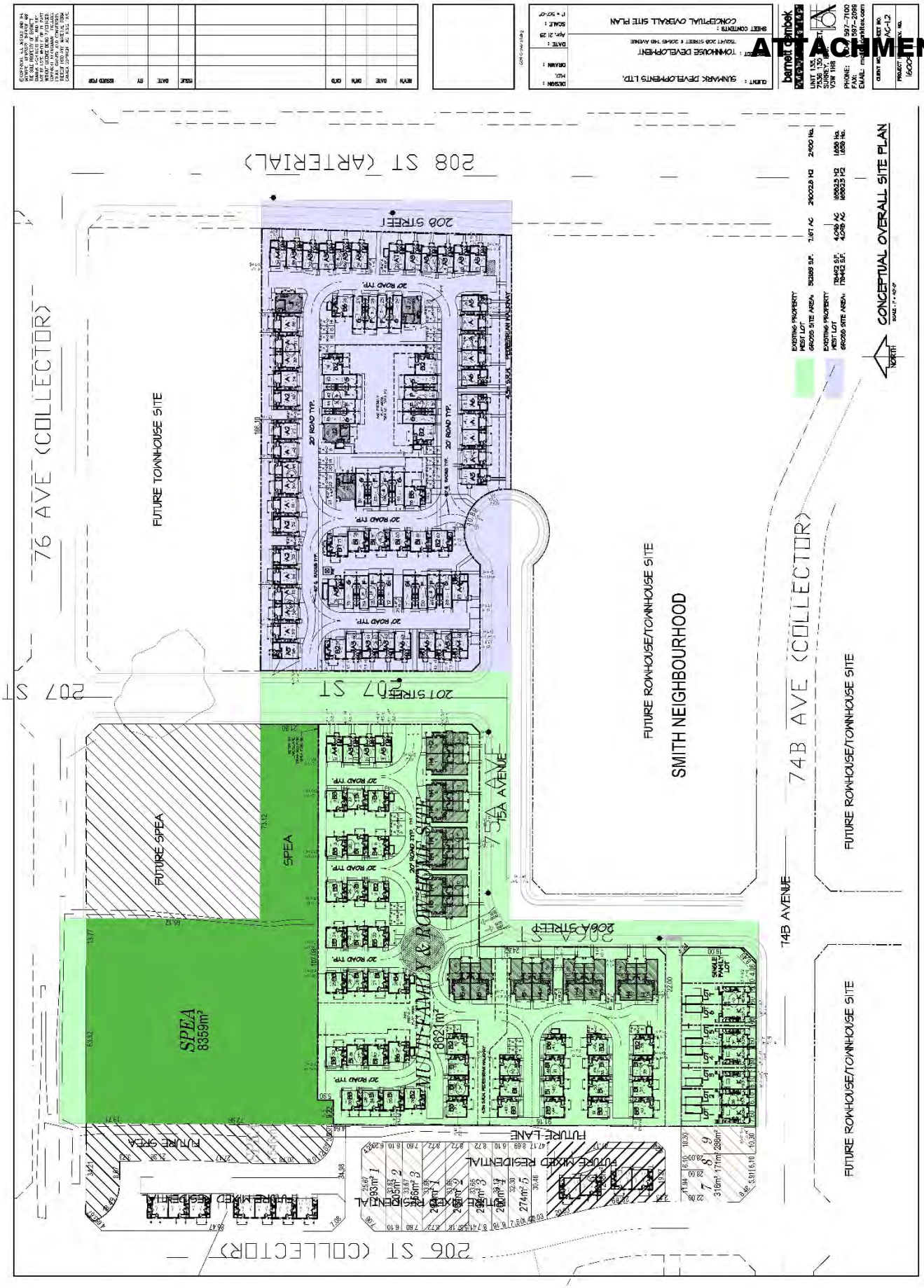
ATTACHMENT C



ATTACHMENT D



ATTACHMENT E



ATTACHMENT F

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101239

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

1. NAME: Sunmark Townhomes Ltd., Inc. No. BC0914738

   ADDRESS: 5566 120 Street, Surrey, BC V3X 1Z3

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

   LEGAL DESCRIPTION: Lots 1 and 2, Section 23, Township 8, New Westminster District, Plan NWP73943 and Lot 44, Section 23, Township 8, New Westminster District, Plan NWP30444

   CIVIC ADDRESS: 7521 & 7547 208 Street and 20645 74B Avenue, Langley, BC

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

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

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

   This permit is not a building permit.

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

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

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

than those in this permit.

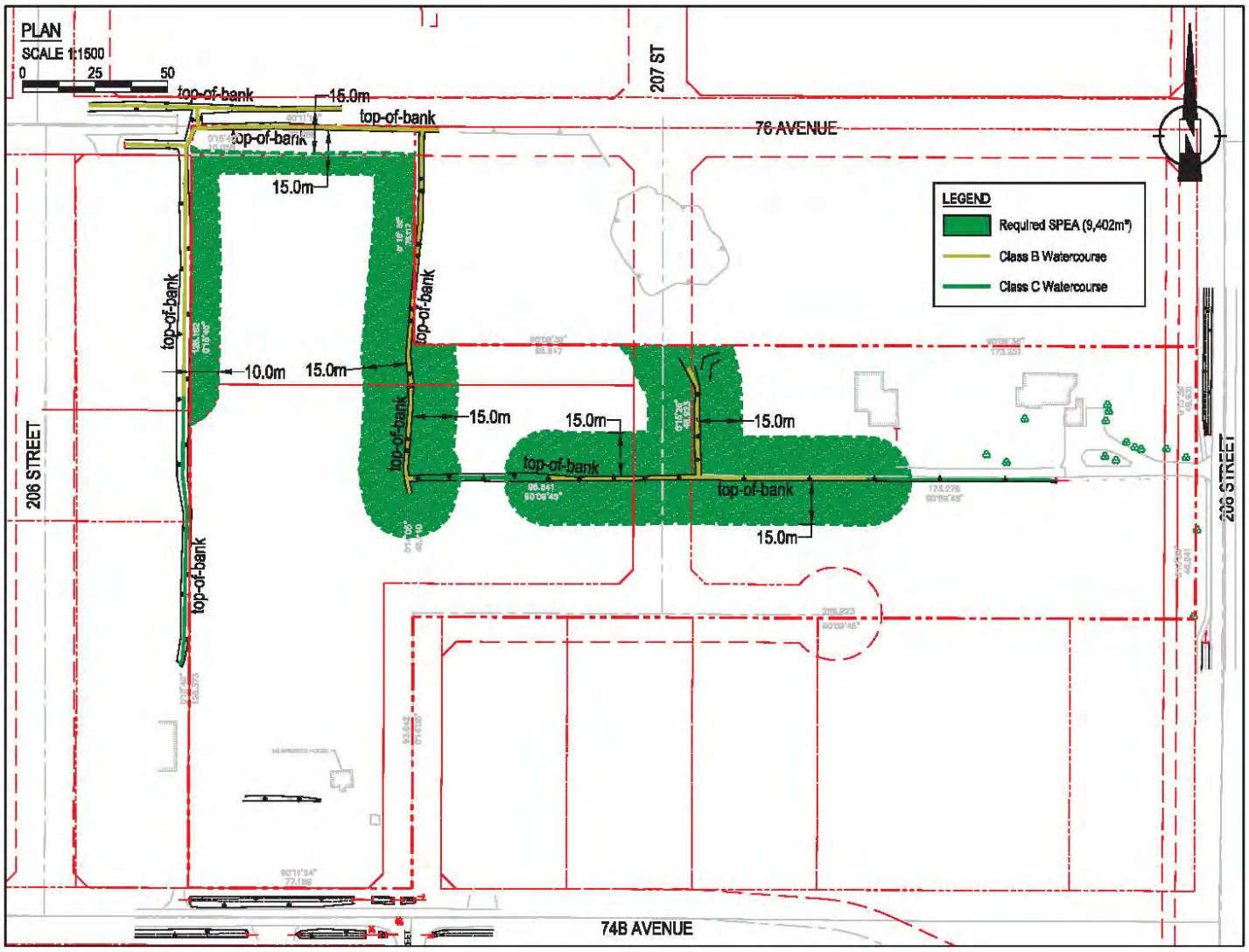
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS_____DAY OF_____, 2023.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5843

EXPLANATORY NOTE

Bylaw No. 5843 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the unit type and unit mix provisions for lands designated Mixed Residential located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street. The amendment will allow the development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5843

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No. 4030

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 No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Townhomes Ltd) Bylaw No. 5843".

2. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

   a) inserting "≤ after "≠" after Mixed Residential in the first column of Table 4.1- Residential Housing Mix and Densities and the following at the bottom of Table 4.1. – Residential Housing Mix and Densities:

   ≤ For lands legally described as:
   - Portion of Lot 44 Section 23 Township 8 New Westminster District Plan 30444
   - Lot 1 Section 23 Township 8 New Westminster District Plan 73943

   designated "Mixed Residential", Table 4.1 may be modified by:

   - not applying the Column C (Type Mix) minimum and maximum unit percentage type and increasing the maximum permitted percentage of one type of single family residential to 100%.
   - not applying the Column C (Type Mix) minimum and maximum percentage of attached residential types and increasing the maximum permitted percentage of townhouses to 98%.
   - not applying the Column E (Proportion) minimum and maximum percentage of single family residential and attached residential by increasing the maximum permitted percentage of townhouses to 99% and reducing single family residential to 1%.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5844

EXPLANATORY NOTE

Bylaw No. 5844 rezones 4.56 ha (11.2 ac) portion of land located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5844

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 (Sunmark Townhomes Ltd.) Bylaw No. 5844”.

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

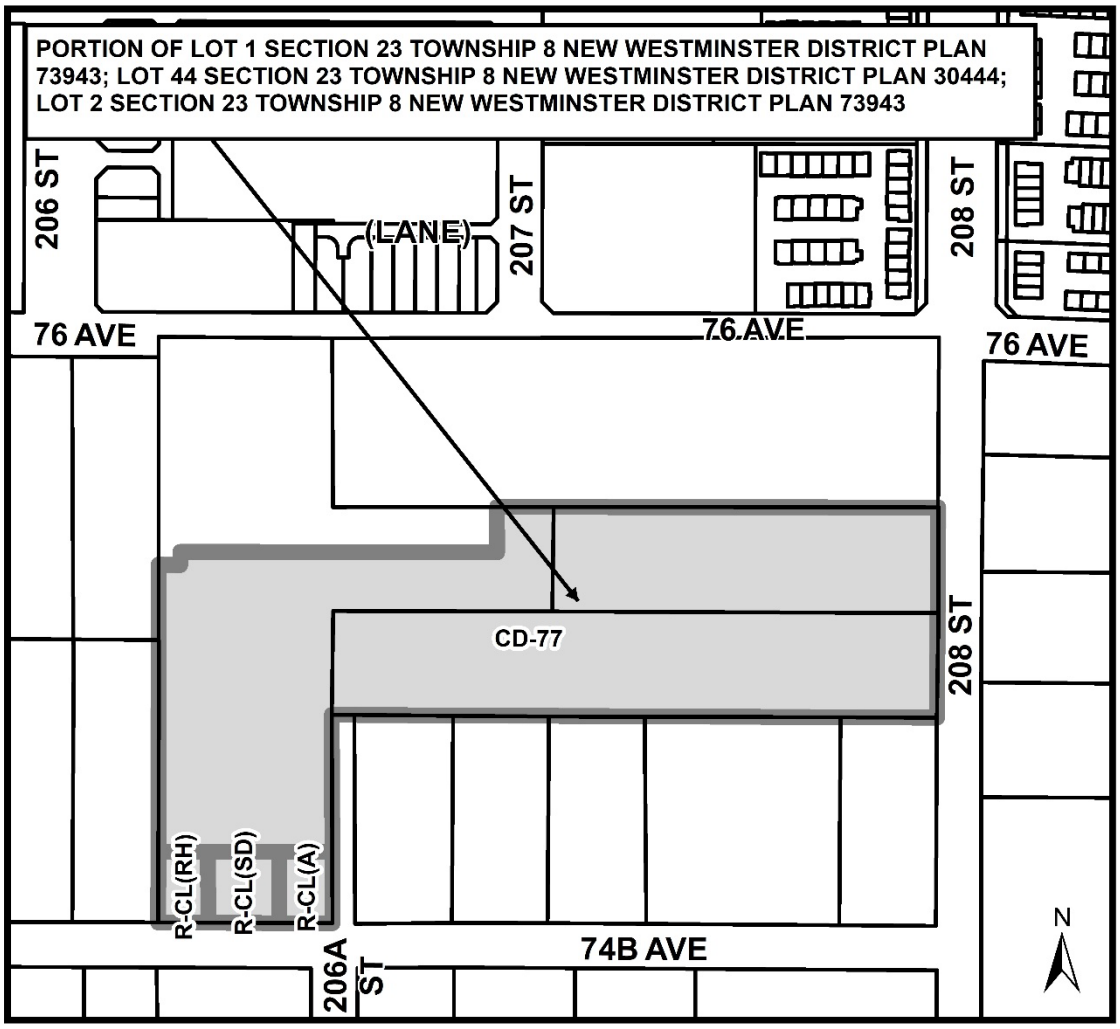
   Lot 1 Section 23 Township 8 New Westminster District Plan 73943
   Lot 44 Section 23 Township 8 New Westminster District Plan 30444
   Lot 2 Section 23 Township 8 New Westminster District Plan 73943

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) as shown on Schedule “A”.

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. 5844



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-96
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0312
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100254 (QUALICO DEVELOPMENTS (ALDERGROVE) INC. / 2600 BLOCK OF 268 STREET)		

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 3.0 ha (7.4 ac) of land in the 2600 Block of 268 Street to Comprehensive Development CD-115 Zone, Residential Zone R-1B, and Residential Compact Lot Zone R-CL(A) to facilitate development of 45 townhouse units and 25 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5882 and 5883 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 Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5882 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5883 rezoning approximately 3.0 ha (7.4 ac) of land located in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A) and Comprehensive Development Zone CD-115 to facilitate the development of 45 townhouse units and 25 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, 26 Avenue and a cul-de-sac road 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. Submission of a Traffic Impact Study to determine the effects of the development and securing any required improvements to the intersections of 24 Avenue and Highway 13 and 24 Avenue and 272 Street;
6. Submission of a stormwater drainage study to verify existing detention pond capacity (26603 - 24 Ave) is adequate to support the proposed development;
7. 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);
8. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family and townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
    c. 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;
    d. Exterior Design Control Agreement on single family lots;
    e. Protection of Streamside Protection and Enhancement Areas;
9. Acceptance of the streamside enhancement plans, fencing, signage, and security;
10. Compliance with the age friendly amenity area requirements for the townhouse portion of the site;
11. Discharge of the Restrictive Streamside Protection Covenant (BCP14382) registered on the property upon compliance of proposed streamside enhancement plans, fencing, signage, and security;
12. Registration of a statutory right-of-way for the purpose of a pedestrian connection through the Agricultural Land Reserve (ALR) buffer, (per site layout dated May 15, 2023);
13. Registration of a statutory right-of-way for the purpose of a pedestrian connection from 26 Avenue through the townhouse portion of the site to Aldergrove Athletic Park;
14. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
15. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5882 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. 5882 and 5883.

EXECUTIVE SUMMARY:

Qualico Developments (Aldergrove) Inc. has applied to develop 3.0 ha (7.4 ac) of land located in the 2600 Block of 268 Street to facilitate development of 45 townhouse units and 25 single family lots (Attachment D). To facilitate the development, the applicant proposes to amend the Aldergrove Community Plan to allow single family residential as a permitted housing form within the "Medium Density Residential" land use designation on a site specific basis. The application also proposes to rezone the site to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development Zone CD-115 Zone to accommodate the proposal.

A delegated Development Permit for form and character of the proposed townhouse units will be required prior to building permit should Council elect to advance the application.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the Aldergrove Community Plan Amendment Bylaw No. 5882 and Rezoning Bylaw No. 5883.

REFERENCE:

Owner / Agent:	Qualico Developments (Aldergrove) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Location:	2600 Block of 268 Street
Legal Description:	Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381
Area:	3.0 ha (7.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115, Residential Zone R-1B and Residential Compact Lot Zone R-CL(A)
Aldergrove Community Plan:	Low Density Residential (net density up to 9 units per acre (UPA)) and Medium Density Residential (net density of 10-12 UPA)

BACKGROUND/HISTORY:

In 2017, the Aldergrove Community Plan (CP) was amended to include the subject site (Attachment E). The eastern 0.3 ha (0.7 ac) portion of the site fronting 268 Street is designated "Low Density Residential" (detached single family units at a net density of up to 9 UPA) and the western 2.7 ha (6.7 ac) portion of the site is designated "Medium Density Residential" (multi-family units such as townhouses and fourplexes at a net density of 10-12 UPA). Concurrent with the CP amendment, a restrictive covenant was registered for a 15.0 m ALR buffer along the site's western edge.

DISCUSSION/ANALYSIS:

- Qualico Developments (Aldergrove) Inc. has applied to amend the Aldergrove Community Plan and rezone the subject site (3.0 ha (7.4 ac)) to Comprehensive Development Zone CD-115, Residential Zone R-1B, and Residential Compact Zone R-CL(A).
- The proposal will facilitate development of 25 single family lots, 45 townhouse units and provision of an ALR buffer and Streamside Protection and Enhancement Area (SPEA) as indicated on Attachment D.
- A Class B (yellow-coded) watercourse exists on the central portion of the site (Attachment D). The associated SPEA is to be protected by restrictive covenant which is included as a development prerequisite.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	Aldergrove Athletic Park	Official Community Plan: Urban	Suburban Residential Zone SR-2

South:	26 Avenue, beyond which are lands zoned Suburban Residential Zone SR-2 and 267 Street	Aldergrove Community Plan: Low Density Residential (up to 9 UPA)	Suburban Residential Zone SR-2
East:	268 Street, beyond which are single family houses	Aldergrove Community Plan: Low Density Residential (up to 9 UPA)	Residential Zone R-1D
West:	Suburban residential lot with a single family dwelling and accessory buildings in the ALR	Official Community Plan: Urban	Suburban Residential Zone SR-2

Community Plan Amendment:

- The Aldergrove Community Plan (Attachment B) indicates that the westerly portion of site (6.7 ac) is designated "Medium Density Residential" (10-12 UPA) and allows for multi-family unit types.
- The applicant proposes to amend the Aldergrove Community Plan on a site specific basis to increase the permitted density to 12.5 UPA and permit single family lots within the "Medium Density Residential" designation.
- According to the applicant, "the proposed land use offers an improvement to the interface impacts on the ALR through the placement of detached housing rather than strata townhouses as contemplated by this designation."
- As the proposed 45 townhouse units and 20 single family units result in a net density of 12.5 UPA versus the 12.0 UPA permitted, a site specific amendment to the Plan to accommodate the single family use and density is proposed on the Medium Density Residential designated portion of lands.
- Staff note as part of the 2017 report "an offsetting community benefit being advanced by the applicant and secured as part of a future rezoning application to reflect increased density" was referenced. Subsequently, the Township has adopted a Community Amenity Contribution Policy that is applicable to this subject application and described further in this report.

Zoning Amendment:

- Bylaw No. 5858 proposes to rezone the site to Comprehensive Development CD-115 Zone, Residential Zone R-1B, and Residential Compact Lot Zone R-CL(A) to facilitate development of 25 single family lots and 45 townhouse units.
- The project complies with the provisions of the site's proposed Residential Zone R-1A, Residential Compact Lot Zone R-CL(A), and new Comprehensive Development Zone CD-115 Zone in terms of lot areas, lot widths, and depths.

Development Permits:

- The "Medium Density Residential" designation portion of the site is located in Development Permit Area "A" of the Aldergrove 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 below 25 UPA, the associated townhouse Development Permit application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject Plan amendment and rezoning applications and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Single Family Residential	25	$16,900	$422,500
Townhouses	45	$14,400	$648,000
Additional Contribution	1	$25,000	$25,000
Total			**$1,095,500**

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**
24	0	149	149	10	159

Policy Considerations:

The proposed Aldergrove Community Plan amendment and rezoning application facilitates the development of 25 single family lots and 45 townhouse units.

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Aldergrove Community Plan. Staff recommend that Council give first and second reading to Bylaws No. 5882 and 5883 (subject to 16 development prerequisites) and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 5882 and Rezoning Bylaw No. 5883.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

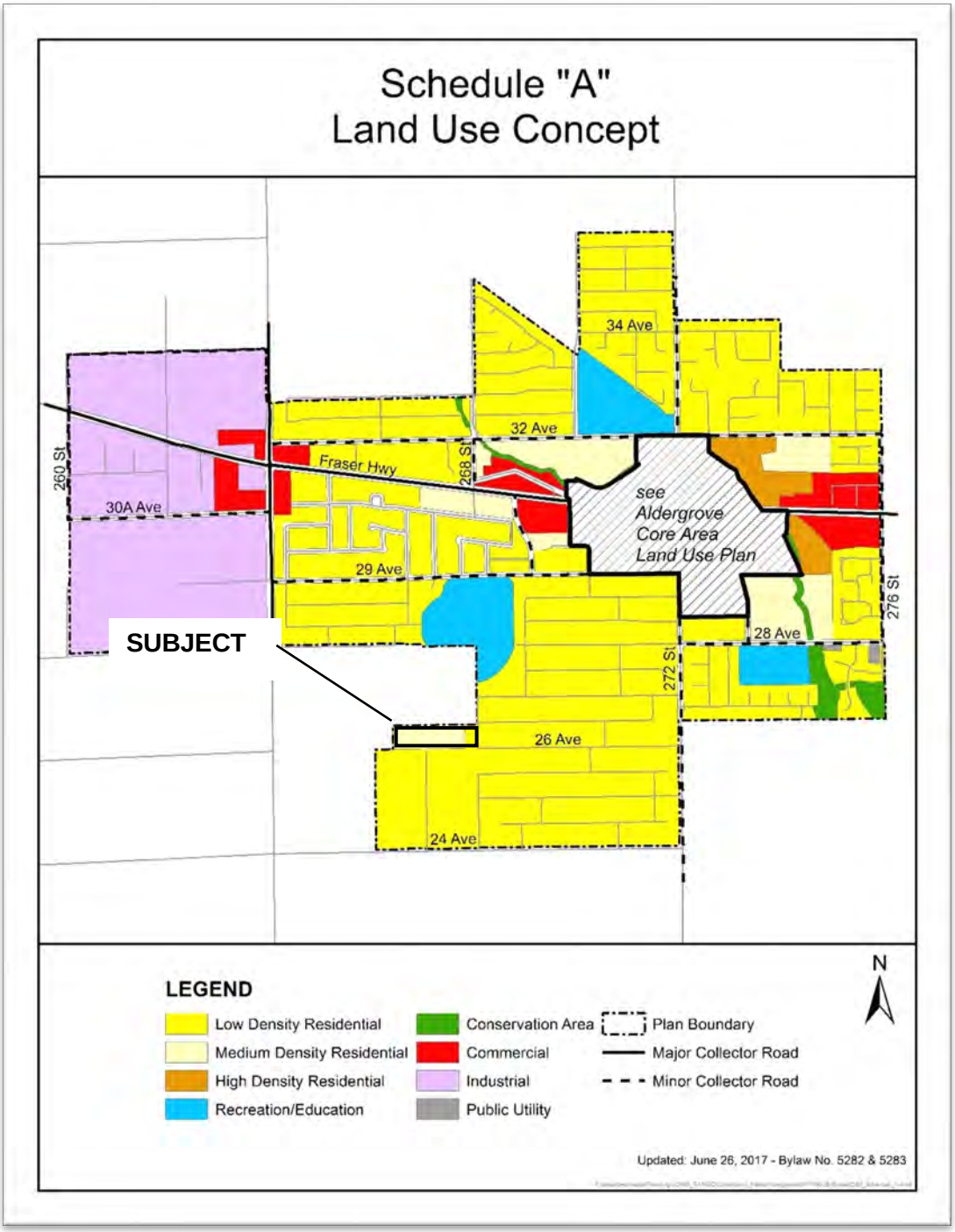
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Aldergrove Community Plan Map
ATTACHMENT C	Zoning Bylaw No. 2500 Map
ATTACHMENT D	Site Plan Submitted by Applicant
ATTACHMENT E	May 8, 2017 Report to Council - without attachments

ATTACHMENT A



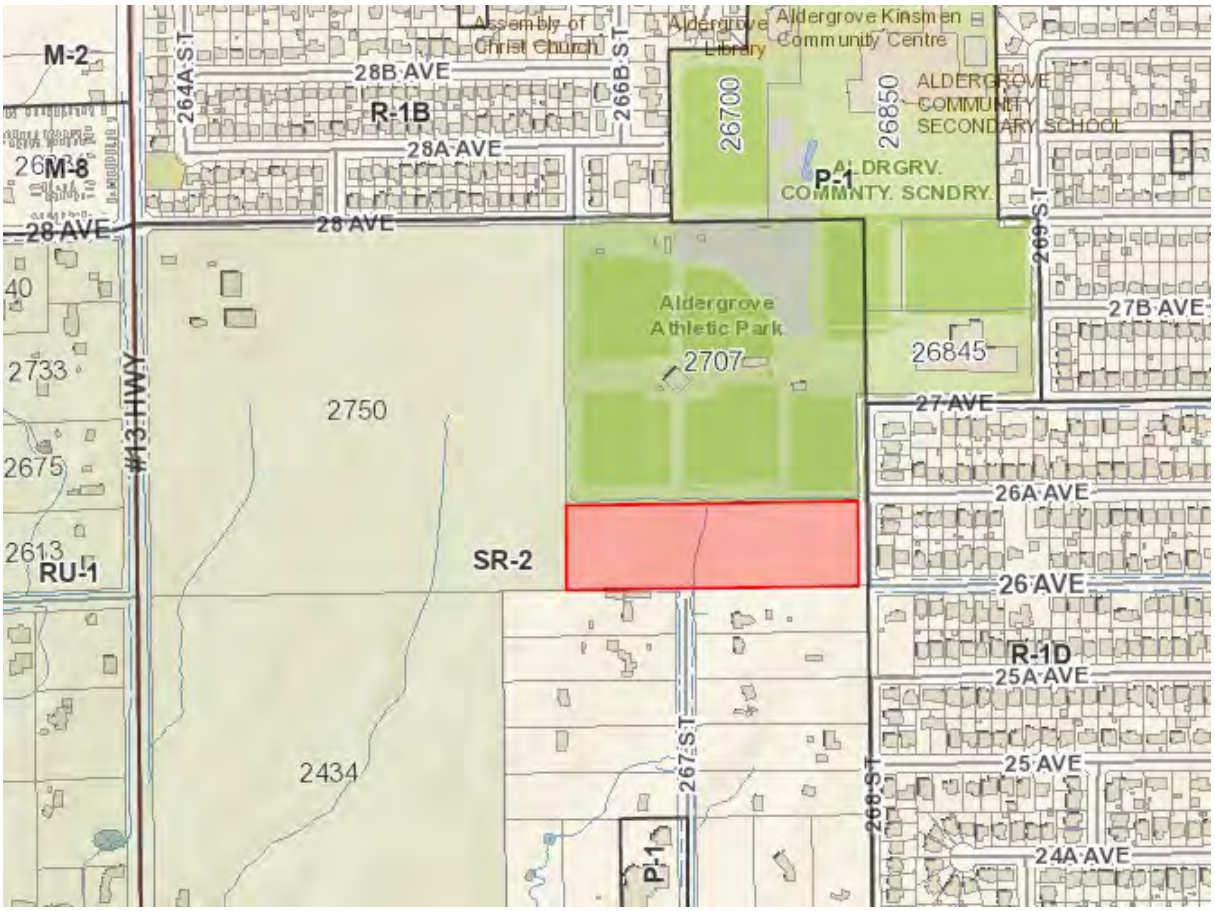
AERIAL CONTEXT MAP

ATTACHMENT B



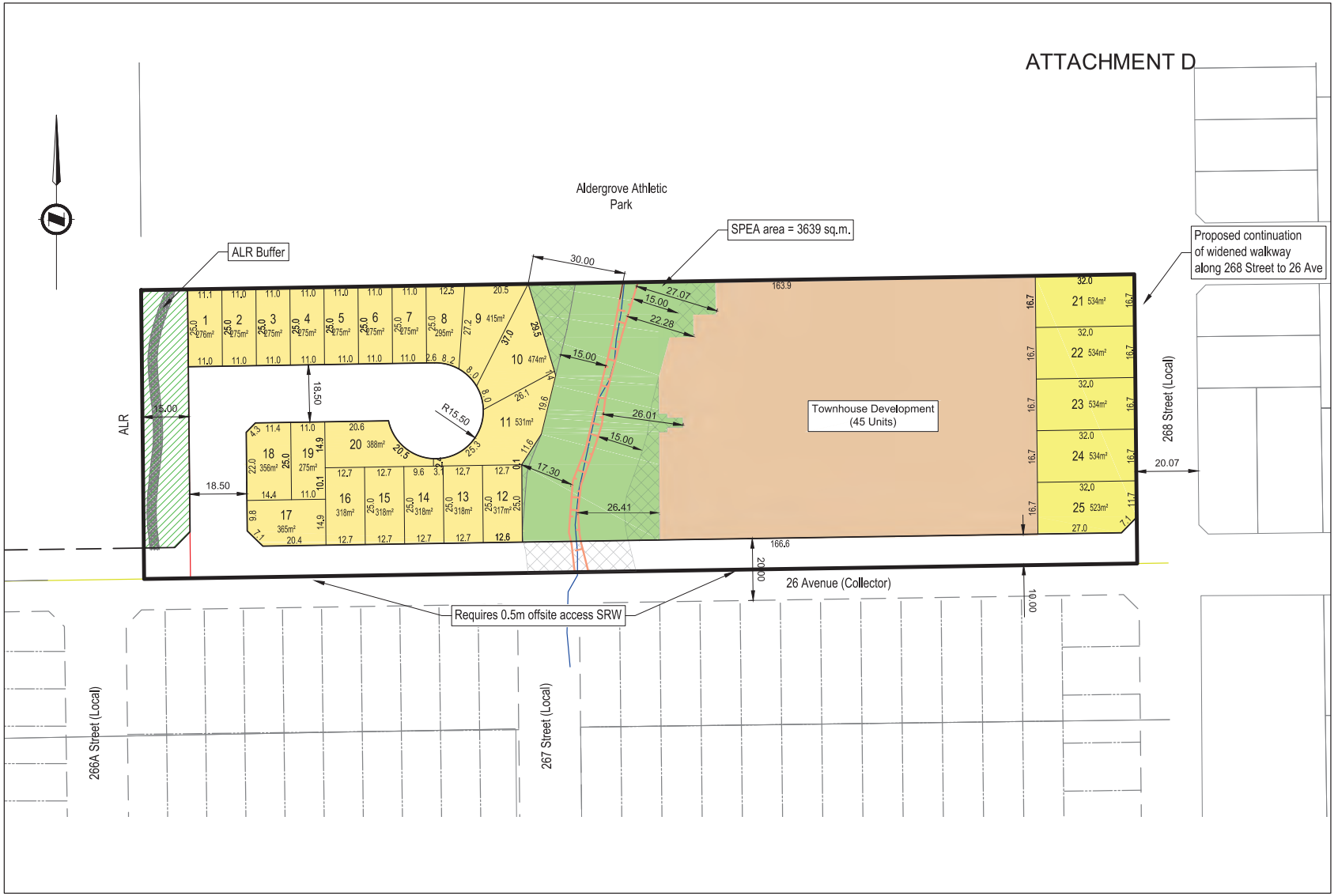
ALDERGROVE COMMUNITY PLAN

ATTACHMENT C



ZONING BYLAW MAP

ATTACHMENT D



LEGEND

- Subject Property
- R-1B (5 units)
- R-CL(A) (20 units)
- Townhouse (45 units)
- ALR Buffer (15m average)
- Covenant Boundary
- SPEA
- Watercourse
- Assumed Top of Bank
- Road/Lot Encroachment into SPEA (343m²)
- Compensation for Road / Lot Encroachment (798m²)

SITE STATISTICS

PID	Address
026 114 798	No Address, 268 Street

Zone	Min. Lot Area (m²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1B			
Interior Lot	464.5	15.25	25.0
Corner Lot	464.5	15.25	25.0
R-CL(A) - Front Loaded			
Interior Lot	275	11.0	25.0
Corner Lot	355	14.2	25.0

	Proposed Units	70
	Acre	Sq. Meters
Total Gross Site Area	7.41	29,981
Road Dedication	1.47	5,947
Below Top-of-Bank	0.07	291
Net Site Area	5.87	23,743
Proposed Density	11.93	

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.05.15	0	Layout based on Township comments	CM

SKETCH #2

Conceptual Subdivision
268 St and 26 Ave
Township of Langley, BC

DATE: May 15, 2023
PREPARED FOR: Qualico
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-18-03
MUN. PROJECT: 13-116-02

McElhanney
Suite 2300 13450 - 102 Ave Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

F.2

NOTES

1. Subject site perimeter from preliminary subdivision plan dated May 27, 2022.
2. Off-site base map is from the Township of Langley open data.
3. This drawing is for preliminary layout only, and subject to municipal approval.
4. The areas and dimensions shown on the drawings are subject to detailed calculations, and may vary.
5. This drawing is not to be used for legal transactions.
6. Architectural plan dated March 2, 2022.
7. SPEA setbacks shown per QEP report.
8. Setback Variance on R-1B lots
   - 8.1. Rear - from 7.5m to 6 m
   - 8.2. Side flunking road - from 4.5m to 2.5 m

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, RELISED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ATTACHMENT D
F.2

Township of Langley
Est. 1873

ATTACHMENT E

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 8, 2017 - REGULAR EVENING MEETING	**REPORT:**	17-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-19-0312
SUBJECT:	ALDERGROVE COMMUNITY PLAN AMENDMENT APPLICATION NO. 100136 (CREEKLAND PARK DEVELOPMENTS LTD. / 2600 BLOCK OF 268 STREET)		

PROPOSAL:

Application to amend the Aldergrove Community Plan to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan area, to designate the property Low Density Residential and Medium Density Residential, and to include the property in Development Permit Area 'A'. A future rezoning and Development Permit application would be required for redevelopment of the lands should the Community Plan amendment receive favourable consideration.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5282, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Aldergrove Community Plan amendment is consistent with the site's General Urban designation in the Regional Growth Strategy and its Urban designation in the Township's Official Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282, to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential and Medium Density Residential purposes and include it as part of Development Permit Area 'A';

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5282.

EXECUTIVE SUMMARY:

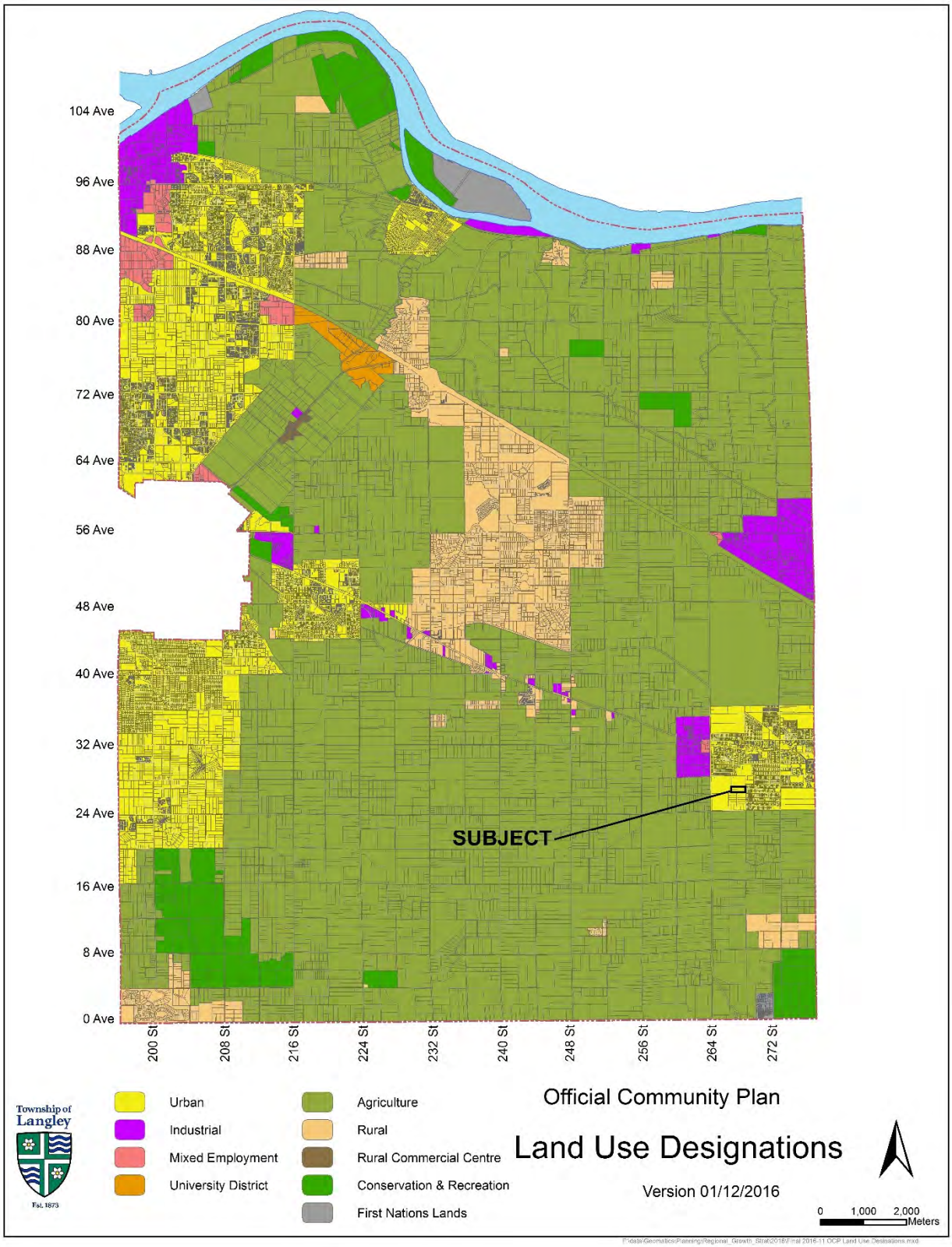
Creekland Park Developments Ltd. has applied to amend the Aldergrove Community Plan to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street. The proposed amendment will designate the lands for Low Density Residential and Medium Density Residential purposes and include the site in Development Permit Area 'A'. Should Council favourably consider the proposed amendment, the applicant indicates they will proceed with a concurrent rezoning and Development Permit application.

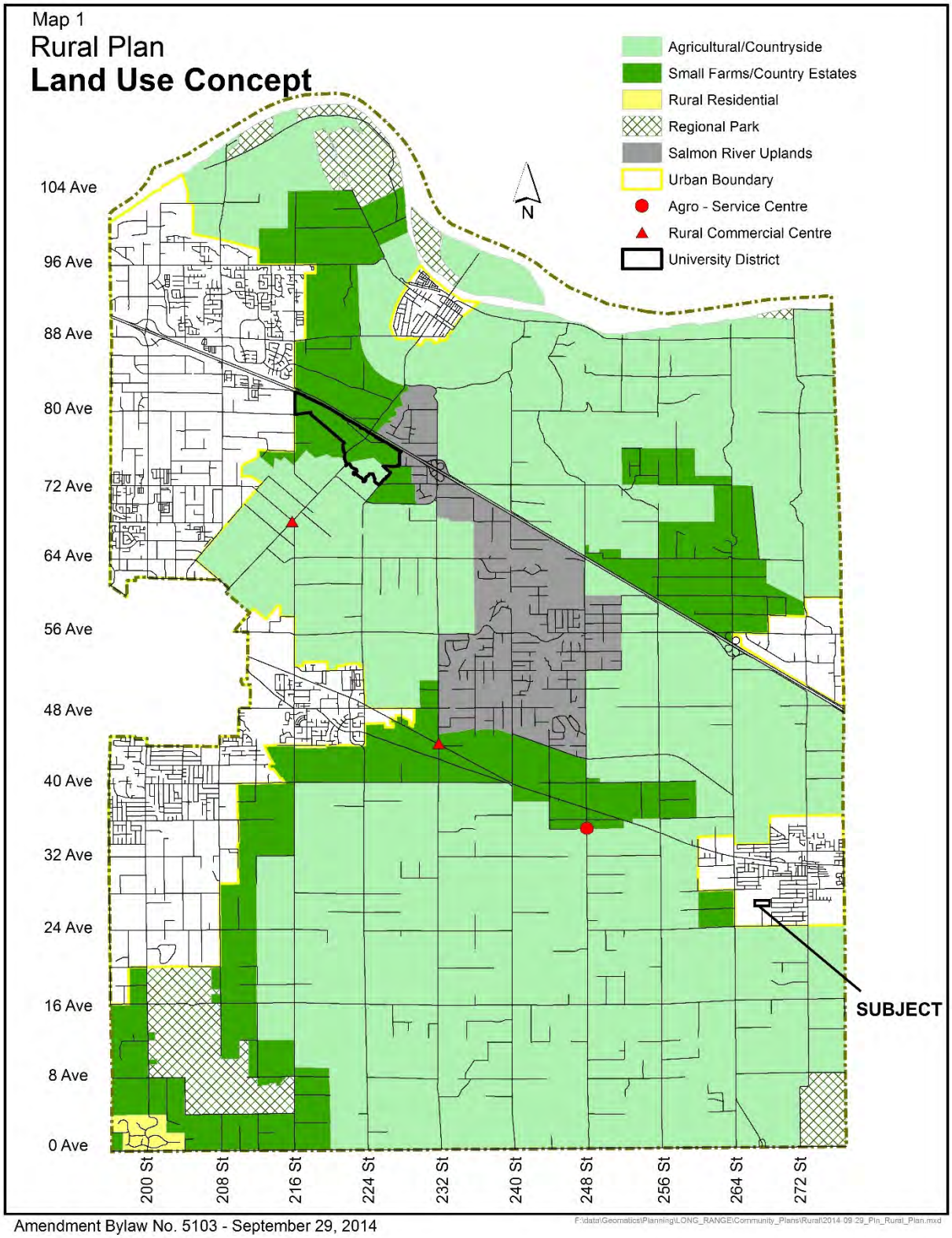
The proposed amendment is consistent with site's General Urban designation and location within the Urban Containment Boundary in the Regional Growth Strategy, its Urban designation in the Township's Official Community Plan and its location outside the Agricultural Land Reserve. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

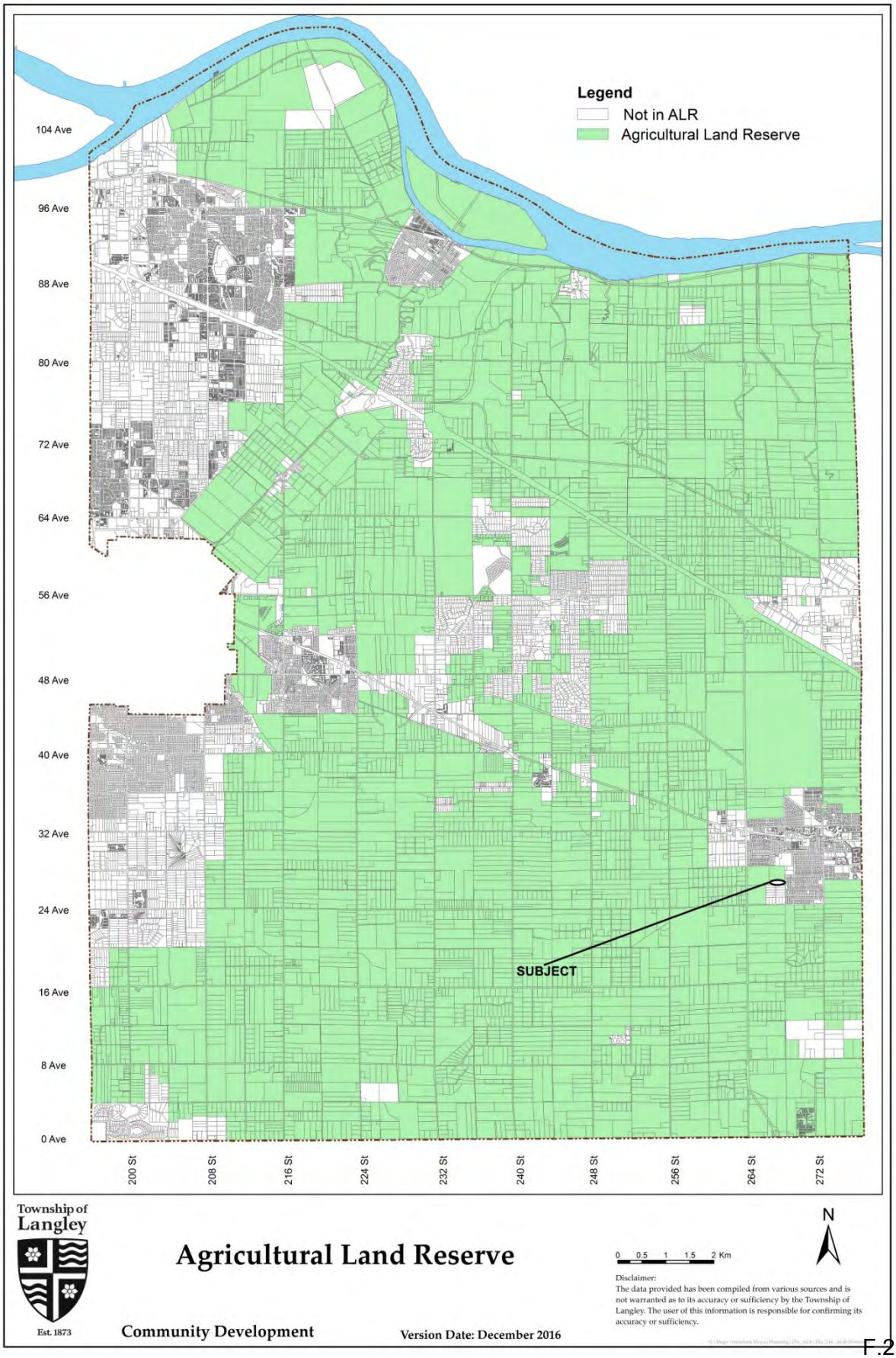
PURPOSE:

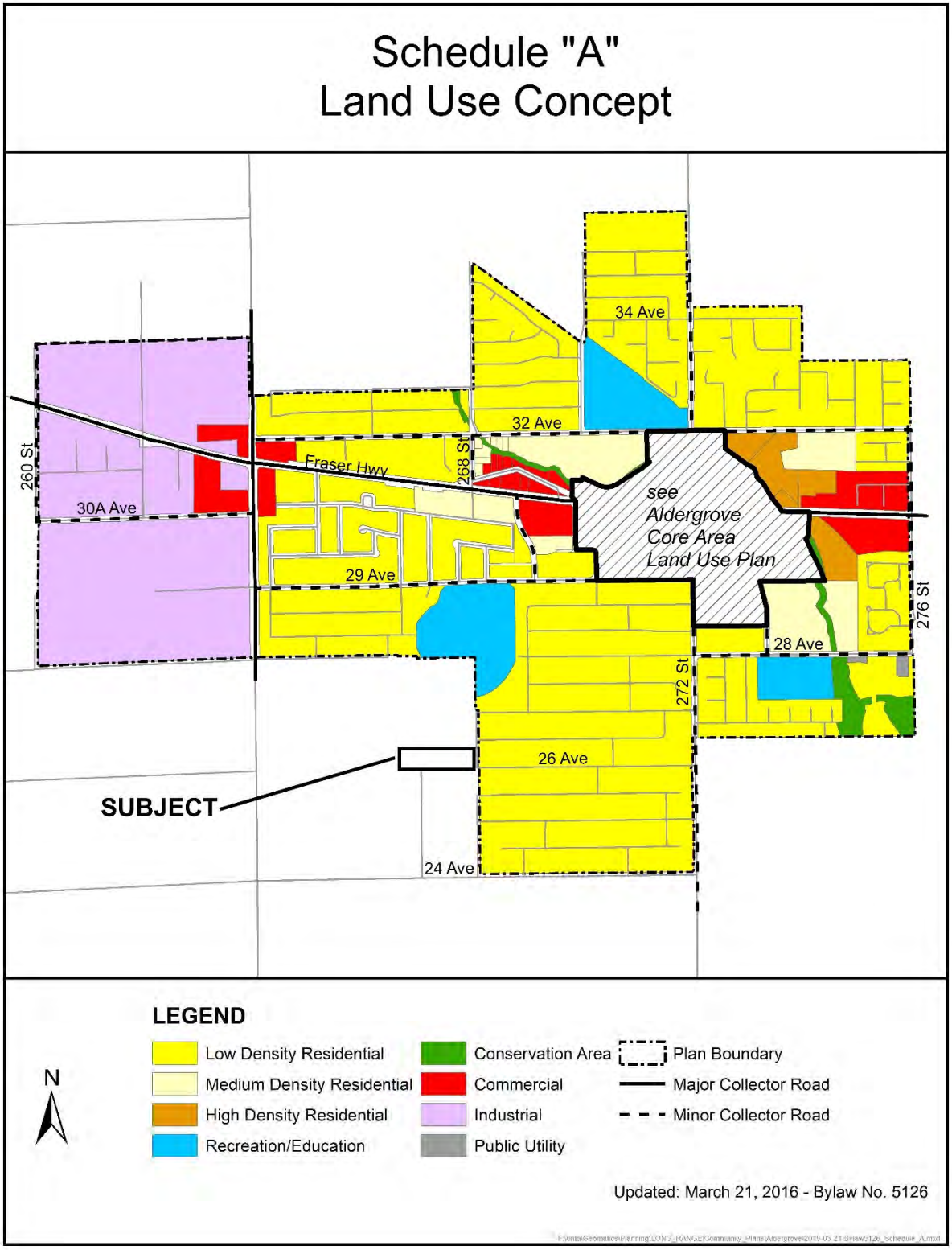
The purpose of this report is to advise and make recommendations to Council with respect to Aldergrove Community Plan Amendment Bylaw No. 5282.

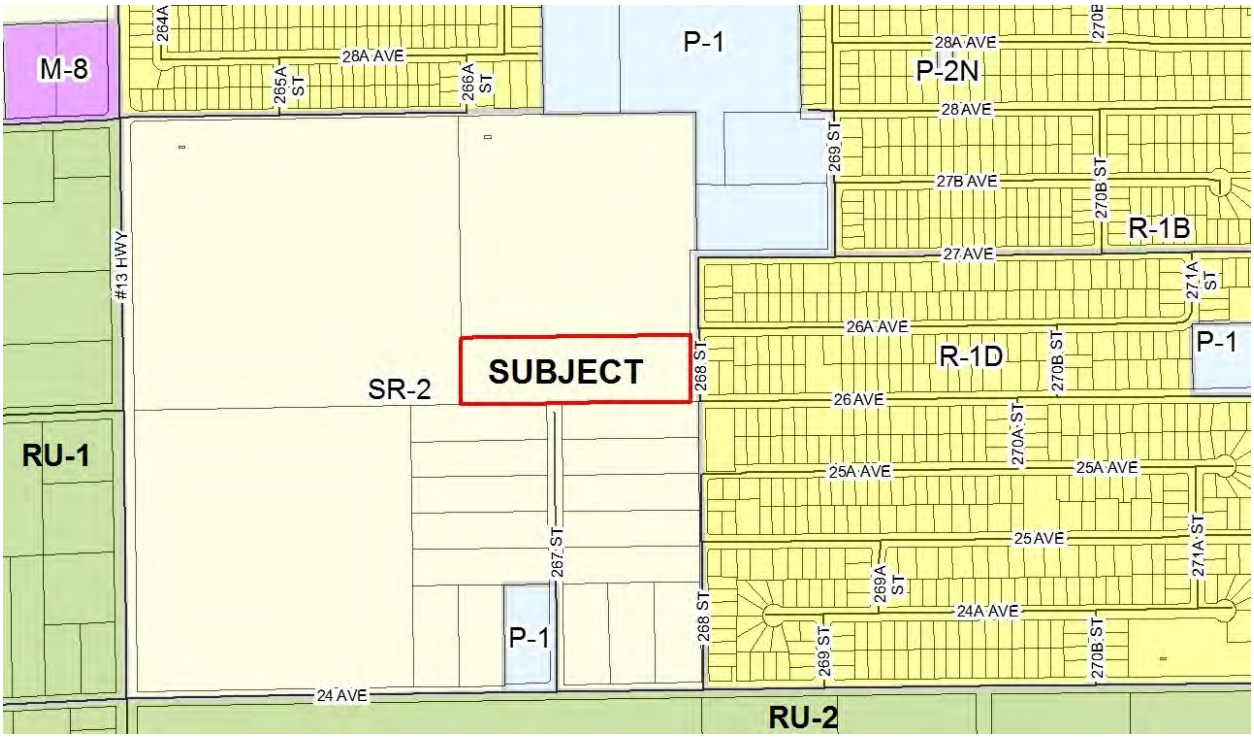
ALDERGROVE COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100136
(CREEKLAND PARK DEVELOPMENTS LTD. / 2600 BLOCK OF 268 STREET)
Page 3 . . .




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


Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.


Schedule "A"
Land Use Concept
34 Ave
32 Ave
260 St
268 St
Fraser Hwy
30A Ave
29 Ave
see
Aldergrove
Core Area
Land Use Plan
276 St
28 Ave
272 St
26 Ave
SUBJECT
24 Ave
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Recreation/Education
Conservation Area
Commercial
Industrial
Public Utility
Plan Boundary
Major Collector Road
Minor Collector Road
N
Updated: March 21, 2016 - Bylaw No. 5126



ZONING BYLAW NO. 2500

REFERENCE:

Owner:	Creekland Park Developments Ltd. 200 – 663 Sumas Way Abbotsford, BC V2S 7P4
Applicant:	Focus Architecture Inc. 109 – 1528 McCallum Road Abbotsford, BC V2S 8A3
Legal Description:	Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381
Location:	West side of 2600 block 268 Street
Area:	3.0 ha (7.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Regional Growth Strategy:	General Urban; within Urban Containment Boundary
Official Community Plan:	Urban
Rural Plan:	No land use designation assigned, but site is within the Urban Boundary
Aldergrove Community Plan: (existing)	Not within Aldergrove Community Plan
Aldergrove Community Plan: (proposed)	Low Density Residential (net density up to 9 units per acre) and Medium Density Residential (net density of 10 – 12 units per acre)

BACKGROUND/HISTORY:

The subject property is located on the southwest edge of Aldergrove, and was formerly part of a 31.8 ha (78.6 ac) property known as the “Loucks Farm”. The Loucks Farm was located in the Agricultural Land Reserve (ALR) and extended between 264 and 268 Streets from 26 to 28 Avenues. In 2001, the Agricultural Land Commission (ALC) refused an application to exclude a 21.4 ha (52.9 ac) portion of the property from the ALR, and instead approved the exclusion of a 2.7 ha (6.7 ac) portion of the Loucks Farm property from the ALR, subject to provision of a buffer along the western edge of the proposed exclusion area. A subdivision plan was subsequently registered in 2004 to reflect the new ALR boundary, resulting in the creation of the 3.0 ha (7.4 ac) property which is the subject of the current application. As part of the subdivision approval process, a covenant was registered on the new parcel’s title securing future provision of a 15.0 m ALR buffer along the property’s western edge. Additional covenants were also registered providing notice of proximity to ALR lands, restricting site development until such time as full servicing was secured through a Servicing Agreement with the Township, and securing a non-disturbance area adjacent to a watercourse through the property.

The eastern 10.1 ha (25 ac) portion of the Loucks Farm (immediately north of the subject site) was subsequently subdivided from the remaining farm parcel and acquired by the Township (following approval from the ALC) to facilitate development of the Aldergrove Athletic Park.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has applied (on behalf of Creekland Park Developments Ltd.) to include a 3.0 ha (7.4 ac) site located on the west side of the 2600 block of 268 Street in the Aldergrove Community Plan to permit future residential development. Should Council favourably consider the proposed amendment, the applicant indicates they will proceed with a concurrent rezoning and Development Permit application.

The subject property is currently vacant, partially treed and is bisected in its central portion by a yellow-coded watercourse. The overall site slopes to the southwest.

Adjacent Uses:

North: Aldergrove Athletic Park and Rotary Field House (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2);

South: two (2) suburban residential properties (each 0.96 ha / 2.38 ac) fronting onto 267 and 268 Streets (designated Urban in the Township's Official Community Plan, not located in the ALR, and zoned Suburban Residential SR-2); these properties and other adjacent lands south to 24 Avenue are the subject of another separate application to be included in the Aldergrove Community Plan being processed concurrently with the subject Creekland Park application;

East: 268 Street, beyond which is an established single family residential neighbourhood (designated Low Density Residential in the Aldergrove Community Plan, zoned Residential R-1D);

West: an 18.5 ha (45.7 ac) agricultural property (remaining portion of the "Loucks Farm") fronting onto 28 Avenue and 264 Street (designated Urban in the Township's Official Community Plan, located in the ALR, and zoned Suburban Residential SR-2).

Aldergrove Community Plan Amendment:

The Metro Vancouver Regional Growth Strategy identifies the entire southwest Aldergrove area (from 264 to 268 Streets, between 24 and 28 Avenues) as within the Urban Containment Boundary and designated for General Urban purposes. Although the Township's Official Community Plan also designates this area for Urban purposes, it is not yet contained within the boundaries of the Aldergrove Community Plan.

A total of 20 properties are located within this southwest Aldergrove area, all of which are zoned Suburban Residential SR-2, with the exception of a church site (at the northwest corner of 24 Avenue and 267 Street) which is zoned Civic Institutional P-1. The three (3) largest properties in this area (i.e. the Aldergrove Athletic Park site, the remainder of the "Loucks Farm" and the property at 2434 – 264 Street) are also located in the ALR. Section 5.4.1 of the Township's Rural Plan acknowledges the incompatibility of the ALR and Urban designation boundaries in this area of Aldergrove where development areas are in the ALR. The Township is working on an ongoing basis to address this inconsistency through discussions with the ALC and as part of the Aldergrove Community Plan update process, a component of which would

also have addressed the inclusion of the non-ALR lands into the Aldergrove Community Plan. Given the ongoing process involving resolution of the ALR sites as part of a larger exercise, the subject property (and others to its south) have elected to proceed with plan amendment applications.

The applicant (in cooperation with the adjacent applicant to the south) has provided a neighbourhood planning analysis (Attachment A) to identify potential land uses, road patterns and servicing items required to accommodate urban development of the subject site and the other non-ALR lands in southwest Aldergrove. The applicant's proposed amendment to the Aldergrove Community Plan is provided as Attachment B to this report. The amendment proposes to designate the eastern portion of the site as Low Density Residential (net density of up to 9 units per acre) to accommodate future development of single family lots fronting 268 Street. The balance of the site is proposed to be designated Medium Density Residential (net density of 10 – 12 units per acre) to accommodate a future townhouse development.

The Aldergrove Community Plan generally assigns the most intense residential land uses / densities to the Aldergrove Core area (centred on Fraser Highway and 272 Street), with densities decreasing toward the edge of the plan. Accordingly, a land use designation for the entire site (located on the outer edge of the plan area) available in the Plan is Low Density Residential, which matches the designation of lands immediately east of 268 Street and the intervening area between the subject site and the Core area. The proponent has applied to designate the western portion of the subject land as Medium Density Residential. Staff note the proposed Medium Density Residential designation can be considered in anticipation of an offsetting community benefit being advanced by the applicant and secured as part of a future rezoning application to reflect the increased density.

Bylaw No. 5282 designates the subject property as Low Density Residential and Medium Density Residential within the Aldergrove Community Plan area. The bylaw also:

- Adds the subject land to Development Permit Area 'A' – Multi Family to require Development Permit applications to regulate the form and character of future multi family residential proposals on the lands.
- Adds the term "townhouse" to the Medium Density Residential and High Density Residential designations in the Aldergrove Community Plan to reflect current terminology and to accommodate the townhouse form proposed on a portion of the subject site.

Preliminary Development Proposal:

As part of the current Aldergrove Community Plan amendment application, the proponent has submitted a preliminary site plan (Attachment C) illustrating potential development of the property. The site plan is provided for information purposes at this time, and will be reviewed in more detail in conjunction with a future rezoning and Development Permit application, should Council favourably consider the Aldergrove Community Plan amendment.

The preliminary layout submitted by the applicant proposes six (6) single family residential lots (ranging in size from 335 to 405 m^2 / 3,606 to 4,360ft^2) along the east edge (268 Street frontage) of the property. The layout also indicates the extension of 26 Avenue (north half) from 268 Street westward to 267 Street, development of 62 townhouse units (accessed from 26 Avenue), and provision of a 15.0 m wide buffer along the west edge of the site (ALR boundary). Staff note that the layout has been prepared without benefit of any detailed analysis of existing trees on the site, which may affect the proposal. Staff anticipate working with the

proponent to address the following items through revisions to the development proposal prior to reviewing a future rezoning / Development Permit application:

- Proposed single family lots on 268 Street should mirror the R-1D zoning (minimum lot size 650 m^2 / 7,000 ft^2) of the established neighbourhood east of 268 Street;
- 26 Avenue (identified as a major collector road in the Master Transportation Plan and in Map 7 – Road Classifications in the Official Community Plan) should extend along the entire southern edge of site rather than terminating at 267 Street;
- The Age Friendly Amenity Area proposed within the ALR buffer on the west edge of the site is not permitted, and should be accommodated elsewhere in the proposed townhouse site;
- Pedestrian linkages (trails) connecting to Aldergrove Athletic Park should be provided along the 268 Street frontage, adjacent to the ALR buffer and from the ALR buffer east on 26 Avenue to 267 Street;
- Density calculations should be based on net site area (total area minus road dedications and areas below top of bank of watercourses);
- Overall net density not to exceed 9 units per acre, consistent with the Low Density Residential designation (staff note that site layout revisions to reflect items mentioned above will result in fewer units than indicated in the applicant's preliminary layout);
- Site planning to incorporate an ISDC (Integrated Site Design Concept) to address tree retention and protection matters.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendment in comments provided (Attachment D), and anticipates being able to accommodate students from development of this site within existing capacity at Shortreed Elementary, Betty Gilbert Middle and Aldergrove Secondary schools. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

Council's Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on February 23, 2017. Results of the Developer Held Public Information Meeting are provided as Attachment E.

Zoning:

The subject development site is currently zoned Suburban Residential Zone SR-2. Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant indicates they will proceed with concurrent rezoning and Development Permit applications. In conjunction with the rezoning application, a subdivision application will be required to create the proposed single family lots (fronting 268 Street), the proposed townhouse site(s), road dedications and any areas being transferred to the Township (if applicable).

Development Permit:

Bylaw No. 5282 proposes to include the subject site in Development Permit Area 'A' – Multi Family of the Aldergrove Community Plan to provide Council the opportunity to review the form, character and siting of future multi-family development. Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant will proceed with concurrent rezoning and Development Permit applications.

Adaptable Housing:

In accordance with Schedule 2 – Adaptable Housing Requirements of the Official Community Plan, a minimum of 5% of units in single family and townhouse developments are to be provided as adaptable housing. This provision will be implemented in conjunction with a future rezoning application.

Tree Protection/Replacement:

Tree protection / replacement details will be addressed in conjunction with a future rezoning application.

Greenways:

Current Township practice is to determine Community Amenity Contributions in concert with Neighbourhood Planning and Community Planning processes. As the timing of the Aldergrove Community Plan update process is uncertain, an alternate mechanism to secure Community Amenity Contributions is required. Accordingly, a Phased Development Agreement will be required in conjunction with a future rezoning application. This approach is similar to that used in processing development applications in the Brookswood/Fernridge Community Plan area, where such agreements have been prepared outlining amenity items with a resultant contribution of $78,740 per developable acre.

Staff note that topographical constraints and existing drainage infrastructure preclude a trail linkage to Aldergrove Athletic Park through the middle of the subject property. Pedestrian linkages to Aldergrove Athletic Park are desired along the subject site's 268 Street frontage, adjacent to the ALR buffer at the west end of the site, and from the ALR buffer east on 26 Avenue to 267 Street. Provision of these items will be secured in conjunction with a future rezoning application.

Servicing:

Although an Engineering Services Plan has not yet been prepared for the southwest Aldergrove area (in the absence of a comprehensive community planning process), the applicant's engineering consultant has completed a preliminary servicing concept for the area. The concept anticipates servicing the subject site via utility extensions along a new road (26 Avenue) which is identified as an east/west collector road along the south edge of the subject lands in the Official Community Plan (Map 7 – Road Classifications) and in the Master Transportation Plan. Stormwater is anticipated to be directed to the existing detention pond at 24 Avenue and 266 Street. Sanitary sewer will require servicing extensions to be completed, along with a sanitary lift station.

Detailed servicing requirements will be determined in conjunction with a future rezoning application, at which time the applicant will be required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

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

Preliminary watercourse mapping has been undertaken in conjunction with the Aldergrove Community Plan update project. Details concerning the yellow-coded watercourse which bisects the centre of the subject site will be addressed in conjunction with the future rezoning application. Staff note that a non-disturbance covenant in favour of the federal Department of Fisheries and Oceans was previously registered in 2004 in conjunction with a subdivision application which created the subject parcel. This covenant, which predates adoption of the Township's Streamside Protection provisions, will need to be replaced with a new covenant in favour of the Township to comply with the current Streamside Protection and Enhancement provisions contained in Schedule 3 of the Official Community Plan.

School and Park Sites:

School and park site items (including compliance with the Township's 5% Neighbourhood Parkland Acquisition Policy) will be addressed in conjunction with the future rezoning application. Staff note the subject site is in close proximity to the Aldergrove Athletic Park (to the immediate north) and Betty Gilbert Elementary School (at 26845 – 27 Avenue).

POLICY CONSIDERATIONS:

The subject site is designated for General Urban purposes and is within the Urban Containment Boundary in the Metro Vancouver Regional Growth Strategy. The Township's Official Community Plan also designates the lands for Urban purposes. An amendment to the Aldergrove Community Plan to incorporate the subject land and assign it land use designations to guide future development is consistent with the site's Urban designation in the Official Community Plan. Expansion of the residential population base of Aldergrove is also supportive of recent Township infrastructure and recreation facility initiatives in the community.

Should Council favourably consider the proposed Community Plan amendment (Bylaw No. 5282), the applicant indicates they will proceed with concurrent rezoning and Development Permit applications for the subject site.

Staff recommend that Council give first and second reading to Bylaw No. 5282 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Robert Knall
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Neighbourhood Planning Analysis
ATTACHMENT B	Applicant's Proposed Community Plan Amendment
ATTACHMENT C	Preliminary Site Plan – submitted by applicant
ATTACHMENT D	School District #35 comments
ATTACHMENT E	Public Information Meeting comments / summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(QUALICO DEVELOPMENTS (ALDERGROVE) INC.) BYLAW NO. 5882

EXPLANATORY NOTE

Bylaw No. 5882 amends the “Medium Density Residential” designation of the Aldergrove Community Plan to permit a density of 12.5 units per acre and allow single family units on property located in the 2600 Block of 268 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(QUALICO DEVELOPMENTS (ALDERGROVE) INC.) BYLAW NO. 5882

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5882”.

2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended in Part III, is further amended by:

    a) Adding the following Section 1(g):

    For the portion of lands designated “Medium Density Residential” and legally described as Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381 single family residential units and a maximum permitted net density of 12.5 units per acre may be permitted.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (ALDERGROVE) INC.)

BYLAW NO. 5883

EXPLANATORY NOTE

Bylaw No. 5883 rezones 3.0 ha (7.4 ac) of land in the 2600 Block of 268 Street to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development CD-115 Zone to accommodate a residential development consisting of 25 single family lots and 45 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (ALDERGROVE) INC.)

BYLAW NO. 5883

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Aldergrove) Inc.) Bylaw No. 5883”.

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

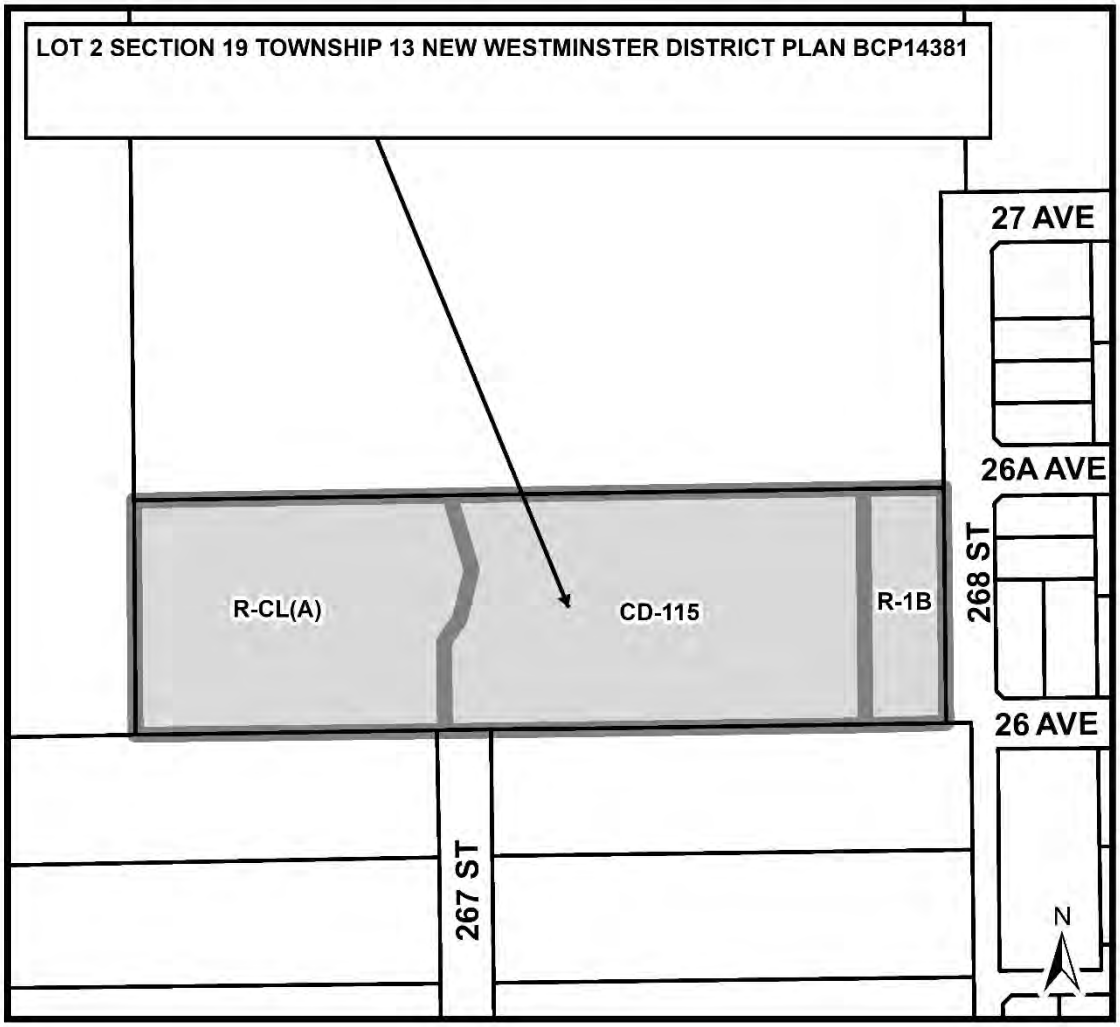
   Lot 2 Section 19 Township 13 New Westminster District Plan BCP14381

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1B, Residential Compact Lot Zone R-CL(A), and Comprehensive Development CD-115 Zone

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
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. 5883



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-98
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0120
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100238 (1102827 BC LTD. / 1117488 BC LTD. / QUALICO MITCHELL WILLIAMS LLP / 21200 BLOCK OF 83 AVENUE)		

PROPOSAL:

Application to amend the Williams Neighbourhood Plan and rezone approximately 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate a townhouse development.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5890 and 5891 subject to 18 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 Williams Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891 rezoning 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate the development of a townhouse development, 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 community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
4. Provision of a neighbourhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighborhood Plan;

5. Provision of road dedications, widenings, and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
6. Provision of a layout demonstrating the development potential of 21214 – 82 Avenue (and restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed;
7. Dedication and construction of a 4.5 m wide street greenway on the south side of 83 Avenue:
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. Compliance with Age Friendly Amenity Area requirements;
10. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
11. 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);
12. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 5% of the townhouse units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting townhouse unit garages from being developed for purposes other than parking vehicles and prohibiting the development of secondary suites within individual townhouse units;
    c. Prohibiting reliance on street parking;
13. Registration of statutory rights-of-way to acceptance of the Township to secure public pedestrian connections;
14. Provision of a subdivision plan to create the subject parcel;
15. Completion of a road closure bylaw for 80 Avenue;
16. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure (MOTI);
17. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy;
18. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890 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 authorize staff to schedule the required Public Hearing for Bylaws No. 5890 and 5891.

EXECUTIVE SUMMARY:

Qualico, on behalf of the owners, has applied to develop 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to a new Comprehensive Development Zone. To facilitate the development, the applicant proposes to amend the Williams Neighbourhood Plan (NP) to change the land use designation for an approximately 0.2 ha (0.51 ac) portion of the property from Single Family Residential (6 – 8 units per acre (UPA)) to Rowhouse/Townhouse and remove parking requirements specific to the site. Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-183 to accommodate the proposal.

A delegated development permit for form and character is being processed concurrently.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Williams Neighbourhood Plan, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 18 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5890 and Rezoning Bylaw No. 5891.

REFERENCE:

Owner:	1102827 BC Ltd. 117488 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Portion of Lot 1 Section 23 Township 8 New Westminster District Plan EPP86150
Location:	21200 Block of 83 Avenue
Area:	4.9 ha (12.2 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-183
Willoughby Community Plan:	Multi-family
Williams Neighbourhood Plan:	Single Family Residential (6 –10 UPA) Rowhouse/Townhouse (8 – 15 UPA) Townhouse Strata (8 – 22 UPA) Watercourse Compensation Area

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family Residential (6 – 10 UPA), Rowhouse/Townhouse (8 – 15 UPA), Townhouse Strata (8 – 22 UPA) and Watercourse Compensation Area in the Williams Neighbourhood Plan.
- During the adoption of the Williams NP, a requirement for increased off-street parking was included for the Rowhouse/Townhouse. The subject site is the only such designation in the Plan.

DISCUSSION/ANALYSIS:

- Qualico, on behalf of the owners, has applied to rezone the property to Comprehensive Development Zone CD-183 to facilitate a townhouse development.
- The applicant also proposes to amend the land use designation for a 0.2 ha (0.5 ac) northerly portion of the subject site designated for Single Family Residential to Rowhouse/Townhouse.
- Approximately 4.1 ha (10.1 ac) of the site is designated as Rowhouse/Townhouse. Per Section 5.5.1.4.b of the Williams NP a minimum of four non-tandem off-street parking spaces is required for all Rowhouse/Townhouse units.
- Additionally, Section 5.5.2.3b of the Williams NP requires a minimum of four non-tandem off-street parking spaces for all units fronting 80 Avenue and 83 Avenue, designated as Townhouse Strata.

- The applicant is requesting to reduce the required parking to eliminate the requirement for four non-tandem parking spaces except for units that front an arterial road.
- Based on the combined density of the site (15.4 UPA), a maximum of 196 townhouses is achievable. Provision of a finalized site plan is subject to resolution of parking requirements.
- As the subject parcel is located within 800 m of the TransCanada Highway interchange, MOTI approval of the Bylaws is required.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	83 Avenue, beyond which are multiple single family properties.	Mixed Residential (Yorkson NP)	Residential Compact Zones R-CL and R-CL(A)
South:	80 Avenue, beyond which is a single family property	Public Art Townhouse Strata (8 – 22 UPA) (Williams NP)	Suburban Residential SR-2
East:	Two properties that form part of a larger land assembly, currently under application (TOL Project No. 08-25-0098) for the development of a film studio, office, and warehouse uses	Business Park (Williams NP)	Suburban Residential SR-2
West:	212 Street, beyond which are multiple single family properties	Mixed Residential (Yorkson NP)	Residential Compact Lot Zone R-CL, R-CL(B), R-2 and R-CL(RH)

Community / Neighbourhood Plan Amendment:

- The site is split-designated in the Williams Neighbourhood Plan Single Family Residential (6 – 8 UPA), Rowhouse/Townhouse (8-15 UPA), Townhouse Strata (8-22 UPA), and Watercourse Compensation Area.
- Amendments to the Williams Neighbourhood Plan include:
    - Amending the land use designation for an approximately 0.2 ha (0.5 ac) northern portion of the property fronting 83 Avenue from Single Family Residential (6 – 8 UPA) to Rowhouse/Townhouse (8 – 15 UPA). Staff note that given the limited extent of the modification to the land use designation, it results in a modest increase in permitted density and an additional 3.5 units.
    - Removing Section 5.5.1.4b requiring four non-tandem parking spaces for all townhouse and rowhouse units for this specific site.

Zoning Amendment:

- Bylaw No. 5891 proposes to rezone the site to a new Comprehensive Development Zone CD-183 to facilitate a maximum 196 units (15.4 UPA).
- Staff note achievable number of units is dependant on a number of factors including but not limited to the project's parking amendment request, Zoning Bylaw provisions, and provision of a development permit consistent with the applicable Development Permit Area guidelines.
- A conceptual site plan (subject to review) is included as Attachment E.
- The CD-183 zone will include a requirement for units fronting arterial roads to provide a minimum of four off-street parking spaces per unit.
- Proposed Comprehensive Development Zone CD-183 has been drafted to accommodate the proposed townhouse use.

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Section 5.2.f of the Community Amenity Policy outlines where an application that includes an increase in the residential density beyond that established in the plan, an additional $20,000 per Townhouse unit achievable is due. Staff note from the proposed changes in land use, an additional 3.5 units are achievable.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouse	196	$14,400	$2,822,400
Density Bonus	4	$20,000	$80,000
Total			**$2,902,400**

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**
16	4	244	244	26	274

- Detailed Tree Management and Landscape plans will be reviewed as part of the concurrent development permit application.
- The Williams NP includes pedestrian links throughout the middle and southern portion of the site. Securing these via right-of-ways has been included as a rezoning prerequisite.

Policy Considerations:

The proposed Williams Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of a maximum 196 townhouse units;
- amending the land use designation for an approximately 0.2 ha (0.5 ac) of the property from Single Family Residential (6 – 8 UPA) to Rowhouse/Townhouse (8 – 15 UPA); and
- removing the requirement for four non-tandem parking spaces from the Williams Neighborhood Plan for this specific site for townhouse and rowhouse units not fronting an arterial road.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Williams Neighbourhood Plan. Though the project seeks to reduce the requirement for parking for this particular site, the requested parking rate of two spaces per unit, except for those fronting an arterial street, is consistent with the parking requirements for similar projects throughout the Willoughby Community Plan area. Staff recommend that Council give first and second reading to Bylaws No. 5890 and 5891 (subject to 18 development prerequisites); and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Williams Neighbourhood Plan Amendment Bylaw No. 5890 and Rezoning Bylaw No. 5891.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

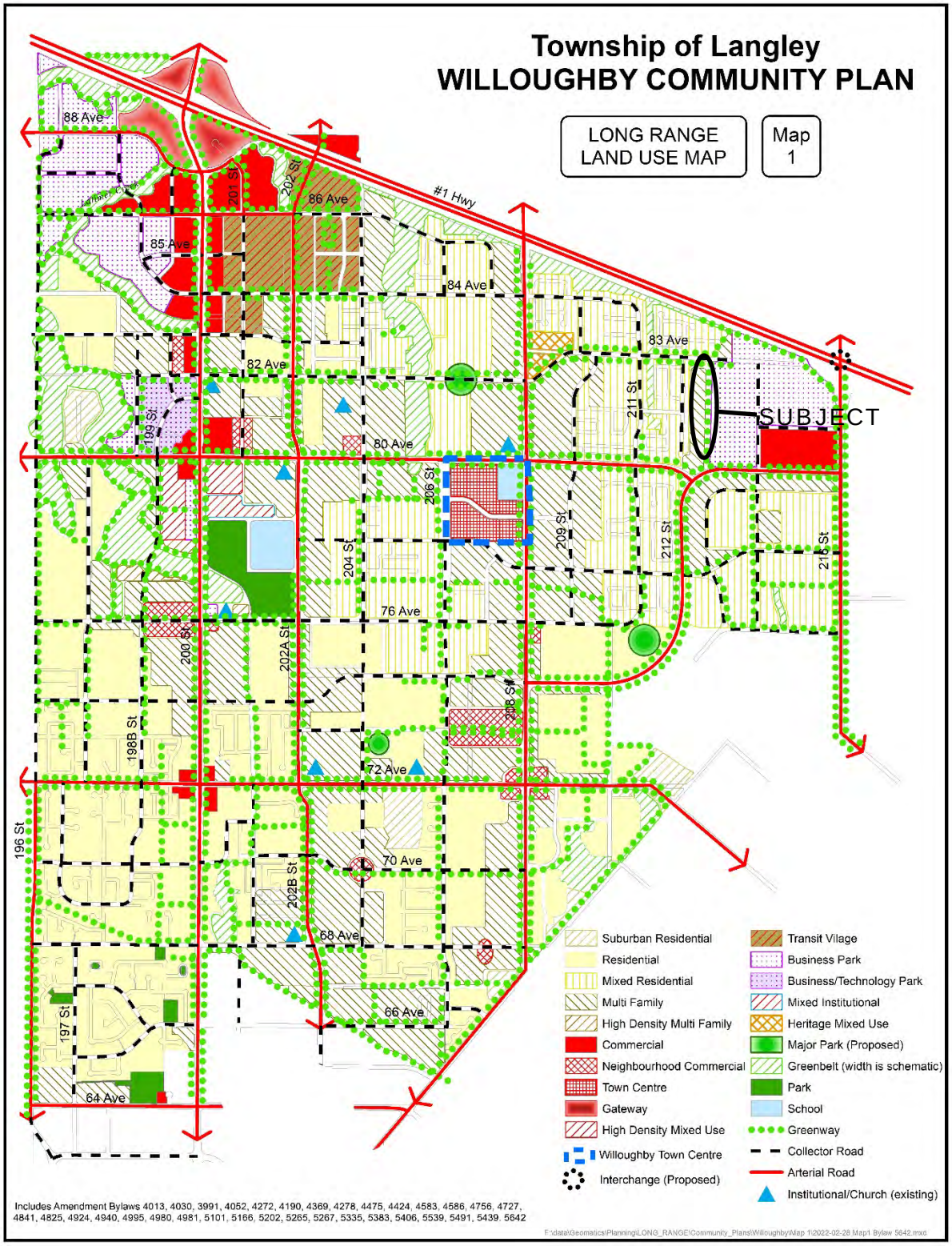
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Williams Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan

ATTACHMENT A

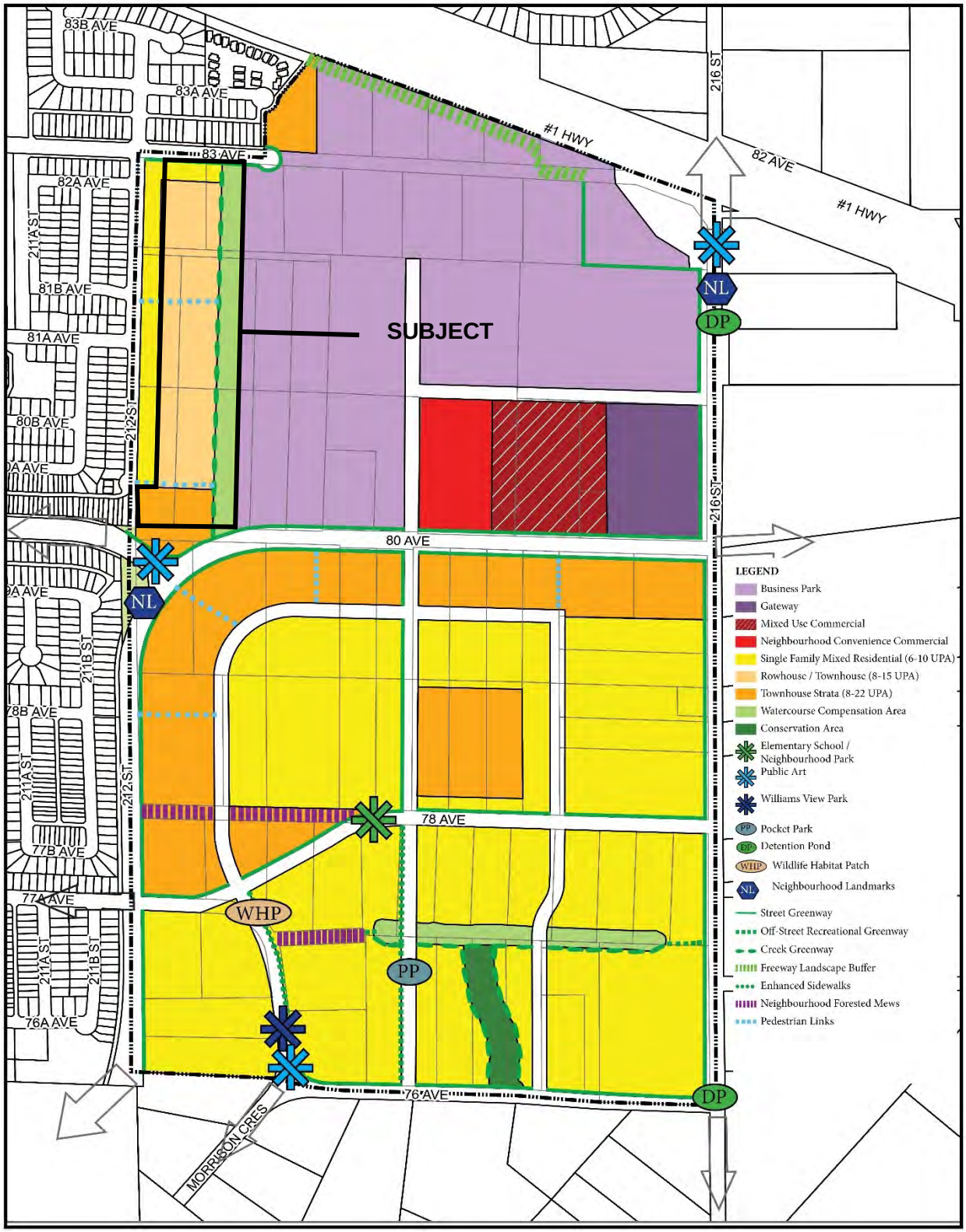


AERIAL PHOTO

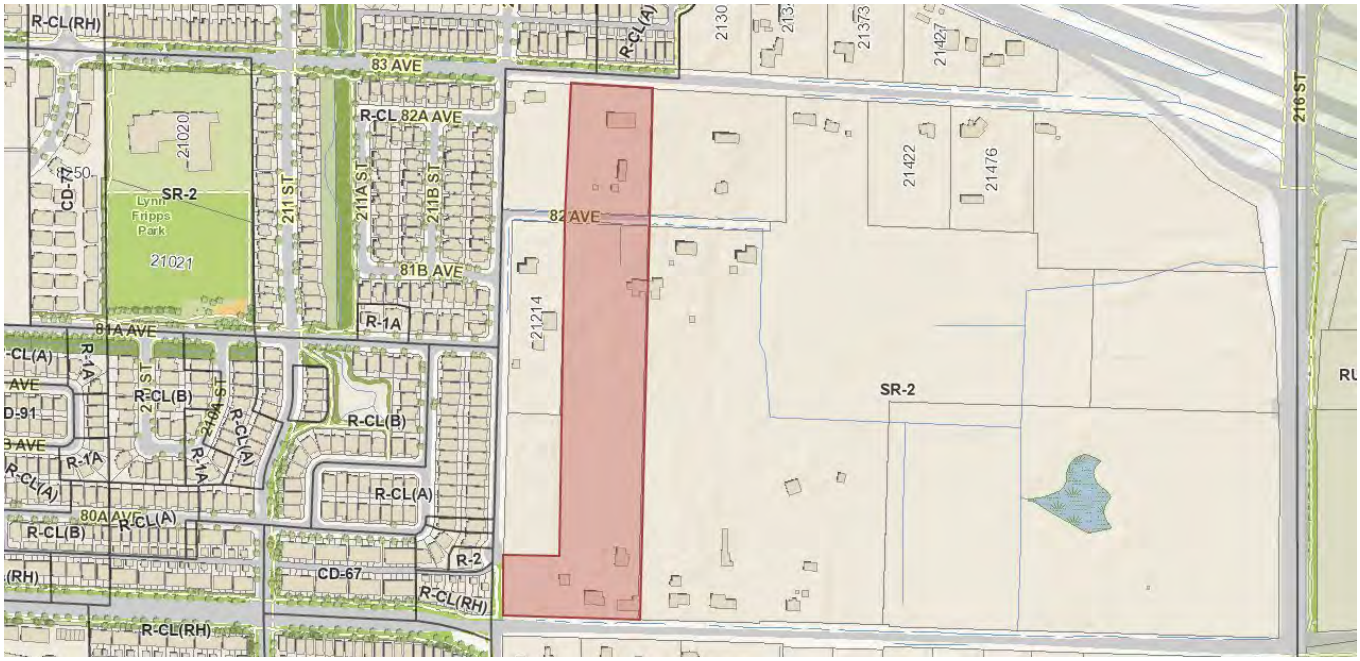
ATTACHMENT B



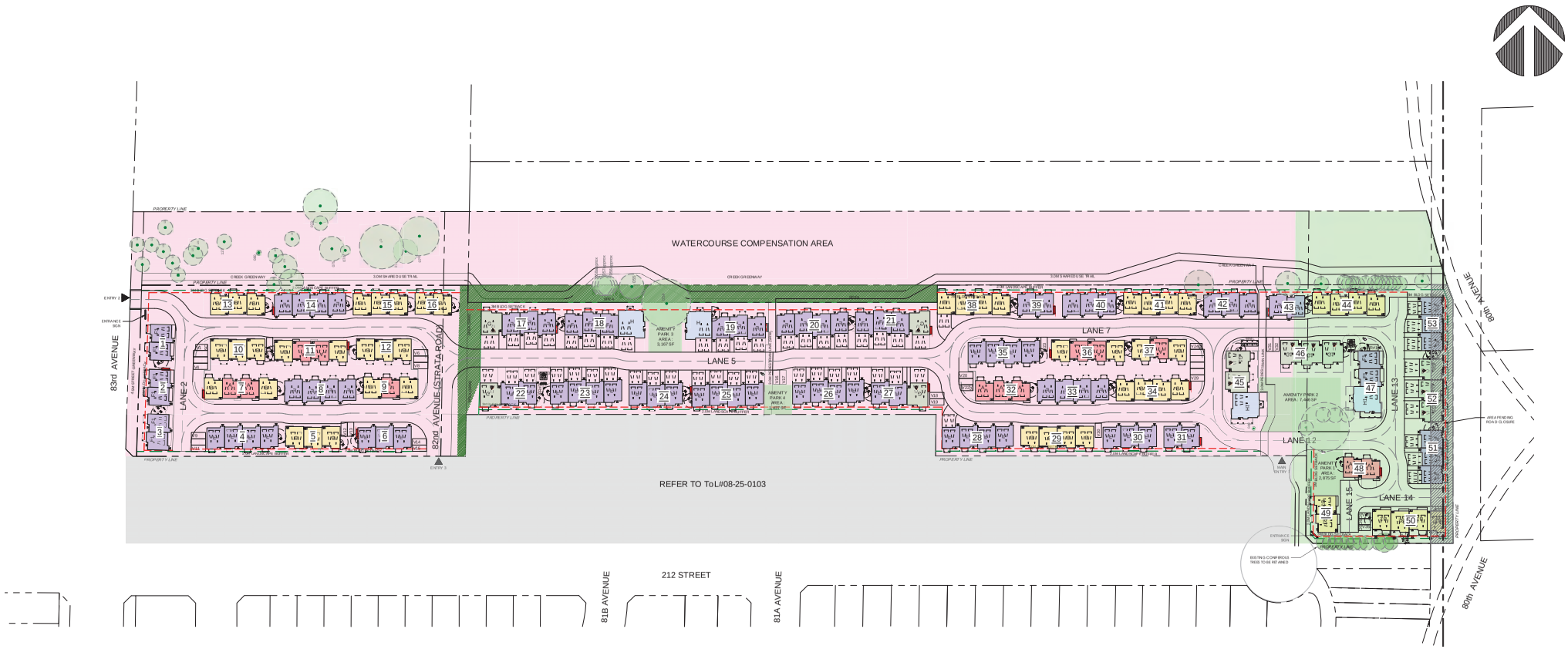
ATTACHMENT C



ATTACHMENT D



ZONING BYLAW NO. 2500



LEGEND:

- AREA 'A' [ROWHOUSE/TOWNHOUSE] 10.12 Acres
- AREA 'B' [TOWNHOUSE STRATA] 2.05 Acres

TOTAL: 12.17 Acres

- NET DEVELOPABLE AREA: 12.17 Acres
- RETAINED TREE, SEE ARBORIST REPORT
- SPEA AREA

UNIT A
3 STOREY
2 BEDROOM + DEN
SIDE BY SIDE GARAGE
AREA: 1,325 SF X 13
TOTAL: 17,225 SF

UNIT B
3 STOREY
3 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,375 SF X 47
TOTAL: 64,625 SF

UNIT B1
3 STOREY
3 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,375 SF X 2
TOTAL: 2,750 SF

UNIT B2
3 STOREY
3 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,375 SF X 4
TOTAL: 5,500 SF

UNIT F
3 STOREY
3 BEDROOM + DEN
SIDE BY SIDE GARAGE
AREA: 1,575 SF X 77
TOTAL: 121,275 SF

UNIT F1
3 STOREY
3 BEDROOM + DEN
SIDE BY SIDE GARAGE
AREA: 1,553 SF X 14
TOTAL: 21,742 SF

UNIT G
3 STOREY [ADAPTABLE]
4 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 4
TOTAL: 7,232 SF

UNIT G1
3 STOREY [ADAPTABLE]
4 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,808 SF X 8
TOTAL: 14,464 SF

UNIT H
2 STOREY
4 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,657 SF X 2
TOTAL: 3,314 SF

UNIT H1
2 STOREY
4 BEDROOM
SIDE BY SIDE GARAGE
AREA: 1,657 SF X 2
TOTAL: 3,314 SF

PROJECT STATISTICS:

LOT SIZE
10.12 ACRES (ROWHOUSE/TOWNHOUSE)
2.05 ACRES (TOWNHOUSE STRATA)
12.17 ACRES TOTAL

MAX PERMITED DENSITY
15 UPA X 10.12 ACRES = 152 UNITS
22 UPA X 2.05 ACRES = 45 UNITS
197 UNITS TOTAL

NUMBER OF UNITS:
-UNIT A (2 BED) = 13 UNITS (7.5%)
-UNIT B (3 BED) = 53 UNITS (30.6%)
-UNIT F (3 BED + DEN) = 91 UNITS (52.6%)
-UNIT G (4 BED) = 12 UNITS (7%)[ADAPTABLE]
-UNIT H (4 BED) = 4 UNITS (2.3%)
TOTAL UNITS = 173 UNITS

PROPOSED NET DENSITY = 14.22 UPA
AREA A: ROWHOUSE/TOWNHOUSE PARKING:

REQUIRED:
147 UNITS @ 4 STALLS PER UNIT = 588 STALLS
PROVIDED:
43 UNITS @ 4 STALLS PER UNIT = 172 STALLS
104 UNITS @ 2 STALLS PER UNIT = 208 STALLS
380 STALLS

AREA B: TOWNHOUSE STRATA PARKING:
REQUIRED:
17 UNITS @ 2 STALLS PER UNIT = 34 STALLS
9 UNITS @ 4 STALLS PER UNIT = 36 STALLS
70 STALLS
PROVIDED:
17 UNITS @ 2 STALLS PER UNIT = 34 STALLS
9 UNITS @ 4 STALLS PER UNIT = 36 STALLS
70 STALLS

VISITOR PARKING:
REQUIRED:
1 PER FIVE UNITS = 173 / 5 = 35 STALLS
PROVIDED:
29 STANDARD STALLS
+ 6 SMALL CAR STALLS (17%)
35 STALLS

TOTAL 485 STALLS PROVIDED

PARKING RATIO:
PROVIDED:
485 STALLS/173 UNITS = 2.8 STALLS/UNIT

PARKING STALLS:
- STANDARD: 2.6 M (8.5') X 5.8 M (19.0')
- SMALL CAR: 2.44 M (8.0') X 4.88 M (16.0')

OUTDOOR AMENITY SPACE
REQUIRED - 86 SF/UNIT
173 UNITS * 86 SF/UNIT = 14,878 SF (1,382 m^2)
OUTDOOR AMENITY PROVIDED
AREA 1: 2,875 SF
AREA 2: 7,446 SF
AREA 3: 3,167 SF
AREA 4: 1,437 SF
= 14,925 SF (1,386 m^2)

ATTACHMENT E

F.3

SITE PLAN

7 MARCH 2023

WA ARCHITECTS

WILLIAMS NEIGHBORHOOD PHASE 1

21213-80 AVENUE, TOWNSHIP OF LANGLEY, BC

$\frac{1}{128}$" = 1'-0"

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO.3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO) BYLAW NO. 5890

EXPLANATORY NOTE

Bylaw No. 5890 amends the Williams Neighbourhood Plan to add additional area to the Rowhouse/Townhouse designation and to remove additional parking requirements from this designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO.3800
AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335
AMENDMENT (QUALICO) BYLAW NO. 5890

A Bylaw to amend Williams Neighbourhood Plan No.5335

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Williams Neighbourhood Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico) Bylaw No. 5890

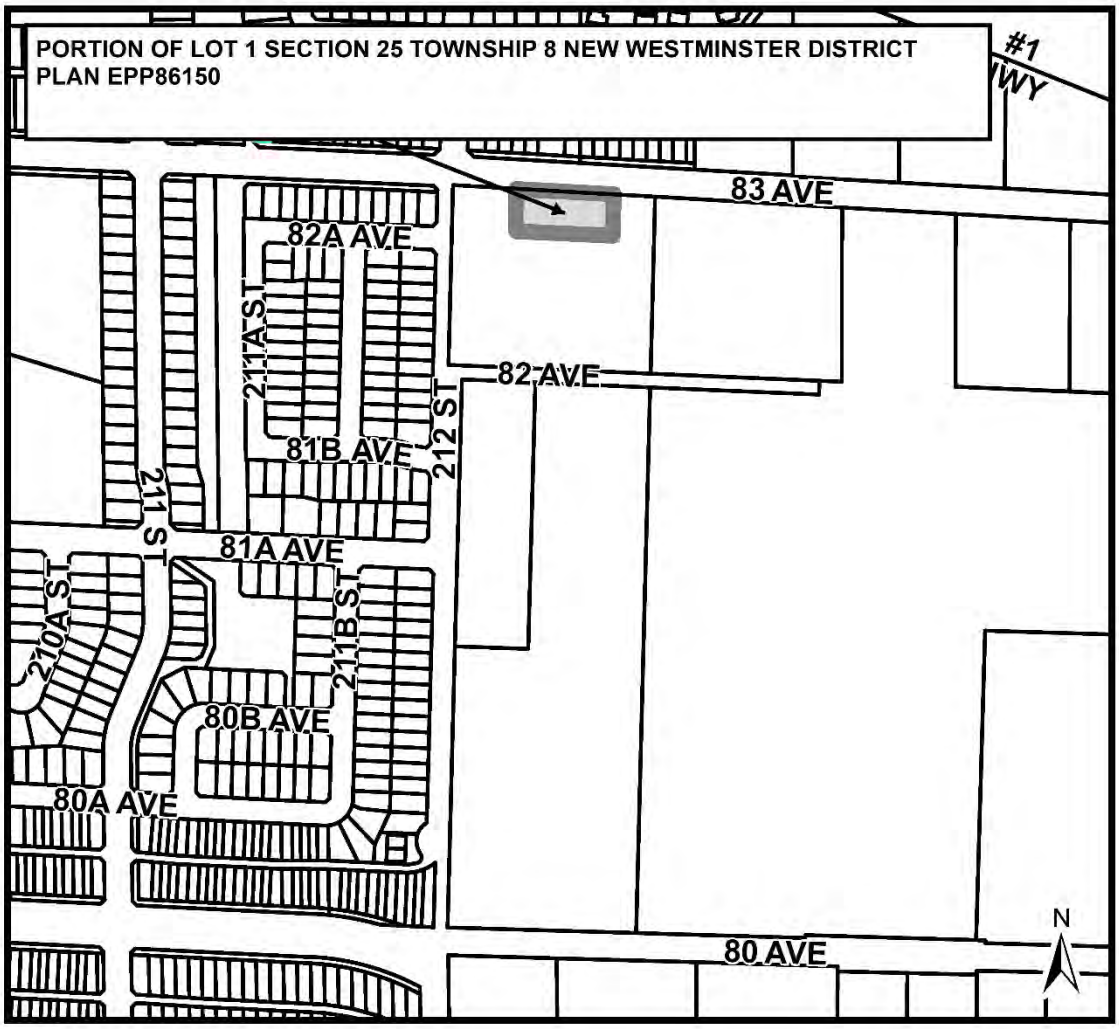
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 as amended is further amended by:

    a. Amending Map 1 to redesignate lands shown in Schedule “A” to Rowhouse/Townhouse (8-15 UPA)
    b. Removing the following from Section 5.5.1 4. b. “Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem.

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. 5890



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO) BYLAW NO. 5891

EXPLANATORY NOTE

Bylaw No. 5891 rezones 4.9 ha (12.2 ac) of land located at 21200 Block of 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-183 to accommodate a maximum of 196 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO) BYLAW NO. 5891

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-183" after the words "Comprehensive Development Zone CD-182"

   b. Adding to Section 110.1 after the words "CD-183" the words "CD-183 – 4.0 ha"

   c. Adding after Section 1082 "Comprehensive Development Zone CD-182" the following as Section 1083 "Comprehensive Development Zone CD-183"

1083 **COMPREHENSIVE DEVELOPMENT ZONE CD-183**

Uses Permitted

1083.1 In the CD-183 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

1083.2 *Residential uses* shall consist of a maximum of 196 *townhouses*. Overall density shall be in accordance with the provisions of the Williams Neighbourhood Plan.

Lot Coverage

1083.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

1083.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1083.5 The *height* of *buildings* and *structures* shall not exceed three (3) storeys

Parking and Loading

1083.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-street parking spaces per *dwelling unit.*

Subdivision Requirements

1083.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

1083.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1083.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1083.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

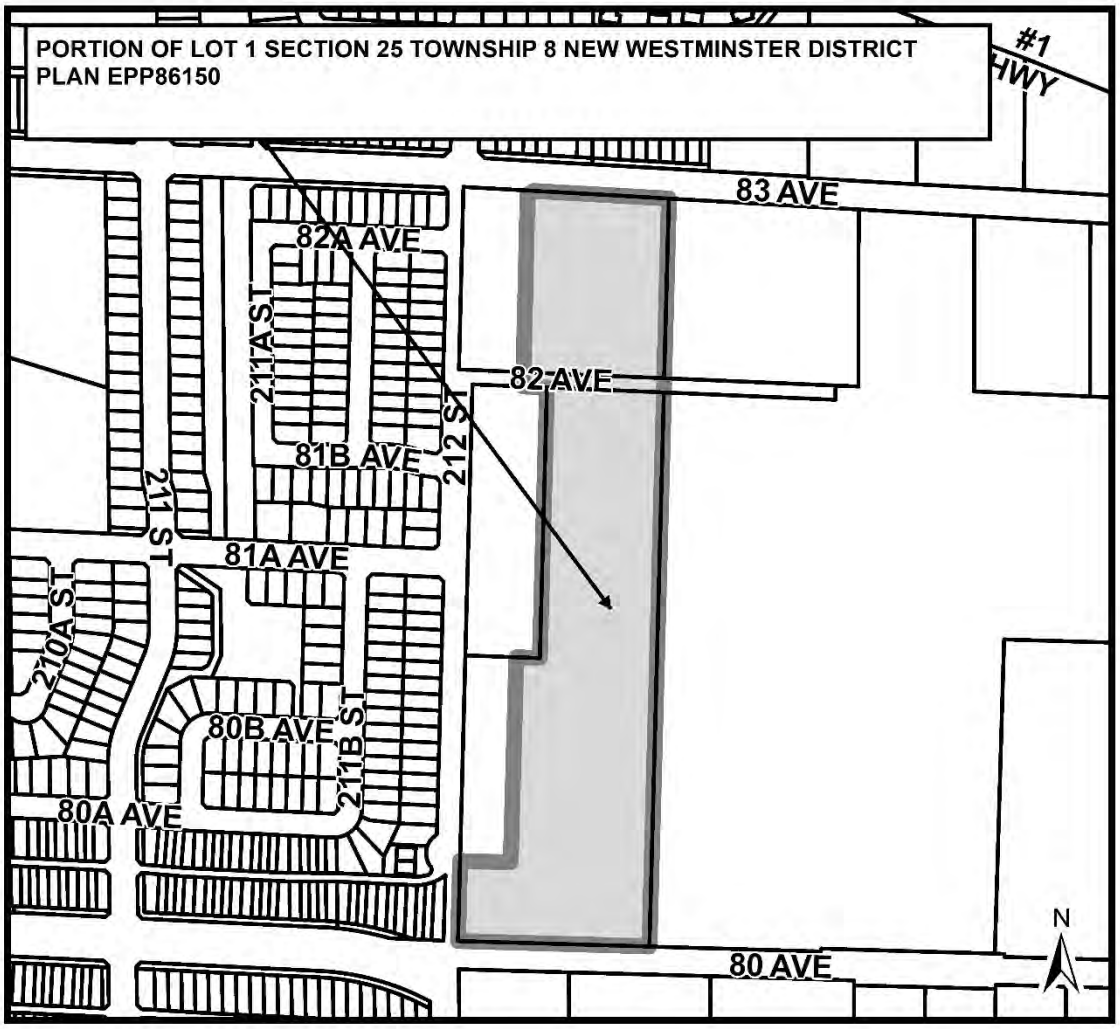
Portion of Lot 1 Section 23 Township 8 New Westminster District Plan EPP86150

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-183.

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. 5891



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 – REGULAR MEETING	**REPORT:**	23-85
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LRP00024
SUBJECT:	WILLOUGHBY COMMUNITY PLAN OMNIBUS		

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Omnibus Bylaw) No. 5887; and

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Omnibus Bylaw) No. 5887.

EXECUTIVE SUMMARY:

At the November 14, 2022 Regular Meeting, Council directed staff to complete a review and update of the neighbourhood plans within the Willoughby Community Plan. Also, at the January 30, 2023 Regular Meeting, Council directed staff to remove the Energy Conservation and GHG Emissions Reduction Development Permit Areas in Willoughby. Both Council directions aim to improve development processing timelines and remove redundant policies.

Willoughby Omnibus Bylaw No. 5887 proposes the following:

- Consolidates 68 land use designations to a new total of 40;
- Updates single-family and commercial land use designations through overarching policies to require rear loaded single-family lots and prohibits commercial strip malls;
- Standardizes the method to measure density and define developable land;
- Improves provisions for density averaging for sites with split land use designations; and
- Removes Energy Conservation and GHG Emission Reduction Development Permit Area requirements.

PURPOSE:

This report responds to Council direction to update the neighbourhood plans in Willoughby and remove the Energy Conservation and GHG Emission Reduction requirements.

BACKGROUND/HISTORY:

At the Regular Meeting on November 14, 2022, Council directed staff to complete a review and update of the neighbourhood plans in the Willoughby Community Plan, as follows:

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

Furthermore, at the Regular Meeting on January 30, 2023, Council directed staff to *"prepare a report with the necessary amendments to the applicable bylaws to eliminate the Energy Conservation and GHG Emissions Reduction Development Permit Area(s) and related application requirements."*

DISCUSSION/ANALYSIS:

This report discusses the following three items:

1. Alignment of terminology and consistency of land use provisions and approaches in all neighbourhood plans in Willoughby;
2. Update of single-family and commercial designations to more modern standards; and
3. Introduction of policy enhancements for streamlining and improving development processes.

Alignment of Land Use Terminology

The preparation of the 10 Willoughby neighbourhood plans occurred over an 18-year timespan, beginning in 2000 with Southwest Gordon Estate and ending with Williams in 2018. As each neighbourhood plan evolved to address current land use planning goals and objectives, a total of 68 different land use designations were implemented including a range of definitions and methods for calculating development densities.

Amendment Bylaw No. 5887 proposes to reduce the 68 land use designations to a new total of 40 (See Attachment A for the list of changes). A review of the neighbourhood plans offered the opportunity to consolidate 28 land use designations. Most consolidated land uses result from standardizing the naming conventions for the single-family, townhouse, and apartment designations. To accommodate the consolidation some residential densities have been modestly rounded up or down to conform to a standard. In these cases, it has been established that these areas are previously developed or currently under application and will not be affected by the bylaw amendment.

The Jericho Sub-Neighbourhood Plan presents a unique case given residential densities are markedly lower than other neighbourhoods. To integrate the standardized land uses, a bonus density structure has been prepared that establishes the original base density and the standardized density that can be achieved through a density bonus as per the Community Amenity Contributions Policy (see Schedule "E" of Bylaw No. 5887).

Modernization of Single-Family and Commercial Development Standards

Single-family and commercial land use designations have been updated through the addition of overarching policies in the Willoughby Community Plan. The update includes a policy to ensure that all new single-family residential development is provided vehicle access by means of a rear lane. This policy provides a caveat, to be administered at Council's discretion, to allow front loaded access only in the event of extraordinary circumstances that would prohibit the viability of creating rear loaded lots. Commercial standards have been updated to prohibit strip malls.

Other Policy Enhancements
Other proposed amendments include a revised and consistent definition for density and developable land, and improvements in managing sites with split land use designations.

Density
A standardized definition of measuring density and defining developable land is proposed for the 10 neighborhood plans. There are minor variations across the neighbourhood plans for calculating developable land. The revised definition considers a standardized density calculation for apartment and townhouse designations. Apartment and townhouse densities are currently calculated as a mix of units per acre (UPA) and floor space ratios (FSR). For consistency it is proposed that all apartment densities will be calculated as FSR, and townhouse will be calculated as UPA. This revision also aligns with the calculation of density bonus in the Community Amenity Contributions Policy which defines apartment densities on a per square foot basis (which aligns with FSR calculations), and townhouse densities on a per unit basis (which aligns with UPA calculations).

Density Averaging
Revisions are proposed for the Willoughby Community Plan Policy 3.1.8 “Density Averaging for Sites with Split Designations” which allows for the averaging of densities on properties split by more than one land use designation. While the intent of the policy serves to eliminate land use amendments resulting from topographic, servicing, and site planning constraints, it has also resulted in development proposals that do not meet the spirit of the land use plan. Revisions are proposed to ensure that the intent of the land use plan is upheld with respect to density and geography, while still providing the flexibility to avoid land use amendments arising from technical development constraints (see Bylaw No. 5887 Section 2(d) for details).

Energy Conservation and GHG Emission Reduction
Energy Conservation and GHG Emission Reduction Development Permit Area requirements are proposed to be removed from the Willoughby Community Plan and associated neighbourhood plans.

Conclusion:

Amendment Bylaw No. 5887 proposes to reduce 68 land use designations to 40. Single-family and commercial land use designations are proposed to be updated through the addition of overarching policies in the Willoughby Community Plan. A standardized method to measure density and define developable land is proposed for the neighborhood plans. Revisions are proposed to improve Willoughby Community Plan Policy 3.1.8 “Density Averaging for Sites with Split Designations” which allows for the averaging of densities on properties split by more than one land use designation. Energy Conservation and GHG Emission Reduction Development Permit Area requirements are proposed to be removed from the Willoughby Community Plan and associated neighbourhood plans. The proposed changes aim to improve development processing timelines and remove redundant policies.

Respectfully submitted,

Aubrey Jensen
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A Table of Consolidated Land Use Designations

ATTACHMENT A

Consolidated Land Use List

Existing Land Use Designations		Proposed Land Use Designations
Jericho	Commercial	(no change) Commercial
Williams	Mixed Use Commercial	Commercial
Williams	Gateway	(no change) Gateway
Carvolth	Gateway	(no change) Gateway
CGE	Institutional	(no change) Institutional
NGE Map 1	Institutional	(no change) Institutional
Smith	Institutional	(no change) Institutional
Jericho	Institutional	(no change) Institutional
SGE	Institutional	(no change) Institutional
Yorkson	Institutional	(no change) Institutional
Jericho	Mixed Institutional	(no change) Mixed Institutional
Yorkson	Neighbourhood Commercial	(no change) Neighbourhood Commercial
SGE	Commercial	Neighbourhood Commercial
Routley	Commercial	Neighbourhood Commercial
Williams	Neighbourhood Convenience Commercial	Neighbourhood Commercial
Smith	Neighbourhood Commercial	(no change) Neighbourhood Commercial
Carvolth	Office/Mixed Use I	(no change) Office/Mixed Use I
Carvolth	Office/Mixed Use II	(no change) Office/Mixed Use II
Carvolth	Office/Mixed Use III	(no change) Office/Mixed Use III
Carvolth	Service Commercial	(no change) Service Commercial
Carvolth	Transit Exchange	(no change) Transit Exchange
Smith	Apartment Live Work	Apartment Live Work (0.52 fsr)
Carvolth	Work/Live Flex Use	Apartment Live Work (2.0 fsr)
Latimer	Business Office Park	Business Park
Jericho	Business Office Park	Business Park
Williams	Business Park	Business Park
Carvolth	Flex Employment I	Business Park
Carvolth	Flex Employment II	Business Park
Smith	Apartment - Med to High	High Density Apartment (2.4 fsr)
Jericho	High Density Residential	High Density Apartment (2.4 fsr)
Carvolth	High Density Residential	High Density Apartment (2.4 fsr)
Latimer	Mixed Use	High Density Commercial Mixed Use (3.0 FSR)
Latimer	Apartment - Mixed Use	High Density Mixed Use (2.5 fsr)
Jericho	High Density Mixed Use	High Density Mixed Use (2.5 fsr)
Jericho	High Density Mixed Use	High Density Mixed Use (2.5 fsr)
Jericho	High Density Mixed Use	High Density Mixed Use (2.5 fsr)
Carvolth	High Street Mixed Use	High Density Mixed Use (2.5 fsr)
Jericho	Apartment	Low Density Apartment (1.4 fsr)
Jericho	Apartment	Low Density Apartment (1.4 fsr)
CGE	Apartment	Low Density Apartment (1.4 fsr)
Latimer	Apartment	Low Density Apartment (1.4 fsr)
Smith	Apartment - Low to Med	Low Density Apartment (1.4 fsr)
SWGE	Multi Family 'C'	Low Density Apartment (1.4 fsr)
SWGE	Multi Family 'D'	Low Density Apartment (1.4 fsr)
Smith	Mixed Use	Low Density Commercial Mixed Use (1.4 fsr)
SWGE	Mixed Use 'B'	Low Density Mixed Use (0.7 fsr)
Yorkson	Mixed Use	Low Density Mixed Use (0.95 fsr)
CGE	Apartment Mixed Use	Low Density Mixed Use (1.4 fsr)
Smith	Apartment Mixed Use	Low Density Mixed Use (1.4 fsr)

Consolidated Land Use List

Existing Land Use by Neighbourhood Plan		Proposed Consolidated Land Uses by Neighbourhood Plan
Jericho	High Density Multi-Family and Seniors Residential/Institutional	Low Density Multi-Family and Seniors Residential/Institutional (1.25 fsr)
NGE Map 2	Apartment	Medium Density Apartment (1.9 fsr)
Yorkson	Apartment	Medium Density Apartment (1.9 fsr)
Carvolth	Medium Density Residential	Medium Density Apartment (1.9 fsr)
NGE Map 2	Apartment Mixed Use	Medium Density Mixed Use (1.9 fsr)
NGE Map 1	Residential Bonus Density 2	Rowhouse/Townhouse (15 upa)
Smith	Row House/Townhouse	Rowhouse/Townhouse (15 upa)
Williams	Rowhouse/Townhouse	Rowhouse/Townhouse (15 upa)
Latimer	Rowhouse/Townhouse A	Rowhouse/Townhouse (15 upa)
Smith	Row House/Townhouse	Rowhouse/Townhouse (22 upa)
Latimer	Rowhouse/Townhouse B	Rowhouse/Townhouse (22 upa)
CGE	Low Density Residential	Single Family (1 upa)
Latimer	Single Family Residential 1	Single Family (1 upa)
NGE Map 1	Suburban Bonus Density 1	Single Family (2 upa)
Smith	Single Family Detached	Single Family (4 upa)
Latimer	Single Family Residential 2	Single Family (4 upa)
NGE Map 1	Residential	Single Family (6 upa)
Routley	Residential (Bonus Density 1)	Single Family (6 upa)
SGE	Residential (Bonus Density 1)	Single Family (6 upa)
Routley	Residential (Bonus Density 2)	Single Family (6 upa)
SGE	Residential (Bonus Density 2)	Single Family (6 upa)
CGE	Residential 1	Single Family (8 upa)
NGE Map 2	Residential 1	Single Family (8 upa)
CGE	Residential 2	Single Family (8 upa)
NGE Map 1	Residential Bonus Density 3	Single Family (8 upa)
Latimer	Single Family Residential 3	Single Family (8 upa)
NGE Map 2	Attached Single Family	Single Family Mixed Residential (10 upa)
Yorkson	Mixed Residential	Single Family Mixed Residential (10 upa)
Williams	Single Family Mixed Residential	Single Family Mixed Residential (10 upa)
Yorskon	Town Market Commercial	Town Market Commercial (2.85 fsr)
Yorskon	Town Market Mixed Use	Town Market Mixed Use (2.85 fsr)
NGE Map 2	Townhouse C	Townhouse (12 upa)
CGE	Townhouse A	Townhouse (15 UPA)
CGE	Townhouse B	Townhouse (15 UPA)
CGE	Townhouse D	Townhouse (15 upa)
SGE	Multi Family 'A'	Townhouse (20 upa)
Jericho	Townhouse	Townhouse (20 upa)
CGE	Townhouse C	Townhouse (20 upa)
NGE Map 2	Townhouse A	Townhouse (22 upa)
NGE Map 2	Townhouse B	Townhouse (22 upa)
Williams	Townhouse Strata	Townhouse (22 upa)
Yorkson	Townhouses	Townhouse (22 upa)
SGE	Multi Family 'B'	Townhouse (30 upa)
Carvolth	Townhouse Residential	Townhouse (50 upa)
Latimer	Live-Work (Townhouse)	Townhouse (Live Work 22 upa)
Smith	Row House/Townhouse Live Work	Townhouse (Live Work 22 upa)
NGE Map 2	Townhouse Live/Work	Townhouse (Live Work 22 upa)
CGE	Townhouse Live/Work	Townhouse (Live Work 22 upa)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (OMNIBUS) BYLAW NO. 5887

EXPLANATORY NOTE

Bylaw No. 5887 provides miscellaneous amendments to the Neighbourhood Plans in the Willoughby Community Plan with an objective to bring them to current standards with greater consistency. More specifically, this amendment bylaw:

1) updates single family and commercial uses to current standards,
2) brings land use designations in neighbourhood plans into consistency, and
3) eliminates policies for Energy and Greenhouse Gas Development Permit Areas.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (OMNIBUS) BYLAW NO. 5887

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800

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 Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Omnibus) Bylaw No. 5887".

2. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800", as amended, is further amended:

   a) Deleting Section 4.6 "Development Permit Area "O" – Energy Conservation and GHG Emission Reduction" from the Table of Contents

   b) Deleting "Map 4A Energy Conservation and GHG Emission Reduction Development Permit Areas" from the Table of Contents

   c) Replacing the final sentence in Section 3.1 with:

      "These are described below with the following policy applying to all developments providing single-family residential.

      i. Rear lane access is required. Exceptions shall be considered along local roads; front access will be considered if topographic or other site constraints make rear lane access difficult to achieve."

   d) Replacing Section 3.1.8 with the following:

      "3.1.8 Development Sites with Split Designations

      In instances where a development site has more than one designation under this Plan, the land use boundaries may be realigned to accommodate site planning constraints so long as the intent of the land use plan is upheld with respect to density and geography."

   e) Adding a new bullet to Section 3.3 that states "No single storey commercial use only developments are permitted."

   f) Deleting Section 4.6 "Development Permit Area "O" – Energy Conservation and GHG Emission Reduction"

   g) Deleting "Map 4A Energy Conservation and GHG Emission Reduction Development Permit Areas"

3. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995”, as amended, is further amended by:

   a) Amending the Table of Contents by:

      i. relabelling 2.4.6 “Flex Employment l” as “Business Park”

      ii. deleting 2.4.7 “Flex Employment ll” and renumbering Table of Contents accordingly

      iii. relabelling 2.4.8 “High Street Mixed Use” as “High Density Mixed Use (2.5 FSR)”

      iv. relabelling 2.4.9 “Work/Live Flex Use” as “Apartment Live Work (2.0 FSR)”

      v. relabelling 2.4.11 “Townhouse Residential” as “Townhouse (50 UPA)”

      vi. relabelling 2.4.12 “Medium Density Residential” as “Medium Density Apartment (1.9 FSR)”

      vii. relabelling 2.4.13 “High Density Residential” as “High Density Apartment (2.8 FSR)”

      viii. relabelling 3.5.4 “Flex Employment” as “Business Park”

   b) Replacing in Section 2.2 Character Areas all references to “Flex Employment” with “Business Park”

   c) Amending Figure 7. Integrated Area Concept Plan to change the land use designation “Flex Employment ll” to “Business Park” and revising the legend as shown on Schedule “A”

   d) Replacing in Section 2.4.1 General Objectives and Policies, Objective (2), fourth bullet, “Work/Live Flex Use” with “Apartment Live Work”

   e) Amending Figure 8. Land Use Plan to change the land use designation “Flex Employment ll” to “Business Park” and revising the legend as shown on Schedule “B”

   f) Replacing in Section 2.4.6 Flex Employment I all references to “Flex Employment l” with “Business Park”

   g) Deleting Section 2.4.7 Flex Employment II and renumbering the following section headings accordingly

   h) Replacing in Section 2.4.8 High Street Mixed Use all references to “High Street Mixed Use” and replace with “High Density Mixed Use (2.5 FSR)”

   i) Replacing in Section 2.4.9 Work/Live Flex Use all references to “Work/Live Flex Use” with “Apartment Live Work (2.0 FSR)”

   j) Amending Section 2.4.11 Townhouse Residential by:

      i. replacing all references to “Townhouse Residential” with “Townhouse (50 UPA”

ii. replacing second bullet Maximum Density: “1.2 FSR” with “50 UPA”

iii. deleting third bullet “Minimum Density: 0.9 FSR”

k) Amending Section 2.4.12 Medium Density Residential by:

i. replacing all references to “Medium Density Residential” with “Medium Density Apartment (1.9 FSR)”

ii. replacing second bullet “Maximum Density: 1.7 FSR” with “Maximum Density 1.9”

iii. deleting the third bullet “Minimum Density: 1.3 FSR”

l) Amending Section 2.4.13 High Density Residential by:

i. replacing all references to “High Density Residential” with “High Density Apartment (2.4 FSR)”

ii. replacing second bullet “Maximum Density: 2.8 FSR” with “Maximum Density: 2.4 FSR”

iii. deleting the third bullet “Minimum Density: 1.5 FSR”

m) Replacing in Section 2.4.14 Transit Exchange “High Street Mixed Use” with “High Density Mixed Use (2.5 FSR)”

n) Replacing in Section 2.4.18 Additional Land Use and Development Policies:

i. all references to “High Street Mixed Use” with “High Density Mixed Use”

ii. all references to “High Density Residential” with “High Density Apartment”

iii. all references to “Work/Live Flex Use” with “Apartment Live Work”

iv. all references to “Medium Density Residential” and “Medium Density” with “Medium Density Apartment”

v. the second bullet including sub-bullets, with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of net developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways.”

o) Replacing in Section 2.7.4 Road Network Infrastructure, subsection Road Capacity Improvements, bullet eight, “Flex Employment II” with “Business Park”

p) Deleting in Section 2.8.2 Implementation and Phasing, subsection Development Prerequisites, bullet eighteen, the paragraph starting with “Regionally serving Outlet Distribution Centre uses . . .”

q) Deleting in Section 3.3 Designation, the third bullet “919(1)(h) establishment of objectives to promote energy conservation.”

r) Replacing in Section 3.5 Character Area Guidelines “Flex Employment” with “Business Park”

s) Amending Section 3.5.4 Flex Employment by replacing the title “Flex Employment” with “Business Park” and deleting the heading “Flex Employment ll – Outlet Distribution Centre” and the text under that title heading

4. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924”, as amended, is further amended by:

a) Amending the Table of Contents Section 3.4 by:

i. relabelling 3.4.1.3 “Low Density Residential (1 UPA)” as “Single Family (1 UPA)”

ii. relabelling 3.4.1.4 “Residential 1 (Maximum 8 UPA)” as “Single Family (8 UPA)”

iii. relabelling 3.4.1.5 “Residential 2 (6 - 8 UPA)” as Single Family (8 UPA)”

iv. relabelling 3.4.1.7 “Townhouse Live/Work” as “Townhouse Live Work (22 UPA)”

v. relabelling 3.4.1.8 “Apartment (40-60 UPA)” as “Low Density Apartment (1.4 FSR)”

vi. relabelling 3.4.1.9 “Apartment Mixed Use (40-60 UPA)” as “Low Density Mixed Use (1.4 FSR)”

b) Amending Section 3.4 Land Use Concept, paragraph two by:

i. replacing “Mixed Use and Apartments” with “Low Density Mixed Use and Low Density Apartments”

ii. replacing the sentence “The Mixed Use comprises of . . .” with “The Low Density Mixed Use designation comprises apartments with commercial on the first floor”

iii. Replacing in Section 3.4.1.1 Land Distribution, first paragraph, second sentence with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with

Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways."

c) Amending Section 3.4.1.3 Low Density Residential (1 UPA) to replace "Low Density Residential (1 UPA)" with "Single Family (1 UPA)", and replace "Low Density Residential" with "Single Family"

d) Amending Section 3.4.1.4 Residential 1 (Maximum 8 UPA) by:
   i. replacing "Residential 1 (Maximum 8 UPA)" with "Single Family (8 UPA)", and replacing "Residential 1" with "Single Family"
   ii. deleting bullets four and five and replacing with "Rear loaded lots are required"

e) Deleting Section 3.4.1.5 Residential 2 (6 – 8 UPA)

f) Amending 3.4.1.6 Townhouse by:

   i. Deleting sub-section "Townhouse A (12-40 UPA)", "Townhouse B (12-40 UPA)", "Townhouse C (12-20 UPA)", and "Townhouse D (12-15 UPA)" and replace with the following:

Townhouse (15 UPA)

- Base density of 15 units per acre
- 40 units per acre is permitted if shared underground or structured parking is provided for all units, or an apartment building (four (4) storey maximum) and Townhouses are provide (shared underground or structured parking provided for all units) as outlined in dashed black on Map 1

#	Designation	Density Bonus Requirement	Bonus Density
A	Townhouse	Underground or structured parking	40 UPA
B	Townhouse	Apartment and Townhouses with shared underground or structured parking	40 UPA

- Retention of the views of the valley is an important consideration during design of the developments in this land use designation for uphill residential units
    - Developers are required to provide a viewscape analysis.
    - A two storey height limitation is required for all uphill portions of developments with single storey units a potential outcome of the recommendations of the viewscape analysis.
    - Opportunities for views should be provided along view corridors toward Mt. Baker and the valley bottom for uphill developments. Apartments are not permitted adjacent to designated lower density land uses.
- Apartments are not permitted adjacent to designated lower density land uses.
- Green links are to be provided to buffer between different designations and/or connect areas through the neighbourhood (see Section 5.2).
- Those lands identified outlined in dashed black on Map 1 Land Use Concept may be developed in accordance with the following site specific densities (without underground parking).
- Additional setbacks, tree retention, and landscaping to be provided along the boundary with the low density residential designated lands in accordance with the Ecological Buffer policies (see Figure 5.2).
- A two (2) storey height restriction applies to areas transitioning to lower density residential land uses

Townhouse (20 UPA)

- Additional setbacks, tree retention, and landscaping to be provided along the boundary with the low density residential designated lands in accordance with the Ecological Buffer policies (see Figure 5.2).
- A two (2) storey height restriction applies to areas transitioning to lower density residential land uses."

g) Relabelling Section 3.4.1.7 "Townhouse Live/Work" as "Townhouse Live Work (22 UPA)"

h) Relabelling Section 3.4.1.8 "Apartment (40 – 60 UPA)" as "Low Density Apartment (1.4 FSR)"

i) Relabelling Section 3.4.1.9 "Apartment Mixed Use (40 – 60 UPA)" with "Low Density Mixed Use (1.4 FSR)", and in the eighth bullet "Apartment" with "Low Density Apartment"

j) Amending Table 3.0 – Land Use Distribution as shown in Schedule “C”

k) Amending the notes under Table 3.0 - Land Use Distribution to relabel “∞ Residential 1” with “∞Single Family (8 UPA)”

l) Amending Section 5.2.1 Ecological Buffer (Figure 5.0) subsection General Polices, third bullet replacing “Low Density Residential” with “Single Family (1 UPA)”

m) Amending Section 5.2.2, Street Greenways (Figure 5.1 – 5.3), second paragraph, replacing “Low Density Residential (1 UPA)” with “Single Family (1 UPA)”

n) Amending Map 1- Land Use Concept as shown on Schedule “D”.

5. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Neighbourhood Plan) Bylaw 2010 No. 4825”, as amended, is further amended by:

a) Amending Section 4.4 Land Use Policies in the Table of Contents by:

i. relabelling 4.4.3 “Business Park Office” as “Business Park”

ii. relabelling 4.4.4 “High Density Mixed Use” as “High Density Mixed Use (2.5 FSR)”

iii. relabelling 4.4.6 “High Density Residential” as “High Density Apartment (2.4 FSR)”

iv. relabelling 4.4.9 “High Density Multi-Family and Seniors Residential/Institutional” as “Low Density Multi-Family and Seniors Residential/Institutional”

b) Amending Figure 4.0: Development Vision by:

i. relabelling Development Planning Area 3 as “Low Density Multi-Family and Seniors Residential/Institutional Area”

ii. relabelling Development Planning Area 4 as “High Density Mixed Use Area”

iii. relabelling Development Planning Area 6 as “Business Park / Residential / Institutional Area”

c) Amending Section 4.2.3 by replacing the first sentence with “The Low Density Multi-Family and Seniors Residential/Institutional area, currently bisected by a tributary of Latimer Creek, is intended to provide opportunities for multi-family housing catering to a full range of market needs.”

d) Amending Section 4.2.6 by replacing the bolded text “The Office / Residential / Institutional development planning area” with “The Business Park / Residential / Institutional development planning area”

e) Replacing in Section 4.3 Land Use Distribution, the last sentence in the first paragraph with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land

area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways."

f) Amending Table 1.1 Land Use Distribution as per Schedule "E"

g) Replacing in Section 4.4.3, all references to "Business Office Park" with "Business Park"

h) Replacing in Section 4.4.4, all references to "High Density Mixed-Use" with "High Density Mixed Use"

i) Replacing in Section 4.4.6, all references to "High Density Residential" with "High Density Apartment"

j) Replacing in Section 4.4.7, the title "East side of 202 Street along 202A Street:" with "Low Density Apartment (0.75 FSR) and "West side of 200 Street for lands located between 199 Street west to Latimer Creek:" with Low Density Apartment (1.25 FSR)

k) Replacing in Section 4.4.9, all references to "High Density Multi-Family" with "Low Density Multi-Family"

l) Replacing in Section 5.3, (a), and (c), all references to "High Density Seniors Residential" with "Seniors Residential"

m) Amending Map 4 – Land Use Concept Plan as shown on Schedule "F"

6. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101", as amended, is further amended by:

a) Amending the Table of Contents by:

i. relabelling "Figure 5.2 - Preferred Block Typology for Single Family Residential 2 and 3" as "Preferred Block Typology for Single Family (4 & 8 UPA)"

ii. relabelling "Figure 5.3 – Preferred Block Typology for Rowhouse/Townhouse A and B and Live-Work (Townhouse) Designations" as "Preferred Block Typology for Rowhouse/Townhouse and Townhouse Live Work"

iii. deleting "11.3 Development Prerequisites in Mixed Use Areas"

b) Deleting Section “2.1.6 Energy Considerations”

c) Amending Section 5.2.1 General Policies, subsection Residential Land Use Designations by:

i. replacing in the second bullet “Single Family Residential 3” with “Single Family (8 UPA)”

ii. replacing the third and fourth bullet with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of net developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways.”

iii. replacing in the sixth bullet, references to “Single Family Residential 3” with “Single Family (8 UPA)”, “Single Family Residential 2 and 3” with Single Family (4 and 8 UPA)”, “Townhouse A and B” with “Townhouse/Rowhouse (15 and 22 UPA)”, and “Live-Work” with “Townhouse Live Work”

d) Amending Section 5.2.2 Single Family Residential by:

i. replacing the first sentence with “This section includes designations for Single Family (1 UPA), Single Family (4 UPA), and Single Family (8 UPA).”

ii. replacing all references to “Single Family Residential 1” with “Single Family (1 UPA)”

iii. replacing all refences to “Single Family Residential 2” with “Single Family (4 UPA)”

iv. replacing all references to “Single Family Residential 3” with “Single Family (8 UPA)”

e) Replacing the title of “Figure 5.2 – Preferred Block Typology for Single Family Residential 2 and 3” with “Preferred Block Typology for Single Family (4 to 8 UPA)”

f) Amending Section 5.2.3 Rowhouse/Townhouse by:

i. replacing the first sentence with “This section includes designations for Rowhouse/Townhouse (15 UPA), Rowhouse/Townhouse (22 UPA), and Townhouse Live Work (22 UPA).”

ii. replacing all references to “Rowhouse/Townhouse A” with “Rowhouse/Townhouse (15 UPA)”

iii. replacing all references to “Rowhouse/Townhouse B” with “Rowhouse/Townhouse (22 UPA)”

iv. amending subsection “Rowhouse/Townhouse B” by replacing the second sentence in the first paragraph with “It is intended to accommodate rowhouse and townhouse units, including semi-detached dwellings, at higher densities than the Rowhouse/Townhouse (15 UPA) category.”

v. replacing all references to “Live-Work (Townhouse)” to “Townhouse Live Work (22 UPA)”

g) Replacing the title of “Figure 5.3 – Preferred Block Typology for Rowhouse/Townhouse A and B and Live-Work (Townhouse) Designations” with “Preferred Block Typology for Rowhouse/Townhouse (15 UPA), Rowhouse/Townhouse (22 UPA), and Townhouse Live Work (22 UPA) Designations”

h) Amending Section 5.2.4 Apartment by:

i. replacing the title “5.2.4 Apartment” with “5.2.4 Low Density Apartment (1.4 FSR)”

ii. replacing in the first sentence the reference to “Apartment” with “Low Density Apartment”

iii. replacing the fourth sentence with “Density within this designation is to be a maximum of 1.4 FSR”

iv. deleting the second bullet beginning with “Minimum density is 98 units per hectare . . .”

i) Amending Section 5.2.5 Mixed Use by:

i. replacing all references to “Apartment - Mixed Use” with “High Density Mixed Use (2.5 FSR)”

ii. replacing the sub-heading “Mixed Use” and the reference to “Mixed Use” in the first sentence with “High Density Commercial Mixed Use (3.0 FSR)”

iii. deleting the last bullet under the heading “Apartment – Mixed Use” beginning with “Properties located at 20115 and 20139 80 Avenue . . .”

j) Replacing in Section 5.2.6 all references to “Business Office Park” with “Business Park”

k) Amending Table 5.1 – Distribution of Dwelling Units and Population by:

i. relabelling the land use designation for “Single Family Residential 1” as “Single Family (1 UPA)”

ii. relabelling the land use designation for “Single Family Residential 2” as “Single Family (4 UPA)”

iii. relabelling the land use designation for “Single Family Residential 3” as “Single Family (8 UPA)”

iv. relabelling the land use designation for “Rowhouse/Townhouse A” as “Rowhouse/Townhouse (15 UPA)”

v. relabelling the land use designation for “Rowhouse/Townhouse B” as “Rowhouse/Townhouse (22 UPA)”

vi. relabelling the land use designation for “Live-Work (Townhouse)” as “Townhouse Live Work (22 UPA)”

vii. amending the row for Apartment by:

a. replacing the land use designation for “Apartment” with “Low Density Apartment (1.4 FSR)”

b. deleting “40-60” in the Units per Acre (UPA) column

c. replacing “n/a” with “1.4” in the Floor Space Ratio (FSR) column

viii. relabelling the land use designation for “Apartment-Mixed Use” as “High Density Mixed Use (2.5 FSR)”

ix. relabelling the land use designation for “Mixed Use” as “High Density Commercial Mixed Use (3.0 FSR)”

x. relabelling the land use designation for “Business Office Park” as “Business Park”

l) Replacing in Section 6.1.4 Urban Greens, first bullet “apartment mixed use areas” with “high density mixed use areas”

m) Replacing in Section 7.1.1 Walkable Centres, first sentence “apartment-mixed use” with “high density mixed use”

n) Replacing in Section 7.1.3 Public Art, in the second and third bullets “apartment-mixed use” with “high density mixed use”

o) Replacing in Section 8.1 Transportation Network, in the fourth paragraph, first sentence, “business office park, mixed use development and high density residential areas.” with “business park, and high density commercial mixed use, and high density residential areas.”

p) Deleting Section “9.6 Energy”

q) Deleting Section “11.3 Development Prerequisites in Mixed Use Areas”, and renumbering the following section accordingly

r) Amending the legend of Map 1 – Latimer Land Use Plan as shown on Schedule “G”

7. The “Township of 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”, as amended, is further amended by:

a) Relabelling Figure 4.1 Townhouse Live/Work Example in the Table of Contents with “Townhouse Live Work (22 UPA) Example”

b) Amending Section 4.1 Description of Land Use Concept by replacing “Residential Bonus Density” with “Single Family (8 UPA) and Rowhouse/Townhouse (15 UPA)”, “Suburban Bonus Density” with “Single Family (2 UPA)”, and “Residential” with “Single Family (6 UPA)”

c) Replacing in Section 4.2.1 Suburban Bonus Density 1, all references to “Suburban Bonus Density 1” with “Single Family (2 UPA)”

d) Replacing in Section 4.2 Land Use Designations, the first bullet with the following:

> “For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.
>
> For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:
>
> - Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
> - Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways.”

e) Replacing in Section 4.2.2 Residential all references to “Residential” with “Single Family (6 UPA)”

f) Relabelling Section 4.2.3 Residential Bonus Density 2 as “Residential Area A”, and replacing the first word of the first paragraph “The” with “In Residential Area A the”

g) Relabelling Section 4.2.4 Residential Bonus Density 3 as “Residential Area B”, and replacing the first word of the first paragraph “The” with “In Residential Area A the”

h) Replacing in Section 4.2.5 Residential 1 all references to “Residential 1” with “Single Family (8 UPA)”

i) Replacing in Section 4.2.6 Attached Single Family all references to “Attached Single Family” with “Single Family Mixed Residential (10 UPA)”

j) Amending Section 4.2.7 Townhouse by:

i. relocating the last bullet from the subsection titled “Townhouse A” to be the last bullet under “Townhouse B”, and deleting the remainder of “Townhouse A”

ii. relabelling subsection “Townhouse B” as “Townhouse (22 UPA)”

iii. relabelling subsection “Townhouse C” as Townhouse (12 UPA)”

k) Relabelling Section 4.2.8 “Townhouse Live/Work” as “Townhouse Live Work (22 UPA)”

l) Relabelling Section 4.2.9 “Apartment” as “Medium Density Apartment (1.9 FSR)”

m) Relabelling Section 4.2.10 “Apartment Mixed Use” as “Medium Density Mixed Use (1.9 FSR)”, and relabelling subsection “Apartment Mixed Use (west side of intersection of 208 Street and 72 Avenue)” with “Medium Density Mixed Use (west side of intersection of 208 Street and 72 Avenue)”

n) Replacing in Section 5.1.2 Urban Green, “apartment mixed use” with “medium density mixed use”

o) Amending Map 1 and 2 Land Use Concept and Map 3 Land Use Context as shown on Schedule “H”

8. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Routley Neighbourhood Plan) Bylaw 2001 No. 4013”, as amended, is further amended by:

a) Relabelling Table of Contents, Section 4.2.1 “Residential” as “Single Family (6 UPA)”

b) Amending Section 4.2.1 Residential by:

i. Relabelling the subsection “Residential” as “Single Family (6 UPA)”

ii. Deleting the second paragraph starting with “The residential designation is divided . . .”

iii. Deleting the second bullet from the third paragraph starting with “Infill housing . . .”

iv. Replacing the last paragraph, first sentence with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.”

c) Amending Section 4.2.2 Residential Infill by replacing the fifth paragraph beginning with “Infill development would . . .” with the following:

"Infill development would be permitted at the same base density of 15 units/hectare (6 units/acre). The infill option would not, however, preclude bonus density opportunities available under the Residential Density Bonus Area 1 and 2 as described in the Willoughby Community Plan – if a parcel contained land suitable for greenway or open space dedication. Examples of infill development are provided in Figures 3 through 5.

Density Bonus Area 1 applies to areas east of 198B and north of 72 Ave. Density Bonus Area 2 applies to areas west of 198B for areas north of 72 Ave., and west of 198A for areas south of 72 Ave."

d) Amending the Map 1 Land Use Concept as shown on Schedule "I"

9. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265", as amended, is further amended by:

a) Amending Section 5.2 Table of Contents by:

i. relabelling Section 5.2.2 "Single Family Detached" as "Single Family"

ii. relabelling Section 5.2.5 "Smith Neighbourhood Centre (Apartment Mixed Use and Mixed Use" as "Smith Neighbourhood Centre (Low Density Mixed Use and Low Density Commercial Mixed Use)"

b) Deleting Section "2.1.6 Energy Considerations"

c) Replacing in Section 5.2.1 General Policies and Section 5.2.2 Single Family Detached, all references to "Single Family Detached" with "Single Family"

d) Replacing in Section 5.2.3 Row house/Townhouse the subsection "Row House/Townhouse Live-Work (20-54 uph/8-22 upa)" with "Row House / Townhouse Live Work (22 upa)"

e) Amending Section 5.2.4 Apartment by:

i. replacing "Low to Medium (98-148 uph/40-60 upa)" as "Low Density Apartment (1.4 fsr)"

ii. replacing "Medium to High (148-247 uph/60-100 upa)" as "High Density Apartment (1.4 fsr)"

iii. replacing "Apartment Live/Work (39-54 uph/16-22 upa)" as "Apartment Live Work (0.52 fsr)"

iv. replacing under the subsection Apartment Live/Work, second sentence, "Apartment Low to Medium" with "Low Density Apartment"

f) Amending Section 5.2.5 Smith Neighbourhood Centre (Apartment Mixed Use and Mixed Use) by:

i. replacing 5.2.5 "Smith Neighbourhood Centre (Apartment Mixed Use and Mixed Use)" with "Smith Neighbourhood Centre (Low Density Mixed Use and Low Density Commercial Mixed Use)"

ii. replacing in the second paragraph references to “Apartment Mixed Use” with “Low Density Mixed Use”

iii. replacing in the second paragraph, after the first sentence, “Mixed Use” with “Low Density Commercial Mixed Use”

iv. replacing subsection “Apartment Mixed Use (98-148 uph/40-60 upa)” with “Low Density Mixed Use (1.4 fsr)”

v. replacing subsection “Mixed Use (Retail/Office/Residential) (40-60 upa)” with “Low Density Commercial Mixed Use (1.4 fsr)”

vi. replacing under the subsection Mixed Use (Retail/Office/Residential) (40-60 upa), in the fourth bullet “Mixed Use” as “Low Density Commercial Mixed Use”

g) Amending Table 5.1 – Distribution of Dwelling Units and Population as shown on Schedule “J”

h) Adding a note to Table 5.1 stating “****FSR for Low Density Mixed Use and Low Density Commercial Mixed Use refer to the calculation of residential floor space only”

i) Replacing in Section 5.2.1 General Policies, sub-heading Residential Land Use Designations, third bullet, with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways.”

j) Replacing in Section 5.2.1 General Policies, sub-heading Residential Land Use Designations, bullets six through eight, with the following:

“In accordance with section 3.1 of the Willoughby Community Plan:”

- Rear loaded lots are preferred with single family and rowhouse developments having units oriented towards public roads and vehicle access provided via lanes with parking provided at the rear of units.

- In order to meet parking demands in the neighbourhood, front-loaded residential development must have double driveways and enough space for one vehicle to park on-street in front of each unit.
- When located at an intersection, all single family residential units shall have their entrances facing the intersection (see Figure 5.1).

k) Deleting Section 9.6 Energy

l) Amending Map 1 – Smith Land Use Plan legend as shown on Schedule "J"

10. The "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911", as amended, is further amended by:

a) Amending the Table of Contents by:

i. relabelling Section 4.2.1 "Residential" as "Single Family (6 UPA)"

ii. deleting Section 4.2.2 "Residential Bonus Density 1", and renumbering the following sections accordingly

iii. deleting Section 4.2.3 "Residential Bonus Density 2", and renumbering the following sections accordingly

iv. relabelling Section 4.2.4 "Multi-Family "A" as "Townhouse (20 UPA)"

v. relabelling Section 4.2.5 "Multi-Family "B" as "Townhouse (30 UPA)"

vi. deleting Section 4.2.6 "Multi-Family "C", and renumbering the following sections accordingly

vii. relabelling Section 4.2.7 "Multi-Family "D" as "Low Density Apartment (1.4 FSR)"

viii. relabelling Section 4.2.8 "Mixed-use" as "Low Density Mixed Use (0.7 FSR)"

ix. relabelling Section 4.2.9 "Commercial" as "Neighbourhood Commercial"

b) Deleting Section 2.2.1 Willoughby Community Plan subsection (f)

c) Amending Section 4.2.1 Residential by:

i. replacing the Section heading "Residential" with "Single Family (6 UPA)"

ii. replacing the second sentence in the first paragraph with the following:

"For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure,

density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways."

iii. replacing all references to the land use designation "Residential" with "Single Family"

iv. adding the following after last paragraph ending with ". . . as described in the Willoughby Community Plan":

"**Residential Bonus Density 1**

Lands designated Single Family west of 201 Street may be developed in accordance with the Residential Bonus Density 1 guidelines for provision of greenways as provided in the Willoughby Community Plan

Residential Bonus Density 2

Lands designated Single Family east of 201 Street may be developed in accordance with the Residential Bonus Density 2 guidelines for provision of community amenities as provided in the Willoughby Community Plan."

d) Deleting Section 4.2.2 Residential Bonus Density 1, and renumbering the following sections accordingly

e) Deleting Section 4.2.3 Residential Bonus Density 2, and renumbering the following Sections accordingly

f) Amending Section 4.2.4 Multi-Family "A" by:

i. replacing the Section heading Multi-Family "A" with "Townhouse (20 UPA)"

ii. replacing in the first sentence the reference to Multi-Family "A" with "Townhouse"

g) Amending Section 4.2.5 Multi-Family "B" by:

i. replacing the Section heading Multi-Family "B" with "Townhouse (30 UPA)"

ii. replacing in the first sentence the reference to Multi-Family "B" with "Townhouse (30 UPA)"

h) Deleting Section 4.2.6 Multi-Family "C", and renumbering the following sections accordingly

i) Amending Section 4.2.7 Multi-Family "D" by:

i. replacing the Section heading Multi-Family “D” with “Low Density Apartment (1.4 FSR)”

ii. replacing in the first sentence the reference to Multi-Family “D” with “Low Density Apartment”

j) Amending Section 4.2.8 Mixed-use “B” by:

i. replacing the Section heading Mixed-use “B” with “Low Density Mixed Use (0.7 FSR)”

ii. replacing all references to Mixed-use “B” with “Low Density Mixed Use”

iii. replacing the last sentence in the first paragraph with “The form of housing shall be as defined in the Townhouse (30 UPA) designation”

k) Amending Table 1 Residential Density Summary as shown on Schedule “L”

l) Amending Section 4.2.9 Commercial by:

i. replacing the Section “4.2.9 Commercial” with “4.2.9 Neighbourhood Commercial”

ii. replacing in the first paragraph, the first refence to “Commercial” with “Neighbourhood Commercial”

iii. replacing in the second paragraph, “commercial” with “Neighbourhood Commercial”

m) Replacing in Section 4.3 Housing, Population, And Commercial Estimates, the reference to “Commercial” with “Neighbourhood Commercial”

n) Amending Table 2 Projected Population at Saturation as shown on Schedule “M”

o) Amending Map 1 – Land Use Concept as shown on Schedule ‘N’

11. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335”, as amended, is further amended by:

a) Amending the Table of Contents by:

i. relabelling Section 5.5.1 “Rowhouse / Townhouse (20–37 uph / 8–15 upa)” as “Townhouse / Rowhouse (15 upa)”

ii. relabelling Section 5.5.2 “Townhouse Strata (20-54 uph / 8–22 upa)” as “Townhouse (22 upa)”

iii. relabelling Section 5.6 “Commercial” as “Commercial Designations”

iv. relabelling Section 5.6.1 “Neighbourhood Convenience Commercial” as “Neighbourhood Commercial”

v. relabelling 5.6.2 “Mixed Use Commercial” as “Commercial”

b) Deleting Section “2.1.6 Energy Context”, and removing from the Table of Contents and renumbering the following sections accordingly

c) Replacing Section 5.3 General Land Use Policies, bullet 8, with the following:

"For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads, biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses."

d) Replacing Section 5.5.1 "Rowhouse / Townhouse (20-37 / 8-15 UPA)" with "Rowhouse / Townhouse (15 UPA)"

e) Replacing Section 5.5.2 "Townhouse Strata (20-54 UPH / 8-22 UPA" with "Townhouse Strata (22 UPA)", and replace all references to "Townhouse Strata" with "Townhouse"

f) Replacing in Section 5.6 "Commercial", with "Commercial Designations" and all references to "Neighbourhood Convenience Commercial" with "Neighbourhood Commercial", and all references to "Mixed Use Commercial" with "Commercial"

g) Replacing in Section 5.6 Commercial, bullet three "Commercial" with "commercial"

h) Replacing in Section 5.6.1 Neighbourhood Convenience Commercial, all references to "Neighbourhood Convenience Commercial" with "Neighbourhood Commercial", and all references to "convenience commercial" with "Commercial"

i) Replacing in Section 5.6.2 Mixed Use Commercial, all references to "Mixed Use Commercial" with "Commercial"

j) Replacing in Section 5.7.2 Business Park Policy No. 13 "Townhouse Strata" with "Townhouse"

k) Deleting Section "9.6 Energy", and removing from the Table of Contents and renumbering the following sections accordingly

l) Amending Section 11.3 Development Prerequisites in the Employment District by:

i. replacing in the first paragraph, the reference to "Commercial" with "Commercial and Neighbourhood Commercial"

ii. replacing the last sentence in in sub-section 1 with "The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the Employment District including building types and tenures, access and movement, building massing, form, layout and height, streetscape design and landscaping, parking and loading, watercourse compensation areas, stormwater detention, integration of greenways and other amenities and development and servicing phasing."

m) Replacing in Section 11.4.1 Development Prerequisites in the Residential District the last sentence with “The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the North and/or South Residential District, including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater detention, integration of greenways and other amenities and development and servicing phasing.”

n) Amending Map 1 – Williams Land Use Plan by:

i. relabelling “Mixed Use Commercial” as Commercial”

ii. relabelling “Neighbourhood Convenience Commercial” as “Neighbourhood Commercial”

iii. relabelling “Single Family Mixed Residential (6-10 UPA)” as “Single Family Mixed Residential (10 UPA)”

iv. relabelling “Rowhouse/Townhouse (8-15 UPA)” as “Rowhouse/Townhouse (15 UPA)”

v. relabelling “Townhouse Strata (8-22 UPA)” as “Townhouse (22 UPA)”

12. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030”, as amended, is further amended by:

a) Replacing in the Table of Contents, Section 4.2.4 with “Low Density Mixed Use”

b) Deleting from the Table of Contents, Section “4.2.6 Business Park”

c) Relabelling in the List of Tables, Figure 4.1 with “Single Family Mixed Residential – 2 Hectare (5 Acre) Proportion”

d) Relabelling in the List of Tables, Figure 4.2 with “Single Family Mixed Residential – 4 Hectare (10 Acre) Proportion”

e) Amending Section 4.2 Land Use Concept by:

i. replacing in the fourth paragraph, all references to “Mixed Use” with “Low Density Mixed Use”

ii. replacing in the fifth paragraph, “Apartment” with “Medium Density Apartment”

iii. replacing in the sixth paragraph, “Mixed residential” with “Single Family Mixed Residential”

iv. deleting the seventh paragraph beginning with “The Business Office park designation . . .“

v. replacing the last paragraph with the following:

“For all designations utilizing UPA as a density measure, density is to be calculated on the basis of gross developable land area, in accordance with Section 3.1.7 of the Willoughby Community Plan. Gross developable land area includes land dedicated for new roads,

biofiltration ponds, riparian area dedication above the top-of bank, and rights-of-way for transmission lines and other utilities, provided they are upgraded as a linear park system. Undevelopable land includes land below the top-of-bank of watercourses.

For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of gross developable land area. Density is measured as a ratio of developable floor area to developable land area where:

- Developable floor area is the sum total of floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
- Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways."

f) Replacing in Section 4.2.1 Residential Policies, in the first paragraph the reference to "mixed residential" with "single family mixed residential"

g) Replacing in Section 4.2.1.1, in the first bullet, the reference to "Apartment" with "Medium Density Apartment"

h) Amending Table 4.1 – Residential Housing Mix and Densities by:

   i. replacing in the first column:

      a. "Mixed Residential" with "Single Family Mixed Residential",

      b. "Apartments" with "Medium Density Apartments"

   ii. replacing the text in column D, row Townhouse, with "maximum 55 units per hectare (22 units per acre)"

   iii. replacing the text in column D, row Apartments, with "maximum density 1.9 FSR"

   iv. replacing the text in column D, row Mixed Use with "maximum residential density 0.95 FSR"

   v. replacing the text in column D, row Town Market Commercial and Town Market Mixed Use with "maximum residential density 2.85 FSR"

i) Amending the Notes below Table 4.1 – Residential Housing Mix and Densities by:

   i. relabelling in *, "Mixed Residential" with "Single Family Mixed Residential"

   ii. relabelling in **, second dash, "Apartment" with "Medium Density Apartment"

   iii. relabelling in **, third dash, "Apartment" with "Medium Density Apartment"

   iv. relabelling in ***, second dash, "Mixed Use" with "Low Density Mixed Use"

   v. relabelling in †, "Mixed Residential" with "Single Family Mixed Residential"

   vi. relabelling in ++, "Mixed Residential" with "Single Family Mixed Residential"

vii. relabelling in ±, “Mixed Residential” with “Single Family Mixed Residential”

viii. relabelling in “Mixed Residential” with “Single Family Mixed Residential”

ix. relabelling in ≠, “Mixed Residential” with “Single Family Mixed Residential”

j) Relabelling in Table 4.2 – Building Typology, all references to “Mixed Residential” with “Single Family Mixed Residential”, “Apartment” with “Medium Density Apartment”

k) Replacing in Section 4.2.1.2, “Mixed Residential” with “Single Family Mixed Residential”

l) Relabelling in Figure 4.1, and 4.2, “Mixed Residential” with “Single Family Mixed Residential”

m) Replacing in Section 4.2.1.3, “Mixed Residential” with “Single Family Mixed Residential”

n) Replacing Section 4.2.4. heading as “Low Density Mixed Use”

o) Replacing Section 4.2.7.3 “Mixed Use Area” with “Low Density Mixed Use Area”

p) Replacing in Section 8.5.1 the reference to “Mixed Residential” with “Single Family Mixed Residential”

q) Replacing in Section 8.5.2 the reference to “Mixed Residential” with “Single Family Mixed Residential”

r) Replacing in Section 8.5.3 the reference to “Apartment” with “Medium Density Apartment”

s) Replacing in Section 8.5.4 the reference to “Mixed Residential” with “Single Family Mixed Residential”

t) Amending Map 1 – Land Use Concept legend by:

i. relabelling “Town Market Commercial” as “Town Market Commercial (FSR 2.85)”

ii. relabelling “Town Market Mixed Use” as “Town Market Mixed Use (FSR 2.85)”

iii. relabelling “Mixed Use” as “Low Density Mixed Use (FSR 0.95 FSR)”

iv. relabelling “Apartment” as “Medium Density Apartment (FSR 1.9)”

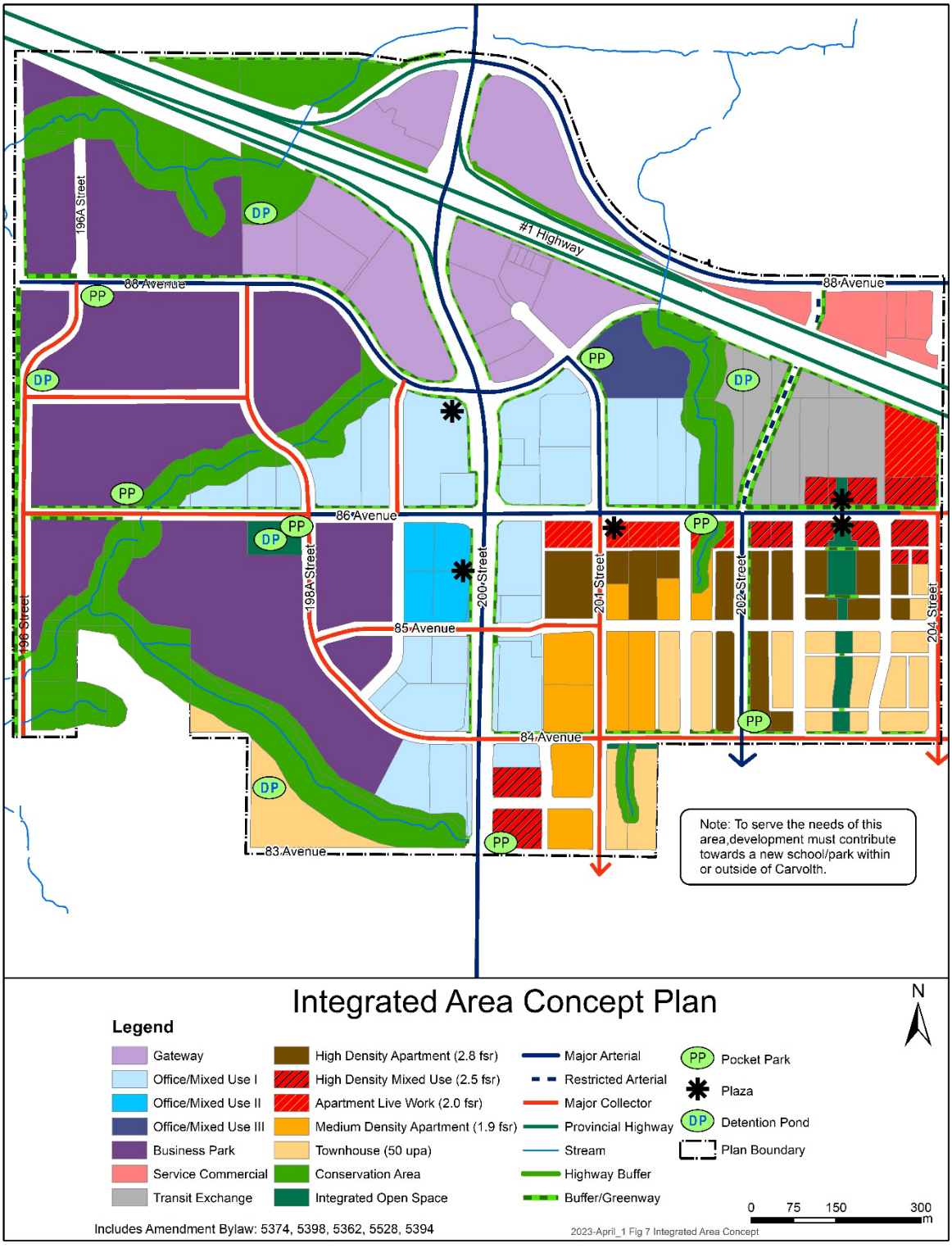
v. relabeling “Townhouse” as “Townhouse (22 UPA)”

vi. relabelling “Mixed Residential” as “Single Family Mixed Residential (10 UPA)”

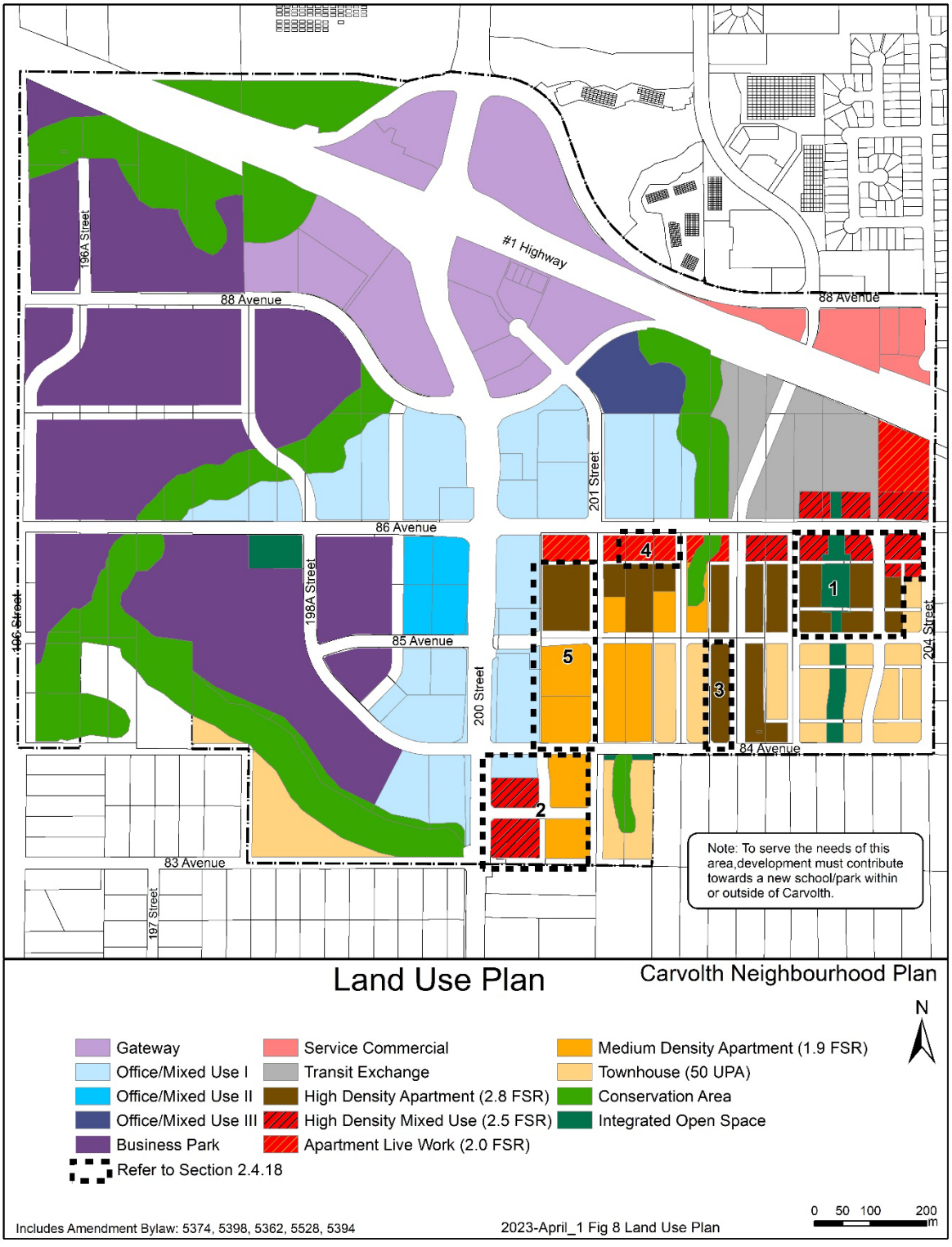
READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE "A" BYLAW NO. 5887



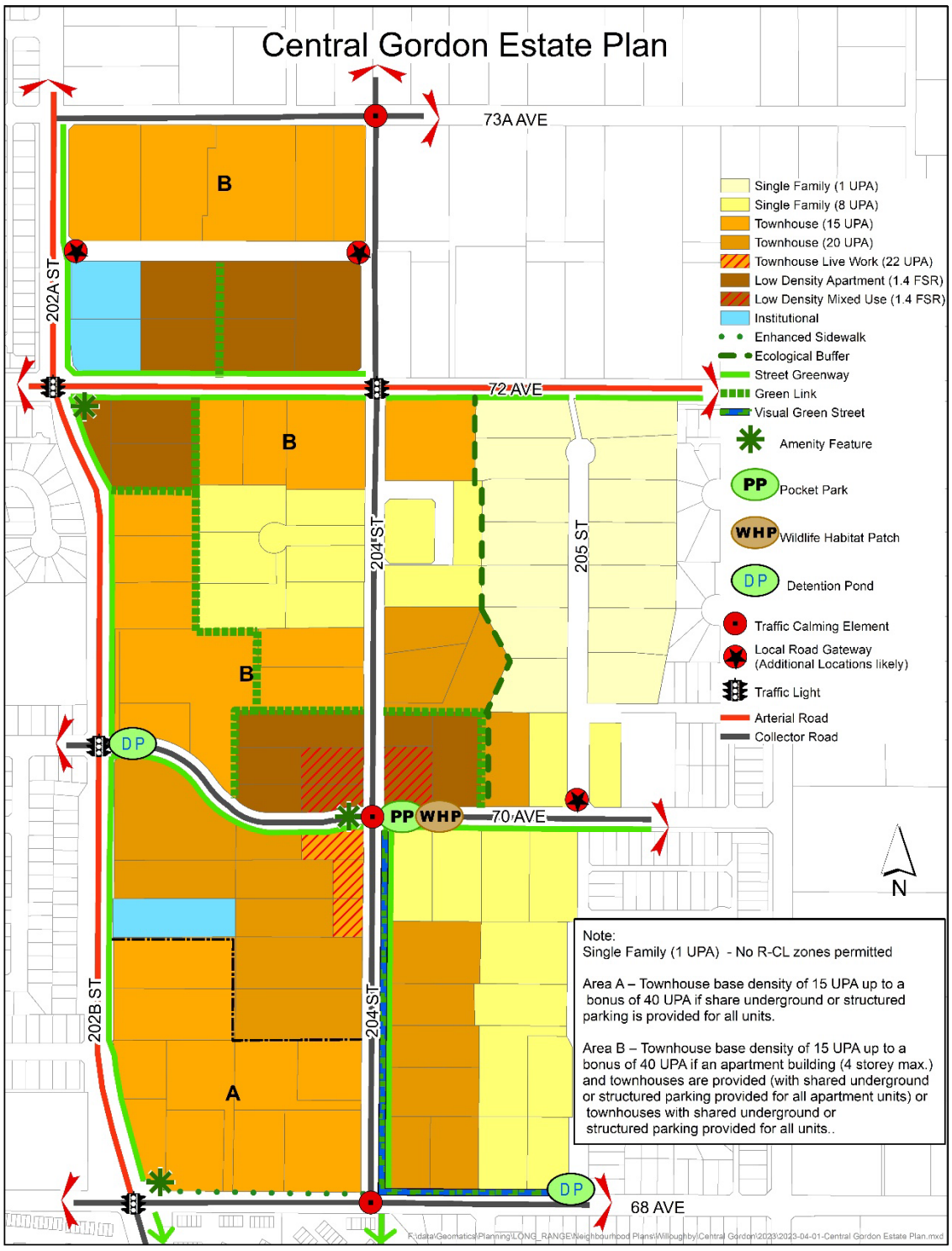
SCHEDULE "B" BYLAW NO. 5887



SCHEDULE "C" BYLAW NO. 5887

Development Planning Area	Area		*UPA	FSR	Pop Density	** Units	** Pop	***Max Storeys from Grade
	Ha	Ac			Persons / unit			
Single Family (1 UPA)	5.2	12.86	1		3.1	14	43	2
Single Family (8UPA)	8.59	21.74	8		3.1	136	450	2
Townhouse								
†×Townhouse A	4.83	11.94	40		2.5	289	565	3
†‡Townhouse B	8.91	22.02	40		2.5	552	1,024	3
†Townhouse (20 UPA)	7.71	19.05	20		2.5	284	883	3
†Townhouse (15 UPA)	0.76	1.88	15		2.5	25	95	3
†Townhouse (Live Work 22 UPA)	0.43	1.05	20		2.5	19	65	3
Low Density Apartment	5.08			1.4	1.7	621	1,068	4
Low Density Mixed Use	0.68			1.4	1.7	82	144	5
Institutional	1.28	3.17						2
Existing and planned	7.11	17.58						
Total	50.50	125				2,022	4,337	

SCHEDULE "D" BYLAW NO. 5887

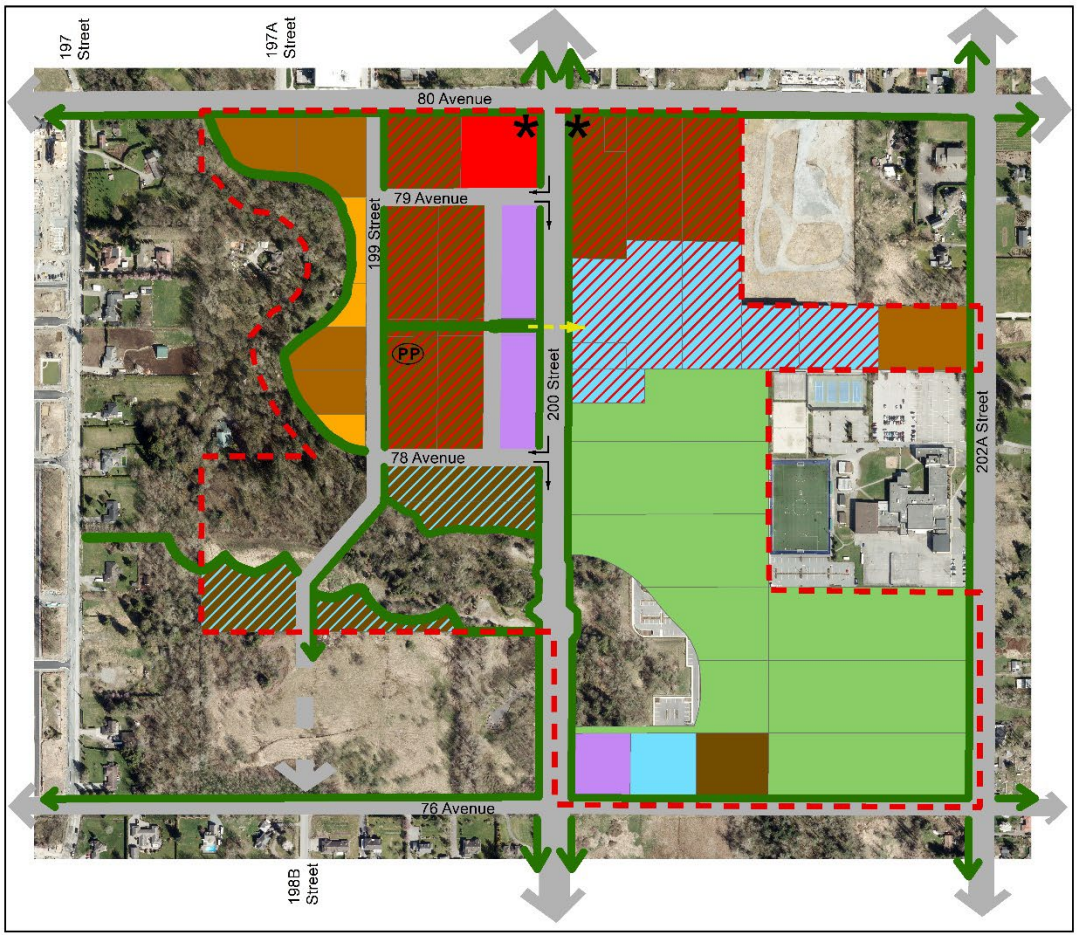


SCHEDULE "E" BYLAW NO. 5887

DEVELOPMENT PLANNING AREA (PRIVATE REALM)	Estimated Area		*Density UPA / FSR		**Unit Est.	Pop Density	Pop Est.	***Max. Storeys from Grade	****Lot Coverage
	Ha	Ac	Base	Bonus		Persons / unit			%
1: Commercial Area									
Gross Site Area	**1.92**	**4.74**	-	-	-	-	-	-	-
^∞ Commercial	1.34	3.32	0.75 FSR	-	-	-	-	4	40
†High Density Mixed Use	0.57	1.42	2.0 FSR	2.5 FSR	100	1.75	175	20	45
2. Mixed Employment / Residential Area									
Gross Site Area	**5.44**	**13.45**	-	-	-	-	-	-	-
^∞ Business Park	1.80	4.44	1.75 FSR	-	-	-	-	-	-
†High Density Mixed Use	3.64	9.00	1.75 FSR	2.5 FSR	620	2.00	1240	20	45
3. Low Density Multi-Family and Seniors Residential / Institutional Area									
Gross Site Area	**8.03**	**19.85**	-	-	-	-	-	-	-
Land Below Top-of-Bank of Watercourses	1.37	3.38	-	-	-	-	-	-	-
††Low Density Multi-Family and Seniors Residential/Institutional	6.67	16.47	1.25 FSR	-	775	1.50	1160	20	45
4: High Density Mixed Use Area									
Gross Site Area	**3.21**	**7.94**	-	-	-	-	-	-	-
†High Density Mixed Use	3.21	7.94	2.25 FSR	2.5 FSR	740	2.00	1480	20	45
5: Mixed Institutional / Residential / Park Area									
Gross Site Area	**20.60**	**50.90**	-	-	-	-	-	-	-
Park / Sports Fields / Pond / Streamside Protection Setback Area	14.71	36.35	-	-	-	-	-	-	-
Mixed Institutional (Langley Events and Recreation Centre / Commercial)	5.01	12.37	0.75 FSR	-	-	-	-	-	-
Medium Density Apartment	0.88	2.18	1.25 FSR	1.4 FSR	110	2.50	275	6	40
6: Office / Residential / Insitutional Area									
Gross Site Area	**1.73**	**4.28**	-	-	-	-	-	-	-
^∞ Business Park	0.50	1.24	1.75 FSR	-	-	-	-	6	40
Institutional (Assembly Use)	0.62	1.52	1.75 FSR	-	-	-	-	2	50
†High Density Apartment	0.62	1.52	2.25 FSR	2.4 FSR	150	2.00	300	20	45
7: Mixed Residential Area									
Gross Site Area	**4.87**	**12.03**	-	-	-	-	-	-	-
Land Below Top-of-Bank of Watercourse	1.29	3.19	-	-	-	-	-	-	-
†Low Density Apartment	2.93	7.24	0.75 FSR	1.4 FSR	230	2.50	575	6	40
†Townhouse	0.64	1.59	15 UPA	20 UPA	30	3.00	90	3	35
Municipal Right-of-Ways within SNP Study Area Boundary (i.e. 200 Street and 199 Street)	**3.41**	**8.42**	-	-	-	-	-	-	-
TOTAL	**49.21**	**121.61**	**-**	**-**	**2,755**	**-**	**5,295**	**-**	**-**

SCHEDULE "F" BYLAW NO. 5887

Jericho - Sub-Neighbourhood Plan



LEGEND

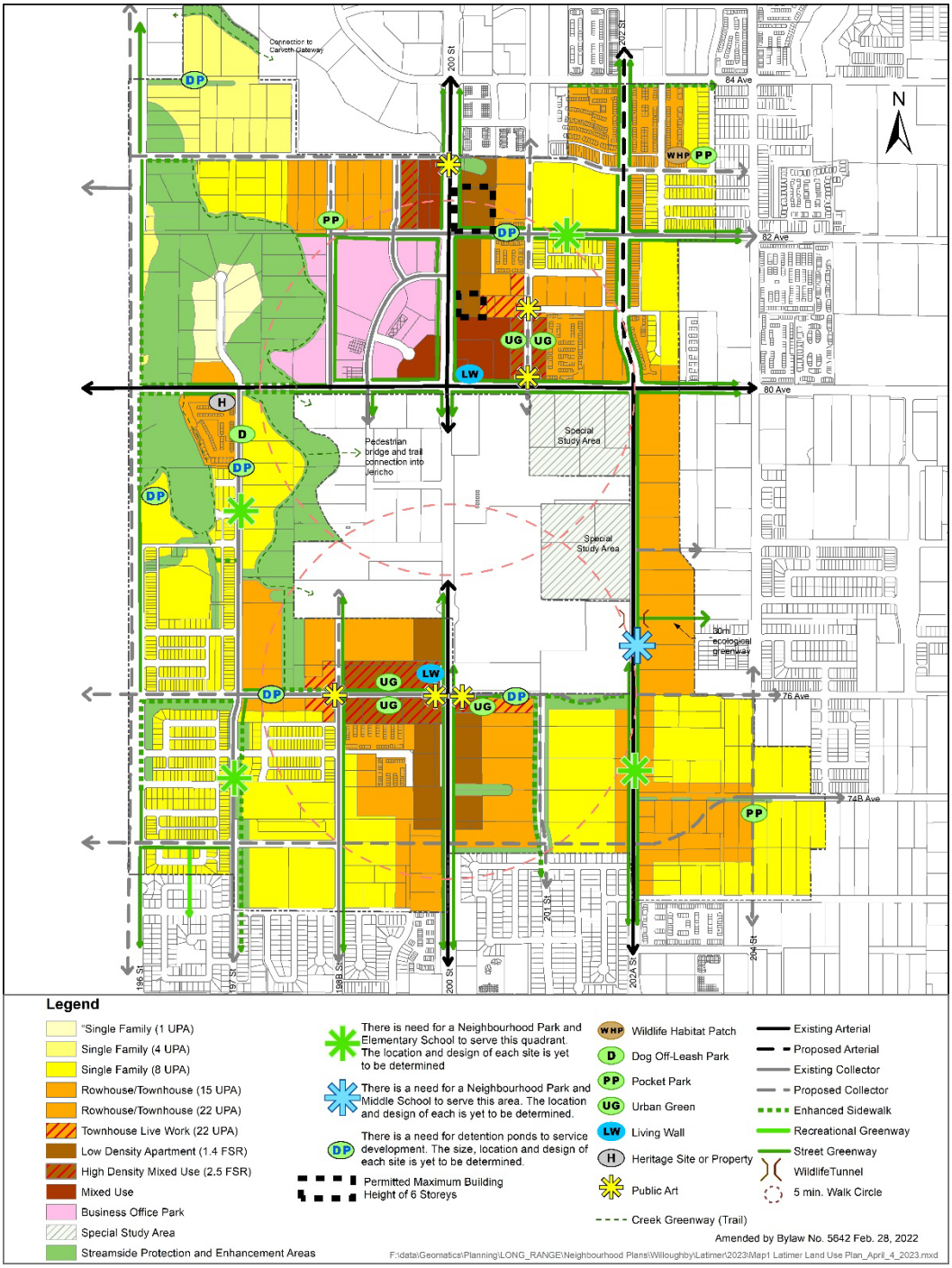
- Commercial
- Townhouse
- Low Density Apartment (1.4 FSR)
- High Density Apartment (2.4 FSR)
- High Density Mixed Use (2.5 FSR)
- Low Density Multi-Family and Seniors Residential/Institutional
- Business Park
- Mixed Institutional
- Institutional
- Park
- Landmark Features
- Pocket Park
- SNP Boundary

Includes Amendment Bylaw 4957

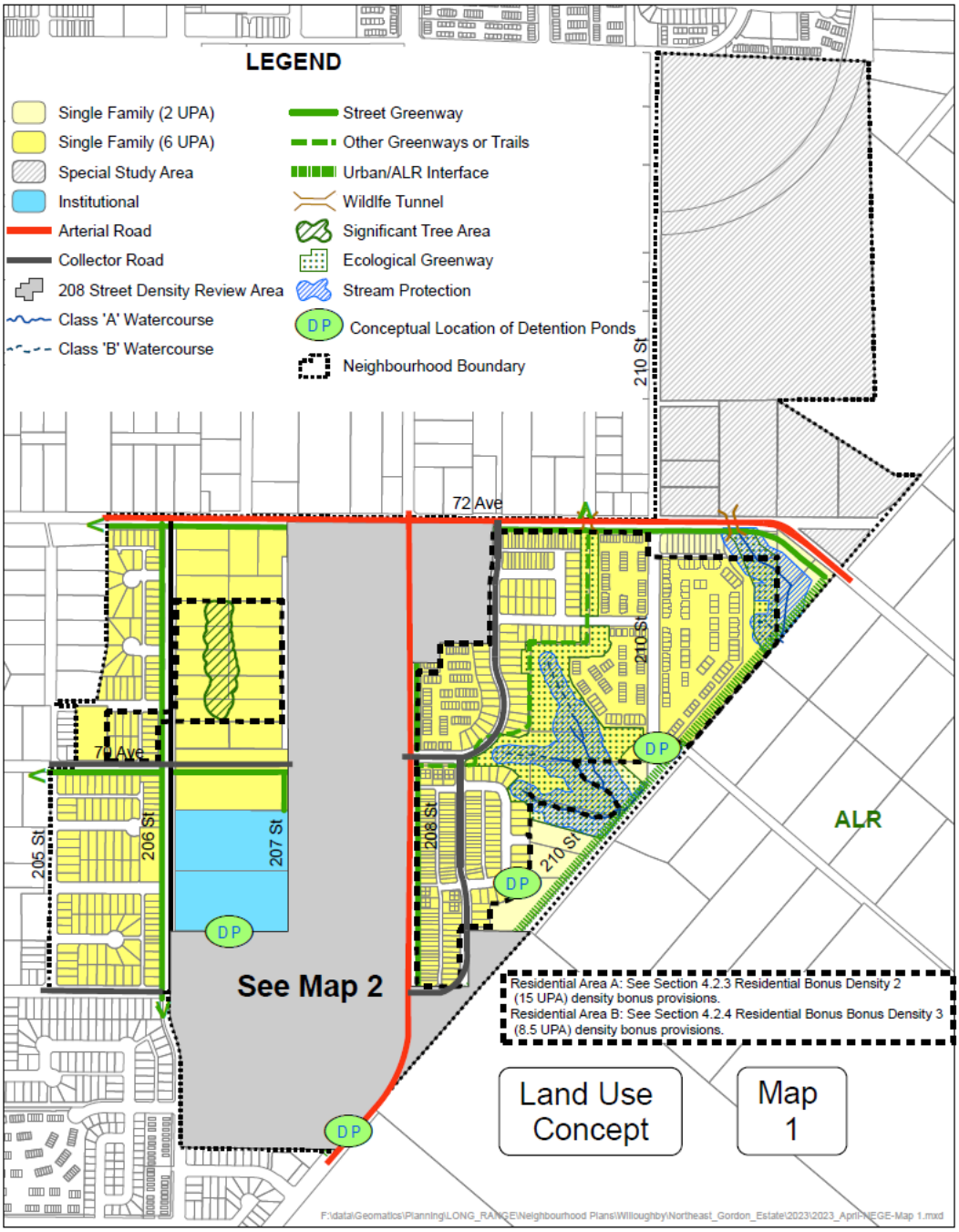
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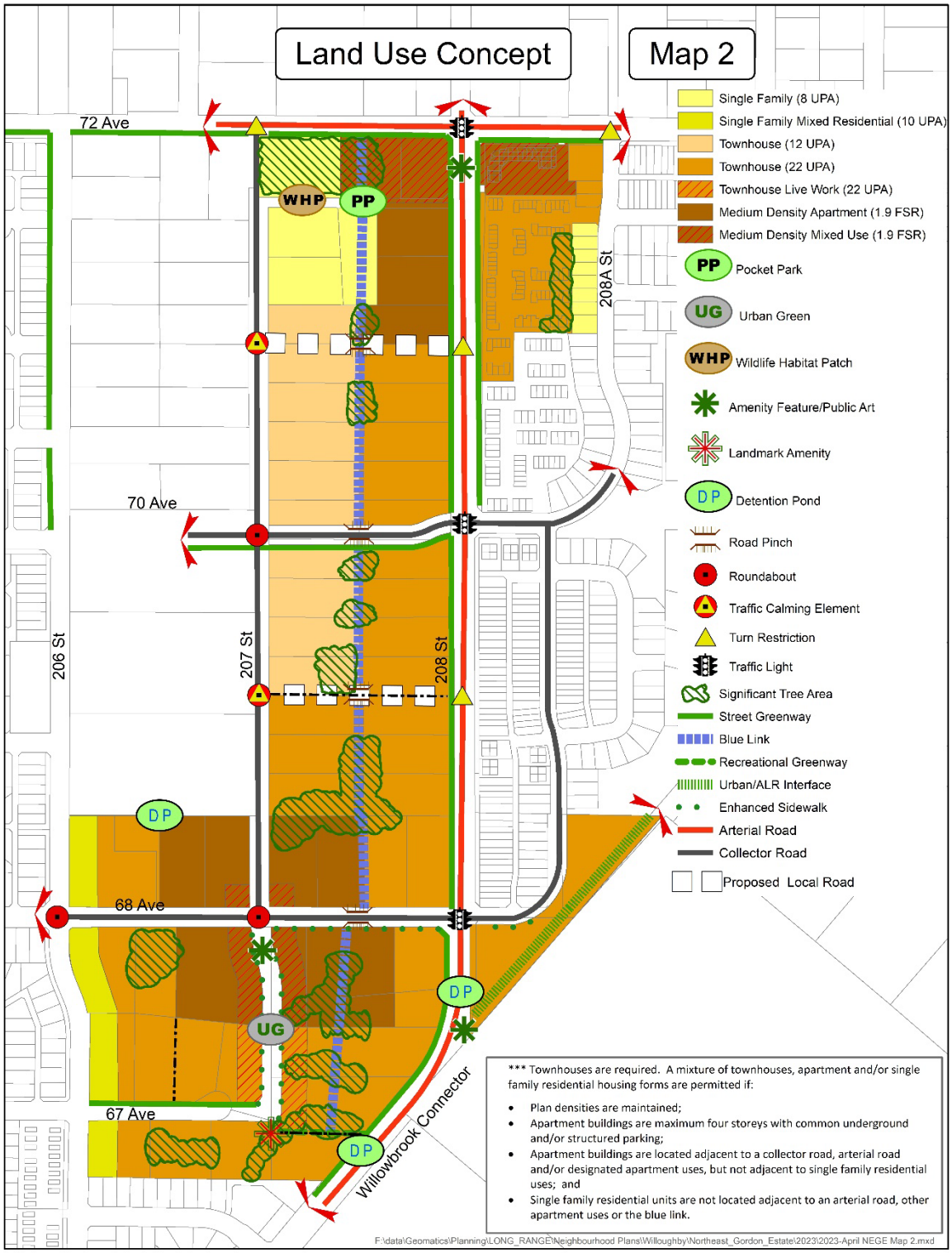
SCHEDULE "G" BYLAW NO. 5887

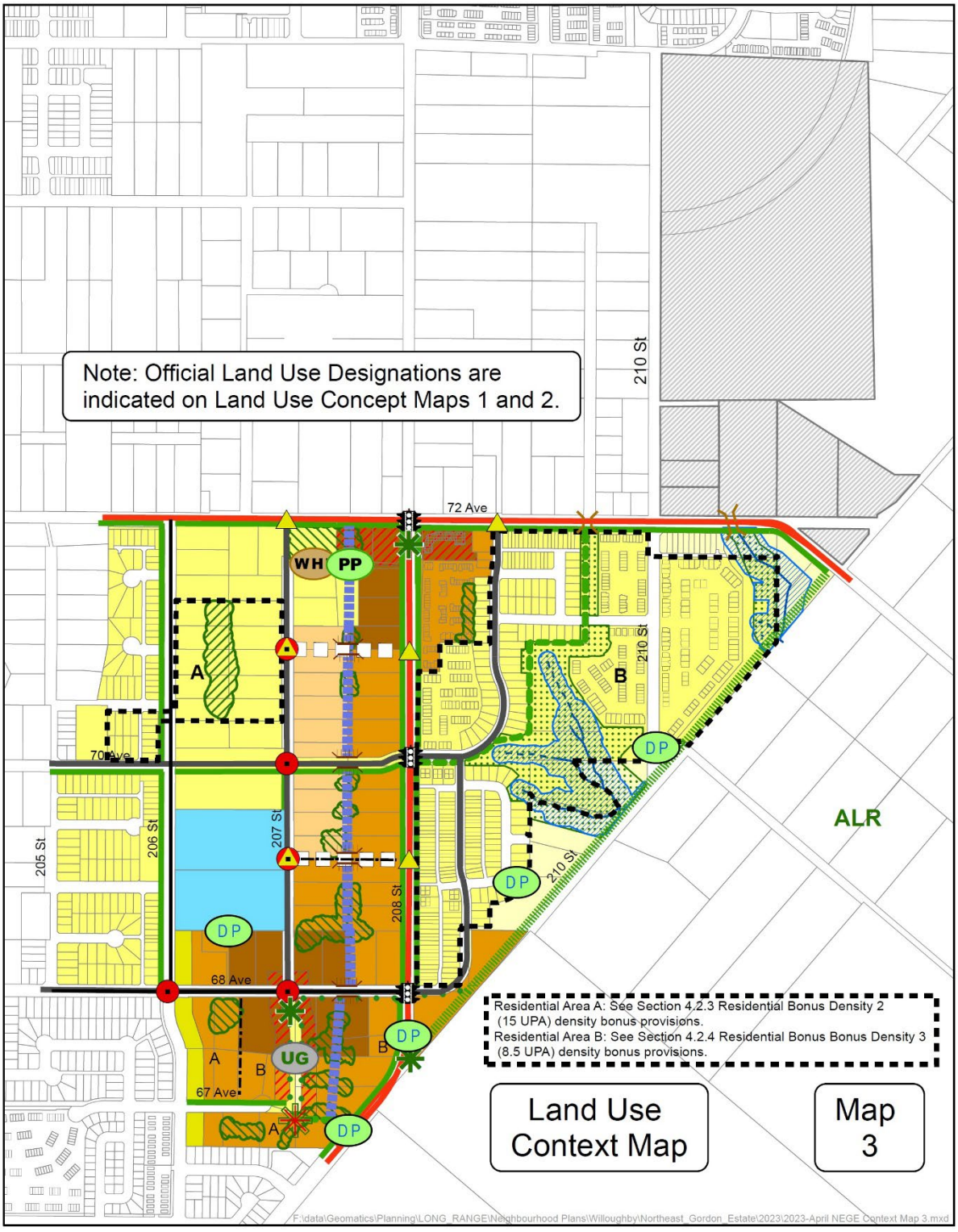
Map 1 - Latimer Land Use Plan



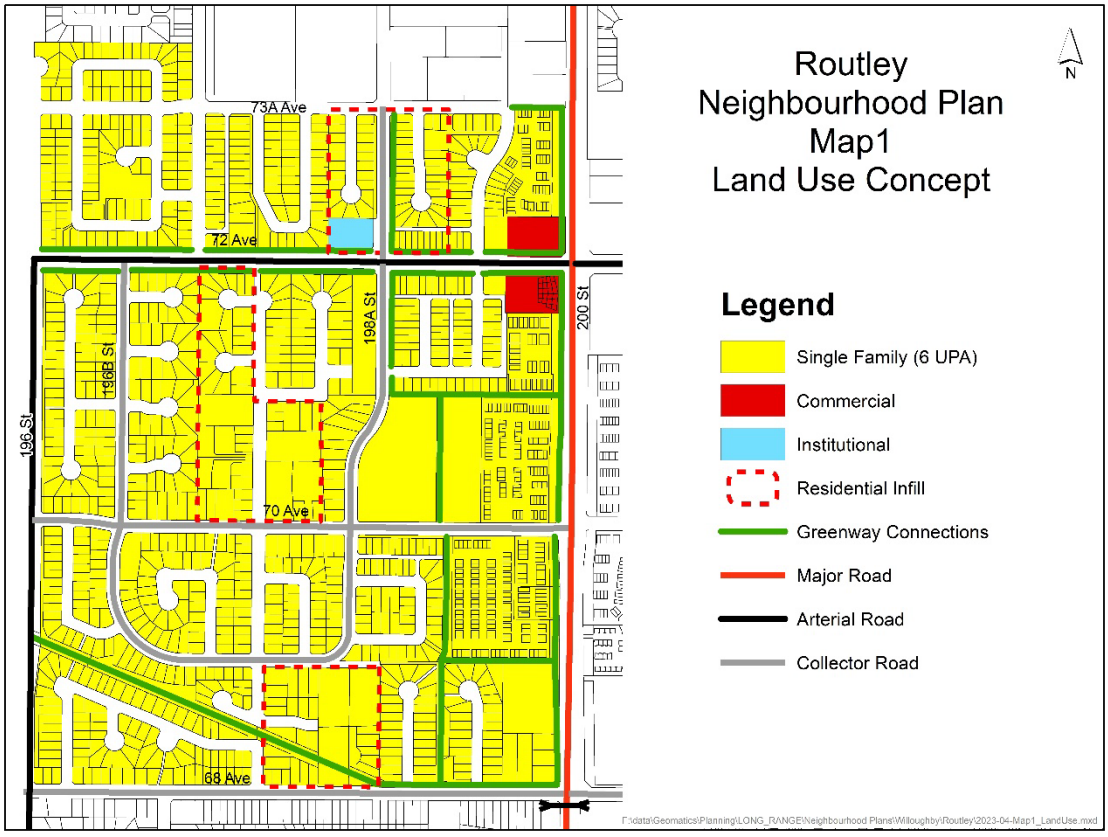
SCHEDULE "H" BYLAW NO. 5887




Land Use Concept
Map 2
72 Ave
70 Ave
68 Ave
67 Ave
206 St
207 St
208 St
208A St
WHP
PP
DP
UG
Willowbrook Connector
Single Family (8 UPA)
Single Family Mixed Residential (10 UPA)
Townhouse (12 UPA)
Townhouse (22 UPA)
Townhouse Live Work (22 UPA)
Medium Density Apartment (1.9 FSR)
Medium Density Mixed Use (1.9 FSR)
Pocket Park
Urban Green
Wildlife Habitat Patch
Amenity Feature/Public Art
Landmark Amenity
Detention Pond
Road Pinch
Roundabout
Traffic Calming Element
Turn Restriction
Traffic Light
Significant Tree Area
Street Greenway
Blue Link
Recreational Greenway
Urban/ALR Interface
Enhanced Sidewalk
Arterial Road
Collector Road
Proposed Local Road
*** Townhouses are required. A mixture of townhouses, apartment and/or single family residential housing forms are permitted if:
Plan densities are maintained;
Apartment buildings are maximum four storeys with common underground and/or structured parking;
Apartment buildings are located adjacent to a collector road, arterial road and/or designated apartment uses, but not adjacent to single family residential uses; and
Single family residential units are not located adjacent to an arterial road, other apartment uses or the blue link.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-April NEGE Map 2.mxd


Note: Official Land Use Designations are indicated on Land Use Concept Maps 1 and 2.
72 Ave
70 Ave
68 Ave
67 Ave
205 St
206 St
207 St
208 St
210 St
WH
PP
DP
UG
A
B
ALR
Residential Area A: See Section 4.2.3 Residential Bonus Density 2 (15 UPA) density bonus provisions.
Residential Area B: See Section 4.2.4 Residential Bonus Bonus Density 3 (8.5 UPA) density bonus provisions.
Land Use Context Map
Map 3
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-April NEGE Context Map 3.mxd

SCHEDULE "I" BYLAW NO. 5887

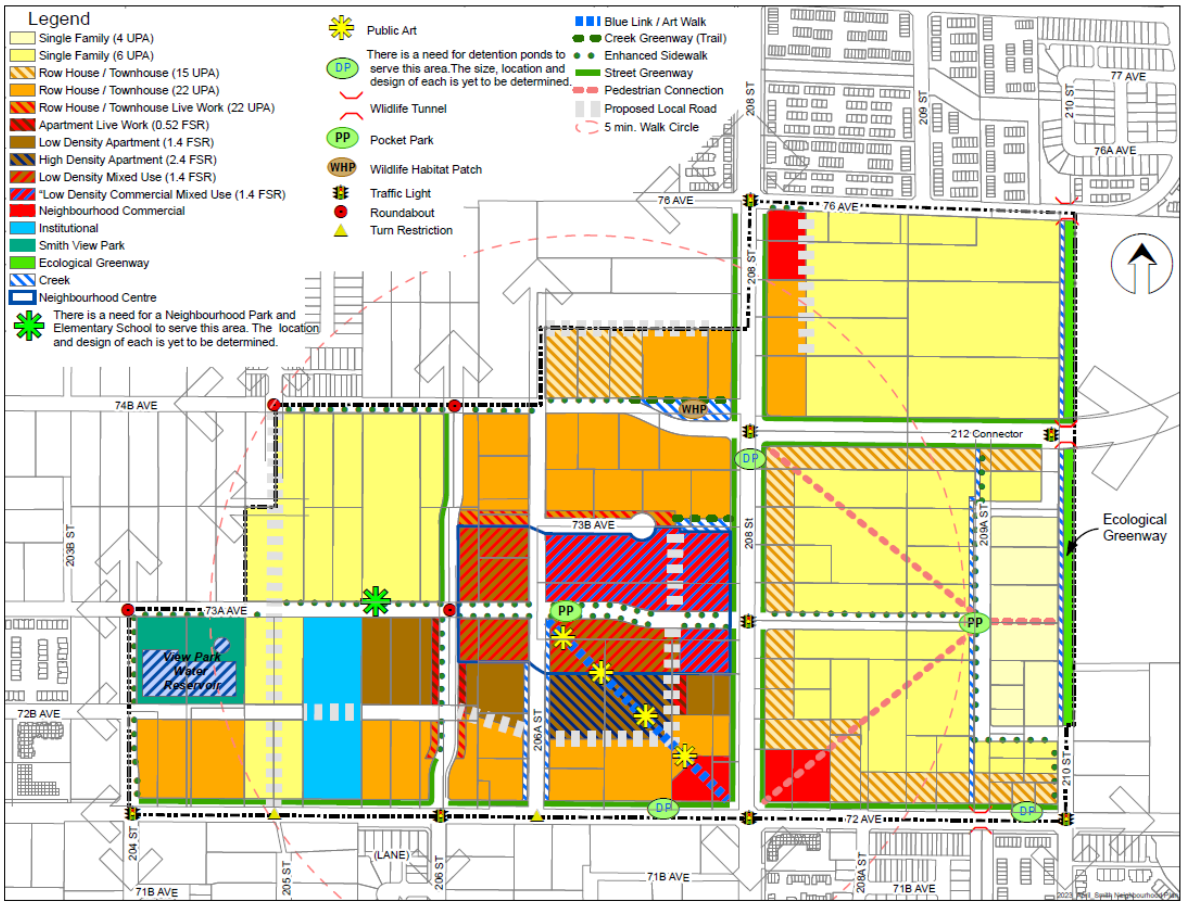


Schedule "J" BYLAW NO. 5887

Table 5.1 – Distribution of Dwelling Units and Population

Land Use Designations	Approximate Area		Density	Pop Density	Approx. Units	Approx. Pop	**Min/Max Storeys from Grade
	Ha	Acres	UPA / FSR	Persons / Units			
***Single Family (4 upa)	2.7	6.6	4 upa	3.1	26	82	2
***Single Family (6 upa)	13	32.2	6 upa	3.1	193	598	2
***Row House / Townhouse (15 upa)	5.8	14.3	15 upa	2.5	165	411	2
***Row House / Townhouse (22 upa)	12.5	31	22 upa	2.5	464	1,161	3
***Row House / Townhouse Live Work (22 upa)	0.6	1.5	22 upa	2.5	23	58	3
***Low Density Apartment (1.4 fsr)	2.1	5.2	1.4 fsr	1.7	260	442	4
***High Density Apartment (2.4 fsr)	1.5	3.6	2.4 fsr	1.7	292	496	4-6
***Apartment Live Work (0.52 fsr)	0.5	1.3	0.52 fsr	1.7	63	108	3
***Low Density Mixed Use (1.4 fsr)	2.7	6.7	1.4 fsr	1.7	334	567	4
***Low Density Commercial Mixed Use (1.4 fsr)	3.7	9.3	1.4 fsr	1.7	91	155	2-4
***Neighbourhood Commercial (15 upa)	2.0	4.9	15 upa	1.7	52	89	1-3
Total	68.3	168.9			1,964	4,167	

SCHEDULE "K" BYLAW NO. 5887



SCHEDULE "L" BYLAW NO. 5887

Table 1 Residential Density Summary

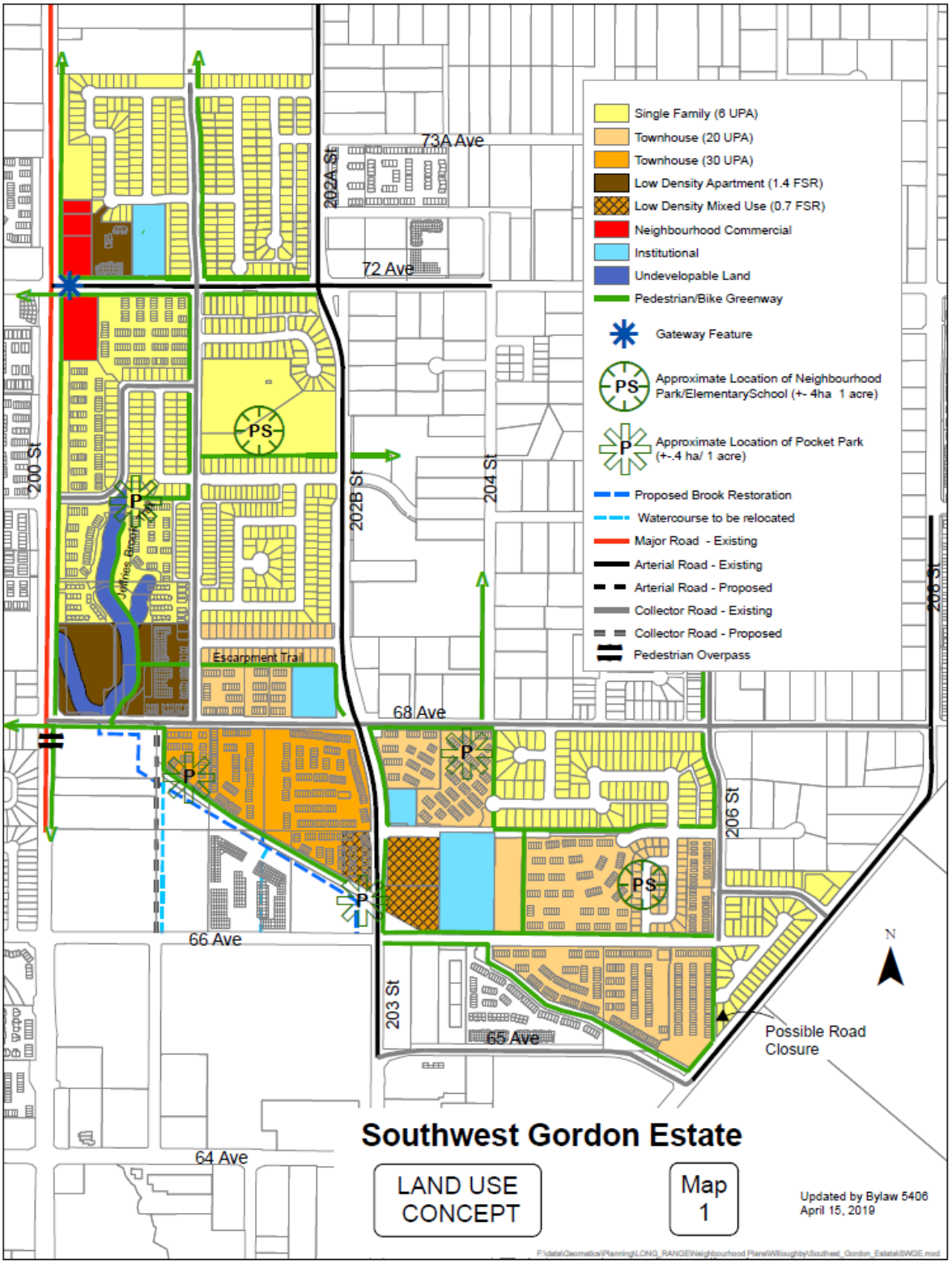
Designation		Maximum Density (Units per Hectare)	Maximum Density (Units per Acre)	Maximum Density (FSR)	Lot Size
Single Family (6 UPA)		15	6	-	557.4 sq. m. (6,000 sq. ft.) minimum
	Residential Bonus 1	30	12	-	371.6 sq. m. (4,000 sq. ft.) minimum
	Residential Bonus 2	37	15	-	n/a
Townhouse (20 UPA)		50	20	-	n/a
Townhouse (30 UPA)		74	30	-	n/a
Low Density Apartment (1.4 FSR)		-	-	1.4	n/a
Low Density Mixed Use (0.7 FSR)		-	-	0.7	n/a

Schedule "M" BYLAW NO. 5887

Table 2 Projected Population at Saturation

Housing Type	Gross Area			Households	Population
	Hectares	Acres	Percentage		
Single Family (6 UPA)	55.02	135.94	56	1470	4854
Townhouse (20 UPA)	22	54.35	23	1100	2970
Townhouse (30 UPA)	6.12	15.13	6	453	770
Low Density Mixed Use (0.7 FSR)	1.43	3.52	2	106	180
Commercial	1.30	3.21	1	-	-
Institutional	2.83	7.00	3	-	-
Elementary School	5.9	14.58	6	-	-
Neighbourhood Park	4.00	9.88	4	-	-
Total	97.72	241.47	100	3129	8774

Schedule "N" BYLAW NO. 5887



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 – REGULAR MEETING	**REPORT:**	23-95
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-05-0105
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100245 (161884 CANADA INC. / BEEDIE GROUP / 5500 BLOCK OF 268, 272 AND 275 STREETS)		

PROPOSAL:

Application to amend the Gloucester Community Plan to redesignate 37.20 ha (91.92 ac) of land located in the 5500 Block of 268, 272 and 275 Streets from Golf Course to a new land use designation Comprehensive Service & General Industrial, protect watercourse lands, and to rezone the lands from Rural Zone RU-1 and Rural Golf Course Zone RU-10 to a new Comprehensive Development Zone CD-185 to facilitate future industrial development, watercourse conservation, and a community stormwater detention facility.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5885 and 5886 subject to 13 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development creates approximately 14.89 ha (36.79 ac) of industrial land and provides approximately 22.3 ha (55.13 ac) of land comprised of protected environmentally sensitive areas and enhanced and expanded stormwater detention facilities. The proposal complies with the overall objectives of the Gloucester Community Plan and the Township's Official Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886 rezoning approximately 37.20 ha (91.92 ac) of land located in the 5500 block of 268, 272 and 275 Streets to Comprehensive Development Zone CD-185 to facilitate future industrial development, watercourse conservation and community stormwater detention facilities 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 including any other offsite utility works and extensions needed to support the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Securing completion by the Township at the applicant's cost of an Integrated Stormwater Management Plan (ISMP) for the West Creek watershed with a focus on

the Gloucester Industrial lands, to be completed prior to Development Permit on the lands;

3. Expansion and improvement of the community stormwater detention facilities in accordance with the Township's Subdivision and Development Servicing Bylaw including dedication of the lands;
4. Provision of road dedications, widenings, and necessary traffic improvements including construction of the traffic signal at 275 Street and 56 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Gloucester Community Plan;
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and transfer of the lands to the Township;
8. Registration of restrictive covenants:
    a. Prohibiting access to 56 Avenue for proposed Lot 8;
    b. Limiting access to 56 Avenue for proposed Lot 5 to right in / right out only;
    c. Requiring a development permit be issued and a final tree management plan to be secured before clearing and grading; and
    d. Identifying the required 10 m wide landscape area / buffer along the eastern boundary of the site on the edge of agricultural lands in the City of Abbotsford including trail to be constructed at time of development permit;
9. Registration of required statutory rights-of-way for servicing and access;
10. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as described by the applicant in Attachment E to this report in support of the proposed Gloucester Community Plan amendment and rezoning comprised of:
    a. $14,003,900.00 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. 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;
    b. Securing transfer of approximately 22.31 ha (55.13 ac) of land to the Township upon securing any and all required environmental and servicing approvals and works;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Approval of Bylaw No. 5885 by the Ministry of Transportation and Infrastructure, if required;
13. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and

Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 (161884 Canada Inc. / Beedie Group) Bylaw No. 5885 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886.

EXECUTIVE SUMMARY:

Beedie Group, on behalf of 161884 Canada Inc., has applied to amend the Gloucester Community Plan from Golf Course to to a new land use designation, Comprehensive Service & General Industrial, and to rezone lands from Rural Zone RU-1 and Rural Golf Course Zone RU-10 to Comprehensive Development Zone CD-185 to facilitate development of approximately 14.89 ha (36.79 ac) of industrial land and protect approximately 22.3 ha (55.13 ac) of land comprised of protected environmentally sensitive areas and enhanced and expanded stormwater detention facilities.

The proposed development aligns with the objectives of the Gloucester Community Plan and the Township's Official Community Plan. Staff recommend that Council support the proposed Gloucester Community Plan amendment and rezoning request subject to completion of 13 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Gloucester Community Plan Amendment Bylaw No. 5885 and Rezoning Bylaw No. 5886.

REFERENCE:

Owner:	161884 Canada Inc. 3030 Gilmore Diversion Burnaby, BC V5G 3B4
Agent:	Beedie Group 3030 Gilmore Diversion Burnaby, BC V5G 3B4
Legal Description:	Lot 4 Except Portions in Plans LMP37978, LMP39537 and LMP44280 Section 6 Township 14 New Westminster District Plan LMP34830 Lot 2 Except Part Subdivided By Plan BCP1615, Section 5 Township 14 New Westminster District Plan LMP44280 Lot 1 Sections 5 and 6 Township 14 New Westminster District Plan LMP 44280 Except Plan EPP93914
Location:	5500 Block of 268, 272 and 275 Streets
Area:	37.20 ha (91.92 ac)
Gloucester Community Plan:	Golf Course
Proposed Gloucester Community Plan:	Comprehensive Service & General Industrial
Existing Zoning:	Rural Zone RU-1 Rural Golf Course Zone RU-10
Proposed Zoning:	Comprehensive Development Zone CD-185

BACKGROUND/HISTORY:

The site is designated 'Golf Course' in the Gloucester Community Plan. When the initial concept for the Gloucester Industrial Park was developed in 1988, the subject lands were designated for development of a golf course as an amenity for the community and to support the industrial users. In 1990, the plan was amended to include development permit area provisions and the proposed golf course site was rezoned to Rural Golf Course Zone RU-10. The golf course layout was further revised in 1999. At that time, the land use designations were adjusted, and the area zoned RU-10 was decreased from 51.8 ha (128 ac) to 36.5 ha (90.1 ac).

The site is located at the headwaters of West Creek and Nathan Creek. A number of red-coded and yellow-coded tributaries to West Creek are located throughout the site. A tributary to Nathan Creek is located on the easterly edge of the site. In the 1990's, the Department of Fisheries and Oceans Canada authorized removal of a number of the watercourses in the Gloucester area subject to enhancement works for 161884 Canada Inc. The authorization was extended to 2005 and is no longer valid. Much of the watercourse removal and enhancement works authorized by DFO in the 1990's were completed by the applicant as development advanced throughout

Gloucester with the exception of the subject site. Consequently, the current proposal addressing the existing watercourses on the subject site is being considered in accordance with the current Township of Langley Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement and provincial Riparian Areas Protection Regulation and Water Sustainability Act.

The site includes two community stormwater management facilities, secured by right-of-way, constructed to an interim capacity in the 1990's (west pond 1998 and east pond 1991). These facilities require expansion and improvement to the ultimate design standard, to accommodate the additional industrial land proposed and to meet the requirements of the Subdivision and Development Servicing Bylaw.

The subject site has been advanced for consideration of redevelopment previously with various significant servicing infrastructure requirements preventing the proposal from advancing. A January 26, 2004 Council Report advanced bylaws requesting amendments to the Gloucester Community Plan to redesignate 18.72 ha (46.3 acres) of land to Service and General Industrial, 16.1 ha (39.8 acres) to Park/ Conservation/ Buffer, and 2.6 ha (6.4 acres) to Driving Range. The applicant was required to complete servicing analysis and public consultation before advancing to public hearing. The outstanding items were not resolved, and the bylaws were abandoned in 2015. Two other applications (14-05-0084 and 14-05-0094) were reviewed by staff but not advanced to Council pending resolution of servicing and watercourse items. Since 2004, the Township has completed major infrastructure projects extending water and sanitary services to the east Langley area providing the necessary level of service for development of the subject site to now be further considered.

DISCUSSION/ANALYSIS:

The proposed development is considered to be in alignment with the objectives of the Gloucester Community Plan and the Township's Official Community Plan in light of:

- the proposed enhancement and expansion of community stormwater detention facilities;
- the proposed protection of 22.3 ha (55.13 ac) of watercourse area and community stormwater detention facilities;
- the proposed creation of approximately 14.89 ha (36.79 ac) of industrial land estimated by the applicant to result in approximately 65,032 m^2 (700,000 ft^2) of industrial building and approximately 700 jobs for the Township; and
- provision of voluntary Community Amenity Contributions proportional to the value being created and appropriate to support the proposed Official Community Plan (OCP) amendment and rezoning application.

Adjacent Uses:

- The site does not currently contain buildings and is comprised of three lots (Attachment A).
- East of the site are rural agricultural lands in the City of Abbotsford.
- North of the site between 272 Street and the City of Abbotsford is 56 Avenue.
- The western edge of the site is bounded by 268 Street.
- The remaining edges of the site are adjacent to lands designated Service & General Industrial in the Gloucester Community Plan zoned General Industrial Zone M-2 and M-2A, and Rural Zone RU-1. One parcel north of the site fronting 56 Avenue remains in the Agricultural Land Reserve.

- The lands east of 272 Street wrap around the Leaf House, a restored and protected heritage building zoned Rural Golf Course Zone RU-10 with a Heritage Revitalization Agreement.

Community Plan Amendment:

- The site is primarily designated Golf Course in the Gloucester Community Plan with a 0.90 ha (2.22 ac) lot fronting 268 Street designated Service & General Industrial and portions of the site identified as Detention Pond and designated Park/Buffer/Conservation (Attachment B).
- The proposed amendment will change the land use designation of approximately 37.20 ha (91.92 ac) of land from Golf Course to Comprehensive Service & General Industrial. The new land use designation requires the dedication and construction of community stormwater detention facilities as per the Subdivision and Development Servicing Bylaw as well as watercourse conservation areas as per Township of Langley Official Community Plan Schedule 3 in advance of proceeding with service and general industrial uses.
- Bylaw No. 2812 amended the Gloucester Community Plan in 1990 to designate the full extent of the plan area as a form and character Development Permit Area under Section 945(4)(e) of the Municipal Act and revised the plan to include development permit area guidelines. The Comprehensive Service & General Industrial lands are therefore designated development permit areas for the form and character of development.

West Creek Integrated Stormwater Management Plan:

- Council considered completion of a West Creek Integrated Stormwater Management Plan (ISMP) in 2019 and, at its March 13, 2023 Meeting, referred report 19-35 to staff to provide updated information for costs and timeline.
- Staff estimate that completion of an ISMP will require approximately 12 to 18 months as there are seasonal environmental monitoring components required, and will cost approximately $325,000 subject to confirmation from qualified consulting firms.
- The West Creek catchment area, designated a sensitive stream under the Water Sustainability Act, is located generally in the northeast of the Township of Langley and is primarily comprised of agricultural lands, but includes Gloucester. The upstream portions of the catchment area extend into the City of Abbotsford. The West Creek catchment area is 1,670 ha (4,127 ac) in size. Gloucester is 313 ha (773 ac), of which 297 ha (733 ac) drain to the West Creek catchment area and 16 ha (40 ac) drain to the Nathan Creek catchment area.
- An ISMP would serve as a guiding document for future development and redevelopment while considering today's design criteria, overall watershed health, and sustainability and may include additional requirements for developable areas.
- As the subject application encompasses the remaining developable lands in Gloucester, completion of the ISMP by the Township at the applicant's cost is required to be secured as a condition of rezoning, to be completed prior to Development Permit.

Zoning Amendment:

- The site is primarily zoned Rural Golf Course Zone RU-10 with a 0.24 ha (0.604 ac) lot fronting 275 Street zoned Rural Zone RU-1.
- The proposed zone for the site is Comprehensive Development Zone CD-185. The CD-185 zone accommodates General Industrial Zone M-2A uses and provisions consistent with the existing industrial uses in the Gloucester Industrial Park. The zone

specifically provides for the environmental conservation areas and the community stormwater management facilities.

- Consistent with the proposed Comprehensive Service & General Industrial land use designation, dedication and construction of the community stormwater detention facilities and watercourse conservation areas is required prior to final reading.
- The 10 m wide landscape area / buffer incorporating a trail required adjacent to the rural lands in Abbotsford is required to be secured as a condition of rezoning.
- Staff note that the detailed offsite engineering and landscape design may identify works and services required to support the proposed development. Security of required works and services as per the Subdivision and Development Servicing Bylaw, including any offsite works and services, is required as a condition of final reading.

Development Permit (Streamside):

- The subject development proposes the infilling, relocating, and modifying setback requirements for certain watercourses and wetlands on the site. The proposed works will need to be conducted in accordance with the Township's Official Community Plan Schedule 3 and senior level of government approvals.
- Security of senior government approvals is required for the proposed development.
- A Streamside Development Permit is required to be issued by Council prior to final reading of the proposed Gloucester Community Plan amendment and rezoning bylaws. The Streamside Development Permit will be advanced for Council consideration following senior government approvals.
- A condition of the proposed Gloucester Community Plan amendment and rezoning bylaws is completion of all required streamside enhancement works including access network and transfer of the land to the Township.

Development Permit (Form and Character):

- Future form and character development permit applications will be required before industrial buildings may be constructed on the proposed lots.
- A condition of rezoning is registration of a restrictive covenant on the industrial lands requiring resolution of a tree management plan and security of a Development Permit prior to clearing and grading the industrial lands and Building Permit.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for industrial developments in the Gloucester Community Plan area to a delegated staff official as such future development permits will be advanced for consideration by the delegated staff official.

Community Amenity Contributions:

- In consideration of Section 5.2(g) of the Community Amenity Contributions Policy, the applicant proposes to provide a voluntary community amenity contribution as described by the applicant in Attachment E to this report in support of the proposed Gloucester Community Plan amendment and rezoning comprised of:
    - $14,003,900.00 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund 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.
    - Securing transfer of approximately 22.31 ha (55.13 ac) of land to the Township upon securing any and all required environmental and servicing approvals and works.

Tree Protection / Replacement:

- The applicant has provided tree survey information indicating that there are approximately 625 significant trees on the subject lots.
- Where the significant trees are located in the proposed conservation areas, the trees will be reviewed for hazard and retained if deemed non-hazardous. Trees that are removed will be replaced as required by the provincial tree replacement requirements.
- Where the significant trees are located on future industrial lots, retention of the trees will be considered on a site-by-site basis at time of development permit.
- Where the significant trees are located on Township lands, retention of the trees will be considered at time of detailed design of offsite infrastructure.

Policy Considerations:

- The subject lands are currently designated for Golf Course uses in the Gloucester Community Plan.
- The applicant proposes to change the designation of the lands and to rezone the lands to allow for industrial development while conserving natural areas and providing required community stormwater detention facilities. The proposed amendments support Official Community Plan objectives for development of industrial lands and employment generation
- The proposal includes expansion and enhancement of community stormwater detention facilities required for the full Gloucester Industrial Park supportive of Official Community Plan objectives for stormwater management.
- The proposal includes removal, relocation and protection of watercourses at the headwaters of West Creek and Nathan Creek in support of environmental objectives of the Official Community Plan.

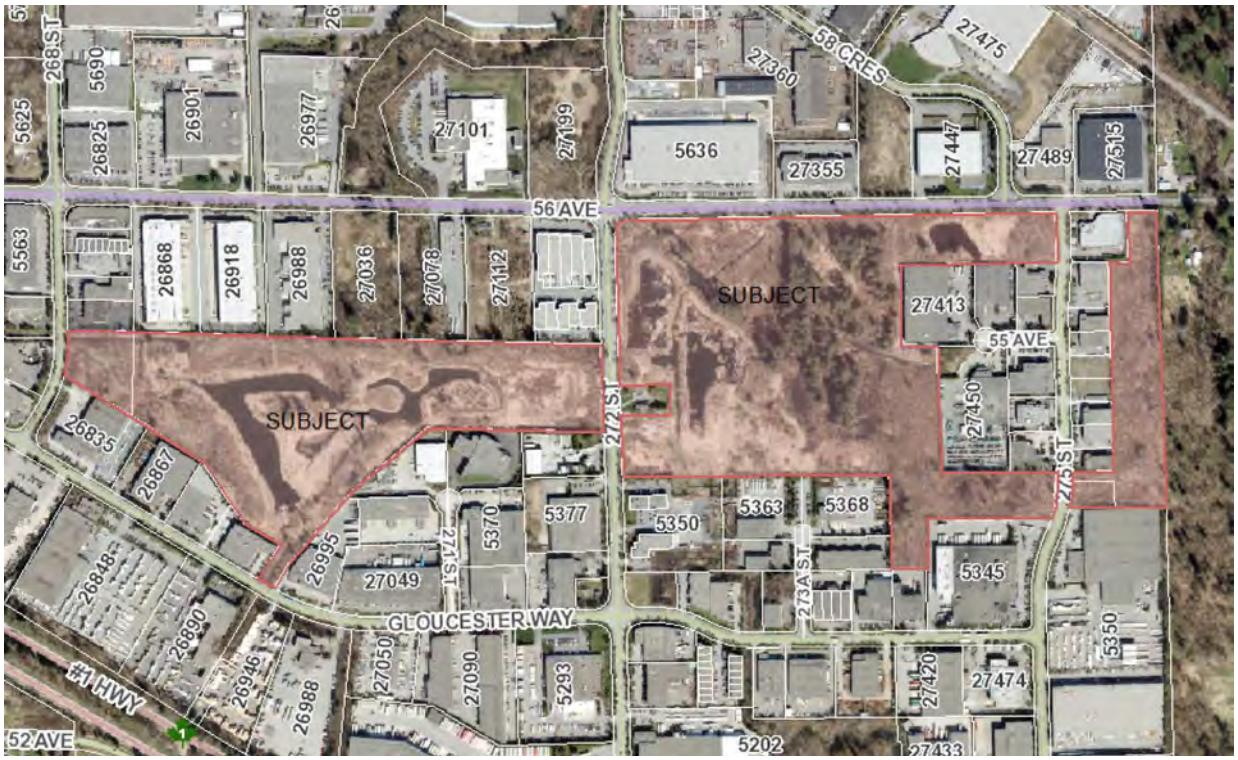
Staff recommend that Council give first and second reading to the proposed Gloucester Community Plan Amendment Bylaw No. 5885 and Rezoning Bylaw No. 5886 subject to 13 development prerequisites and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

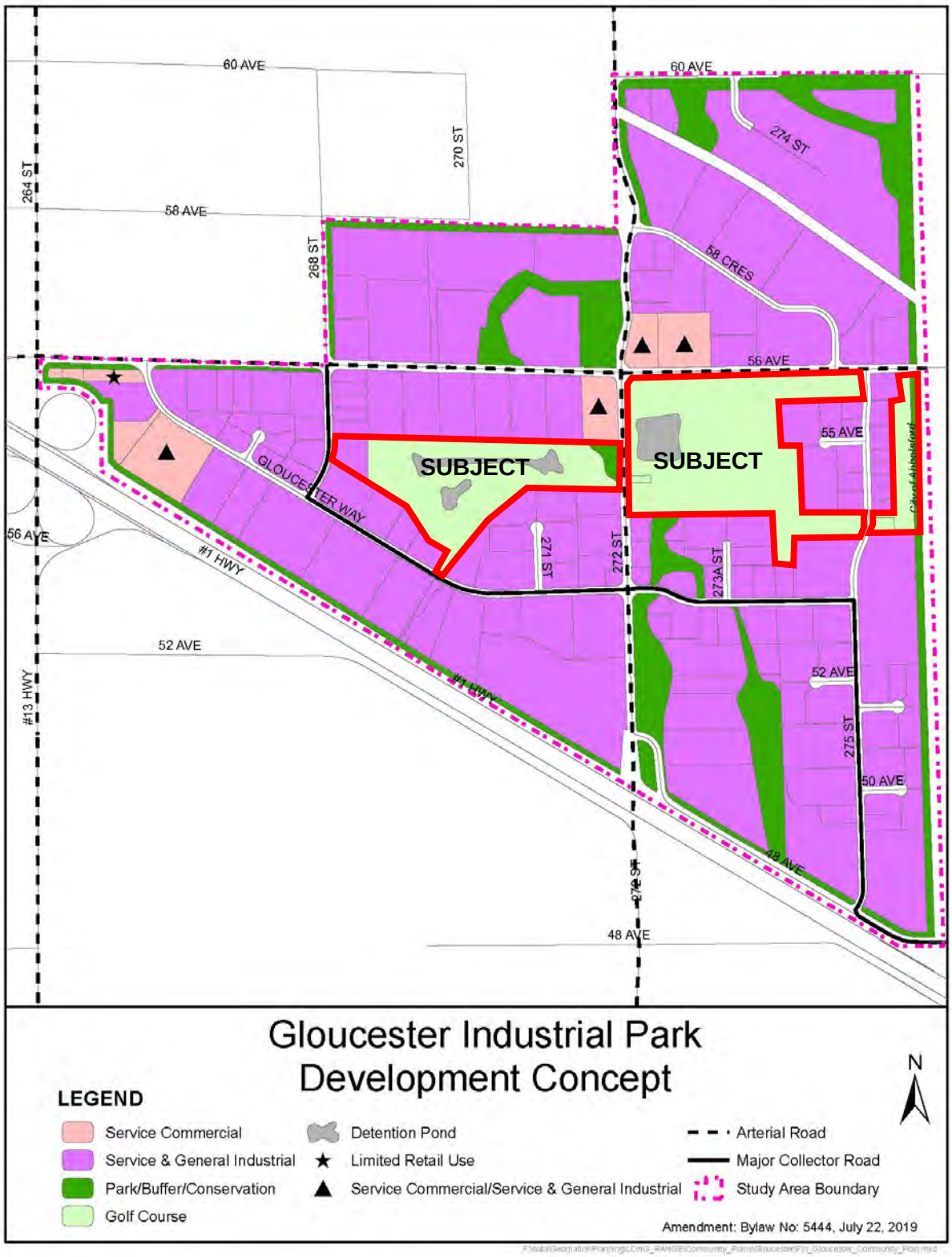
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Gloucester Industrial Park Development Concept
ATTACHMENT C	Zoning Bylaw No. 2500 Map
ATTACHMENT D	Proposed Site Plan Submitted by Applicant
ATTACHMENT E	May 24, 2023 letter from Beedie with Voluntary Amenity Contribution

ATTACHMENT A

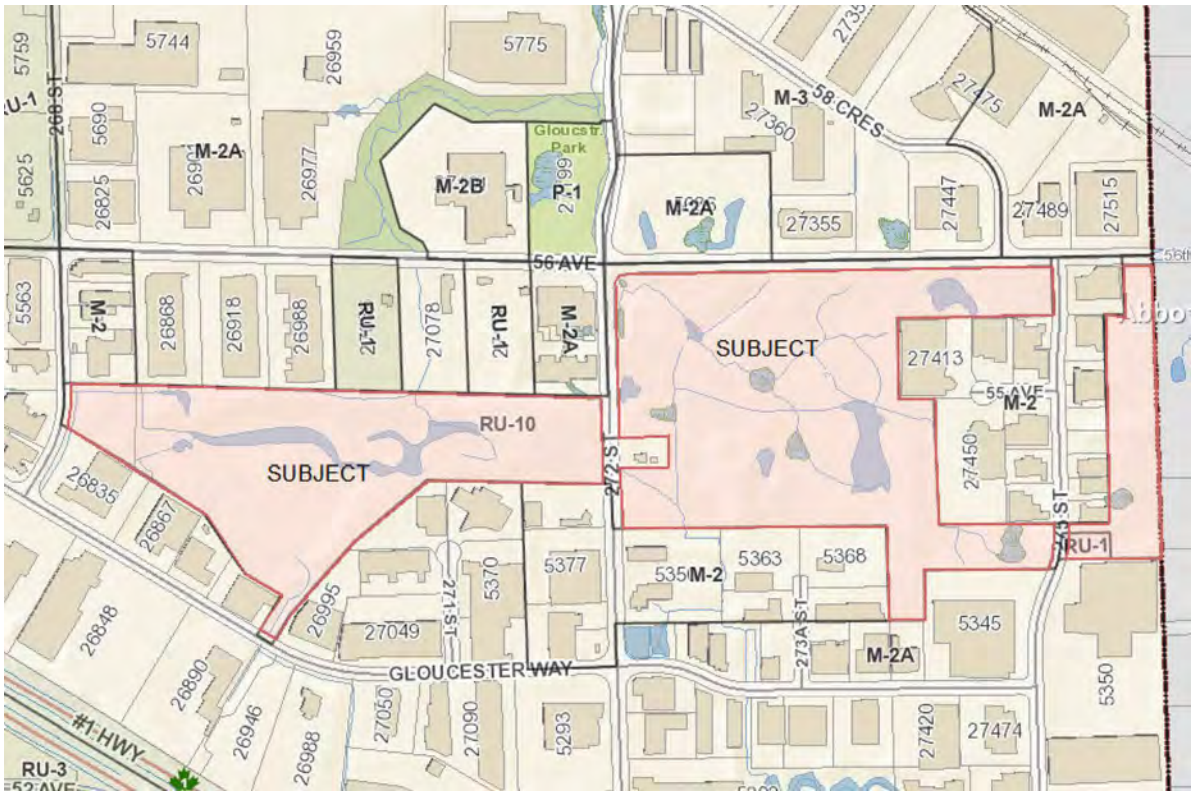


AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



ZONING BYLAW NO. 2500 MAP



Key Plan

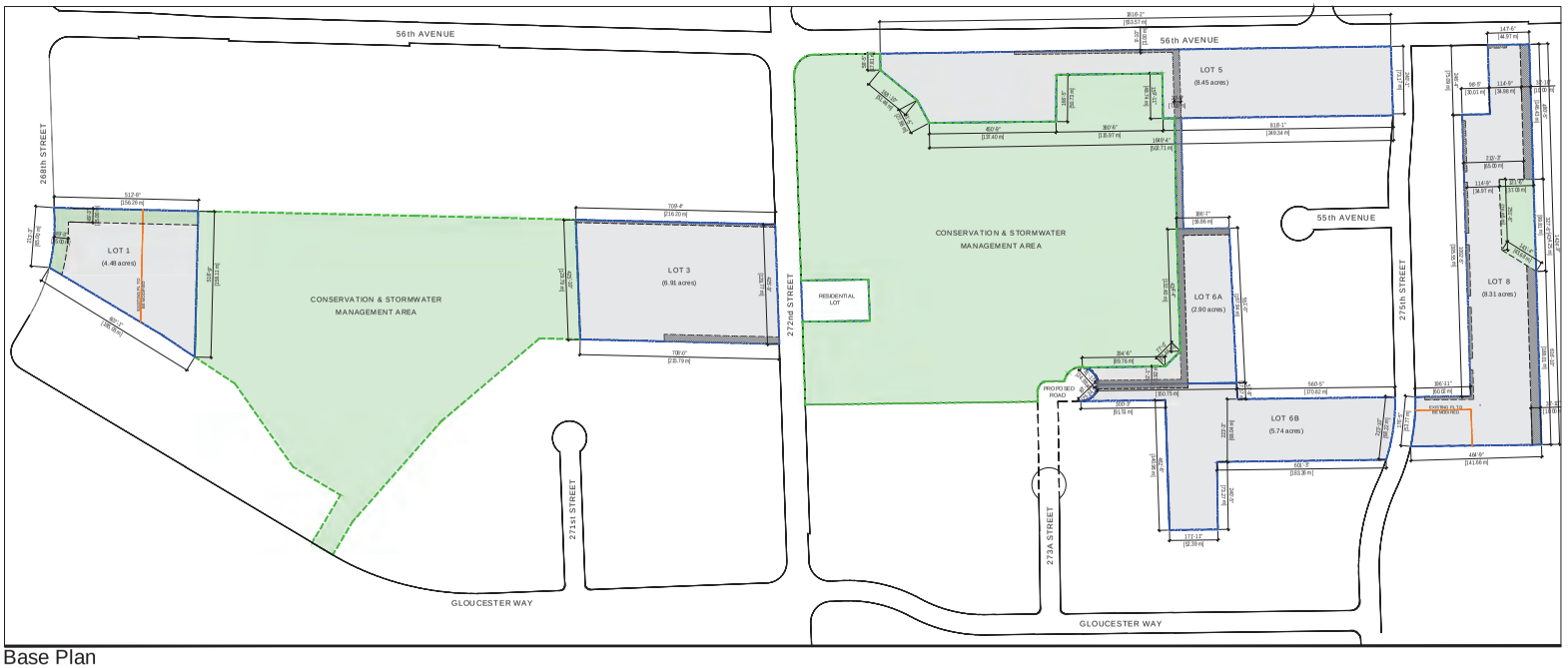
ZONING SUMMARY

PROJECT ADDRESS:
BEEDIE GLOUCESTER LANDS
TOWNSHIP OF LANGLEY, BC

AUTHORITY: TOWNSHIP OF LANGLEY
CURRENT ZONE: RU-1 & RU-10
REZONED TO: M-2A
USES: GENERAL INDUSTRIAL ZONE

PID	ZONING	LEGAL DESCRIPTION	GROSS SITE AREA (Acres)
023-884-598	RU-10	LOT A, SECTION 8, TOWNSHIP 1, NEW WEST DISTRICT, PLAN LMP34830 PART NE1/4, EXCEPT PLAN LMP57978, LMP59597, LMP44280	2.22
024-650-017	RU-10	LOT 1, SECTION 5, TOWNSHIP 1, NEW WEST DISTRICT, PLAN LMP44280, EXCEPTPLAN EPP59914, & SEC 6	89.09
024-650-625	RU-1	LOT 2, SECTION 5, TOWNSHIP 1, NEW WEST DISTRICT, PLAN LMP44280 PART NE 1/4, EXCEPT PLAN BCP16615	0.60
TOTAL			91.92

PROPOSED FUTURE LOTS	PROPOSED ZONING	PROPOSED OCP	LOT AREA (ACRES)
CONSERVATION & STORMWATER LOTS (EAST)	N/A	SERVICE & GENERAL Industrial	22.96
CONSERVATION & STORMWATER LOTS (WEST)	N/A	SERVICE & GENERAL Industrial	32.17
SUB TOTAL - CONSERVATION & STORMWATER			55.13
DEVELOPMENT LOT 1	M-2A (INDUST.)	SERVICE & GENERAL Industrial	4.48
DEVELOPMENT LOT 3	M-2A (INDUST.)	SERVICE & GENERAL Industrial	6.91
DEVELOPMENT LOT 5	M-2A (INDUST.)	SERVICE & GENERAL Industrial	8.45
DEVELOPMENT LOT 6	M-2A (INDUST.)	SERVICE & GENERAL Industrial	8.64
DEVELOPMENT LOT 8	M-2A (INDUST.)	SERVICE & GENERAL Industrial	8.31
SUB TOTAL - DEVELOPMENT LOTS			36.79
TOTAL			91.92



Base Plan

PROPERTY LINE

NOTE:
ALL DIMENSIONS WILL NEED TO BE VERIFIED WITH A LEGAL SURVEY

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Beedie

CONSULTANT

CLIENT APPROVAL

SIGNATURE / COMPANY STAMP:
DATE:

N°: XXXX.XX.XX	REVISIONS:

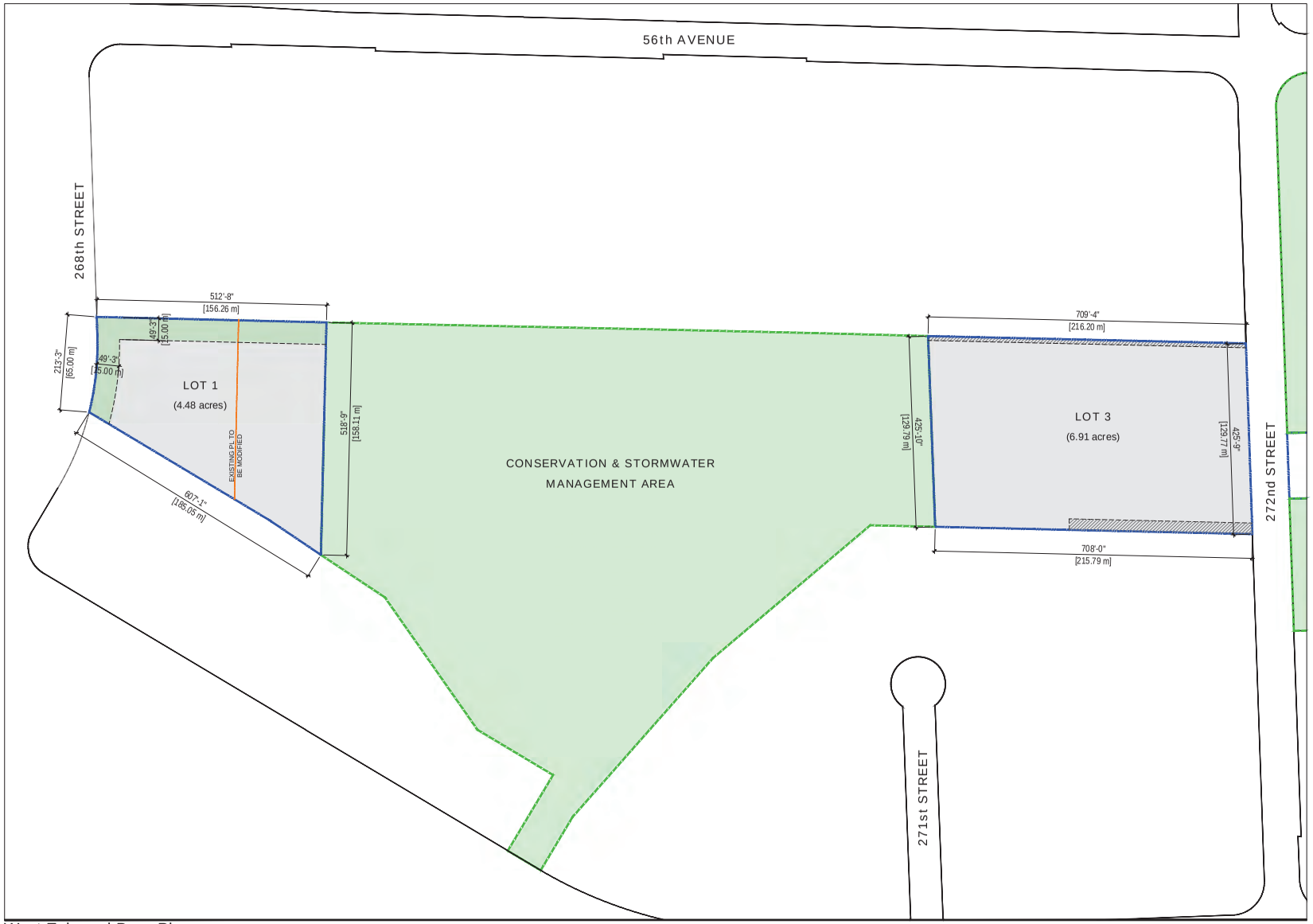
REVISIONS:

PROJECT:
GLOUCESTER GOLF COURSE LANDS

DRAWING TITLE:
PRELIMINARY BASE PLAN

DRAWN BY:	GL
CHECKED BY:	CO
DATE:	18.10.22
SCALE:	1:2500
PROJECT #:	
SHEET #:	01 OF 03
	A01

ATTACHMENT D
F.6



West Enlarged Base Plan

PROPERTY LINE

NOTE:
ALL DIMENSIONS WILL NEED TO BE VERIFIED WITH A LEGAL SURVEY

Beedie

CONSULTANT

CLIENT APPROVAL

SIGNATURE / COMPANY STAMP:

DATE:

N°: YYYY.MM.DD REVISIONS:

REVISIONS:

PROJECT:

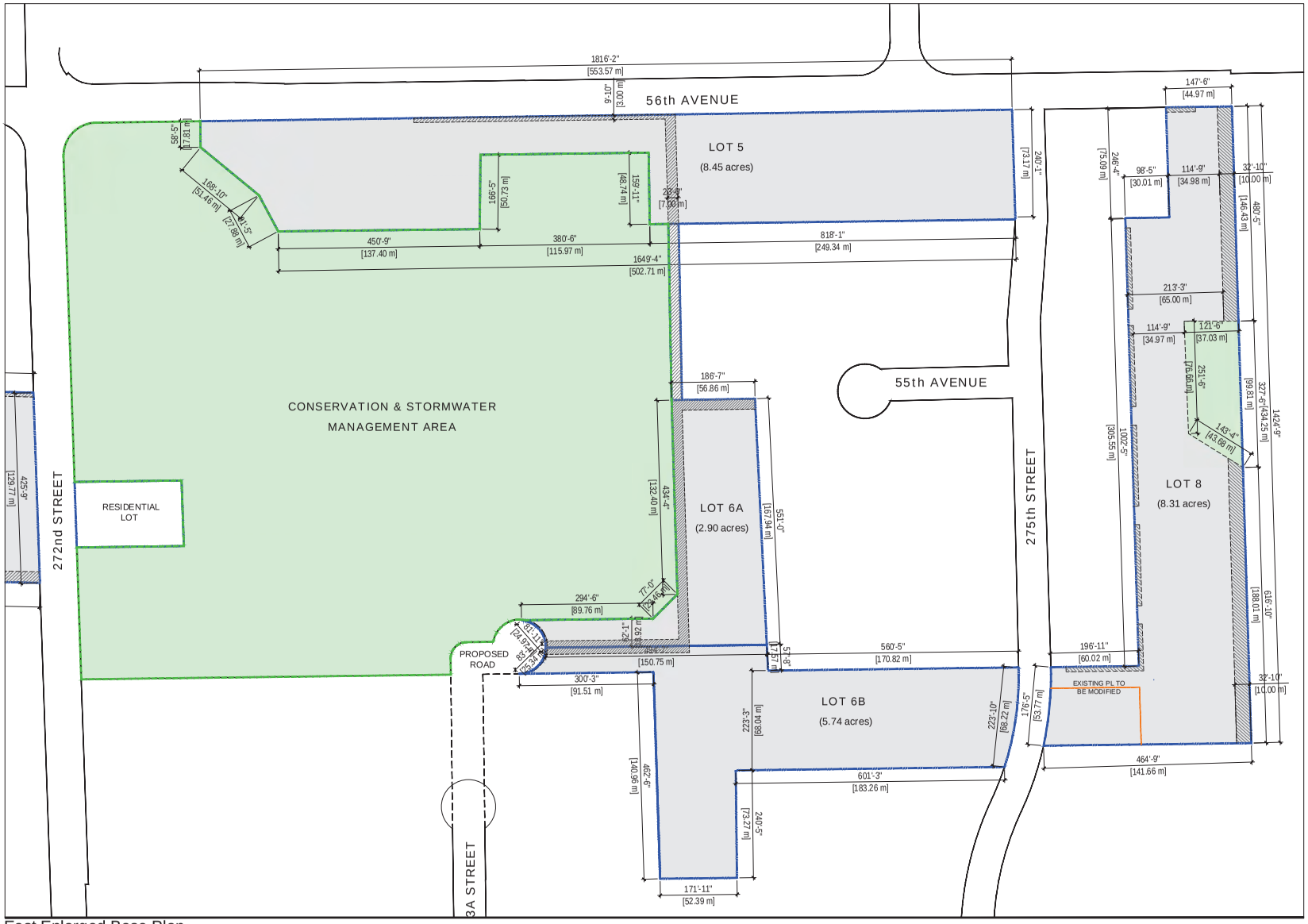
GLOUCESTER GOLF COURSE LANDS

DRAWING TITLE:

WEST ENLARGED BASE PLAN

DRAWN BY:	GL
CHECKED BY:	CO
DATE:	18.10.22
SCALE:	1:1250
PROJECT:	F.5
SHEET N°:	02 OF 03 A01

COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIME THE EXCLUSIVE PROPERTY OF BEEDIE AND CANNOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT. THIS DRAWING SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.



East Enlarged Base Plan

NOTE:
ALL DIMENSIONS WILL NEED TO BE VERIFIED WITH A LEGAL SURVEY

COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIME THE EXCLUSIVE PROPERTY OF BEEDIE AND CANNOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT. THIS DRAWING SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

Beedie

CONSULTANT

CLIENT APPROVAL

SIGNATURE / COMPANY STAMP:
DATE:

N°:	XXXX.XX.XX	REVISIONS:

REVISIONS:

PROJECT:
GLOUCESTER GOLF COURSE LANDS

DRAWING TITLE:
EAST ENLARGED BASE PLAN

DRAWN BY:	GL
CHECKED BY:	CO
DATE:	18.10.22
SCALE:	
PROJECT:	
SHEET N°:	F.5

03 OF 03
A01

Beedie

May 24th, 2023

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

Re: Beedie Gloucester Lands - Community Amenity Contribution (CAC) – ToL Project: #14-05-0105

On December 12, 2022, Township of Langley Mayor and Council adopted the following policy for the conversion of agricultural/rural land into industrial/urban:

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

In recognition of this policy, Beedie has proposed a cash Community Amenity Contribution of **$14,003,900**. In addition to the cash CAC, Beedie proposes to transfer/gift ownership of approximately **55 acres** of the subject lands to the Township of Langley. The lands will be delivered to the Township of Langley with comprehensive restorations and improvements to environmental habitat, wetland enhancements, and community stormwater ponds.

The contribution is attributable to the proposed rezoning area comprised of the following properties (PID): 024-650-617; 023-884-398; 024-650-625 totaling **91.92 acres** of gross site area. The anticipated net developable area, after the transfer/gifted ownership of **55.13 acres,** additional road dedications & utility SRWs of **3.06 acres** will result in a net developable area of approximately **33.56 acres**. *(Note: Areas subject to final approval from Ministry & ToL).*

The following is a breakdown of the total contribution value proposed for the Development:

Cash CAC*	$14,003,900
In-Kind Community Contribution (~55 acres)	$30,482,622
Total CAC	**$44,486,522**

**Payable at time of Final Adoption and receipt of applicable Ministry authorizations. Value is subject to change dependent on the achievable net acreages of the property.*

We thank you for your consideration and look forward to working with Staff through the next steps associated with our rezoning/OCP amendment to help bring valuable employment lands to the Township of Langley.

Yours truly,

Todd Yuen
President, Industrial

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556

AMENDMENT (161884 CANADA INC. / BEEDIE GROUP) BYLAW NO. 5885

EXPLANATORY NOTE

Bylaw No. 5885 amends the Gloucester Industrial Park Community Plan by designating the site “Comprehensive Service and General Industrial” and including Development Permit Area designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556

AMENDMENT (161884 CANADA INC. / BEEDIE GROUP) BYLAW NO. 5885

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5885".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556" as amended is further amended with respect to the lands described as:

   Lot 4 Except Portions in Plans LMP37978, LMP39537 and LMP44280 Section 6 Township 14 New Westminster District Plan LMP34830

   Lot 2 Except Part Subdivided By Plan BCP1615, Section 5 Township 14 New Westminster District Plan LMP44280

   Lot 1 Sections 5 and 6 Township 14 New Westminster District Plan LMP 44280 Except Plan EPP93914

   by:

   a) designating the lands as "Comprehensive Service and General Industrial" and colouring the lands to match the Service & General Industrial designation and defining the boundary of the lands with a dashed heavy line, as shown on Schedule A to this bylaw;

   b) inserting the following as a new third paragraph in Section 2.0 Land Use Concept:
      "Lands designated Comprehensive Service and General Industrial may accommodate service and general industrial uses as described above on the lands remaining following dedication and construction of community stormwater detention facilities as per the Subdivision and Development Servicing Bylaw and watercourse conservation areas with associated trail and park amenity as per Township of Langley Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement."

   c) Removing the "Golf Course" land use designation from the Gloucester Industrial Park Development Concept;

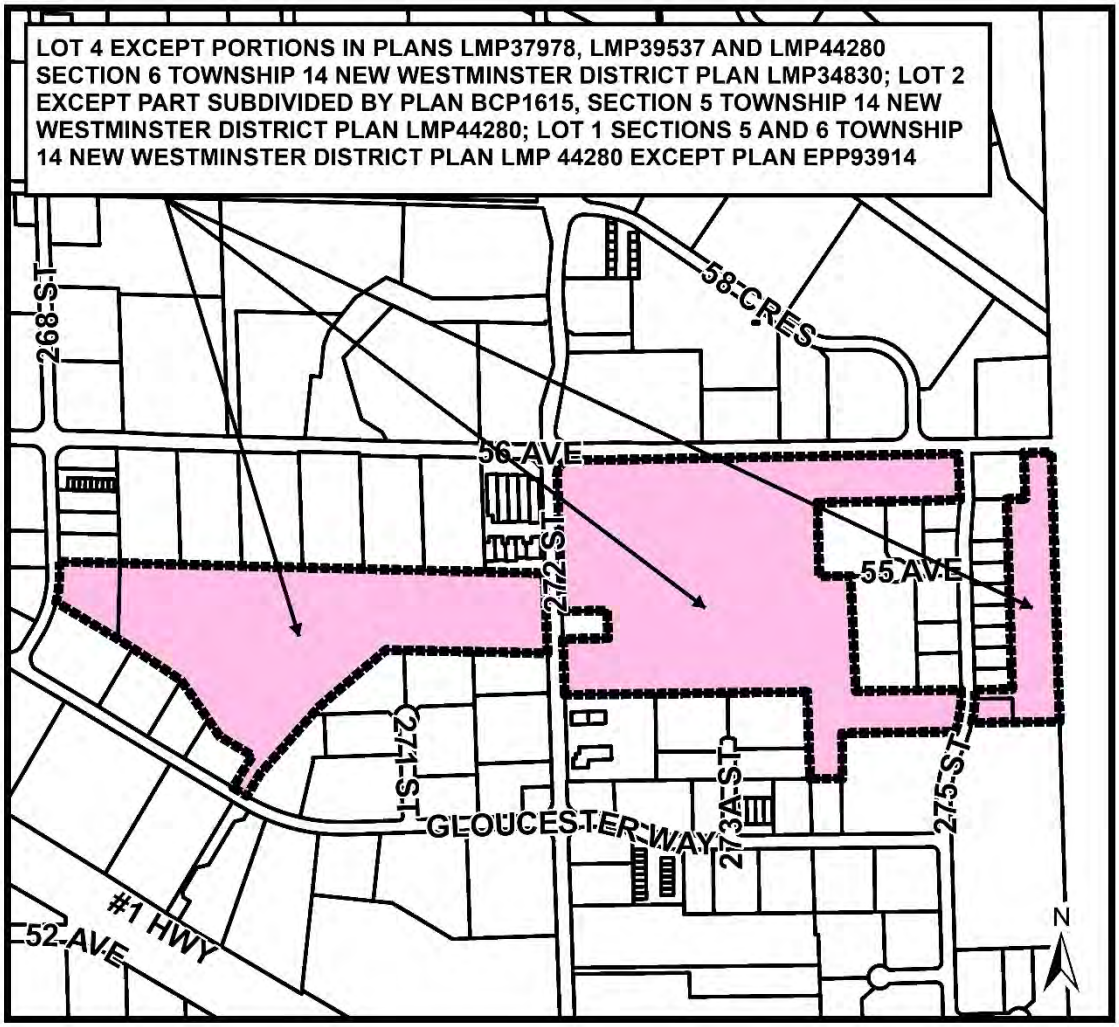
   d) Adding designation of a Development Permit Area as the first paragraph in Section 4.0 Development Permit Area Guidelines as follows:
      "Lands included in the Gloucester Industrial Park Development Concept Map area boundary are hereby designated as development permit areas under

Section 488 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of commercial and industrial development."

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. 5885



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (161884 CANADA INC. / BEEDIE GROUP) BYLAW NO. 5886

EXPLANATORY NOTE

Bylaw No. 5886 rezones properties located in the 5500 block of 268, 272 and 275 Streets from Rural Zone RU-1 and Rural Golf Course Zone RU-10 to Comprehensive Development Zone CD-185.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (161884 CANADA INC. / BEEDIE GROUP) BYLAW NO. 5886

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-185" after the words "Comprehensive Development Zone CD-184"
   (2) Adding to Section 110.1 after the words "CD-184" the words "CD-185 – 1,858 m²"
   (3) Adding after Section 1084 "Comprehensive Development Zone CD-184" the following as Section 1085 "Comprehensive Development Zone CD-185"

1085 **COMPREHENSIVE DEVELOPMENT ZONE CD-185**

Uses Permitted

1085.1 In the CD-185 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) All *uses* permitted in the General Industrial Zone M-2A
2) *Public utility uses*
3) Open space / conservation areas

Industrial Uses

1085.2 All businesses shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

1085.3 No material stored in a permitted accessory open storage shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Lot Coverage

1085.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

1085.5 Except as provided for in Section 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

a) 10.0 metres from a *front lot line*;
b) 5.0 metres from a *rear lot line*;
c) No setback is required from an interior *side lot line* abutting an M or C zone;
d) 5.0 metres where the *side lot line* abuts a *flanking* street; and
e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

1085.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Subdivision Requirements

1085.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1085.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1085.9 Parking and loading shall be provided in accordance with Section 107.

Development Permit Requirements

1085.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Lot 4 Except Portions in Plans LMP37978, LMP39537 and LMP44280 Section 6 Township 14 New Westminster District Plan LMP34830

Lot 2 Except Part Subdivided By Plan BCP1615, Section 5 Township 14 New Westminster District Plan LMP44280

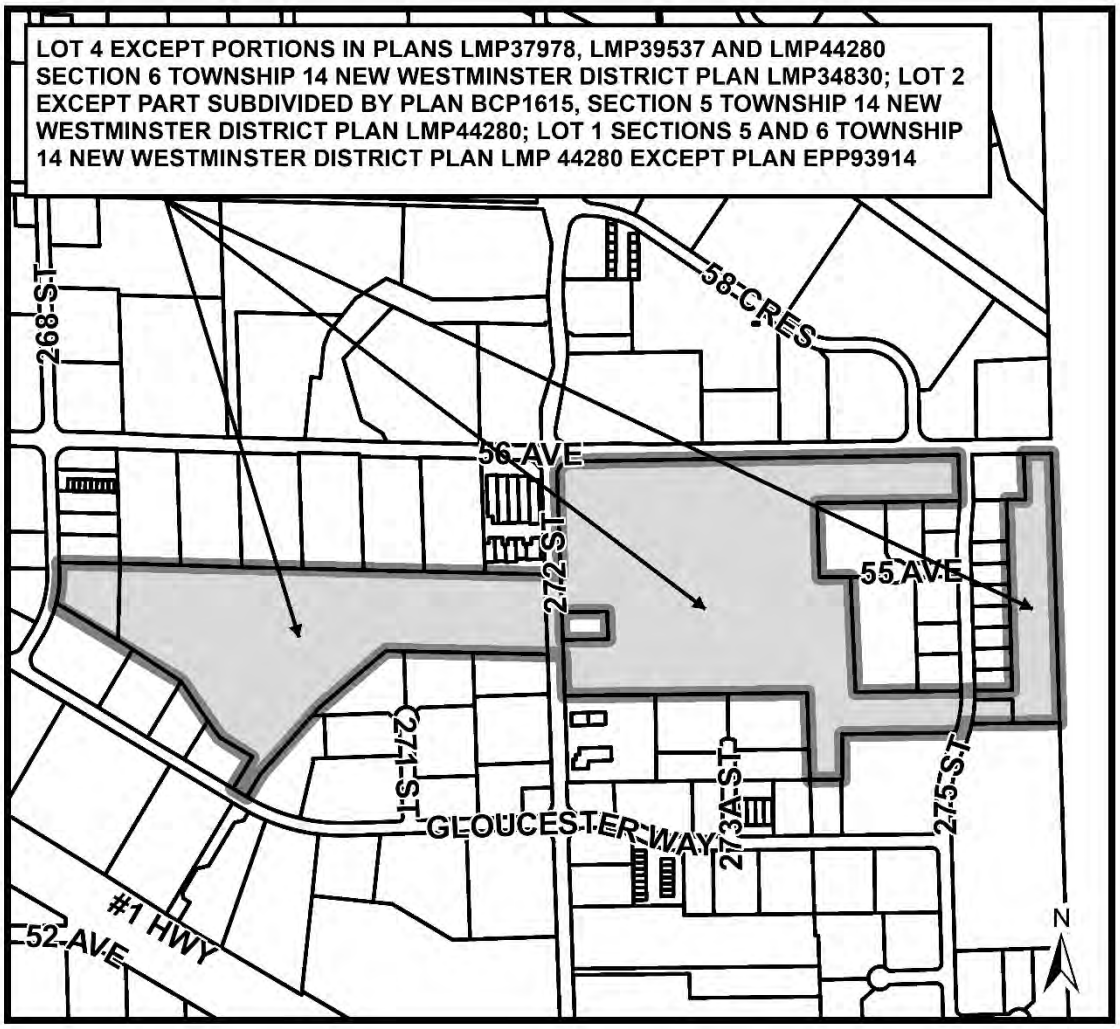
Lot 1 Sections 5 and 6 Township 14 New Westminster District Plan LMP 44280 Except Plan EPP93914

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-185.

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
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. 5886



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-82
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0234
SUBJECT:	REZONING APPLICATION NO. 100688 (1317903 BC LTD. / JOHAL / 20534 – 71A AVENUE AND 7091 – 204 STREET)		

PROPOSAL:

Application to rezone approximately 0.78 ha (1.9 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Residential Zone R-1A to facilitate a residential subdivision consisting of 14 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5816 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Central Gordon Estates Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1317903 BC Ltd. / Johal) Bylaw No. 5816 rezoning 0.78 ha (1.93 ac) of land located at 20354 – 71A Avenue and 7091 – 204 Street to Residential Zone R-1A to facilitate the subdivision of 14 single family lots, 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. Provision of road dedications, widenings, greenways, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Central Gordon Estate 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% for single family) required to comply with the adaptable housing requirements;

   b. No build covenant on the northern portion of Lot 7 until such time that consolidation with adjacent lands is complete;

6. Registration of a statutory right-of-way over:
   a. The western portion of Lot 1 for the purposes of a green link;
   b. The northern portion of Lot 7 for the purposes of vehicular access; and
   c. The northern portions of Lot 10, 11, and 14 to adequate dimensions to support an interim road design;
7. Completion of a road closure bylaw for the south half of 71A Avenue;
8. 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
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

EXECUTIVE SUMMARY:

Bhupinder Johal has applied on behalf of 1317903 BC Ltd. to rezone the subject site to Residential Zone R-1A to facilitate the subdivision of 14 single family lots.

A delegated development permit for form and character is being processed concurrently and will be considered by the delegated official should Council elect to advance this application.

As the proposed development is consistent with the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan (NP), staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5816.

REFERENCE:

Owner:	1317903 BC Ltd. 5694 – 136 Street Surrey, BC V3X 1J3
Agent:	Bhupinder Johal 1205, 22091 Fraserwood Way Richmond, BC V6W 0A8
Legal Description:	Lot 5 Section 14 Township 8 New Westminster District Plan 78954 Lot 59 Section 14 Township 8 New Westminster District Plan 37468
Location:	20354 - 71A Avenue and 7091 - 204 Street
Area:	0.78 ha (1.93 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 2 (6-8 units per acre (UPA) / 14-19 units per hectare (UPH)) and green link

BACKGROUND:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Residential 2 (6-8 UPA / 14-19 UPH) in the Central Gordon Estate NP. The Central Gordon Estate NP also identifies a green link on the western portion of the subject site (Attachment C).

DISCUSSION / ANALYSIS:

- Bhupinder Johal, on behalf of 1317903 BC Ltd., has applied to rezone 0.78 ha (1.93 ac) of land in the Central Gordon Estate NP to Residential Zone R-1A to facilitate a residential development consisting of 14 single family lots (Attachment E).
- The proposed rezoning and single family subdivision complies with the Central Gordon Estate NP (7.3 UPA / 17.9 UPH).
- At the December 12, 2022 Regular Meeting of Council, Council directed staff to work with the property owner to the north of the subject site (7109 – 204 Street) and resolved the following:

  That the Peter Formby delegation be referred to staff to work with the delegate to provide a lot and road layout on the west side of 204 Street, near the delegates property, that ensures an equal burden among the properties developing in the area; and

  Specifically undertake a land exchange between Formby and the Township of Langley to compensate Formby for the disproportionate contribution their property is required to make to the new road network.

- In consideration of the December 12, 2022 resolution, a condition to close the south half of 71A Avenue has been included to facilitate property and road network items.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Two single family lots	Residential 2 (6-8 UPA)	Suburban Residential Zone SR-2
South:	A property currently under construction for 87 townhouses (ToL Project No. 08-14-0202)	Townhouse B (12-40 UPA)	Comprehensive Development Zone CD-148
East:	204 Street, beyond which is one property currently under application and at third reading (ToL Project No. 08-14-0230) for the development of an eight lot single family residential subdivision and one single family lot.	Residential 2 (6 - 8 UPA) and Townhouse C (12- 20 UPA)	Suburban Residential SR-2
West:	A single family lot	Townhouse B (12-40 UPA)	Suburban Residential SR-2

Zoning Amendment:

- Bylaw No. 5816 proposes to rezone the site to Residential Zone R-1A to facilitate the development of 14 single family lots.
- The project complies with the provisions of the proposed zone in terms of siting, lot dimensions, siting, and density (7.3 UPA).

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create 14 lots, with three lots fronting 204 Street and 11 lots fronting a new 71 Avenue (Attachment E).
- As a condition of development, a statutory right of way is required on the north portion of Lot 7 to allow temporary access until such time the ultimate road and associated services are available through adjacent developments.
- As a condition of development, a statutory right-of-way is also required on the northern portions of Lot 10, 11, and 14 for emergency access purposes.

Development Permit:

- The subject site is located in Development Permit Area ‘B’ – Residential (for form and character) in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per unit	Total
Single Family	14	$16,900	$236,600
		Total	**$236,600**

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
44	0	58	58	15	73

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Policy Considerations:

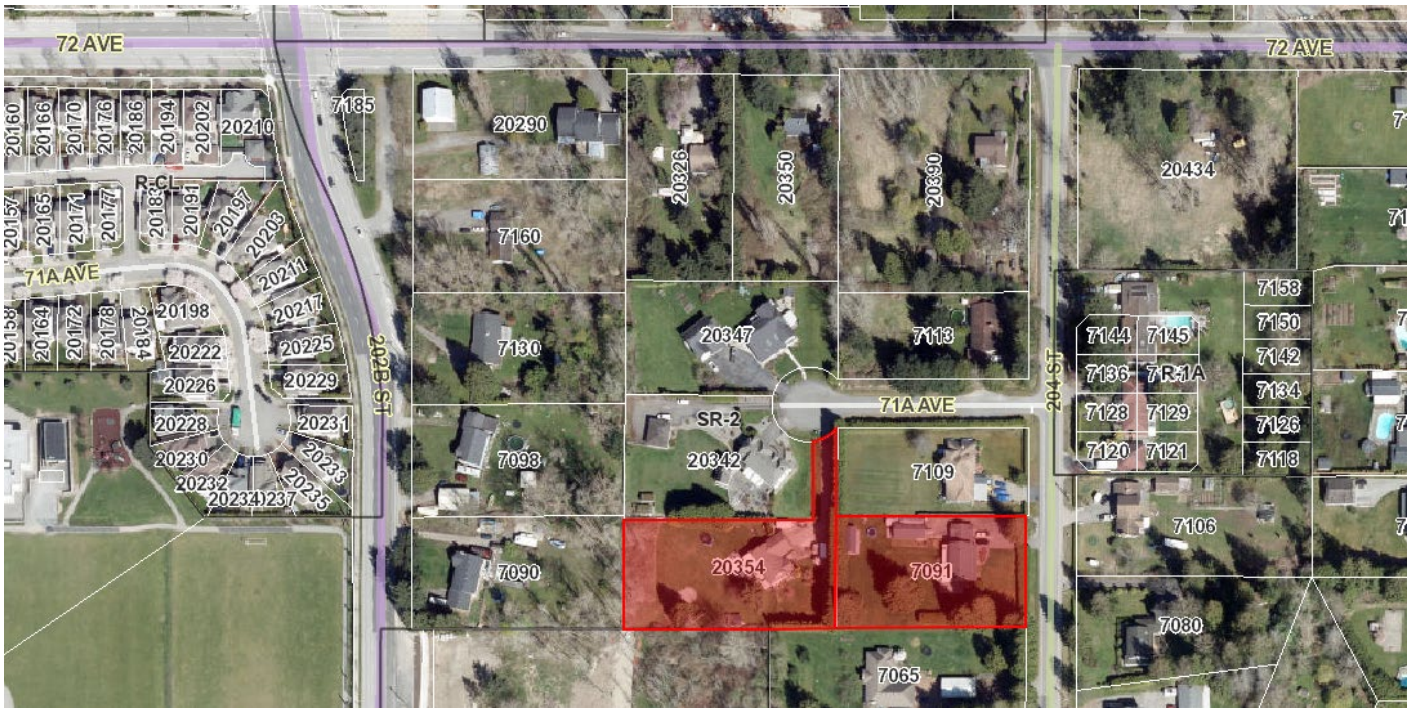
The proposed rezoning application facilitates the development of 14 single family lots. The proposal is consistent with the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend Council give first, second, and third reading to Bylaw No. 5816 (subject to nine (9) development prerequisites).

Respectfully submitted,

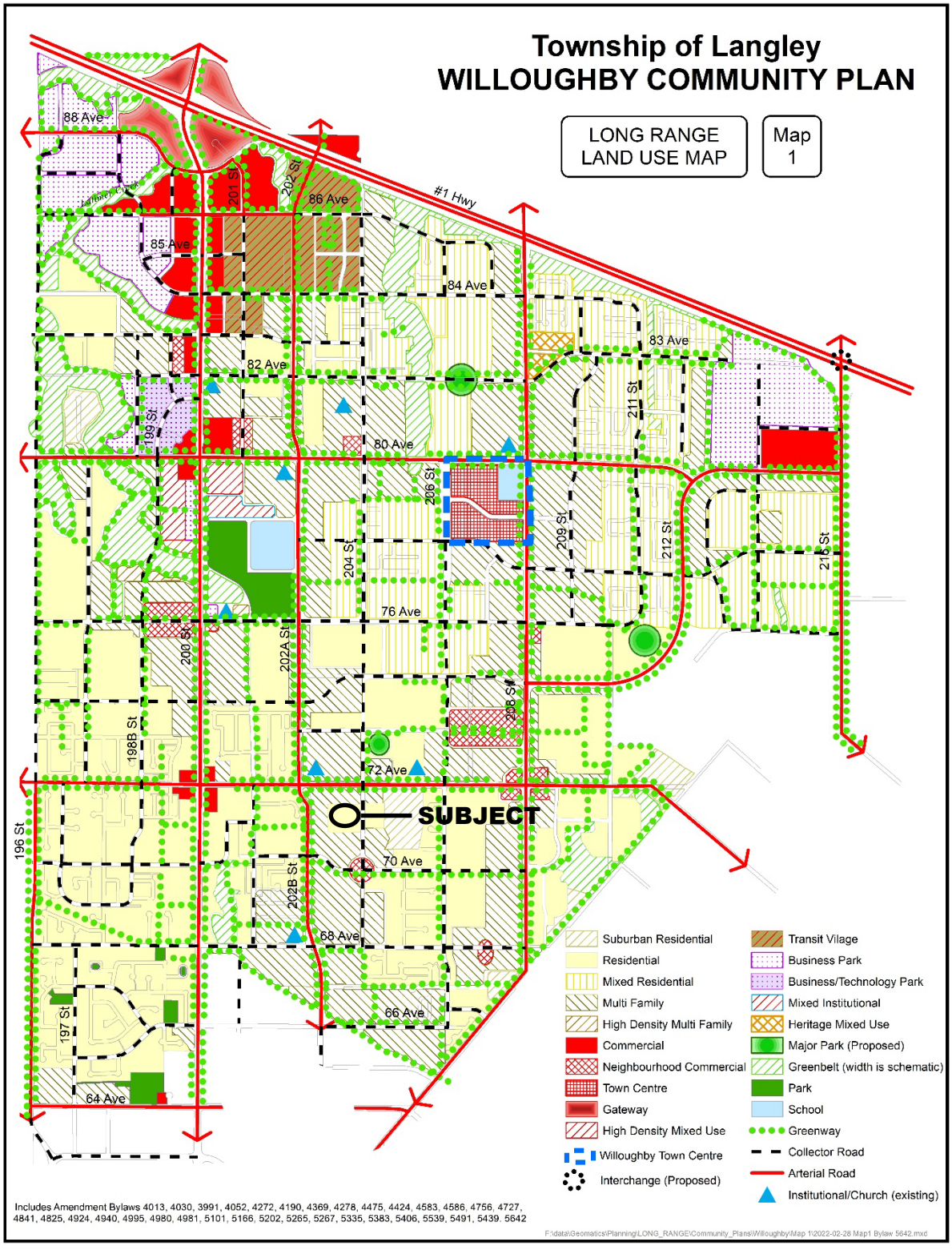
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Central Gordon Estates Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

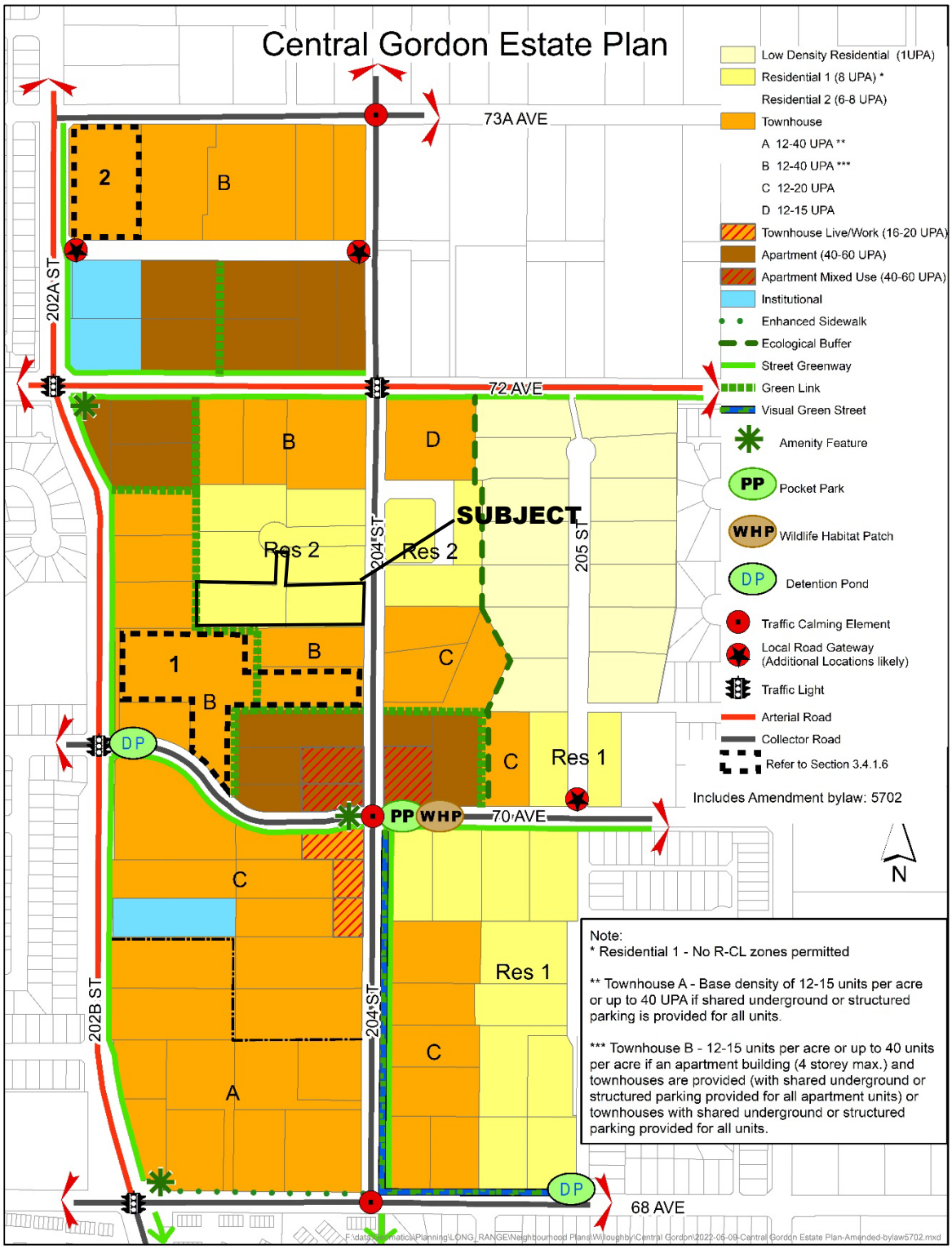
ATTACHMENT A



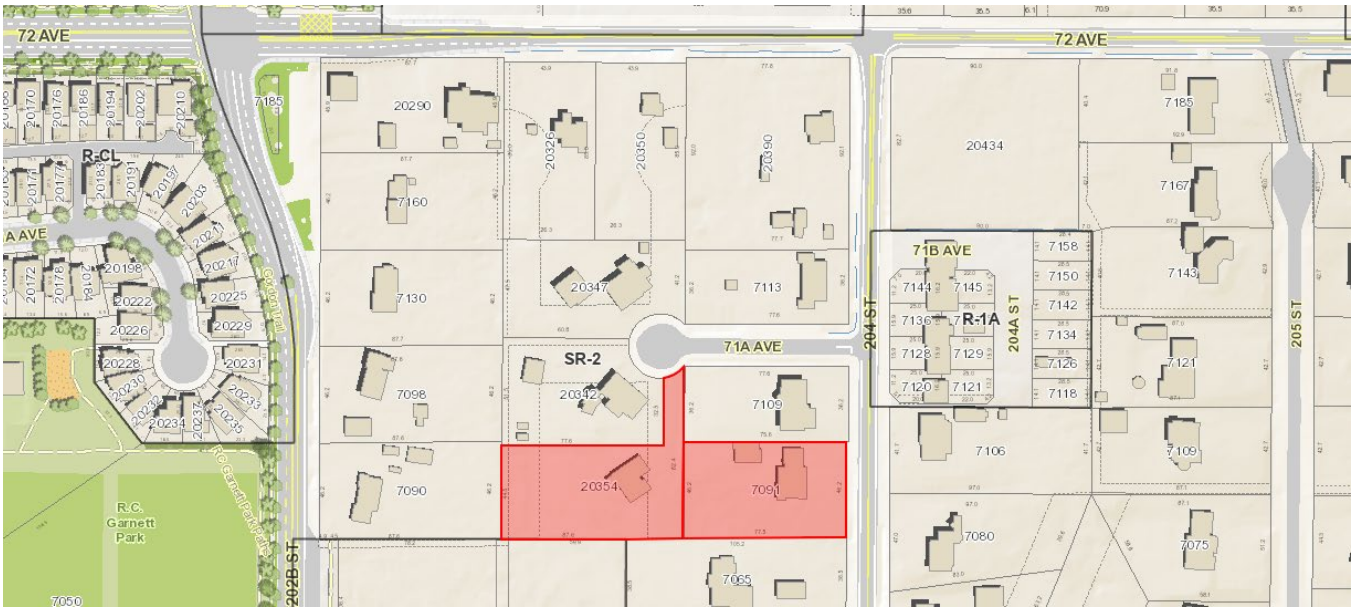
ATTACHMENT B



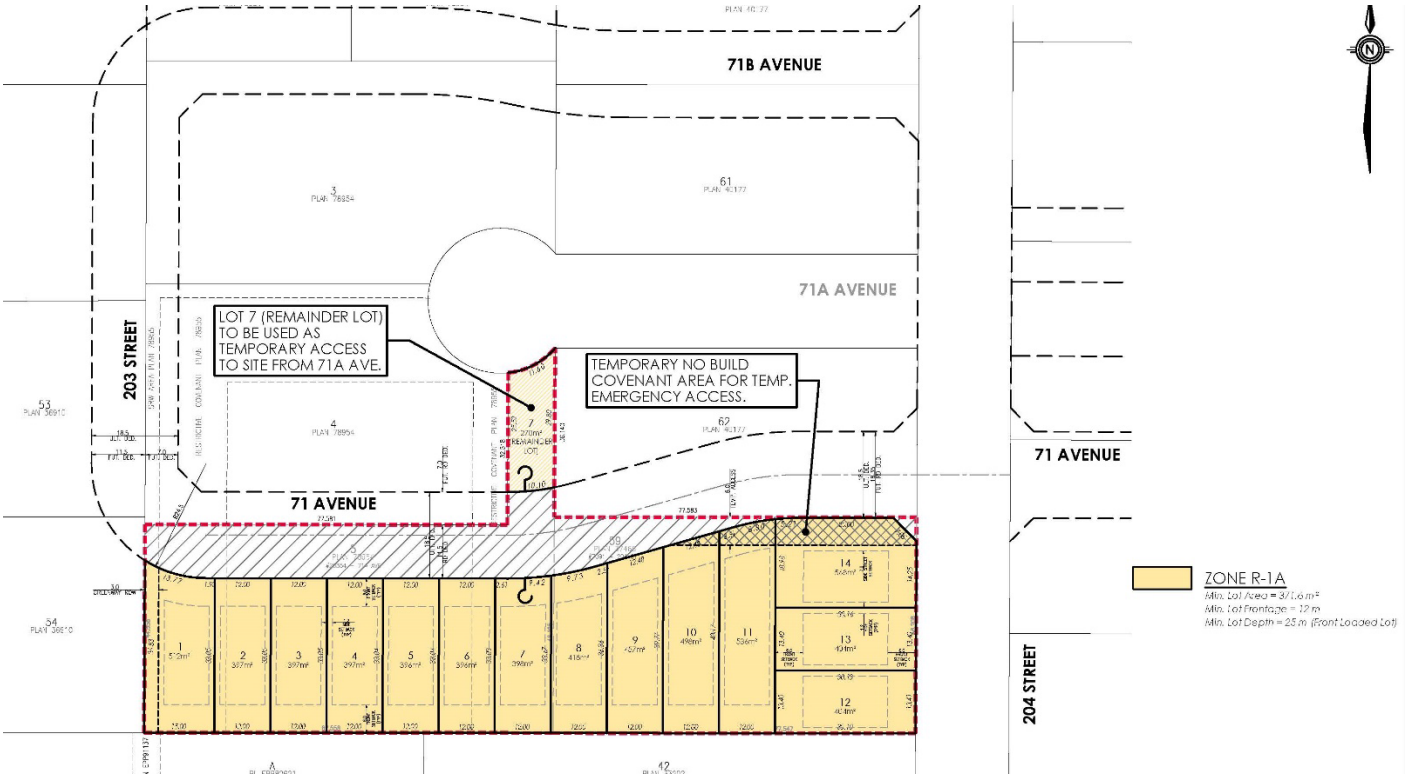
ATTACHMENT C



ATTACHMENT D



ATTACHMENT E



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1317903 BC LTD. / JOHAL) BYLAW NO. 5816

EXPLANATORY NOTE

Bylaw No. 5816 rezones properties located at 20354 - 71A Avenue and 7091 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A to accommodate a 14 lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1317903 BC LTD. / JOHAL) BYLAW NO. 5816

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 (1317903 BC Ltd. / Johal) Bylaw No. 5816”.

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

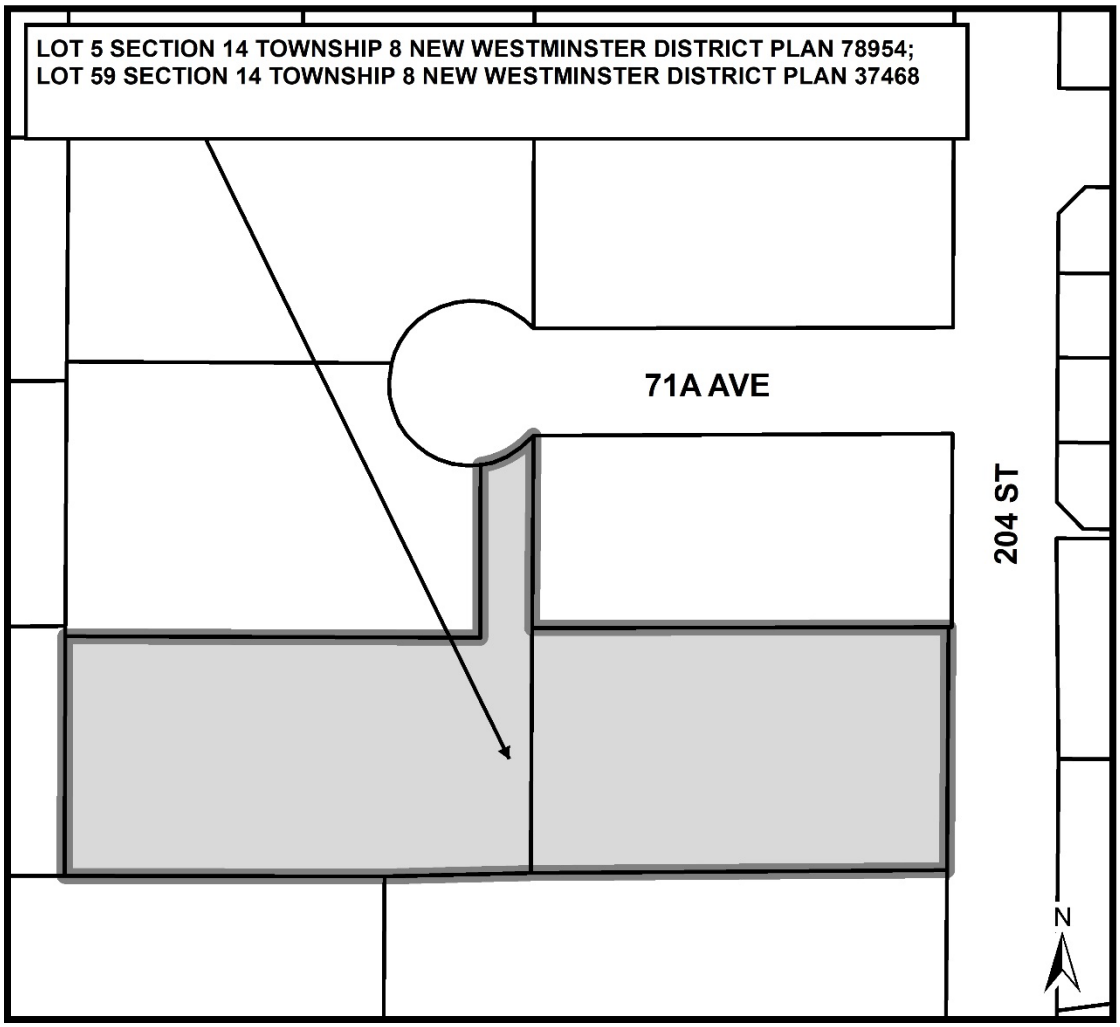
   Lot 5 Section 14 Township 8 New Westminster District Plan 78954
   Lot 59 Section 14 Township 8 New Westminster District Plan 37468

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

NOTICE WAS ADVERTISED on the	18, 25	day of	May	, 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. 5816



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-81
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0233
SUBJECT:	REZONING APPLICATION NO. 100684 (TASIC DEVELOPMENTS LTD. / 6920 – 204 STREET)		

PROPOSAL:

Application to rezone approximately 0.6 ha (1.5 ac) of land located at 6920 – 204 Street to Comprehensive Development Zone CD-115 to facilitate development of 29 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5877 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Central Gordon Estates Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tasic Developments Ltd.) Bylaw No. 5877 rezoning approximately 0.6 ha (1.5 ac) of land located at 6920 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development 29 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. 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;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 204 Street including final acceptance of the greenway landscape design plans, 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;

7. Registration of restrictive covenants:
    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;
8. Registration of a statutory right-of-way over the subject property for the purposes of a shared pedestrian pathway from 204 Street to the new 204A Street;
9. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

EXECUTIVE SUMMARY:

Barnett Denbeck Architects Ltd. has applied on behalf of Tasic Developments Ltd. to rezone the subject site to Comprehensive Development Zone CD-115 to facilitate the development of 29 townhouse units.

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan, Central Gordon Estate Neighbourhood Plan, and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5877.

REFERENCE:

Owner:	Tasic Developments Ltd. 1180 West 57 Avenue Vancouver, BC V6P 1S5
Agent:	Barnett Dembeck Architects Inc. 135, 7536 – 130 Street Surrey, BC V3W 1H8
Legal Description:	Lot 49 Section 14 Township 8 NWD Plan 63748
Location:	6920 – 204 Street
Area:	0.6 ha (1.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse C 12-20 Units Per Acre (UPA)

BACKGROUND:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Townhouse C (12 – 20 UPA), Street Greenway, and Visual Green Street in the Central Gordon Estate Neighbourhood Plan (NP).

DISCUSSION / ANALYSIS:

- Barnett Denbeck Architects, on behalf of Tasic Developments Ltd., has applied to rezone the property to Comprehensive Development Zone CD-115 to facilitate the development of 29 townhouse units.
- Temporary vehicular access is proposed from 204 Street which will be converted to an emergency access when the ultimate driveway access can be achieved upon completion of 204A Street (Attachment E).
- Pedestrian access to the site is provided from 204 Street, with future connections to 204A Street once constructed, as well as a statutory right-of-way for a shared pedestrian pathway across the subject property from 204 Street to the future 204A Street.
- The proposed rezoning complies with the current land use designations established in the Central Gordon Estate NP.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Two suburban residential single family lots.	Residential 1/ (Pocket Park and Wildlife Habitat Patch location)	Suburban Residential Zone SR-2

South:	A property that forms part of a three lot assembly, currently under application for the development of 62 townhouse units at third reading (ToL Project No. 08-14-0216).	Townhouse C (12- 20 UPA)	Suburban Residential Zone SR-2
East:	A property, that forms part of a two lot assembly, currently under application for the development of a 16 lot subdivision at third reading (ToL Project No. 08-14-0226).	Residential 1 (8 UPA)	Suburban Residential SR-2
West:	204 Street, beyond which is a property under construction for the development of 232 townhouse units.	Townhouse C (12-20 UPA)	Comprehensive Development Zone 159

Zoning Amendment:

- Bylaw No. 5877 proposes to rezone the site to Comprehensive Development Zone CD-115 to facilitate development of 29 townhouse units in 3-storey buildings.
- The project complies with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use, and density (19.3 UPA).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	29	$14,400	$417,600
Total			**$417,600**

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
3	0	43	43	15	58

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 to facilitate the development of 29 townhouse units is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend Council give first, second, and third reading to Bylaw No. 5877 (subject to 10 development prerequisites).

Respectfully submitted,

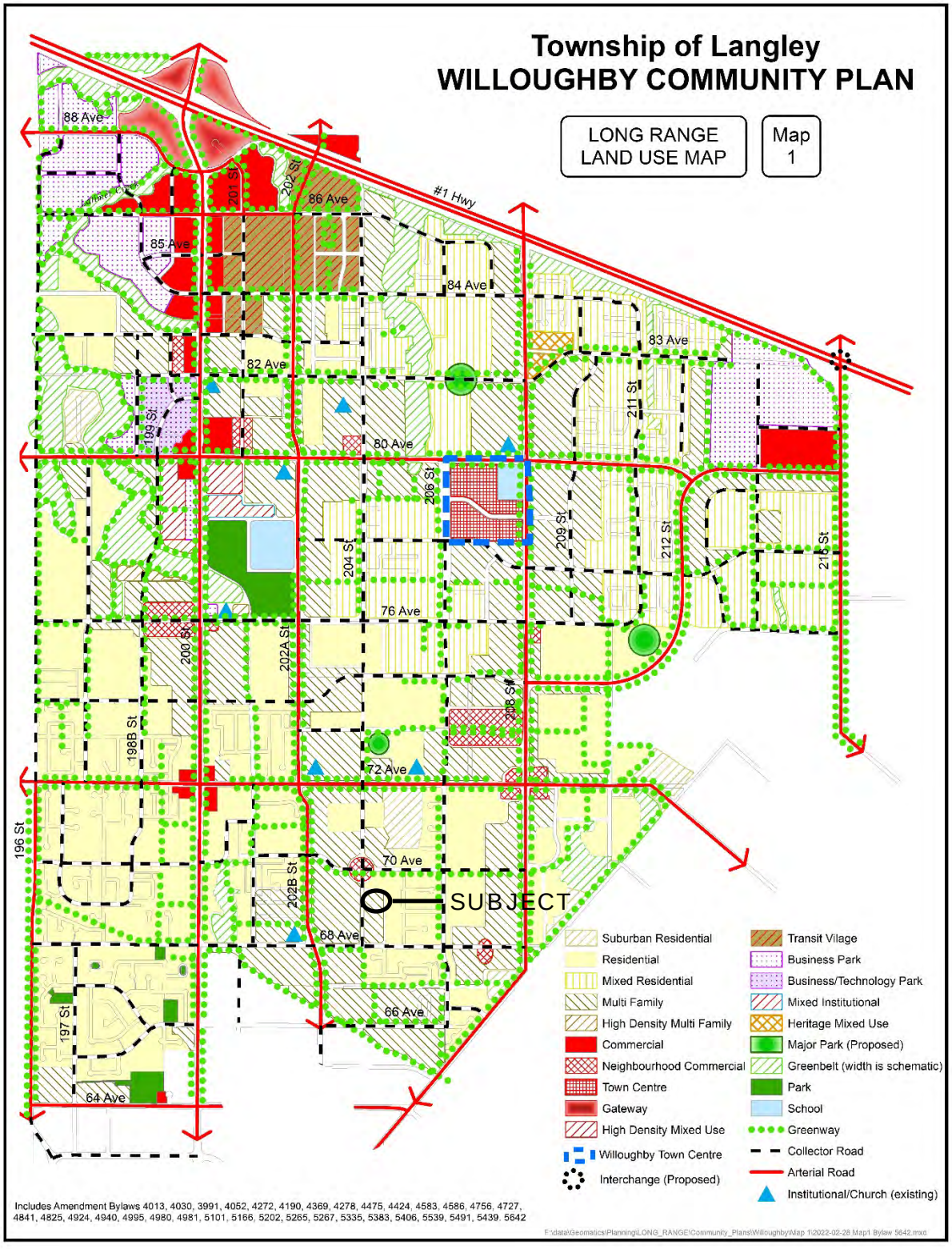
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Central Gordon Estates Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

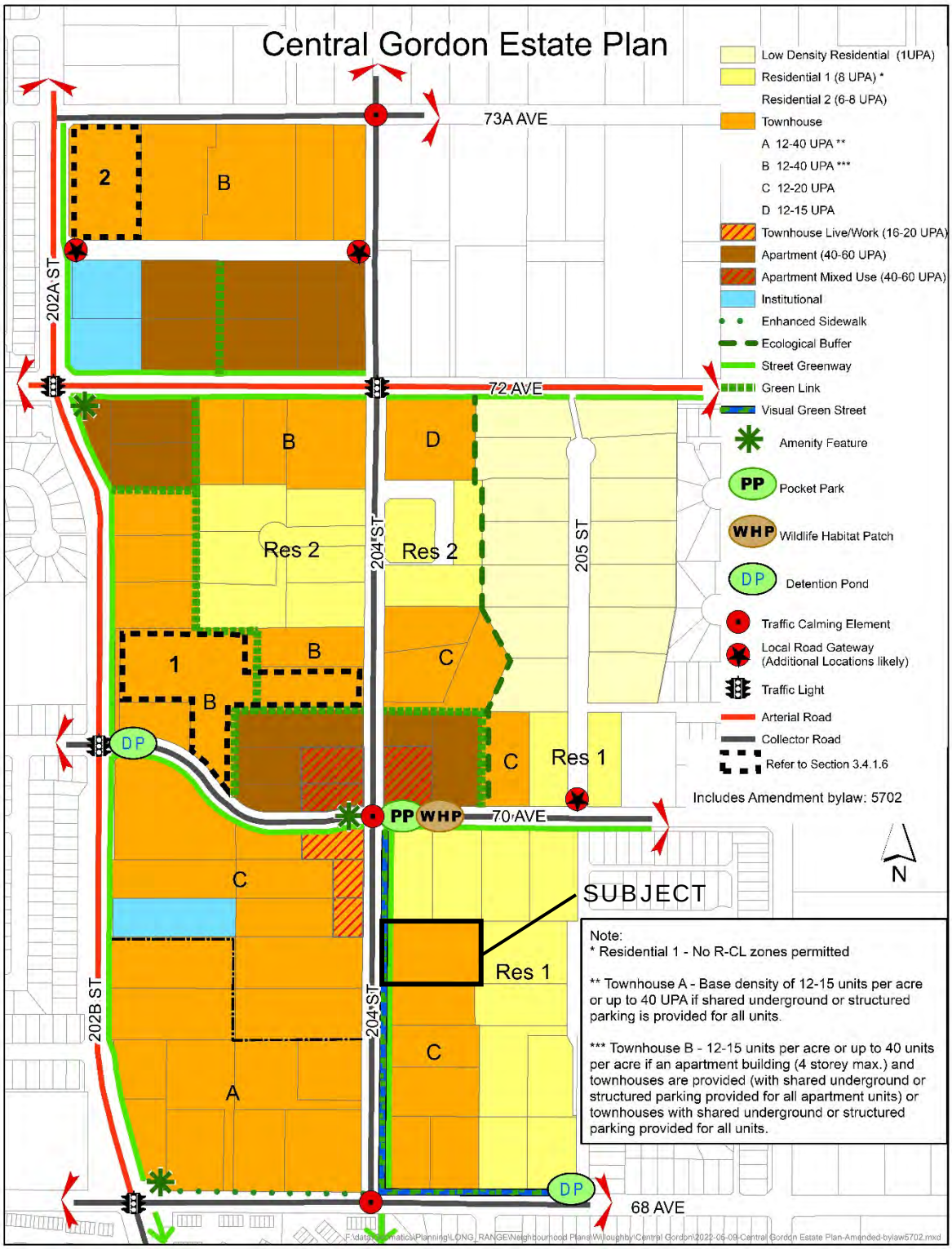
ATTACHMENT A



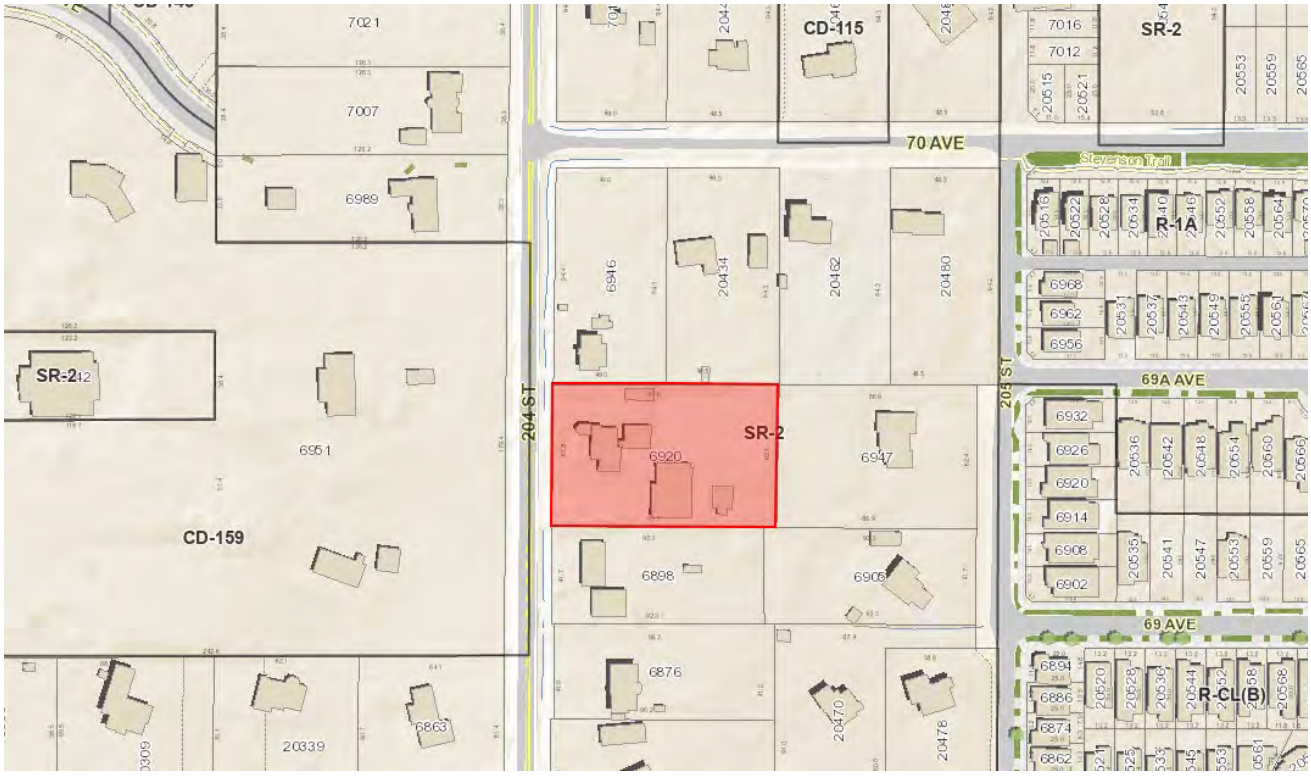
ATTACHMENT B



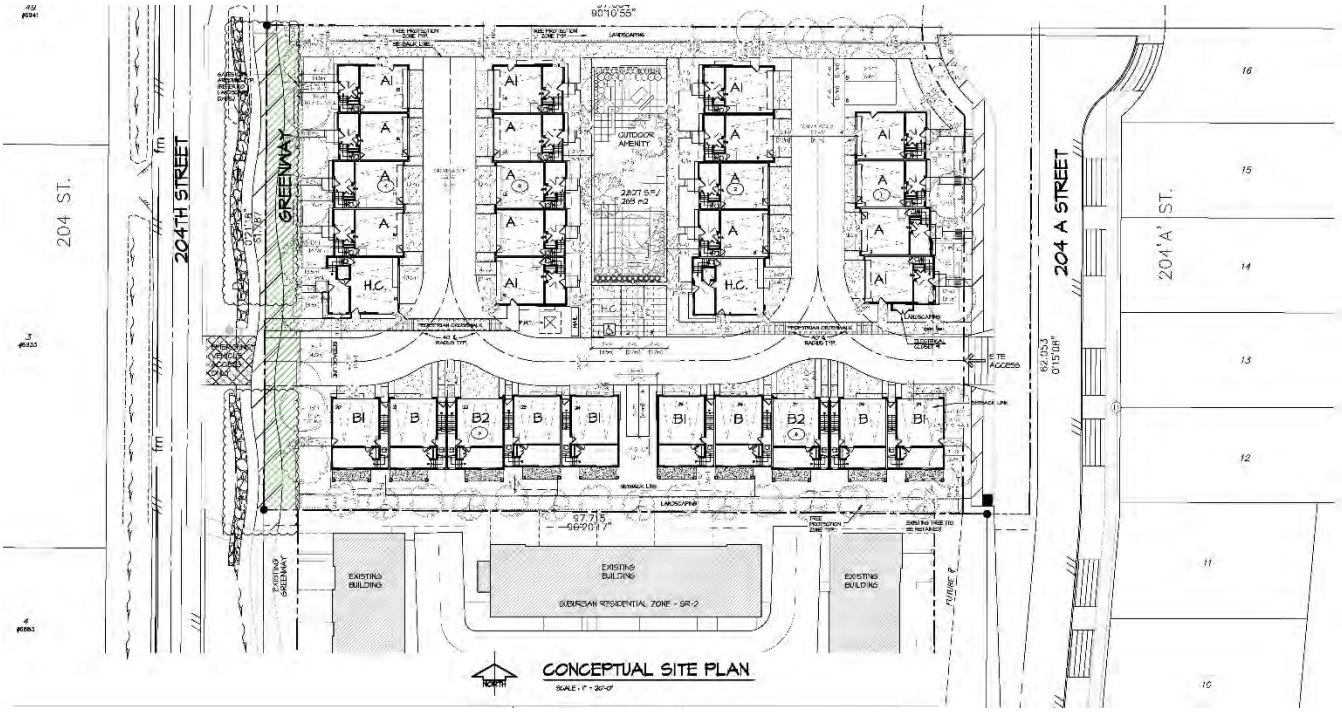
ATTACHMENT C



ATTACHMENT D



ATTACHMENT E



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TASIC DEVELOPMENTS LTD.) BYLAW NO. 5877

EXPLANATORY NOTE

Bylaw No. 5877 rezones a 0.6 ha (1.5 ac) property located at 6920 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development of 29 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TASIC DEVELOPMENTS LTD) BYLAW NO. 5877

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 (Tasic Developments Ltd.) Bylaw No. 5877”.

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

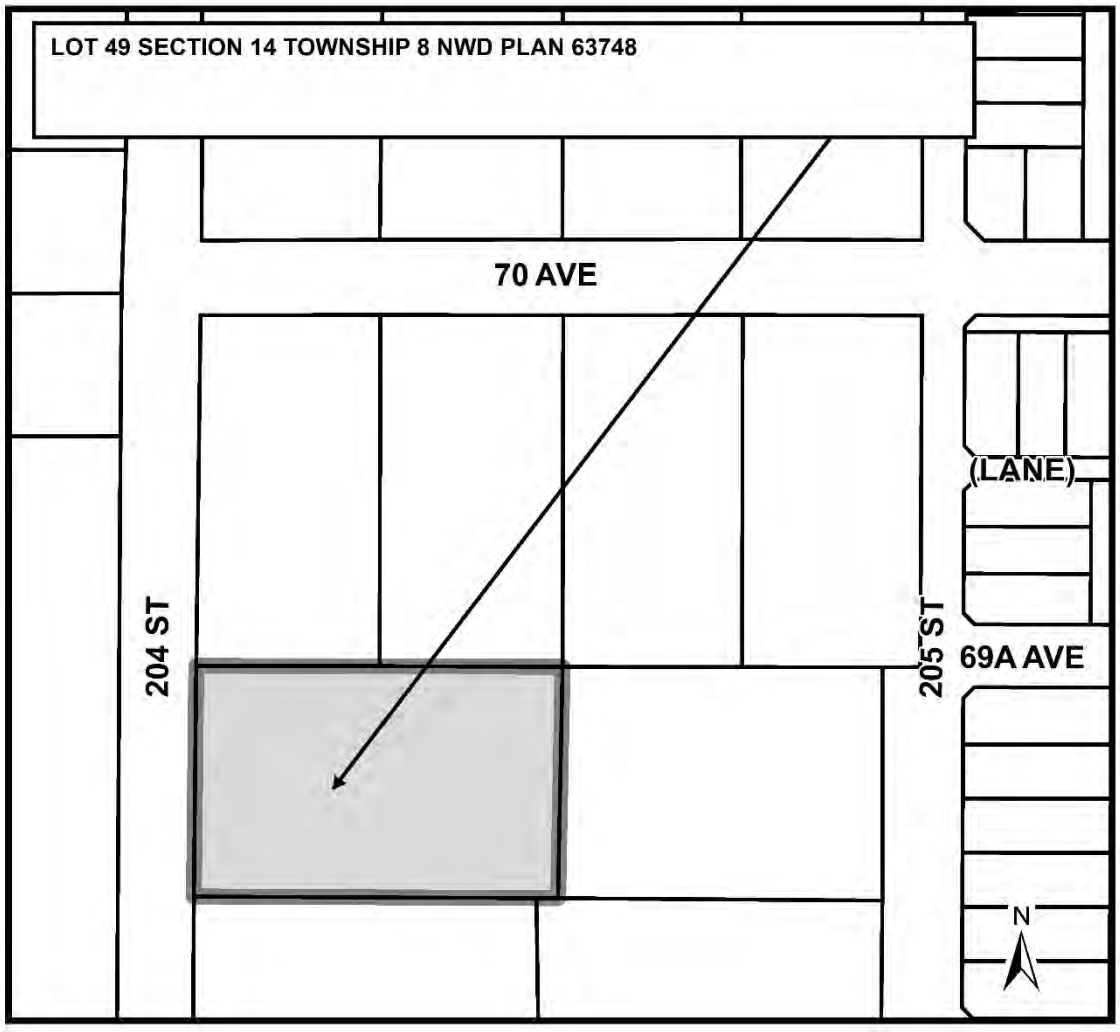
   Lot 49 Section 14 Township 8 NWD Plan 63748

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

NOTICE WAS ADVERTISED	18, 25	day of	May	, 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. 5877



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	**REPORT:**	23-86
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0104
SUBJECT:	REZONING APPLICATION NO. 100666 (TIWANA / 1368916 BC LTD. / 7510 AND 7488 – 198B STREET)		

PROPOSAL:

Application to rezone approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5884 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tiwana / 1368916 BC Ltd.) Bylaw No. 5884 rezoning approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four 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. Provision of road dedications, widenings, and necessary traffic improvements for 75A Avenue and 198B Street (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
4. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

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. restricting development on the proposed R-CL(SD) lots until a Development Permit is issued for the site;
    b. identifying the lots/units (minimum 5% of single family and townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    c. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    d. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual townhouse units and units zoned Residential Compact Lot Zone R-CL(SD);
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

EXECUTIVE SUMMARY:

Marquee S Construction has applied to develop approximately 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family lots.

Delegated Development Permits for form and character and Energy Conservation and Greenhouse Gas Emission Reduction are being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

As the proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5884.

REFERENCE:

Owner:	Karn Tiwana 7556 – 115 Street Delta BC V4C 5M5 1368916 BC Ltd. 308, 6678 – 152 Street Surrey BC V3S 7J2
Agent:	Marquee S Construction & Developments Ltd. 308, 6678 – 152 Street Surrey BC V3S 7J2
Legal Description:	Lot 16 Section 22 Township 8 New Westminster District Plan 37347; Lot 15 Section 22 Township 8 New Westminster District Plan 36604
Location:	7510 and 7488 – 198B Street
Area:	0.78 ha (1.93 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-184; Residential Compact Lot Zone R-CL(SD); and Residential Compact Lot Zone R-CL(A)
Willoughby Community Plan:	Residential and Multi Family
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 units per acre (UPA)) and Rowhouse / Townhouse B (8 – 22 UPA)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated Residential and Multi Family in the Willoughby Community Plan (Attachment B). The Latimer Neighbourhood Plan designates the site as Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA) (Attachment C).

DISCUSSION/ANALYSIS:

- Marquee S Construction Ltd. has applied to rezone the 0.78 ha (1.93 ac) site to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family lots (Attachment E).
- The easterly 0.46 ha (1.15 ac) portion of the site is designated Rowhouse / Townhouse B (8 – 22 UPA) and the westerly 0.32 ha (0.78 ac) portion is designated Single Family Residential 3 (6 – 8 UPA) in the Latimer Neighbourhood Plan.

- Section 3.1.8 of the Willoughby Community Plan allows for density averaging for sites with more than one land use designation. On an overall basis, the subject site permits 31 units with 31 units proposed.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	75A Avenue, beyond which is a townhouse complex	Rowhouse / Townhouse B (8 – 22 UPA)	Comprehensive Development Zone CD-131
South:	Vacant property	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2
East:	A townhouse complex	Rowhouse / Townhouse B (8 – 22 UPA)	Comprehensive Development Zone CD-131
West:	198B Street, beyond which are semi-detached units	Single Family Residential 3 (6 – 8 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5884 proposes to rezone the site to new Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family lots.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) zoning in terms of siting, site coverage, height, use, and density.
- The Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) are consistent with the site's Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA) designation in the Latimer Neighbourhood Plan.

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 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.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create four single family lots and four semi-detached lots fronting 198B Street with lane access as well as a townhouse lot with vehicular access via a driveway on 75A Avenue.

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
Townhouse / Duplex	27	$14,400	$388,800
Single Family	4	$16,900	$67,600
Total			**$456,400**

Tree Protection / Replacement:

The applicant has submitted preliminary 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
8	0	58	58	18	76

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 delegated development permit applications facilitate the development of 23 townhouse units, four semi-detached units, and four single family dwellings.

The proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5884 subject to nine (9) development prerequisites.

Respectfully submitted,

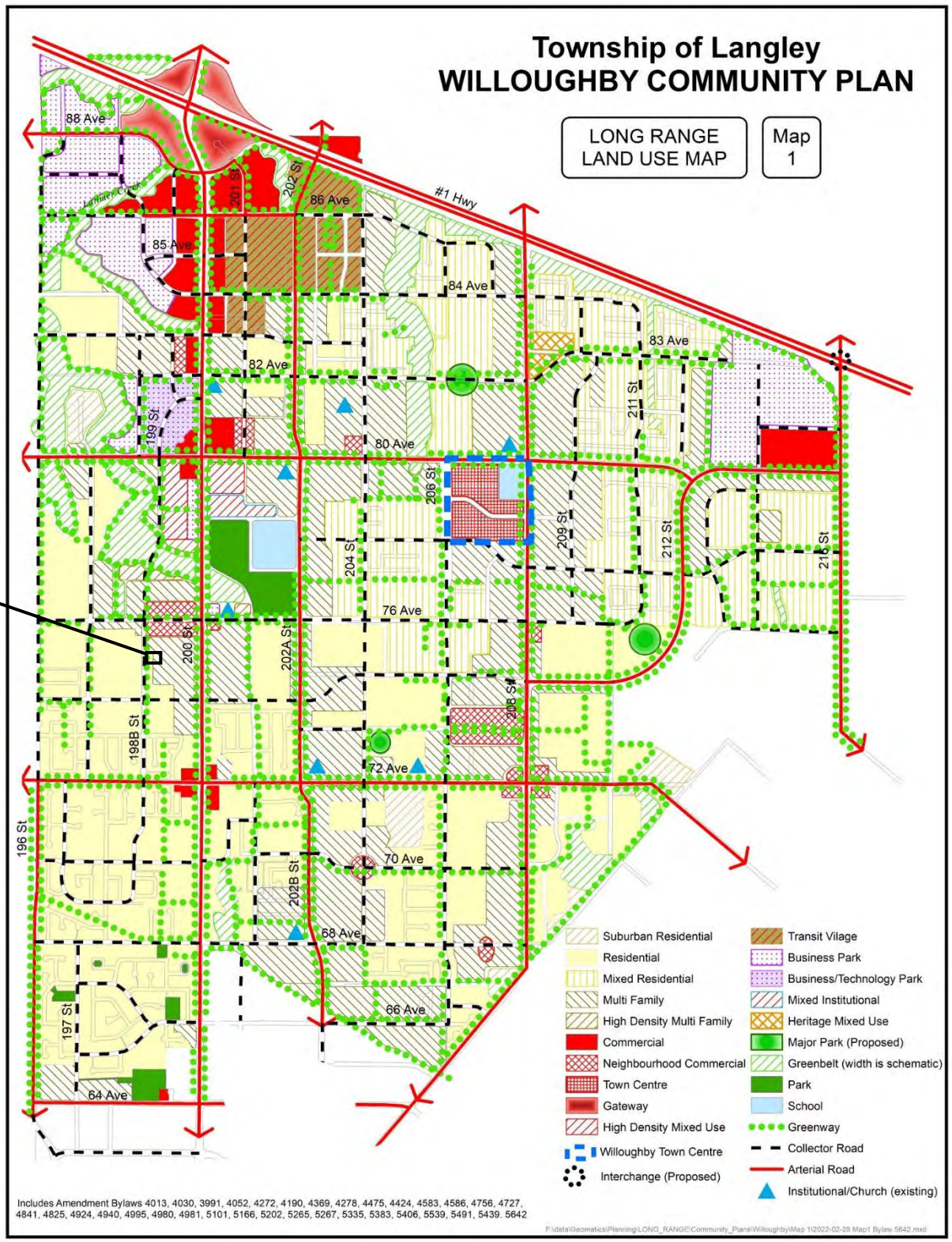
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan Submitted by Applicant

ATTACHMENT A

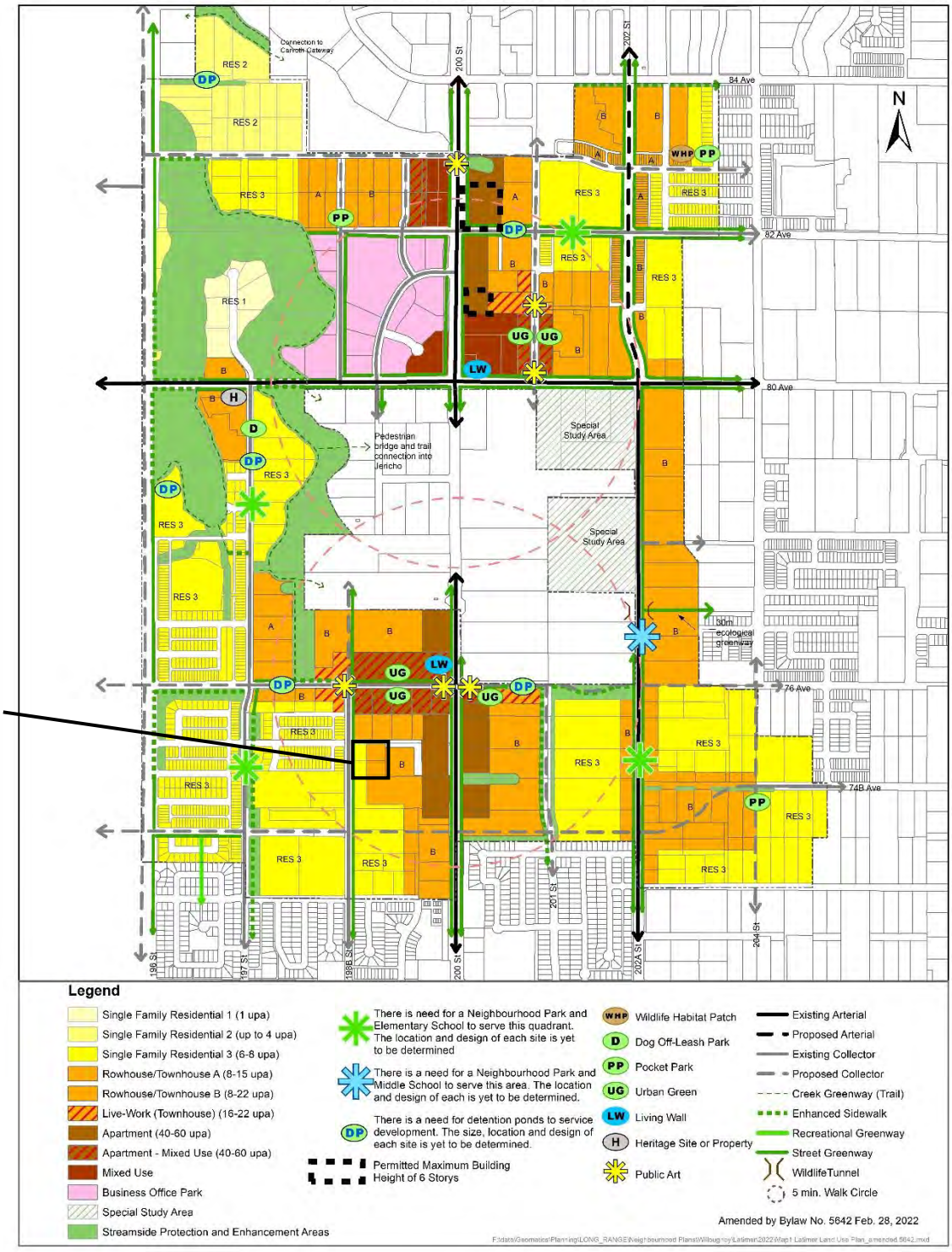


AERIAL CONTEXT MAP

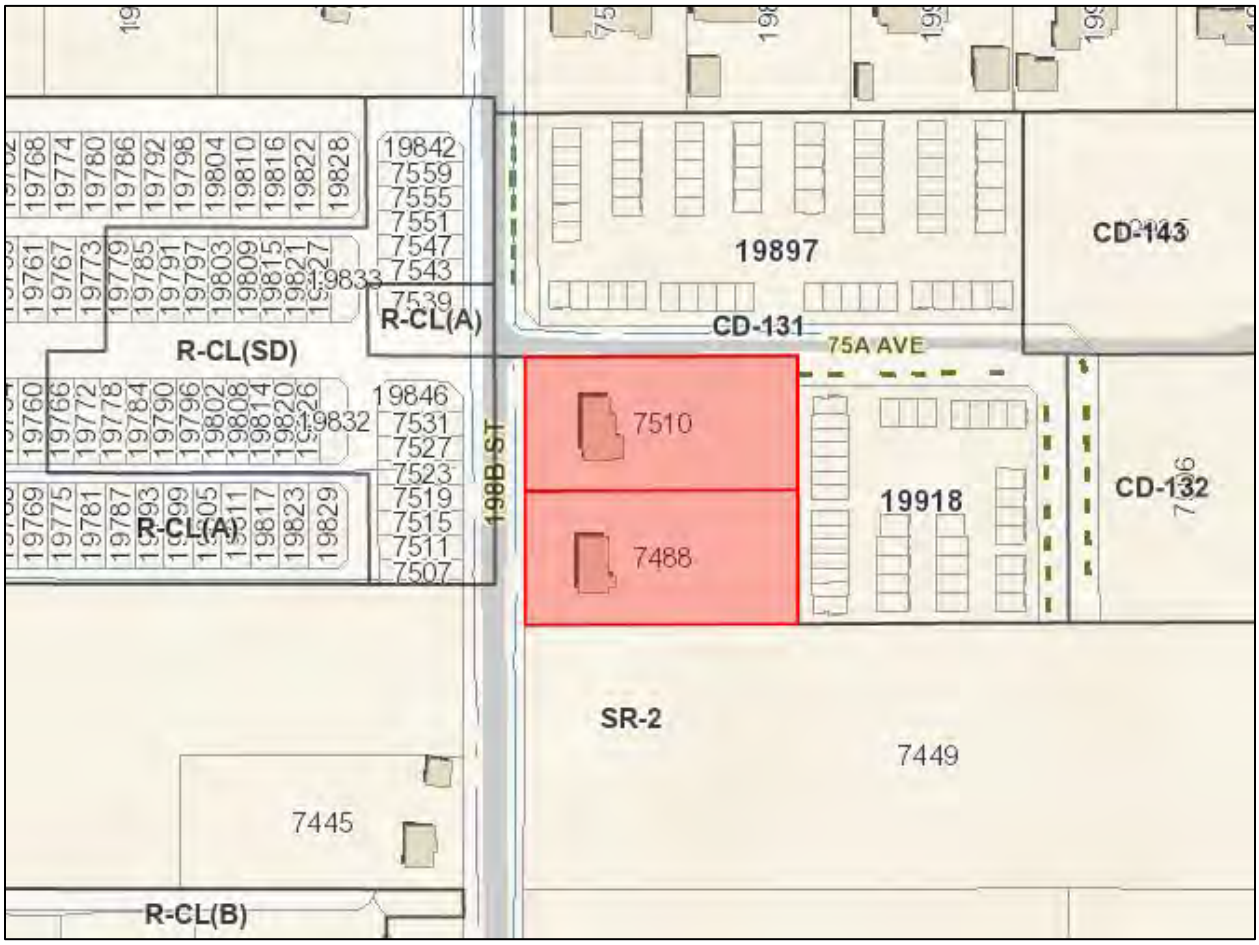

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642

ATTACHMENT C

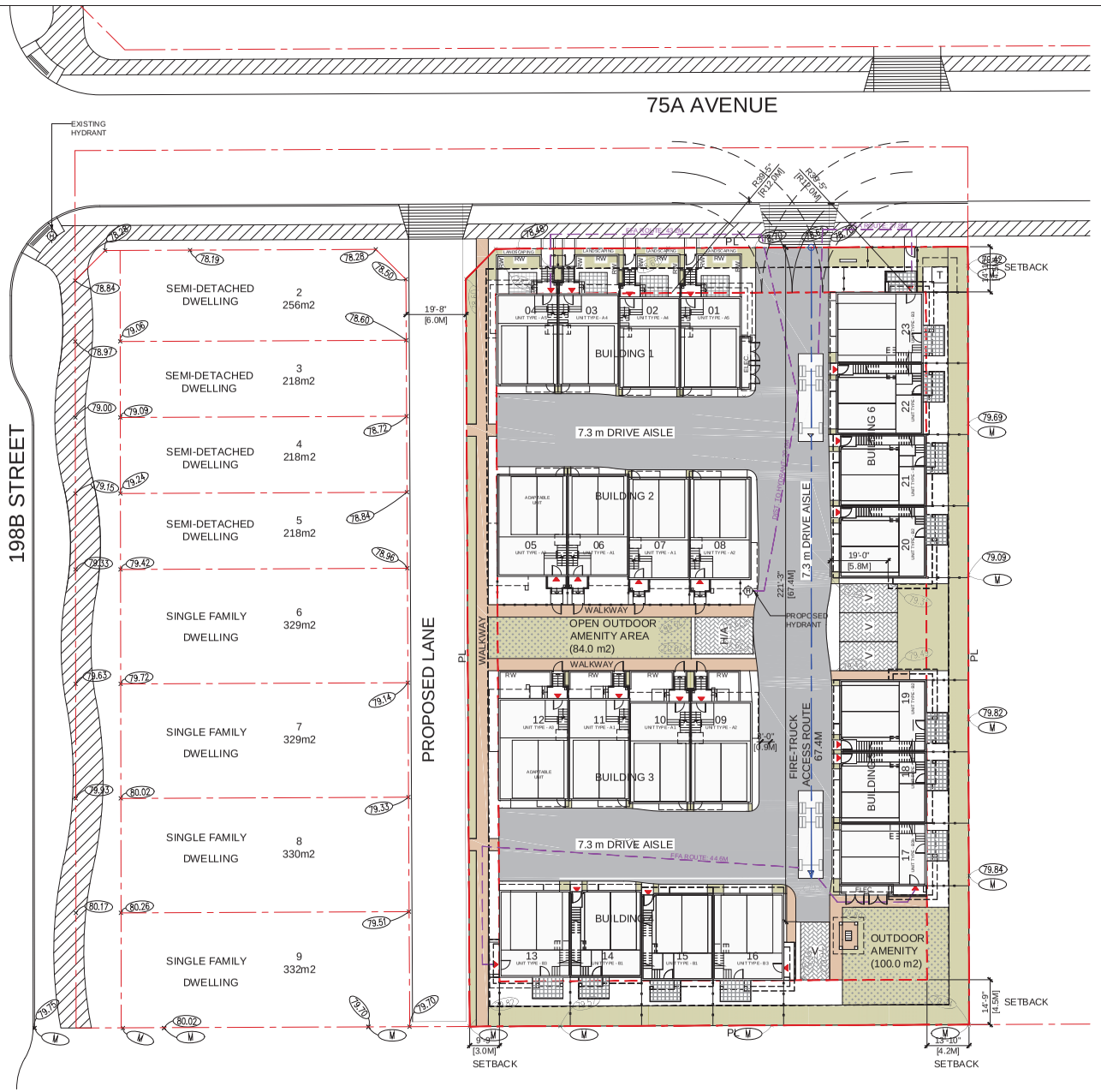
Map 1 - Latimer Land Use Plan



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP



LEGEND

AD	AREA DRAIN
BR	BICYCLE RACK
CB	CATCH BASIN
C	CURB
CC	CURB CUT
EL	ELECTRICAL ROOM
GM	GAS METERS
H/A	ACCESSIBLE PARKING
H	PRIVACY HEDGE
HY	HYDRANT
LA	LANDSCAPE
PV	PAVERS
PC	PEDESTRIAN CROSSWALK
RC	ROLLOVER CURB
RW	RETAINING WALL
SB	SPEED BUMP
SC	SMALL CAR PARKING
SDP	SPECIAL DECORATIVE PAVING
T	TRANSFORMER
TPZ	TREE PROTECTION ZONE
WM	WATER METER
	FIRE HYDRANT

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No.	Description	Date
1	ISSUED FOR DP SUBMISSION	2022-03-25
2	ISSUED FOR DP REVISION	2023-03-31

N

Prime Consultant

WG | ARCHITECTURE INC.

855 Terminal Avenue
Vancouver BC
CANADA V6A 2W9

Phone: +1 (604) 331-2378
Email: office@wg-architecture.com

Project Name

TOWNHOUSE PROJECT

7510, 7488 198B STREET, LANGLEY, BC

Sheet Name

FIRE ACCESS ROUTE PLAN

Date	MAR 31, 2023
Project Number	WG2201
Scale	1/16" = 1'-0"
Sheet No.	A0.04
Drawn by	MK
Checked by	JH

ATTACHMENT G.3

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 5884

EXPLANATORY NOTE

Bylaw No. 5884 rezones 0.78 ha (1.93 ac) of land located at 7510 and 7488 – 198B Street to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A) to facilitate development of 23 townhouse units, four semi-detached units, and four single family dwellings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TIWANA / 1368916 BC LTD.) BYLAW NO. 5884

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 (Tiwana / 1368916 Ltd.) Bylaw No. 5884".

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- 184" after the words "Comprehensive Development Zone CD-183"
   b. Adding to Section 110 after the words "CD-183" the words "CD-184 – 3000 m^2"
   c. By adding after Section 1083 "Comprehensive Zone CD-183" the following as Section 1084 "Comprehensive Development Zone CD-184"

1084 **COMPREHENSIVE DEVELOPMENT ZONE CD-184**

Uses Permitted

1084.1 In the CD-184 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

1084.2 The density permitted shall be no greater than 49.4 units per hectare (20 units per acre).

Lot Coverage

1084.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 50%.

Siting of Buildings and Structures

1084.4 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

1084.5 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

1084.6 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

1084.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1084.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1084.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

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

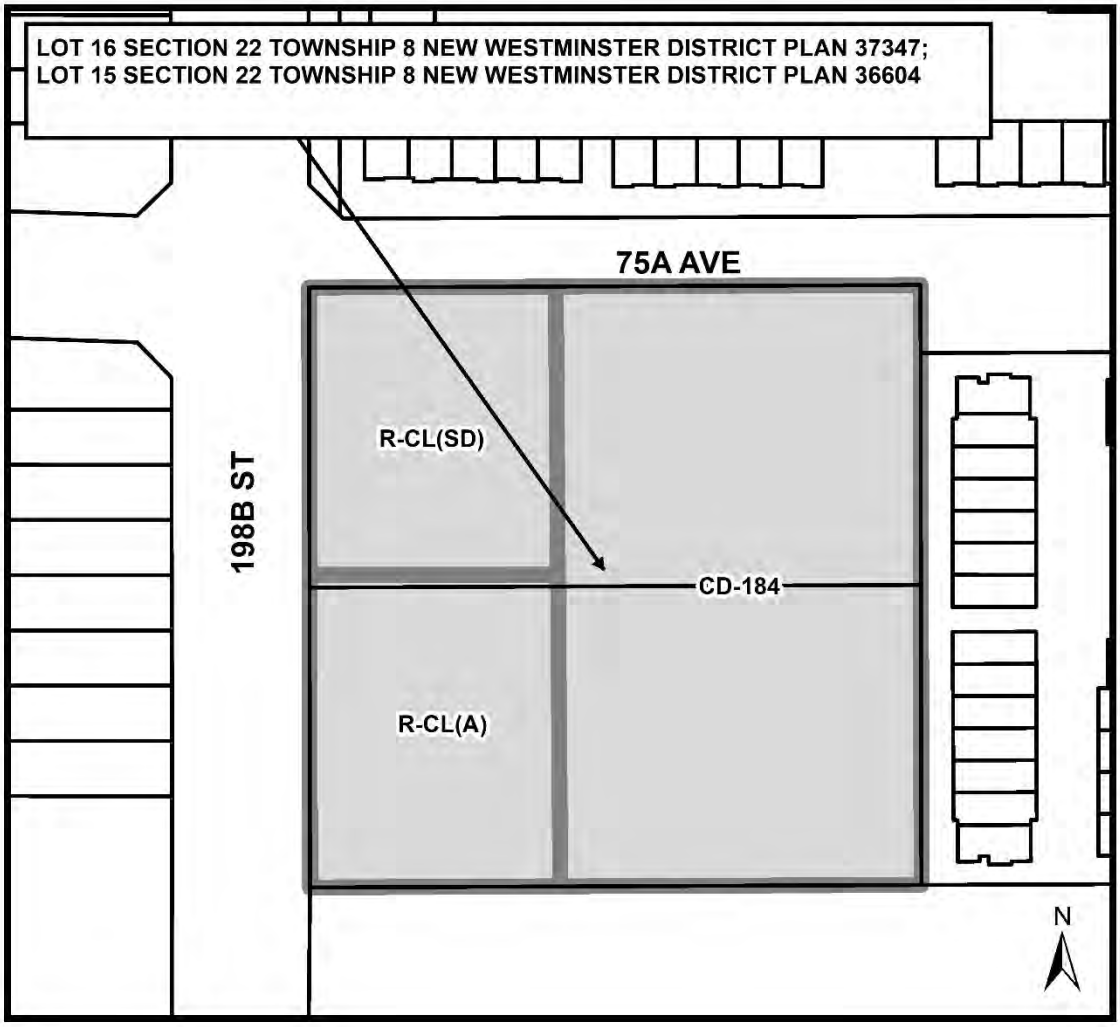
Lot 16 Section 22 Township 8 New Westminster District Plan 37347; and
Lot 15 Section 22 Township 8 New Westminster District Plan 36604

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-184 and Residential Compact Lot Zones R-CL(SD) and R-CL(A).

NOTICE WAS ADVERTISED	18, 25	day of	May	, 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. 5884



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW NO. 5834

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ELECTION AND POLITICAL SIGNS BYLAW NO. 5834

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

Part 1 Citation

1.0 This Bylaw may be cited for all purposes as “Township of Langley Election and Political Signs Bylaw No. 5834”.

Part 2 Definitions:

2.0

Advanced Voting Day	means advance polling day under the Canada Elections Act or advance voting opportunity under the Local Government Act, School Act (BC) or Election Act (BC), whichever is applicable.
Boulevard	means: a) where there is no curb and gutter, the area between the shoulder of the road and the adjacent property line. b) where there is curb and gutter, the area from the back of the curb to the adjacent property line; or c) where there is curb and gutter and a sidewalk, the area from the back of the sidewalk to the adjacent property line.
Candidate	means a person who is a candidate for election pursuant to the Local Government Act, the School Act (BC), the Election Act (BC), or the Canada Elections Act, or a person represented as a candidate on a political sign.
Candidate Representative	means a person who is appointed by a Candidate as a candidate representative for the purposes of the Local Government Act, the Election Act (BC) or the Canada Elections Act.
Centre Median	means an area designated for the segregation of lanes of traffic on a roadway, designated either by lines or landscaping.
Chief Election Officer	means the person appointed by Council as the Chief Election Officer pursuant to the Local Government Act, or the Deputy Chief Election Officer in the absence of the Chief Election Officer.

Council	means the Council of the Township of Langley.
Election or Political Sign	means a temporary sign designed or intended to be displayed in connection with Federal, Provincial, Local Government or School District No. 35 (Langley) elections, by-elections, referendum, or plebiscites.
Engineer	means staff authorized by Council to carry out the power and duties outlined in this bylaw.
General Voting Day	means polling day under the Canada Elections Act or general voting day under the Local Government Act, School Act (BC) or Election Act (BC), whichever is applicable.
Highway	means a common and public highway, street, avenue, road, lane, road allowance, bridge, and viaduct, which is intended for or used by the public for the passage of vehicles, pedestrians, and cyclists, but does not include a private right-of-way on private property.
Park	means Township-owned land or right-of-way used for passive or active recreation including open space, sports fields, pitch and putt golf courses playgrounds, walkways, trails, nature reserves, natural areas, wildlife sanctuaries, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses.
Person	includes a property owner, strata corporation, candidate, candidate representative, political organization, or any other person under the direction of such an individual or organization.
Place	means place, erect, affix or attach.
Political Organization	includes: (a) an “elector organization’ within the meaning established in the Local Government Act; (b) a “campaign organizer” within the meaning established in the Local Government Act; (c) a “political party” within the meaning established in the Election Act (BC) or Canada Elections Act; (d) any incorporated or unincorporated organization which promotes or opposes the election of a candidate; (e) any incorporated or unincorporated organization which approves or disapproves of a course of action advocated by a candidate or another political organization;

(f) any incorporated or unincorporated organization which promotes or opposes an issue that is the subject of a referendum or plebiscite; and

(g) any incorporated or unincorporated organization which promotes or opposes a recall or initiative campaign.

Public Property	means all property owned by the Township of Langley and School District No. 35, which are not occupied for residential purposes, excluding all highways.
Roadway Structure	means a bridge, overpass, guardrail, retaining wall, fence, concrete barrier, fire hydrant, street light pole, utility pole, and crosswalk pole.
Shoulder	means where there is no curb and gutter, the area between the edge of the road and a line two metres, fifty centimetres (2.5 m) parallel to the edge of the road.
Sign Face	means the display areas of a political sign on which letter, symbols or pictures appear.
Structure	means a construction of any kind whether fixed to or supported by or sunk into land or water.
Township	means the Corporation of the Township of Langley.
Traffic Control Device	means a sign, line, meter, marking, space, barrier, or device that is painted, placed or erected to guide, regulate, warn, direct, restrict, control or prohibit traffic.

Part 3 Duration and Political Processes

3.0 A person shall not place, or permit to be placed, an election or political sign on public or private property, except in relation to:

Elections / By-Elections:

3.1 Federal elections and by-elections for candidates within the riding, in the Township of Langley, from the time the writ of election is issued until four (4) days after general voting day;

3.2 Provincial elections and by-elections, for candidates within the riding, within the Township of Langley, from the time the writ of election is issued until four (4) days after general voting day; and

3.3 Township of Langley Local Government and School District No. 35 (Langley) Elections and by-elections, from 9:00am on the twenty-first (21st) day prior to general voting day until four (4) days after general voting day.

Referendum or Plebiscites:

3.4 Federal or Provincial referendum or plebiscites, from the day that the text of the question is approved by the Federal Parliament or by the Provincial Legislature, as the case may be, until four (4) days after general voting day;

3.5 Local Government and School District No. 35 (Langley) referendum or plebiscites, from 9:00am on the twenty-first (21st) day prior to general voting day, until four (4) days after the general voting day; and

3.6 Provincial recall or initiative campaigns, from the day that an application for recall or initiative is approved by the Chief Electoral Officer for BC until four (4) days after the final disposition of the matter.

Part 4 Placement of Election or Political Signs on Public Property

4.0 A person must not place, or permit to be placed, an election or political sign on:

a) a highway or right of way;

b) a boulevard, centre median, island, or sidewalk;

c) any roadway structure or traffic control device;

d) a tree, bush, planter, waste or recycling receptacle, newspaper box, mailbox, signpost, bridge or overpass structure;

e) any other public property including land, buildings, structures, parks, gardens or equipment; or

f) overhanging public property.

Part 5 Placement on Private Property

5.0 Election or political signs may be placed on private property in all zones, including single family, two family, multi-family zones, institutional, commercial, and industrial, and any lot in a Rural zone, provided that:

5.1 signs must have the consent of the property owner, occupant, or strata corporation in the case of a parcel containing strata lots, prior to placement.

Part 6 Requirements / Restrictions for Election or Political Signs

6.0 Election or political signs do not require a sign permit, but all election or political signs must adhere to the following requirements and restrictions:

6.1 must have no more than two sign faces;

6.2 each sign face must be no larger than 3 square metres in area nor exceed a maximum height of 1.8 metres;

6.3 must not use the Township of Langley or the School District No. 35 logos, heraldic emblems or similar corporate identifiers for the purpose of any candidate's campaign activities;

6.4 must not be animated, illuminated, reflective, rotating, flashing or have moving lights or other electrical features, including machine readable optical labels;

6.5 must not have attachments such as balloons, kites, an electronic message centre or inflatable devices;

6.7 must not be placed on an existing sign;

6.8 must not be located within 100 metres of a voting place, during Federal, Provincial, Local and School District voting days, including but not limited to advance, general, referendum, and plebiscite voting days;

6.9 must not resemble traffic control devices referred to in the *Motor Vehicle Act* and Regulations under that *Act*;

6.10 must not be placed within five (5) metres of a fire hydrant;

6.11 must not be placed within five (5) metres of a highway where to property is adjacent to an intersection;

6.12 must not be placed in such a way as to create a potential hazard to vehicular, pedestrian or cyclist traffic, and must not obstruct the view of any portion of a traffic control device, signal or intersection or movement of motor vehicles, pedestrians, cyclist or any other traffic;

Part 7 Enforcement of Election or Political Sign Regulations

7.0 If, in the opinion of the Township Engineer, or designate, at his or her sole discretion, an election or political sign erected constitutes a hazard to the safe and efficient movement of vehicular or pedestrian traffic, or otherwise violates any of the above requirements, the Engineer or designate may, immediately and without notice, remove the sign.

7.1 Bylaw No. 5834 allows the Township of Langley to immediately remove signs in violation of the Bylaw.

7.2 Election or political signs removed pursuant to Bylaw No. 5834 will be stored at a Township facility and may be claimed by a candidate or candidate representative, or a person authorized by a candidate or candidate representative.

7.3 Election or political signs removed pursuant to Bylaw No. 5834, and not claimed within four (4) days after the period set out in Part Two of this bylaw, become the property of the Township and may be destroyed or otherwise disposed of by the Township, without notice to any person.

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

Part 8 Severability

8.0 If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection or clause.

Part 9 Bylaw No. 5034 Repeal

9.0 The Corporation of the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 and all amendments are hereby repealed.

READ A FIRST TIME the	08	day of	May	, 2023
READ A SECOND TIME the	08	day of	May	, 2023
READ A THIRD TIME the	08	day of	May	, 2023
ADOPTED the		day of		, 2023

_____ Mayor

_____ Township Clerk

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, May 3, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

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

M. Gill, B. Mason, F. Pepin, T.Quiring, and T. Taylor

Staff:
S. Mikicich, Manager, Heritage Planning
C. Quin, 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
May 3, 2023

Moved by T. Quiring,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the May 3, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
April 5, 2023

Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee adopt the minutes of the April 5, 2023 meeting
CARRIED

B. ADOPTION OF MINUTES

2. Heritage Advisory Committee – Closed Meeting April 5, 2023

Moved by F. Pepin,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the April 5, 2023 Closed meeting.
CARRIED

(Provided on table)

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Martens reported that she toured the Museum of Flight at the Langley Airport. She asked for suggestions of any other points of interest for her to tour.

2. Heritage Planner's Report

S. Mikicich provided dates of the following upcoming meetings:

- Heritage Information, Education and Awareness Task Force - May 12, 2023.
- Rural Heritage Task Force – TBD.
- Heritage Review Panel – May 18, 2023.

S. Mikicich reported that he attended as a guest speaker at the Langley Heritage Society AGM April 21, 2023 and the Heritage BC Conference will be in Chilliwack on May 25-27, 2023.

S. Mikicich reported that a call for grant applications under the Heritage Building Incentive Program (HBIP) will be issued shortly, now that program funding is confirmed for 2023.

3. Museum Manager's Report

No report.

4. Heritage Review Panel

S. Mikicich reported that the Heritage Review Panel will meet on May 18, 2023 and that a report will be provided at the next HAC meeting.

D. REPORTS

5. Douglas Day 2023 Planning Committee Report

R. Genberg reported that the planning committee will meet this month and that she will provide a report at the next HAC meeting.

6. Museum Advisory Group Report

F. Pepin reported that he met with R. Schmidt, Museum Manager. Construction of the new museum is progressing well, and the opening date of the museum is unknown. New staff and summer students have been hired.

E. CORRESPONDENCE

F. 2023 WORK PROGRAM

1. Review of Committee Terms of Reference

S. Mikicich provided the Heritage Advisory Committee's Terms of Reference with background information and proposed changes. He suggested that members review the materials for discussion at the next meeting.

(Provided on table)

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the May Day float for the parade is underway, and the Heritage Picnic at Michaud House is on May 13, 2023.

2. Alder Grove Heritage Society Update

T. Quiring reported that she attended the Langley Heritage Society AGM and visited the Railway Museum. She further reported that Community Heritage Day will be held August 19, 2023.

I. NEXT MEETING

Date: Wednesday, June 7, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by M. Gill,
That the meeting terminate at 8:24pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

May 10, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Jhaj, (Alternate Committee Co-Chair)
Councillor T. Baillie (Council Co-Chair)

G. Abreo, S Cook, C. Grey, J. Loewan, T. Taylor, and R. Thandi

Staff:
A. Laverdure, Recreation Centre Supervisor/Acting Manager
R. Stare, Acting Director, Recreation
C. Quin, Recording Secretary

As Committee Co-Chair, D. Kang, was unable to attend, R. Jhaj volunteered to fill the role.

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – May 10, 2023

Moved by C. Grey,
Seconded by G. Abreo,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the May 10, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by G. Abreo,
Seconded by J. Loewen,
That the Recreation, Culture, and Parks Advisory Committee adopt the minutes of the April 12, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Seniors Programs and Services

Amanda Laverdure provided an update on Recreation Programming for Seniors. The following topics were reviewed, as summarized below:

Philosophies and Approach

Addressing Removal of Barriers

Age-Friendly Community and Strategy

Current Recreation Program and Event Offerings

Seniors Week 2023 – June 5-11

Discussion ensued and the following comments/questions were provided:
- Consider barriers, such as transportation, finance, isolation;
- Consider the growth of demographics;
- Suggested to present at Senior Advisory Committee.

D. REPORTS

1. Co-Chairperson's Report

No Report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Canada Day Events

Staff provided a memo with a brief update on the preparations for the Township's 2023 Canada Day Celebration. Staff are participating in the planning of two events for 2023. A larger celebration is being planned for Aldergrove Athletic Park and a small event will concurrently take place in Fort Langley. The Township of Langley's website will contain all celebration details.

(Provided on table)

2. Public Art

Staff provided a memo with an update on the three new public art pieces, expecting to be installed in June and July of 2023. Two artists were awarded commissions to create sculptures for two locations. *Night Blooms* by artist Ron

F. WORK PROGRAM

Simmer will be installed at Routley Neighbourhood Park. *Heart in the Right Place* by artist Kyle Thornley will be installed at Yorkson Community Park. The third public art project that is underway is the Murrayville Mural by Pulp Studios Inc., an artist team comprise of Randi Hamel, Taj Jamal, Cory Lansdell and Kelly Mellings, and will be located at the Langley Airport.

Discussion ensued and the following comments/questions were provided:
- Consider traffic/driver distraction for safety;
- Consider heritage pieces to be place displayed.

3. Firefighters vs RCMP Water Battle

T. Taylor provided a report on behalf of the Working Group and presented as Attachment A.

Discussion ensued and the following comments/questions were provided:
- Consider security and safety during the event;
- Councillor T. Baillie will meet with the Working Group to assist in planning;
- R. Stare requested the schedule of events.

(Provided on table)

4. Canadian Premier Leaque

R. Stare reported that the Vancouver Football Club hosted its inaugural home game on May 7, 2023, at the new stadium at LEC and is the new home for the football club.

5. BCRPA Conference May 3-5, 2023.

S. Cook provided a brief report from the conference and presented as Attachment B.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: June 14, 2023
Location: Parks Tour - TBD
Time: 5:30 pm

J. TERMINATE

Moved by G. Abreo,
Seconded by J. Loewan,
That the meeting terminate at 8: 25pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

RCPAC Report: ACUCC Firefighters vs. Police Water Battle (Significant Issues Report)
Tristan Taylor
May 8th, 2023

Introduction:

In light of this event's magnitude and collaborative requirements, we have experienced ongoing issues concerning the basic foundation of the ACUCC Firefighters vs. Police Water Battle. Detailed below is a comprehensive list of the concerning issues and our ongoing efforts to improve the timeline and success of the event.

Issues List:

1. RCMP Participation:

The RCMP have various procedures, safety precautions and gear that make it difficult for them to participate on multiple fronts. The working group and I are currently drafting solutions to the issues the department has outlined; additionally, I connected with Councillor Martens last week regarding this issue, and she noted she could be of assistance.

Solution: Joint communication with the working group, Councillor Martens and the RCMP to assess the department's concerns and garner support. Councillor Martens's experience at VPD will greatly assist in this communicative process and provide a new understanding of the RCMPs safety regulations.

2. Fire Participation:

Currently, the IFF has fully backed the event with no concerns aside from interdepartmental issues. From my communications with the department, the previous fire chief refused to involve the department in any community-related activities as of late. This unfortunate position has stalled the confirmation of a fire truck, hoses, and gear for the volunteer firefighters.

Solution: Joint communication with the working group, Councillor Baillie and the new fire chief to confirm the department's support. Councillor Baillie’s previous experience as a fire chief will greatly assist in this communicative process and shine a light on how the department can be of assistance.

3. Set Dates:

Since last month's meeting, I have been in contact with events planner Kevin Muirhead regarding the events possible inclusion during the TOL 150 celebrations. They just came up with these dates last week (the week of May 1st) and will now decide what events should be included.

Solution: Continued communication with the working group Kevin and open communication with the TOL 150 planning group. Additionally, issues with Police and Fire must be settled in a timely fashion so as to appeal to the TOL 150m Planning group.

4. The non-compete clause with Triple O's

This issue is currently being addressed as of this week. As we have been informed, this problem should not be one of the major concerns once discussions begin.

Solution: Continued communication with Rob Stare, Triple O's and the working group to create an agreement to include other food and beverage services at the event.

5. Sponsorship and attendee's

Until these issues are resolved, there is no way to book any vendors, acquire sponsors or garner attendees.

Solution: A multi-level collaboration to ensure the event comes to fruition in a successful and impactful way!

BCRPA CONFERENCE May 3-5, 2023

Putting Empathy to Work presented by Rob Volpe

90% of consumers want brand (company) to show empathy through their behaviour
What is empathy? To walk in someone else's shoes (as them)
Sympathy- the ability to feel FOR a person
Empathy- the ability to feel WITH a person (emotional- feeling the emotions as someone else is feeling them, cognitive- seeing the point of view as someone else)
Role playing is key for children to develop empathy- stepping into the shoes of someone else
4 actions to be empathetic:

1. Self awareness
2. Courage
3. practice the 5 steps
4. Grace

5 steps to build Empathy:

1. Dismantle Judgement
2. Ask good questions
3. Actively listen
4. Integrate into understanding
5. Use solution imagination

Indigenous Relations Presented by Trish McPail

- Are you allowing a safe space for people to be who they are?
- Reconciliation is the journey of being untaught (ex- you are not born a racist, it is taught)
- It's not yours to carry the guilt, do better in the future
- Be curious about your coworkers & staff, take the time to connect
- Part of empathy is accepting people where they are at
- Sometimes you have to stand in the discomfort to be able ot move from it
- Invite them in- build authentic relationship
- Set people up for success

Outward Bound Canada Training Academy Presented by Fiona Hough

Website: trainingacademy.outwardbound.ca

- Intensive courses available in BC and Ontario that are becoming higher and higher demand
- Intentional about the representation of a variety of cultures and backgrounds in their company and trying to improve accessibility

Leading Change in a Post-Pandemic World presented by Jennifer Campbell & Roger Weetman

7 dynamics of change:

1. Awkward & uncomfortable
2. Focus on losses
3. Feel all alone
4. Can only take so much change
5. Different levels of readiness
6. Not enough resources
7. Revert back to the old way

Reasons for resistance:

- Not aware
- Not able
- Not willing

Book reference: Talking Change – Must -have Conversations for Successful Leaders written by Jennifer Campbell

An Overview of Climate Crisis Presented by: Dr. Maya Gislason & Angel Kennedy

- Science is telling us that adaptation planning is occurring across sectors but still has gaps
- As global warming continued many adaptation options that would be effective now would become less effective
- Climate action= reducing emissions (mitigation) and preparing for impacts (adaptation)
- Strategies for success
    - Align with Council priorities
    - Focus on co-benefits & multi solving
    - Tell stories of projects & share good news
    - Include equity considerations

Digitizing Patron Feedback: A starter's guide to Modern Data-Driven Decision Making presented by: Kent Waugh, Kim Funk & Jay Deo

- Ensure the ability to give feedback is in multiple languages
- Data can be used to help make confident decisions, set manageable goals and protect against biases

Step 1: Identify Resources

- Scan existing systems, seek support and overcome barriers, Funding opportunities

Step 2: Define you Vision

- Project vision

Step 3: Find your data source

- Explore source options

Step 4: Organize your data

- Visual, consistent, simple, automate

Step 5: Perform Date Analysis

-Train staff, embed into processes, collaborate

Step 6: Draw Conclusions

- Identify, integrate, report

Key Takeaways:

- Involve team, manage change, Make visual, Create "data" culture, It's a process, Use it

Equity, Diversity & Inclusion

Barriers: resources, connections, times, commitment, authenticity, transparency

Start in your work- is your workplace a safe space for all staff?

Ensure you take the time to hear & connect

People exist in your community – you just need to create a safe space for them to show up

JOINT SCHOOL DISTRICT NO. 35 / MUNICIPAL LIAISON COMMITTEE

Wednesday, May 3, 2023 at 8:30am
Township of Langley Civic Facility
Salmon River Room

MINUTES

Present:

School District No. 35:
Trustee Candy Ashdown (Chair)
Trustee Joel Neufeld
Brian Iseli, Secretary Treasurer
Mal Gill, Superintendent

Township of Langley:
Mayor Eric Woodward
Councillor Tim Baillie
Mark Bakken, Municipal Administrator
Jason Winslade, General Manager, Administration and Community Services
Jason Chu, Manager, Community and Policy Planning
Corene Quin, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Joint School District No. 35 Municipal Liaison Committee May 3, 2023

Moved by Trustee Neufeld,
Seconded by Councillor Baillie,
That the Joint School District No. 35 Municipal Liaison Committee adopt the agenda and receive the agenda items of the May 3, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Joint School District No. 35 Municipal Liaison Committee February 1, 2023

Moved by Trustee Neufeld,
Seconded by Councillor Baillie,
That the Joint School District No. 35 Municipal Liaison Committee adopt the Minutes of the February 1, 2023 meeting.
CARRIED

C. PRESENTATIONS

1. Brookswood-Fernridge Neighbourhood Plan Update

Jason Chu provided a presentation to the members on the Brookswood-Fernridge Neighbourhood Plan Update.

History: 1987
- First Brookswoood-Fernridge Community Plan
- Project Population 25,000

History: 2017
- Updated Community Plan New 'blueprint' for guiding growth and change
- Project Population 39,000

Updated 2017
- New Vision and Guiding Principles
- New Polices
- Updated Policies

Council Direction – November 14, 2022
- Complete the Booth, Rinn and Fernridge neighbourhood plans currently in draft form with economic reconsideration of some prescribed urban forms combined with the proposed community amenity requirements, land use designations and restrictions for the additional preservation of mature trees along with development.
- Single Family development is not viable
- Multi Family development is equally financially challenging

2023 – Estimated Additional Schools:
- 10 new Elementary
- 3 new Middle
- 1 new large Secondary

Proposed Adoption Timeline:

May 8, 2023 – First and Second Reading of the Bylaws, Agency Referral
May 25, 2023 – Public Open House
May 29, 2023 – Public Hearing
June 12, 2023 – Consideration of Third Reading
June 26, 2023 – Consideration of Final Reading

Discussions ensued and in conclusions of financial analysis, changes are required for both Neighbourhood Plans and Community Plan.

D. ITEMS FOR DISCUSSION

1. Street Hockey Event

Councillor Baillie reported that the Street Hockey Event will not take place June 2023.

Councillor Baillie reported that he proposes to initiate an event for Homeless Awareness on Tuesday, February 1, 2024 and facilitate the all-day event with available elementary schools.

2. Multi-Use Boxes

Councillor Baillie reported that he proposes to initiate multi-use boxes to be placed at schools/fields for children/youth, along with positive role models for afterschool sport activities.

E. OTHER BUSINESS

1. Next Meeting Date

It is recommended that the next meeting date be scheduled for July 2023 and October 2023.

F. NEXT MEETING

Date: TBD
Location: Langley School Board Office
Time: 8:30am to 10:30am

G. TERMINATE

Moved by Trustee Neufeld,
Seconded by Councillor Baillie,
The Joint School District No. 35 Municipal Liaison Committee meeting terminate at 9:43am.
CARRIED

CERTIFIED TRUE AND CORRECT:

_____ _____

Co-Chair Co-Chair

Township of Langley Zoning Bylaw 1987 No. 2500 – Section 201.5

Migrant Agricultural Worker Accommodation

#4906 04/03/13 201.1

1) *Migrant Agricultural Worker Accommodation* shall be permitted on *farms* requiring *farm* help, subject to the following: Units being occupied by a *migrant agricultural worker* must be on parcels no less than 4 hectares in size.
2) Accommodation shall be at a ratio of one (1) *migrant agricultural worker* per 1000 m^2 of principal *farm building* floor area for commercial greenhouses, mushroom and berry/vegetable processing operations up to a maximum of 130 persons per bona fide *farm*. All other *farm* commodities shall have a maximum allowance of up to 40 workers per *farm*.
3) The property owner shall register a restrictive covenant on the property stating that the new *migrant agricultural worker accommodation* will only be used by *migrant agricultural workers* and that the owner will remove the *migrant agricultural worker accommodation* and restore the land to *agricultural use* if the *migrant agricultural worker accommodation* is vacant for two (2) consecutive years. If an existing *building* is converted to *migrant agricultural worker accommodation* and is not used by *migrant agricultural workers* for two (2) consecutive years, the owner must either have the *building* removed or decommissioned so that it is no longer habitable at their own expense.
4) The *migrant agricultural worker accommodation* can be used to house *migrant agricultural workers* employed on other *farm* operations in the Township of Langley provided a statutory declaration is filed with the Municipality describing the terms of the arrangement and there is a written agreement between the *farm* operations. The workers must be employed at least six (6) months of the year on the *farm* with the *migrant agricultural worker accommodation.*
5) A statutory declaration must be filed with the Municipality annually stating that the *building* will only be used for *migrant agricultural worker accommodation* for a specified period of time. The statutory declaration shall verify the following:
   a) The dates of proposed occupancy;
   b) The number of *migrant agricultural workers* approved for that *farm* in an employment confirmation provided through the Federal Seasonal Agricultural Worker Program, as amended from time to time;
   c) That the housing complies with all applicable Municipal and Provincial regulations;
   #5109 14/09/15 d) That the housing has been inspected within the previous thirty days by an Inspector recommended by the BC Agriculture Council and certified as being in compliance with the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC", as amended or replaced from time to time;
   e) That there is available by telephone twenty-four hours a day, a person who is fluent in English and who may be contacted to answer enquiries from the municipality as to occupancy of the *migrant agricultural worker accommodation* on the *farm*; the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration;
   f) A minimum financial security, equal to the cost to remove a "Dwelling, Manufactured Home", or to demolish or convert an "Additional Farm House" as the case may be, shall be provided to the Township of Langley. This security may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the *migrant agricultural worker accommodation* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted;

g) A new estimated cost prepared by a qualified contractor to remove, demolish or convert as appropriate, the *migrant agricultural worker accommodation* shall be provided to the Township of Langley every five (5) years and the financial security deposited with the Township of Langley adjusted accordingly;
h) If the security is not sufficient to cover the costs incurred by the Municipality, the Owner shall pay the balance owing to the Municipality. If unpaid after December 31st of any calendar year, such unpaid fees and charges accrue interest and are recoverable in the same manner as property taxes

6) The minimum floor area per *migrant agricultural worker* in *migrant agricultural worker accommodation* shall be 7.44 m^2, including living and sleeping areas but not including any common laundry, washroom or storage areas and mechanical rooms, open balconies, decks, terraces and exterior steps.
7) Common facilities such as laundry, shower, washroom and storage areas shall be located within the *migrant agricultural worker accommodations.* Such facilities shall not be located outdoors.
8) A *common amenity area* shall be provided on the same *farm* as the *migrant agricultural worker accommodation* at a minimum of 50 m^2 and a maximum of 50 m^2 plus 5 m^2 per *migrant agricultural worker.* A maximum of 10 m^2 per worker and a cumulative maximum useable floor area of 400 m^2 of *farms* other than greenhouse, mushroom, berry/vegetable operations with on-*farm* processing.
9) A continuous landscape screen shall be provided along any elevation of the *migrant agricultural worker accommodations* visible from an adjacent road to reduce visual impacts of the housing.
10) All *migrant agricultural worker accommodations* shall comply with the relevant siting requirements and in addition shall be located a maximum of 50 m from a *front lot line*.
11) All *buildings* shall comply with BC Building Code, Township Building Bylaw and BC Fire codes. Emergency *vehicle* access and sufficient water pressure for fire suppression purposes shall be provided to the acceptance of the Fire Department.
12) Servicing must comply with the service level provisions of Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 12, 2015 - REGULAR AFTERNOON MEETING	**REPORT:**	15-03
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3900 - 25
SUBJECT:	NOISE BYLAW UPDATE		

RECOMMENDATION:

That Council direct staff to bring forward an updated Noise Bylaw incorporating the recommendations contained in this report, to address the days and times when Construction Noise is permitted, for Council's consideration.

EXECUTIVE SUMMARY:

At its Regular Afternoon meeting on May 12, 2014, Council passed a resolution directing staff to review the current Noise Bylaw, specifically sections that address the days and times that construction noise is permitted in Residential and Quiet Areas, as defined in the Bylaw.

While the current Noise Bylaw has been the subject of a number of amendments, the section relating to hours of construction has not been revised since 1988. There have been a number of complaints relating to construction noise that culminated in Council's direction to staff to amend the existing Noise Bylaw.

Construction work is typically described as any work in connection, reconstruction, alteration, or repair of any building or structure, or carry on any excavation or other operation or operate any kind of machine or engine to the disturbance of the quiet, peace, rest or enjoyment of the public.

The current noise bylaw states that Construction can be carried out between the hours of 7:00 am to 10:00 pm every day of the week, including weekends and statutory holidays. There is no maximum decibel level to regulate the sound rating being created by the Construction work.

A review of other jurisdictions' noise construction requirements demonstrates that the majority of other jurisdictions limit work on Saturdays and either do not allow construction on Sundays and statutory holidays, or limit the hours that such could occur. Some municipalities have specific exemption applications to allow for consideration of specific circumstances on a case-by-case basis.

Subject to Council's approval, staff will bring forward Noise Bylaw amendments, incorporating the following key measures for Council's consideration:

- Construction activity being limited to 7:00 am to 8:00 pm from Monday to Friday
- Construction activity being limited to 9:00 am to 5:00 pm on Saturdays
- Construction activity being prohibited on Sundays and Statutory Holidays

PURPOSE:

The purpose of this report is to provide background information to Council on the current Noise Bylaw; provide days and times that Construction Noise is currently permitted; outline neighbouring municipalities' requirements and propose recommendations of revisions to days and times when Construction Noise would be permitted.

BACKGROUND/HISTORY:

The current Noise Bylaw has been in effect since 1988 and has gone through numerous amendments, including the most recent amendment to address audible bird scare devices which was passed by Council on June 24, 2014.

One area that have not been addressed in any recent amendments in the current Noise Bylaw are the days and hours of when construction work can take place in or adjacent to residential areas.

Construction work is typically described as any work in connection, reconstruction, alteration, or repair of any building or structure, or carry on any excavation or other operation or operate any kind of machine or engine to the disturbance of the quiet, peace, rest or enjoyment of the public.

The current noise bylaw states that Construction can be carried out between the hours of 7:00 am to 10:00 pm every day of the week, including weekends and statutory holidays. There is no maximum decibel level to regulate the sound rating being created by the construction work. There have been situations where Construction needs to begin before 7:00 am typically due to large concrete pours. In these situations, the Manager of Bylaws, in consultation with the Manager or Permit Licence & Inspection Services, has granted approval upon receiving a written request from the contractor.

The Township has from time to time received complaints regarding contractors beginning construction on site before am. These are handled jointly between the area Bylaw Officer and the area Building Inspectors. These complaints are first dealt with by PLI staff, where inspectors attend the site and speak with the site supervisor, and if the offence continues then the file is turned over to Bylaws for additional enforcement. Should the contractor continue to contravene the bylaw, then Bylaw Notice Enforcement Tickets are issued to attempt to gain compliance.

DISCUSSION/ANALYSIS:

Township staff have reviewed neighbouring municipalities' noise bylaw requirements. The table below compares the days and times where construction noise is permitted. As per the Township Noise Bylaw, neighbouring jurisdictions do not regulate the maximum decibel rating permitted during the times where construction noise is permitted. Note that Construction on Sundays and statutory holidays is typically more restrictive in other jurisdictions by being regulated with either reduced hours or construction not being allowed.

City	Mon. to Fri.	Sat.	Sun.
Surrey	7:00 am to 10:00 pm	7:00 am to 10:00 pm	No construction for profit
Abbotsford	7:00 am to 9:00 pm	7:00 am to 9:00 pm	9:00 am to 9:00 pm including on stats
Delta	7:00 am to 7:00 pm	9:00 am to 5:00 pm	No construction
Maple Ridge	7:00 am to 9:00 pm	7:00 am to 9:00 pm	No construction including on stats
New Westminster	7:00 am to 8:00 pm	7:00 am to 8:00 pm	No construction including stats
Coquitlam	7:00 am to 10:00 pm	7:00 am to 10:00 pm	No construction for profit
ToL	7:00 am to 10:00 pm	7:00 am to 10:00 pm	7:00 am to10:00 pm including stat

The neighbouring municipalities' bylaws provide contractors the ability to request permission to perform construction outside of the permitted days and hours in certain instances. The authority required to grant the exemptions for contractors to work outside the specified days and times includes Council, a Bylaw Officer, the Manager of Bylaws and some municipalities require the GM of Engineering to grant the exemption. It should be noted that only one city requires that Council grant permission to work outside the designated hours, the others have either a Bylaw Officer / Manager or GM of Engineering delegated the authority to have the ability to make the decision.

To address the construction noise issues within the Township, staff is recommending three specific amendments to the current Noise Bylaw to address the concerns of residents regarding construction noise.

The following are the three changes proposed:

Noise created by construction activity or construction equipment to occur between the hours of:

- Monday to Friday 7:00 am – 8:00 pm
- Saturday 9:00 am – 5:00 pm
- Sunday and Statutory Holidays Prohibited

In addition to limiting construction noise to these days and times, staff is also recommending that where the application to construct a building under Part 3 of the BC Building Code or where the building permit or phased development exceeds a construction value of $500,000; the holder of the building permit shall prominently post a sign (Noise Control Bylaw Sign) on the parcel of land, and shall maintain the sign during the course of construction.

A Noise Control Bylaw Sign must:

1. Be posted in a prominent location on the parcel of land that is clearly visible from at least one adjacent street;

2. Shall be limited to a maximum height above grade of 3.65m;

3. Be a maximum area of 3.0 square metres for Part 3 Buildings and all townhouse sites, and a maximum area of 1.5m for single family, two family dwellings and rowhouses;

4. Contain script that is at least 5.08cm high, and is a colour that contrasts with the background of the sign; and

5. Set out the hours permitted for construction under this Bylaw, and any exemptions to the construction hours which may have been granted;

6. State the name of the general contractor for the construction on the parcel of land, the name and telephone number of an individual representative of that general contractor;

7. Give a monitored 24 hour telephone contact number for complaints and concerns, and the Township of Langley Bylaws Department telephone number.

It is also recommended that a formalized exemption application process be established. This would include an application form from the contractor to be introduced that will provide staff the ability to comment on the validity of the request. This process would also include a notification process that the contractor would have to follow to advise the neighbouring property owners of the day and times that they will be exceeding the construction time allowances of the Noise Bylaw.

The application would be made to the Manager, Permit, Licence & Inspection Services, who will consult with the Bylaw Enforcement Department to review the exemption request.

The contractor will need to complete the 'Application for Noise Bylaw Exemption' and submitted for review seven days before the proposed activity. A copy of the application is included as Attachment A.

Once the application for construction noise exemption has been accepted by the Township, the contractor will be responsible to distribute a 'Noise Bylaw Exemption Neighbour Notification' to the neighbouring properties. This notification should be delivered at least 3 days before the commencement of work. A copy of the 'Noise Bylaw Exemption Neighbour Notification' is attached as Attachment B.

In summary, these proposed Bylaw amendments include reducing the days and time when construction noise can take place, placing more responsibility on the contractor to provide a Noise Control Bylaw Sign acknowledging they understand the Bylaw requirements, and formalizing the exemption request by requiring the contractor to provide a written application and then provide notification to neighbouring properties. It is anticipated that the resultant number of construction noise complaints should be reduced and provide homeowners around construction sites additional peace and quiet.

Respectfully submitted,

Roberto Cesaretti
MANAGER, PERMIT, LICENCE & INSPECTION SERVICES
for
COMMUNITY DEVELOPMENT DIVISION

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

CONCURRENCES

Division / Department	**Name**
BYLAW ENFORCEMENT	Bill Storie

Attachment A Application for Noise Bylaw Exemption - Draft

Attachment B Noise Bylaw Exemption Neighbour Notification - Draft

Township of Langley
Est. 1873

APPLICATION FOR NOISE BYLAW EXEMPTION

Name of applicant: _____

Name of company: _____

Address of company: _____

Phone: _____

Address of site of work/event: _____

Building Permit #: _____

Requested start date of exemption: _____ To: _____

Requested time for exemption: _____ (am/pm) To: _____ (am/pm)

Describe the source of sound: _____

Describe the reason why this exemption should be granted:

_____

_____

_____

Describe what steps are being taken to mitigate the noise for which the exemption is being requested:

_____

_____

_____

Signature of applicant: _____ Date: _____

Contact name: _____ Phone: _____

Email address: _____

DRAFT

SAMPLE NOTIFICATION LETTER

[*company letterhead*]

Date: [_____]

Notice to Residents and Business neighbouring [*project name*]

Regarding: Construction Noise beyond [_____]

We are [*company*], working at [*project name, project address*]. On [*date*], the Township of Langley has granted [*company*] permission to:

- Work [*details of exemption*].

As you know, this is [*later/earlier*] than normally permitted under the Township of Langley Noise Control Bylaw 1988 No. 2573. While we regret the need to impose noise created by our construction efforts on you, this exception to the times is critical in allowing us to build this project.

This notice is intended to advise you that we will be working until [*time and date*].

We will make every effort to minimize the noise and should we have an opportunity to finish earlier, we will do so. The following steps are being taken to reduce the noise.

- [*description of any steps taken or planned to minimize the noise nuisance*].

We apologize for any inconvenience this may cause and thank you for your patience. If you have any questions or concerns about this construction project, please contact one of the following:

- [*construction company 24-hour monitored contact phone number and name*]
- Township of Langley at 604.533.3211
- Township of Langley Bylaw Enforcement at 604.532.7551
- The RCMP after hours at 604.532.3200

DRAFT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

EXPLANATORY NOTE

Community Standards Bylaw 2019 No. 5448 is a bylaw to regulate, prohibit and impose requirements in relation to noise, untidiness, unsightliness and abandonment of property in the Township of Langley, and it repeals and replaces the Corporation of the Township of Langley Noise Control Bylaw 2015 No. 5172 and all amending bylaws, the Corporation of the Township of Langley Untidy and Unsightly Premises Bylaw 1982 No. 2092 and all amending bylaws, the Corporation of the Township of Langley Graffiti Bylaw 2008 No. 4627 and all amending bylaws, and the Corporation of the Township of Langley Abandoned Properties Bylaw 2005 No. 4401 and all amending bylaws.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COMMUNITY STANDARDS BYLAW 2019 NO. 5448

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 "Community Standards Bylaw 2019 No. 5448".

WHEREAS the Corporation of the Township of Langley deems it necessary and desirable for the purpose of health, safety, protection, wellbeing and enhancement of the community to mitigate the adverse health effects of noise in the Township of Langley, prevent the unsightliness of property, and to regulate abandoned or unoccupied buildings on properties within its jurisdiction;

WHEREAS the *Community Charter* authorizes a municipality to adopt, for the purposes of ensuring health, safety and the well-being of its community, bylaws which regulate, prohibit and impose requirements in relation to noise;

WHEREAS the *Community Charter* authorizes a municipality to adopt, for the purposes of the protection and well-being of its community, bylaws which prohibit the untidiness and unsightliness of properties, including the placement of graffiti;

AND WHEREAS the *Community Charter* authorizes a municipality to adopt, for the purposes of ensuring health, safety and the protection of persons and property, bylaws which require the owner of property to take measures to safeguard abandoned or unoccupied buildings;

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

PART 1 – TITLE

1.1 This Bylaw may be cited for all purposes as "Community Standards Bylaw 2019, No. 5448".

1.2 Schedule "A" is attached hereto and forms a part of this Bylaw.

PART 2 – INTERPRETATION AND DEFINITIONS

"**Abandoned Property**" means any *Building*, *Structure* or improvement which has remained unoccupied by the *Owner*, or *Occupant* lawfully entitled to occupy the *Building*, *Structure*, or improvement for a continuous period of over thirty (30) days.

"**Activity Zone**" means any area of land zoned to permit industrial or commercial use under the *Zoning Bylaw*, unless such land qualifies as a *Quiet Zone* under this Bylaw.

"**ALR**" means agricultural land designated as an agricultural land reserve under the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, as amended or replaced, and includes an agricultural land reserve under a former Act.

"Approved Sound Meter" means an acoustic instrumentation system which:

(a) is comprised of a microphone, wind screen and recorder which conforms to class 1 or class 2 requirements for an integrating sound level meter, as defined under the current version of IEC 61672-1, or another standard as required by the *Manager of Bylaws*;

(b) has been field calibrated before and after each sound measurement using a class 1 or class 2 field calibrator as defined under the current version of IEC 60942, or another standard as required by the *Manager of Bylaws*; and

(c) has been calibrated, along with the field calibrator, within the past two years by an accredited lab to an identifiable national institute standard acceptable to the *Manager of Bylaws*.

"Building" has the same meaning as defined in the Langley Building Bylaw 2008 No. 4642, as amended or replaced.

"Building Inspector" means the person to whom the *Municipality* has assigned the responsibility for administering its *Building* regulation bylaws and their deputy or designate.

"Construction" means erecting, repairing, altering, adding, installing, demolishing, removing, excavating or shoring, conducted in accordance with the *Municipality's Building* regulation bylaws.

"Construction Sound Sign" has the meaning ascribed to it under section 10.7 of this Bylaw.

"Council" means the council of the *Municipality*.

"Daytime" means from 7:00 a.m. to 10:00 p.m.

"dBA" means units of A-weighted decibels; the equivalent continuous *Sound* pressure level measured using the "A" weighting network on an *Approved Sound Meter*.

"dBC" means units of C-weighted decibels; the equivalent continuous *Sound* pressure level measured using the "C" weighting network on an *Approved Sound Meter*.

"Discarded Materials" means items of little or no apparent economic value, or in a dismantled or damaged condition, or not in use for the purpose for which they were manufactured or intended to be used, including, but not limited to, deteriorated lumber, broken concrete, old newspapers, furniture parts, household appliance parts and fixtures, hot tub covers and old hot tubs, pool liners, vehicle parts, shopping carts, abandoned, broken or neglected equipment, abandoned, broken or neglected boats or boat parts, or scattered remains of items.

"Domestic Equipment" means a domestic air conditioner or evaporative cooler, heat pump, swimming pool pump, spa pump, or domestic heating equipment (including central heating and hot water systems) on a residential *Property*.

"**Emergency**" means any situation where immediate action must be taken to preserve the environment, public health, safety or an essential service of the *Municipality*.

"**Emergency Vehicle**" means:

(a) a *Vehicle* carrying rescue or first aid equipment if there is an *Emergency*;

(b) a *Vehicle* driven by a member of a fire department in the discharge of their duties; and

(c) a *Vehicle* driven by a peace officer, constable or member of the police branch of Her Majesty's Armed Forces in the discharge of their duties.

"**Firearm**" means a barrelled weapon from which any shot, bullet or other projectile can be discharged and that is capable of causing serious bodily injury or death to a person, and includes any frame or receiver of such a barrelled weapon and anything that can be adapted for use as a firearm.

"**Graffiti**" means one or more letters, symbols or marks, howsoever made, on any *Building*, *Structure* or thing but does not include marks made accidentally or any of the following:

(a) a sign, mural, public notice or traffic control mark authorized by the *Municipality*, a bylaw of the *Municipality*, or by Provincial or Federal legislation; and

(b) in the case of private *Property*, a symbol or mark for which the *Owner* or *Occupant* of the *Property* on which the letter, symbol or mark appears has received prior written authorization from the *Municipality*.

"**Highway**" has the same meaning ascribed to it in the Highway and Traffic Bylaw 2010 No. 4758 as amended or replaced.

"Impulsive Sound" means a *Sound* that is characterized by brief bursts of *Sound* pressure, with the duration of each impulse usually less than 1 second, including without limitation, *Sounds* containing bangs, clicks, clatters, or thumps from hammering, banging of doors, and other metal impacts.

"**Inspector**" means:

(a) a peace officer;

(b) a bylaw enforcement officer designated by the *Municipality*;

(c) a local assistant to the Fire Commissioner;

(d) a *Building Inspector*, or their designate; and

(e) any officer, employee or representative of the *Municipality* appointed under this Bylaw.

"**Intermediate Zone**" means any area of land included within any zone under the *Zoning Bylaw*, which is not otherwise defined as a *Quiet Zone* or an *Activity Zone* under this Bylaw.

"**Manager of Bylaws**" means the person appointed by Council to the position having that name, their designates and, except with respect to an Exemption Application under Part 11 of this Bylaw, their authorized agents.

"**Manager of Permit, Licence & Inspection Services**" means the person appointed by *Council* to the position having that name, their designates and, except with respect to an Exemption Application under Part 11 of this Bylaw, their authorized agents.

"**Municipal Clerk**" means the person appointed by *Council* to the position having that name, and their designates.

"**Municipality**" means the Corporation of the Township of Langley.

"**Nighttime**" means any time not defined as *Daytime*.

"**Normal Farm Practice**" has the meaning ascribed to it in the *Farm Practices Protection (Right to Farm) Act*, R.S.B.C. 1996, c. 131, as amended or replaced.

"**Noxious Weeds**" means the plants designated as weeds in the *Weed Control Act*, R.S.B.C 1996, c.487 and Regulations, as amended or replaced, including but not limited to, blackberry bushes, morning glory, and English Ivy.

"**Nuisance Service Calls**" means a *Municipality* or RCMP response to abatement of any activity, conduct or condition occurring on or near property which substantially and unreasonably interferes with another *Person's* use and enjoyment of a public place or of *Property* occupied by that *Person*, or which causes injury to health, comfort or convenience of an *Owner* or *Occupant* of *Property* and which is caused by or arises from a *Person's* failure to comply with the requirements of this Bylaw.

"**Occupant**" means:

(a) a *Person* residing on or in *Property*;

(b) a *Person* entitled to the possession of *Property* if there is no *Person* residing on or in the *Property*; or

(c) a leaseholder.

"**Owner**" has the same meaning as defined in the *Community Charter*, R.S.B.C. 2003, c.26, as amended or replaced.

"**Person**" includes a natural person, a company, corporation, partnership, firm, association, society, or party and the personal or other legal representatives of a *Person* to whom the context can apply according to law.

"**Point of Reception**" means a position that:

(a) in the opinion of the *Inspector*, or other person authorized by the *Municipality*, best represents the location at which the Sound, emanating from another *Property*, is received and the resulting disturbance is experienced; and

(b) is at least 1.2 m from the surface of the ground and any other sound reflecting surface.

"**Power Equipment**" means any equipment used in lawn and garden care or the maintenance and repair of a *Building*, *Structure* or residential *Property*, including, but not limited to, leaf blowers, trimmers, rototillers, chain saws, blowers, brush cutters, lawn mowers, snow blowers, pressure washers, carpet cleaning equipment and power tools.

"**Property**" means all real property including but not limited to *Buildings*, *Structures* and improvements situated on real property.

"**Quiet Zone**" means any area of land included within any zone under the Zoning Bylaw, which contains *Residential Premises*, except where any part of such land directly borders an *Activity Zone.*

"**Representative Time Period**" means the measurement period over which a sample of the level or character of the *Sound* under investigation will be taken as determined by an *Inspector*, or other person authorized by the *Municipality*, to best represent the *Sound* causing the disturbance.

"**Residential Premises**" means a *Property* used primarily for residential accommodation, and includes hotels and motels.

"**Rubbish**" means solid and semi-solid wastes including, but not limited to, paper, trash, refuse, garbage, cardboard, waste material, demolition material, compost, cans, bottles, yard clippings, wood, rubber, plastics, glass and bedding.

"**Sound**" means a fluctuation in pressure, particle displacement or particle velocity propagated in any medium, or the auditory sensation that may be produced by it.

"**Sound Device**" means any device that is designed to produce, play or amplify a *Sound*, except a device that is designed to assist the hearing-impaired; for certainty, a *Sound Device* shall include, but not be limited to, a musical instrument, radio, record player, cassette player, CD player, MP3 player, speaker, stereo, telephone, cell phone, television, microphone, megaphone, alarm, amplifier and other similar devices.

"**Statutory Holiday**" means

(a) New Years Day, Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, British Columbia Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, and Boxing Day, or any other statutory holiday that may be declared by the Province of British Columbia; and

(b) the day named in lieu of a day that is named in paragraph (a) and that falls on a Saturday, or Sunday.

"**Structure**" has the same meaning as defined in the Langley Building Bylaw 2008 No. 4642, as amended or replaced.

"**Tonal Sound**" means a *Sound* which contains one or more distinguishable, discrete, continuous tones or notes, including without limitation:

(a) sound characterized by a whine, hiss, screech, or hum; and

(b) music.

"**Unsightly**" means an accumulation of *Rubbish* or other *Discarded Materials*.

"**Utility Service Provider**" means a lawful provider of an electrical, water, natural gas or telecommunications service to consumers in the *Municipality*.

"**Vehicle**" has the same meaning as defined in the Langley Highway and Traffic Bylaw 2010 No. 4758, as amended or replaced.

"**Wrecked Vehicle**" has the same meaning as defined in the *Zoning Bylaw*.

"**Zoning Bylaw**" means the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced, or any registered land use contract, as applicable.

PART 3 – UNSIGHTLINESS

3.1 No *Owner* or *Occupant* of *Property* shall cause, permit or allow:

(a) the *Property* to become or remain *Unsightly*;

(b) the accumulation of cut tree branches, cut trees, cut bushes or other growth, unstacked firewood, dirt piles, or uncontained compost materials on the *Property*;

(c) the accumulation of construction material not in reasonable use for the *Construction*, maintenance or as part of the reasonable equipment or furnishings of a *Building* on the *Property*, for more than 15 days, unless they are not visible from any other *Property*;

(d) the storage of *Discarded Materials*, *Rubbish*, *Wrecked Vehicles*, *Vehicle* parts, household chattels and fixtures, furniture, appliances, and other household items of value on the *Property*, unless the item is in a closed *Building*, not including a temporary *Structure* such as a tent canopy or tarp, such that it is not visible from any other *Property*;

(e) a fence or wood ties to be leaning or collapsed on the *Property*;

(f) a *Vehicle*, boat, trailer or recreational *Vehicle* to be parked or stored on the landscape portion on a front yard of the *Property* that is visible from any other *Property*.

PART 4 – NOXIOUS WEEDS AND OVERGROWTH

4.1 No *Owner* or *Occupant* of *Property* shall cause, permit or allow on the *Property*:

(a) *Noxious Weeds*;

(b) the accumulation of uncontrolled growth, except where the *Property* is lawfully used for agricultural use under the *Zoning Bylaw*; or

(c) grass, weeds or other similar ground cover to be over 20 centimeters in height, except where the *Property* is lawfully used for agricultural use under the *Zoning Bylaw*.

PART 5 – GRAFFITI

5.1 No *Person* shall:

(a) place *Graffiti*, or cause or permit *Graffiti* to be placed on private *Property* so as to be visible from any other *Property*;

(b) place *Graffiti* on a wall, fence, *Building* or *Structure* on public *Property*; or

(c) fail to remove *Graffiti* from private *Property*, so as not to be visible from any other *Property*, when so instructed to do so by an *Inspector* or other *Person* authorized by the *Municipality*.

PART 6 – GENERAL REGULATIONS

6.1 An *Inspector*, or other *Person* authorized by the *Municipality*, may enter upon any *Property* at any reasonable time for the purpose of administering this Bylaw, including for the purpose of inspecting a *Property* to determine whether the *Property* is an *Abandoned Property* and whether an *Abandoned Property* has been or is being secured in accordance with Part 7 of this Bylaw.

PART 7 – ABANDONED PROPERTIES

7.1 The *Owner* of a *Property* that has or will become an *Abandoned Property* shall ensure the *Property* is made secure against unauthorized entry or occupation, vandalism or other intentional damage or fire hazard by one or more of the following methods in accordance with the *Municipality's* bylaws, to the satisfaction of an *Inspector* or other *Person* authorized by the *Municipality*:

(a) securing all entries;

(b) affixing structural barriers to doors, windows and other points of ingress using materials and installation effective to preclude entry and in a manner that does not denigrate views of the *Abandoned Property* from public places or any other *Property* and shall be installed and maintained in good condition and repair, including, but not limited to, as follows:

(i) if directed by an *Inspector* or other *Person* authorized by the *Municipality*, all boards will be painted or otherwise treated so that the colour of the plywood blends with the exterior of the *Building* or *Structure*,

(ii) all boards used in the covering of doors, windows and other points of ingress shall be installed from the exterior and shall be properly fitted in a watertight manner within the side jams, head jamb, and the exterior bottom sill of the door or window so that any exterior trim remains uncovered by the boarding, and

(iii) all boards shall be at minimum 12.7mm (0.5 inch) exterior grade sheet plywood secured with nails or screws spaced not greater than 304.8mm (12 inches) on centre;

(c) installing fencing or other perimeter barriers, to the specifications of the *Municipality*.

7.3 If an *Inspector* or other *Person* authorized by the *Municipality* determines that a *Property* is an *Abandoned Property* that has not been or is not being secured in accordance with this Bylaw, the *Inspector* or other *Person* authorized by the *Municipality* may give notice to the *Owner* to secure the *Property* in accordance with this Bylaw.

7.4 The *Owner* will secure the *Abandoned Property* in accordance with the requirements of this Bylaw, or as otherwise contained in the notice, or as required by the *Inspector* or other *Person* authorized by the *Municipality*.

7.5 The *Owner* of an *Abandoned Property* that has been damaged because of unauthorized entry or occupation, or otherwise, will, within 10 days of service of notice of the damage from an *Inspector* or other *Person* authorized by the *Municipality*, effect such repairs as may be necessary or required by the *Inspector* or other *Person* authorized by the *Municipality*, and install or take such security measures as may be required by the *Inspector* or other *Person* authorized by the *Municipality* to secure the *Property* against further unauthorized entry or occupation or damage.

7.6 Service of the *Municipality*'s notice under Part 7 of this Bylaw will be sufficient if the *Municipality*'s notice:

(a) in the case of service on an individual, is served personally or mailed by regular mail to an address of the *Owner*, including the address of the *Owner* shown on the registered title of the *Property*; or

(b) in the case of service on a corporation, is served personally on a director, officer or shareholder of the corporation or by leaving it at or mailing it by regular mail to the registered office of the corporation.

7.7 Notice under Part 7 of this Bylaw will be deemed served on the date that the notice is mailed or delivered in accordance with Section 7.6 of this Bylaw.

FEES FOR ATTENDANCE

7.8 In accordance with Schedule "A" of this Bylaw, an *Owner* shall be responsible for paying, immediately upon receipt of an invoice from the *Municipality*, all costs of attendance of a *Building Inspector*, *Inspector*, RCMP, *Municipal* fire department personnel, or other *Persons* authorized by the *Municipality*, howsoever or whensoever incurred, if the *Property* is *an Abandoned Property* and has not been secured or repaired in accordance with this Bylaw.

7.9 Any costs not paid by the *Owner* pursuant to an invoice served in accordance with Section 7.6 of this Bylaw shall, if unpaid as at December 31 in any year, be added to and collected in the same manner as property taxes within the *Municipality*, in accordance with Section 399 of the *Local Government Act*, R.S.B.C 2015, c.1, as amended or replaced

MUNICIPAL WORK IN DEFAULT

7.10 If the *Owner* fails within 10 days to secure or repair an *Abandoned Property* in compliance with a notice received pursuant to Sections 7.3 or 7.5 of this Bylaw, or otherwise fails to comply with any provision of this Bylaw, then the *Municipality*, or its contractors, employees or agents, may enter onto the *Property* and perform the required work to secure or repair the *Property* in accordance with this Bylaw, or to otherwise comply with this Bylaw.

7.11 The *Owner* shall reimburse the *Municipality* for any expenses incurred by the *Municipality* as a result of any attendances at the *Abandoned Property* by an *Inspector* or other *Person* authorized by the *Municipality* under this Bylaw, as well as any other work undertaken pursuant to Section 7.10 of this Bylaw, including reasonable clean-up costs, immediately upon receipt of an invoice from the *Municipality*.

7.12 Any amounts imposed, charged or incurred by or on behalf of the *Municipality* pursuant to Sections 7.10 and 7.11 of this Bylaw shall, if unpaid as at December 31 in any year, be added to and collected in the same manner as property taxes within the *Municipality*, in accordance with Section 399 of the *Local Government Act*, as amended or replaced.

PART 8 – REPEAT NUISANCE SERVICE CALLS

8.1 Where there are 3 or more *Nuisance Service Call* responses at the same *Property* within a 12 month period, the *Municipality* may impose upon the *Owner* of that *Property* the nuisance abatement fees set out in Schedule "A" to this Bylaw, for each additional *Nuisance Service Call* response within the 24 month period following the date of the first *Nuisance Service Call*, and issue a notice in accordance with Section 8.2.

8.2 A notice issued by the *Municipality* in accordance with section 8.1 shall state at least the following:

(a) the particulars of the nuisance;

(b) that the nuisance must cease or non-compliance must be remedied within the time prescribed in the notice;

(c) that if the *Owner* fails to comply with the notice, the *Municipality* may impose the nuisance abatement fees in accordance with Section 8.1 of this Bylaw; and

(d) that the imposition of the nuisance abatement fees are in addition to the *Municipality's* right to seek other remedies or actions available for abatement of the nuisance.

8.3 Service of the *Municipality's* notice pursuant to Sections 8.1 and 8.2 of this Bylaw will be sufficient if the *Municipality's* notice:

(a) in the case of service on an individual, is served personally or mailed by regular mail to an address of the *Owner*, including the address of the *Owner* shown on the registered title of the *Property*; or

(b) in the case of service on a corporation, is served personally on a director, officer or shareholder of the corporation or by leaving it at or mailing it by regular mail to the registered office of the corporation.

8.4 Notice under Sections 8.1 and 8.2 of this Bylaw will be deemed served on the date that the notice is mailed or delivered in accordance with Section 8.3 of this Bylaw.

8.5 If any fees imposed pursuant to this Bylaw are unpaid as of December 31st in the year that they are imposed, they shall be added to and collected in the same manner as property taxes within the *Municipality*, in accordance with Section 399 of the *Local Government Act*, as amended or replaced.

8.6 Nuisance abatement fees may be imposed by the *Municipality* even if no *Person* has been charged with an offence relating to a nuisance, a *Person* charged with an offence relating to a nuisance was acquitted of all charges before a court, or the charges are withdrawn, stayed or otherwise do not proceed.

8.7 Nothing contained in Sections 8.1 to 8.6 of this *Bylaw* shall be construed to limit the *Municipality's* other remedies or actions available for violation of this Bylaw or any other bylaw of the *Municipality*.

PART 9 – SOUND CONTROL

9.1 Subject to the exemptions set out in this Bylaw, no *Person* shall make, cause, or permit to be made or caused, a *Sound*, which exceeds:

(a) 55 *dBA* or 70 *dBC* when received at a *Point of Reception* in a *Quiet Zone* during the *Daytime*;

(b) 45 *dBA* or 60 *dBC* when received at a *Point of Reception* in a *Quiet Zone* during the *Nighttime*;

(c) 60 *dBA* or 75 *dBC* when received at a *Point of Reception* in an *Intermediate Zone* during the *Daytime*;

(d) 50 *dBA* or 65 *dBC* when received at a *Point of Reception* in an *Intermediate Zone* during the *Nighttime*; or

(e) 70 *dBA* or 85 *dBC* when received at a *Point of Reception* in an *Activity Zone*.

9.2 For the purposes of section 9.1 of this Bylaw, a *Sound* under investigation shall be measured:

(a) by an *Inspector*, a qualified professional engineer specializing in acoustics, or other *Person* authorized by the *Municipality*;

(b) from a *Point of Reception*;

(c) over a *Representative Time Period*; and

(d) with an Approved Sound Meter.

9.3 For a measurement under section 9.2 of this Bylaw, the measured *Sound* level pressure of a *Sound* may be adjusted to account for *Impulsive Sound*, *Tonal Sound*, or other special qualities.

9.4 Subject to the exemptions set out in this Bylaw, where a *Sound* cannot be reliably, accurately, or quickly measured under sections 9.1 and 9.2 of this Bylaw, or where in the discretion of the *Inspector*, the disturbance caused by the *Sound* is unreasonable, a measurement under sections 9.1 and 9.2 of this Bylaw is not required, and the following general prohibition applies:

(a) a *Person* must not make or cause a *Sound* in a *Highway*, park, greenway, plaza or other public place, which disturbs, or tends to disturb, the quiet, peace, rest, enjoyment, comfort, or convenience of *Persons* in the neighbourhood or surrounding *Properties*; and

(b) an Owner or Occupier of private *Property* must not make, cause, or permit any other *Person* to make or cause, a *Sound* on that *Property*, which can be heard by a *Person* not on the same *Property*, and which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of persons in the neighbourhood or surrounding *Properties*.

PROHIBITED TYPES OF SOUND

9.7 Subject to the exemptions set out in this Bylaw, the following types of *Sound* are specifically prohibited anywhere in the Municipality:

(a) *Sound* made by a combustion engine that is operated without using an effective exhaust muffling system in good working order; and

(b) *Sound* made by music from a Sound Device, whether pre-recorded or live, after 2:00 a.m. and before 7:00 a.m. on any day.

PART 10 – GENERAL SOUND CONTROL EXEMPTIONS

POWER EQUIPMENT

10.1 A *Person* may make, cause, or permit to be made or caused, a *Sound* from *Power Equipment* during the *Daytime*, as long as the *Sound* does not exceed 75 *dBA* when received from a *Point of Reception*.

10.2 No *Person* shall make, cause, or permit to be made or caused, a *Sound* from *Power Equipment* during the *Nighttime*.

CONSTRUCTION

10.3 A *Person* may make, cause or permit to be made or caused, a *Sound* from *Construction*:

(a) between the hours of 7:00 a.m. and 8:00 p.m. on weekdays, except for *Statutory Holidays*; and

(b) between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays.

10.4 No *Person* shall make, cause or permit to be made or caused, a *Sound* from *Construction* on a Sunday or a *Statutory Holiday*.

10.5 A *Person* who has been issued a permit to undertake *Construction* whose value exceeds $250,000 shall, forthwith after receipt of the permit, post or cause to be posted a sign on

the *Property* where the *Construction* will be undertaken which complies with the requirements of Section 10.6 of this Bylaw.

10.6 A *Construction Sound Sign* required under section 10.5 of this Bylaw shall:

(a) be posted in a prominent location on the *Property* where the *Construction* will be undertaken and be clearly visible from at least one highway adjacent to that *Property*;

(b) have a maximum height of 3.65m above grade;

(c) have a maximum area of 3.0m²;

(d) contain script that is at least 5.08cm high and is a colour that contrasts with the background colour of the *Construction Sound Sign*; and

(e) state at least the following:

(i) the permitted *Construction* hours, and any exemptions to the permitted *Construction* hours,

(ii) the name of the general contractor for the *Construction*,

(iii) the name and telephone number of a representative of the general contractor who can be contacted about the *Sound* generated by the *Construction*,

(iv) the telephone number for the *Municipality's* bylaw enforcement department, and

(v) any other information as required by the *Municipality*.

GENERAL

10.7 Notwithstanding any other provision in this Bylaw, Parts 9 and 10 of this Bylaw do not apply to:

(a) the lawful use and operation of the Langley Regional Airport;

(b) the lawful use and operation of:

(i) the Langley Events Centre; or

(ii) a community centre or recreation centre owned or operated by the Municipality;

(c) Normal Farm Practices, including, but not limited to, the use of a bird scare device as defined in the Audible Bird Scare Devices Farm Bylaw 2013 No. 5005, as amended or replaced;

(d) the lawful operation of a licensed business or non-profit organization in accordance with a noise mitigation plan, or noise mitigation recommendations, prepared by a professional engineer specializing in acoustics, and approved by Council in conjunction with the adoption of a bylaw or the issuance of a permit;

(e) the discharge of fireworks authorized by and in compliance with a permit issued under the Fire Prevention Bylaw 2014 No. 4965, as amended or replaced;

(f) the discharge of a Firearm by a government official or employee in the lawful discharge of their duties, including, but not limited to, the discharge of a Firearm at the Fort Langley National Historic Park Site;

(g) an *Emergency Vehicle*;

(h) work undertaken by or on behalf of the *Municipality* including, but not limited to:

(i) the *Construction*, installation, operation, inspection, maintenance, repair or replacement of *Municipal Highways* and utilities;

(ii) the maintenance of *Municipal* parks and greenways;

(iii) residential waste collection, including the collection of garbage, organics, recycling and other items that have been discarded after primary use;

(i) the use of bells, chimes, or other calls to worship by religious institutions, and the use carillons, where such carillons have been lawfully erected in accordance with the *Municipality's* bylaws;

(j) by works and activities authorized by the British Columbia School Board 35 (Langley) and conducted by its employees, agents and contractors on *Property* owned or operated by the British Columbia School Board 35 (Langley);

(k) by lawful outdoor athletic and recreational activity that takes place during the *Daytime,* except where such activity involves the use of a *Sound Device, Firearm, Vehicle,* recreational *Vehicle,* boat, or other electronic or motorized equipment;

(l) engine brakes in a *Vehicle* for the purpose of safely operating a *Vehicle*;

(m) the sounding of a horn or other signaling device in a *Vehicle*, boat, recreational *Vehicle*, or train, where such sounding is properly and necessarily used as a danger or warning signal;

(n) *Sound* from a security alarm in a *Vehicle*, provided the *Sound* does not continue for more than 10 minutes;

(o) *Sound* from a home or business security alarm, provided the *Sound* does not continue for more than 10 minutes;

(p) the *Emergency* repair of a utility or Highway by a *Utility Service Provider* or by the *Municipality* or its employees, agents, or contractors.; and

(q) filming or a special event authorized by the *Municipality* and in compliance with all requirements of the *Municipal* authorization.

10.8 In the event of a conflict between Part 9 and Part 10 of this Bylaw, Part 10 shall prevail.

PART 11 – PERMITTED SOUND CONTROL EXEMPTIONS

EXEMPTION APPLICATION

11.1 A Person may submit an application for an exemption from Parts 9 and/or 10 of this Bylaw (an "Exemption Application"):

(a) to the *Manager of Permit, License & Inspection Services* regarding *Sound* generated by *Construction*; and

(b) to the *Manager of Bylaws* regarding *Sound* generated by an activity other than *Construction.*

11.2 An Exemption Application must comply with the requirements of any applicable Council policy.

11.3 Unless expressly permitted by the *Manager of Permit, License & Inspection Services* or the *Manager of Bylaws*, an Exemption Application must be received by the *Municipality* at least 7 business days prior to the commencement of the *Sound* in respect of which the exemption is sought.

GRANT OR DENIAL OF AN EXEMPTION

11.4 Within 14 business days of receiving an Exemption Application, the *Manager of Permit, License & Inspection Services* or the *Manager of Bylaws* shall:

(a) grant an exemption from one or more provisions of Parts 9 and/or 10 of this Bylaw, with any terms and conditions they deem reasonable; or

(b) deny an exemption from one or more of the provisions of Parts 9 and/or 10 of this Bylaw on reasonable grounds.

11.5 An exemption granted under Section 11.4(a) of this Bylaw must be in writing and must state at least the following:

(a) the provision or provisions of this Bylaw in relation to which the exemption is granted;

(b) the time period during which the exemption is effective; and

(c) any terms or conditions of the exemption.

11.6 An exemption denied under Section 11.4(b) of this Bylaw must be in writing and must state at least the following:

(a) the reason for refusing the exemption; and

(b) the applicant's right to request that *Council* reconsider the decision to deny the exemption.

11.7 An applicant who has been denied an exemption pursuant to Section 11.4 of this Bylaw may request that *Council* reconsider the decision to deny the exemption in accordance with the following procedures:

(a) the applicant may apply for reconsideration by providing written notice to the *Municipal Clerk* within 14 business days of receiving this decision; and

(b) the applicant may make written submissions to *Council* in respect of the decision.

11.8 Within 30 days of receiving an application under Section 11.7 of this Bylaw, *Council* shall:

(a) grant an exemption from one or more provisions of Parts 9 and/or 10 of this Bylaw, with any terms and conditions it deems reasonable; or

(b) uphold the decision to deny the exemption.

11.9 An exemption granted pursuant to Section 11.8(a) of this Bylaw must be in writing and must specify:

(a) the provision or provisions of this Bylaw in relation to which the exemption is granted;

(b) the time period during which the exemption is effective; and

(c) any terms or conditions of the exemption.

11.10 A decision made under section 11.8(b) of this Bylaw must be in writing and must specify the reason for upholding the decision.

11.11 An exemption granted pursuant to Sections 11.4(a) or 11.8(a) of this Bylaw may be revoked by the decision-maker who granted the exemption, if the decision-maker is of the opinion that the *Person* benefiting from the exemption:

(a) contravened a term of the exemption or did not comply with a condition of the exemption; or

(b) contravened a bylaw of the *Municipality*.

PART 12 – PENALTY

12.1 A *Person* who contravenes or violates any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence and shall be liable to a fine under the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced.

12.2 Each day that an offence under this Bylaw is continued will constitute a separate and distinct offence.

PART 13 – SEVERABILITY

13.1 If any provision of this Bylaw is found or determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision or portion of the provision will be severable from this Bylaw, and the balance of this Bylaw will continue in full force and effect.

PART 14 – REPEAL

14.1 The following bylaws of the Township and their amendments are repealed:

(a) Noise Control Bylaw 2015 No. 5172;

(b) Abandoned Properties Bylaw 2005 No. 4401;

(c) Graffiti Bylaw 2008 No. 4627; and

(d) Untidy and Unsightly Premises By-Law, 1982 No. 2092.

READ A FIRST TIME the	27	day of	May	, 2019.
READ A SECOND TIME the	27	day of	May	, 2019.
READ A THIRD TIME the	27	day of	May	, 2019.
ADOPTED the	10	day of	June	, 2019.

Mayor

Township Clerk

SCHEDULE "A"

Fee Type	Description	Fees
Attendance	Investigation and inspection of Property including attendance by any Inspector.	Actual costs incurred by the Municipality for all related labour, materials, or equipment, as well as all charges contained in any other bylaw of the Municipality.
Repeat Nuisance Service Call	Nuisance abatement fee	$100 for each additional Nuisance Service Call.