Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, July 10, 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 – July 10, 2023

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 10, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 26, 2023

That Council adopt the Minutes of the Regular Council meeting held June 26, 2023.

2. Public Hearing Meeting – June 26, 2023

That Council adopt the Minutes of the Public Hearing meeting held June 26, 2023.

C. DELEGATIONS

1. Benazir Usman
File 0550-07

Request by Benazir Usman, to appear before Council to discuss climate change.

C. DELEGATIONS

2. Alison Hewitt
Fort Langley Waterfront Committee
File 0550-07

Request by Alison Hewitt, Fort Langley Waterfront Committee, to appear before Council to discuss their survey results for the Fort Langley Marina Park and Haldi House.

3. Tom Annandale
Fort Langley Waterfront Committee
File 0550-07

Request by Tom Annandale, Fort Langley Waterfront Committee, to appear before Council to discuss their survey results for the Fort Langley Marina Park and Haldi House.

D. PRESENTATIONS

1. Development Cost Charge Bylaw Amendment

Presentation by staff regarding a proposed Development Cost Charge bylaw amendment.

E. REPORTS TO COUNCIL

1. Capital Request: Construction Monitoring and Maintenance of Fraser Creek Offsetting Pool for the Willowbrook Connector Project
Report 23-135
File ENG 5330-23-104

That Council approve $245,000 from General Capital Reserves for construction, monitoring, and maintenance of the offsetting pool on Fraser Creek required for the Willowbrook Connector project.

2. Capital Request - Computer Equipment Replacements
Report 23-132
File ADM 1070-01

That Council authorize the use of up to $370,000 from the Capital Project Reserve for the replacement of computers, monitors, printers, docking stations and other technology used by employees to deliver services to the public.

E. REPORTS TO COUNCIL

3. 207A Street Public Road Improvements Concept and Capital Request for Design and Construction Report 23-131

File ENG 5260-26-01

That Council endorse the 207A Street Public Road Improvements Concept and approve $1,384,000 from the Capital Projects Reserve to proceed with detailed design and construction of improvements to 207A Street between 82 Avenue and 84 Avenue.

4. Heritage Alteration Permit Application No. 101385 (Oh Fudge Creations Ltd. / West Coast Montessori Society / 21488 Old Yale Road) Report 23-134

File CD 08-01-0009

That Council authorize issuance of Heritage Alteration Permit No. 101385 for property located at 21488 Old Yale Road, to facilitate construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling that has been converted to school space, subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. All rooftop mechanical equipment to be screened from view;
d. Issuance of a Highway Use Permit for the northeast portion of the existing building encroaching into the Old Yale Road dedication; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. Cash in lieu of construction for Old Yale Road improvements;
e. On-site landscaping to be secured by letter of credit at building permit stage;

E. REPORTS TO COUNCIL

f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

5. Proclamations and Flag Raising Policies
Report 23-130
File ADM 0630-01

That Council provide direction to staff on options and alternatives included in this report for raising guest flags and proclamations.

6. Capital Request: Jericho Water Booster Pump Station
Report 23-133
File ENG 5330-27-074

That Council authorize the use of up to an additional $7,800,000 from various funding sources for construction of the new Jericho Water Booster Pump Station.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100183 and Development Permit Applications No. 101105 and 101225 (1078245 BC Ltd. / 1118375 BC Ltd. / HY Engineering Ltd. / 20186 and 20212 - 86 Avenue)
Bylaw No. 5895
Bylaw No. 5896
Report 23-138
File CD 08-26-0189

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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896 rezoning 1.9 ha (4.7 ac) of land located at 20186 and 20212 - 86 Avenue to Comprehensive Development Zone CD-186 to facilitate the development of 223 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;

F. BYLAWS FOR FIRST AND SECOND READING

2. Dedication and construction of a water pressure reducing valve station in accordance with the Township's Subdivision and Development Servicing Bylaw and DCC Program;
3. Provision of road dedications, widenings, and necessary traffic improvements including the traffic signal at 86 Avenue and 202 Street; and dedication and construction of the south half of 86 Avenue, west half of 202 Street (with appropriate interim condition), north half of 85 Avenue and east half of 201B Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan;
4. Dedication and construction of an approximately 0.2 ha (0.5 ac) pocket park in accordance with the Carvolth Neighbourhood Plan;
5. Dedication and construction of an approximately 3.0 m (9.8 ft) wide trail from 202 Street to 201B Street;
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
7. Compliance with Section 111.5 - Age Friendly Amenity Area requirements of the Zoning Bylaw;
8. 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);
9. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units to be constructed in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
10. Consolidation of the development portion of the site subject site into one parcel;
11. Approval of Bylaw No. 5896 by the Ministry of Transportation and Infrastructure;
12. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
13. 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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 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);

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5896 authorize issuance of Development Permit No. 101105 subject to the following conditions being satisfied to the acceptance of the Township:

a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
b. Building plans being in substantial compliance with Schedule “A”;
c. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; and
f. All refuse areas to be located in an enclosure and screened;

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

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

That Council at time of final reading of Bylaws No. 5895 and 5896 authorize the issuance of Streamside Protection Development Permit No. 101225, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions being satisfied to the acceptance of the Township:

a. 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;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;

F. BYLAWS FOR FIRST AND SECOND READING

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
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. 5895 and 5896 in conjunction with the hearing for proposed Development Permit No. 101105 and Streamside Protection Development Permit No. 101225.

Explanation – Bylaw No. 5895

Bylaw No. 5895 amends the Carvolth Neighbourhood Plan for lands located at 20186 and 20212 - 86 Avenue to accommodate development of 223 apartment units in two 6-storey buildings by changing the land use designations for portions of the site from Medium Density Apartment (1.9 FSR) to High Density Apartment (2.8 FSR) and to adjust the conservation area.

Explanation – Bylaw No. 5896

Bylaw No. 5896 rezones property located at 20186 and 20212 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-186 to accommodate development of 223 apartments in two 6-storey buildings.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Electric Kick Scooter Usage in the Township
Bylaw No. 5914
Bylaw No. 5915
Report 23-137
File ENG 8330-20

That Council give first, second, and third reading to Township of Langley Highway and Traffic Bylaw 2010 No. 4758, Amendment Bylaw No. 5914;

That Council give first, second, and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703, Amendment Bylaw No. 5915; and

That Council direct staff to bring forward a report detailing options for the development of a shared micromobility program that includes electric kick scooters.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5914

Bylaw No. 5914 amends the Highway and Traffic Bylaw 2010 No. 4758 by incorporating provisions related to electric kick scooters.

Explanation – Bylaw No. 5915

Bylaw No. 5915 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide provisions related to Electric Kick Scooters.

2. Local Area Service Reserve Transfer
Bylaw No. 5916
Report 23-136
File FIN 1700-80

That Council give first, second and third reading to the Langley Local Area Reserve Fund Transfer Bylaw No. 5916.

Explanation – Bylaw No. 5916

Bylaw No. 5916 provides for the transfer of $7,900,000 of excess funds from the Local Area Service Reserve fund.

The bylaw is a requirement of Section 189 (2) of the Community Charter. The Community Charter states if the amount of a reserve fund is greater than required for the purpose for which it was established, the Council may, by bylaw, transfer all or part of the amount to another reserve fund.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Soil Deposit and Removal Bylaw and Policy Amendments
Bylaw No. 5900
Report 23-118
File ENG 5280-14

That Council give final reading to “Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw No. 5900”.

Explanation – Bylaw No. 5900

Bylaw No. 5900 amends Soil Deposit and Removal Bylaw 2013 No. 4975 by including revisions relating to the updated *Agricultural Land Commission Act* and associated Regulations and corresponding housekeeping changes.

J. CORRESPONDENCE

1. Pharoahs Car Club 75th Anniversary Classic Vehicle Show – Fort Langley

That Council receive the memorandum from the Engineering Division regarding a request from Steve Williams, Pharoahs Car Club, to hold a classic vehicle show in Fort Langley to celebrate their 75th Anniversary on September 16, 2023 from 8:00am to 4:00pm.

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

2. United Way BC Day
File 0630-01

That Council be advised of the request from Jennifer Cowden, Campaign Manager, Corporate Relations, United Way, to light Township infrastructure in red for United Way BC Day on September 26, 2023.

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

K. MINUTES OF COMMITTEES

1. Standing Committee on Police Priorities and Initiatives – June 28, 2023
File 0540-20

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

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

That Council write to the provincial government requesting clarification and enhancement to the regulation related to motorcycles, motorcycle modifications, and noise to aid in noise abatement.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the June 12, 2023 Regular Council meeting:

1. Rezoning Application No. 100687
(S H (Latimer) Development Ltd. / 7538 – 202A Street)
Bylaw No. 5894
Report 23-103
File CD 08-23-0111

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (S H (Latimer) Development Ltd.) Bylaw No. 5894 rezoning approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 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. In accordance with the Latimer Neighbourhood Plan requirements:
    a. Secure a community stormwater detention site to serve the storm catchment area;
3. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
4. Provision of a neighbourhood park and pocket park for the southeast phase of Latimer;
5. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street (including greenway), 203 Street, 203B Street, 75 Avenue, 75A Avenue, and associated lanes (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
8. 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);

N. ITEMS FROM PRIOR MEETINGS

9. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site;
    b. Restricting building on proposed Lots 1 – 4 and 13 until temporary servicing is removed;
    c. Identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD);
    e. Prohibiting access to 202A Street for proposed Lots 1 – 12;
    f. Registration of a statutory right-of-way to provide temporary access over proposed Lots 13 and 39 until such time as alternative access is provided by the future and ultimate 75 Avenue, 75A Avenue, 76 Avenue, and 203 Street;
    g. Registration of a statutory right-of-way to provide temporary pedestrian access over proposed Lots 13, 22 – 23 until such time as alternative pedestrian access is provided by the future and ultimate 74B Avenue, 76 Avenue, and 203 Street;
10. 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
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.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Rezoning Application No. 100687(S H (Latimer) Development Ltd. / 7538 – 202A Street) Bylaw No. 5894 be deferred to the July 10, 2023 Regular Council Meeting.
CARRIED

Councillor Richter opposed

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

P. OTHER BUSINESS

Q. PRESENTATIONS

1. Metro 2050 Memorandum of Understanding

That Council receive the presentation by Heather McNell, Deputy CAO of Policy & Planning, Metro Vancouver, regarding the Salmon River Uplands and Regional Growth Strategies, and the content of the Metro 2050 Memorandum of Understanding.

R. 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 D.1 - Section 90(2) (b) Intergovernmental Relations
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item F.1 - Section 90(2) (b) Intergovernmental Relations
Item H.1 - Section 90(2) (b) Intergovernmental Relations
Item H.2 - Section 90(2) (b) Intergovernmental Relations

S. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 26, 2023 at 1:34pm
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, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

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

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – June 26, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 26, 2023.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the additional delegation request from Cheryl Mason be added to the agenda.
CARRIED

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

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

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 12, 2023

Moved by Councillor Rindt,
Seconded by Councillor Martens,
That Council adopt the Minutes of the Regular Council meeting held June 12, 2023.
CARRIED

2. Public Hearing Meeting – June 12, 2023

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held June 12, 2023.
CARRIED

C. DELEGATIONS

1. Cheryl Mason
0550-07

Cheryl Mason appeared before Council to discuss Rezoning Application No. 100589, Coastland Engineering Ltd./5759-240 Street, Bylaw 5905. She asked Council to delay granting first, second, and third reading until the public has had more time review this application. She commented that the new roadway will be directed towards her living room and expressed concerns about the increased density. She further commented on the impact on the aquifer. She asked Council to increase the greenspace around the development.

D. PRESENTATIONS

1. Langley RCMP

Chief Superintendent Bruce Singer provided an update on the Langley RCMP Detachment and RCMP I-TEAMS. I-Teams develop “experts” and are called upon when an investigation exceeds Detachment capabilities. These teams reduce operational and financial risks to the community. 344 Police Officers and Civilians provide rapid response to critical incidents 24/7. The integrated partnership model is between contributing municipalities, and both Provincial and Federal governments. I-Teams are exposed to trauma during every call for service, so new measures have been implemented to support their psychological health.

Superintendent Adrian Marsden provided a quarterly report regarding crime trends.

E. REPORTS TO COUNCIL

1. 2022 Annual Report and 2022 Statement of Financial Information
Report 23-124
File FIN 0640-22/1830-25

Moved by Councillor Rindt,
Seconded by Councillor Kunst,
That Council approve the 2022 Annual Report including the 2022 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2022 Statement of Financial Information (SOFI).
CARRIED

2. Capital Request: Aldergrove Athletic Park Covered Gathering Area
Report 23-121
File ENG 6125-20-ATH1

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize the use of up to $130,000 from the Community Works Fund (Gas Tax) for the design and construction of a covered gathering area at the Aldergrove Athletic Park, augmented with $2,000 in funding from existing replacement tree non-refundable deposit (NRD) funds for planting two trees in association with this project.
CARRIED

3. Capital Request: Driveway Improvements at George Preston Recreation Centre
Report 23-120
File FCP 0810-20

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council approve $180,000 from the Capital Projects Reserve to undertake driveway widening improvements at George Preston Recreation Centre.

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That Driveway Improvements at George Preston Recreation Centre be referred to the 2024 budget discussions.
DEFEATED

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

E. REPORTS TO COUNCIL

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

4. Capital Request: East Aldergrove Piping Improvements Project
Report 23-122
File ENG 5330-27-091

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize the use of up to $230,000 from the Water Capital Reserve Fund for costs associated with the East Aldergrove Reservoir Piping Improvements Project (WTR1199).
CARRIED

5. Capital Request: Site Improvements at Willoughby Community Park
Report 23-128
File FCP 6125-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve $950,000 in funding for 2023 from the Capital Projects Reserve to proceed with site improvements at Willoughby Community Park.
CARRIED

6. Capital Request: Fleet Replacement Program and Electric Vehicle Charging Infrastructure
Report 23-126
File ENG 1280-01

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council authorize the use of up to $3,446,256 from various internal and external sources for the fleet replacement program and electric vehicle charger infrastructure.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Kunst declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 3:00pm.

7. Replacement Brookswood Fire Hall #5
Report 23-127
File FCP 0810-20

E. REPORTS TO COUNCIL

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council reaffirm the previously established initial funding envelope of $25 M as the base facility budget for the new replacement Brookswood Fire Hall #5 project; and

That Council direct staff to establish Horne Pit as the location of the new replacement Brookswood Fire Hall #5, at a location immediately west of 200 Street and south of a new 27 Avenue, as shown in the most recent concept site plans and as outlined in this report.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the second paragraph be amended to read as follows:

That Council direct staff to establish Horne Pit as the location of the new replacement Brookswood Fire Hall #5, at a location immediately west of 200 Street and **NOT SOUTH** of a new 27 Avenue, as shown in the most recent concept site plans and as outlined in this report.
DEFEATED

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

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the second paragraph be amended to read as follows:

That Council direct staff to establish Horne Pit as the location of the new replacement Brookswood Fire Hall #5, at a location immediately west of 200 Street and **EITHER NORTH OR SOUTH** of a new 27 Avenue, as shown in the most recent concept site plans and as outlined in this report.
DEFEATED

Mayor Woodward and Councillors Martens, Richter, and Rindt opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the second paragraph be amended to read as follows:

That Council direct staff to establish Horne Pit as the location of the new replacement Brookswood Fire Hall #5, at a location immediately west of 200 Street and **NORTH** of a new 27 Avenue, as shown in the most recent concept site plans and as outlined in this report.
THE MAYOR RULED THIS MOTION OUT OF ORDER

E. REPORTS TO COUNCIL

CHALLENGE TO THE CHAIR
Councillor Richter challenged the Chair.

The question was called on Sustaining the Chair, and it was
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor vanPopta
That the second paragraph be amended to read as follows:

That Council direct staff to establish a location within the lines described as Horne Pit, as the location of the new replacement Brookswood Fire Hall #5.
DEFEATED

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

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

Councillor Richter opposed

Councillor Kunst re-entered the meeting at 3:17pm.

8. Ice and Dry Arenas Facility
Report 23-129
File FCP 0810-20

Moved by Mayor Woodward,
Seconded by Councillor Baillie,

Initial Funding Envelope and Priority Project:

That Council reaffirm the previously established initial funding envelope of $100 M plus GST as the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre, and establish the Ice and Dry Arenas Facility as the first of the Corporate Priority Projects to proceed to construction.

That Council confirm with senior Township staff and all Divisions the importance of the established Corporate Priority Projects, including this new Ice and Dry Arenas Facility, and that staff set corporate work plans accordingly to assist with the planning, procurement, construction, and facility completion as required throughout the project.

E. REPORTS TO COUNCIL

Funding Sources

That Council direct staff to allocate an additional $19.306 M in funding for 2023 from the recently received Growing Communities Fund (for a revised total of $23.306 M from the fund) to the new Ice and Dry Arenas Facility.

That Council direct staff to allocate $76.694 M in funding from internal reserves, or other sources as determined by Council, to the new Ice and Dry Arenas Facility.

Further Review of Concepts and Budget Requirements

That Council direct staff to further explore facility design and construction concepts, potentially resulting in additional costs, and report to Council with the options and possible budget envelope requirements for each concept for Council's further consideration, that:

- results in the least impact on the use of the available land area
- evaluates the potential for underground parking, structured parking, surface parking, or other alternative parking solutions
- aligns potential internal road layouts
- plans for the integration with the Arts Sports and Entertainment District concepts
- further explores and researches the possible use of a district energy system.

User Groups

That staff engage with the Township of Langley's youth-focussed not for profit association Ice and Dry user groups as outlined in this report for input and feedback during the design and construction process for the facility.

That staff receive expressions of interest and review submissions from other organizations or user groups that wish to become involved as potential funding partners in the new facility.

Procurement

That Council authorize the use of the Langley Facilities Society as the procurement and delivery agent for all or portions of the Ice and Dry Arenas Facility project, if utilization of such is deemed by staff to be in the best interests of the Township, and provide the Langley Facilities Society with the appropriate funding as approved by Township Council in annual budgets to perform such delivery.

That, if required, staff be authorized to engage the required consultants or legal counsel to assist with the negotiation, completion and execution of contracts or to represent the Township's interest during the construction process.

E. REPORTS TO COUNCIL

Construction

That the Township of Langley waive any requirement for general contractor bonding, or if it is deemed necessary by staff, that the Township serve as the bonding entity for the project or portions of the project.

That the Township of Langley procure the required comprehensive Wrap-Up Liability and Builder's Risk insurance required for the project as additions to the Township's standard annual insurance policies.

That Council approve the removal of all Township of Langley Fees from the Ice and Dry Arenas Facility project budget (including Building Permit Fees, Development Cost Charge Fees, Community Amenity Contributions, Disposal and Tipping fees, Surveying internal charges, Township Service Connection Fees, and others as required) in the form of either waiving fees where applicable, or internally funding such fees from existing sources.

Five Year Financial Plan

That staff bring forward for Council's consideration the budget approvals required for allowing the new Ice and Dry Arenas facility to be connected to the Township's network and wireless network in the most efficient and cost effective manner possible, including possible routing to allow for the future connection of other planned Township priority projects.

That Council refer budget considerations for furnishings, fixtures and equipment required for the facility, and any potential operating base budget adjustments that may be necessary, to the 2024 and 2025 budget processes when further information is available regarding the design and opening dates of the facility.

That staff adjust the Township's annual budget accordingly to reflect the waiving of fees where applicable, the internal funding of fees, and the insurance policies required during the design and construction period.

Facility Announcement and Celebration

That Council direct staff to schedule a public event to celebrate the beginning of the project, potentially to be held Saturday, July 15, 2023, at Langley Events Centre.

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

E. REPORTS TO COUNCIL

Facility Announcement and Celebration

That Council direct staff to schedule a public event to celebrate the beginning of the project, potentially to be held **IN SEPTEMBER OR OCTOBER**, at Langley Events Centre.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the second paragraph under the "Initial Funding Envelope and Priority Project section be amended to read as follows":

That Council confirm with senior Township staff and all Divisions the importance of the Ice and Dry Arena Facility at the Langley Events Centre, and that staff set corporate work plans accordingly to assist with the planning, procurement, construction, and facility completion as required throughout the project.
CARRIED

Councillors Pratt, Richter, and vanPopta opposed

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

Councillor Richter opposed

9. Transportation and Mobility Strategy
Terms of Reference Endorsement
Report 23-119
File ENG 8330-20-003

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council endorse the Terms of Reference for the Transportation and Mobility Strategy in the form presented substantially as Attachment A to this report.
CARRIED

MEETING RECESSED
The meeting recessed at 3:45pm.

MEETING RECONVENED
The meeting reconvened at 3:57pm.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100589
(Coastland Engineering Ltd. / 5759 – 240 Street)
Bylaw No. 5905
Report 23-123
File CD 11-09-0033

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider the application on an individual basis in the context of Council's November 14, 2022 resolution; and

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 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 a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;

b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
c. 15 m wide ALR buffer along 240 Street;
d. Prohibiting access to 56 Avenue;

8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000.00 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 3.6 ha (8.9 ac) of land to the Township; and
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Rezoning Application No. 100589 (Coastland Engineering Ltd. / 5759 – 240 Street) Bylaw No. 5905 be referred to a Public Information Meeting for public input to occur in consultation with staff, inclusive of established requirements for notice, venue, format, engagement, and feedback with forms to be provided directly to the Township of Langley. Once completed, the application will be forwarded to Council for consideration.
CARRIED

2. Soil Deposit and Removal Bylaw and Policy Amendments
Bylaw No. 5900
Report 23-118
File ENG 5280-14

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2023 No. 5900; and

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council adopt revisions to Soil Deposit and Removal Policy 05-008 included as Attachment A to this report; and

That Council authorize staff to forward all soil or fill use applications involving the removal of soil, or the deposit of soil or other material having a volume of 600 cubic metres or less, to the Provincial Agricultural Land Commission (ALC) for consideration without the need for Council consideration of referral to the ALC on an individual basis, subject to compliance with the provisions of the Township of Langley Zoning Bylaw, Soil Deposit and Removal Bylaw, and other regulations as applicable.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. 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

Moved by Councillor Kunst,
Seconded by Councillor Rindt,
That Council give third 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".
CARRIED

Councillor Richter opposed

2. 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

Moved by Councillor Rindt,
Seconded by Mayor Woodward,

H. BYLAWS FOR CONSIDERATION AT THIRD READING

That Council give third reading to "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"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891".

REFERRAL
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the application be referred to staff to work with the proponent to address items raised at the public hearing, including but not limited to, 83rd Avenue land use interface, traffic access issues, and proposed densities; and

That consistent with the Public Hearing submission by the proponent, staff is directed to initiate a traffic calming process pursuant to Council Policy 05-110 Neighbourhood Traffic Calming at proponent cost, as volunteered.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That the first paragraph of the Referral be amended to read as follows:

That the application be referred to staff to work with the proponent to address items raised at the public hearing, including but not limited to, 83rd Avenue land use interface, traffic access issues, **AND POTENTIAL INTERSECTION UPGRADES AT 83 AVENUE AND 212 STREET**, and proposed densities; and
CARRIED

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

3. 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

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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".

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third and final reading to "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".

That Council defer consideration of third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc. / Beedie Group) Bylaw No. 5886", subject to provision of additional information pertaining to required senior government environmental approvals; and

That the subject development prerequisites apply to Rezoning Bylaw No. 5886.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the amendment be deferred to the July 10, 2023 Regular Council Meeting.
DEFEATED

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

AMENDMENT
The question was called on the Amendment, and it was
CARRIED

Councillors Kunst and Richter opposed

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

Councillors Kunst and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Consolidation (22652 Fraser Hwy Holdings Ltd.) Bylaw No. 5855 Report C23-28
File ADM PM003139

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give final reading to "Highway Closing and Dedication Removal (22652 Fraser Hwy Holdings Ltd.) Bylaw No. 5855".
CARRIED

2. Development Cost Charge Waiver for Non-Profit Housing Bylaw No. 5901 Report 23-115
File MA LSP00014

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council give final reading to "Development Cost Charge Waiver for Not-for-Profit Housing Bylaw No. 5901".
CARRIED

3. Rezoning Application No. 100650 and Development Permit Application No. 101202 (BMG Projects Inc. / 20486 and 20514 – 80 Avenue) Bylaw No. 5769 Report 22-96
File CD 08-23-0204

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769".
CARRIED

Development Permit No. 101202

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101202 (BMG Projects Inc. / 20486 and 20514 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

I. BYLAWS FOR FINAL ADOPTION

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

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

CARRIED

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1a. Council Process Committee – June 12, 2023
File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor vanPopta,
That Council adopt the Minutes from the Council Process Committee meeting held June 12, 2023.
CARRIED

MAYOR AND COUNCILLOR DECLARE CONFLICT OF INTEREST
Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 4:55pm.

Acting Mayor Richter assumed the position of Chair.

Councillor Martens declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 4:55pm.

1b. Heritage Advisory Committee – June 7, 2023

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council receive the Minutes from the Heritage Advisory Committee of June 7, 2023.
CARRIED

K. MINUTES OF COMMITTEES

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council proceed with a Public Input Opportunity for the Glover/Mary/Church Mixed Commercial-Residential Development in Fort Langley.
DEFEATED

Councillors Baillie, Pratt, Rindt, and vanPopta opposed

Councillor Martens re-entered the meeting at 5:12pm

3. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council approve the Heritage Advisory Committee Terms of Reference, as amended. (See Attachment A).
CARRIED

Councillor Rindt opposed

Mayor Woodward re-entered the meeting at 5:13pm and resumed the position of Chair.

4. Council Process Committee Recommended Motion
File 0540-20

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council direct staff to report to Council with draft bylaw amendments to Community Standards Bylaw 2019 No. 5448 for Council to consider that for multi-family residential construction and single-family residential subdivision new construction:

- allows for an automatic exemption for concrete placements that commence, including any and all staging activity, no earlier than but permitted to begin at 6:00am maintaining community notification requirements; and
- that the report includes pros and cons of automatic exemptions.

DEFEATED ON A TIE VOTE

Councillors Baillie, Martens, Richter, and Rindt opposed

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor vanPopta reported that she attended a Metro Vancouver Water committee meeting where they toured a Water Treatment Plant.

Councillor Martens reported that she attended an E-Comm meeting.

N. ITEMS FROM PRIOR MEETINGS

1. North Williams Sanitary Lift Station
Report 23-83
File ENG 5330-24-082

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the North Williams Sanitary Lift Station be referred to staff to be considered as part of the potential updates to the Williams Neighborhood Plan.
CARRIED

Councillor Richter opposed

2. 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

Moved by Councillor Rindt,
Seconded by Councillor Martens,
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

N. ITEMS FROM PRIOR MEETINGS

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.

CARRIED

Councillor Pratt opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Kunst declared a Conflict of Interest under Section 100 and left the meeting at 5:22pm.

N. ITEMS FROM PRIOR MEETINGS

3. Revisions to the Proposed Booth, Fernridge, and Rinn Neighbourhood Plans
Bylaw No. 5795
Bylaw No. 5796
Bylaw No. 5797
Bylaw No. 5798
Bylaw No. 5908
Report 23-125
File MA LRP00014

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council repeal second reading of "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";

The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797";

The "Langley Official Community Plan Bylaw 2017 No. 5300 Amendment (Brookswood-Fernridge Community Plan – Consequential Amendments) Bylaw No. 5798";

That Council give second reading to the revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795";

The revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796";

The revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797";

The revised "Langley Official Community Plan Bylaw 2017 No. 5300 Amendment (Brookswood-Fernridge Community Plan – Consequential Amendments) Bylaw No. 5798";

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

The revised draft Brookswood-Fernridge Amendments to the Community Amenity Contributions Policy;

The draft Brookswood-Fernridge Arterial Road Completion Amenity Policy;

N. ITEMS FROM PRIOR MEETINGS

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

That Council give first, second, and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5908.
CARRIED

Councillor Richter opposed

Councillor Kunst re-entered the meeting at 5:24pm.

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

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

1. Willoughby Town Centre Lease (Pollyco (Block B) Holdings Ltd.)

That Council release the direction to staff to terminate the March 11, 2021, lease agreement ("Lease") between The Corporation of the Township of Langley as tenant and Pollyco (Block B) Holdings Ltd. upon receipt of the termination notice by Pollyco (Block B) Holding Ltd.
CARRIED

P. OTHER BUSINESS

1. Options for the Aldergrove Twilight Drive-In Theatre

Moved by Mayor Woodward,
Seconded by Councillor Martens,
Whereas the Twilight Drive-In Theatre is the only permanent drive-in theatre in the Lower Mainland and provides leisure and entertainment opportunities for Township of Langley residents as well a vital attraction to the Aldergrove area;

Therefore be it resolved that Council directs staff to prepare a report to Council with potential options for Council to consider that could allow the

P. OTHER BUSINESS

Twilight Drive-In Theatre to remain open and operating in the Township of Langley.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor vanPopta declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 5:29pm.

2. South of the Fraser Interurban Rail

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

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

2. Communities south of the Fraser, including Delta, Surrey, Township of Langley, City of Langley, Abbotsford and Chilliwack have a combined population over 1.2 million and there is no public interregional transit connecting these respective Fraser Valley communities; and

3. Capacity on existing transit routes and Highway #1 continue to be congested within these respective communities south of the Fraser River, and without greater investment in public transit infrastructure and services congestion will continue to worsen;

Therefore be it resolved that Council hereby authorizes the Township of Langley to submit to the Union of BC Municipalities the motion in support of the Province of BC re-activating the interurban rail corridor along the existing rail corridor that connects Delta, Surrey, Langley, Abbotsford and Chilliwack.
CARRIED

Councillor vanPopta re-entered the meeting at 5:33pm.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
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) (c) Labour Relations;
Item E.2 - Section 90(1) (k) Negotiations;

Item E.3 - Section 90(1) (e) Property; (k) Negotiations;
Item E.4 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (i) Solicitor Client-Privilege; and
Item F.2 - Section 90(1) (g) Legal.

CARRIED

R. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 5:35pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, June 26, 2023 at 7:03pm
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, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

C. Kooner and S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – June 26, 2023

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held June 26, 2023.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

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

C. PUBLIC HEARING

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

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837"

Explanation – Bylaw No. 5836

S. Richardson explained that Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential. 302 Public Notices were mailed out.

Explanation – Bylaw No. 5837

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

Submissions from the public:

1. D. Ross and J. Comeau, Langley residents, were in attendance and stated opposition to the plan in its current form. They would like to see lower density, more greenspace, and more trees retained. They stated that there is clay under the soil which can lead to instability on the slope. They expressed concerns regarding water-flow down the hill onto their property and increased traffic on the local roads.
2. G. Smith, a Langley resident, was in attendance and expressed concerns regarding drainage, removal of trees, traffic flow, and escalation of rural/urban conflicts. He would like to see larger buffers between the development and farmland. He asked for the current zoning to be retained.
3. A. Rebeda, a Langley resident, was in attendance and stated his support due to contribution to Community Amenity Costs, infrastructure improvements, increasing the housing supply, and providing job opportunities.
4. M. Donaldson, a Langley resident, was in attendance and expressed concerns about traffic on 72 Avenue and Crush Crescent.
5. D. Kask, a Langley resident, was in attendance and stated opposition due to flooding concerns on surrounding farmland and increased traffic.

C. PUBLIC HEARING

6. D. Davis, a Langley residence, was in attendance and stated opposition due to increased traffic, stormwater issues, and lack of buffers between urban/rural lands.
7. K. Rosenberg, a Langley resident, was in attendance and stated support.

The following written submissions were received from the public:

1. G. Smith, a Langley resident, expressing opposition due to concerns with drainage, tree removal, increased traffic, rural-urban conflicts, and not maintaining a transition zone between farmland and high density.
2. D. Ross and J. Comeau, Langley residents, expressing opposition due to the stability of the slope, drainage issues, removal of trees, and increased traffic.
3. R. and S. Shore, Langley resident, expressing opposition due to lack of infrastructure (roads) to support this development.
4. A. Rabeda, past Langley resident, expressing support as the project will restore the McGillivray Heritage Home and the development will address the housing demand.
5. E. Sun, expressing support as the development addresses the housing demand and affordability, enhances infrastructure and the business environment.
6. D. Bradley, a Langley resident, expressing concerns about overcapacity at the hospital and increased traffic.
7. C. Bietenbeck, a Langley resident, expressing concerns about the impact on roads, parking, and adequate green space for wildlife, a dog park and recreation.
8. H. Sakurai, expressing opposition due to increased density, not extending the wildlife and ecological greenway, tree retention, access from Smith Crescent, and overcrowding in schools.
9. S. Harrison, expressing opposition due to not protecting the existing natural environment and trees, erosion to the agricultural land below, increased density and traffic, and lack of indigenous engagement.
10. J. Hansra, Isle of Mann Property Group, submitting 48 letters of support.
11. D. Kask, a Langley resident, expressing opposition due to risk of increased flooding, increased traffic, and lack of adequate buffer between farmland and townhouses.
12. Y. Kim, a Langley resident, expressing concerns about construction traffic and increased traffic on local roads which are only single lane.
13. C. Chow, a Langley resident, expressing support.
14. O. Wong, a Coquitlam resident, expressing support.
15. E. Wong, a Langley resident, expressing support.
16. S. Sawatzky, a Langley resident, expressing support.
17. S. Sawatzky, a Langley resident, expressing support.
18. M. Dhaliwal, a Langley resident, expressing support.
19. B. Dhaliwal, a Langley resident, expressing support.
20. L. Gill, a Langley resident, expressing support.

C. PUBLIC HEARING

21. H. Milan, a Langley resident, expressing support.
22. W. Yung, a Langley resident, expressing support.
23. S. Shu, a Langley resident, expressing support.
24. B. Randhawa, a Langley resident, expressing support.
25. F. Tao, a Langley resident, expressing support.
26. F. Sun, a Langley resident, expressing support.
27. B. Dhaliwal, a Langley resident, expressing support.
28. P. Dhaliwal, a Langley resident, expressing support.
29. A. Kairis, a Langley resident, expressing opposition due to increased density, overcrowding in schools, and traffic flow.
30. D. Capstick, a Langley resident, expressing support.
31. D. Azozama, a Delta resident expressing support.
32. C. Liu, expressing concerns regarding ecological destruction, soil erosion, water resources, infrastructure, energy consumption, and social impacts.
33. R. Mann, Director, Isle of Mann, submitting several social media posts and texts regarding BC Hydro upgrades, future road infrastructure projects, and environmental/tree retention plans.
34. H. Sakurai, a Langley resident, stating that the proposed density is too dense considering land use around the subject site, that roads should be widened, that protection of trees has not been considered, and that having only one entry in and out of the strata could lead to congestion.

Explanation by the proponent:

J. Hansra, Isle of Mann Property Group, was in attendance and stated that they have received much community support for this project. He provided a brief history of the project to date and stated that they have professionals working on the water and stormwater issues. A detention pond will be built at the bottom of the development to collect water runoff. 462 replacement trees will be planted on the property. The heritage home on the property will be moved to the corner and restored, and the roads will be improved.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837".
CARRIED

Councillors Kunst, Pratt, and Richter opposed

C. PUBLIC HEARING

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837".

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the application be referred to staff for further consideration with the proponent to:

1. Reduce the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre, or less as may be appropriate for Council to consider;
2. Provide an improved/expanded Urban/ALR interface buffer on the northerly and easterly portions of the site with additional greenspace on the easterly property line;
3. Provide a quality trailhead at the northern property line where the east and west portions of the site meet; and
4. Convert the current proposed Smith Crescent vehicular access to an emergency-only entrance with consideration of two vehicular entrances off of 210 Street and a suitable appropriate internal vehicular network, subject to BC Building Code considerations, cross access easements and an appropriate subdivisions pattern, as may be appropriate for Council to consider.

CARRIED

Councillors Kunst and Richter opposed

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

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

Explanation – Bylaw No. 5887

A. Jensen explained that Bylaw No. 5887 provides miscellaneous amendments to the Neighbourhood Plans in the Willoughby Community

C. PUBLIC HEARING

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.

Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council consider third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Omnibus) Bylaw No. 5887".
CARRIED

Councillor Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council grant third and final reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Omnibus) Bylaw No. 5887".
CARRIED

Councillor Richter opposed

3. Official Community Plan Amendment and Rezoning Application No. 100224 and Development Permit Application No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street)
Bylaw No. 5888
Bylaw No. 5889
Report 23-117
File CD 08-22-0106

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5888"; and

C. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5889"

Explanation – Bylaw No. 5888

S. Richardson explained that Bylaw No. 5888 amends the Latimer Neighbourhood Plan to redesignate a portion of property at 7687 – 200 Street to Apartment, increase the permitted density, and permit a maximum height of six storeys for apartments. 146 Public Notices were mailed out.

Explanation – Bylaw No. 5889

S. Richardson explained that Bylaw No. 5889 rezones 4.96 ha (12.26 ac) of land located at 7687 – 200 Street to Comprehensive Development Zone CD-178 to facilitate development of 62 townhouse units and approximately 805 apartment units.

Development Permit No. 101297

Running concurrently with this Bylaw is Development Permit No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Finalization of landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at the building permit stage;
e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

C. PUBLIC HEARING

f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submission was received from the public:

1. J. Mann, a Langley resident, expressing support.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5888"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5889".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5888"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5889".
CARRIED

D. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That the meeting terminate 8:15pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Sunday, April 30, 2023 9:52 AM
To: legservicesinfo
Subject: Delegation Requests by Benazir Usman

Please note the following response to Delegation Requests has been submitted at Sunday April 30th 2023 9:48 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  7/10/2023
- **Topic**
  Climate Change
- **Purpose of presentation**
  Information only
- **Full name**
  Benazir Usman
- **Email address**
  FOIPPA s.22(1)
- **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]

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, July 05, 2023 11:12 AM
To: legservicesinfo
Subject: Delegation Requests by Andy

Please note the following response to Delegation Requests has been submitted at Wednesday July 5th 2023 11:11 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  7/10/2023
- **Name of delegate or organization wishing to appear**
  Fort Langley Waterfront Committee
- **Topic**
  Inform Mayor and Council of our survey results for the Fort Langley Marina Park and Haldi House
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Inform Mayor and Council of our survey results for the Fort Langley Marina Park and Haldi House
- **Full name**
  Andy
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

Suzanne Little

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, July 05, 2023 11:22 AM
To: legservicesinfo
Subject: Delegation Requests by Tom Annandale

Please note the following response to Delegation Requests has been submitted at Wednesday July 5th 2023 11:19 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  7/10/2023
- **Name of delegate or organization wishing to appear**
  Tom Annandale - Fort Langley Waterfront Committee
- **Topic**
  Discuss the results of our survey in regard to the Fort Langley Marina Park and Haldi House.
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Discuss our survey results regarding the Fort Langley Marina Park and Haldi House.
- **Full name**
  Tom Annandale
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary 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:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-135
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-104
SUBJECT:	CAPITAL REQUEST: CONSTRUCTION MONITORING AND MAINTENANCE OF FRASER CREEK OFFSETTING POOL FOR THE WILLOWBROOK CONNECTOR PROJECT		

RECOMMENDATION:

That Council approve $245,000 from General Capital Reserves for construction, monitoring, and maintenance of the offsetting pool on Fraser Creek required for the Willowbrook Connector project.

ANALYSIS:

The Willowbrook Connector from 64 Avenue to 68 Avenue requires stream/ditch infill on the east side to accommodate the road widening. Construction of a pool at Fraser Creek in the 21100 Block of Old Yale Road is required to offset environmental impacts to the stream/ditch.

At the May 1, 2023 Regular Meeting, Council approved funding for environmental offsetting construction works. At the time of funding approval, the estimated cost for the construction of environmental offsetting works was $300,000.

The construction tender for the Fraser Creek Offsetting Pool closed on June 22, 2023. Several bids were received, and all were more than the original cost estimate. The lowest compliant bid to construct the scope of works is approximately $425,000, which is $125,000 more than the original cost estimate. The difference in cost is likely a reflection of the current market for construction materials and labour costs.

The environmental approvals require monitoring and maintenance works of 10 years following the completion of construction. This includes assessments on the plantings and replanting, flows and functions of the channel, species presence, water quality and levels, and other observations related to the effectiveness of the offsetting measures. The previous funding request on May 1, 2023 did not include allowances for the required 10 year monitoring and maintenance term of the offsetting pond, as those costs are dependent on the actual costs submitted by the contractor during the tender process. Based on the contractor's pricing, the estimated cost to monitor and maintain the offsetting pond for 10 years is $120,000.

Financial Implications:

Based upon the bids received and the required environmental monitoring and maintenance, the Fraser Creek Offsetting Pool will require an additional $245,000 for construction, monitoring, and maintenance of the pool.

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector, 208 Street & 212 Connector Project					
	Previously Approved	2023	2024	2025	2026	2027
Requested Amount		125,000				
Budget Remaining	1,418,275					
Total Projected Cost	1,418,275	125,000				

Project Description	The construction of an offsetting pool on Fraser Creek located at the northeast corner of the 21100 block Old Yale Road. The scope of works includes excavations to create a pool, placing large diameter root masses, and riparian plantings around the perimeter of the pool.			
Project Justification and Consequences of Not Proceeding	The Fraser Creek Offsetting Pool is a requirement from FLNRORD and DFO to offset for the stream/ditch infill on the east side of the Willowbrook Connector from 64 Avenue to 68 Avenue to accommodate road widening.			
Project Priority 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):	2	Initial Year of Approval:	2023

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector, 208 Street & 212 Connector Project					
Work Breakdown	RDS1375-01					
Proposed Funding Sources						
Proposed Funding Sources	Previously Approved	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	1,414,093					
Reserve: General Capital Reserve	14,182	125,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded	**1,418,275**	125,000				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Environmental Maintenance Works					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		120,000				
Budget Remaining		0				
Total Projected Cost		120,000				

Project Description	Assessments on the plantings and replanting, flows and functions of the channel, species presence, water quality and levels, and other observations related to the effectiveness of the offsetting measures.			
Project Justification and Consequences of Not Proceeding	FLNRORD requires a monitoring and maintenance term of 10 years following the completion of construction.			
Project Priority 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):	10	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Environmental Maintenance Works					
Work Breakdown	STW1198-01					
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: General Capital Reserve		120,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded		120,000				

Total Currently Unfunded						

Respectfully submitted,

Roeland Zwaag
DIRECTOR, ENGINEERING
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-132
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	1070-01
SUBJECT:	CAPITAL REQUEST - COMPUTER EQUIPMENT REPLACEMENTS		

RECOMMENDATION:

That Council authorize the use of up to $370,000 from the Capital Project Reserve for the replacement of computers, monitors, printers, docking stations and other technology used by employees to deliver services to the public.

ANALYSIS:

The Information Technology (IT) Department plans to replace computers that are four years or older. The primary objectives of proactively replacing computers every four years are as follows:

a) Technological Obsolescence: Following a regular replacement cycle ensures all employees have access to up-to-date hardware that supports the latest software and applications. This approach eliminates compatibility issues and enhances productivity.
b) Productivity and Efficiency: Outdated hardware can impact employee productivity due to slower speeds and increased downtime. Applications are continuously updated, requiring faster processors and more memory. Providing employees with newer and faster computers improves workflow, reduces bottlenecks, and enhances productivity.
c) Cost Optimization: While the initial investment in hardware replacement may seem significant, it is outweighed by the potential cost savings over time. Aging computers require more maintenance and troubleshooting, leading to increased user downtime and IT support costs. Adopting a regular replacement cycle can minimize maintenance expenses and benefit from reduced support requirements.

There are 805 computers in use across the Township of Langley of which 216 are scheduled for replacement in 2023: 58 laptops and 158 desktops. Of the 158 desktops, IT is budgeting to replace 38 with laptops and docking stations to support mobile and remote work.

IT has already deployed 21 new computers in 2023 and estimates 179 computers to be replaced in 2024, 92 in 2025, and 164 in 2026. The remaining 133 computers are replaced on failure with used or new equipment on a case by case basis depending on the specific use.

The IT Department also repairs or replaces other end user technology on a reactive basis. There are 1167 computer monitors (393 are 10 years or older), 379 docking stations, 94 iPads, 136 laser and receipt printers, meeting room audio/video conferencing technology, cables, adaptors, and power supplies, all of which need to be replaced when they fail.

Obsolete and inoperative equipment is sent to an organization that is an IT asset disposition company and an end-of-life electronics recycler.

Financial Implications:

There was $114,781 carried forwarded from 2022 of which $73,300 has been invoiced for computer equipment replacements that continued into Q1 2023. There is currently a balance of $41,481 remaining and there are 23 new computers available for deployment.

Along with the existing carry forward, the IT Department is requesting an additional $327,000 for the purchase of 193 more computers, and an additional $43,000 to be allocated for replacing other end user hardware when it fails, for a 2023 budget of $370,000 for equipment replacements.

Alternatives:

The total amount of $370,000 could be reduced to $337,000 by not funding the upgrade of 38 desktops to laptops in support of mobile and remote work.

Further reductions in the budget amount will require the IT Department to prioritize replacements within the budget approved rather than replacing all 216 computers in 2023 and having funds available for unplanned equipment failures. Computers not replaced will be added to the next funding request.

Township of Langley Capital Project Description						
Project Title:	Computer Equipment Replacements					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$370,000	$376,000	$215,000	$370,000	$506,000
Budget Remaining	$114,781					
Total Projected Cost	$114,781	$370,000	$376,000	$215,000	$370,000	$506,000

Project Description *(Phased Project)	Proactive replacement of computer equipment on a four-year cycle and the reactive replacement of other end user technology including monitors, docking stations, and printers.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Ensures all employees have access to up-to-date hardware that supports the latest software and applications, eliminating compatibility issues and enhancing productivity. Outdated hardware can impact employee productivity due to slower speeds and increased downtime. Applications are continuously updated, requiring faster processors and more memory. Providing employees with newer and faster computers improves workflow, reduces bottlenecks, and enhances productivity. Aging computers require more maintenance and troubleshooting, leading to increased user downtime and IT support costs.

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):	Ongoing	Initial Year of Approval:	Ongoing

Township of Langley Capital Project Description						
Project Title:	Computer Equipment Replacements					
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	$114,781	$370,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded	**$114,781**	**$370,000**				
Total Currently Unfunded			**$376,000**	**$215,000**	**$370,000**	**$506,000**

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Jim Makela
SENIOR MANAGER, INFORMATION TECHNOLOGY
for
CORPORATE ADMINISTRATION 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:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-131
FROM:	ENGINEERING DIVISION	**FILE:**	5260-26-01
SUBJECT:	207A STREET PUBLIC ROAD IMPROVEMENTS CONCEPT AND CAPITAL REQUEST FOR DESIGN AND CONSTRUCTION		

RECOMMENDATION:

That Council endorse the 207A Street Public Road Improvements Concept and approve $1,384,000 from the Capital Projects Reserve to proceed with detailed design and construction of improvements to 207A Street between 82 Avenue and 84 Avenue.

ANALYSIS:

At the February 27, 2023 Regular Meeting, Council passed the following resolutions related to the completion of consensual expropriation and the provision of a proposed updated design concept for 207A Street between 82 and 84 Avenue. Council directed staff to:

> *1. Proceed with the completion of a "consensual expropriation" to expropriate 207A Street between 82 and 84 Avenues, pursuant to section 3 of the Expropriation Act, [RSBC 1996] CHAPTER 125;*
>
> *2. Report to Council with a proposed updated design concept for 207A Street between 82 and 84 Avenues, for Council consideration, potentially including:*
> - *a. Installation of streetlights on the west side;*
> - *b. A 1.5m wide concrete sidewalk on the west side;*
> - *c. The installation of two signed and marked crosswalks, perhaps including pedestrian activated Rectangular Rapid Flashing Beacons (RRFB);*
> - *d. Reconstruction of storm water management features, if needed; and*
> - *e. On-street angled or parallel parking adjacent to Yorkson Community Park; and*
>
> *3. Proceed with the assumption of the operation, maintenance, and rehabilitation (OMR) for 207 Street from 80 to 82 Avenues, with the required revisions to the existing statutory right-of-way (SRW).*

As directed by Council, staff are undertaking the consensual expropriation or acquisition of the private strata road of 207A Street between 82 and 84 Avenues. The dedicated road would encompass the same area as the existing statutory right-of-way on title for the strata properties.

The existing road does not include typical features of an urban public road such as streetlights, sidewalks on both sides, and on-street parking. There are four raised intersections and roundabouts at both ends (at 82 and 84 Avenues) which are typical on public roads fronting school and parks. The existing road has rollover curb and drainage infrastructure. There is an existing parallel multi-use path (MUP) with the Yorkson Community Park (the Park) separated from the road with fencing.

There is a vehicle exit from Yorkson Middle School (the School) onto 207A Street which is not typical of a private strata road. There is no sidewalk on the west side of 207A Street fronting the

school. At newer schools, the Township's more recent practice has been to construct a 2 m wide sidewalk fronting schools.

As directed by Council, staff have prepared a "207A Street Public Road Improvements Concept" (Attachment A) with typical urban features required to improve and operate 207A Street as a public road including:

- Streetlights on the west side (82 to 84 Avenues)
- A 2 m wide concrete sidewalk on the west side fronting the School
- Two signed and marked crosswalks including pedestrian activated rectangular rapid flashing beacons (RRFB's)
- Reconstruction of a 3 m wide asphalt MUP on the west side within the Park
- Relocation of fencing on the park's eastern boundary to provide access to the MUP
- New 5.7 m wide angled parking pockets on the west side fronting the Park with approximately 32 new parking stalls
- Construction of barrier curbs on the west side
- Reduction of overall vehicle travel lane width to 6.6 m (two 3.3 m lanes)
- Reconstruction of storm water management features

Staff have undertaken a "Class C" estimate based upon the conceptual design which includes a 20% contingency. The following table summarizes the anticipated design and construction costs:

Work Item	**Estimated Cost**
Traffic Control	$120,000
Earthworks	$197,000
Roadworks	$323,000
Signal/Street Lights	$246,000
Drainage	$29,000
Landscaping	$134,000
Subtotal	**$1,049,000**
Contingency (20%)	$210,000
Design and Construction Admin (12%)	$125,000
Total	**$1,384,000**

In addition to the initial construction cost of $1,384,000, there will be an operating budget impact (OBI) of $30,000 per year to undertake ongoing operations, maintenance, and rehabilitation activities. Subject to the acquisition of the road dedication and funding, staff can proceed with detailed design and construction of 207A Street as described in this report and illustrated in Attachment A. Staff recommend that Council approve $1,384,000 from the Capital Projects Reserve to proceed with the design and construction of improvements to 207A Street between 82 Avenue and 84 Avenue.

Township of Langley Capital Project Description						
Project Title:	207A Street (82 Ave to 84 Ave) Improvement Project					
	Previously Funded	2023	2024	2025	2026	2027
Requested Amount		$1,384,000				
Budget Remaining						
Total Projected Cost		$1,384,000				
Proposed Funding Sources	Previously Funded	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		$1,384,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$1,384,000**				
Total Currently Unfunded						
Estimated Annual Operating Impact	$30,000					

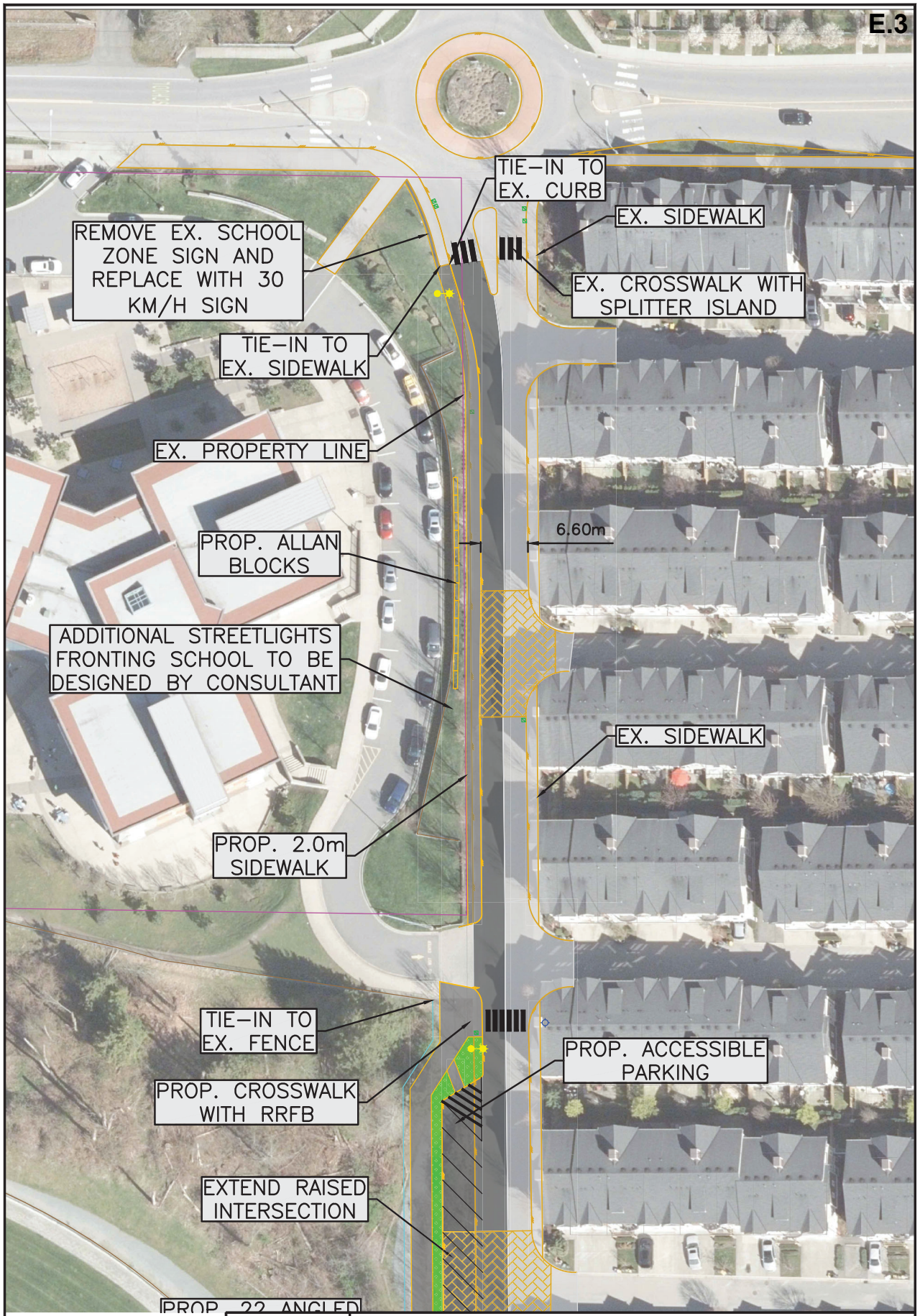
Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE PROJECTS	S. Groves


TIE-IN TO EX. CURB
EX. SIDEWALK
EX. CROSSWALK WITH SPLITTER ISLAND
REMOVE EX. SCHOOL ZONE SIGN AND REPLACE WITH 30 KM/H SIGN
TIE-IN TO EX. SIDEWALK
EX. PROPERTY LINE
PROP. ALLAN BLOCKS
6.60m
ADDITIONAL STREETLIGHTS FRONTING SCHOOL TO BE DESIGNED BY CONSULTANT
EX. SIDEWALK
PROP. 2.0m SIDEWALK
TIE-IN TO EX. FENCE
PROP. ACCESSIBLE PARKING
PROP. CROSSWALK WITH RRFB
EXTEND RAISED INTERSECTION
PROP. 22 ANGLED PARKING SPOTS
PROP. CHAIN LINK FENCE
3.74m
6.60m
5.70m
12.83m
PROP. 6 STREETLIGHTS
EX. SIDEWALK
PROP. 3.0m MULTI-USE PATH
PROP. WOOD RAIL
TIE-IN TO EX. FENCE
PROP. CROSSWALK WITH RRFB
EXTEND RAISED INTERSECTION
EX. FENCE TO BE REPLACED WITH WOOD RAIL
EX. SIDEWALK
PROP. 10 ANGLED PARKING SPOTS
PROP. ACCESSIBLE PARKING
3.74m
6.60m
5.59m
12.50m
EXTEND RAISED INTERSECTION
TIE-IN TO EX. FENCE
TIE-IN TO EX. MUP
TIE-IN TO EX. CURB
EX. CROSSWALK WITH SPLITTER ISLAND
REMOVE EX. PLAYGROUND AREA SIGN AND REPLACE WITH 30 KM/H SIGN
EX. MUP
EX. ROUNDABOUT



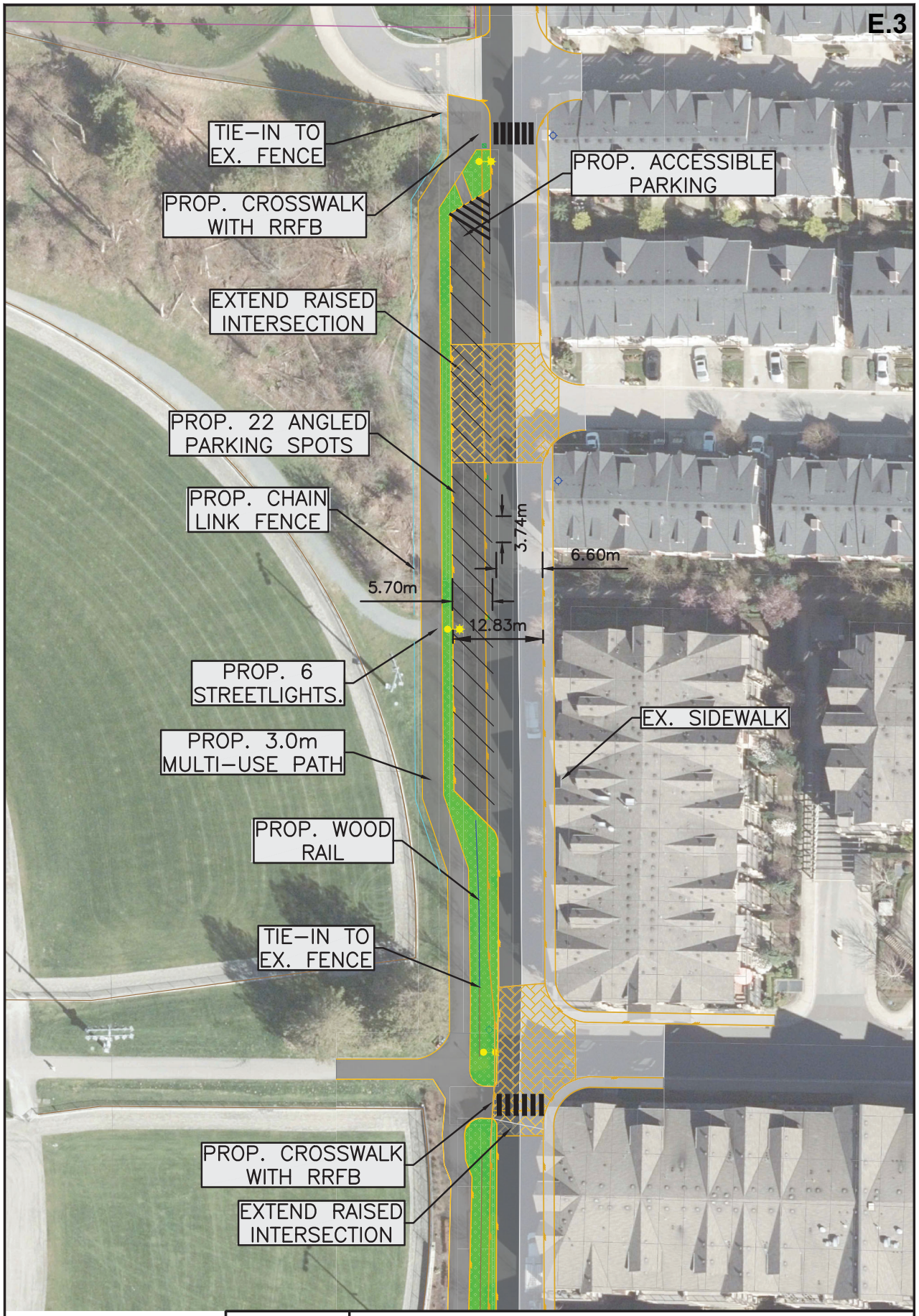
DESIGN BY:	JC
DRAWN BY:	JC
APPROVED BY:	TRNS DEPT.
DATE:	APR. 27, 2023
SCALE:	1:500

The Corporation of the Township of Langley

Township of Langley Est.1873

207A ST PUBLIC ROAD IMPROVEMENTS
207A ST BETWEEN 82 AVE AND 84 AVE

FILE No	PLAN No	
AS BUILT No.	SHEET NO. SHEET 2 OF 4	REV



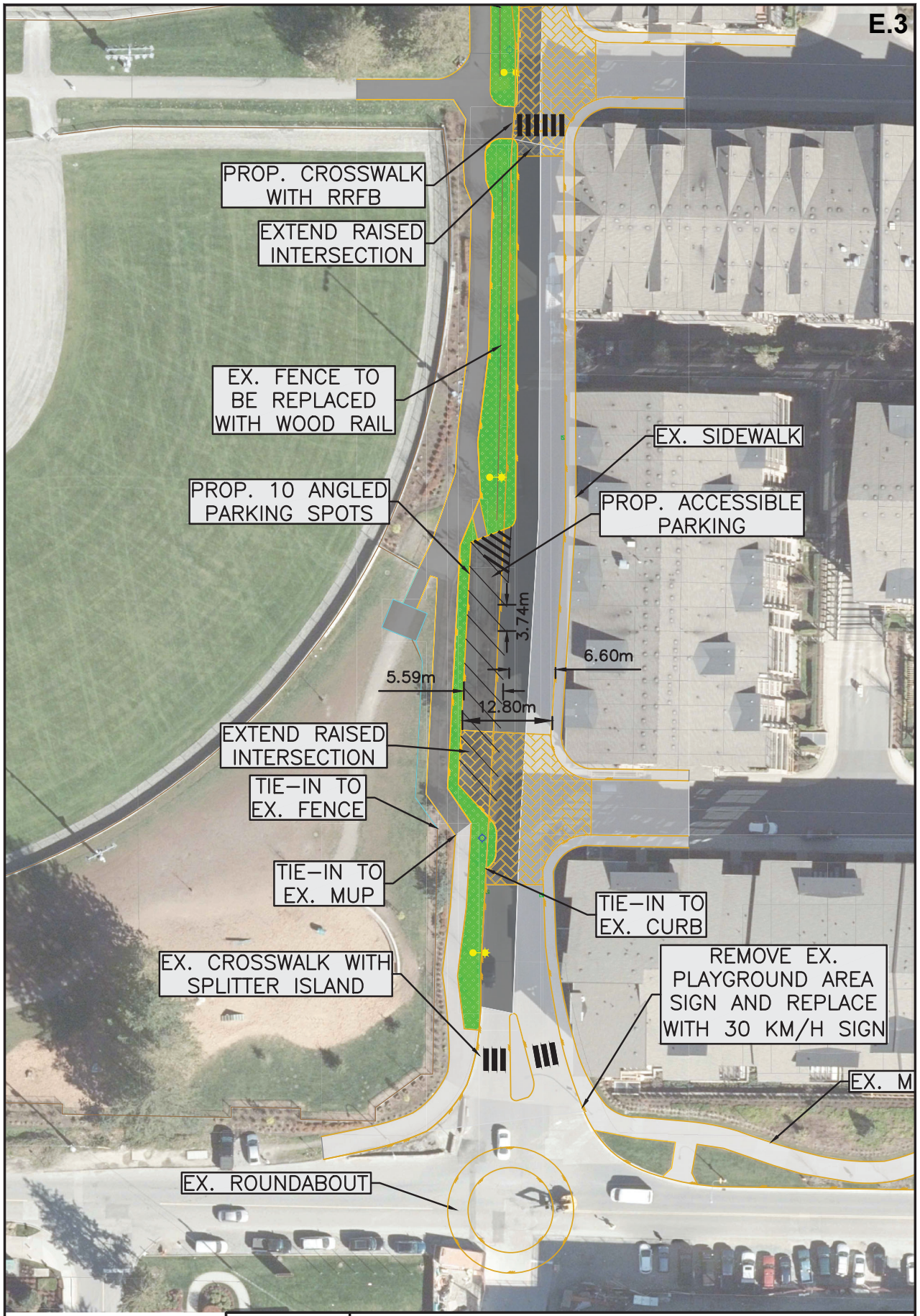
DESIGN BY:	JC
DRAWN BY:	JC
APPROVED BY:	TRNS DEPT.
DATE:	APR. 27, 2023
SCALE:	1:500

The Corporation of the Township of Langley

Township of Langley Est.1873

207A ST PUBLIC ROAD IMPROVEMENTS
207A ST BETWEEN 82 AVE AND 84 AVE

FILE No	PLAN No	
AS BUILT No.	SHEET NO. SHEET 3 OF 4	REV



DESIGN BY:	JC
DRAWN BY:	JC
APPROVED BY:	TRNS DEPT.
DATE:	APR. 27, 2023
SCALE:	1:500

The Corporation of the Township of Langley

Township of Langley Est.1873

207A ST PUBLIC ROAD IMPROVEMENTS
207A ST BETWEEN 82 AVE AND 84 AVE

FILE No	PLAN No	
AS BUILT No.	SHEET NO. SHEET 4 OF 4	REV.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-134
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-01-0009
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101385 (OH FUDGE CREATIONS LTD. / WEST COAST MONTESSORI SOCIETY / 21488 OLD YALE ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling (currently being converted to school space) at 21488 Old Yale Road.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101385 subject to five (5) conditions, noting seven (7) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposal complies with the Murrayville Heritage Conservation Area policies and requirements as outlined in the Murrayville Community Plan.

RECOMMENDATIONS:

That Council authorize issuance of Heritage Alteration Permit No. 101385 for property located at 21488 Old Yale Road, to facilitate construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling that has been converted to school space, subject to the following conditions being satisfied to the acceptance of the Township of Langley:

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. All rooftop mechanical equipment to be screened from view;
d. Issuance of a Highway Use Permit for the northeast portion of the existing building encroaching into the Old Yale Road dedication; and
e. All refuse areas to be located in an enclosure and screened.

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

a. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;

c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. Cash in lieu of construction for Old Yale Road improvements;
e. On-site landscaping to be secured by letter of credit at building permit stage;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

The subject property is located in the Murrayville Heritage Conservation Area which provides Council the opportunity to review the form, character, and siting of new development. As such, Council issuance of a heritage alteration permit is required to facilitate new construction. Martini Construction Ltd. has applied on behalf of the owner for a Heritage Alteration Permit to facilitate construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling (currently being converted to school space) at 21488 Old Yale Road.

The subject application complies with the heritage review processes outlined in the Murrayville Community Plan for the conservation area and has the support of the Heritage Review Panel and Heritage Advisory Committee. Staff support issuance of the Heritage Alteration Permit on the basis of the proposed development being in compliance with the Heritage Conservation Area policy and requirements.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101385.

REFERENCE:

Agent:	Martini Construction Ltd. 5740 Production Way Langley BC V3A 4N4
Owner:	Oh Fudge Creations Ltd. West Coast Montessori Society 21488 Old Yale Road Langley BC V3A 4M8
Legal Description:	Parcel "A" (Reference Plan 2762) South East Quarter Section 1 Township 8 New Westminster District
Location:	21488 Old Yale Road
Area:	0.33 ha (.81 ac)
Murrayville Community Plan:	Commercial
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND/HISTORY:

The subject site is currently zoned Community Commercial Zone C-2 and designated Commercial in the Murrayville Community Plan (Attachment C). The subject site includes a single family dwelling (converted being converted to additional school space) as well as the Murrayville Garage building (originally constructed in the early 1900s with additions in 1922) which is now used as school space and is not proposed to be altered as part of the subject application.

DISCUSSION/ANALYSIS:

- As the subject property is located in the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to facilitate new construction.
- Accordingly, the proponent has applied to facilitate construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling that has an active building permit application to convert the structure to accommodate additional school space.
- The northerly portion of the site is proposed to include a parking and pick-up / drop-off area.
- In January, 2023, Council directed staff to "Include resolution of Old Yale Road within the 2024 capital budget for Council to consider commencement and completion within 2024, if so funded and approved by Council." Accordingly, as a condition of the heritage alteration permit, the proponent is to provide cash in lieu of construction for Old Yale Road improvements.

Adjacent Uses:

	Existing Use	Murrayville Community Plan Designation	Existing Zoning
North:	Old Yale Road, beyond which is a church and residential properties	Institutional and Single Family Two	Civic Institutional Zone P-1 and Residential Zone R-1D
South:	Single family residential lots currently under development application (ToL Project No. 08-01-0101 / Johal / 0916693 BC Ltd.)	Single Family Two	Residential Zone R-1D
East:	Murrayville Early Learning Centre	Single Family Two	Suburban Residential Zone SR-1
West:	Single family properties	Single Family One	Residential Zone R-1E

Heritage Alteration Permit:

- The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character, and siting of all new infill development.
- The subject application proposes a new gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling that has been converted to school space.
- The proposed gymnasium mimics the existing historic building (formerly Murrayville Garage, now part of the school) to the east with its scale and stepped boomtown street-facing façade.
- The vestibule and renovations to the former single family dwelling proposes articulation to the façade and variation in the material to reduce the overall mass and emphasize the gymnasium façade.
- Heritage Alteration Permit No. 101385 (Attachment A) includes renderings, site plans, building elevations, and landscaping plans.

Heritage Review:

- On May 18, 2023, the Murrayville Heritage Review Panel met to provide comment on the subject heritage alteration permit application. The panel expressed support for the proposal based on the compatibility with the existing context and guidelines for the Murrayville Heritage Conservation Area.
- The Heritage Advisory Committee supported the comments of the Panel for this project on June 7, 2023.

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
1	1	7	7	0	8

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 condition of the heritage alteration permit.

Policy Considerations:

The proposed heritage alteration permit facilitates construction of a gymnasium, vestibule, and storage space as well as exterior renovations to a single family dwelling that has been converted to school space at 21488 Old Yale Road.

The proposed heritage alteration permit complies with the heritage review processes outlined in the Murrayville Community Plan for the conservation area and has the support of the Murrayville Heritage Review Panel and Heritage Advisory Committee. Staff support issuance of the Heritage Alteration Permit on the basis of the proposed development being in compliance with the Heritage Conservation Area policy and requirements.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101385
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Murrayville Community Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Overall Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Heritage Alteration Permit No. 101385

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

1. Name: Oh Fudge Creations Ltd.
   West Coast Montessori Society

   Address: 21488 Old Yale Road
   Langley BC V3A 4M8

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

   LEGAL DESCRIPTION: Parcel "A" (Reference Plan 2762) South East Quarter Section 1 Township 8 New Westminster District

   CIVIC ADDRESS: 21488 Old Yale Road

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

   a. Building plans being in substantial compliance with Schedule "A";
   b. On-site landscape plans and tree management plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
   c. All rooftop mechanical equipment to be screened from view;
   d. Issuance of a Highway Use Permit for the northeast portion of the existing building encroaching into the Old Yale Road dedication; and
   e. All refuse areas to be located in an enclosure and screened.

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

   a. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   d. Cash in lieu of construction for Old Yale Road improvements;
   e. On-site landscaping to be secured by letter of credit at building permit stage;
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

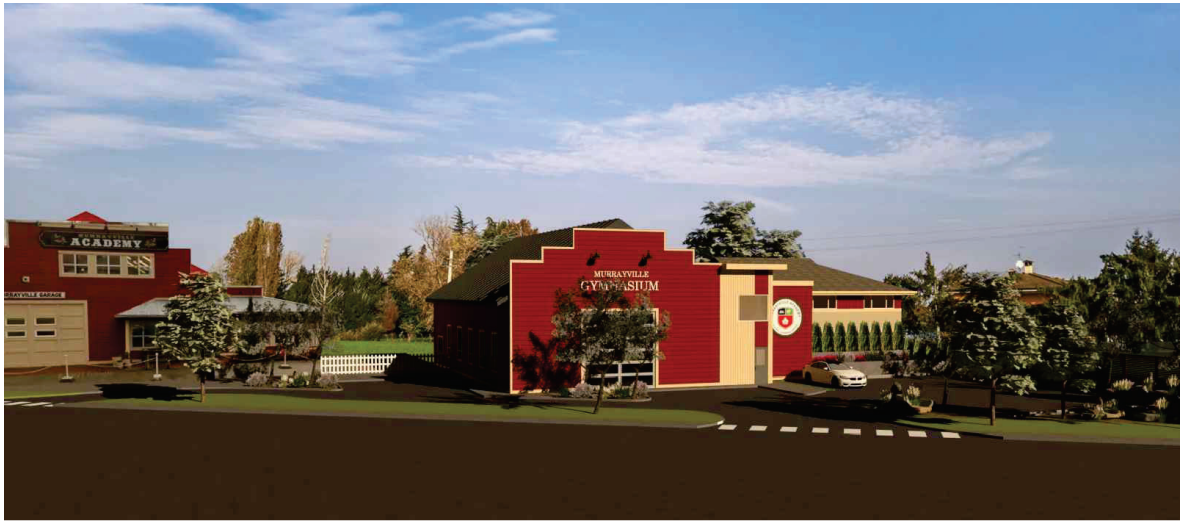
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

MURRAYVILLE ACADEMY GYM EXPANSION

21488 Old Yale Road, Langley BC





PROJECT TEAM:

ARCHITECT OF RECORD:

IGEL ARCHITECTURE

IGEL Architecture Ltd.
910 Quebec Street
Vancouver BC, V6A 0A3
778-839-4260
Andy Igel
aigel@igel-arch.com

LANDSCAPE ARCHITECT:

CJK

C. Kavolinas & Associates Inc.
2462 Jonquil Court
Abbotsford BC, V3G 3E8
604-850-2368
Clark Kavolinas
kavolinas@shaw.ca

LAND SURVEYOR:

ONDERWATER LAND SURVEYING

Onderwater Land Surveying
Unit 104 - 5830 176A Street
Surrey BC, V3S 4H5
604-574-7311
Matt Onderwater
matt@onderwater.ca

GEOTECHNICAL:

BRAUN GEOTECHNICAL LTD.

Braun Geotechnical Ltd.
Unit 102 - 19049 95A Avenue
Surrey BC, V4N 4P3
604-513-4190
James Wetherill
james@braungeo.com

CIVIL:

ISL Engineering and Land Services

ISL Engineering & Land Services Ltd.
Unit 201 - 8506 200 Street
Langley BC, V2Y 0M1
604-371-0091
Steve Verkaik
sverkaik@islengineering.com

STRUCTURAL:

FIRST MODE

First Mode Structural Engineers Ltd.
#2203 - 1295 Richards Street
Vancouver BC, V6B 1B7
604-727-3639
Amir Abbasinik
amir@firstmode.ca

ELECTRICAL:

LEADING ENGINEERING

Leading Engineering Inc.
#2300 - 2850 Shaugnessy St.
Port Coquitlam BC, V3C 6K5
Mike Shefreie
nick@greuter-eng.com

MECHANICAL:

MEC Engineering Consulting Ltd.

MEC Engineering Consulting Ltd.
#4 - 15243 91 Ave.
Surrey BC, V3R 8P8
Edmond Cheung
edmond@mecengineering.ca

ARBORIST:

DIAMOND HEAD

Diamond Head Consulting Ltd.
3559 Commercial St.
Vancouver BC, V5N 4E8

SHEET LIST:

A0.0 Cover Page
A1.0 Site Plan, Zoning & Building Code
A1.1 Survey Plan
A1.2 ISDC Plan
A2.0 Ground Floor Plan
A2.1 Upper Floor Plan
A3.0 Roof Plan
A5.0 Building Elevations
A6.0 Building Section
A7.0 Door Schedule & Details



1 Site Plan
1/16" = 1'-0"

ZONING SYNOPSIS:

CIVIC ADDRESS:	21488 OLD YALE ROAD
LEGAL DESCRIPTION:	SECTION 1, TOWNSHIP 8, NWD PARCEL A (RP2762), PART SE 1/4
PARCEL IDENTIFIER:	013-240-633
ZONING:	C-2
LOT AREA:	35,284 SF (3,278 SM)
GROSS DEVELOPLE AREA:	18,282.16 (1698.48SM)
GROSS FLOOR AREA:	BLDG 'B' 385 SF (35.8 SM) - Existing Accessory Dwelling Unit (Ground Floor) 1,098 SF (102.0 SM) - Existing School (Ground Floor) 1,483 SF (137.8 SM) - Existing School (Upper Floor) 3,289 SF (305.6 SM) - Proposed Gym/Vestibule/Storage (Ground Floor) 215 SF (20.0 SM) - Proposed Storage (Upper Floor) 6,470 SF (601.2 SM) TOTAL
SITE COVERAGE:	4,816 (447.4 SM) - BLDG 'A' 4,772 (443.3 SM) - BLDG 'B' 9,588 (890.7 SM) TOTAL 9,588 / 35,284 = 0.27 (27%) 40% PERMITTED
BUILDING HEIGHT:	12 M (39.4') PERMITTED 9.8 m (32'-0") PROVIDED
PARKING REQUIREMENTS:	1 SPACE PER EMPLOYEE PLUS A DESIGNATED DROP-OFF/PICK-UP AREA 1 SPACE PER DWELLING UNIT 9 EXISTING STAFF + 1 CARETAKER = 10 STALLS REQUIRED 13 STALLS PROVIDED

BUILDING CODE ANALYSIS:

AS PER BCBC 2018
AS PER CSA B651-12 (2017)

BUILDING AREA:	4,772 SF (443.3 SM) - BLDG 'B'
NUMBER OF STOREYS:	2
SPRINKLERED:	NO
MAJOR OCCUPANCIES:	GROUP A, DIVISION 2 - Proposed Gym GROUP C - Accessory Dwelling Unit (Existing)

3.1.17.1 - OCCUPANT LOAD:

ASSEMBLY USES :	1.85 SM / PERSON 565.4 / 1.85 = 129.6 MAX. PERMITTED = 130 PERSONS (BLDG 'B')
RESIDENTIAL USES:	2 PERSONS PER SLEEPING ROOM IN A DWELLING UNIT
ACTUAL OCCUPANT LOAD: (BLDG 'B')	3 TEACHERS 48 CHILDREN 1 CARETAKER 52 TOTAL

3.2.2. - BUILDING SIZE & CONSTRUCTION:
BLDG 'B' + GYM

AS PER BASE BUILDING DESIGN:

3.2.2.27 GROUP A, DIVISION 2
-UP TO 2 STOREYS, SPRINKLERED
-AREA 275.6 SM < 600 SM IF 2 STOREYS IN BUILDING HEIGHT
-BUILDING PERMITTED TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
-FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS, 45 MIN. F.R.R.

3.2.2.54 GROUP C
-2 STOREYS, UP TO 2,700 SM IF 2 STOREYS IN BUILDING HEIGHT, SPRINKLERED
-BUILDING PERMITTED TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
-FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS, 45 MIN. F.R.R.
-MEZZANINES TO HAVE 45 MIN. F.R.R.
-LOADBEARING WALLS, COLUMNS, ARCHES SUPPORTING AN ASSEMBLY TO HAVE A F.R.R. NOT LESS THAN REQUIRED FOR THE SUPPORTING ASSEMBLY

*If existing library and proposed gym is occupied by occupants of BLDG 'A', increase actual occupant load by 34 persons
(36 + 17 + 17) = 70 PERSONS

3.3.1.1. - SEPARATION OF SUITES:
1 HR. FIRE SEPARATION PROVIDED BETWEEN GROUP A2 AND C OCCUPANCIES

3.4.2.1. - MINIMUM NUMBER OF EXITS:
GROUND FLOOR:
2 EXITS PROVIDED FOR ASSEMBLY USE
1 EXIT PROVIDED FOR RESIDENTIAL USE
UPPER FLOOR:
2 EXITS PROVIDED FOR ASSEMBLY USE

3.4.2.5. - LOCATION OF EXITS:
IF MORE THAN ONE EXIT IS REQUIRED FROM A FLOOR AREA, THE EXITS SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN:
45 M (147 FT) IN AN OCCUPANCY OTHER THAN A HIGH HAZARD INDUSTRIAL OCCUPANCY
ALL TRAVEL DISTANCES ARE < 45 M (REFER TO PLANS)

3.7.2.2. - WATER CLOSETS:
(7) THE NUMBER OF WATER CLOSETS REQUIRED FOR PRIMARY SCHOOLS AND DAYCARE FACILITIES, INCLUDING DAYCARE FACILITIES FOR CHILDREN SHALL BE AT LEAST ONE FOR EACH 30 MALES AND ONE FOR FOR EACH 25 FEMALES

REQUIRED:
128 CHILDREN + 9 STAFF = 137 PERSONS
137 / 2 = 68.5 PERSONS OF EACH SEX
MALE = 68.5 / 30 = 2.28 (3 WATER CLOSETS)
FEMALE = 68.5 / 25 = 2.74 (3 WATER CLOSETS)

PROVIDED (BLDG 'A' & 'B' COMBINED):

BLDG 'B':	(2) EXISTING UNIVERSAL WASHROOM
BLDG 'A'	(1) MALE WASHROOM GROUND FLOOR 1 WC, 3 UR, 1 LAV
	(1) FEMALE WASHROOM GROUND FLOOR 2 WC, 1 LAV
	(1) MALE WASHROOM UPPER FLOOR 1 WC, 1 LAV
	(1) FEMALE WASHROOM UPPER FLOOR 1 WC, 1 LAV
	(1) UNISEX WASHROOM UPPER FLOOR

1 EXISTING WASHROOM PROVIDED FOR ACCESSORY DWELLING UNIT

EDWARD TUNG DESIGNS
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edwardtung03@gmail.com

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REVISIONS:

	DATE	DESCRIPTION
0	09/052022	PRELIMINARY
1	09/122022	PRELIMINARY #2
2	09/192022	FOR REVIEW
3	09/042022	CITY COMMENTS
4	09/042022	CITY COMMENTS
5	11/062022	ISSUED FOR COORDINATION
6	12/21/2022	ISSUED FOR DEVELOPMENT PERMIT
7	04/262023	REISSUED FOR DEVELOPMENT PERMIT

ARCHITECT OF RECORD:
IGEL ARCHITECTURE
IGEL ARCHITECTURE LTD.
910 Quadra Street, Vancouver BC V6A 0A3
778-839-4260
a.igel@igel-arch.com

SEAL:

DRAWING LIST:

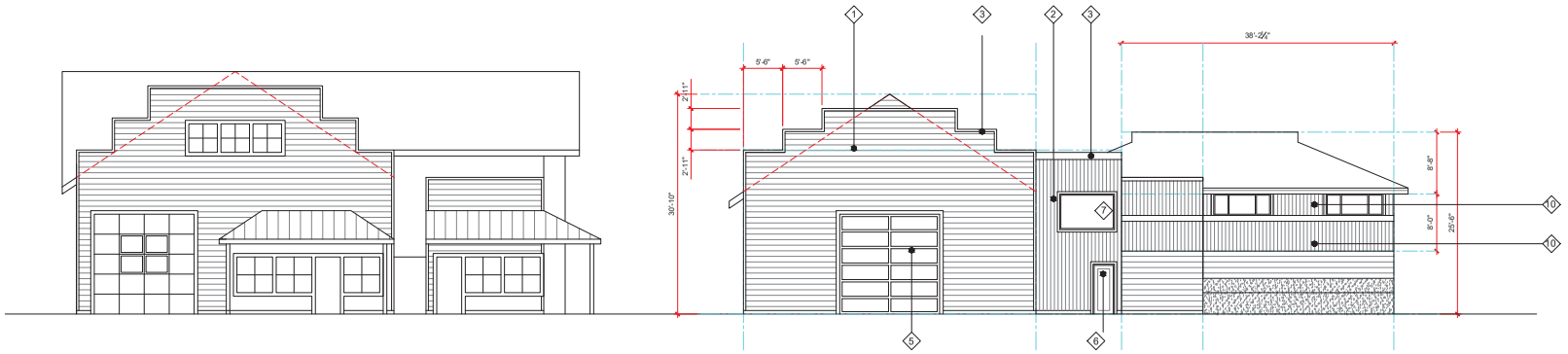
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A1.1	SURVEY PLAN
A1.2	ISDC PLAN
A2.0	GROUND FLOOR PLAN
A3.0	UPPER FLOOR PLAN
A4.0	ROOF PLAN
A5.0	BUILDING ELEVATIONS
A6.0	BUILDING SECTIONS
A7.0	DOOR SCHEDULE & DETAILS

PROJECT:
MURRAYVILLE ACADEMY GYM EXPANSION
21488 Old Yale Road
Langley BC

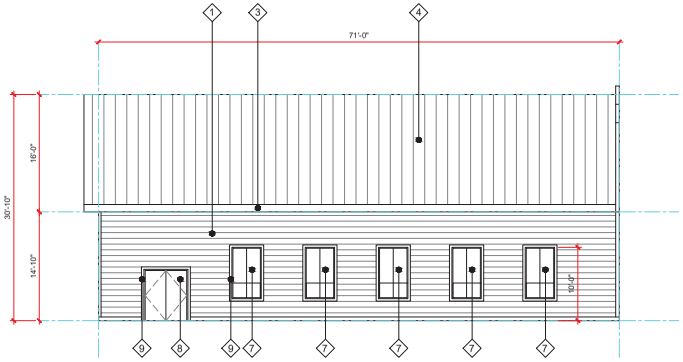
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DRAWN BY: ET
CHECKED BY: Andy Igel, IGEL Architecture
SCALE: AS NOTED
DATE: 12/21/2022
DISREGARD ALL DWGS PREVIOUS TO: REVISION #: 6
DRAWING NO.: A1.0

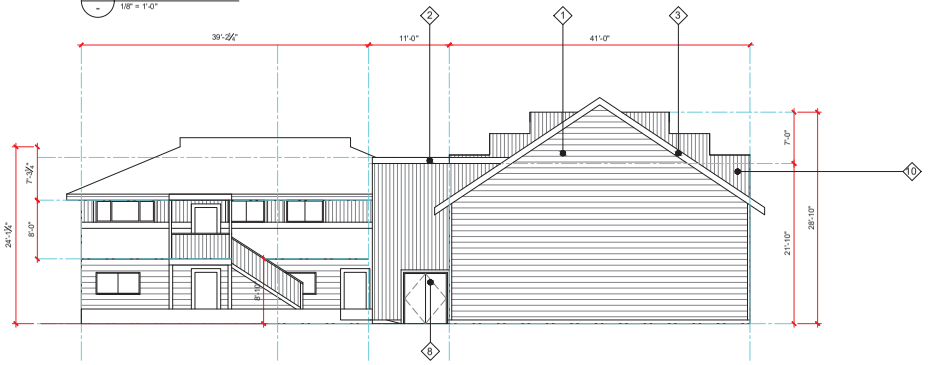
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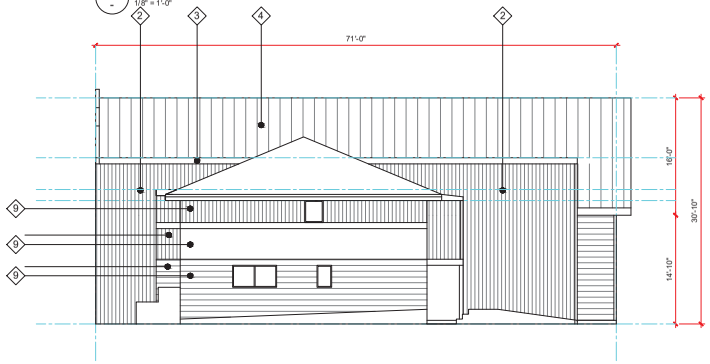
1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

EDWARD TUNG DESIGNS
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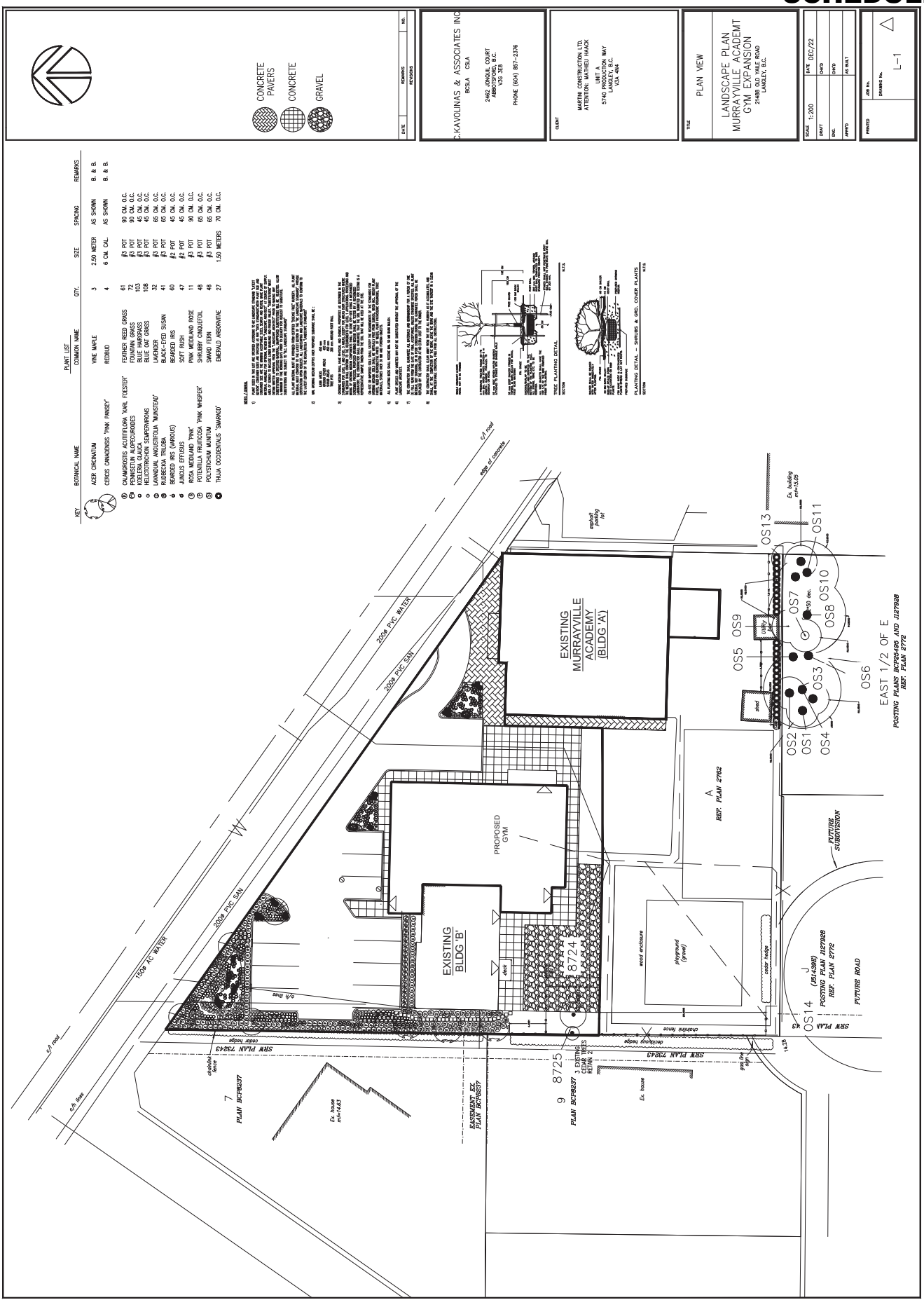
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A1.0	SITE PLAN, ZONING & BUILDING CODE
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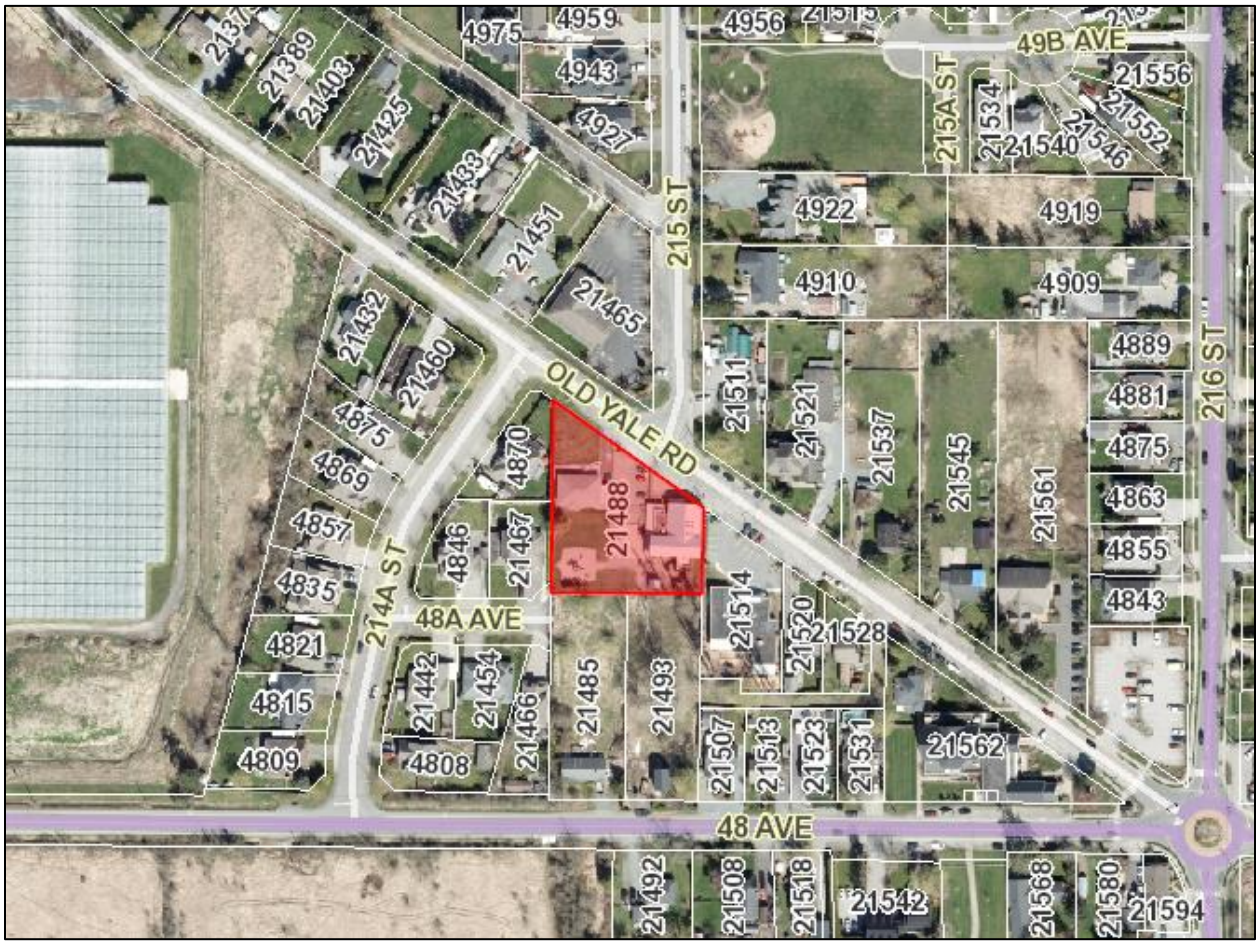
PROJECT:
MURRAYVILLE ACADEMY GYM EXPANSION
21488 Old Yale Road
Langley BC

DRAWING TITLE:
Building Elevations

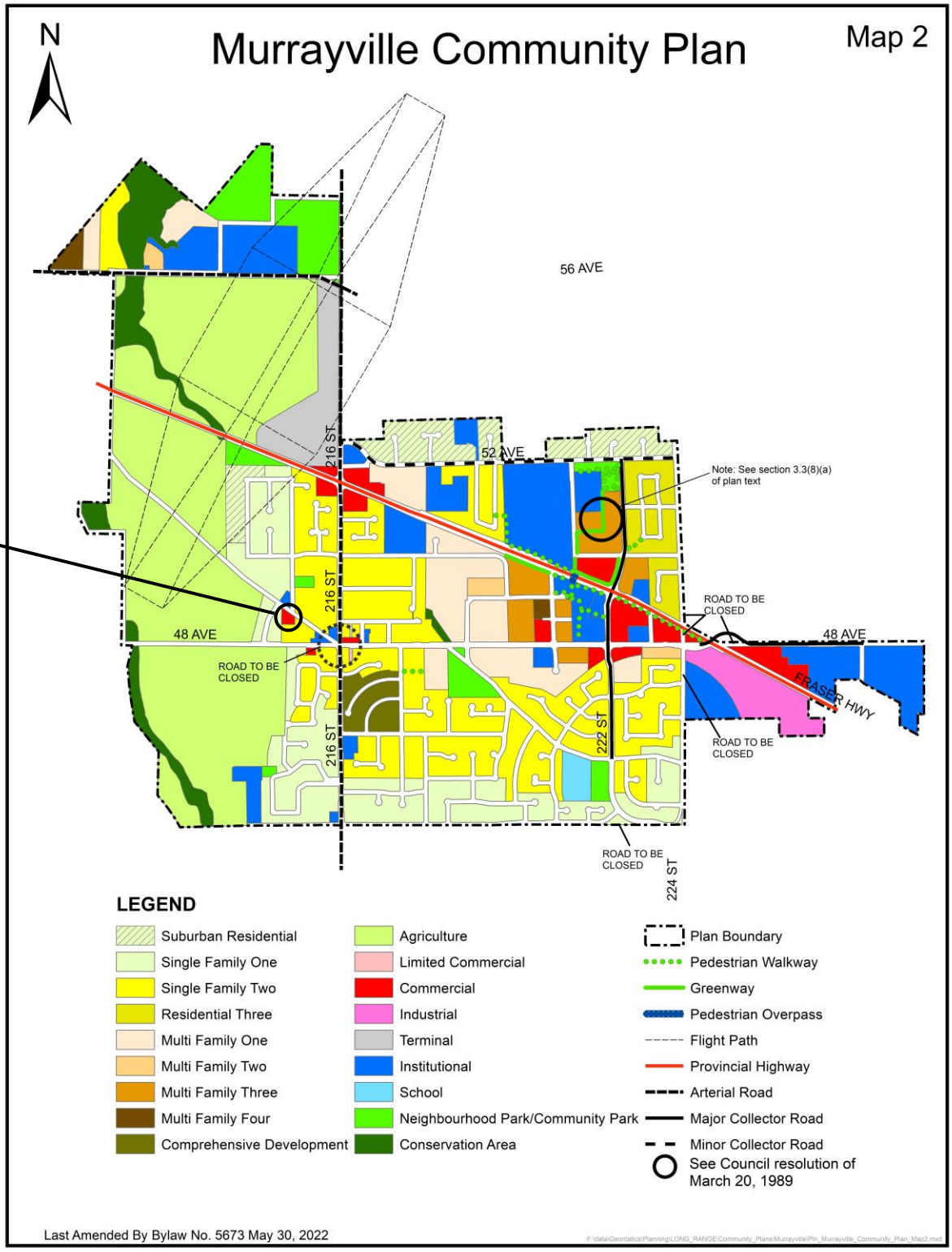
DRAWN BY: ET
CHECKED BY: Andy Igel, IGEL Architecture
SCALE: AS NOTED
DATE: 12/21/2022
DISREGARD ALL DWGS PRIOR TO: REVISION #: 6
DRAWING NO.: A4.0
E.4


CONCRETE PAVERS
CONCRETE
GRAVEL
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
CLIENT
MARTIN CONSTRUCTION LTD.
ATTENTION: MATHEO HAACK
UNIT A
5740 PRODUCTION WAY
LANGLEY, B.C.
V2A 4N4
TITLE
PLAN VIEW
LANDSCAPE PLAN
MURRAYVILLE ACADEMT
GYM EXPANSION
21488 OLD YALE ROAD
LANGLEY, B.C.
SCALE 1:200
DATE DEC/22
DRAFT
CHK'D
DES.
CHK'D
APPR'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
ACER CIRCINATUM VINE MAPLE 3 2.50 METER AS SHOWN B. & B.
CERCIS CANADENSIS 'PINK PANSEY' REDBUD 4 6 CM. CAL. AS SHOWN B. & B.
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 61 #3 POT 90 CM. O.C.
PENNISETUM ALOPECUROIDES FOUNTAIN GRASS 72 #3 POT 90 CM. O.C.
KOELERIA GLAUCA BLUE HAIRGRASS 103 #3 POT 45 CM. O.C.
HELICTOTRICHON SEMPERVIRONS BLUE OAT GRASS 108 #3 POT 45 CM. O.C.
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' LAVENDER 32 #3 POT 65 CM. O.C.
RUDBECKIA 'TOTO' BLACK-EYED SUSAN 41 #3 POT 65 CM. O.C.
BEARDED IRIS (VARIOUS) BEARDED IRIS 60 #2 POT 45 CM. O.C.
JUNCUS EFFUSUS SOFT RUSH 47 #2 POT 45 CM. O.C.
ROSA MEDLAND 'PINK' PINK MEDLAND ROSE 11 #3 POT 90 CM. O.C.
POTENTILLA FRUTICOSA 'PINK WHISPER' SHRUBBY CINQUEFOIL 48 #3 POT 65 CM. O.C.
POLYSTICHUM MUNITUM SWARD FERN 48 #3 POT 65 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE 27 1.50 METERS 70 CM. O.C.
REMARKS
NO.
DATE
REVISIONS
EXISTING MURRAYVILLE ACADEMY (BLDG 'A')
EXISTING BLDG 'B'
PROPOSED GYM
EAST 1/2 OF E
POSTING PLANS BCP26486 AND J127928
REF. PLAN 2772
A
REF. PLAN 2762
J
(EPI4395)
POSTING PLAN J127928
REF. PLAN 2772
FUTURE ROAD
FUTURE SUBDIVISION
SRW PLAN 72243
PLAN BCP8237
EASEMENT EX. PLAN BCP8237
8724
8725
OS1
OS2
OS3
OS4
OS5
OS6
OS7
OS8
OS9
OS10
OS11
OS13
OS14
150ø A/C WATER
200ø PVC WATER
200ø PVC SAN
c/l road
edge of concrete
o/h lines
cedar hedge
chainlink fence
deciduous hedge
wood enclosure
playground (gravel)
cedar hedge
Ex. house
Ex. building
shed
gas line sign
asphalt parking lot
c/l lane
TREE PLANTING DETAIL
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



ATTACHMENT E



1 Site Plan
1/16" = 1'-0"

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-130
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0630-01
SUBJECT:	PROCLAMATIONS AND FLAG RAISING POLICIES		

RECOMMENDATIONS:

That Council provide direction to staff on options and alternatives included in this report for raising guest flags and proclamations.

EXECUTIVE SUMMARY:

At the March 13, 2023 Regular Council Meeting, staff was directed to review the Township's Proclamation Policy and Flag Raising Policy for potential revisions and options that Council may wish to consider.

Staff are providing the following potential options for Council's consideration:

1. Direct staff to develop a new Proclamation Policy, for Council discussion, which incorporates specific criteria for accepting or rejecting proclamation and/or structure lighting requests prior to placing the requests on the agenda for Council's deliberation and direction.
2. Direct staff to develop a new Flag Raising Policy, for Council discussion, which incorporates a list of organizations that have standing Council approval for flag raising, as well as criteria that provides direction to staff regarding other organizations requesting flag raising. As with proclamations, this would include direction for inclusion or exclusion prior to requests being included on the Council agenda for Council's deliberation and direction.
3. Direct staff to pursue the installation of a fourth flagpole at the Civic Facility at a cost of approximately $31,000.
4. Maintain the status quo.

PURPOSE:

The purpose of this report is to obtain direction from Council regarding the options presented for potential revisions to the Proclamations Policy and the Flag Raising Policy.

BACKGROUND/HISTORY:

On September 18, 2000, Council approved Council Policy No. 01-021 which limits the Township's involvement in proclamations. This was due to potential controversy and litigation as the organizations are not reviewed or investigated by Township staff, and therefore, may open the Township to possible embarrassment if the proclamation or organization is not genuine. At the time this Policy was adopted, there had been rulings in Ontario regarding proclamations and human rights code violations. Allegations of discrimination are a possibility. There is also the issue of receiving the request too late to be proclaimed prior to the event.

On April 26, 2021, the policy was revised to include the lighting of infrastructures, as this is a form of proclamation.

On December 3, 2018, Council approved Council Policy No. 01-036 to govern the flying of flags on Township of Langley buildings and properties, and to provide guidance on when flags should be lowered to half-mast. This policy also states that the Township does not permit the flying of any guest flags, including, without limitation, flags of other sovereign nations, non-profit societies, and other local organizations.

DISCUSSION/ANALYSIS:

As directed, staff surveyed 16 local communities to determine their polices on proclamations and flag raising. The following information was collected:

- 4 municipalities - do NOT issue proclamations
- 5 municipalities - do issue proclamations
- 2 municipalities - will issue proclamations by Council vote
- 1 municipality - will raise flags and has a policy
- 3 municipalities - will light a bridge/structure and have a policy
- 4 municipalities - did not respond

There is no mention of proclamations in the Local Government Act, however, the Community Charter does state in Part 5 – Division 7 under "Municipal Days of Recognition", that a "Council may declare, or the mayor may proclaim, a day of recognition that is to be observed in the municipality".

The Province of British Columbia will issue proclamations, and states that suitable occasions or events for proclamations are those that:

- Have significance or general application to BC;
- Observe milestones, recognize achievements, or direct attention to a worthy cause;
- Are apolitical;
- Would be not be considered offensive or frivolous by the public.

The City of Burnaby approved a Proclamation Policy in 2021. This policy directs that the City will issue proclamations in recognition of:

- Charitable causes, initiatives or events;
- Arts and culture celebrations;
- Public awareness or fundraising campaign;
- Organizations or professions that are observing a significant milestone or commemoration, or celebrating a noteworthy achievement; and
- Other issues of local importance.

Proclamation requests must meet the following criteria:

- The requesting organization is a registered charity, non-profit organization or community coalition;
- The cause is of local, national, or international significance with relevance to Burnaby;
- The request is linked to an event or activity taking place in Burnaby; and
- The cause or event contribute to the economic, social and/or cultural fabric of the community.

A proclamation will not be issued if:

- Recognizing the cause, event, campaign, or organization may be contentious, divisive, or inconsistent with City policies or bylaws;
- The cause, event, campaign, or organization:
    - is partisan political in nature
    - is commercial in nature and the proclamation may be intended for profit-making purposes
    - has no relevance to Burnaby.

The City of White Rock has a flag raising policy as well as a pier lighting policy but does not issue proclamations. The flag raising policy states that requests must be made in writing to Mayor and Council for consideration of a flag to be flown outside City Hall, and that organizations making the request must be not for profit, with a noted affiliation with the City.

The following flags have standing Council approval:

- The Day of Mourning flag
- The Pride flag
- The Canadian Association of Retired Persons flag
- The Scout Canada flag
- The Multiple Sclerosis flag
- National Indigenous Peoples Day flag

The City of White Rock also uses the coloured lights at the White Rock Pier to build awareness for non-political, registered, national charitable events or causes, and to recognize events important to White Rock, to British Columbia, and to Canada.

Should Council direct that guest flags be permitted to be flown outside of the Civic Facility, the following process for approval is suggested:

- Requests are made in writing to Mayor and Council and received in Legislative Services;
- Staff will review the request based on pre-determined criteria and either forward the request to Council for final approval, or inform the organization that they do not meet the requirements;
- Requests will be received by Council on the Regular Agenda;
- Criteria for a flag to be flown will be available on the Township website for the public's information.

The Township of Langley received nine proclamation requests in 2022 from the following organizations:

- Access Awareness Day
- Consent Awareness Week
- Day of Action Against Anti-Asian Racism
- Day of Mourning for Workers Killed and Injured on the Job
- Deafblind Awareness Month
- GBS/CIDP Awareness Month

- MS Awareness Month
- PMD Awareness Month
- Rail Safety Week

To date in 2023, the Township has received requests from the following four organizations:

- Day of Mourning for Workers Killed and Injured on the Job
- Deafblind Awareness Month
- Lyme Disease Awareness Month
- PMD Awareness Month

Financial Implications:

Issuing proclamations and structure lighting will have minimal financial implications.

To purchase a fourth flagpole for the Civic Facility that is taller than the existing three poles, the cost would be $5,800 plus GST for a 35' aluminum flagpole. This includes delivery but does not include installation. A further estimated cost of $25,000 is needed for the redesign of the flagpole area and installation of the flagpole as the current structure is visually designed for three flags.

Should Council direct that other organization flags be raised outside the Civic Facility, there are two possible options:

1. Install an additional flagpole for a total of four flagpoles. The additional flagpole will be higher than the other three and will fly the Canadian Flag at all times. The estimated cost of the extra flagpole and redesigned structure is $31,000.

2. Maintain the three original flagpoles without adding a fourth and replace the Township flag when an outside organizations flag is to be flown. This would incur minimal cost.

Optional Recommendations/Alternatives:

Regarding proclamations and flag raising, staff have provided the following options for Council's consideration:

1. Direct staff to develop a new Proclamation Policy, for Council discussion, which incorporates specific criteria for accepting or rejecting proclamation and/or structure lighting requests prior to placing the requests on the agenda for Council's deliberation and direction.
2. Direct staff to develop a new Flag Raising Policy, for Council discussion, which incorporates a list of organizations that have standing Council approval for flag raising, as well as criteria that provides direction to staff regarding other organizations requesting flag raising. As with proclamations, this would include direction for inclusion or exclusion prior to requests being included on the Council agenda for Council's deliberation and direction.
3. Direct staff to pursue the installation of a fourth flagpole at the Civic Facility at a cost of approximately $31,000.
4. Maintain the status quo.

Respectfully submitted,

Kim Stepto
COUNCIL AND COMMITTEE CLERK
for
CORPORATE ADMINISTRATION DIVISION

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 – REGULAR MEETING	**REPORT:**	23-133
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-074
SUBJECT:	CAPITAL REQUEST: JERICHO WATER BOOSTER PUMP STATION		

RECOMMENDATION:

That Council authorize the use of up to an additional $7,800,000 from various funding sources for construction of the new Jericho Water Booster Pump Station.

ANALYSIS:

Given the ongoing growth in the Willoughby area, a new water booster pump station with capacity upgrades is required. The existing Willoughby Pump Station, constructed in 1992, does not have sufficient capacity to provide water service to meet demands due to increased population density in Willoughby, and is affected by low pressures in the Metro Vancouver supply main. This new station will be able to utilize water supplied from the newly constructed Metro Vancouver (MV) Jericho Reservoir located at 204 Avenue and 73A Street, alleviating stresses currently experienced in the water system when MV water pressure is low.

The Jericho Water Booster Pump Station project was initially funded by Council in 2018 to proceed with the design phase. Subsequently, additional funding was allocated for the construction for a total funding envelope of $11,140,000. However, construction of the pump station could not proceed until Metro Vancouver completed construction of the Jericho Reservoir. Design of the booster pump station is nearly complete and project tender will proceed in summer of 2023 pending budget approval and is expected to take up to 24 months to complete.



Figure 1: Artist Conceptual Rendering of Jericho Booster Pump Station

Updated cost estimates have been completed. Due to construction cost escalation and inflation realized since the original funding requests were presented to Council, additional funding is required.

Financial Implications:

Adequate funds are not available in the Water DCC fund, therefore funds will be borrowed from the Water Capital Works reserve and repaid as they become available from the Water DCC fund. Budget Authority is available in the five year financial plan.

Township of Langley Capital Project Description						
Project Title:	Jericho Booster Pump Station					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		7,800,000				
Budget Remaining	10,737,658					
Total Projected Cost	10,737,658	7,800,000				

Project Description	This project will construct a new water pump station with increased capacity with water supplied out of the new Metro Vancouver Jericho Reservoir.			
Project Justification and Consequences of Not Proceeding	Capacity upgrades are required to facilitate development in Willoughby. The new station will be able to utilize new MV facilities, reducing strain on the water system that is currently being experienced during periods of high-water demand.			
Project Priority 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):	7	Initial Year of Approval:	2018

Township of Langley Capital Project Description						
Project Title:	Jericho Booster Pump Station					
Work Breakdown	WTR1164					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure	98,326					
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	10,530,209	7,722,000				
Reserve:_Capital Works Reserve_____	109,123	78,000				
Debt						
Translink						
ICBC						
Other:_____						
Total Currently Funded	**10,737,658**	**7,800,000**				
Total Currently Unfunded						

Estimated Annual Operating Impact	48,175.62
Climate Action Category	
Climate Action ID	

Respectfully submitted,

Dave McCormick, P.Eng.
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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-138
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0189
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100183 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD. / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND 20212 - 86 AVENUE)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and rezone approximately 1.9 ha (4.7 ac) of land located at 20186 and 20212 - 86 Avenue to Comprehensive Development Zone CD-186, issue a form and character Development Permit (incorporating a parking variance), and issue a Streamside Protection Development Permit to facilitate development of 223 apartment units in two 6-storey buildings.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5895 and 5896 subject to 13 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5896) of Development Permit No. 101105 (incorporating a parking variance) and Streamside Protection Development Permit No. 101225; 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 Carvolth 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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896 rezoning 1.9 ha (4.7 ac) of land located at 20186 and 20212 - 86 Avenue to Comprehensive Development Zone CD-186 to facilitate the development of 223 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Dedication and construction of a water pressure reducing valve station in accordance with the Township's Subdivision and Development Servicing Bylaw and DCC Program;

3. Provision of road dedications, widenings, and necessary traffic improvements including the traffic signal at 86 Avenue and 202 Street; and dedication and construction of the south half of 86 Avenue, west half of 202 Street (with appropriate interim condition), north half of 85 Avenue and east half of 201B Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan;
4. Dedication and construction of an approximately 0.2 ha (0.5 ac) pocket park in accordance with the Carvolth Neighbourhood Plan;
5. Dedication and construction of an approximately 3.0 m (9.8 ft) wide trail from 202 Street to 201B Street;
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
7. Compliance with Section 111.5 - Age Friendly Amenity Area requirements of the Zoning Bylaw;
8. 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);
9. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units to be constructed in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
10. Consolidation of the development portion of the site subject site into one parcel;
11. Approval of Bylaw No. 5896 by the Ministry of Transportation and Infrastructure;
12. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
13. 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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 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 Rezoning Bylaw No. 5896 authorize issuance of Development Permit No. 101105 subject to the following conditions being satisfied to the acceptance of the Township:

a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
b. Building plans being in substantial compliance with Schedule "A";
c. Landscape plans being in substantial compliance with Schedule "B" and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; and

f. All refuse areas to be located in an enclosure and screened;

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

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

That Council at time of final reading of Bylaws No. 5895 and 5896 authorize the issuance of Streamside Protection Development Permit No.101225, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions being satisfied to the acceptance of the Township:

a. 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;
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;
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. 5895 and 5896 in conjunction with the hearing for proposed Development Permit No. 101105 and Streamside Protection Development Permit No. 101225.

EXECUTIVE SUMMARY:

HY Engineering Ltd. has applied on behalf of 1078245 BC Ltd. and 1118375 BC Ltd. to develop 223 apartment units in two 6-storey buildings, secure watercourse protection, and provide a 0.2 ha (0.5 ac) pocket park (Attachments A through F) at 20186 and 20212 - 86 Avenue.

To facilitate the development, the applicant proposes to amend the Carvolth Neighbourhood Plan (NP) to change the land use designation of the western portion of the site to high density apartment. The application also proposes to rezone the site to Comprehensive Development Zone CD-186 to accommodate the proposal.

Form and Character Development Permit 101105 (Attachment G), including a variance to reduce the Zoning Bylaw parking requirement by nine spaces (335 spaces required where 326

proposed), is also being processed to provide Council the opportunity to review the form and character of the proposed development.

Streamside Protection Development Permit No.101225 (Attachment H) is also proposed in conjunction with the rezoning 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 Carvolth Neighbourhood Plan, staff recommend that Council give first and second reading to the neighbourhood plan amendment and rezoning request, subject to the completion of 13 development prerequisites and that Council authorize staff to schedule the required Public Hearing. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5896) of Development Permit No. 101105 (incorporating a parking variance), and Streamside Protection Development Permit No. 101225.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Carvolth Neighbourhood Plan Amendment Bylaw No. 5895, Rezoning Bylaw No. 5896, Development Permit No. 101105 (incorporating a parking variance), and Streamside Protection Development Permit No. 101225.

REFERENCE:

Owner:	1078245 BC Ltd. 410, 1650 West 2nd Avenue Vancouver, BC V6J 1H4 1118375 BC Ltd. 55 Cliffwood Drive Port Moody, BC V3H 5J8
Agent:	HY Engineering Ltd. 200, 9128 – 152 Street Surrey, BC V3R 4E7
Legal Description:	Lot 48 Section 26 Township 8 New Westminster District Plan 41858 Lot 1 Section 26 Township 8 New Westminster District Plan 78565
Location:	20186 and 20212 – 86 Avenue
Area:	1.9 ha (4.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-186
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	High Density Mixed Use (2.5 FSR) Apartment Live/Work (2.0 FSR) Medium Density Apartment (1.9 FSR) High Density Apartment (2.8 FSR) Conservation Area Pocket Park
Proposed Carvolth Neighbourhood Plan	High Density Mixed Use (2.5 FSR) Apartment Live Work (2.0 FSR) High Density Apartment (2.8 FSR) Conservation Area Pocket Park

BACKGROUND/HISTORY:

The site is zoned Suburban Residential Zone SR-2 and has five land use designations in the Carvoth NP: High Density Mixed Use (2.5 FSR) and Apartment Live/Work (2.0 FSR) fronting 86 Avenue and Medium Density Apartment (1.9 FSR) and High Density Apartment (2.8 FSR) fronting 85 Avenue with a Conservation Area along the watercourse (Attachments C and H).

DISCUSSION/ANALYSIS:

- The application amends the Carvolth NP and rezones the lands to Comprehensive Development Zone CD-186 to allow development of 223 apartment units in two 6-storey buildings at a density of 2.62 FSR.
- Five watercourses are subject to the application: three onsite and two offsite in the 86 Avenue road dedication. The subject watercourses are proposed to be consolidated and protected on the northern portion of the site.
- A 0.2 ha (0.5 ac) pocket park is proposed to be developed in two areas on either side of the Streamside Protection and Enhancement Area (SPEA).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	86 Avenue beyond which is community stormwater detention facility, a conservation area and a 4-storey office building.	Transit Exchange, Conservation Area and Office / Mixed Use 1	Comprehensive Development Zone CD-138
South:	85 Avenue, beyond which is a 6-storey apartment building fronting 202 Street and 3-storey townhouses fronting 201B Street.	High Density Apartment (2.4 / 2.8 FSR, site specific amendment to 2.86 FSR max) Townhouse (50 upa)	Comprehensive Development Zones CD-121 and CD-139
East:	Future 202 Street beyond which is a lot currently under application for a mixed-use building with 3,632 m^2 (39,095 ft^2) of commercial and office space and a residential development with 170 apartment units (ToL Project No. 08-26-0165)	High Density Mixed Use (2.5 FSR) High Density Apartment (2.4 / 2.8 FSR)	Suburban Residential Zone SR-2
West:	201B Street beyond which are 6-storey apartment buildings and a mixed-use building currently under construction (ToL Project No. 08-26-0206).	Apartment Live Work (2.0 FSR, site specific amendment to 2.34 FSR) High Density Apartment (2.4 / 2.8 FSR) Medium Density Apartment (1.9 FSR)	Comprehensive Development Zone CD-140

Proposed Carvolth Neighbourhood Plan Amendment:

- The site has five land use designations in the Carvolth NP including a Conservation Area along a watercourse and a requirement for a pocket park.

- The pocket park and conservation area are incorporated into the northern 0.65 ha (1.73 ac) of the site. As a result, there are no apartment buildings proposed on the High Density Mixed Use and Apartment Live Work designated portions of the site adjacent to 86 Avenue.
- The proposed development is for two 6-storey buildings with a total gross floor area (GFA) of 17,640 m^2 (189,872 ft^2) on the southern 0.67 ha (1.67 ac) portion of the site at a proposed FSR of 2.62. Although section 2.4.18 of the Carvolth NP does not allow density to be transferred between land use designations, the proposed development is consistent with the overall goals of the Carvolth NP and results in building sizes less than if the densities were aggregated.

Land Use Designation	Permitted GFA	Proposed GFA
High Density Apartment (2.8 FSR)	11,321 m^2 (121,856 ft^2)	10,635 m^2 (114,473 ft^2)
Medium Density Apartment (1.9 FSR)	6,356 m^2 (68,417 ft^2)	7,005 m^2 (75,399 ft^2)
	17,677 m^2 (190,273 ft^2)	17,640 m^2 (189,872 ft^2)

- Given that density cannot be transferred between land use designations, a plan amendment to replace the Medium Density Apartment land use designation with High Density Apartment at a maximum FSR of 2.8 is required to accommodate the proposed development.
- The conservation area is provided consistent with the Carvolth NP noting that Bylaw No. 5895 updates the location of the watercourse to reflect survey information.
- A 0.2 ha (0.5 ac) pocket park is proposed to be developed in two areas on either side of the SPEA on the northern portion of the site consistent with the Carvolth NP.
- The Carvolth NP mobility strategy identifies a lane on the subject site. The proposal to amend the plan also includes removal of the subject lane. The applicant is including a multi-use path as a pedestrian connection on the south side of the conservation area from 202 Street to 201B Street to maintain the connectivity objectives of the Carvolth NP.

Zoning Amendment:

- Bylaw No. 5896 proposes to rezone the site to Comprehensive Development Zone CD-186 to facilitate development of 223 apartment units in two 6-storey buildings.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-186 zoning in terms of siting, site coverage, height, use, and density.

Development Permit:

- The subject property is located in Development Permit Area "M" in the Willoughby Community Plan. Proposed Development Permit No. 101105 is attached to this report (Attachment G) and includes renderings, site plans, building elevations, and tree and landscaping plans.
- A variance to reduce the parking required by nine stalls from 335 to 326 is incorporated in proposed Development Permit No. 101105 and is supported based on Objective 4 of the Mobility Strategy in Section 2.5 that provides for consideration of a reduction in parking requirements where transportation demand management measures and connections to pedestrian, bicycle networks and public transit services are provided. The subject

application incorporates bicycle parking and storage in accordance with Zoning Bylaw requirements. The site is across the intersection of 86 Avenue and 202 Street from the Carvolth Transit Exchange and is providing a cross site multi-use path connection between 201B Street and 202 Street.

Streamside Protection Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP. Proposed Streamside Protection Development Permit No. 101225 is Attachment H to this report.
- One Class B (yellow-coded) and two Class C (green-coded) watercourses are located on the property. One Class B roadside and one Class C roadside watercourse are located in 86 Avenue.
- The onsite Class C watercourses, and roadside Class B and Class C watercourses are proposed to be infilled to accommodate development and required widening of 86 Avenue.
- The onsite Class B natural watercourse will be protected within a 4,074 m^2 (1.0 ac) SPEA.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and subject to a 3-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of the OCP Schedule 3 and the Township's Sustainability Charter.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- As the applicant has proposed more density than permitted by the Carvolth Neighbourhood Plan, the target CAC for the project includes a density bonus contribution for the additional floor space achieved on the lands currently designated Medium Density Apartment. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	**Rate**	**Total**
Low Rise Apartments (6-storeys)	223	$11,000 / unit	$2,453,000
FSR exceeding Carvolth NP max	6,982 ft^2	$20 / ft^2	$139,640
Total			**$2,592,640**

Tree Protection / Replacement:

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

Significant Trees on Site	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
4	111	111	40	151

- There are approximately 31 existing trees in the SPEA area which will be retained unless deemed hazardous by the project arborist.
- In addition to the trees listed above, there are approximately 11 significant trees in the proposed pocket park with four proposed to be retained subject to detailed design.

Policy Considerations:

- The proposed Carvolth Neighbourhood Plan amendment, rezoning, form and character development permit and streamside protection development permit applications facilitate:
    - development of 223 apartment units in two 6-storey apartment buildings by amending the land use designation from medium to high density apartment;
    - provision of a pocket park;
    - protection of a streamside area; and,
    - construction of a multi-use path connection from 202 Street to 201B Street.
- In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5895 and 5896 (subject to 13 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5896) of accompanying form and character Development Permit No. 101105 and Streamside Protection Development Permit No. 101225; and authorize staff to schedule the required Public Hearing for Carvolth Neighbourhood Plan Amendment Bylaw No. 5895 and Rezoning Bylaw No. 5896.

Respectfully submitted,

Teresa Hanson
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

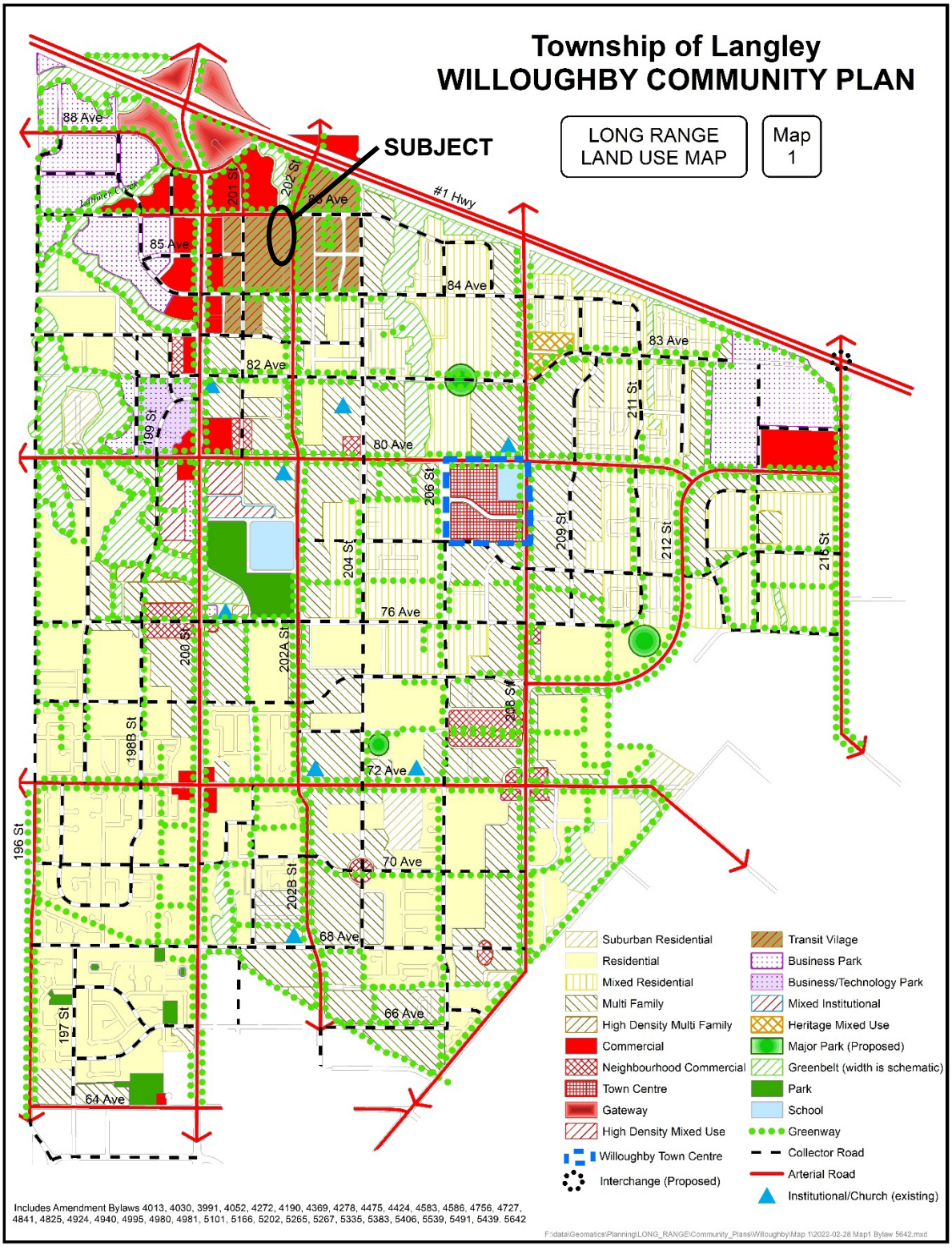
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Carvolth Land Use Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Building Elevations (Rendering) – Submitted by Applicant
ATTACHMENT F	Site Plan – Submitted by Applicant
ATTACHMENT G	Form and Character Development Permit No. 101105
ATTACHMENT H	Streamside Protection Development Permit. No. 101225

ATTACHMENT A

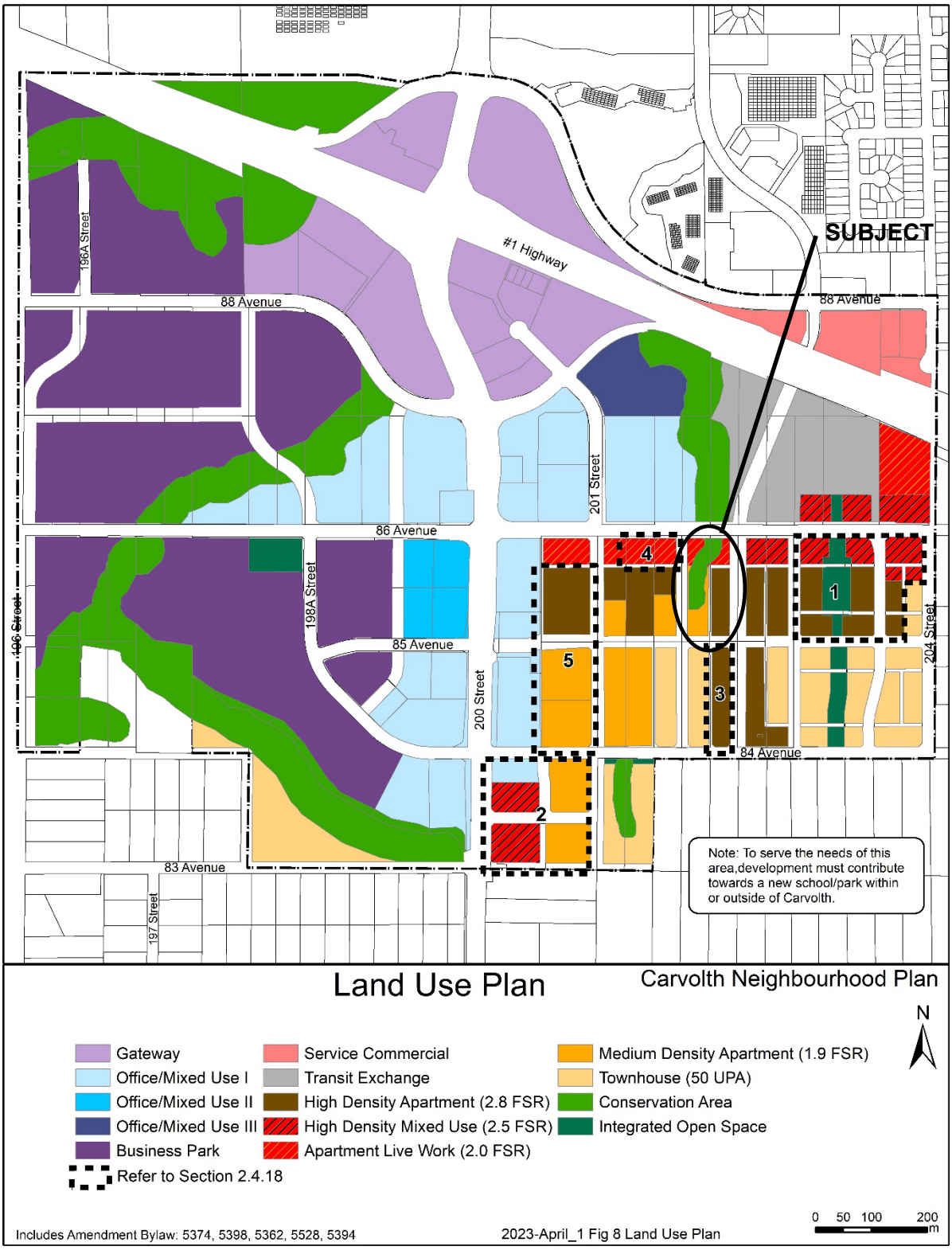


AERIAL CONTEXT MAP

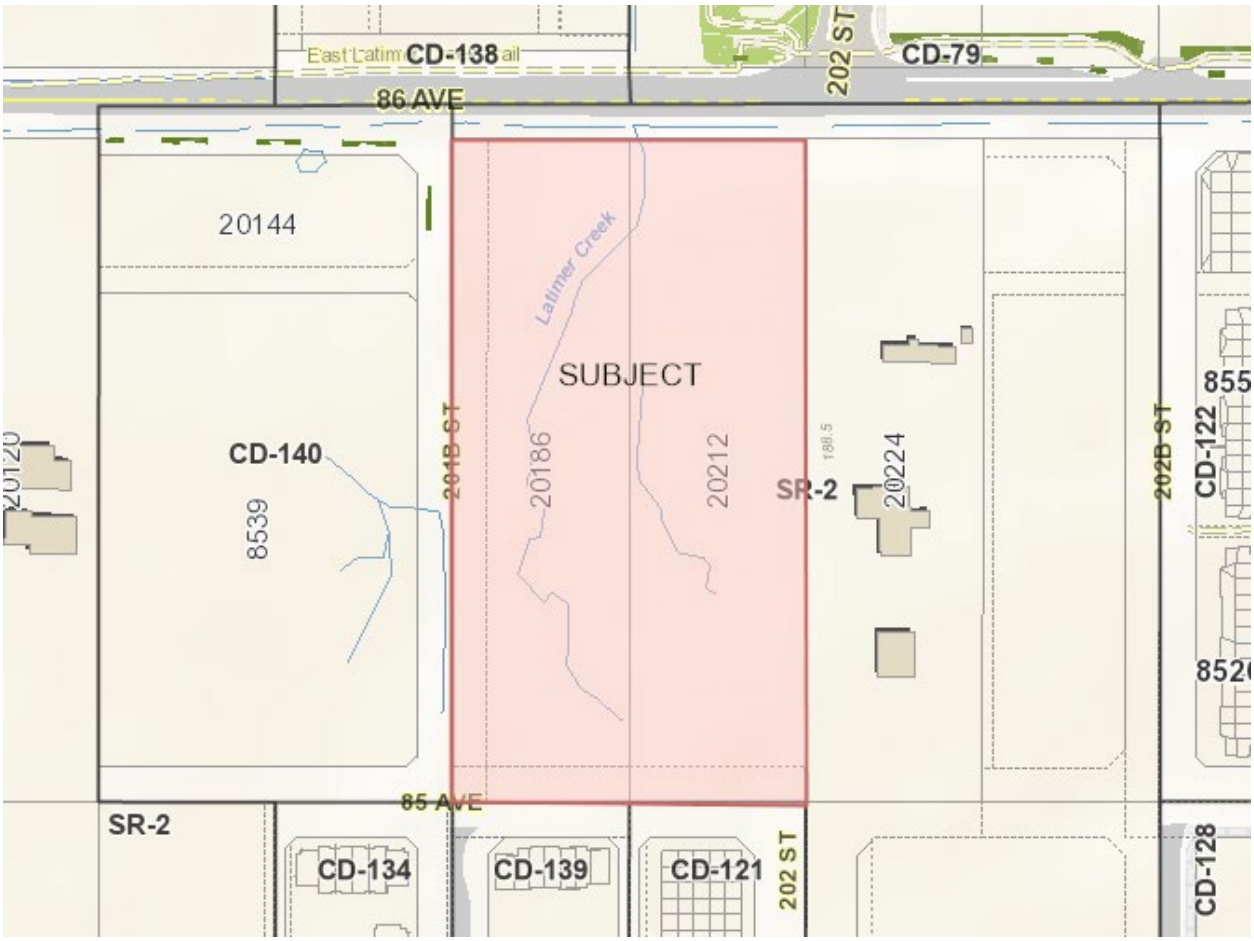
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



PERSPECTIVE FROM 85th AVENUE & 202 STREET - ENTRY OF BUILDING #1



PERSPECTIVE FROM 85th AVENUE & 201B STREET - ENTRY OF BUILDING #1



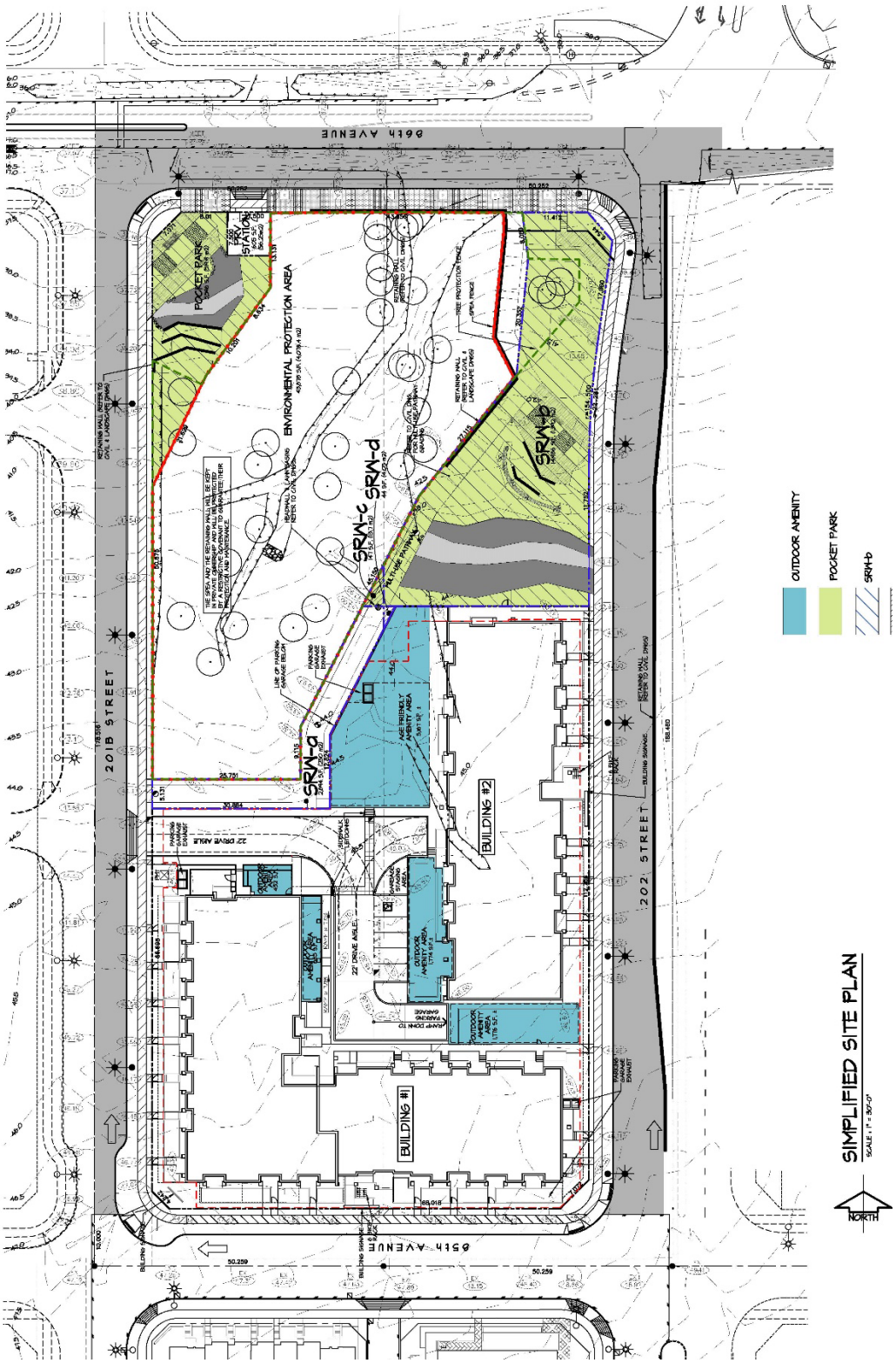
PERSPECTIVE FROM 202 STREET - ENTRY OF BUILDING #2



PERSPECTIVE FROM 201B STREET - BUILDING #2 & #1

RENDERINGS – SUBMITTED BY APPLICANT

ATTACHMENT F



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT G**

Development Permit No. 101105

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

1. NAME: 1118375 BC Ltd. and 1078245 BC Ltd.

   ADDRESS: 55 Cliffwood Drive
   Port Moody, BC V3H 5J8

   and

   410, 1650 West 2nd Avenue
   Vancouver, BC V6J 1H4

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

   LEGAL DESCRIPTION: Lot 48 Section 26 Township 8 New Westminster District Plan NWP418565

   Lot 1 Section 26 Township 8 New Westminster District Plan NWP78565

   CIVIC ADDRESS: 20186 and 20212 86 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 and subject to the following conditions being satisfied to the acceptance of the Township:

   a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
   b. Building plans being in substantial compliance with Schedule “A”;
   c. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; and
   f. All refuse areas to be located in an enclosure and screened.

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

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

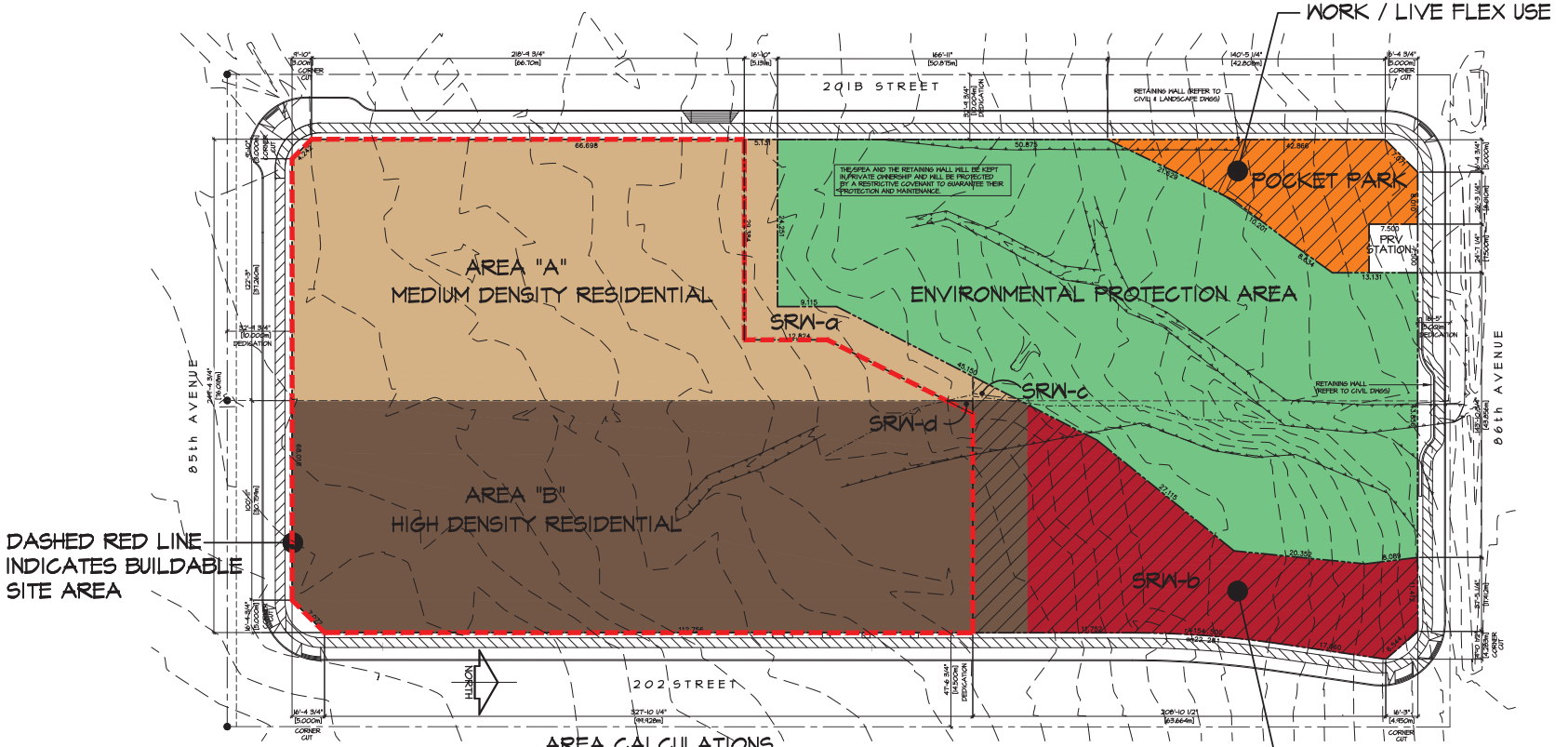
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



AREA CALCULATIONS

SCALE : 1" = 30'-0"

FSR CALCULATION BASED ON BUILDABLE SITE AREA

GROSS SITE AREA	203,934 S.F.	18,946 M²	1.89 Ha	4.682 Ac.
ROAD DEDICATIONS	61,554 S.F.	5,719 M²	0.57 Ha	1.413 Ac.
ENVIR. PROT. AREA	43,878 S.F.	4,076 M²	0.41 Ha	1.007 Ac.
Minus PRV	605 S.F.	56 M²	0.01 Ha	0.014 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.
AREA "A"	32,376 S.F.	3,008 M²	0.30 Ha	0.743 Ac.
AREA "B"	40,207 S.F.	3,735 M²	0.37 Ha	0.923 Ac.
Total Area "A" + "B":	72,582 S.F. (Buildable Site Area)	6,743 M²		
POCKET PARK	5,596 S.F.	520 M²	0.05 Ha	0.128 Ac.
SRW-a	3,485 S.F.	324 M²	0.03 Ha	0.080 Ac.
SRW-b	16,042 S.F.	1,490 M²	0.15 Ha	0.368 Ac.
SRW-c	148 S.F.	14 M²	0.00 Ha	0.003 Ac.
SRW-d	44 S.F.	4 M²	0.00 Ha	0.001 Ac.
NET SITE AREA	97,897 S.F.	9,095 M²	0.91 Ha	2.247 Ac.
BUILDING #1	111,020 S.F.	10,314 M²	133 UNITS	
BUILDING #2	77,380 S.F.	7,189 M²	90 UNITS	
TOTAL BLDG. AREA:	189,859 S.F. (incl. 1,459 s.f. buffer)	17,638 M²	223 UNITS	
FSR (Buildable Site Area)	189,859 /	72,582 =	2.62 (including Indoor Amenity)	

SITE AREA CALCULATIONS BASED ON CARVOLTH NEIGHBOURHOOD PLAN

	Site A (West)		Site B (East)		Total	
GROSS SITE AREA	101,972 S.F.	9,473.5 M²	101,962 S.F.	9,473 M²	203,934 S.F.	18,946 M²
ROAD DEDICATIONS	26,976 S.F.	2,506.2 M²	34,578 S.F.	3,212 M²	61,554 S.F.	5,719 M²
ENVIR. PROT. AREA	32,786 S.F.	3,045.9 M²	11,091 S.F.	1,030 M²	43,877 S.F.	4,076 M²
HIGH STREET RESIDENTIAL	0 S.F.	0.0 M²	12,773 S.F.	1,187 M²	12,773 S.F.	1,187 M²
WORK/LIVE FLEX USE	5,596 S.F.	519.9 M²	0 S.F.	0 M²	5,596 S.F.	520 M²
PRV Station	606 S.F.	56.3 M²	0 S.F.	0 M²	606 S.F.	56 M²
NET SITE AREA - A & B	36,008 S.F.	3,345.3 M²	43,520 S.F.	4,043 M²	79,528 S.F.	7,388 M²

FSR CALCULATIONS

AREA "A"	NET:	36,008 S.F	3,345 M²			
	FSR:	1.70 X	36,008 S.F.	=	61,214 S.F.	5,687 M²
	Site Cov:	0.40 X	36,008 S.F.	=	14,403 S.F.	1,338 M²
AREA "B"	NET:	43,520 S.F	4,043 M²			
	FSR:	2.80 X	43,520 S.F.	=	121,856 S.F.	11,321 M²
	Site Cov:	0.40 X	43,520 S.F.	=	17,408 S.F.	1,617 M²
HIGH STREET RESIDENTIAL	NET:	12,773 S.F	1,187 M²			
	FSR:	2.80 X	12,773 S.F.	=	35,764 S.F.	3,323 M²
	Site Cov:	0.40 X	12,773 S.F.	=	5,109 S.F.	475 M²
WORK / LIVE FLEX USE (Pocket Park)	NET:	5,596 S.F	520 M²			
	FSR:	2.00 X	5,596 S.F.	=	11,192 S.F.	1,040 M²
	Site Cov:	0.40 X	5,596 S.F.	=	2,238 S.F.	208 M²
ENVIR. PROTECTION AREA "A"	NET:	32,786 S.F	3,045.9 M²			
ENVIR. PROTECTION AREA "B"	NET:	11,091 S.F	1,030.4 M²			
ENVIR. PROTECTION TOTAL		43,877 S.F.	4,076.3 M²			
NET SITE AREA (Excl. Env. Prot. Area & PRV)		97,897 S.F.	9,094.9 M²			
NET BUILDING AREA ALLOWED (Excl. Env. Prot. Area)		230,026 S.F.	21,370.1 M²			
NET SITE COVERAGE ALLOWED (Excl. Env. Prot. Area)		39,159 S.F.	3,638.0 M²	40%		

1/2 ACRE PUBLIC OPEN SPACE			
POCKET PARK	NET:	5,596 S.F.	520 M² 0.128 AC.
AREA 'SRW-b'	NET:	16,042 S.F.	1,490 M² 0.368 AC.
AREA 'SRW-c'	NET:	148 S.F.	14 M² 0.003 AC.
TOTAL		21,786 S.F.	2,024 M² 0.500 AC.

HIGH DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH STREET MIXED USE

WORK / LIVE FLEX USE

CONSERVATION AREA

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG. 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DRN	CKD

REGISTERED ARCHITECT FRANCIS J. TANG BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN : L.F.B.
DATE : June 21, 23
SCALE : 1" = 30'-0"

CLIENT : PAUL TANG

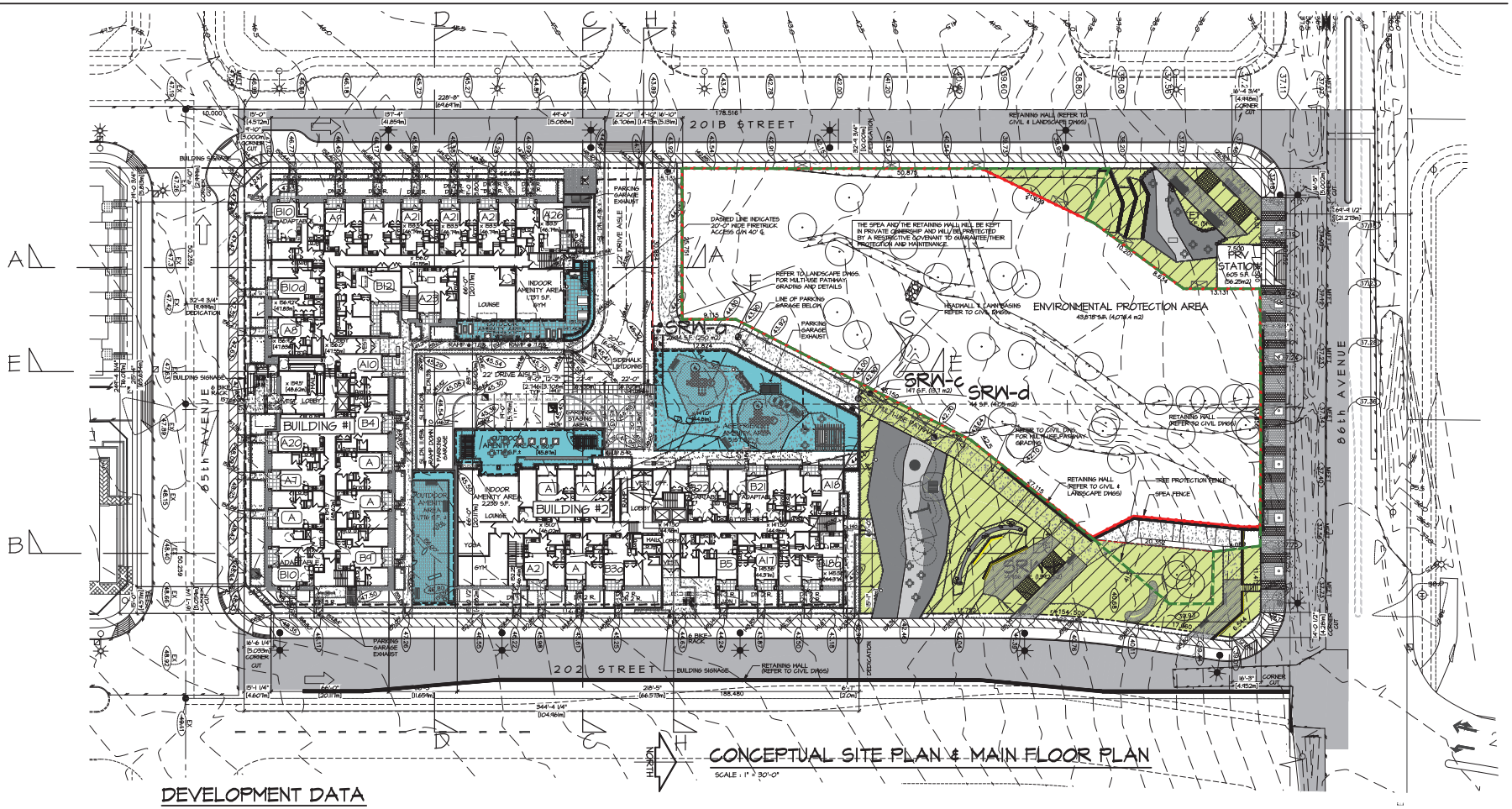
PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA AREA CALCULATIONS

SCHEDULE A

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.01
PROJECT NO.	REV. NO.
16034	



CONCEPTUAL SITE PLAN & MAIN FLOOR PLAN

SCALE : 1" = 30'-0"

DEVELOPMENT DATA

GROSS SITE AREA	203,934 S.F.	18,948 M²	1.89 Ha	4.682 Ac.
ROAD DEDICATIONS	61,554 S.F.	5,718 M²	0.57 Ha	1.413 Ac.
ENVIRL PROT. AREA	43,818 S.F.	4,071 M²	0.41 Ha	1.007 Ac.
Minus PRV	505 S.F.	56 M²	0.01 Ha	0.014 Ac.
NET SITE AREA	97,897 S.F.	9,098 M²	0.91 Ha	2.247 Ac.
AREA "A" + "B" (Buildable Site Area)	72,582 S.F.	6,743 M²	0.67 Ha	1.666 Ac.
POCKET PARK	5,596 S.F.	520 M²	0.05 Ha	0.128 Ac.
SRW-a	3,485 S.F.	324 M²	0.03 Ha	0.080 Ac.
SRW-b	16,042 S.F.	1,490 M²	0.15 Ha	0.368 Ac.
SRW-c	148 S.F.	14 M²	0.00 Ha	0.003 Ac.
SRW-d	44 S.F.	4 M²	0.00 Ha	0.001 Ac.
NET SITE AREA	97,897 S.F.	9,098 M²	0.91 Ha	2.247 Ac.

BUILDING #1				
	1st FLOOR	19,386 S.F.	1,801 M²	20 UNITS
	2nd FLOOR	19,350 S.F.	1,798 M²	23 UNITS
	3rd - 4th FLOORS	38,700 S.F.	1,796 M²	23 UNITS / FLOOR
	5th FLOOR	16,824 S.F.	1,563 M²	22 UNITS
	6th FLOOR	16,810 S.F.	1,563 M²	22 UNITS
	TOTAL:	111,070 S.F.	10,314 M²	155 UNITS
BUILDING #2				
	1st FLOOR	15,494 S.F.	1,254 M²	11 UNITS
	2nd FLOOR	15,480 S.F.	1,348 M²	19 UNITS
	3rd - 4th FLOORS	15,478 S.F.	1,252 M²	16 UNITS / FLOOR
	5th FLOOR	11,760 S.F.	1,093 M²	16 UNITS
	6th FLOOR	11,760 S.F.	1,093 M²	16 UNITS
	TOTAL:	77,400 S.F.	7,191 M²	90 UNITS
TOTAL BUILDING AREA		188,420 S.F.	17,505 M²	223 UNITS TOTAL

FSR (NET) (Net = Area 'A'+'B'+ Pocket Park+ SRW-a+b+c+d)	189,859 S.F.	1.94 FSR	Including Indoor Amenity
FSR (Buildable Site Area) (Buildable Site Area: Area 'A' + 'B')	189,859 S.F.	2.62 FSR	Including Indoor Amenity
DENSITY (NET)	223 UNITS =	99 UPA	248 UPH
DENSITY (Buildable Site Area)	223 UNITS =	154 UPA	331 UPH
LOT COVERAGE (NET)	38,815 S.F.	39.6%	
LOT COVERAGE (Buildable Site Area)	38,815 S.F.	53.5%	

AMENITY			
	OUTDOOR REQ'D: 223 X 4 M² =		892 M²
	OUTDOOR PROV'D: AGE-FRIENDLY AMENITY		480 M²
	RESIDENT AMENITY		443 M²
	TOTAL OUTDOOR AMENITY PROV'D:		923 M²
	INDOOR REQ'D: 223 UNITS X 0 M² =		0 M²
	INDOOR PROV'D: 1,737 S.F. (BLDG. #1) + 2,230 S.F. (BLDG. #2)		368 M²

PARKING			
REQUIRED:	223 UNITS x	1.50 =	335 SPACES (including 34 Visitor-10%)
PROVIDED:	5 SURFACE VISITOR SPACES (INCLUDING 1 H/C)		
	30 U/G VISITOR SPACES (INCLUDING 1 H/C)		
	291 U/G RESIDENTIAL SPACES (INCLUDING 28 H/C)		
	326 SPACES (9 spaces less than required)		
EV PARKING			
REQUIRED:	1 PER UNIT = 10% VISITOR(3)	=	226 SPACES
PROVIDED:		=	226 SPACES
DISABILITY SPACES			
REQUIRED:	335 /50	=	7 SPACES
	1 PER ADAPTABLE UNIT (22 UNITS)	=	22 SPACES
	TOTAL REQUIRED	=	29 SPACES
PROVIDED:	30 SPACES		
BICYCLE SPACES			
REQUIRED:	VISITOR = 6 PER BUILDING	=	12 SPACES
	RESIDEN 1.2 PER UNIT	=	268 SPACES
PROVIDED:	SURFACE	=	12 SPACES
	SECURE U/G	=	270 SPACES
END OF TRIP FACILITIES NOT REQ'D AS THE BUILDINGS ARE DWELLING USE ONLY			

APPENDIX F: PARKING SPACE SCHEDULE

PARKING SPACE TYPE	REQUIRED NUMBER OF SPACES	ACTUAL NUMBER OF SPACES PROVIDED
Residential	223 One or more bedroom units x 1.5 spaces per dwelling = 335 spaces	326
Visitors	Visitor parking = 10% of required apartment parking spaces (335 x 10%) = 34 spaces	30
EV	223 dwelling units at 1 space per dwelling + 10% Visitor (3) = 226 spaces	226

DEVELOPMENT DATA FOR AREA 'A' & 'B'

AREA 'A' = SRW-a+SRW-c+ Pocket Park	41,606 S.F.	3,865 M²	0.39 Ha 0.955 Ac.
AREA 'B' = SRW-b + SRW-d	56,291 S.F.	5,230 M²	0.52 Ha 1.292 Ac.
TOTAL AREA 'A' + 'B'	97,897 S.F.	9,095 M²	0.91 Ha 2.247 Ac.

BUILDING #1 AREA 'A'	1st FLOOR	13,061 S.F.	1,213 M²	
	2nd FLOOR	12,999 S.F.	1,208 M²	
	3rd & 4th FLOORS	12,999 S.F.	1,208 M²	
	5th FLOOR	11,307 S.F.	1,050 M²	
	6th FLOOR	11,303 S.F.	1,050 M²	
	TOTAL	74,668 S.F.	6,937 M²	
TOTAL BUILDING AREA 'A'		74,668 S.F.	6,937 M²	
BUILDING #1 AREA 'B'	1st FLOOR	6,325 S.F.	588 M²	
	2nd FLOOR	6,331 S.F.	588 M²	
	3rd & 4th FLOORS	6,331 S.F.	588 M²	
	5th & 6th FLOOR	5,317 S.F.	513 M²	
	TOTAL:	36,352 S.F.	3,377 M²	
BUILDING #2 AREA 'A'	1st FLOOR	15,494 S.F.	1,254 M²	
	2nd FLOOR	15,480 S.F.	1,348 M²	
	3rd & 4th FLOORS	15,478 S.F.	1,252 M²	
	5th FLOOR	11,760 S.F.	1,093 M²	
	6th FLOOR	11,760 S.F.	1,093 M²	
	TOTAL:	77,400 S.F.	7,191 M²	
TOTAL BUILDING AREA 'B'		113,752 S.F.	10,568 M²	
TOTAL BUILDING AREA 'A' + 'B'		188,859 S.F.	17,658 M²	

FSR - AREA 'A'	1.81	Including Indoor Amenity
FSR - AREA 'B'	2.08	Including Indoor Amenity
LOT COVERAGE - AREA 'A'	15,533 S.F.	37.4%
LOT COVERAGE - AREA 'B'	23,236 S.F.	41.3%
TOTAL BUILDING #1	111,020 S.F.	10,314 M²
TOTAL BUILDING #2	77,400 S.F.	7,191 M²

BUILDING #1								
UNIT A	1 BED & DEN	594 S.F. ±	x	25 UNITS =	14,850 S.F.	1,379.61 M²	UNIT A	1 BED & DEN
UNIT A1	1 BED	534 S.F. ±	x	3 UNITS =	1,602 S.F.	148.78 M²	UNIT A1	1 BED
UNIT A2	1 BED	517 S.F. ±	x	12 UNITS =	6,204 S.F.	576.37 M²	UNIT A2	1 BED & DEN
UNIT A3	1 BED	595 S.F. ±	x	2 UNITS =	1,190 S.F.	110.56 M²	UNIT A3	1 BED & DEN
UNIT A7	1 BED	550 S.F. ±	x	4 UNITS =	2,224 S.F.	206.62 M²	UNIT A5	1 BED
UNIT A8	1 BED & DEN	570 S.F. ±	x	4 UNITS =	2,280 S.F.	211.80 M²	UNIT A6	1 BED
UNIT A9	1 BED & DEN	577 S.F. ±	x	4 UNITS =	2,308 S.F.	214.42 M²	UNIT A14	2 BED
UNIT A10	1 BED	560 S.F. ±	x	1 UNITS =	560 S.F.	52.03 M²	UNIT A15	1 BED
UNIT A11	1 BED	621 S.F. ±	x	2 UNITS =	1,242 S.F.	115.39 M²	UNIT A17	1 BED
UNIT A12	1 BED	496 S.F. ±	x	2 UNITS =	992 S.F.	92.16 M²	UNIT A18	2 BED
UNIT A13	STUDIO	491 S.F. ±	x	2 UNITS =	982 S.F.	91.23 M²	UNIT A18a	2 BED
UNIT A20	1 BED	542 S.F. ±	x	5 UNITS =	2,710 S.F.	251.77 M²	UNIT A25	1 BED+DEN
UNIT A21	1 BED & DEN	594 S.F. ±	x	3 UNITS =	1,782 S.F.	165.55 M²	UNIT B	2 BED
UNIT A22	1 BED	718 S.F. ±	x	4 UNITS =	2,872 S.F.	266.80 M²	UNIT B1	2 BED
UNIT A23	1 BED & DEN	741 S.F. ±	x	1 UNITS =	741 S.F.	68.84 M²	UNIT B2	1 BED
UNIT A24	1 BED	519 S.F. ±	x	4 UNITS =	2,076 S.F.	192.87 M²	UNIT B3	2 BED
UNIT A26	1 BED	714 S.F. ±	x	1 UNITS =	714 S.F.	66.33 M²	UNIT B3a	2 BED
UNIT A27	1 BED	714 S.F. ±	x	2 UNITS =	1,428 S.F.	132.67 M²	UNIT B4	2 BED
UNIT B4	2 BED	838 S.F. ±	x	7 UNITS =	5,866 S.F.	544.87 M²	UNIT B5	2 BED
UNIT B8	2 BED	708 S.F. ±	x	4 UNITS =	2,832 S.F.	263.10 M²	UNIT B6	2 BED
UNIT B9	2 BED	830 S.F. ±	x	4 UNITS =	3,320 S.F.	308.44 M²	UNIT B7	2 BED
UNIT B10	2 BED - ADAPT.	917 S.F. ±	x	4 UNITS =	3,668 S.F.	340.77 M²	UNIT B8	2 BED
UNIT B10a	2 BED - ADAPT.	951 S.F. ±	x	4 UNITS =	3,804 S.F.	353.40 M²	UNIT B10	2 BED
UNIT B10b	2 BED - ADAPT.	970 S.F. ±	x	4 UNITS =	3,880 S.F.	360.47 M²	UNIT B10a	2 BED
UNIT B10c	2 BED - ADAPT.	890 S.F. ±	x	3 UNITS =	2,670 S.F.	248.05 M²	UNIT B10a	2 BED+DEN
UNIT B10d	2 BED	891 S.F. ±	x	1 UNITS =	891 S.F.	82.78 M²	UNIT B10b	2 BED
UNIT B11	2 BED	808 S.F. ±	x	2 UNITS =	1,616 S.F.	150.13 M²	UNIT B20	2 BED
UNIT B12	2 BED & DEN	1,080 S.F. ±	x	4 UNITS =	4,320 S.F.	401.40 M²	UNIT B21	2 BED - ADAPT.
UNIT B14	2 BED	781 S.F. ±	x	2 UNITS =	1,562 S.F.	145.11 M²	UNIT B22	2 BED - ADAPT.
UNIT B15	2 BED	781 S.F. ±	x	4 UNITS =	3,124 S.F.	290.23 M²	UNIT B23	1 BED
UNIT B16	2 BED	781 S.F. ±	x	4 UNITS =	3,124 S.F.	290.23 M²		
UNIT B17	2 BED+DEN	929 S.F. ±	x	2 UNITS =	1,858 S.F.	172.61 M²		
TOTAL UNITS				133 UNITS =	82,564 S.F.	8,009 M²		

BUILDING #2						
UNIT A	1 BED & DEN	594 S.F. ±	x	17 UNITS =	10,098 S.F.	938.13 M²
UNIT A1	1 BED	546 S.F. ±	x	2 UNITS =	1,088 S.F.	101.08 M²
UNIT A2	1 BED & DEN	623 S.F. ±	x	1 UNITS =	623 S.F.	57.88 M²
UNIT A4	1 BED & DEN	606 S.F. ±	x	2 UNITS =	1,212 S.F.	112.60 M²
UNIT A5	1 BED	517 S.F. ±	x	12 UNITS =	6,204 S.F.	576.37 M²
UNIT A6	1 BED	555 S.F. ±	x	2 UNITS =	1,110 S.F.	103.12 M²
UNIT A14	2 BED	619 S.F. ±	x	2 UNITS =	1,238 S.F.	115.01 M²
UNIT A15	1 BED	643 S.F. ±	x	2 UNITS =	1,286 S.F.	119.47 M²
UNIT A17	1 BED	596 S.F. ±	x	1 UNITS =	596 S.F.	55.38 M²
UNIT A18	2 BED	845 S.F. ±	x	2 UNITS =	1,690 S.F.	157.01 M²
UNIT A18a	2 BED	855 S.F. ±	x	2 UNITS =	1,710 S.F.	158.86 M²
UNIT A25	1 BED+DEN	636 S.F. ±	x	3 UNITS =	1,908 S.F.	177.26 M²
UNIT B	2 BED	850 S.F. ±	x	2 UNITS =	1,700 S.F.	157.94 M²
UNIT B1	2 BED	808 S.F. ±	x	5 UNITS =	2,607 S.F.	242.20 M²
UNIT B2	1 BED	637 S.F. ±	x	3 UNITS =	1,911 S.F.	177.54 M²
UNIT B3	2 BED	931 S.F. ±	x	1 UNITS =	931 S.F.	86.49 M²
UNIT B3a	2 BED	865 S.F. ±	x	1 UNITS =	865 S.F.	80.36 M²
UNIT B4	2 BED	838 S.F. ±	x	6 UNITS =	5,028 S.F.	467.12 M²
UNIT B5	2 BED	808 S.F. ±	x	2 UNITS =	1,616 S.F.	150.13 M²
UNIT B6	2 BED	737 S.F. ±	x	3 UNITS =	2,211 S.F.	205.41 M²
UNIT B7	2 BED	708 S.F. ±	x	4 UNITS =	2,832 S.F.	263.10 M²
UNIT B8	2 BED	781 S.F. ±	x	2 UNITS =	1,562 S.F.	145.11 M²
UNIT B10	2 BED	808 S.F. ±	x	2 UNITS =	1,616 S.F.	150.13 M²
UNIT B10a	2 BED+DEN	1,073 S.F. ±	x	1 UNITS =	1,073 S.F.	99.68 M²
UNIT B10b	2 BED	781 S.F. ±	x	1 UNITS =	1,562 S.F.	145.11 M²
UNIT B20	2 BED	859 S.F. ±	x	2 UNITS =	1,718 S.F.	159.61 M²
UNIT B21	2 BED - ADAPT.	910 S.F. ±	x	4 UNITS =	3,640 S.F.	338.17 M²
UNIT B22	2 BED - ADAPT.	760 S.F. ±	x	1 UNITS =	760 S.F.	70.61 M²
UNIT B23	1 BED	680 S.F. ±	x	2 UNITS =	1,360 S.F.	126.33 M²
TOTAL UNITS				90 UNITS =	63,356 S.F.	5,886 M²

UNIT MIX - BUILDING #1		
STUDIO	2	1.5%
1 BED	39	29.3%
1 BED & DEN	37	27.8%
2 BED	30	22.6%
2 BED ADAPT.	17	12.8%
2 BED & DEN	8	6.0%
TOTAL UNITS	133	100.0%

UNIT MIX - BUILDING #2		
STUDIO	0	0.0%
1 BED	30	33.3%
1 BED & DEN	23	25.6%
2 BED	28	31.1%
2 BED ADAPT.	5	5.6%
2 BED & DEN	4	4.4%
TOTAL UNITS	90	100.0%

TOTAL SITE UNIT MIX		
STUDIO	2	1%
1 BED	69	31%
1 BED & DEN	60	27%
2 BED	58	26%
2 BED ADAPT.	22	10%
2 BED & DEN	12	5%
TOTAL UNITS	223	100.0%

POCKET PARK

OUTDOOR AMENITY

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR 20/M	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG. 9/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	C/D

REGISTERED ARCHITECT — LUDMILA KHARKIS — BRITISH COLUMBIA — JUN 2 1 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 1" = 30'-0"

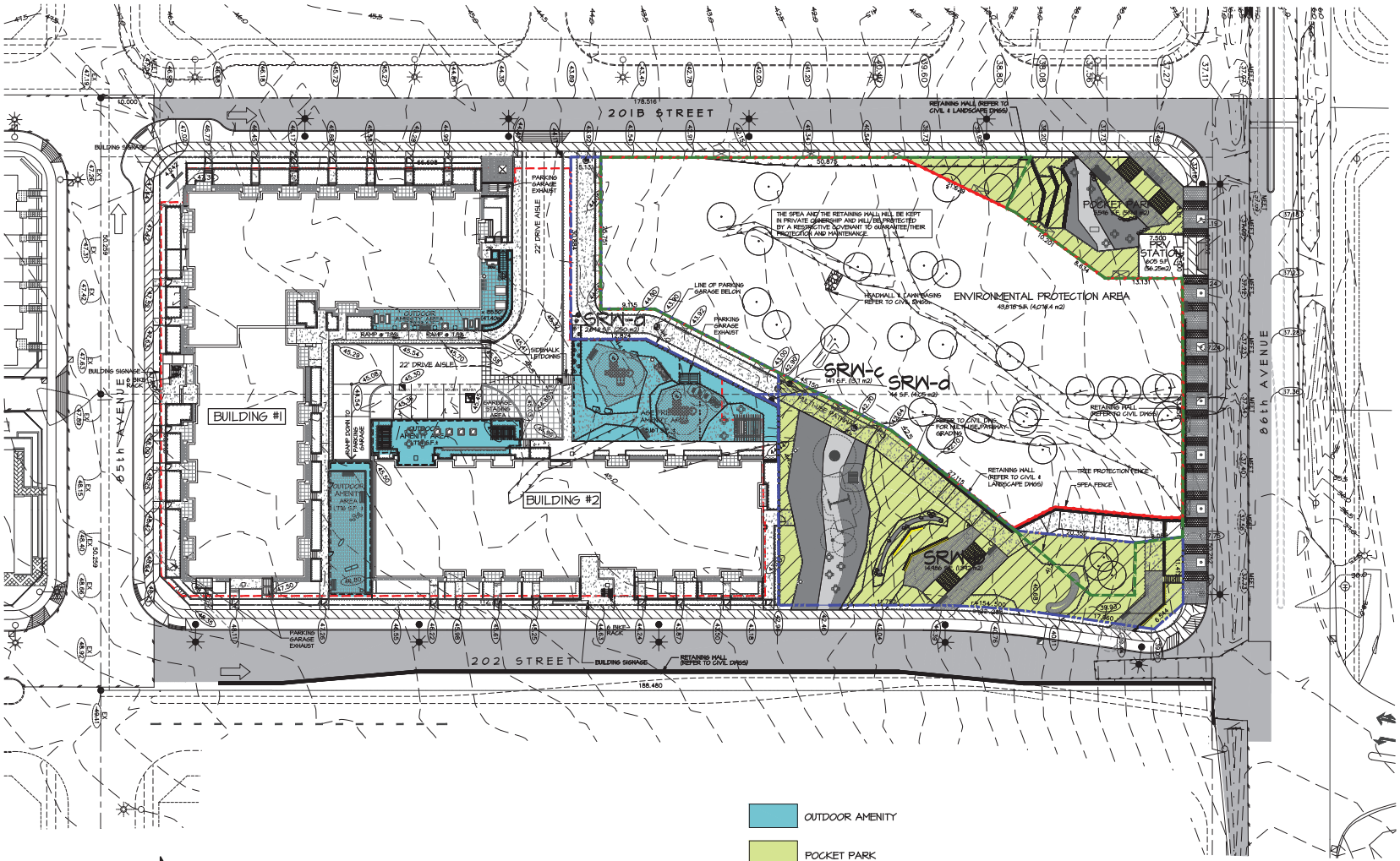
CLIENT : PAUL TANG

PROJECT : MULTI FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO. AC-1.02
PROJECT NO. 16034	REV. NO.



NORTH

SIMPLIFIED SITE PLAN

SCALE : 1" = 30'-0"

- OUTDOOR AMENITY
- POCKET PARK
- SRW-b
- SRW-c
- LINE OF PARKING GARAGE BELOW
- PROPERTY LINE
- LINE OF S.R.W.
- SPEA FENCE
- TREE PROTECTION FENCE

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#1	MAR 20/M	L.F.B.	DEVELOPMENT PERMIT
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#3	AUG. 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 23/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DRN	CHD

REGISTERED ARCHITECT — LAUREL FRANCIS THOMAS — JUN 21 2023 — BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN : L.F.B.
DATE : June 21, 23
SCALE : 1" = 30'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SIMPLIFIED SITE PLAN

barnett dembek ARCHITECTS INC.
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CLIENT NO.	SHEET NO.
	AC-1.02a
PROJECT NO.	REV. NO.
16034	

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REV'N	DATE	DRN	CK'D

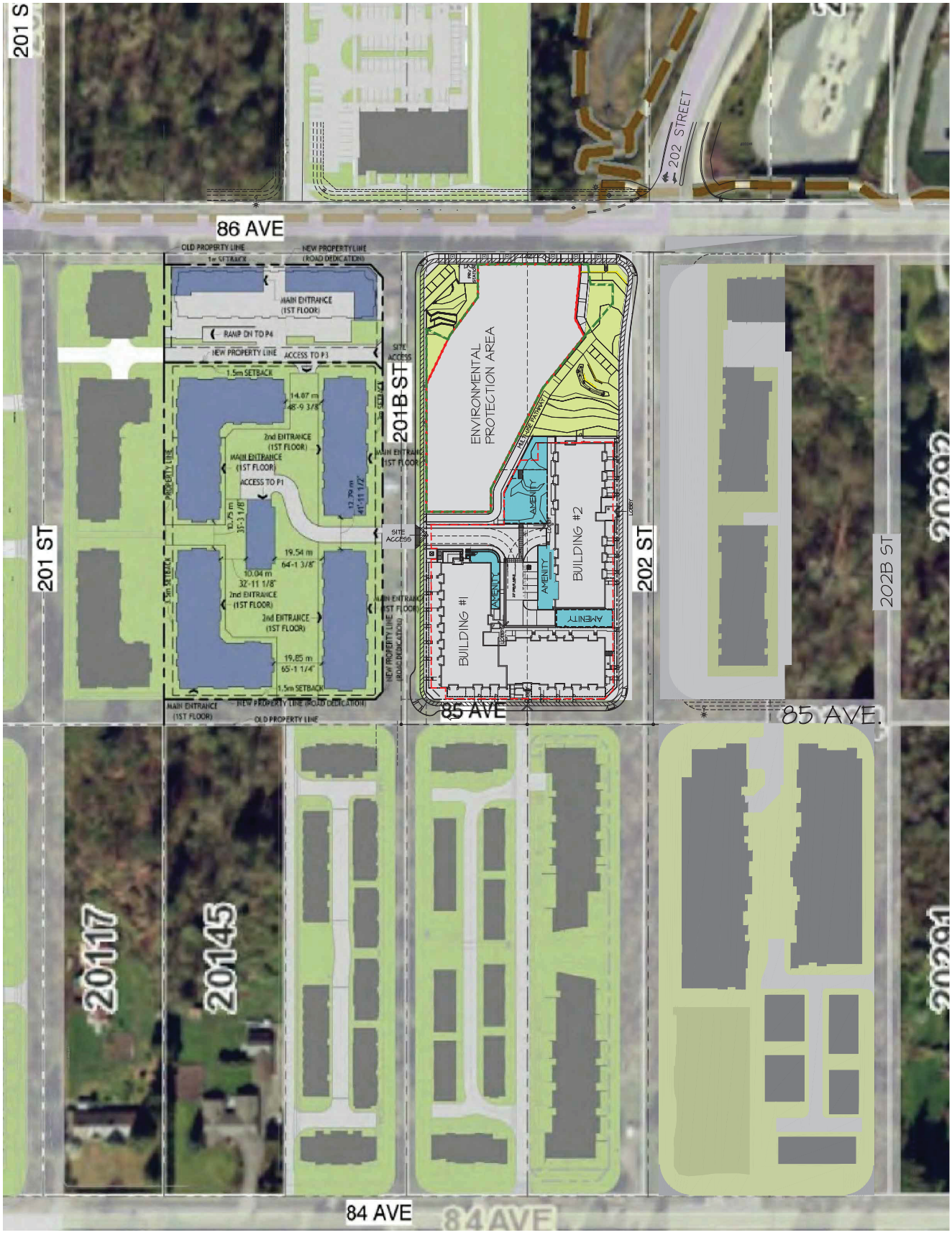
ISSUE	DATE	BY	ISSUED FOR
1	AUG. 16/22	L.P.B.	REISSUE DEV. PERMIT
2	MAR. 23/23	L.P.B.	REISSUE DEV. PERMIT

REGISTERED ARCHITECT · JIN YI TANG · BRITISH COLUMBIA

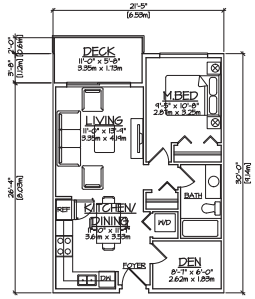
DESIGN :	CLIENT : PAUL TANG
L.P.B.	
DRAWN :	PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.
DATE : June 21 '23	SHEET CONTENTS : CONTEXT PLAN
SCALE : 1" = 60'-0"	

barnett dembek architects inc.
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V3W 1H8
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CLIENT NO.	SHEET NO. AC-1.03
PROJECT NO. 16034	REV. NO.

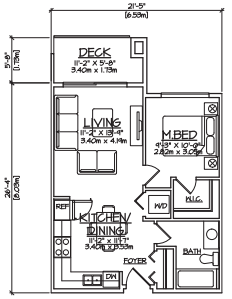


CONTEXT PLAN
SCALE : 1" = 60'-0"



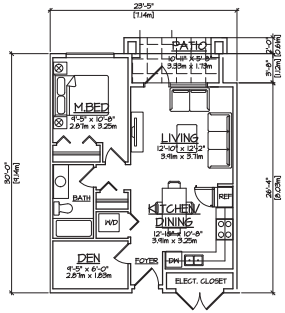
UNIT TYPE A - 1 BED+DEN

SCALE : 1/8" = 1'-0" 544 S.F. (55.2 m2)



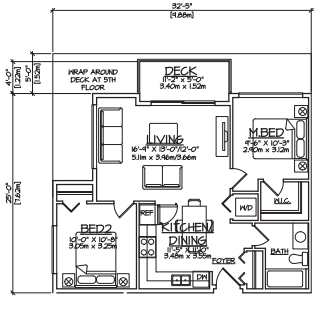
UNIT TYPE A1 - 1 BED

SCALE : 1/8" = 1'-0" 544 S.F. (50.5 m2)



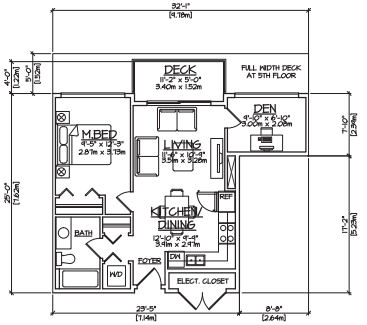
UNIT TYPE A2 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 623 S.F. (57.9 m2)



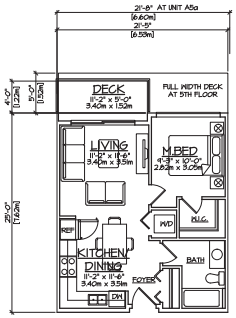
UNIT TYPE A3 - 2 BED

SCALE : 1/8" = 1'-0" 734 S.F. (68.2 m2)



UNIT TYPE A4 - 1 BED+DEN

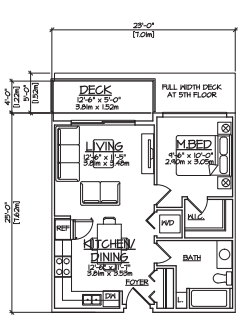
SCALE : 1/8" = 1'-0" 606 S.F. (56.3 m2)



UNIT TYPE A5 - 1 BED

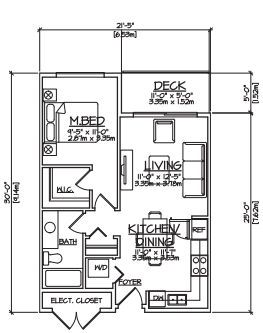
SCALE : 1/8" = 1'-0" 517 S.F. (48.0 m2)

UNIT TYPE A5a - 3" wider
523 S.F. (48.6 m2)



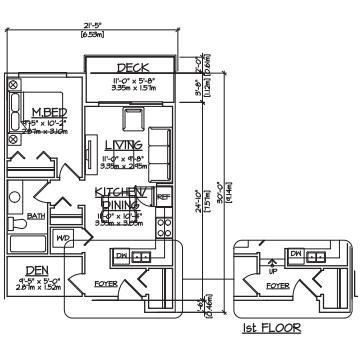
UNIT TYPE A6 - 1 BED

SCALE : 1/8" = 1'-0" 555 S.F. (51.5 m2)



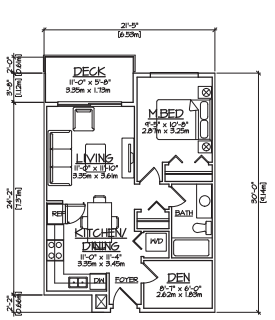
UNIT TYPE A7 - 1 BED

SCALE : 1/8" = 1'-0" 556 S.F. (51.6 m2)



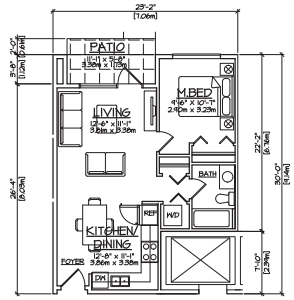
UNIT TYPE A8 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 570 S.F. (52.9 m2)



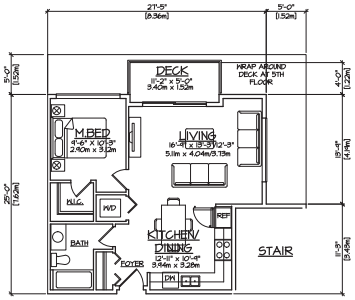
UNIT TYPE A9 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 577 S.F. (53.6 m2)



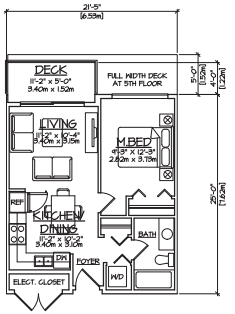
UNIT TYPE A10 - 1 BED

SCALE : 1/8" = 1'-0" 560 S.F. (52.0 m2)



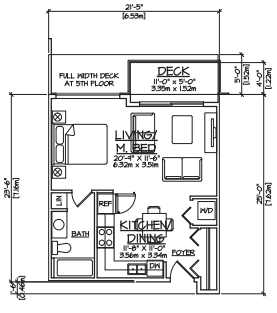
UNIT TYPE A11 - 1 BED

SCALE : 1/8" = 1'-0" 621 S.F. (57.7 m2)



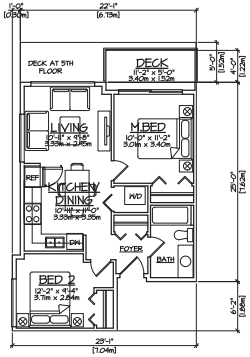
UNIT TYPE A12 - 1 BED

SCALE : 1/8" = 1'-0" 446 S.F. (46.1 m2)



UNIT TYPE A13 - STUDIO

SCALE : 1/8" = 1'-0" 441 S.F. (45.7 m2)



UNIT TYPE A14 - 2 BED

SCALE : 1/8" = 1'-0" 619 S.F. (57.5 m2)

F.1 - Page 24

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/M	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/22	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	APP'N	CHD

REGISTERED ARCHITECT FRANCIS L. TANG BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 1/8" = 1'-0"

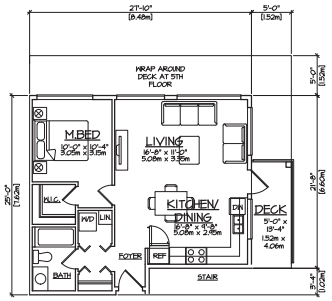
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

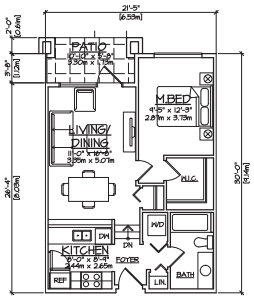
barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO. 16034	REV. NO.



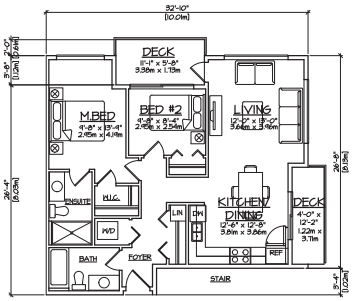
UNIT TYPE A15 - 1 BED

SCALE : 1/8" = 1'-0" 643 S.F. (59.8 m2)



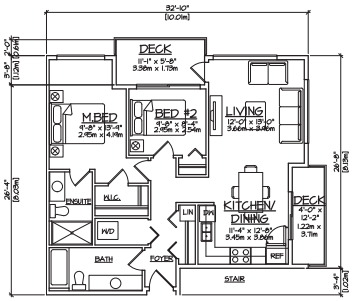
UNIT TYPE A17 - 1 BED

SCALE : 1/8" = 1'-0" 544 S.F. (55.2 m2)



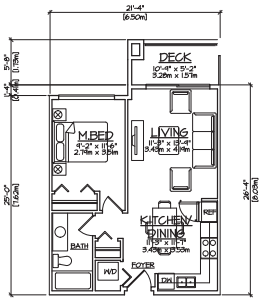
UNIT TYPE A18 - 2 BED

SCALE : 1/8" = 1'-0" 845 S.F. (78.5 m2)



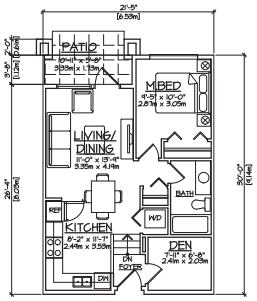
UNIT TYPE A18a - 2 BED

SCALE : 1/8" = 1'-0" 855 S.F. (79.4 m2)



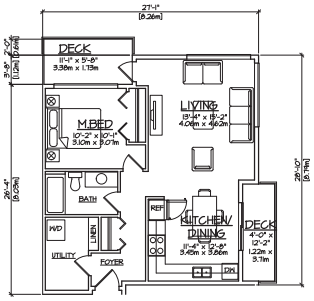
UNIT TYPE A20 - 1 BED

SCALE : 1/8" = 1'-0" 542 S.F. (50.3 m2)



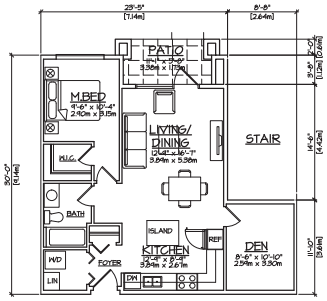
UNIT TYPE A21 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 544 S.F. (55.2 m2)



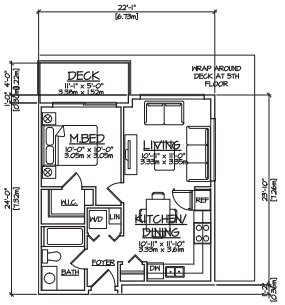
UNIT TYPE A22 - 1 BED

SCALE : 1/8" = 1'-0" 718 S.F. (66.7 m2)



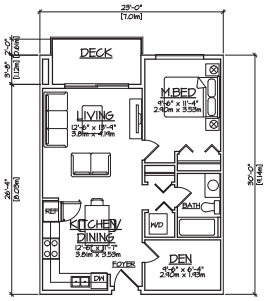
UNIT TYPE A23 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 741 S.F. (68.85 m2)



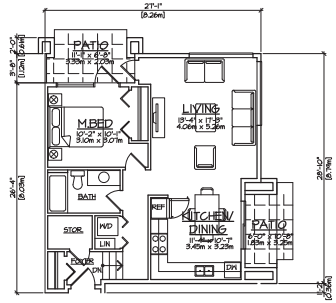
UNIT TYPE A24 - 1 BED

SCALE : 1/8" = 1'-0" 519 S.F. (48.25 m2)



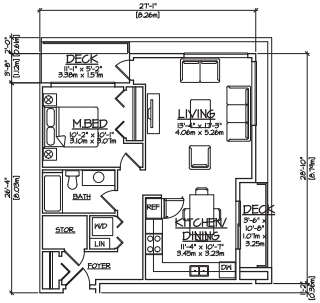
UNIT TYPE A25 - 1 BED+DEN

SCALE : 1/8" = 1'-0" 636 S.F. (59.06 m2)



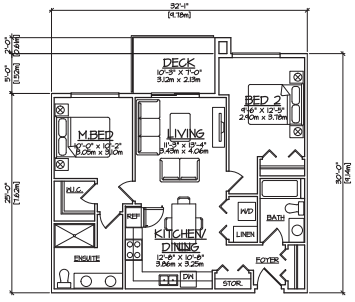
UNIT TYPE A26 - 1 BED

SCALE : 1/8" = 1'-0" 714 S.F. (66.35 m2)



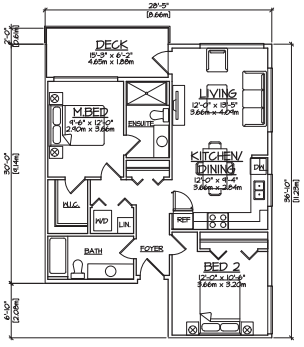
UNIT TYPE A27 - 1 BED

SCALE : 1/8" = 1'-0" 714 S.F. (66.35 m2)



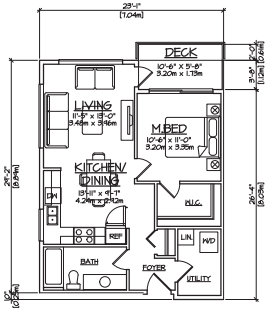
UNIT TYPE B - 2 BED

SCALE : 1/8" = 1'-0" 850 S.F. (79.0 m2)



UNIT TYPE B1 - 2 BED

SCALE : 1/8" = 1'-0" 869 S.F. (80.8 m2)



UNIT TYPE B2 - 1 BED

SCALE : 1/8" = 1'-0" 631 S.F. (59.2 m2)

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#2	JULY 8/22	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	BY'N	CK'D

REGISTERED ARCHITECT FRANCIS LEE BARNETT BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 1/8" = 1'-0"

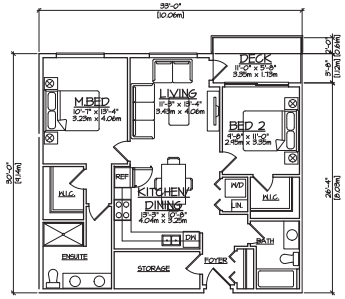
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

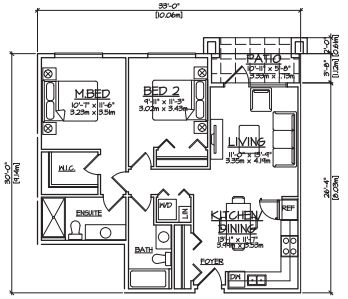
barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.02
PROJECT NO. 16034	REV. NO.



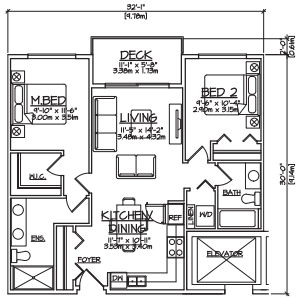
UNIT TYPE B3 - 2 BED

SCALE : 1/8" = 1'-0" 931 S.F. (86.7 m2)



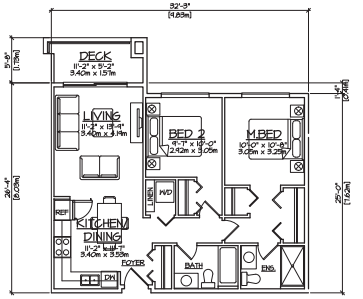
UNIT TYPE B3a - 2 BED

SCALE : 1/8" = 1'-0" 865 S.F. (80.3 m2)



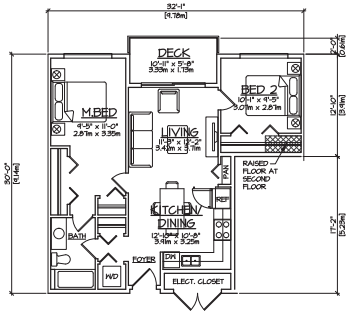
UNIT TYPE B4 - 2 BED

SCALE : 1/8" = 1'-0" 838 S.F. (77.9 m2)



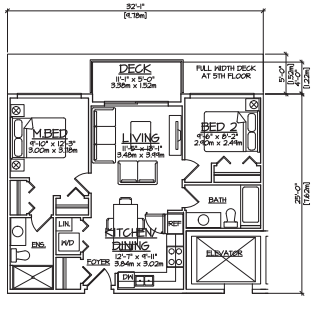
UNIT TYPE B5 - 2 BED

SCALE : 1/8" = 1'-0" 808 S.F. (75.04 m2)



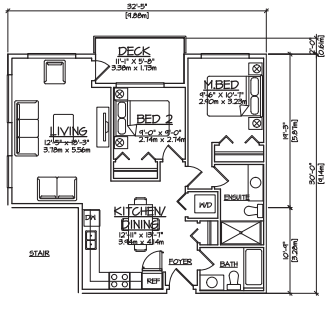
UNIT TYPE B6 - 2 BED

SCALE : 1/8" = 1'-0" 737 S.F. (68.5 m2)



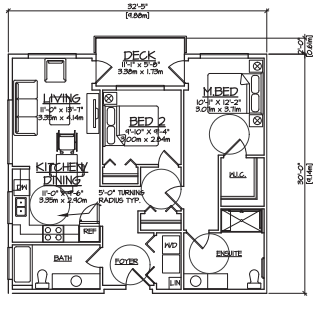
UNIT TYPE B8 - 2 BED

SCALE : 1/8" = 1'-0" 708 S.F. (65.7 m2)



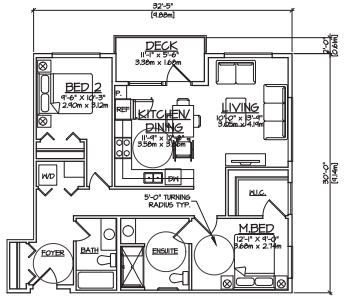
UNIT TYPE B9 - 2 BED

SCALE : 1/8" = 1'-0" 830 S.F. (77.1 m2)



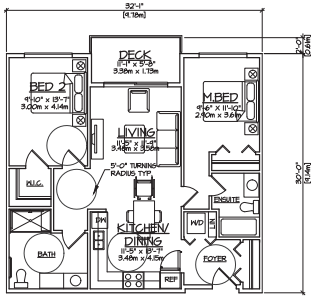
UNIT TYPE B10 - 2 BED

SCALE : 1/8" = 1'-0" 917 S.F. (85.2 m2)
ADAPTABLE



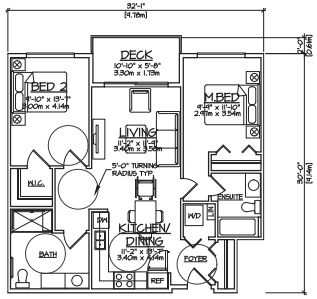
UNIT TYPE B10a - 2 BED

SCALE : 1/8" = 1'-0" 951 S.F. (88.3 m2)
ADAPTABLE



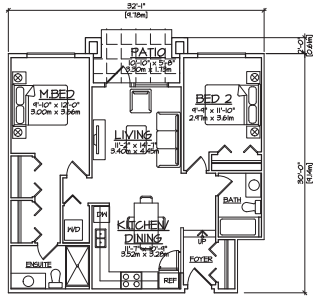
UNIT TYPE B10b - 2 BED

SCALE : 1/8" = 1'-0" 910 S.F. (84.6 m2)
ADAPTABLE



UNIT TYPE B10c - 2 BED

SCALE : 1/8" = 1'-0" 890 S.F. (82.7 m2)
ADAPTABLE



UNIT TYPE B10d - 2 BED

SCALE : 1/8" = 1'-0" 891 S.F. (82.8 m2)

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REV'N	DATE	BY'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#1	MAR. 20/M	L.F.B.	DEVELOPMENT PERMIT
				#2	JULY 8/22	L.F.B.	RESSUE DEV. PERMIT
				#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
				#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REGISTERED ARCHITECT
MARCUS BARNETT
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 1/8" = 1'-0"

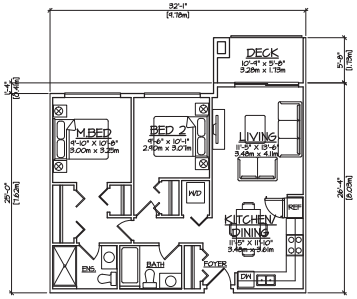
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

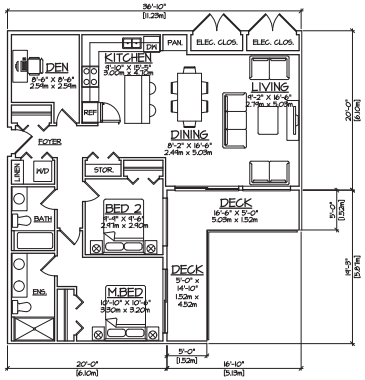
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
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PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.03
PROJECT NO. 16034	REV. NO.



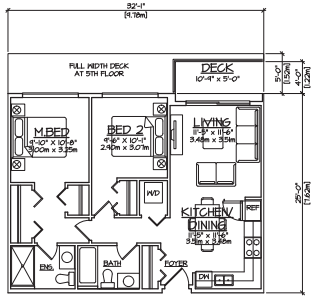
UNIT TYPE B11 - 2 BED

SCALE : 1/8" = 1'-0" 808 S.F. (75.1 m2)



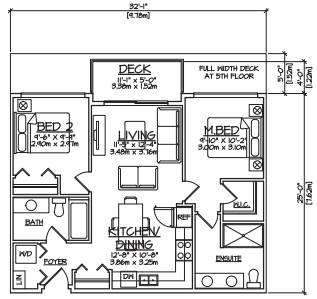
UNIT TYPE B12 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,065 S.F. (99.0 m2)



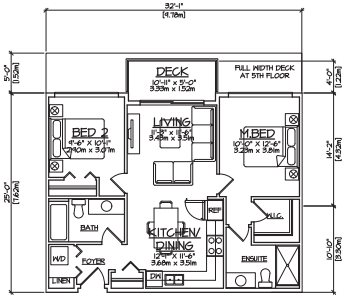
UNIT TYPE B14 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



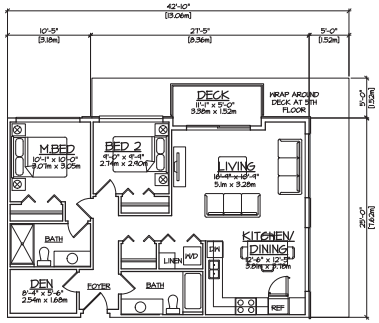
UNIT TYPE B15 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



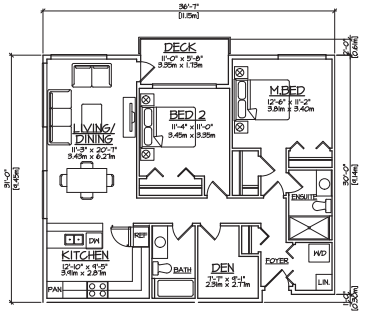
UNIT TYPE B16 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.5 m2)



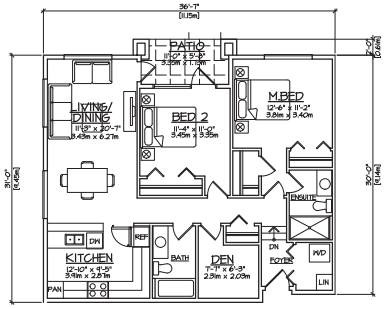
UNIT TYPE B17 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 929 S.F. (86.3 m2)



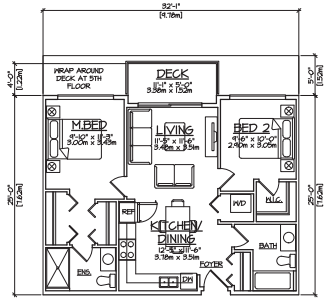
UNIT TYPE B18 - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,073 S.F. (99.7 m2)
ADAPTABLE



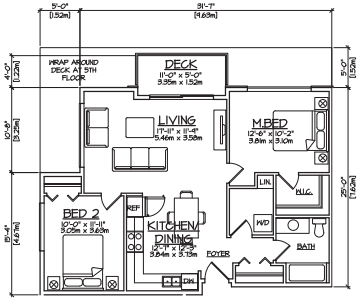
UNIT TYPE B18a - 2 BED+DEN

SCALE : 1/8" = 1'-0" 1,073 S.F. (99.7 m2)



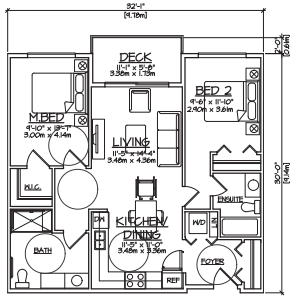
UNIT TYPE B19 - 2 BED

SCALE : 1/8" = 1'-0" 781 S.F. (72.6 m2)



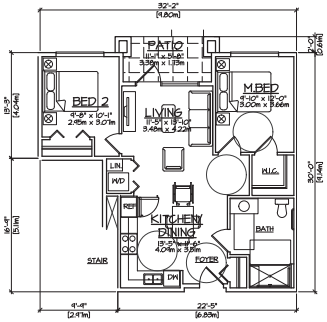
UNIT TYPE B20 - 2 BED

SCALE : 1/8" = 1'-0" 859 S.F. (79.8 m2)



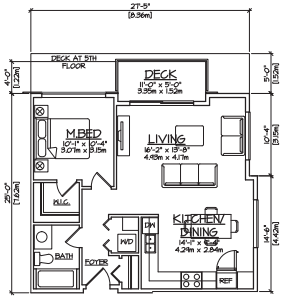
UNIT TYPE B21 - 2 BED

SCALE : 1/8" = 1'-0" 910 S.F. (84.6 m2)
ADAPTABLE



UNIT TYPE B22 - 2 BED

SCALE : 1/8" = 1'-0" 760 S.F. (70.6 m2)



UNIT TYPE B23 - 1 BED

SCALE : 1/8" = 1'-0" 680 S.F. (63.1 m2)

F.1 - Page 27

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/M	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/22	L.F.B.	RESSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REV'N	DATE	APP'N	O/D

REGISTERED ARCHITECT
FRANCIS BARNETT
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 1/8" = 1'-0"

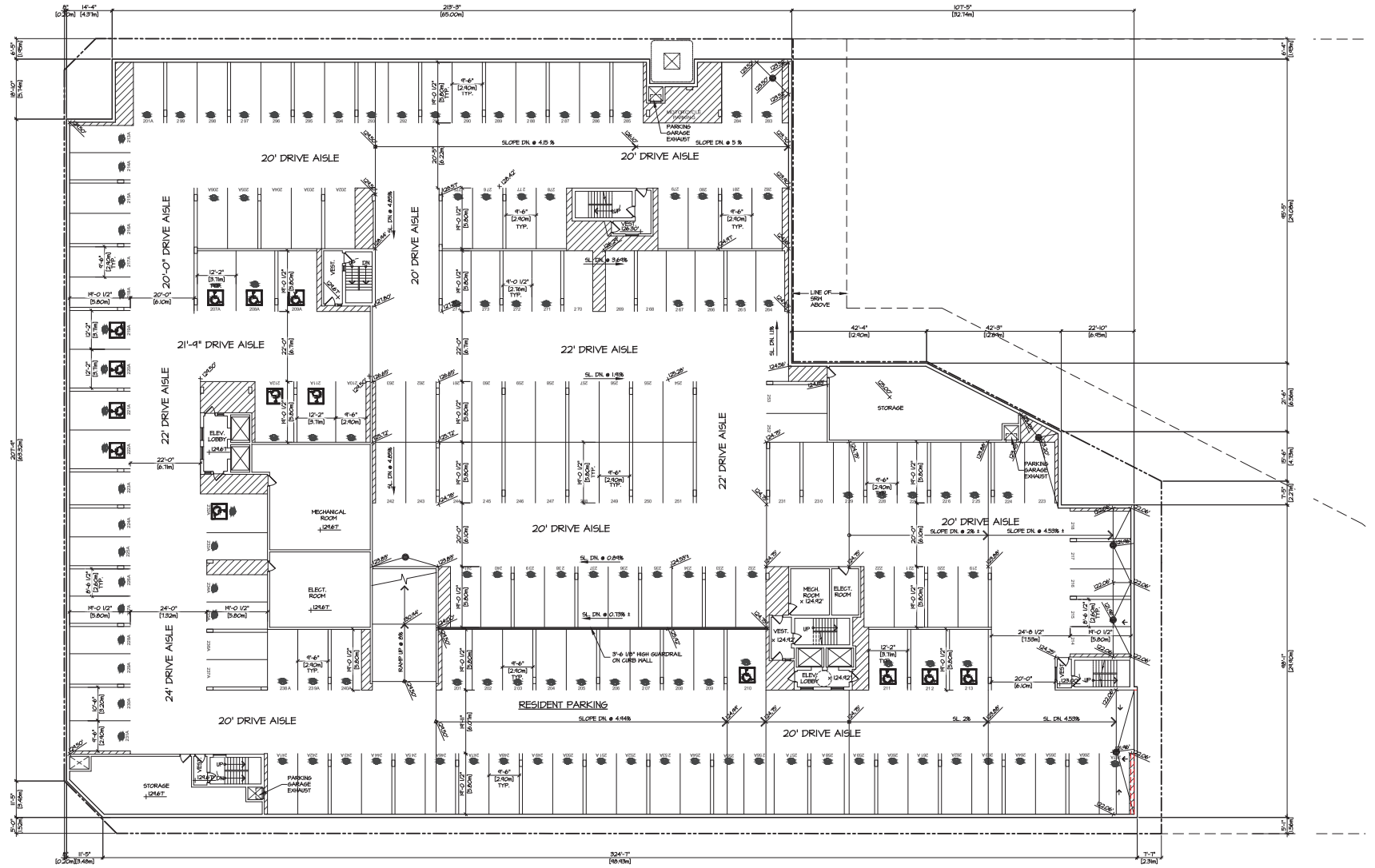
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : UNIT PLANS

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.04
PROJECT NO. 16034	REV. NO.



PARKING GARAGE PLAN - LEVEL 2

SCALE : 1/16" = 1'-0"

67,608 S.F.
[6,281 m2]
166 SPACES (INCLUDING 14 ACCESSIBLE)

INDICATES EV CHARGING PARKING SPACE (127 SPACES)

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.

a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/14	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	RESSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 2/23	L.F.B.	RESSUE DEV. PERMIT

REVN	DATE	DRN	CKD

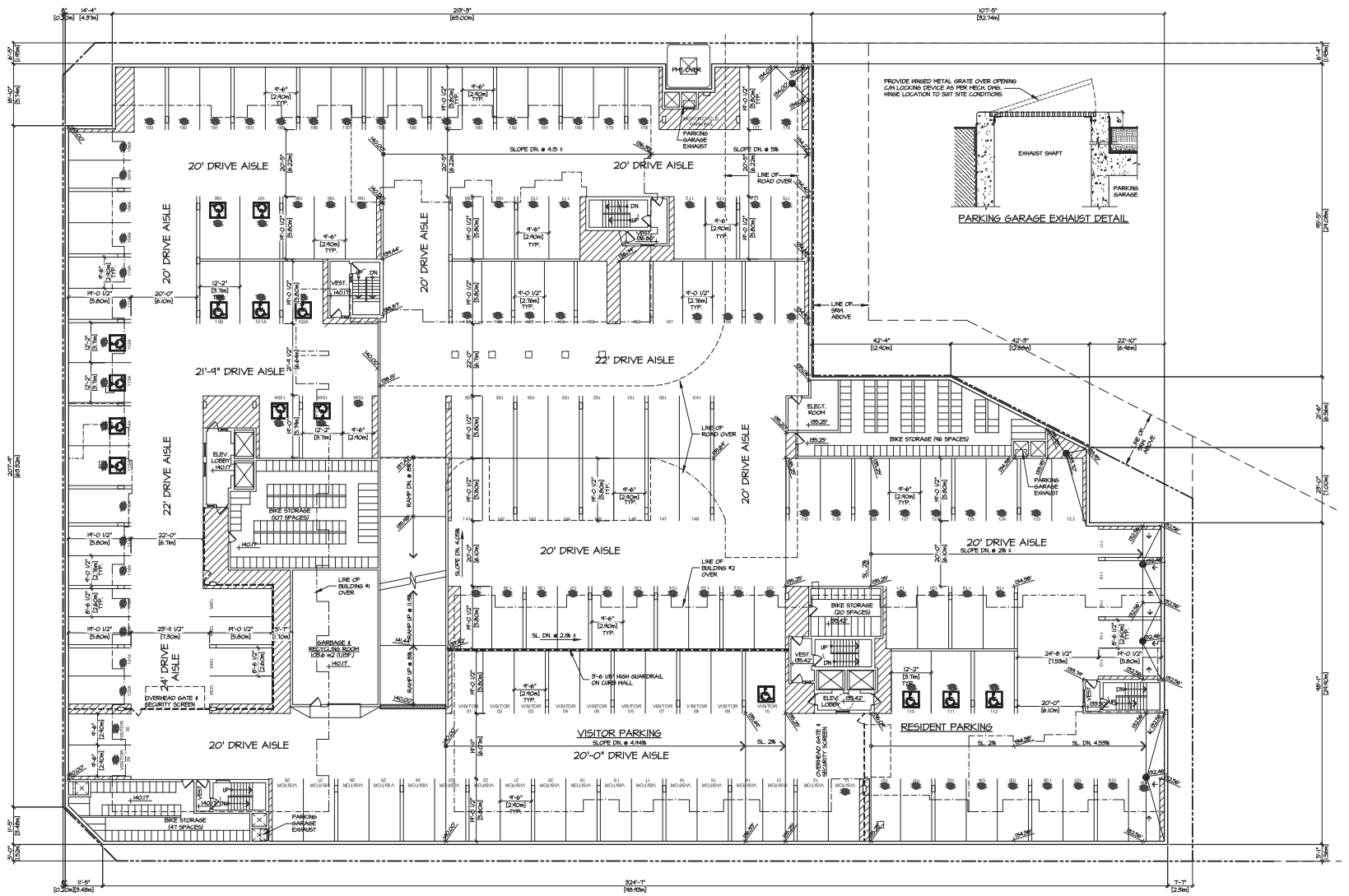
REGISTERED ARCHITECT — LANCE EDWARD BARNETT — BRITISH COLUMBIA — JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 2, 23
SCALE : 1/16" = 1'-0"

CLIENT : PAUL TANG
PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.
SHEET CONTENTS : PARKING GARAGE PLAN - LEVEL 2

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.01
PROJECT NO.	REV. NO.
16034	



PARKING GARAGE PLAN - LEVEL 1

SCALE : 1/16" = 1'-0"

67,608 S.F.
[6,281 m2]

125 SPACES (INCLUDING 14 ACCESSIBLE)
30 VISITOR SPACES (INCLUDING 1 ACCESSIBLE)

EV INDICATES EV CHARGING PARKING SPACE (3 VISITOR & 46 RESIDENT SPACES)
TOTAL EV PARKING PROVIDED: 3 VISITOR
225 RESIDENT
228 SPACES

CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.

a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
c) INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
h) OVERHEAD DOOR OPERATION TO BE SET AT 7 SECONDS TO LIFT, 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
i) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC

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#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT — FRANCIS L. BARNETT — BRITISH COLUMBIA — JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 1/16" = 1'-0"

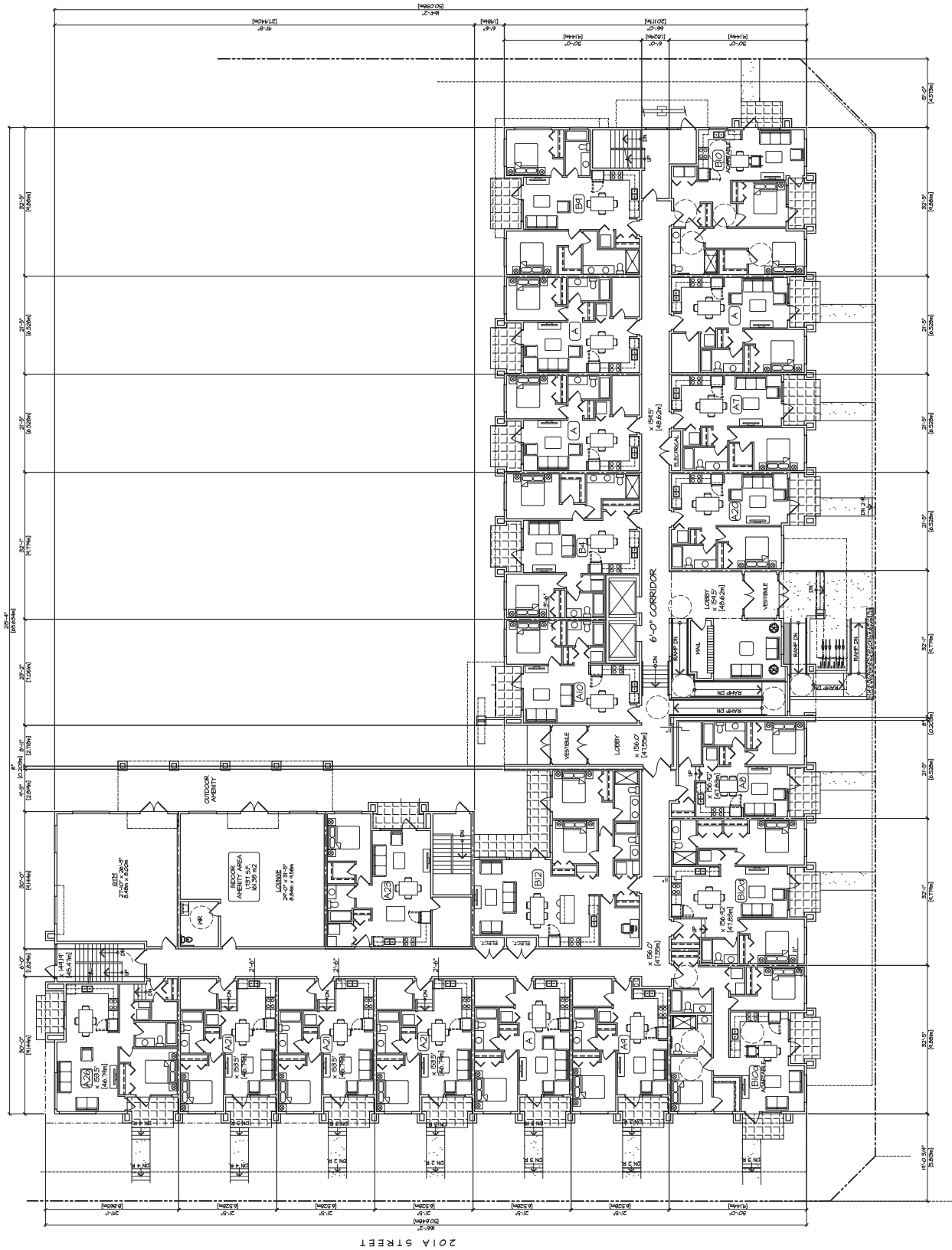
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
2022 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : PARKING GARAGE PLAN - LEVEL 1

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.02
PROJECT NO. 16034	REV. NO.



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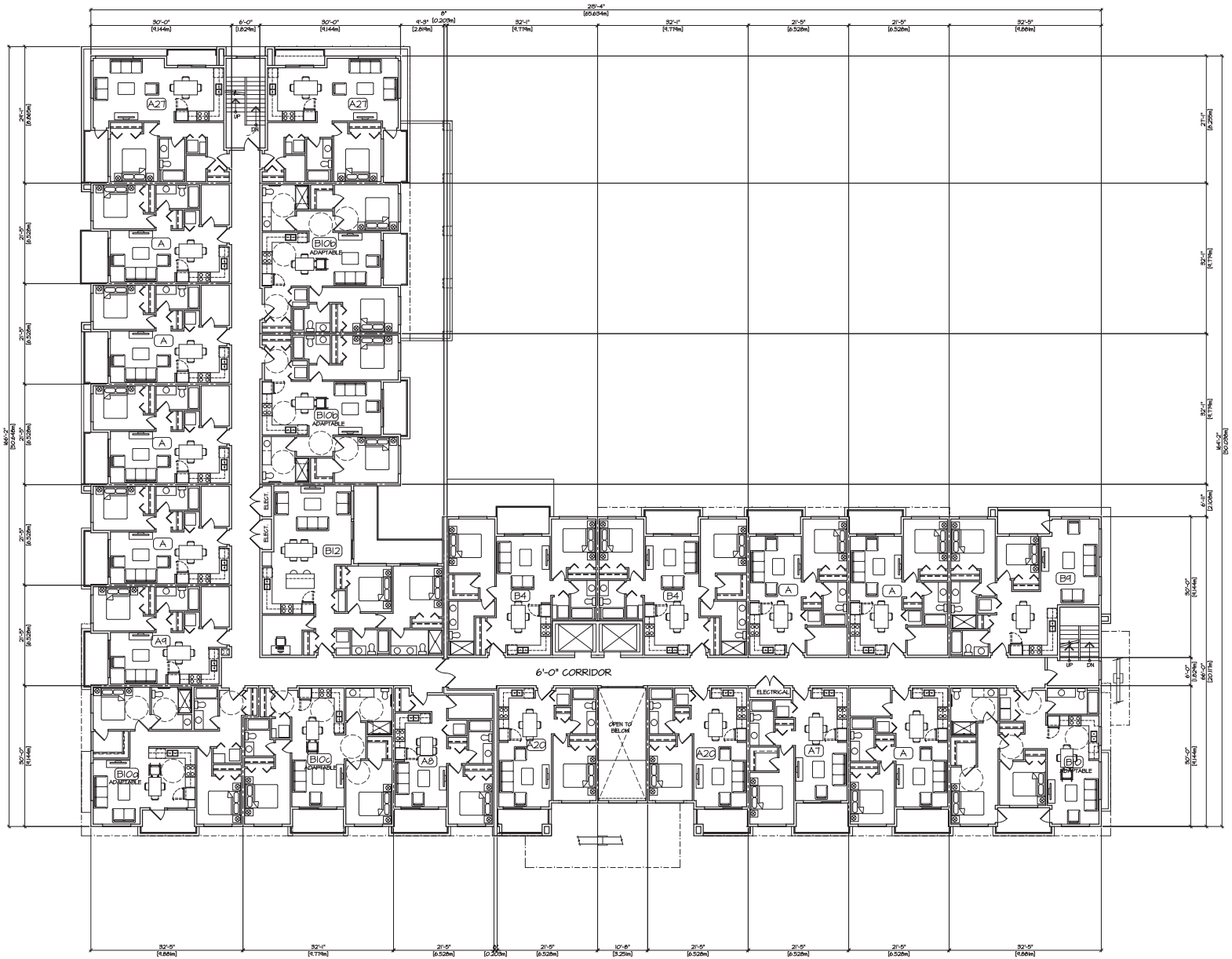
REV'N	DATE	DRN	CK'D		ISSUE	DATE	BY	ISSUED FOR
					#1	MAR. 30/14	LFB	DEVELOPMENT PERMIT
					#2	JULY 8/21	LFB	RESSUE DEV. PERMIT
					#3	AUG 16/22	LFB	RESSUE DEV. PERMIT
					#4	MAR. 23/23	LFB	RESSUE DEV. PERMIT
					#5	JUNE 21/23	LFB	RESSUE DEV. PERMIT

REGISTERED ARCHITECT BRITISH COLUMBIA JUN 21 2023

DESIGN :	CLIENT : PAUL TANG
DRAWN : LFB	PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.
DATE : JUNE 21 23	SHEET CONTENTS : BUILDING #1 MAIN FLOOR PLAN
SCALE : 3/32" = 1'-0"	

barnett dembek ARCHITECTS INC.
UNIT 135, 7326 - 10 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO. A6-3.03
PROJECT NO. 16034	REV. NO.



2nd FLOOR PLAN

SCALE : 3/32" = 1'-0"

19,330 S.F.
[1,796 m 2]
23 UNITS

NORTH

BUILDING #1

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#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT
L. FRANCIS BARNETT
JUN 21 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

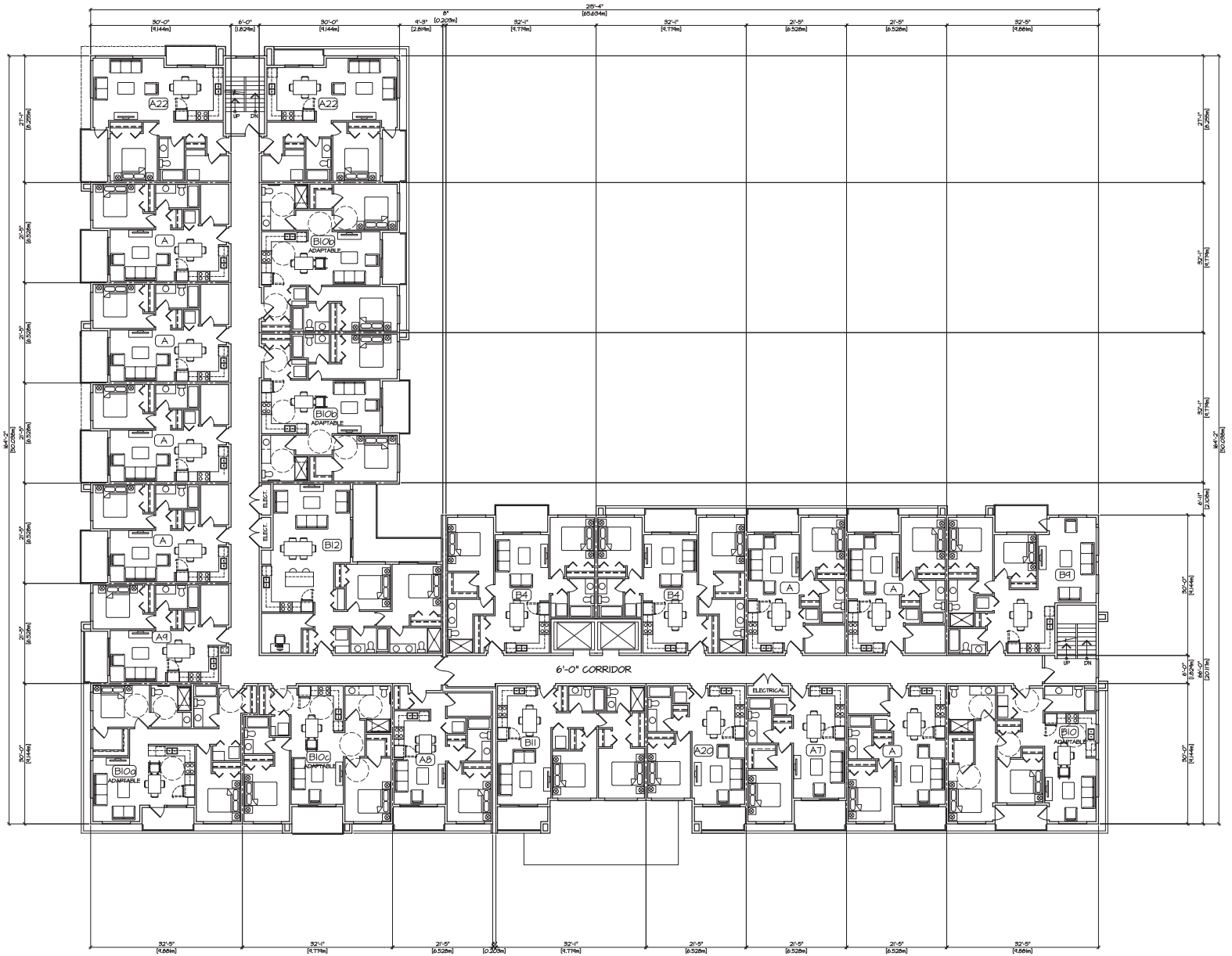
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
2nd FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.04
PROJECT NO.	REV. NO.
16034	



NORTH

3rd THRU 4th FLOOR PLANS

SCALE : 3/32" = 1'-0"

19,330 S.F.
[1,796 m²]
23 UNITS PER FLOOR

BUILDING #1

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#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LUC FRANCIS DEMBEK
JUN 21 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

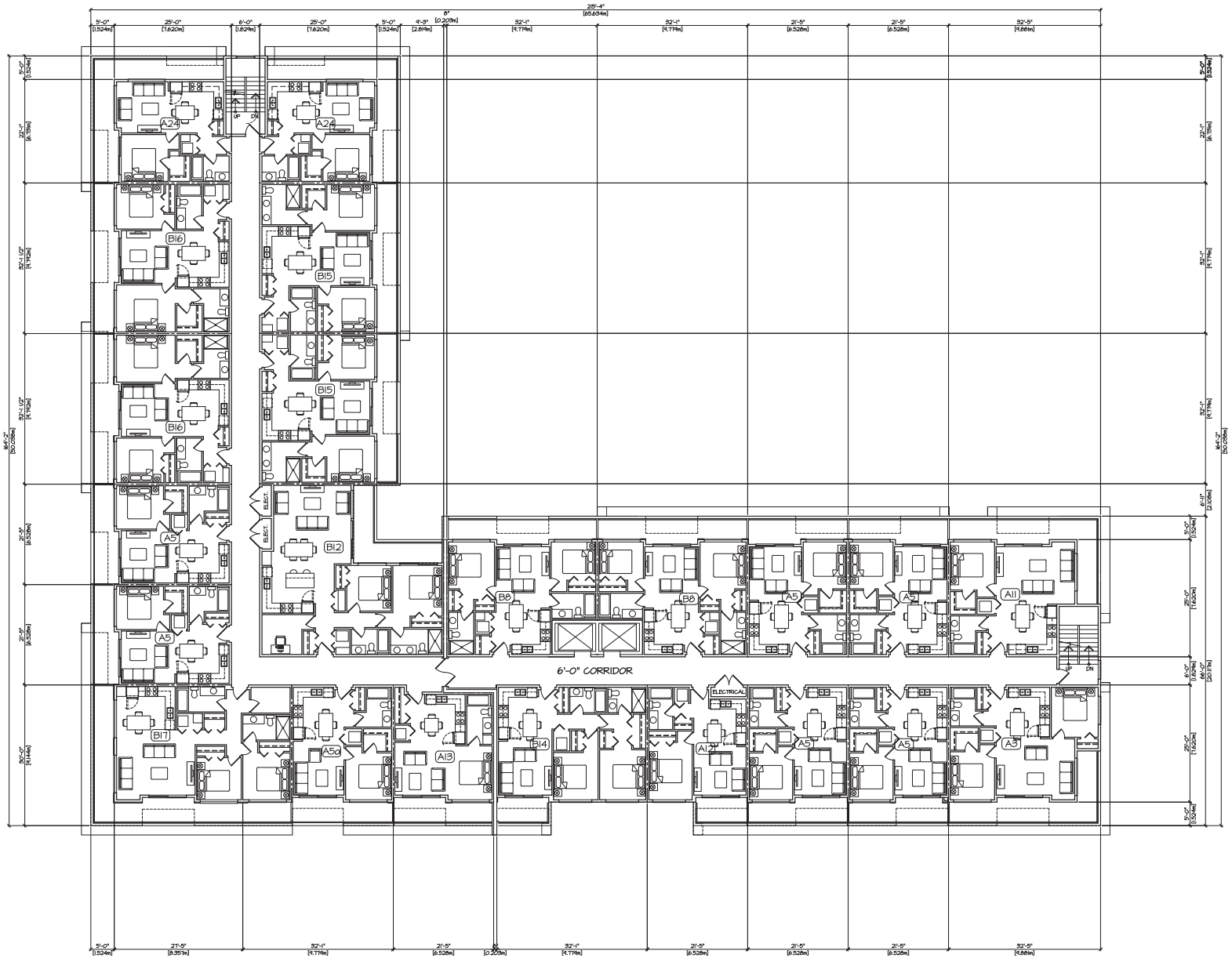
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
3rd THRU 5th FLOOR PLANS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.05
PROJECT NO.	REV. NO.
16034	



NORTH

5th FLOOR PLAN

SCALE : 3/32" = 1'-0"

16,825 S.F.
[1,563 m²]
22 UNITS

BUILDING #1

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REVN	DATE	DRN	CKD

ISSUE	DATE	BY	ISSUED FOR
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#2	JULY 2021	L.F.B.	RESSAE DEV. PERMIT
#3	AUG 2022	L.F.B.	RESSAE DEV. PERMIT
#4	MAR. 2023	L.F.B.	RESSAE DEV. PERMIT
#5	JUNE 2023	L.F.B.	RESSAE DEV. PERMIT

REGISTERED ARCHITECT
FRANCIS J. DEMBEK
JUN 21 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

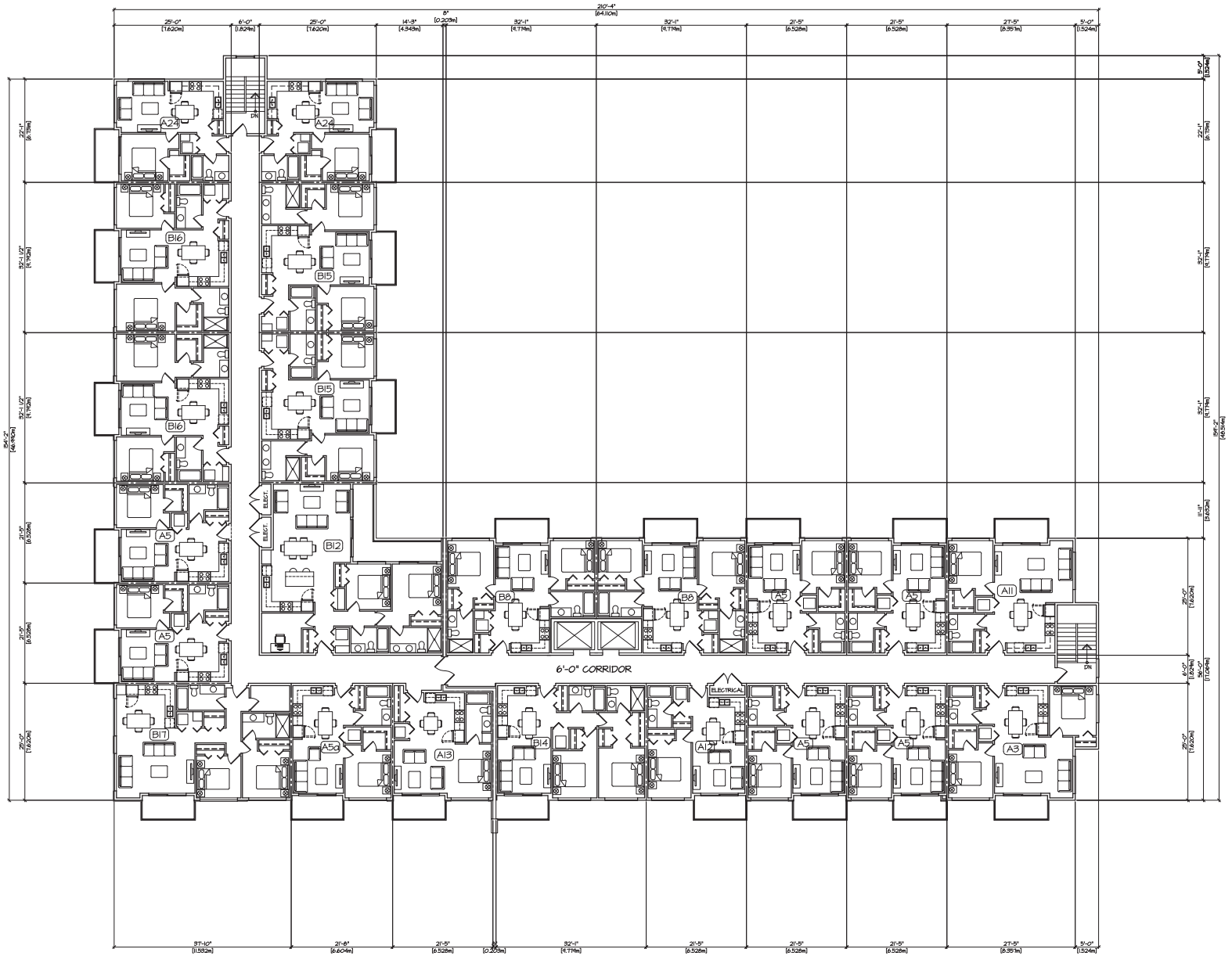
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
5th FLOOR PLAN

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.06
PROJECT NO.	REV. NO.
16034	



6th FLOOR PLAN

SCALE : 3/32" = 1'-0"

16,821 S.F.
[1,563 m²]
22 UNITS

NORTH

BUILDING #1

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				#1	MAR 20/M	L.F.B.	DEVELOPMENT PERMIT
				#2	JULY 8/21	L.F.B.	RESSUE DEV. PERMIT
				#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
				#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
				#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REGISTERED ARCHITECT
DANIEL FRANCIS DEMBEK
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 3/32" = 1'-0"

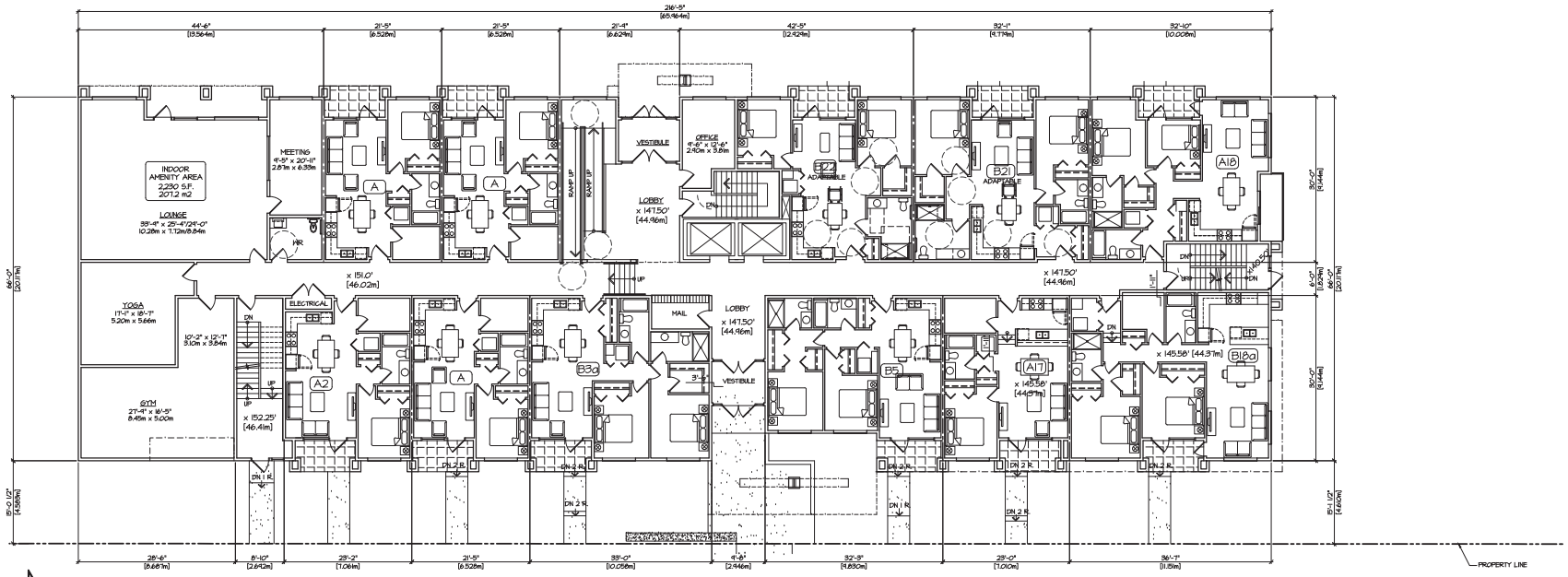
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1
6th FLOOR PLAN

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.07
PROJECT NO.	REV. NO.
16034	



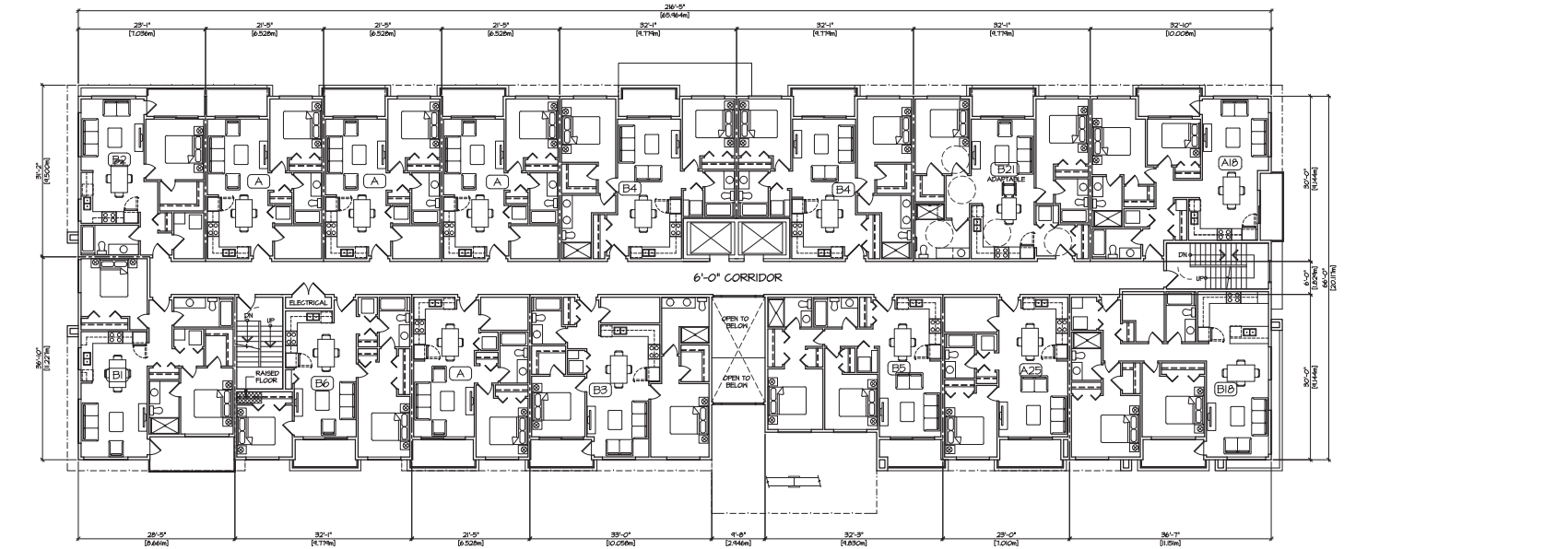
NORTH

MAIN FLOOR PLAN

SCALE : 3/32" = 1'-0"

13,444 S.F.
[1,254 m2]
11 UNITS

202 STREET



NORTH

2nd FLOOR PLAN

SCALE : 3/32" = 1'-0"

13,430 S.F.
[1,248 m2]
15 UNITS

BUILDING #2

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR 20/14	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	RESSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
MICHAEL FRANCIS TANG
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

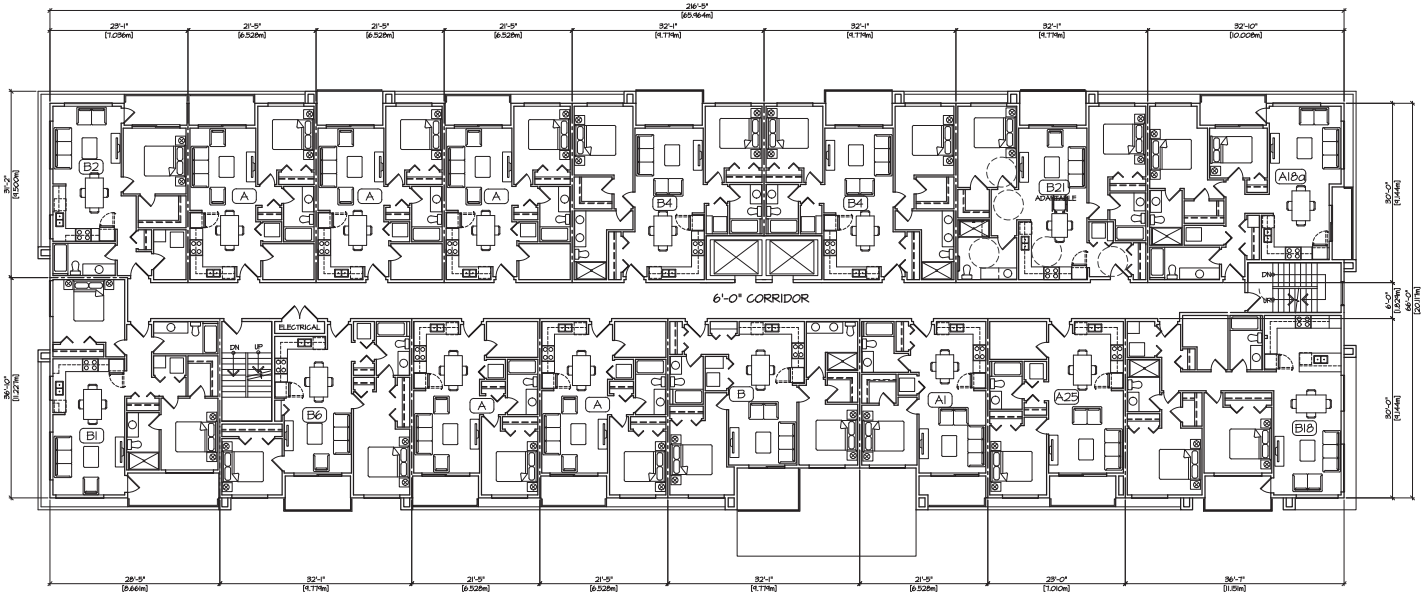
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #2 MAIN & 2nd FLOOR PLANS

barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.08
PROJECT NO.	REV. NO.
16034	

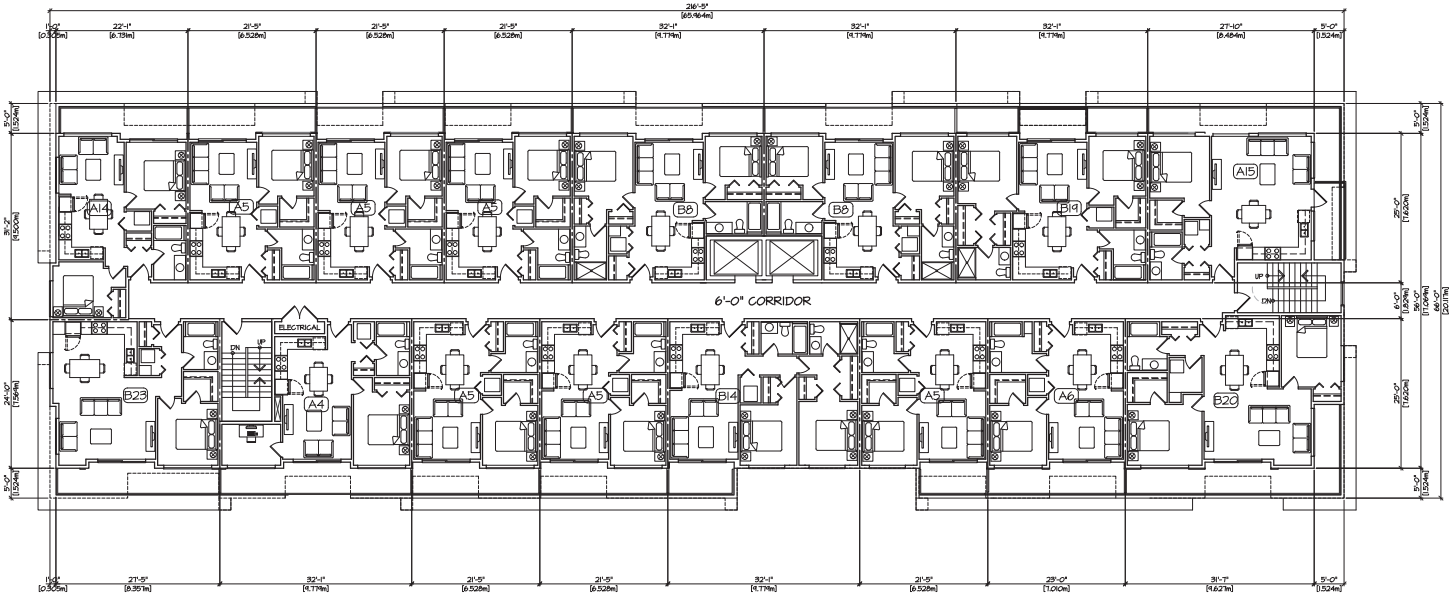


NORTH

3rd & 4th FLOOR PLANS

SCALE : 3/32" = 1'-0"

13,478 S.F.
[1,252 m²]
16 UNITS PER FLOOR



NORTH

5th FLOOR PLAN

SCALE : 3/32" = 1'-0"

11,760 S.F.
[1,093 m²]
16 UNITS

BUILDING #2

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#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
PAUL FRANCIS TANG
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 3/32" = 1'-0"

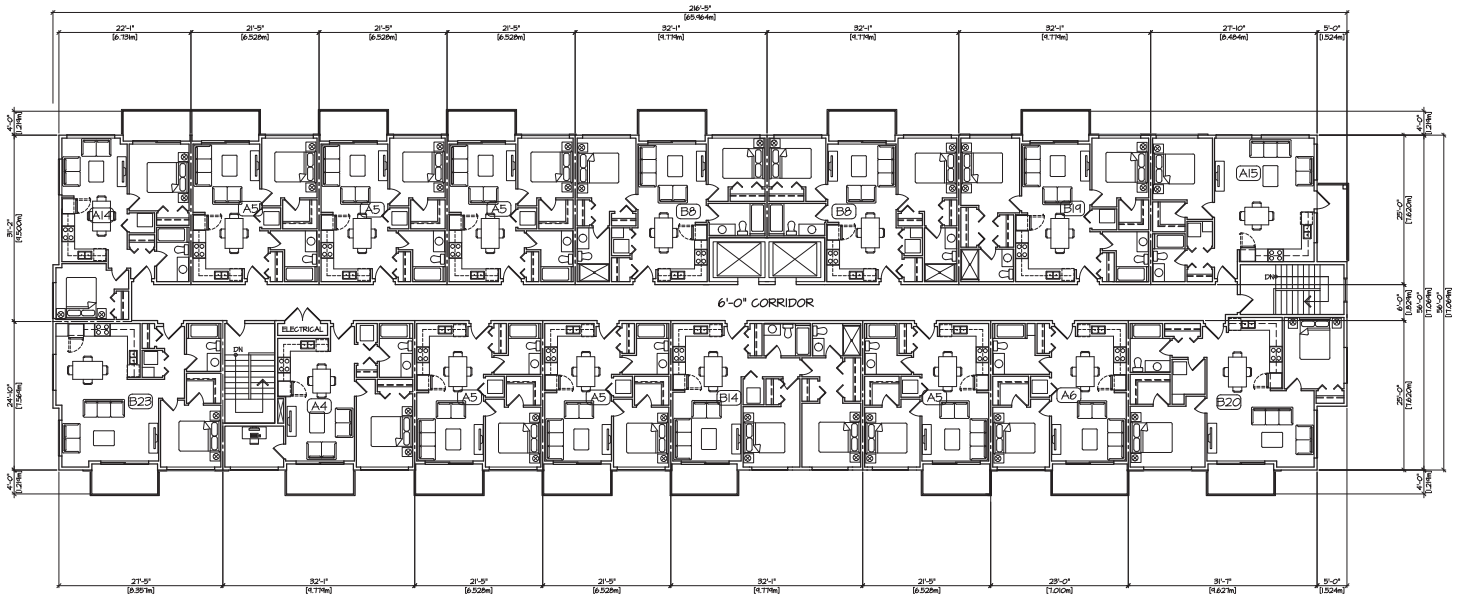
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING # 2 3rd THRU 5th FLOOR PLANS

barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.09
PROJECT NO.	REV. NO.
16034	



NORTH

6th FLOOR PLAN

SCALE : 3/32" = 1'-0"

11,760 S.F.
[1,093 m 2]
16 UNITS

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#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT
RAFAEL FRANCIS TANG
BRITISH COLUMBIA
JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

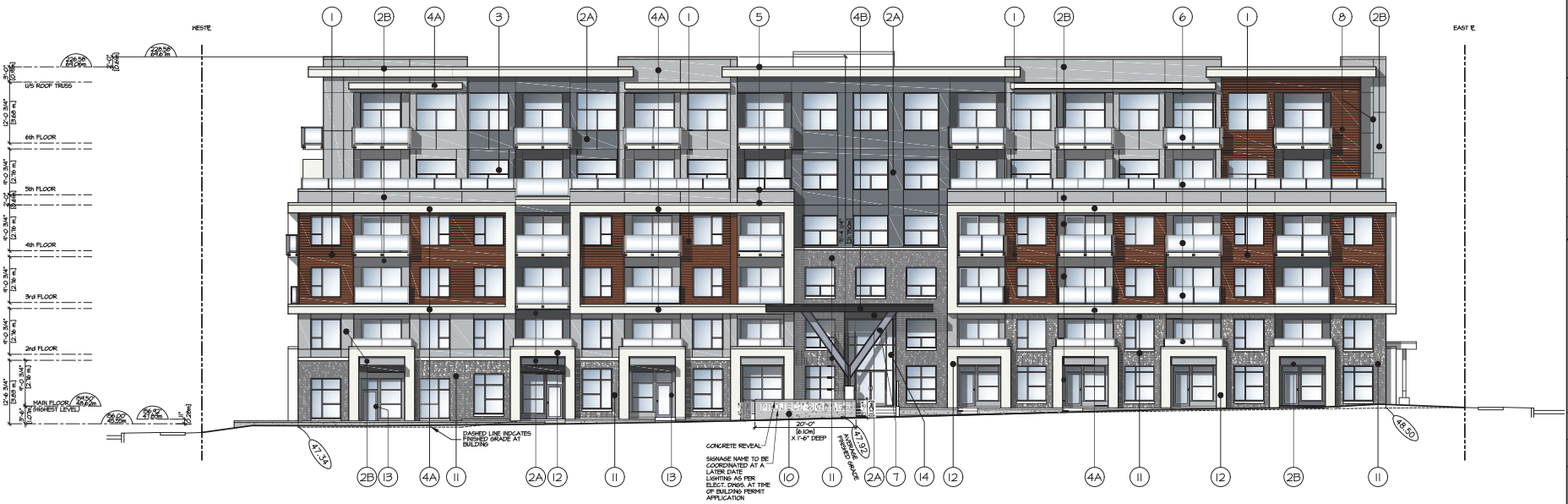
PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING # 2 6th FLOOR PLAN

barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.10
PROJECT NO.	REV. NO.
16034	

BUILDING #2



SOUTH ELEVATION - 85th AVENUE

SCALE : 3/32" = 1'-0"



SCHEDULE OF FINISHES

1. LUX ALUMINUM PLANK SIDING & SOFFITS C/M 3 1/2" CORNER TRIM - COLOUR : CEDAR
2A. FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
2B. FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
3. VINYL WINDOWS C/M TRIM AS SHOWN - WHITE
4A. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
4B. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2114-20
5. CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
6. 42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/M TEMPERED GLASS
7. STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
8. FRY REGLET HORIZONTAL OR VERTICAL JOINTS
9. SEALED ARCHITECTURAL FINISHED CONCRETE C/M REVEALS AS SHOWN
10. PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
11. MASONRY BRICK VENEER - STACKED BOND SEALED C/M CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEWTER
12. ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
13. RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
14. STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

Building Height Calculations

"HEIGHT" means the vertical distance measured from the average finished grade at the perimeter of a building or structure to: a) the highest point of a building or structure; or b) the average level between the eaves and ridge of a building with a gable,

Building	Side	Finished Grade at building	Average Finished Grade	Top of Parapet	Building Height (m)
Building #1	West (201B St.)	46.18 + 47.34 /2 =	46.76	69.67	22.91
Building #1	South (85th Ave.)	47.34 + 48.50 /2 =	47.92	69.67	21.75
Building #1	East (202 St.)	48.50 + 47.50 /2 =	48.00	69.67	21.67
Building #2	East (202 St.)	46.80 + 43.00 /2 =	44.90	67.08	22.18
Building #2	North (86th Ave.)	43.00 + 44.44 /2 =	43.72	67.08	23.36

Street Definition

Buildings should be sited and designed to create the following general building height to street width proportions 1:1.2 - 1:3.5 for residential and commercial streets

Building	Side	Building Height (m)	Ultimate Pavement Width	Ratio
Building #1	West (201B St.)	22.91	11.00	1 / 2.08
Building #1	South (85th Ave.)	21.75	11.00	1 / 1.98
Building #1	East (202 St.)	21.67	20.40	1 / 1.06
Building #2	East (202 St.)	22.18	20.40	1 / 1.09
Building #2	North (86th Ave.)	23.36	21.40	1 / 1.09

BUILDING #1

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/24	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	RESUBMISSION DEV. PERMIT
#3	AUG 16/22	L.F.B.	RESUBMISSION DEV. PERMIT
#4	MAR. 22/23	L.F.B.	RESUBMISSION DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESUBMISSION DEV. PERMIT

REV'N	DATE	DRN	CHD

REGISTERED ARCHITECT FRANCIS TANG BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #1 EAST & SOUTH ELEVATIONS

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarktex.com

CLIENT NO.	SHEET NO.
	AC-4.01
PROJECT NO.	REV. NO.
16034	



NORTH ELEVATION

SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES

	1	LUX ALUMINUM PLANK SIDING & SOFFITS C/M 3 1/2" CORNER TRIM - COLOUR : CEDAR
	2A	FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 047
	2B	FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
	3	VINYL WINDOWS C/M TRIM AS SHOWN - WHITE
	4A	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	4B	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
	5	CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
	6	42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/M TEMPERED GLASS
	7	STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-420
	8	FRY REGLET HORIZONTAL OR VERTICAL JOINTS
	9	SEALED ARCHITECTURAL FINISHED CONCRETE C/M REVEALS AS SHOWN
	10	PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
	11	MASONRY BRICK VENEER - STACKED BOND SEALED C/M CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEWTER
	12	ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	13	RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-420
	14	STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING



WEST ELEVATION - 201B STREET

SCALE : 3/32" = 1'-0"

BUILDING #1

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ISSUE	DATE	BY	ISSUED FOR
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#2	JULY 31/21	L.F.B.	RESSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	RESSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT DANIEL FRANCIS DEMBEK BRITISH COLUMBIA JUN 21 2024

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

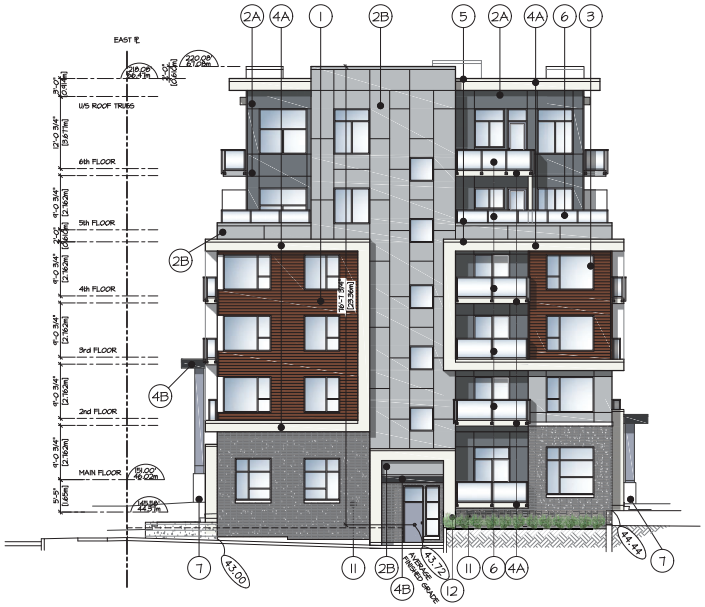
SHEET CONTENTS : BUILDING #1 WEST & NORTH ELEVATIONS

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.02
PROJECT NO.	REV. NO.
16034	

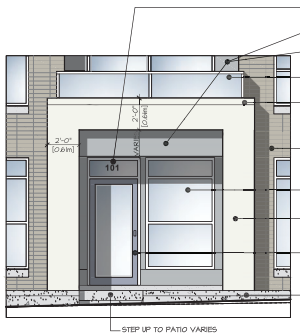


EAST ELEVATION - 202 STREET



NORTH ELEVATION - 86th AVENUE

SCALE : 3/32" = 1'-0"



ENTRY DOOR DETAIL

SCALE : 1/4" = 1'-0"

SCHEDULE OF FINISHES

	(1)	LUX ALUMINUM PLANK SIDING & SOFFITS C/M 3 1/2" CORNER TRIM - COLOUR : CEDAR
	(2A)	FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
	(2B)	FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
	(3)	VINYL WINDOWS C/M TRIM AS SHOWN - WHITE
	(4A)	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	(4B)	FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2114-20
	(5)	CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
	(6)	42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/M TEMPERED GLASS
	(7)	STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
	(8)	FRY REGLET HORIZONTAL OR VERTICAL JOINTS
	(9)	SEALED ARCHITECTURAL FINISHED CONCRETE C/M REVEALS AS SHOWN
	(10)	PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
	(11)	MASONRY BRICK VENEER - STACKED BOND SEALED C/M CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS ; PEWTER
	(12)	ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
	(13)	RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-920
	(14)	STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

Building Height Calculations

"HEIGHT" means the vertical distance measured from the average finished grade at the perimeter of a building or structure to: a) the highest point of a building or structure; or b) the average level between the eaves and ridge of a building with a gable,

Building	Side	Finished Grade at building	Average Finished Grade	Top of Parapet	Building Height (m)
Building #1	West (201B St.)	46.18 + 47.34 /2 =	46.76	69.67	22.91
Building #1	South (85th Ave.)	47.34 + 48.50 /2 =	47.92	69.67	21.75
Building #1	East (202 St.)	48.50 + 47.50 /2 =	48.00	69.67	21.67
Building #2	East (202 St.)	46.80 + 43.00 /2 =	44.90	67.08	22.18
Building #2	North (86th Ave.)	43.00 + 44.44 /2 =	43.72	67.08	23.36

Street Definition

Buildings should be sited and designed to create the following general building height to street width proportions ≥ 1:2 - 1:3.5 for residential and commercial streets

Building	Side	Building Height (m)	Ultimate Pavement Width	Ratio
Building #1	West (201B St.)	22.91	11.00	1 / 2.08
Building #1	South (85th Ave.)	21.75	11.00	1 / 1.98
Building #1	East (202 St.)	21.67	20.40	1 / 1.06
Building #2	East (202 St.)	22.18	20.40	1 / 1.09
Building #2	North (86th Ave.)	23.36	21.40	1 / 1.09

BUILDING #2

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#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 23/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DRN	CKD

REGISTERED ARCHITECT — RACHEL FRANCIS JOHN — BRITISH COLUMBIA — JUN 21 2023

DESIGN : L.F.B.
DRAWN : L.F.B.
DATE : June 21 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING #2 EAST & NORTH ELEVATIONS

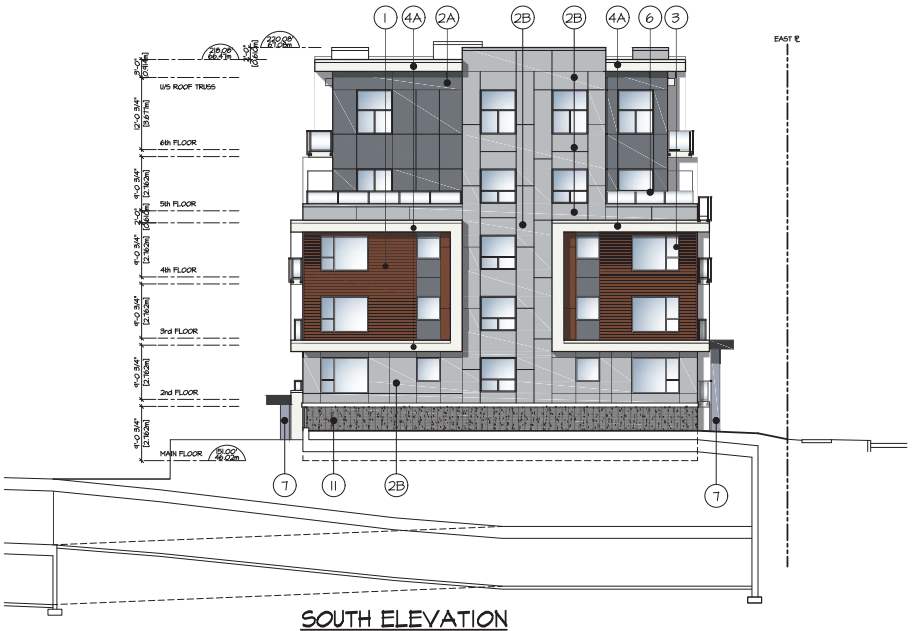
barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarktex.com

CLIENT NO. | SHEET NO. AC-4.03
PROJECT NO. 16034 | REV. NO.



WEST ELEVATION

SCALE : 3/32" = 1'-0"



SOUTH ELEVATION

SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES

1. LUX ALUMINUM PLANK SIDING & SOFFITS C/M 3 1/2" CORNER TRIM - COLOUR : CEDAR
2A. FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX FLAGSTONE 097
2B. FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS COLOUR: CERTAINTEED COLORMAX SILVER PLATE / STERLING GRAY 609
3. VINYL WINDOWS C/M TRIM AS SHOWN - WHITE
4A. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
4B. FIBER CEMENT CLAD CANOPY / FASCIA COLOUR: BENJAMIN MOORE- BLACK BERRY 2114-20
5. CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
6. 42 1/8" HIGH POWDER COAT ALUMINUM RAILING C/M TEMPERED GLASS
7. STEEL COLUMN SUPPORTS ON CONCRETE BASE COLOUR: BENJAMIN MOORE- YUKON SKY CC-420
8. FRY REGLET HORIZONTAL OR VERTICAL JOINTS
9. SEALED ARCHITECTURAL FINISHED CONCRETE C/M REVEALS AS SHOWN
10. PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE
11. MASONRY BRICK VENEER - STACKED BOND SEALED C/M CONCRETE CAP & WINDOW SILLS COLOUR: MUTUAL MATERIALS : PEWTER
12. ENTRY BUMP-OUTS COLOUR: CERTAINTEED COLORMAX VANILLA WHITE / SNOW 600
13. RESIDENTIAL DOOR COLOUR: BENJAMIN MOORE- YUKON SKY CC-420
14. STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING

BUILDING #2

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#4	MAR. 22/23	L.F.B.	RESSUE DEV. PERMIT
#5	JUNE 21/23	L.F.B.	RESSUE DEV. PERMIT

REV'N	DATE	DRN	CHD

REGISTERED ARCHITECT — RAFAEL FRANCIS TANG — BRITISH COLUMBIA — JUN 21 2023

DESIGN : L.F.B.
DRAWN : L.F.B.
DATE : June 21 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : BUILDING # 2 WEST & SOUTH ELEVATIONS

barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.04
PROJECT NO.	REV. NO.
16034	

MATERIALS BOARD



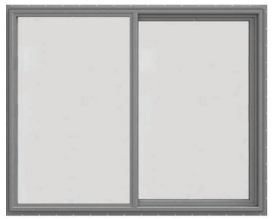
1 LUX ALUMINUM PLANK SIDING & SOFFITS
C/W 3 1/2" CORNER TRIM
COLOUR: CEDAR



2A FIBRE-CEMENT PANEL SIDING W/ FRY REGLET REVEAL SYSTEM
COLOUR: FLAGSTONE (CERTAINTEED), SMOOTH FINISH



2B FIBRE-CEMENT PANEL SIDING W/ FRY REGLET REVEAL SYSTEM
COLOUR: SILVER PLATE / STERLING GRAY (CERTAINTEED), SMOOTH FINISH

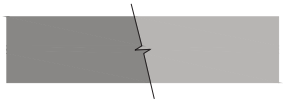


3 ALUMINUM FRAMED WINDOWS
WHITE FRAME WITH CLEAR GLAZING

4A 12 FIBER CEMENT CLAD CANOPY/FASCIA & ENTRY BUMP-OUTS W/ FRY REGLET REVEAL SYSTEM
COLOUR: VANILLA WHITE / SNOW 600 (CERTAINTEED), SMOOTH FINISH



4B FIBER CEMENT CLAD CANOPY W/ FRY REGLET REVEAL SYSTEM
COLOUR: BENJAMIN MOORE BLACK BERRY 2119-20, SMOOTH FINISH



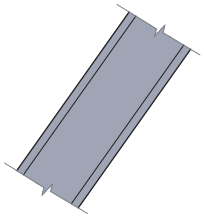
5 CAP FLASHING
COLOUR TO MATCH ADJACENT SIDING



6A 42 1/8" HIGH POWER COAT ALUMINUM RAILING
C/W CLEAR TEMPERED GLASS
COLOUR: WHITE



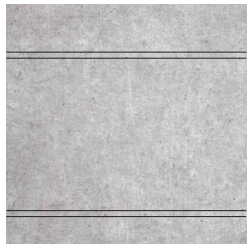
6B 42 1/8" HIGH POWER COAT ALUMINUM RAILING
C/W CLEAR TEMPERED GLASS
COLOUR: WHITE



7 STEEL COLUMN SUPPORTS
COLOUR: BENJAMIN MOORE - YUKON SKY CC-920



8 FRY REGLET REVEAL PANEL SYSTEM
APPLICABLE TO ALL FIBRE-CEMENT PANEL SIDING



9 SEALED ARCHITECTURAL FINISHED CONCRETE
CLEAR PENETRATING CONCRETE SEALER
C/W REVEAL JOINTS AS SHOWN ON ELEVATIONS



10 PROJECT SIGNAGE ON SEALED ARCHITECTURAL FINISHED CONCRETE BASE



11 MODULAR BRICK - MUTUAL MATERIALS
COLOUR: PEWTER



13 RESIDENTIAL DOOR
COLOUR: BENJAMIN MOORE YUKON SKY CC-920



14 STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING AT MAIN ENTRANCE LOBBYS

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ISSUE	DATE	BY	ISSUED FOR
03	AUG. 17/22	L.F.B.	REISSUE DEV. PERMIT
04	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
05	JUNE 21/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DRN	CKD

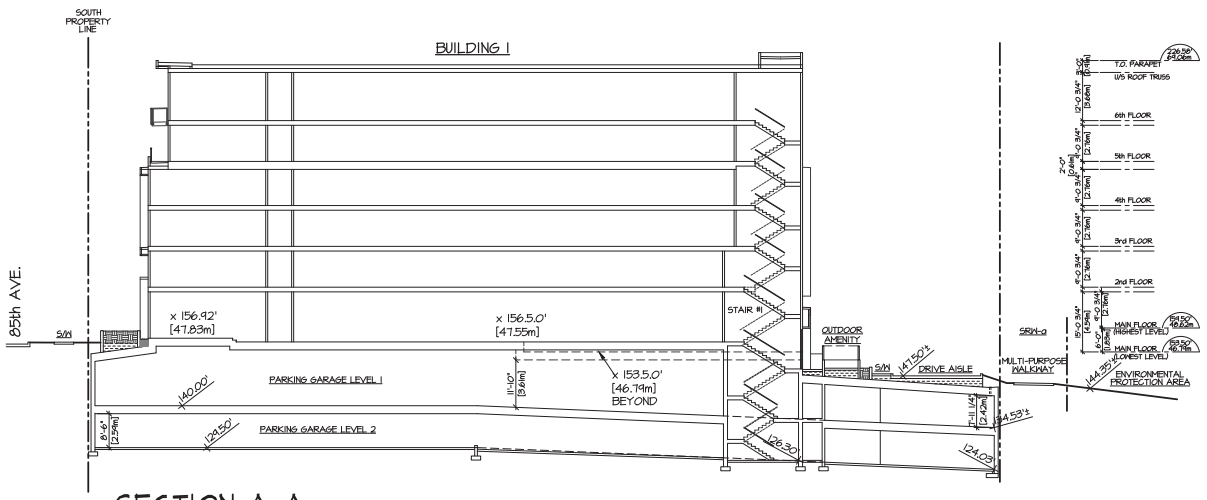
REGISTERED ARCHITECT PAUL FRANCIS TANG BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN : L.F.B.
DATE : June 21, 23
SCALE : 3/32" = 1'-0"

CLIENT : PAUL TANG
PROJECT : MULTI-FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.
SHEET CONTENTS : MATERIALS BOARD

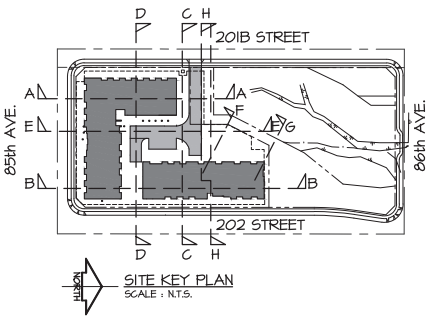
barnett dembek ARCHITECTS INC
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarktex.com

CLIENT NO.	SHEET NO.
	AC-4.05
PROJECT NO.	REV. NO.
16034	



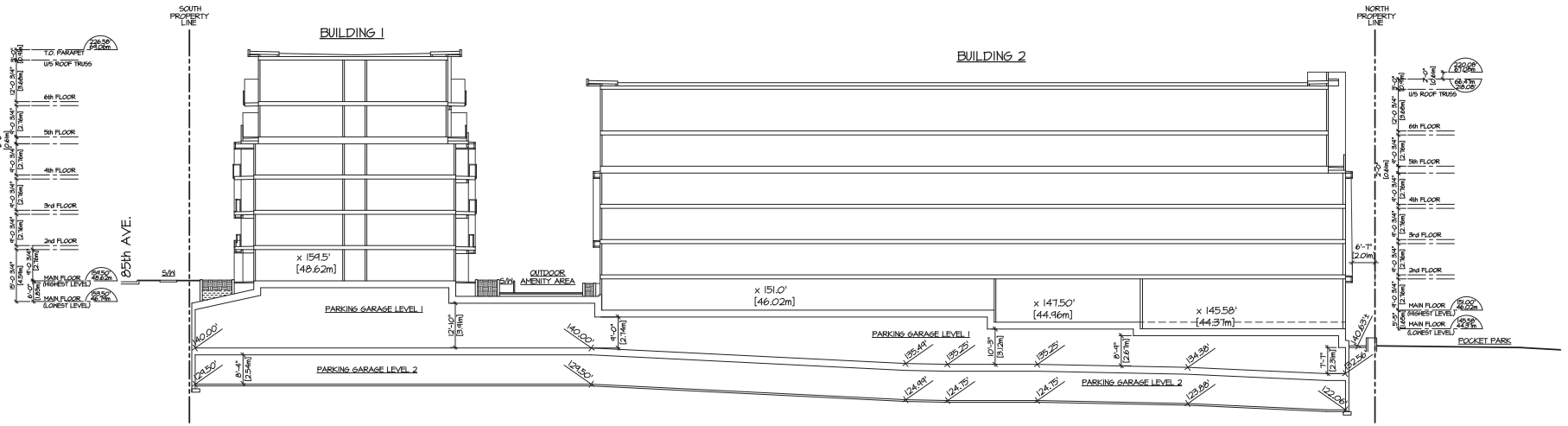
SECTION A-A

SCALE : 1/16"=1'-0"



SITE KEY PLAN

SCALE : N.T.S.



SECTION B-B

SCALE : 1/16"=1'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/M	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 20/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT FRANCIS TANG BRITISH COLUMBIA JUN 2 1 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 1/16" = 1'-0"

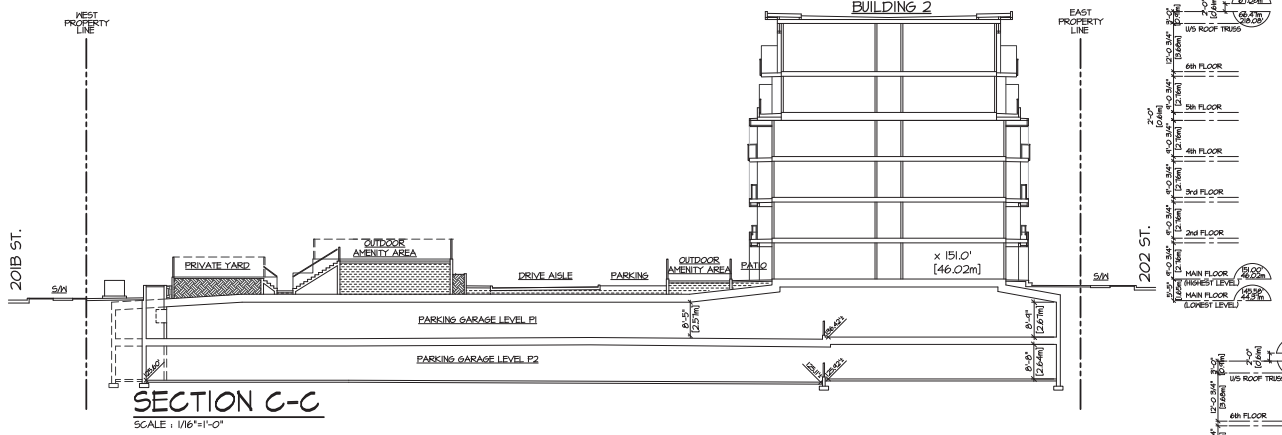
CLIENT : PAUL TANG

PROJECT : MULTI FAMILY DEVELOPMENT 20212 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SITE SECTIONS

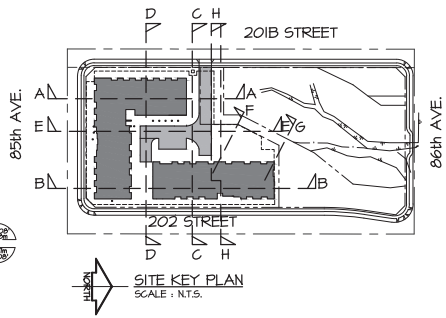
barnett dembek ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-5.01
PROJECT NO.	REV. NO.
16034	



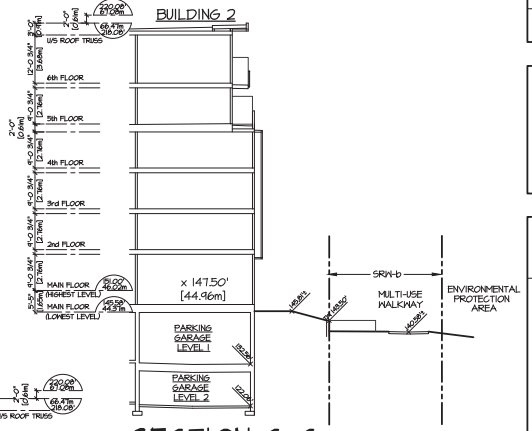
SECTION C-C

SCALE : 1/16"=1'-0"



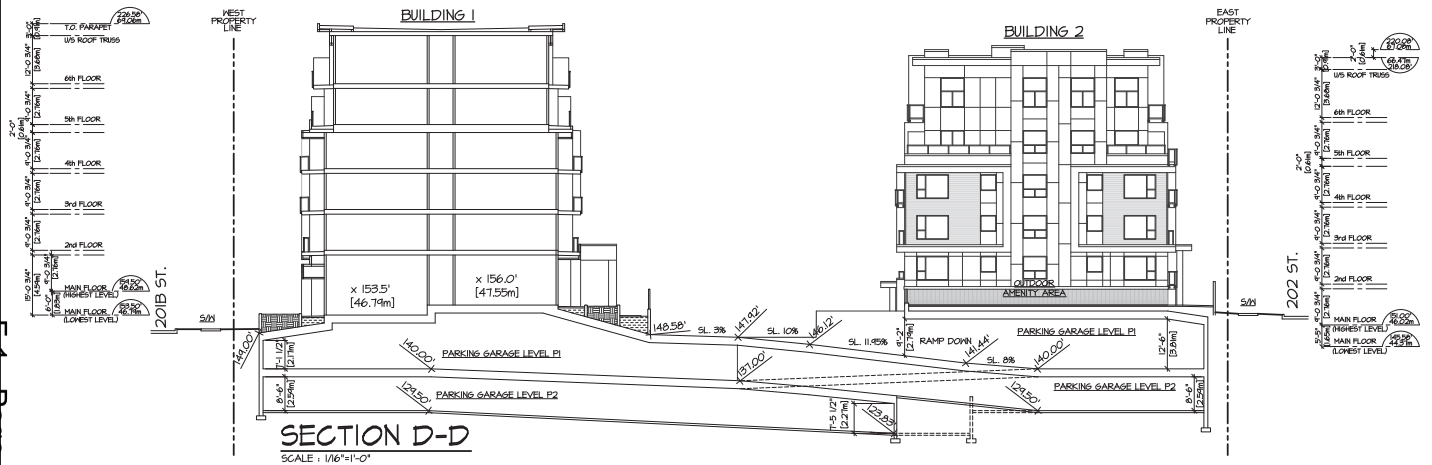
SITE KEY PLAN

SCALE : N.T.S.



SECTION G-G

SCALE : 1/16"=1'-0"



SECTION D-D

SCALE : 1/16"=1'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	MAR. 20/M	L.F.B.	DEVELOPMENT PERMIT
#2	JULY 8/21	L.F.B.	REISSUE DEV. PERMIT
#3	AUG 16/22	L.F.B.	REISSUE DEV. PERMIT
#4	MAR. 22/23	L.F.B.	REISSUE DEV. PERMIT
#5	JUNE 20/23	L.F.B.	REISSUE DEV. PERMIT

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT FRANCIS J. BARNETT BRITISH COLUMBIA JUN 21 2023

DESIGN : L.F.B.
DRAWN :
DATE : June 21, 23
SCALE : 1/16" = 1'-0"

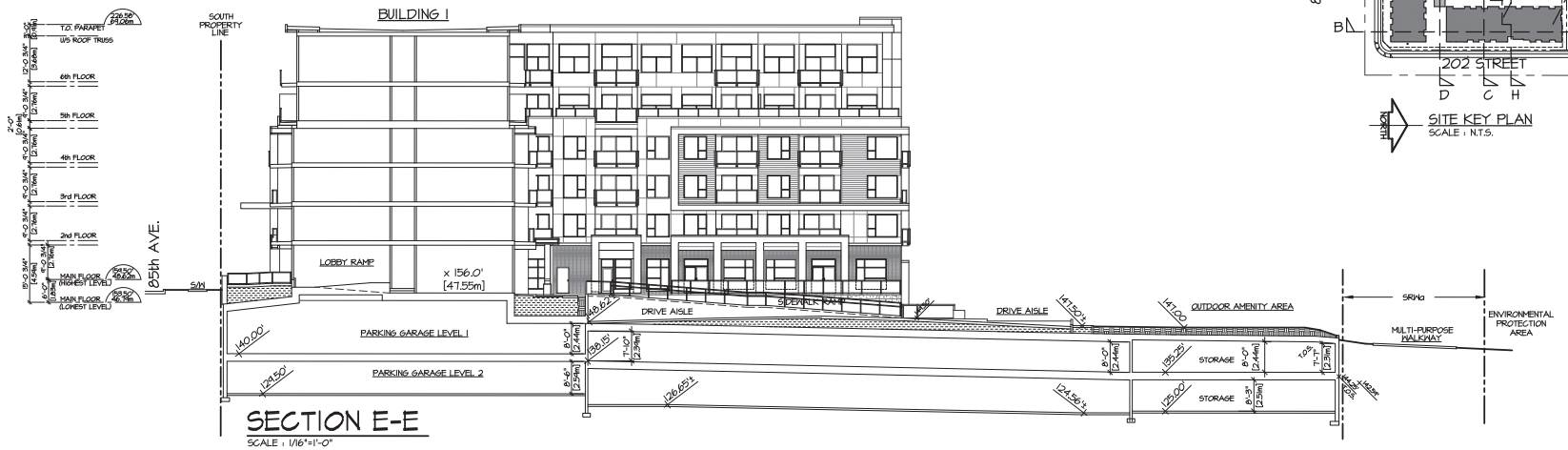
CLIENT : PAUL TANG

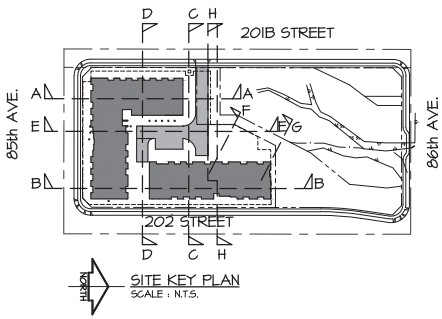
PROJECT : MULTI-FAMILY DEVELOPMENT 20212 66 AVENUE, LANGLEY, B.C.

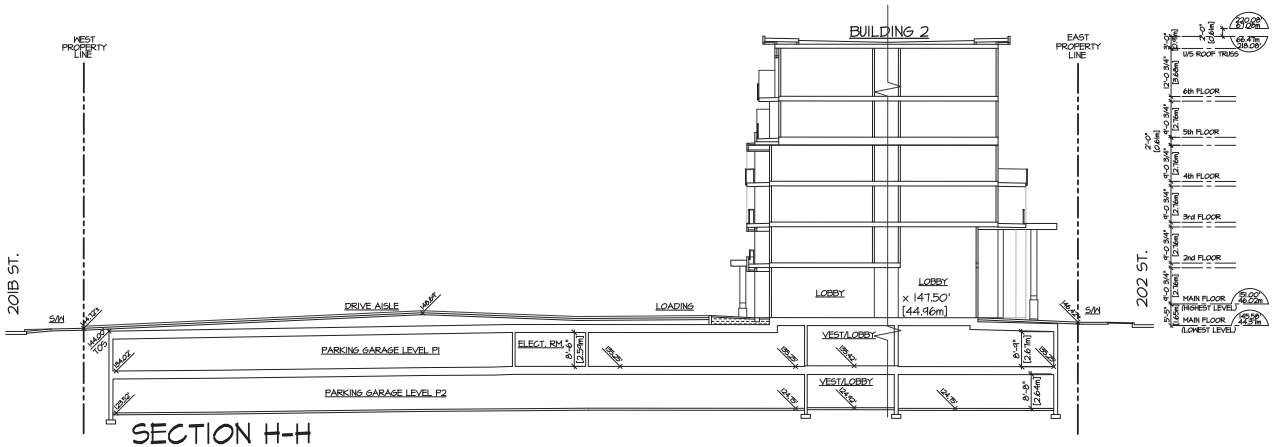
SHEET CONTENTS : SITE SECTIONS

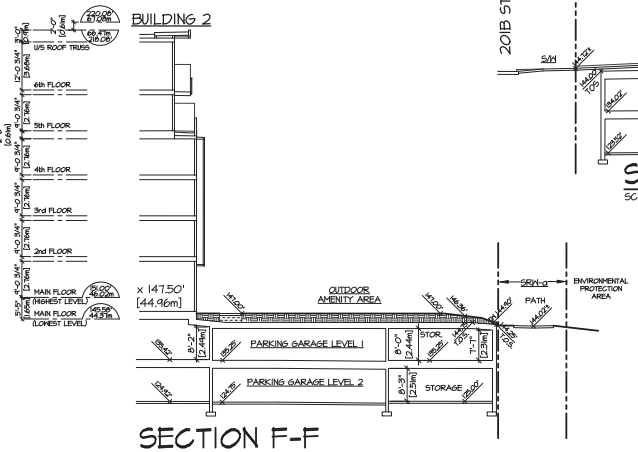
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
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EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-5.02
PROJECT NO.	REV. NO.
16034	









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ISSUE	DATE	BY	ISSUED FOR
4	MAR 22/23	L.F.B.	REISSUE DEV. PERMIT
5	JUNE 20/23	L.F.B.	REISSUE DEV. PERMIT

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT
LUIS FRANCIS BARNETT
JUN 21 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : June 21 23
SCALE : 1/16" = 1'-0"

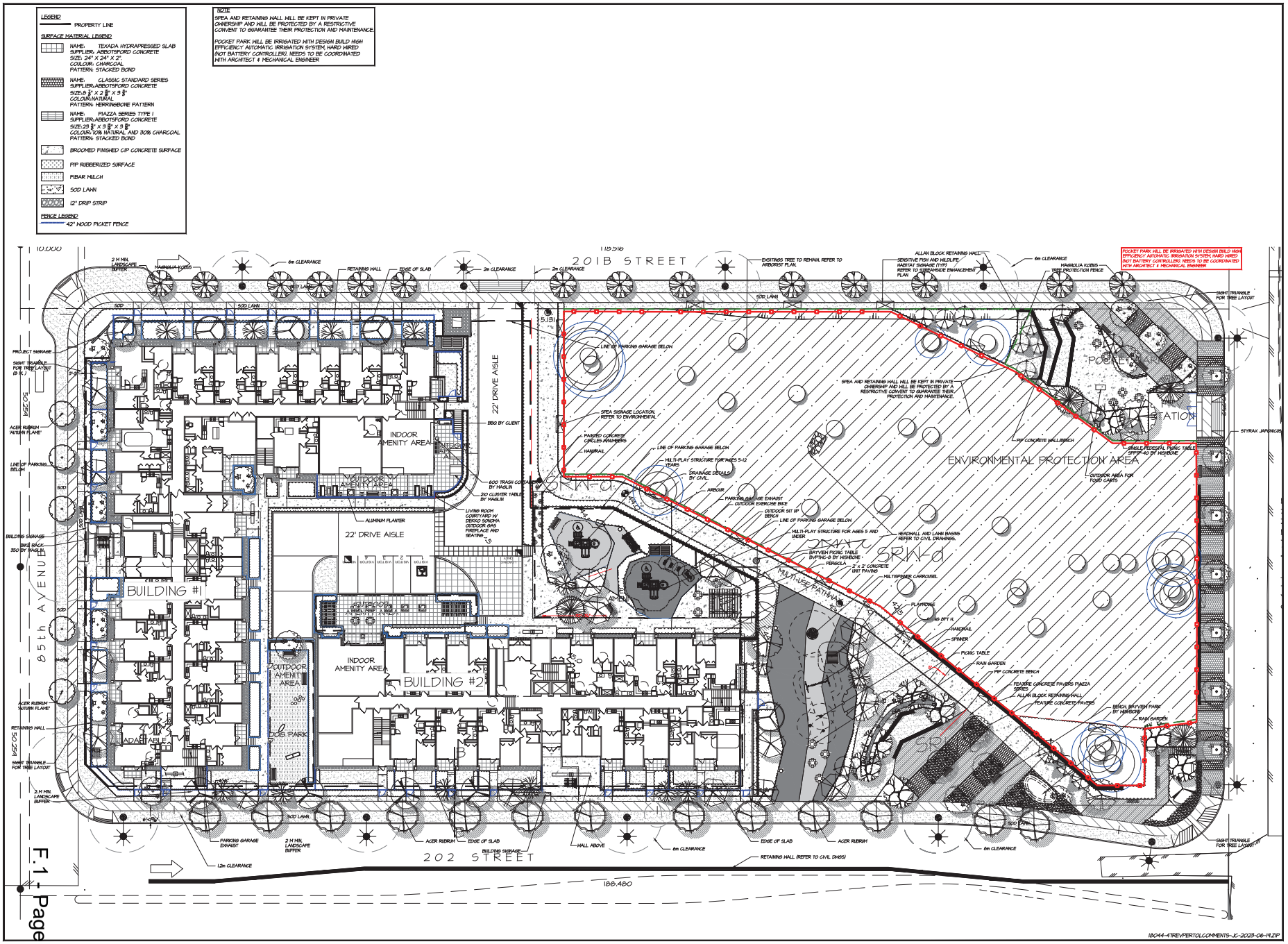
CLIENT : PAUL TANG

PROJECT : MULTI-FAMILY DEVELOPMENT
2012 86 AVENUE, LANGLEY, B.C.

SHEET CONTENTS : SITE SECTIONS

barnett dembek
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CLIENT NO.	SHEET NO.
	AC-5.03
PROJECT NO. 16034	REV. NO.



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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
17	14JUNE25	REV. PER TOL COMMENTS	JC
16	16MAR25	RE-SUBMISSION FOR DP	JC
15	10MAR25	REV. PER NEW SITE PLAN	JC
14	07FEB25	REV. PER CITY COMMENTS	JC
13	30JAN25	ISSUED FOR COORDINATION	JC
12	19SEP22	REV. AS PER NEW SITE PLAN	JC
11	29AUG22	REV. AS PER NEW SITE PLAN	JC
10	12AUG22	REV. AS PER NEW SITE PLAN	JC
9	28MAR22	REV. AS PER CITY COMMENTS	JC
8	28OCT21	REV. PER NEW CIVIL DRAWINGS	JC
7	01JUL21	RE-SUBMISSION FOR DP	JC
6	06JUNE21	RE-SUBMISSION FOR DP	JC
5	25MAR21	RE-SUBMISSION FOR DP	JC
4	19DEC20	RE-SUBMISSION FOR DP	DY
3	19MAR20	SUBMISSION FOR DP	DY
2	18OCT30	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:
SCHEDULE B
MULTI-FAMILY DEVELOPMENT
20712 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.
T.U.P. No. 08-26-0189

DRAWING TITLE:
LANDSCAPE PLAN

DATE: AUG 2025
SCALE: 1:200
DRAWN: PM
DESIGN: PM
CHK'D: MTLM

DRAWING NO. L1
OF 12

M2LA PROJECT NUMBER: 18-044

REPLACEMENT TREE LEGEND	
NO. OF SIGNIFICANT TREES TO BE RETAINED (DOES NOT INCLUDE EPA AREA, DEAD TREES):	4
NO. OF REPLACEMENT TREES REQUIRED:	94
NO OF REPLACEMENT TREES PROPOSED:	94

PLANT SCHEDULE- ONSITE

M2 JOB NUMBER: 18 044

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B4B; 3 STEM CLUMP
	4	ACER MACROPHYLLUM	BIGLEAF MAPLE	6CM CAL; B4B
	5	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; B4B
	18	CORNUS NUTALLII	PACIFIC DOGWOOD	6CM CAL; B4B
	12	LARIX OCCIDENTALIS	WESTERN LARCH	2.5M HT; B4B
	18	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B4B
	1	QUERCUS ROBUR	ENGLISH OAK	6CM CAL; B4B
	11	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL 1.5M STD;B4B
	21	STYRAX JAPONICUS	JAPANESE SNOWBELL	SPECIFY HT UP TO 3M; B4B
	4	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

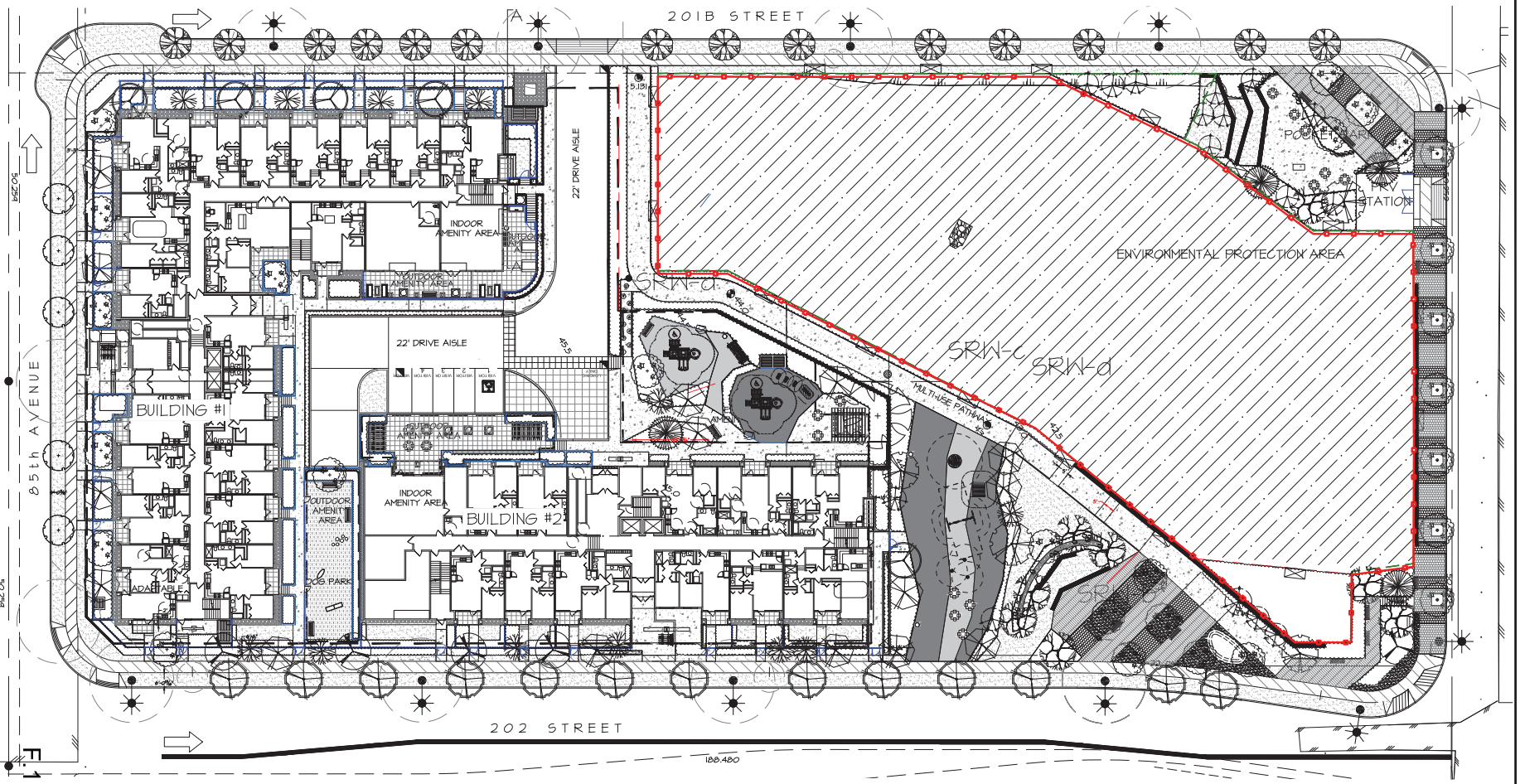
PLANT SCHEDULE-OFFSITE

M2 JOB NUMBER: 18-044

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	14	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2.5M HT; B4B
	14	MAGNOLIA KOBUS	KOBUS MAGNOLIA	6CM CAL; 2M STD;B4B
	5	PINUS CONTORTA	SHORE PINE	2.5M HT; B4B
	7	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 2M STD;B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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V3M 3L7
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NO.	DATE	REVISION DESCRIPTION	DR.
17	14JUNE23	REV. PER TOL COMMENTS	JC
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4	19DEC20	RE-SUBMISSION FOR DP	DY
3	19MAR20	SUBMISSION FOR DP	DY
2	18OCT30	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

TREE PLAN

DATE:	AUG.30.18
SCALE:	1:250
DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLM
DRAWING NO.	L-2
	OF 12
M2LA PROJECT NUMBER:	18-044

18044-4TREEPERTOLCOMMENTS-JC-2023-06-19.ZIP

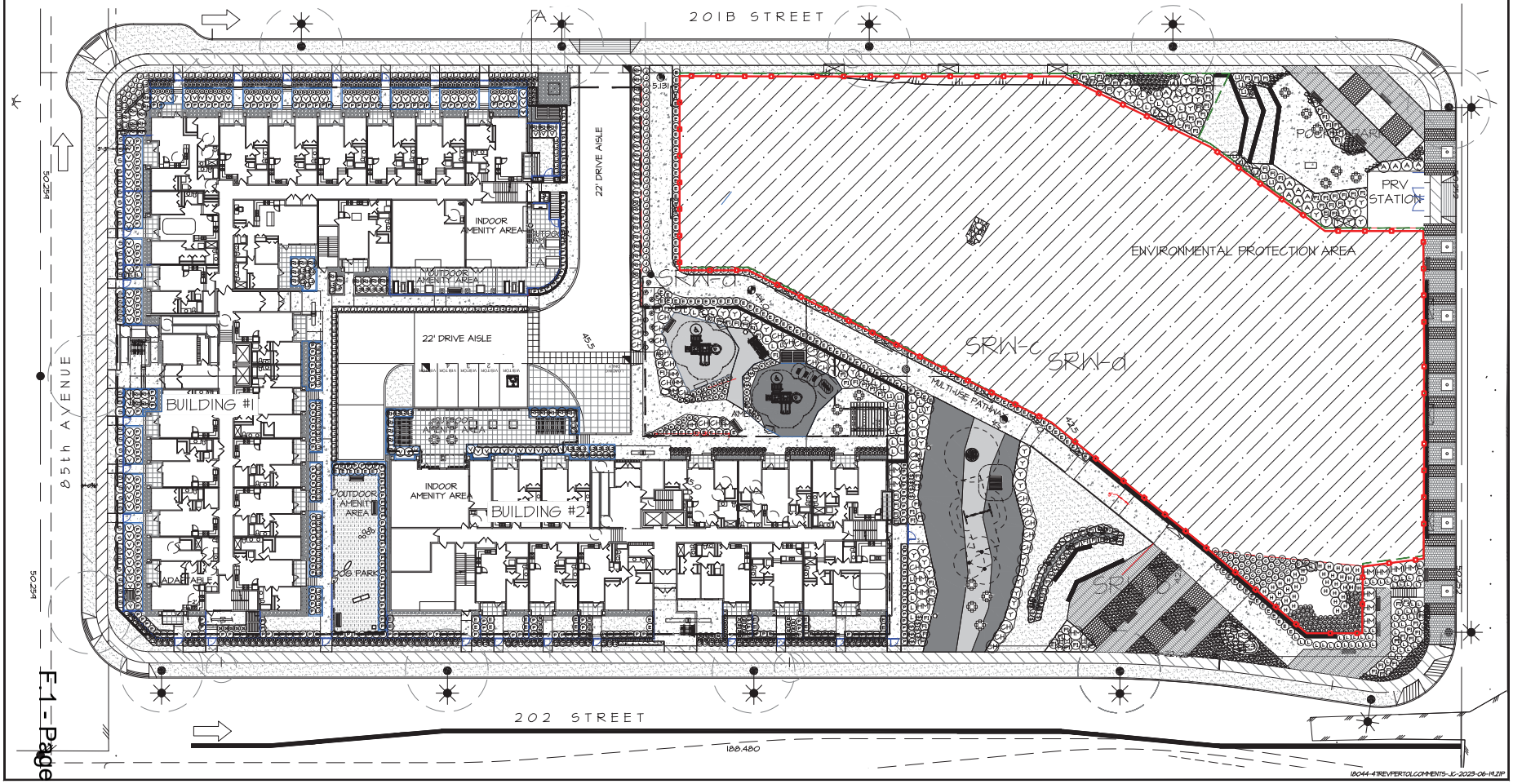
PLANT SCHEDULE

M2 JOB NUMBER: 18-044

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	259	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT
	14	CALLICARPA BODINIER	BEAUTYBERRY	#2 POT; 40CM
	34	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#3 POT; 80CM
	170	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 50CM
	21	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT
	28	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 40CM
	61	RHODODENDRON 'NOTE'	RHODODENDRON, CANARY YELLOW	#3 POT; 50CM
	37	RIBES LACUSTRE	BLACK GOOSEBERRY	#2 POT
	24	ROSA NUTKANA	NOOTKA ROSE	#2 POT
	45	SALIX PURPUREA 'NANA'	PURPLE OSIER	#2 POT; 40CM
	36	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT; 40CM
	51	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT
	242	TAXUS X MEDIA 'H.M. EDDIE'	YEW	#3 POT; 80CM 1.5M B&B
	44	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	42	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 50CM
GRASS				
	14	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
GC				
	44	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
	44	BLECHNUM SPICANT	DEERFERN	#1 POT; 20CM
	15	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS, GOLD VARIEGATED	#1 POT; 25CM
	170	GAULTHERIA SHALLON	SALAL	#1 POT; 60CM O.C.
	126	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
	228	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
SHRUB				
	42	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 50CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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NO.	DATE	REVISION DESCRIPTION	DR.
17	14JUNE23	REV. PER TOL COMMENTS	JC
16	16MAR23	RE-SUBMISSION FOR DP	JC
15	10MAR23	REV. PER NEW SITE PLAN	JC
14	01FEB23	REV. PER CITY COMMENTS	JC
13	30JAN23	ISSUED FOR COORDINATION	JC
12	14SEP22	REV. AS PER NEW SITE PLAN	JC
11	23AUG22	REV. AS PER NEW SITE PLAN	JC
10	12AUG22	REV. AS PER NEW SITE PLAN	JC
9	28MAR22	REV. AS PER CITY COMMENTS	JC
8	28OCT21	REV. PER NEW CIVIL DRAWINGS	JC
7	01JULY21	RE-SUBMISSION FOR DP	JC
6	06JUNE21	RE-SUBMISSION FOR DP	JC
5	25MAR21	RE-SUBMISSION FOR DP	JC
4	19DEC20	RE-SUBMISSION FOR DP	DY
3	19MAR20	SUBMISSION FOR DP	DY
2	18OCT.18	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

SHRUB PLAN

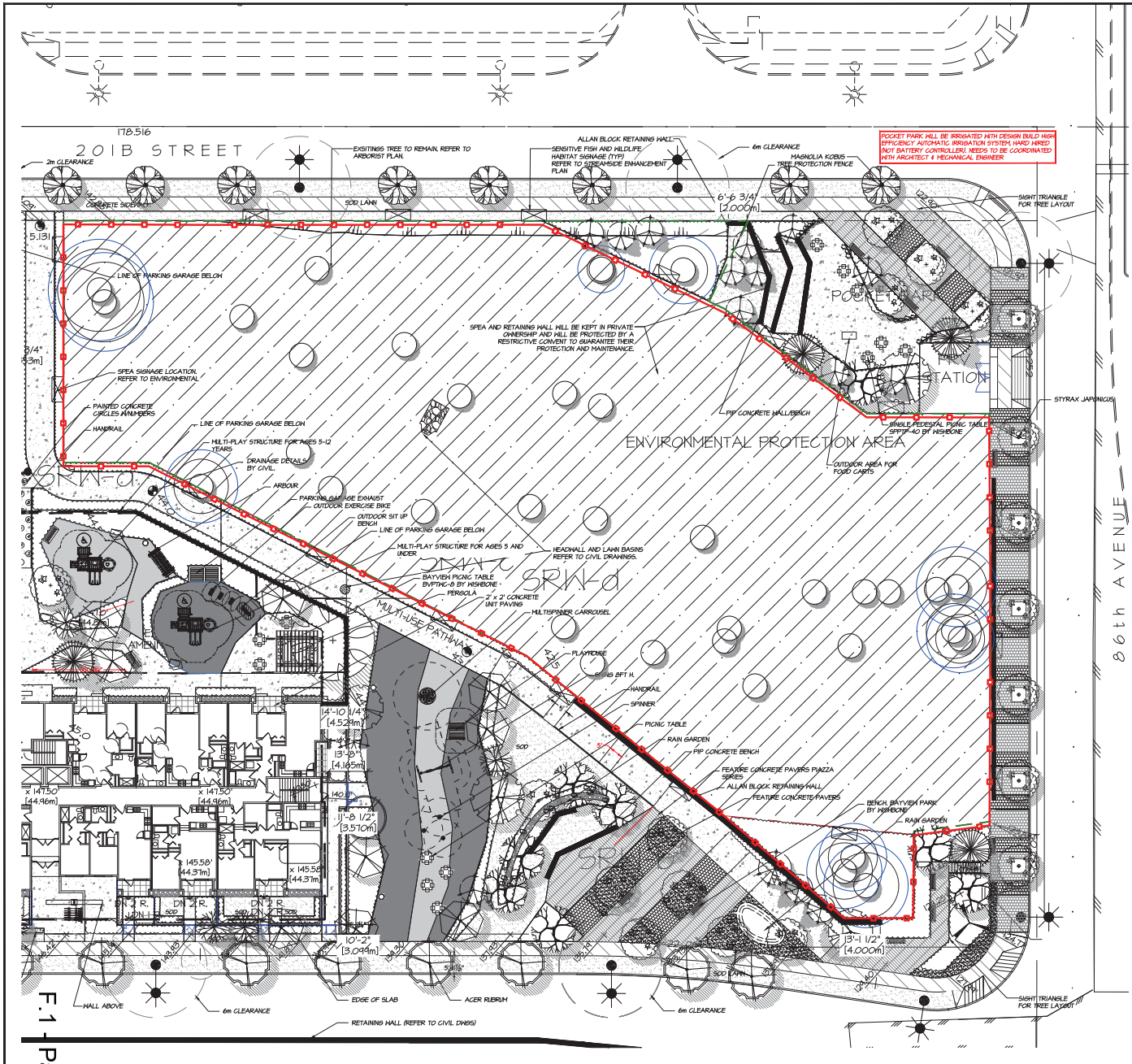
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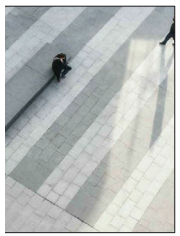
OF 12

M2LA PROJECT NUMBER: 18-044

18044-4REVFORTOLCOMMENTS-JC-2023-06-19.ZIP







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5	25MAR21	RE-SUBMISSION FOR DP	JC
4	11DEC20	RE-SUBMISSION FOR DP	DY
3	19MAR20	SUBMISSION FOR DP	DY
2	18OCT19	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

PUBLIC AMENITY AREAS

DATE:	AUG.30.18
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DRAWN:	PMT
DESIGN:	PMT
CHK'D:	MTLM

DRAWING NO. L-4 OF 12

M2LA PROJECT NUMBER: 18-044

18044-4REVPERTOLCOMMENTS-JC-2023-06-19.ZIP

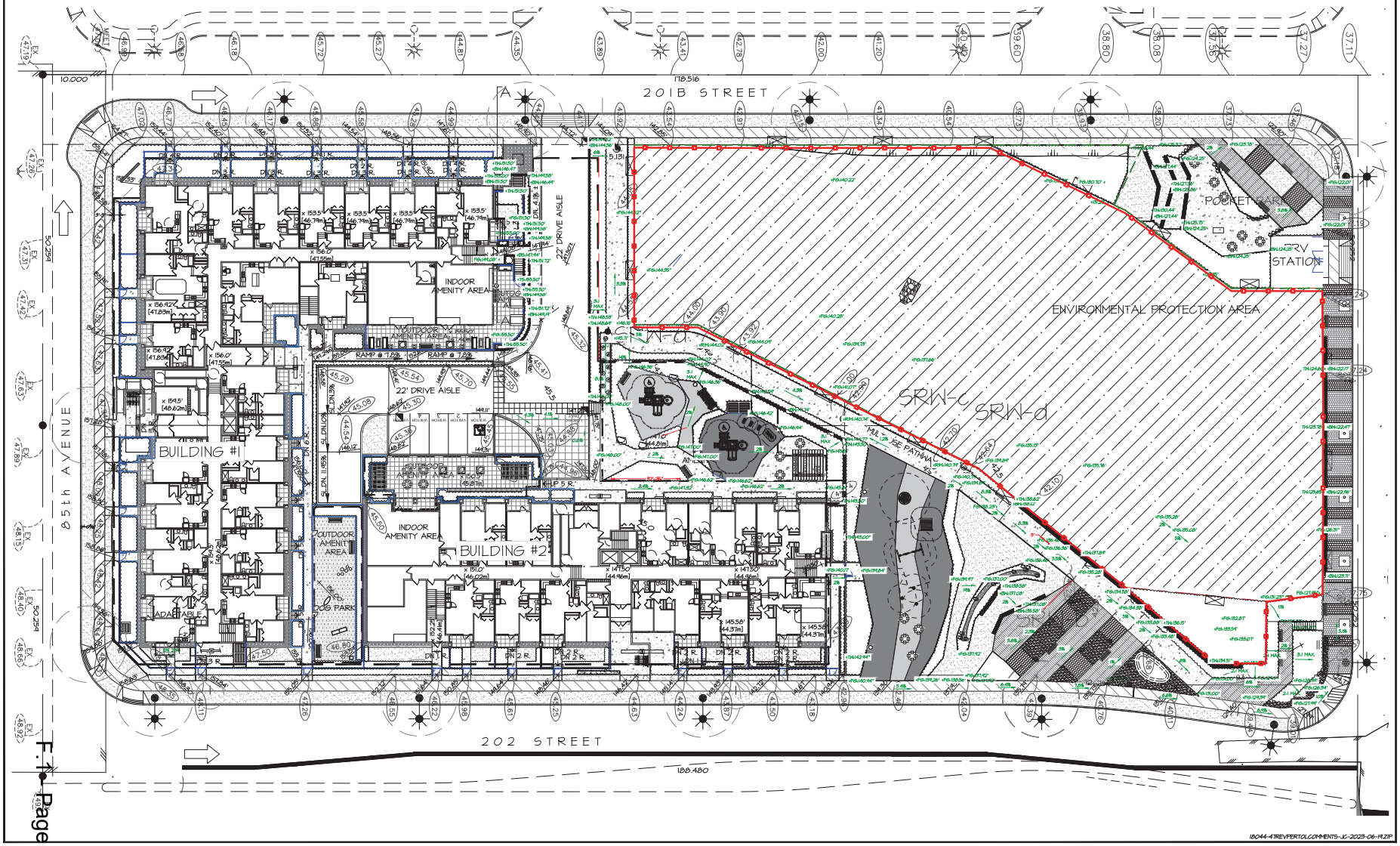
GRADING LEGEND (IN METERS)

142.84 PROPOSED GRADE BY ARCH.

+FG 133.72' PROPOSED FINISHED GRADE

+TW 133.72' TOP OF THE WALL

+BW 133.72' BOTTOM OF THE WALL



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5	25MAR21	RE-SUBMISSION FOR DP	JC
4	19DEC20	RE-SUBMISSION FOR DP	DY
3	19MAR20	SUBMISSION FOR DP	DY
2	18OCT30	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

GRADING PLAN

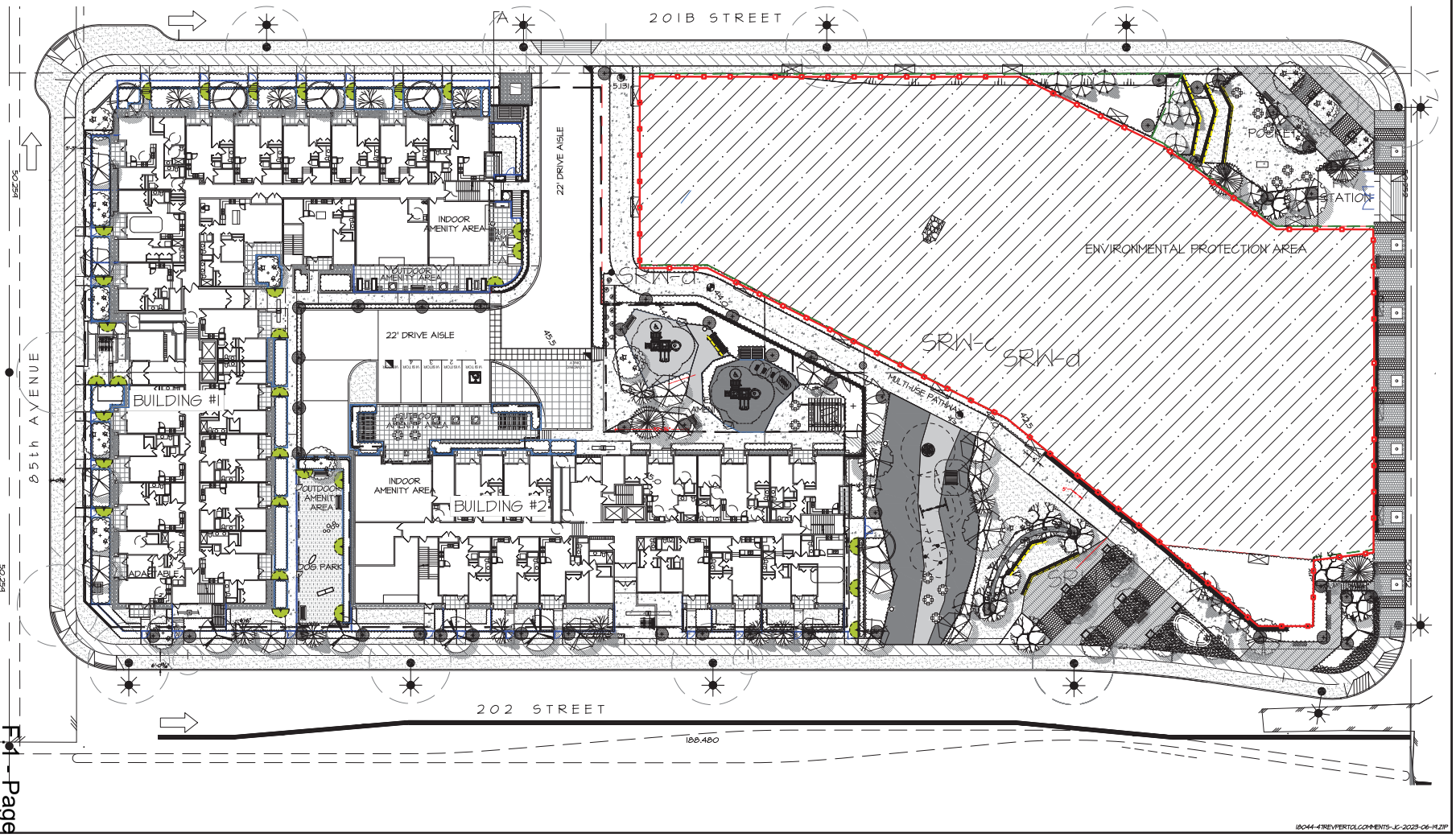
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DRAWING NO. L5

OF 12

M2LA PROJECT NUMBER: 18-044

18044-4REVPERTOLCOMMENTS-JC-2023-06-19.ZIP



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4	19JULY20	RE-SUBMISSION FOR DP	DY
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2	18OCT19	PRELIMINARY DESIGN	DY
1	SEPT.1	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

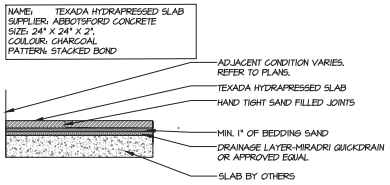
TOL No. 08-26-0189

DRAWING TITLE:

LIGTHING PLAN

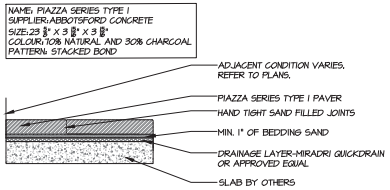
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DRAWING NO.	L-6
	OF 12
M2LA PROJECT NUMBER:	18-044

18044-4REVPERTOLCOMMENTS-JC-2023-06-14.ZIP



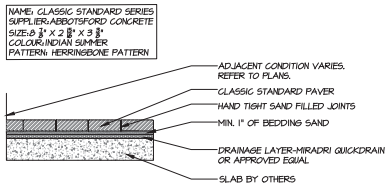
2'X2' PAVERS ON SLAB

SCALE : 3/4"=1'-0"



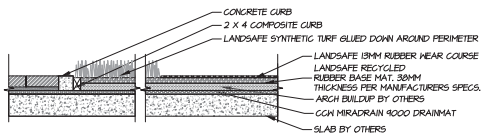
PIAZZA SERIES ON SLAB

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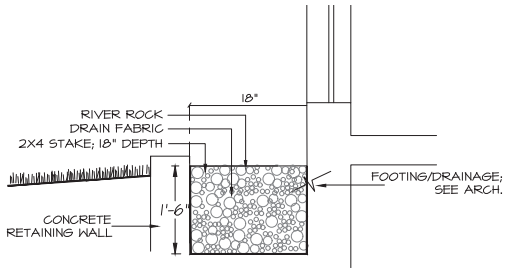
STANDARD SERIES ON SLAB

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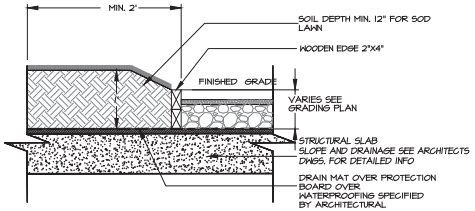
RUBBERIZED SURFACE

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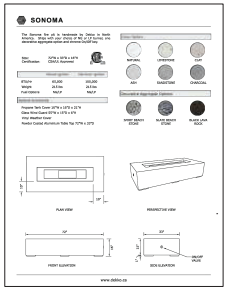
DRIP STRIP

SCALE : 1"=1'-0"



SOD LAWN ON SLAB

SCALE : 1"=1'-0"



GAS FIREPLACE

DEKKO SONOMA GAS FIREPLACE



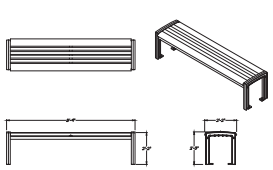
5-12 YEARS PLAY STRUCTURE

SCALE : NTS



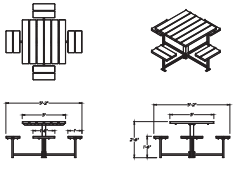
BENCH TYPE 1

WISHBONE BAYVIEW



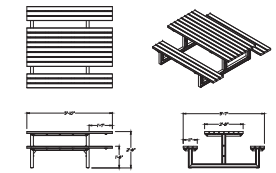
BENCH TYPE 2

MAGLIN MLBT20



OUTDOOR TABLE

MAGLIN TABLE 400 SEATING



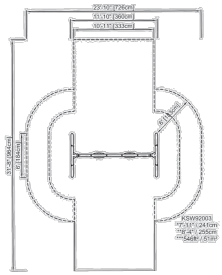
PICNIC TABLE

MAGLIN 210 CLUSTER SEATING



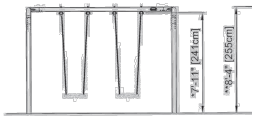
UP TO 5 YEARS PLAY STRUCTURE

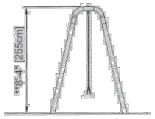
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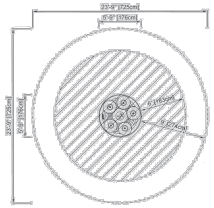


SWING

SCALE : 1/8"=1'-0"

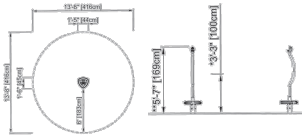






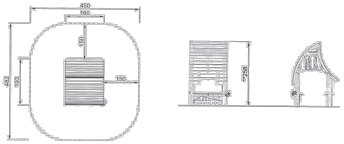
MULTISPINNER CARROUSEL

SCALE : 1/8"=1'-0"



SPINNER

SCALE : 1/8"=1'-0"



FOREST SHOP

SCALE : 1/8"=1'-0"

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SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

DETAILS

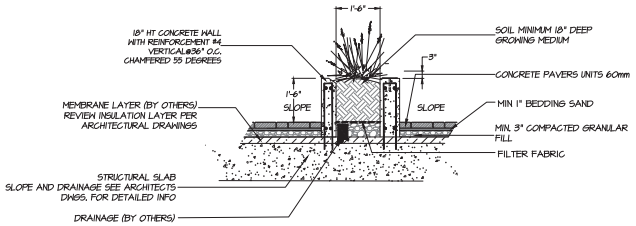
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DRAWING NO. L7

OF 12

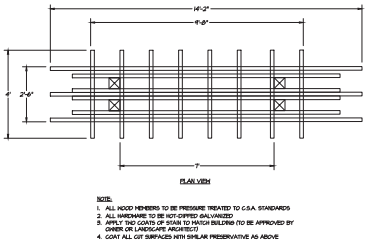
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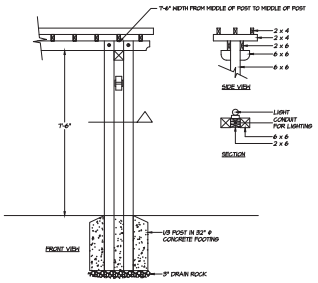
18044-4TREVPERTOLCOMMENTS-JC-2023-06-19.ZIP



CONCRETE PLANTER

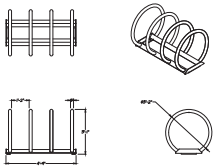
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ARBOUR

SCALE : 3/8"=1'-0"



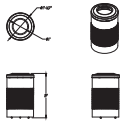
BIKE RACK

MAGLIN BIKE RACK 350



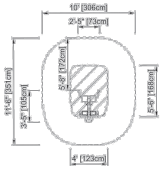
ALUMINUM PLANTER

GREEN THEORY SQUARE 36X36X36



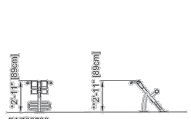
TRASH RECEPTACLE

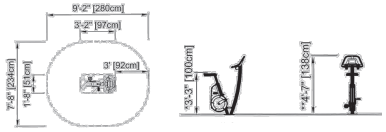
MAGLIN 600 TRASH CONTAINER



LOWER BACK BENCH

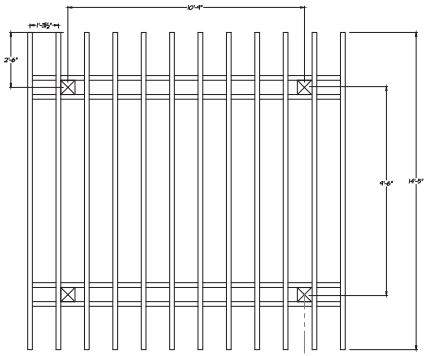
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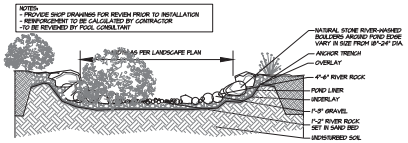




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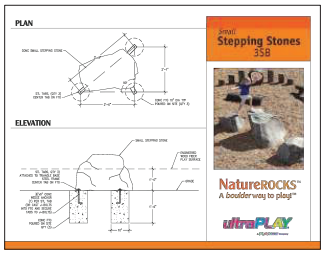
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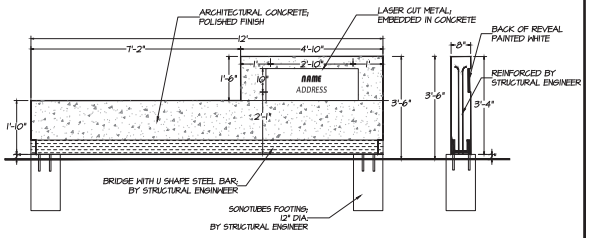
RAIN GARDEN

SCALE : NTS



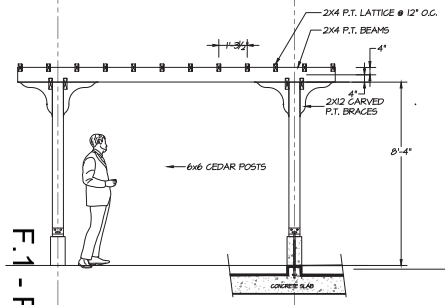
DOG STEPPING STONES

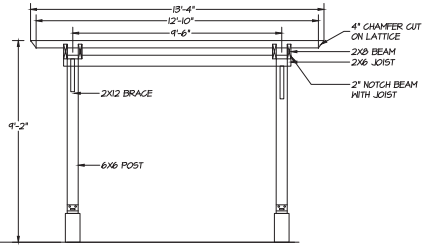
BARKPARK STEPPING STONES 35B



ENTRY SIGN

SCALE : 1/2"=1'-0"





PERGOLA

SCALE : 3/8"=1'-0"



DOG TEETER TOTTER

BARKPARK PBARK-400 NATURAL



DOG TUNNEL

BARKPARK CRAWL TUNNEL BARK-429

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SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

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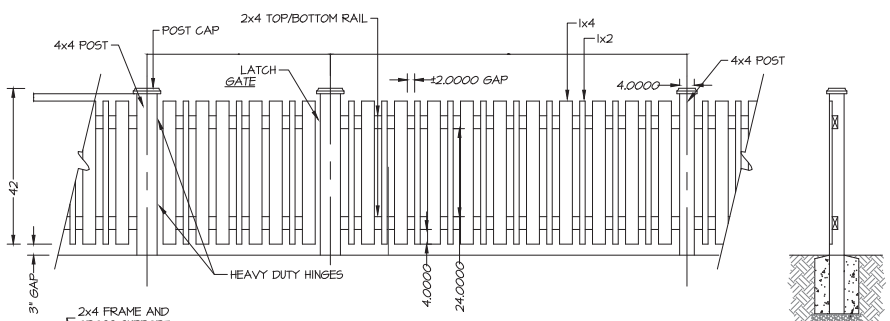
DETAILS

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CHK'D:	MTLM

DRAWING NO. L-8 OF 12

M2LA PROJECT NUMBER: 18-044

18044-4REVEPERTOLCOMMENTS-JC-2023-06-19.ZIP



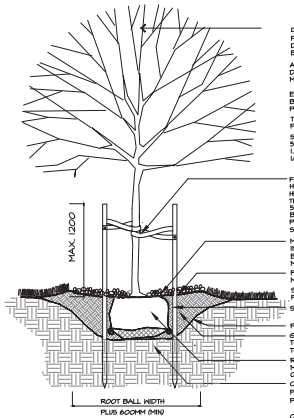
NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

BACK OF GATE DETAIL

42" PICKET FENCE AND GATE

SCALE : 3/4"=1'-0"



DO NOT CUT LEADER

PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN OR FROST

ALL STREET TREE PLANTING PITS SHALL BE DUG BY HAND AS UNDERGROUND SERVICES MAY EXIST.

ENSURE SURROUNDING SOILS HAVE NOT BEEN GRADED OR COMPACTED PRIOR TO PLANTING.

TREE STAKES TO BE ALIGNED PARALLEL TO PREVAILING WIND

SET TREE PLUMB. USE TWO 50MM X 50mm PRESSURE TREATED STAKES 1.2M. IN LENGTH SET VERTICAL 1/3 HT. BELOW GRADE.

FABRIC BELT PLACED AT A HEIGHT NO GREATER THAN HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY. 50mm WIDE FABRIC BELT / BANDING IN FIGURE 8 PATTERN ATTACHED TO STAKE WITH SHINGLE NAILS.

MINIMUM 1.2 M Ø x 80 mm DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING.

BARK MULCH (50mm DEPTH) APPLIED AT A MINIMUM DISTANCE OF 150 mm FROM TRUNK.

FINISHED GRADE OF PLANTING, INCLUDING BARK MULCH, TO BE EQUIVALENT TO NURSERY GROWN GRADE

SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING.

STAKES DO NOT PENETRATE OR DAMAGE ROOT BALL.

PLANTED HOLE EDGE W/ SHALLOW ANGLE

GROWING MEDIUM TO BE COMPACTED TO 85% STANDARD PROCTOR DENSITY TO REMOVE REMOVE AIR POCKETS.

REMOVE STRAPPING, CUT ALL BINDING MATERIAL AND FOLD BURLAP INTO BOTTOM OF HOLE PRIOR TO BACKFILLING.

COMPACT SUBGRADE UNDERNEATH ROOTBALL (TO PREVENT SETTLING OF TREE). TO 95% STANDARD PROCTOR DENSITY.

CONFIRM EXISTING TOPSOIL IS SUITABLE FOR REUSE IS SUITABLE FOR REUSE AS GROWING MEDIUM. AMEND BACKFILL WITH ORGANICS.

CONFIRM FREE DRAINING SUBSOIL AND PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM TRUNK AT MINIMUM OF 2%.

TREE PLANTING DETAIL

SCALE : NTS

SENSITIVE FISH AND WILDLIFE HABITAT BEYOND THIS FENCE

PLEASE DO NOT DISTURB

AREA PROTECTED BY SECTION 219 RESTRICTIVE COVENANT, MUNICIPAL, PROVINCIAL AND FEDERAL LEGISLATION

SIGNS ARE :

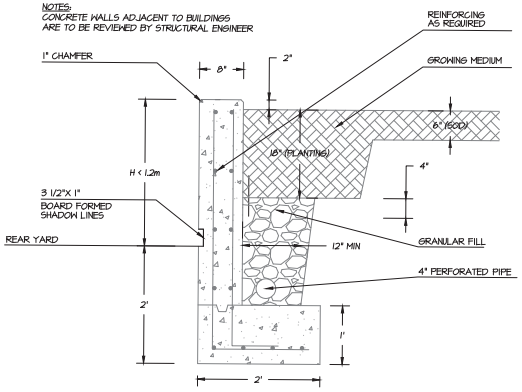
1. SIGN OF 210MM X 125MM
2. 3MM SIGN GRADE ALUMINUM WITH WHITE REFLECTIVE BACKGROUND.
3. FONT SIZES AND GAPS, AS NOTED.
4. BLACK LETTERING
5. SCREEN PRINT OR FOR SMALL RUNS OF 6 OR FEWER, PREMIUM 1 YEAR 2 MIL VINYL.
6. 10M RADIUS CUT CORNER, AND ALL SHARP CORNER ELIMINATED.
7. PUNCH HOLES AT ALL FOUR CORNERS OR TO SUIT SO THAT THE SIGN CAN BE SECURED TO THE FENCE.
8. ON PRIVATE PROPERTY, INSTALL ONE (1) SIGN EVERY 14-15M OR INSTALL ONE (1) SIGN AT THE REAR OF EACH LOT (WHICHEVER CREATES THE LESSER DISTANCE BETWEEN SIGNS).
9. ON PUBLIC PROPERTY, INSTALL ONE (1) SIGN EVERY 14-15M.
10. INSTALL THE SIGNS FOR EASY VISIBILITY TO THE OCCUPIERS OF THE PROPERTY AND/OR TO THE PUBLIC.

NOTE: REFER TO ENVIRONMENTAL DRAWINGS.

SPEA SIGNAGE

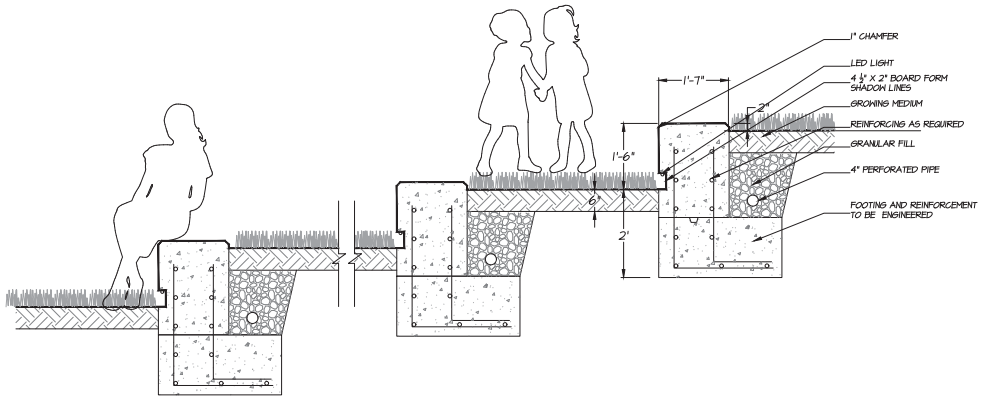
SCALE : NTS

NOTES:
CONCRETE WALLS ADJACENT TO BUILDINGS ARE TO BE REVIEWED BY STRUCTURAL ENGINEER



CIP CONCRETE WALL

SCALE : 1"=1'-0"



CIP CONCRETE WALL/BENCH

SCALE : 3/4"=1'-0"

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SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT

20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

DETAILS

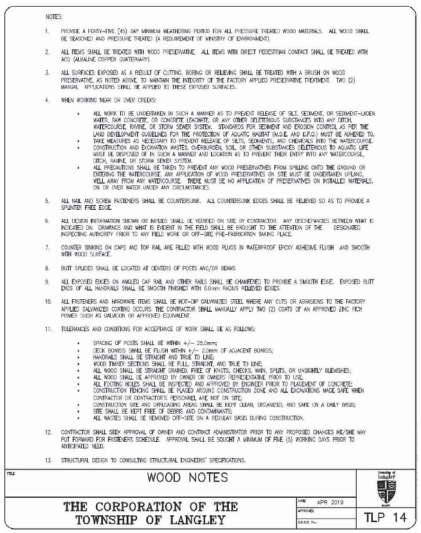
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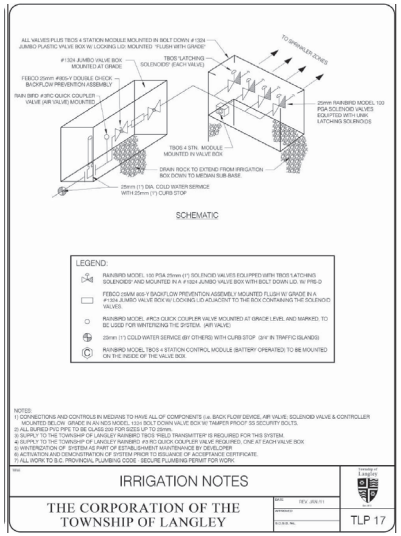
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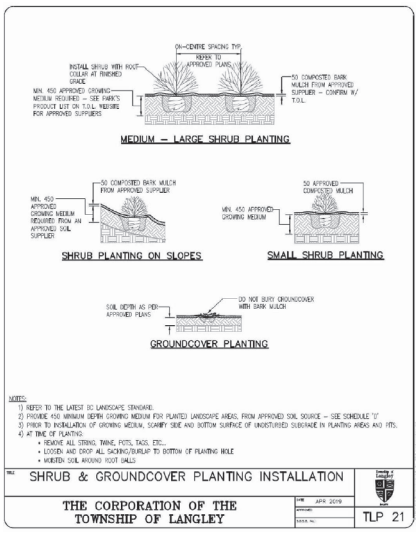
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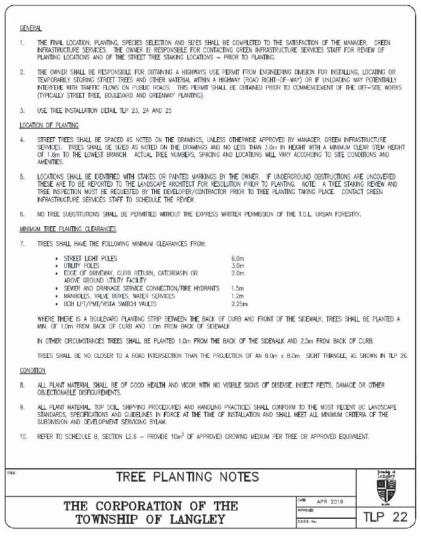
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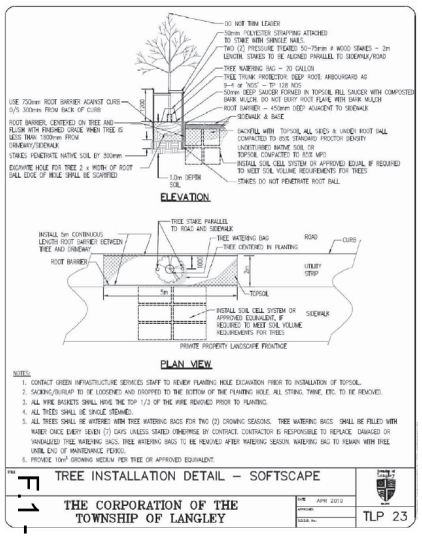
18044-4REVPERTOLCOMMENTS-JC-2023-06-19.ZIP

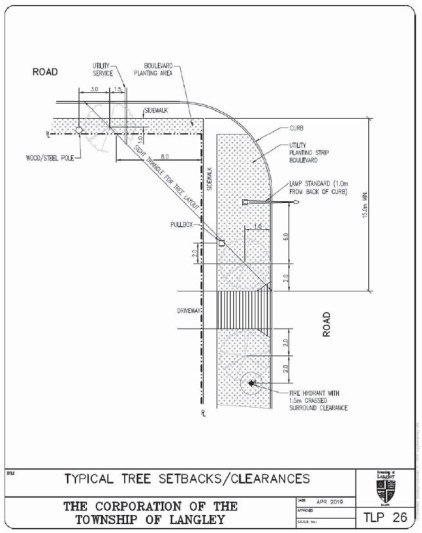


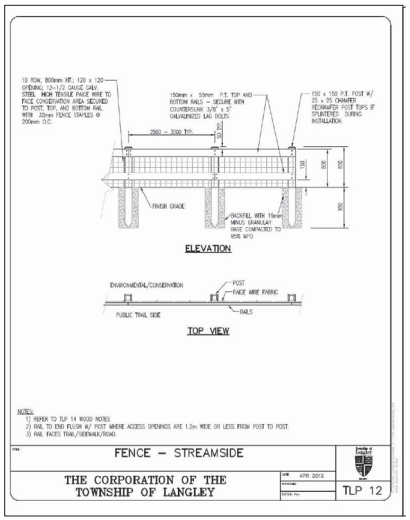


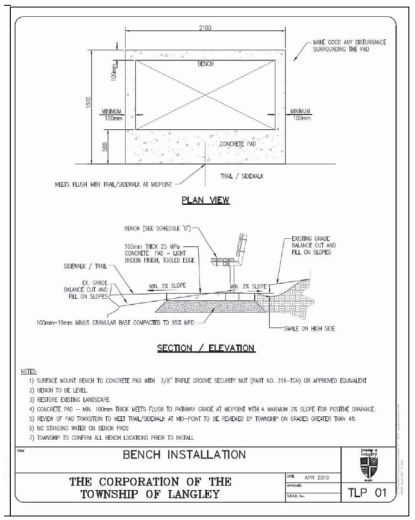












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PROJECT:

MULTI-FAMILY DEVELOPMENT

20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

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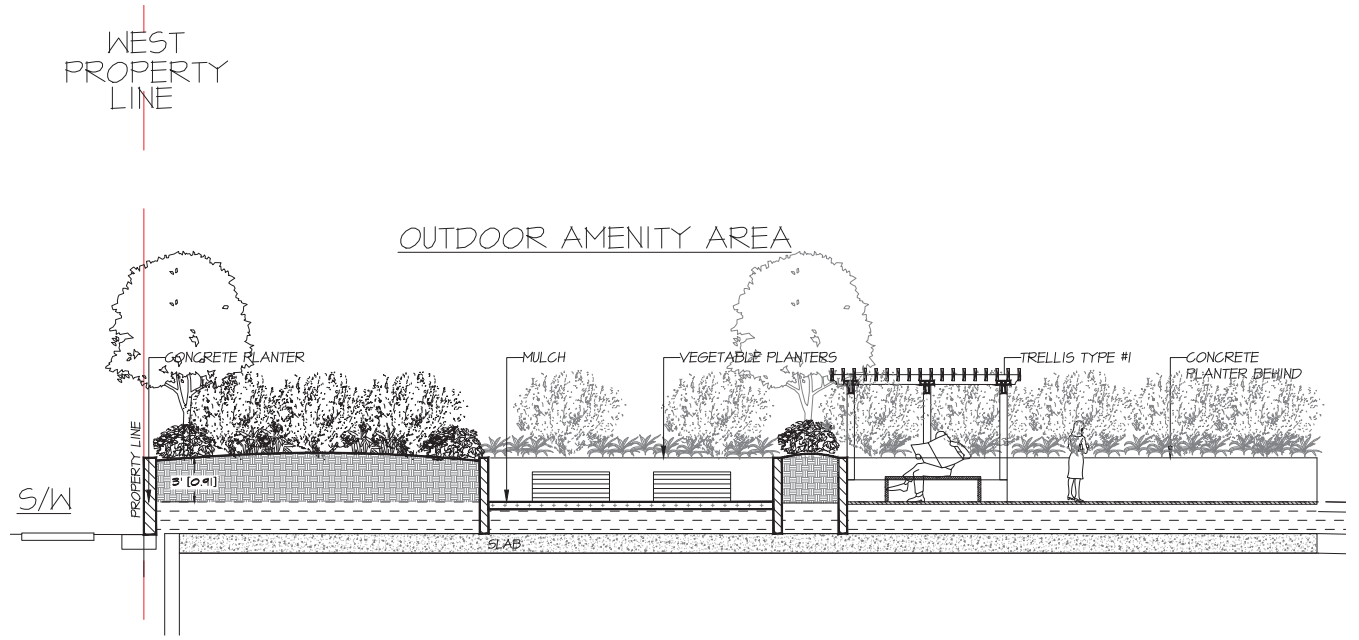
DETAILS

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DRAWING NO: L10 OF 12

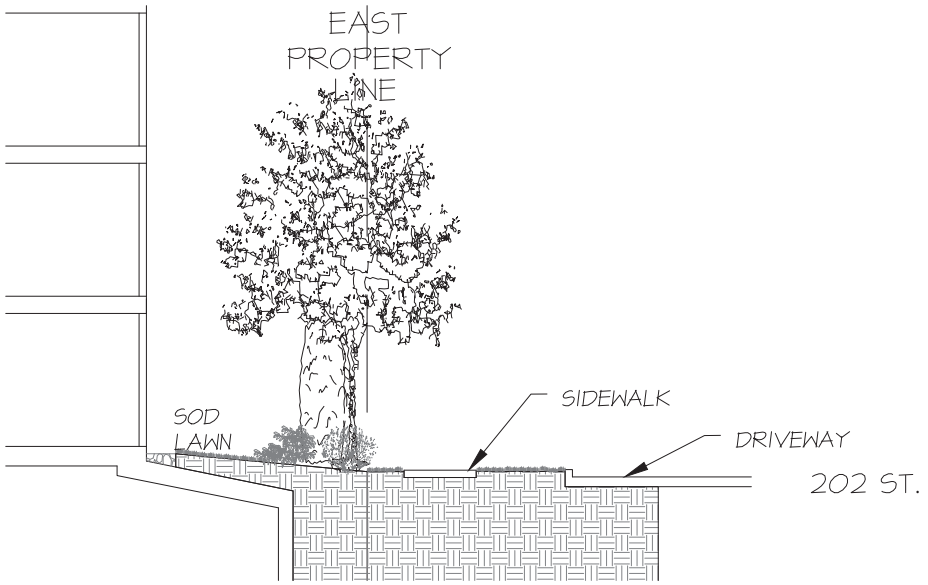
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CROSS-SECTION A-A'

SCALE : 1/4"=1'-0"



CROSS-SECTION B-B'

SCALE : 1/4"=1'-0"

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20212 86 AVENUE
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TOL No. 08-26-0189

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE:	AUG.30/18
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DRAWING NO: L4

OF 12

M2LA PROJECT NUMBER: 18-044

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PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, 7th edition 2008, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn..........6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers..........15" (400mm)
.4.1.3 Groundcover only areas, if defined on plan..........9" (225mm)
.4.1.4 Tree & large shrub pits..........depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn..........9" (210mm)
.4.2.2 Groundcover areas..........12" (300mm)
.4.2.3 Lawn without automatic irrigation..........12" (300mm)
.4.2.4 Shrub & groundcover areas..........15" (380mm)
.4.2.5 Trees and specimen shrubs×..........30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2008, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
17	19.JUNE.23	REV. PER TOL COMMENTS	JC
16	16.MAR.23	RE-SUBMISSION FOR DP	JC
15	10.MAR.23	REV. PER NEW SITE PLAN	JC
14	07.FEB.23	REV. PER CITY COMMENTS	JC
13	30.JAN.23	ISSUED FOR COORDINATION	JC
12	19.SEP.22	REV. AS PER NEW SITE PLAN	JC
11	23.AUG.22	REV. AS PER NEW SITE PLAN	JC
10	12.AUG.22	REV. AS PER NEW SITE PLAN	JC
9	28.MAR.21	REV. AS PER CITY COMMENTS.	JC
8	28.OCT.21	REV. PER NEW CIVIL DRAWINGS	JC
7	07.JULY.21	RE-SUBMISSION FOR DP	JC
6	06.JUNE.21	RE-SUBMISSION FOR DP	JC
5	25.MAR.21	RE-SUBMISSION FOR DP	JC
4	19.NOV.04	RE-SUBMISSION FOR DP	DY
3	19.MAR.20	SUBMISSION FOR DP	DY
2	18.OCT.30	PRELIMINARY DESIGN	DY
1	SEPT.7	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: AUG.30/18
SCALE: VARIES
DRAWN: PMT
DESIGN: PMT
CHK'D: MTLM

DRAWING NUMBER: L-12 OF 12

M2LA PROJECT NUMBER: 18-044

18044-4TREVPERTOLCOMMENTS-JC-2023-06-19.ZIP

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT H**

Development Permit No. 101225

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

1. NAME: 1118375 BC Ltd. and 1078245 BC Ltd.

   ADDRESS: 55 Cliffwood Drive
   Port Moody, BC V3H 5J8

   and

   410, 1650 West 2nd Avenue
   Vancouver, BC V6J 1H4

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

   LEGAL DESCRIPTION: Lot 48, Section 26, Township 8, New Westminster District, Plan NWP418565

   Lot 1, Section 26, Township 8, New West District, Plan NWP78565

   CIVIC ADDRESS: 20186 and 20212 86 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 and subject to the following conditions being satisfied to the acceptance of the Township:

   a. 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;
   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.

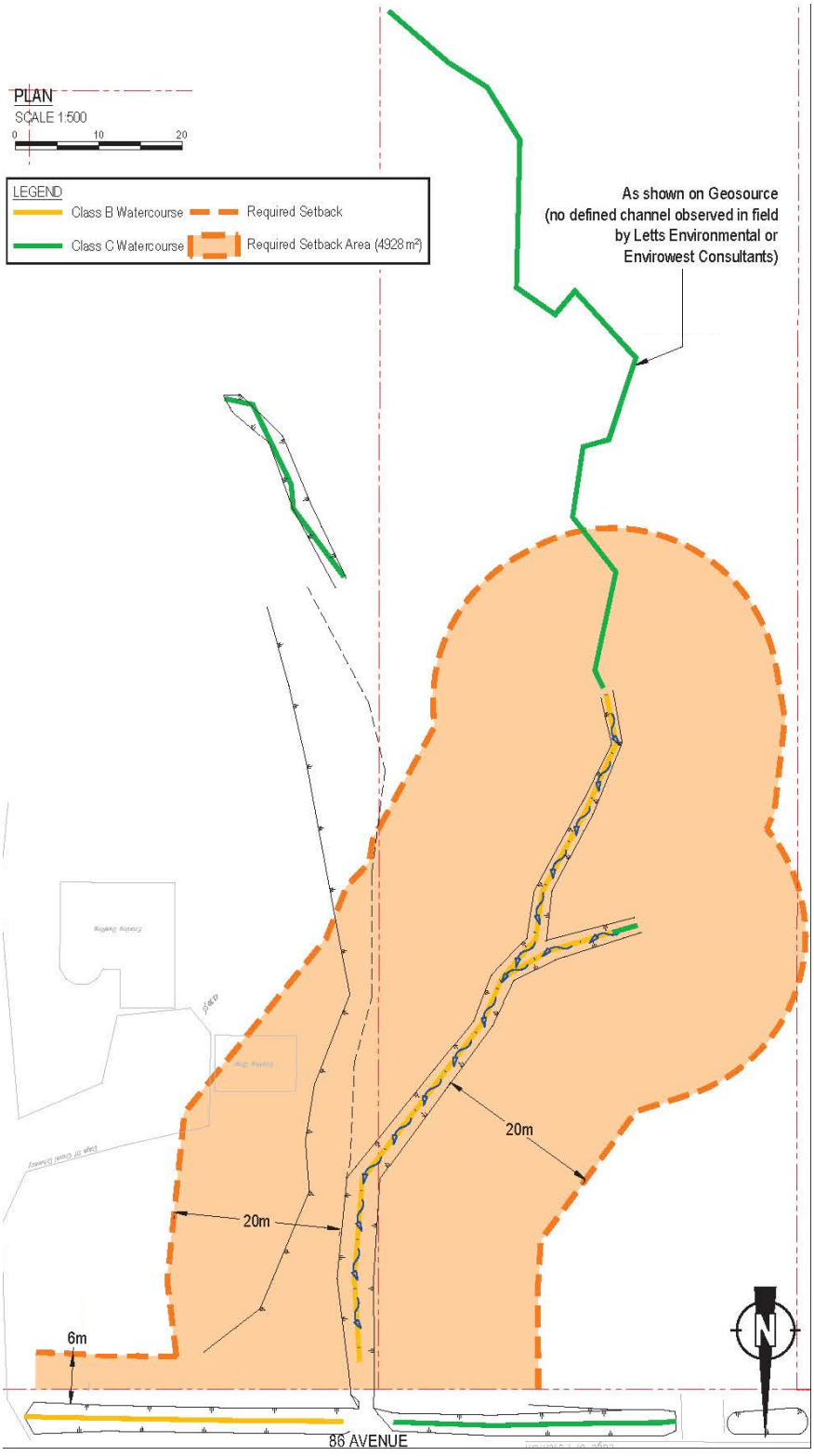
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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 (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.) BYLAW NO. 5895

EXPLANATORY NOTE

Bylaw No. 5895 amends the Carvolth Neighbourhood Plan for lands located at 20186 and 20212 - 86 Avenue to accommodate development of 223 apartment units in two 6-storey buildings by changing the land use designations for portions of the site from Medium Density Apartment (1.9 FSR) to High Density Apartment (2.8 FSR) and to adjust the conservation 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 (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995 AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.) BYLAW NO. 5895

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995.

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895”.

2. 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 Figure 7 and Figure 8 to change the land use designations for lands described as:

      Lot 48 Section 26 Township 8 New Westminster District Plan 41858

      Lot 1 Section 26 Township 8 New Westminster District Plan 78565

      as shown on Schedule A attached to and forming part of this Bylaw.

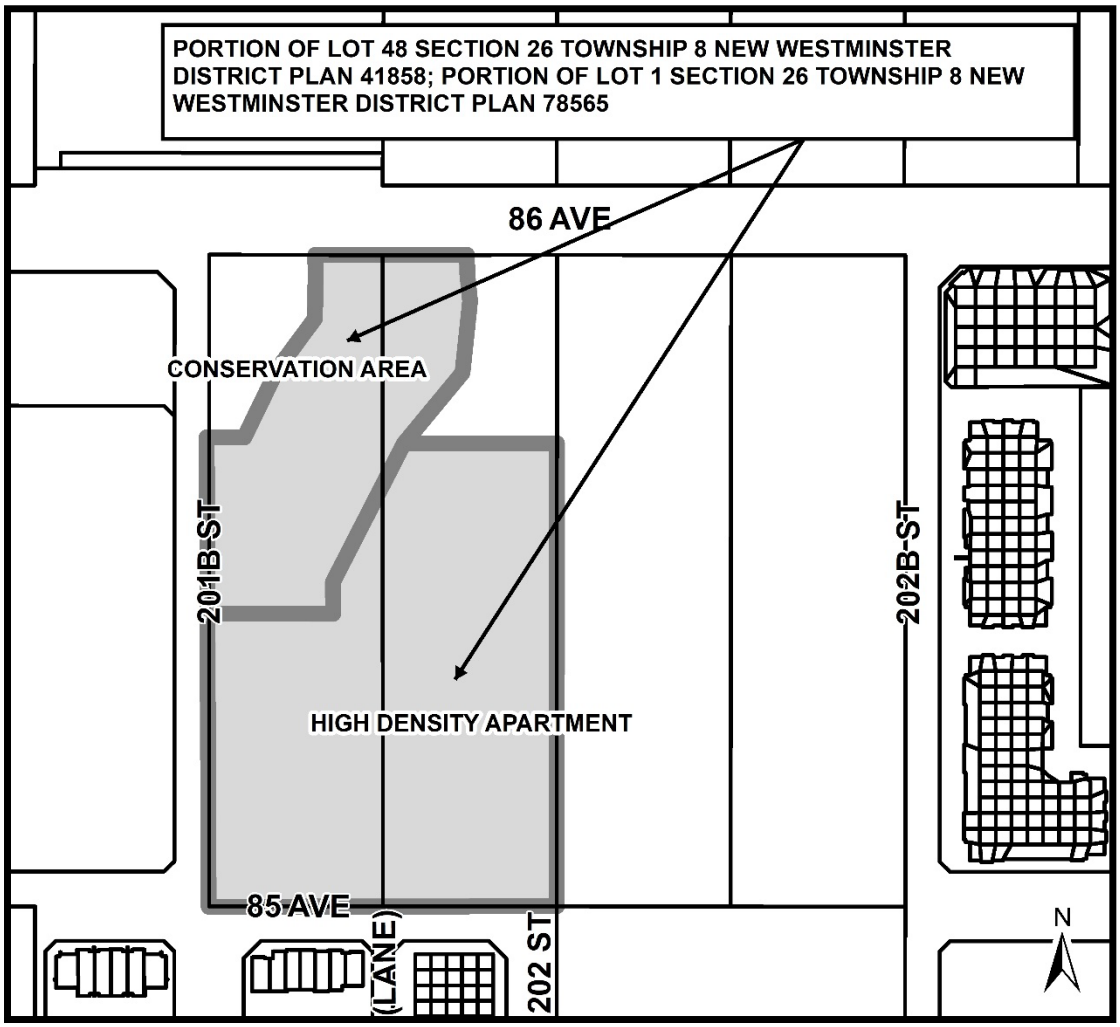
   b) Amending Section 2.4.13 High Density Apartment by:

      a. replacing all references to “High Density Apartment (2.4 FSR)” with “High Density Apartment (2.8 FSR)”;
      b. replacing second bullet “Maximum Density: 2.4 FSR” with “Maximum Density 2.8 FSR”

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. 5895



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.)
BYLAW NO. 5896

EXPLANATORY NOTE

Bylaw No. 5896 rezones property located at 20186 and 20212 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-186 to accommodate development of 223 apartments in two 6-storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.)

BYLAW NO. 5896

A 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 (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896".

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-186" after the words "Comprehensive Development Zone CD-185"
    b. Adding to Section 110.1 after the words "CD-185" the words "CD-186 – 5,000 m^2"
    c. Adding after Section 1085 "Comprehensive Development Zone CD-185" the following as Section 1086 "Comprehensive Development Zone CD-186"

1086 **COMPREHENSIVE DEVELOPMENT ZONE CD-186**

Uses Permitted

1086.1 In the CD-186 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) a*ccessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments* subject to Section 1086.2

Gross Floor Area of Buildings and Structures

1086.2 The maximum *gross floor area* of all *buildings* and *structures* shall not exceed 17,640 m^2. The maximum number of residential units shall not exceed 223 units.

Lot Coverage

1086.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1086.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1086.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed six storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1086.6 Parking and loading shall be provided in accordance with Section 107 and in accordance with the provisions of the Development Permit.

Subdivision Requirements

1086.7 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

1086.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age Friendly Amenity

1086.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

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

Lot 48 Section 26 Township 8 New Westminster District Plan 41858

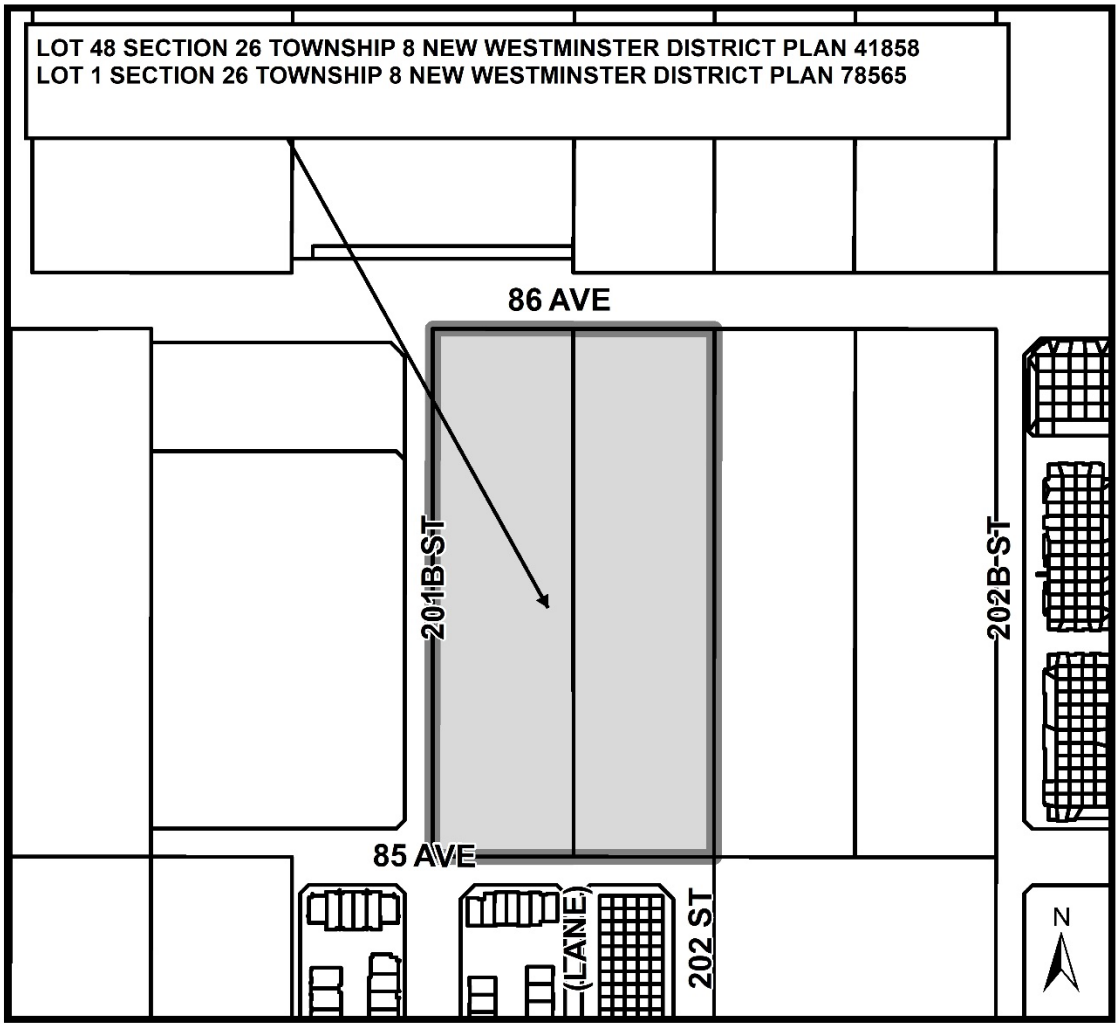
Lot 1 Section 26 Township 8 New Westminster District Plan 78565

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-186

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. 5896



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	**REPORT:**	23-137
FROM:	ENGINEERING DIVISION	**FILE:**	8330-20
SUBJECT:	ELECTRIC KICK SCOOTER USAGE IN THE TOWNSHIP		

RECOMMENDATIONS:

That Council give first, second, and third reading to Township of Langley Highway and Traffic Bylaw 2010 No. 4758, Amendment Bylaw No. 5914;

That Council give first, second, and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703, Amendment Bylaw No. 5915; and

That Council direct staff to bring forward a report detailing options for the development of a shared micromobility program that includes electric kick scooters.

EXECUTIVE SUMMARY:

Electric kick scooters (e-kick scooters), a form of micromobility, are a viable transportation choice for commuters however they are currently not permitted in communities that are not participating in the Provincial pilot project. Given the increase in popularity and the lack of regulation and education around e-kick scooter use, recent amendments to the BC Motor Vehicle Act made it possible for communities to collaborate with the Province in a pilot project that allows e-kick scooters on public roadways in selected communities.

In July 2021, Township Council directed staff to apply to join the BC Electric Kick Scooter Pilot. In September 2022, staff received confirmation from the Ministry of Transportation Infrastructure (MoTI) that the Township had been accepted as a pilot community and can proceed with amending bylaws related to the use of e-kick scooters. This report details the next steps for the Township's participation in the BC Electric Kick Scooter Pilot and seeks Council approval to amend the Highway and Traffic Bylaw to allow e-kick scooters to operate in the Township.

Further, this report provides background information to Council regarding the growing use of micromobility as a safe and sustainable mode of transportation in BC communities and seeks Council direction on exploring the development of a shared micromobility program to supplement existing gaps in transit service in the Township.

PURPOSE:

The purpose of this report is to obtain Council endorsement for amendments to the Highway and Traffic Bylaw and Bylaw Notice Enforcement Bylaw and to obtain Council direction regarding further study into the potential of a shared micromobility program that includes e-kick scooters.

BACKGROUND/HISTORY:

Micromobility includes small, low-speed personal transportation devices like bicycles and scooters that are partially or entirely motorized. These types of small mobility devices have grown in popularity in cities around the world in recent years and represent an important opportunity to reduce road congestion and carbon pollution by shifting away from use of cars for short trips and for “first mile, last mile” connections to transit, among other trip purposes.

Simon Fraser University’s Cities, Health & Active Transportation Research (CHATR) Lab surveyed 1,000 residents in Metro Vancouver in 2021 (with regional representation) and found that 5% of respondents rode e-scooters regularly, despite the fact that they remain illegal in most BC communities including the Township of Langley.

Given the increase in popularity and the lack of regulation around e-kick scooter use, the Provincial Government launched a three-year pilot project allowing selected municipalities to amend local bylaws to permit the use of e-kick scooters during a pilot period (April 2021 – April 2024). The Electric Kick Scooter Pilot Project is intended to provide an opportunity for participating communities and the BC government to research, test and evaluate the safety and efficiency of e-kick scooters in supporting expanded active transportation networks and climate goals. Participating in the pilot allows communities to create a legal framework around e-kick scooter use and better understand the benefits and risks associated with e-kick scooters from each unique community perspective.

In July 2021, Township Council directed staff to apply to join the provincial Electric Kick Scooter Pilot. In September 2022, staff received confirmation from MoTI that the Township had been accepted as a pilot community and can proceed with amending bylaws related to the use of e-kick scooters. At this time, the Province has not committed to extending the pilot beyond April 2024 but is gathering information including safety data from participating municipalities who have enacted bylaw changes to allow for private use of e-kick scooters and from those municipalities who have promoted the use of e-kick scooters by including them in a shared micromobility program.



Figure 1: E-kick Scooter

The table below summarizes the status of each pilot community in enacting bylaws allowing the use of e-kick scooters and introducing shared programs.

Table 1: Municipalities enrolled in Provincial Pilot

Pilot Municipality	Bylaw Status	Use Type Permitted
City of Coquitlam	Enacted	Private and shared
City of Kelowna	Enacted	Private and shared
City of North Vancouver	Enacted	Private*
City of Richmond	Enacted	Private and shared
City of Vancouver	Enacted	Private*
City of Vernon	Enacted	Private and shared
District of North Vancouver	Enacted	Private*
Town of Oliver	Enacted	Private
City of Nanaimo	Not yet enacted	n/a
District of West Vancouver	Not yet enacted	n/a
Town of Osoyoos	Bylaw under review	n/a
Township of Langley	Not yet enacted	n/a

** These municipalities have shared micromobility programs that do not include e-kick scooters (e-bikes only)*

DISCUSSION/ANALYSIS:

Provincial Pilot Project Regulation

The Province has amended the Motor Vehicle Act (MVA) to include the Electric Kick Scooter Pilot Project Regulation (the Regulation) which specifies what constitutes a legal e-kick scooter, who can operate one, and where and how they can be legally operated. The Regulation defines an e-kick scooter as an electric powered device with wheels on a longitudinal axis and a steering handlebar but does not have a seat (or a surface or structure that may be used as a seat), pedals or a structure around it (Figure 1). Generally, the rules of cycling in BC apply to the use of an e-kick scooter on a road in a pilot community. These rules include wearing a helmet, using cycling facilities where they exist, riding as close to the right side of the road as safe to do so, and using a bell and light for safety. Under the pilot regulation, use of an e-kick scooter does not require a license, however operators must be 16 years of age and the scooter should have a maximum travel speed of 24 km/hr. The Regulation is attached to this report (Attachment A).

Proposed Bylaw Amendments

Staff are proposing bylaw changes that are consistent with the provincial Pilot Regulation and are similar to bylaws that have been adopted in other pilot communities. Proposed bylaw amendments to Highway and Traffic Bylaw 2010 No. 4758 include:

- Allowing the use of e-kick scooters on streets with a speed limit of 50 km/h or less
- Restricting the use of e-kick scooters on streets with a speed limit greater than 50 km/h unless travelling in a designated cycling lane
- Allowing the use of e-kick scooters on paved multi-use paths where bicycles are permitted
- Allowing the use of e-kick scooters on sidewalks at an operating speed of 7 km/h or less – similar to the treatment of bicycles within the existing bylaw
- Prohibiting use of e-kick scooters on trails in parks, except where signage permits bicycles (paved trails only)

Proposed amendments to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 are consistent with the List of Contraventions provided by the Province, which is included as Attachment B. Proposed fine amounts are similar to existing fines for cycling-related infractions in the Township.

Enforcement and Education

As with bicycles, enforcing the provincial e-kick scooter regulations and local operating area restrictions primarily falls to law enforcement and infractions are considered violations under the MVA. As part of internal engagement activities, staff met with the Langley RCMP to discuss proposed bylaw amendments and have subsequently been provided with an opportunity to review this report.

If bylaw changes are supported by Council, staff will move forward with the development of a public education campaign to support compliance with the regulation. This campaign would involve safety information and resources available on the Township's website, posts to social media, and the development of print resources for high schools and other community centres and groups, where applicable and/or requested. Staff will monitor public inquiries, questions, concerns, and develop further resources as required.

Safety

According to data collected by MoTI and shared with pilot communities following the first year of the Pilot, injury rates attributed to e-kick scooter use are low, when compared with cycling and other modes of active transportation. After the first year of the Pilot, ICBC had record of four reports of traffic collisions involving an e-kick scooter. Local health authorities and RCMP are aware of this pilot and participating municipalities. If bylaw changes are supported by Council, staff will work with the Fraser Health Authority, as directed by the Province, to track reported e-kick scooter related injuries, as is possible with available resources. Staff will remain in discussions and liaise with local RCMP on any emerging concerns throughout the duration of the pilot.

Shared Micromobilty

Many of the pilot communities joined with the intention to launch e-kick scooters within a new or existing shared micromobility program. Data from the Pilot shows that 29% of shared e-kick scooter trips replaced vehicle trips, helping communities and the BC Government towards achieving climate goals. At this time, further investigation into how a shared program would operate in the Township and provide benefits to residents would be required ahead of moving forward with such a program. Staff are proposing that Council support staff bringing forward a report detailing options available for shared micromobility that may include e-kick scooters, e-bicycles, or both.

Applicable Policies:

The recommendations in this report support the objectives of a new Transportation and Mobility Strategy and align with the Township's climate action commitments which include increasing the mode share of sustainable forms of transportation such as walking, cycling, rolling (including micromobility), transit, and the use of Zero Emissions Vehicles.

Cost and Resource Allocations:

There is no financial cost associated with participation in the pilot beyond any costs that may be incurred in the development of education materials such as printing. Staff time will be required to monitor any ongoing public concerns and address questions from the public related to the pilot, as well as to develop public education materials.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
MUNICIPAL ADMINISTRATION DIVISION	C. Kooner

ATTACHMENT A Electric Kick Scooter Pilot Project Regulation

ATTACHMENT B List of Contraventions

BRITISH COLUMBIA

Motor Vehicle Act

ELECTRIC KICK SCOOTER PILOT PROJECT REGULATION

B.C. Reg. 90/2021

Deposited March 23, 2021 and effective April 5, 2021
Last amended September 20, 2022 by B.C. Reg. 189/2022

Consolidated Regulations of British Columbia

This is an unofficial consolidation.

B.C. Reg. 90/2021 (O.C. 184/2021), deposited March 23, 2021 and effective April 5, 2021, is made under the *Motor Vehicle Act*, R.S.B.C. 1996, c. 318, s. 304.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at www.bclaws.ca.

Prepared by:
Office of Legislative Counsel
Ministry of Attorney General
Victoria, B.C.

Motor Vehicle Act

ELECTRIC KICK SCOOTER PILOT PROJECT REGULATION

B.C. Reg. 90/2021

Contents

1	Definitions	1
2	Application – electric kick scooter	1
3	Minimum age	1
4	General operation requirements	1
5	Weight limit of electric kick scooter	1
6	Motor	1
7	Brake performance	2
8	Wheels	2
9	Bell or horn	2
10	Batteries and motor securement	2
11	Electrical terminals	2
12	No seat, pedals or enclosing structure	2
13	Lights	2
14	Pilot community bylaws	3
15	Designated locations	3
16	Where to operate on highway	3
17	Operation near pedestrians	4
18	Duties of operator on highway	5
19	Accidents	6
20	Report to minister	7
21	Offences	7
22	Repeal	7
SCHEDULE		8

Motor Vehicle Act

ELECTRIC KICK SCOOTER PILOT PROJECT REGULATION

B.C. Reg. 90/2021

Definitions

1 In this regulation:

"Act" means the *Motor Vehicle Act*;

"designated location" means a location designated by a bylaw described in section 15 (1) *[designated locations]*;

"electric kick scooter" means a regulated motorized personal mobility device to which this regulation applies under section 2;

"minister" means the minister responsible for the administration of the *Transportation Act*;

"municipal highway" has the same meaning as in section 1 of the *Transportation Act*;

"pilot community" means a municipality set out in the Schedule.

Application – electric kick scooter

2 This regulation applies to a regulated motorized personal mobility device that

(a) has up to 4 wheels placed along a longitudinal axis, one to 2 wheels at the front of the device and one to 2 wheels at the rear, with a platform for standing along the longitudinal axis between the front wheels and the back wheels,

(b) has a steering handlebar that acts directly on the steerable wheels at the front of the device, and

(c) has one or more electric motors that are powered solely by one or more electric batteries.

Minimum age

3 A person who is under 16 years of age must not operate an electric kick scooter on a highway.

General operation requirements

4 A person must not operate an electric kick scooter on a highway unless the electric kick scooter meets all the requirements of sections 5 to 13.

Weight limit of electric kick scooter

5 The weight of an electric kick scooter, including its motor and batteries, must not exceed 45 kg when the electric kick scooter is unladen.

Motor

6 The motors of an electric kick scooter must

(a) have a continuous power output rating that in total does not exceed 500 W,

(b) not be capable of propelling the electric kick scooter at a speed that exceeds 24 km/h on a clean, paved and level surface, and

(c) cease to propel the electric kick scooter forward if the accelerator is released or if the brakes are applied.

Brake performance

7 An electric kick scooter must be equipped with a braking system capable of bringing the electric kick scooter, while being operated at a speed of 24 km/h on a clean, paved and level surface, to a full stop within 9 m of the point at which the brakes are applied.

Wheels

8 The wheels of an electric kick scooter must be no more than 430 mm in diameter.

Bell or horn

9 An electric kick scooter must be equipped with a bell or horn.

Batteries and motor securement

10 The batteries and motor of an electric kick scooter must be securely fastened to the electric kick scooter to prevent their movement in any direction relative to the electric kick scooter while the electric kick scooter is operating.

Electrical terminals

11 All electrical terminals on an electric kick scooter must be completely insulated or covered.

No seat, pedals or enclosing structure

12 An electric kick scooter must not have

(a) a seat or a surface or structure that could be used as a seat,

(b) pedals, or

(c) any structure enclosing it.

Lights

13 (1) A person must not operate an electric kick scooter on a highway between 1/2 hour after sunset and 1/2 hour before sunrise unless the electric kick scooter is equipped with,

(a) at the front of the electric kick scooter, a lighted lamp displaying a white or amber light that, under normal atmospheric conditions, is visible from at least 150 m in the direction the electric kick scooter is pointed, and

(b) at the rear of the electric kick scooter, a lighted lamp displaying a visible red light.

(2) The lighted lamps required under subsection (1) may be

(a) attached to the electric kick scooter, or

(b) carried or worn by the person operating the electric kick scooter.

Pilot community bylaws

14 Sections 124 *[municipal powers]* and 124.2 *[additional municipal powers]* of the Act apply, in respect of bylaws respecting the use and operation of electric kick scooters within a pilot community, as if an electric kick scooter were a vehicle.

Designated locations

15 (1) A person must not operate an electric kick scooter on a highway in a pilot community unless the pilot community has adopted a bylaw designating locations within the pilot community in which an electric kick scooter may be operated.

(2) For certainty, a location designated by a bylaw described in subsection (1) may include any part of a municipal highway within the pilot community, including a boulevard, lane, sidewalk, walkway and path.

(3) A pilot community must not, by a bylaw described in subsection (1), designate a location that is a highway with a speed limit greater than 50 km/h, unless that highway has a designated use lane that permits cycles.

(4) A pilot community must notify the minister as soon as practicable after adopting, amending or repealing a bylaw described in subsection (1).

Where to operate on highway

16 (1) A person must not operate an electric kick scooter on a highway unless the highway is located within a pilot community and,

(a) if the highway is a municipal highway, it is a designated location, or

(b) if the highway is not a municipal highway,

(i) it has a speed limit no greater than 50 km/h or has a designated use lane that permits cycles,

(ii) it is not a highway named in Schedule 1 of section 19.07 *[Schedule 1 highway restrictions]* of the Motor Vehicle Act Regulations,

(iii) the location is not on or within any part of a structure to which section 3 *[farm vehicles, bicycles and pedestrians]* of the Provincial Public Undertakings Regulation applies, and

(iv) the location is not on or within the roadway of a structure to which section 4 *[slow vehicles and bicycles]* or 9 *[prohibited vehicles, bicycles and tire chains]* of the Provincial Public Undertakings Regulation applies, or on or within any of the approaches to the structure.

(2) Despite subsection (1) (b) (ii), a person may operate an electric kick scooter

(a) on a footpath constructed adjacent to the travel portion of a highway named in Schedule 1 of section 19.07 of the Motor Vehicle Act Regulations, and

(b) on the shoulder on the travel portion of such a highway, where the minister causes traffic control devices to be erected permitting the use of cycles on that shoulder.

(3) A person operating an electric kick scooter on a highway within a pilot community must operate the electric kick scooter,

(a) if the highway has a speed limit no greater than 50 km/h and has designated use lanes that permit cycles, in those lanes, unless specified otherwise in a bylaw of that pilot community,

(b) if the highway has a speed limit greater than 50 km/h and has designated use lanes that permit cycles, in those lanes, and

(c) if the highway has a speed limit no greater than 50 km/h and does not have designated use lanes that permit cycles, as near as practicable to the right side of the highway.

(4) A person operating an electric kick scooter on a highway within a pilot community must not operate the electric kick scooter as follows, unless specified otherwise in a bylaw of that pilot community:

(a) on a sidewalk, unless a traffic control device permits the operation of cycles on that sidewalk;

(b) on a highway where a traffic control device prohibits the operation of cycles.

(5) Subsection (3) (a) and (b) does not prohibit a person operating an electric kick scooter in a designated use lane from moving out of that lane for the following purposes:

(a) overtaking and passing another device, a vehicle, a cycle or a pedestrian using the designated use lane, if this cannot be done safely while staying in the lane;

(b) preparing to turn at an intersection or into a driveway or private road;

(c) avoiding debris or other hazardous road conditions in the designated use lane.

(6) A person must not, for the purpose of crossing a highway within a pilot community, operate an electric kick scooter on a crosswalk unless a traffic control device or a bylaw of that pilot community permits the operation of cycles on that crosswalk.

Operation near pedestrians

17 A person operating an electric kick scooter on a lane, sidewalk, walkway or path used by pedestrians

(a) must not operate the electric kick scooter at a speed that exceeds that of pedestrian traffic near the electric kick scooter on the lane, sidewalk, walkway or path, except while the person is passing a pedestrian, and

(b) must not pass a pedestrian without sounding the bell or horn attached to the electric kick scooter.

Duties of operator on highway

18 (1) A person operating an electric kick scooter on a highway

(a) must not operate the electric kick scooter abreast of another person operating a cycle or electric kick scooter on the roadway,

(b) unless the person is exempt from that requirement under section 3 *[exemption]* of the Bicycle Safety Helmet Exemption Regulation, must wear a bicycle safety helmet that

(i) is designated as an approved bicycle safety helmet under section 184 (4) (a) *[bicycle safety helmets]* of the Act, or

(ii) meets the standards and specifications prescribed under section 184 (4) (b) of the Act,

(c) must keep at least one hand on the steering handlebar of the electric kick scooter,

(d) must sound the bell or horn attached to the electric kick scooter when it is reasonably necessary to notify cyclists, pedestrians or others of the person's approach,

(e) must, if the electric kick scooter is not equipped with turn signal lights as described in paragraph (f), signify

(i) a left turn by extending the person's left hand and arm horizontally from the electric kick scooter, and

(ii) a right turn by doing either of the following:

(A) extending the person's left hand and arm out and upward from the electric kick scooter so that the upper and lower parts of the arm are at right angles;

(B) extending the person's right hand and arm out horizontally from the electric kick scooter,

(f) must, if the electric kick scooter is equipped with red, white or yellow turn signal lights that are visible from behind and in front of the electric kick scooter, signify a right or left turn by doing either of the following:

(i) activating the appropriate turn signal light;

(ii) extending the person's hand and arm as described in paragraph (e) (i) or (ii), as applicable,

(g) must signify a stop or decrease in speed by extending the person's left hand and arm out and downward from the electric kick scooter so that the upper and lower parts of the arm are at right angles, unless the electric kick scooter

is equipped with a visible red light at the rear that is activated when the person operating the electric kick scooter applies the brakes,

(h) must not operate the electric kick scooter other than in a standing position on the platform of the electric kick scooter,

(i) must not use the electric kick scooter to transport any other person,

(j) must not use the electric kick scooter to tow another person, vehicle, cycle or device and must not be towed by another person, vehicle, cycle or device,

(k) must not leave the electric kick scooter attended or unattended in a location intended for the movement of traffic, and

(l) must not operate the electric kick scooter

(i) on a highway without due care and attention or without reasonable consideration for other persons using the highway, or

(ii) on a sidewalk without due care and attention or without reasonable consideration for other persons using the sidewalk.

(2) Despite section 165 *[turning at intersections]* of the Act and section 16 (3) *[where to operate on highway]*, a person operating an electric kick scooter who intends to turn it to the left at an intersection where there is more than one lane from which left turns are permitted must

(a) approach the intersection in the lane closest to the right side of the highway from which a left turn is permitted,

(b) keep to the right of the line that divides the lane referred to in paragraph (a) from the lane immediately to the left of that lane,

(c) after entering the intersection, turn to the left so as to leave the intersection to the right of the line referred to in paragraph (b), and

(d) when practicable, turn in the portion of the intersection to the left of the centre of the intersection.

(3) In addition to the duties imposed by this section, a person operating an electric kick scooter on a highway has the rights and duties of a driver of a vehicle described in Part 3 of the Act.

Accidents

19 (1) If, due to the operation or presence of an electric kick scooter on a highway, an accident occurs and directly or indirectly results in injury to another person, the person operating the electric kick scooter must

(a) remain at or immediately return to the scene of the accident,

(b) render all possible assistance,

(c) give to anyone sustaining injury

(i) the person's name and address, and

(ii) the name and address of the owner of the electric kick scooter, and

(d) as soon as practicable, report the accident to a police officer and provide any information relating to the accident that the police officer may require.

(2) A police officer who receives a report under subsection (1) must

(a) inquire into and document the particulars of the accident, including the persons involved and the extent of the injuries, if any,

(b) complete a written report of the accident, in the form established by the Insurance Corporation of British Columbia under section 249 (1) *[accident reports by police officer]* of the Act, and

(c) promptly forward a copy of the report to the Insurance Corporation of British Columbia.

(3) A person involved in an accident referred to in subsection (1) or that person's authorized representative may obtain on request the names of any persons involved, the licence number and name of the registered owner of any motor vehicle involved and the name of any witness.

Report to minister

20 Within 60 days of the end of each 12 month period following the coming into force of this regulation or as otherwise specified by the minister, a pilot community must provide a report to the minister related to the use and operation of electric kick scooters within the boundaries of the pilot community, on matters including the following:

(a) the extent to which electric kick scooter use promotes active transportation;

(b) the safety of electric kick scooter users and other highway users;

(c) compliance with and enforcement of this regulation and the bylaws of the pilot community;

(d) the provision and use of electric kick scooter rental services and their regulation by the pilot community.

Offences

21 A person who contravenes any of the following provisions commits an offence:

(a) section 3 *[minimum age]*;

(b) section 4 *[general operation requirements]*;

(c) section 16 (1), (3), (4) and (6) *[where to operate on highway]*;

(d) section 17 *[operation near pedestrians]*;

(e) section 18 (1) and (2) *[duties of operator on highway]*;

(f) section 19 (1) *[accidents]*.

Repeal

22 This regulation is repealed on April 5, 2024.

SCHEDULE

[am. B.C. Regs. 199/2021; 200/2021; 189/2022.]

Pilot communities

1 The following are pilot communities for the purposes of the definition of "pilot community" in section 1 of this regulation:

the City of Coquitlam
the City of Kelowna
the City of Nanaimo
the City of North Vancouver
the City of Richmond
the City of Vancouver
the City of Vernon
the District of North Vancouver
the District of West Vancouver
the Town of Oliver
the Town of Osoyoos
the Township of Langley

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Electric Kick Scooter Pilot Project Regulation

Summary Descriptions of Offences

SECTION #	Description of Offence	Max. Fine Amount
3	Operate Electric Kick Scooter under 16 years of age	$109
4[i]	Operate Electric Kick Scooter contrary to regulations	$109
16	Operate Electric Kick Scooter on highway where prohibited	$109
17	Fail to exercise duty to pedestrian	$109
18[ii]	Fail to comply with duties of Electric Kick Scooter operator on highway	$109
18 (1)(b)	Operate Electric Kick Scooter without required helmet	$29
19	Fail to comply with duties at collision (accident)	$109

[i] Similar to section 219 of the *Motor Vehicle Act* (equipment of motor vehicles), under section 4 of the pilot project regulation, a ticket can be issued to an EKS operator for non-compliance with any of the device requirements as set out in sections 5 to 13 of the pilot project regulation. See below for more details (i.e. "*List of Contraventions*").

[ii] Includes all subsections of section 18 except for subsection 1(b) (i.e. "*Operate EKS without required helmet*") which is listed in the above table as a separate contravention because of the (different) max. fine amount of $29.

List of Contraventions

SEC #	Description of Contravention
	MINIMUM AGE
3	A person who is under **16 years of age** must not operate an electric kick scooter on a highway
	GENERAL OPERATION REQUIREMENTS (Requirements of Electric kick scooter)
4	A person must not operate an electric kick scooter (device) on a highway unless the device meets all the requirements of **sections 5 to 13** (please see below)
5	**Weight limit of electric kick scooter** ➢ The weight of an electric kick scooter (device), including its motor and batteries, must not exceed **45 kg** when the device is unladen
6	**Motor** The motors of an electric kick scooter (device) must (a) have a continuous power output rating that in total does not exceed **500 W**, (b) not be capable of propelling the device at a **speed that exceeds 24 km/h** on a clean, paved and level surface, and (c) cease to propel the device forward if the accelerator is released or if the brakes are applied
7	**Brake performance** ➢ An electric kick scooter (device) must be equipped with a braking system capable of bringing the device, while being operated at a speed of **24 km/h** on a clean, paved and level surface, to a full stop within **9 m** of the point at which the brakes are applied
8	**Wheels** ➢ The wheels of an electric kick scooter must be no more than **430 mm** in diameter
9	**Bell or Horn** ➢ An electric kick scooter must be equipped with a bell or horn
10	**Batteries and motor securement** ➢ The batteries and motor of an electric kick scooter (device) must be securely fastened to the device to prevent their movement in any direction relative to the device while the device is operating
11	**Electrical terminals** ➢ All electrical terminals on an electric kick scooter must be completely insulated or covered
12	**No seat, pedals or enclosing structure** An electric kick scooter must not have (a) a seat or a surface or structure that could be used as a seat, (b) pedals, or (c) any structure enclosing it
13 (1)	**Lights** A person must not operate an electric kick scooter (device) on a highway between **1/2 hour after sunset and 1/2 hour before sunrise** unless the device is equipped with, (a) at the front of the device, a lighted lamp displaying a white or amber light that, under normal atmospheric conditions, is visible from at least **150m** in the direction the device is pointed, and (b) at the rear of the device, a lighted lamp displaying a visible red light
(2)	The lighted lamps required under subsection (1) may be (a) attached to the electric kick scooter (device), or (b) carried or worn by the person operating the device

April 2021
Pilot Project Regulation: https://www.bclaws.gov.bc.ca/civix/document/id/oic/oic_cur/0184_2021

	WHERE TO OPERATE ON HIGHWAY
16 (1)	**A person must not operate an electric kick scooter on a highway unless the highway is located within a pilot community and,** **(a) if the highway is a municipal highway, it is a designated location, or** **(b) if the highway is not a municipal highway,** (i) it has a speed limit no greater than 50 km/h or has a designated use lane that permits cycles, (ii) it is not a highway named in Schedule 1 of section 19.07 [Schedule 1 highway restrictions] of the MVAR, (iii) the location is not on or within any part of a structure to which s. 3 [farm vehicles, bicycles and pedestrians] of the Provincial Public Undertakings Regulation (PPAR) applies, and (iv) the location is not on or within the roadway of a structure to which s. 4 [slow vehicles and bicycles] or 9 [prohibited vehicles, bicycles and tire chains] of the PPAR applies, or on or within any of the approaches to the structure
(3)	A person operating an electric kick scooter (device) on a highway within a pilot community must operate the device, (a) if the highway has a **speed limit no greater than 50 km/h and has designated use lanes** that permit cycles, in those lanes, unless specified otherwise in a bylaw of that pilot community, (b) if the highway has a **speed limit greater than 50 km/h and has designated use lanes** that permit cycles, in those lanes, and (c) if the highway has a **speed limit no greater than 50 km/h and does not have designated use lanes** that permit cycles, as near as practicable to the right side of the highway
(4)	A person operating an electric kick scooter (device) on a highway within a pilot community **must not operate the device as follows, unless specified otherwise in a bylaw of that pilot community**: (a) **on a sidewalk**, unless a traffic control device permits the operation of cycles on that sidewalk; (b) on a highway **where a traffic control device prohibits the operation of cycles**
(6)	A person must not, for the purpose of crossing a highway within a pilot community, operate an electric kick scooter on a crosswalk **unless a traffic control device or a bylaw of that pilot community permits the operation of cycles on that crosswalk**
	OPERATION NEAR PEDESTRIANS
17	A person operating an electric kick scooter (device) on a lane, sidewalk, walkway or path used by pedestrians (a) must not operate the device at a speed that exceeds that of pedestrian traffic near the device on the lane, sidewalk, walkway or path, except while the person is passing a pedestrian, and (b) must not pass a pedestrian without sounding the bell or horn attached to the device
	DUTIES OF OPERATOR ON HIGHWAY
18 (1)	A person operating an electric kick scooter (device) on a highway:
	(a) must not operate the device abreast of another person operating a cycle or electric kick scooter on the roadway **[SAME AS CYCLES]**
	(b) must wear an approved bicycle safety helmet (compliant with s. 184 (4) (a) and (b) of the Act) - unless the person is exempt from that requirement under section 3 *[exemption]* of the Bicycle Safety Helmet Exemption Regulation **[SAME AS CYCLES]**
	(c) must keep at least one hand on the steering handlebar of the device
	(d) must sound the bell or horn attached to the device when it is reasonably necessary to notify cyclists, pedestrians or others of the person's approach

	(e) must, if the device is not equipped with turn signal lights as described in paragraph (f), signify (i) a left turn by extending the person's left hand and arm horizontally from the device, and (ii) a right turn by doing either of the following: (A) extending the person's left hand and arm out and upward from the device so that the upper and lower parts of the arm are at right angles; (B) extending the person's right hand and arm out horizontally from the device **[SAME AS CYCLES—If not equipped with turn signals]**
	(f) must, if the device is equipped with red, white or yellow turn signal lights that are visible from behind and in front of the device, signify a right or left turn by doing either of the following: (i) activating the appropriate turn signal light; (ii) extending the person's hand and arm as described in paragraph (e) (i) or (ii), as applicable
	(g) must signify a stop or decrease in speed (i.e. using hand signals), by extending the person's left hand and arm out and downward from the device so that the upper and lower parts of the arm are at right angles, unless the device is equipped with a visible red light at the rear that is activated when the person operating the electric kick scooter applies the brakes **[SAME AS CYCLES—If not equipped with brake/stop light]**
	(h) must not operate the device other than in a standing position on the platform of the device
	(i) must not use the device to transport any other person
	(j) must not use the device to tow another person, vehicle, cycle or device and must not be towed by another person, vehicle, cycle or device
	(k) must not leave the device attended or unattended in a location intended for the movement of traffic
	(l) must not operate the device (i) on a highway without due care and attention or without reasonable consideration for other persons using the highway, or (ii) on a sidewalk without due care and attention or without reasonable consideration for other persons using the sidewalk **[SAME AS CYCLES]**
(2)	Despite section 165 *[turning at intersections]* of the Act and s. 16 (3) *[where to operate on highway]*, a person operating an electric kick scooter who intends to turn it to the left at an intersection where there is more than one lane from which left turns are permitted must (a) approach the intersection in the lane closest to the right side of the highway from which a left turn is permitted, (b) keep to the right of the line that divides the lane referred to in paragraph (a) from the lane immediately to the left of that lane, (c) after entering the intersection, turn to the left so as to leave the intersection to the right of the line referred to in paragraph (b), and (d) when practicable, turn in the portion of the intersection to the left of the centre of the intersection **[SAME AS CYCLES]**
	ACCIDENTS
19 (1)	If, due to the operation or presence of an electric kick scooter (device) on a highway, an accident occurs and directly or indirectly results in injury to another person, the person operating the device must (a) remain at or immediately return to the scene of the accident, (b) render all possible assistance, (c) give to anyone sustaining injury (i) the person's name and address, and (ii) the name and address of the owner of the device, and

	(d) as soon as practicable, report the accident to a police officer and provide any information relating to the accident that the police officer may require **[SAME AS CYCLES]**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY AND TRAFFIC BYLAW 2010 NO. 4758

AMENDMENT BYLAW NO. 5914

EXPLANATORY NOTE

Bylaw No. 5914 amends the Highway and Traffic Bylaw 2010 No. 4758 by incorporating provisions related to electric kick scooters.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HIGHWAY AND TRAFFIC BYLAW 2010 NO. 4758

AMENDMENT BYLAW NO. 5914

A Bylaw to amend Township of Langley Highway and Traffic Bylaw 2010 No. 4758

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 Highway and Traffic Bylaw No. 4758 Amendment Bylaw No. 5914.”

2. The “Township of Langley Highway and Traffic Bylaw No. 4758” as amended is further amended by;

   (1) Inserting the following definitions in alphabetical order in Section 103:

   “electric kick scooter” has the meaning set out in the Electric Kick Scooter Pilot Project Regulation – 90/2021 as amended or replaced from time to time; and

   “electric kick scooter regulation” means the Electric Kick Scooter Pilot Project Regulation, B.C. Reg. 90/2021, as amended or replaced from time to time

   (2) Replacing the definition of “cycle path” in Section 103 to the following:

   “cycle path” means that a portion of a highway designated primarily for use of cyclists and persons on electric kick scooters

   (3) Replacing Section 203 subsection (5) with the following:

   (5) operate a cycle or an electric kick scooter on a sidewalk at a greater rate of speed than 7 km/h.

   (4) Adding a new subsection (7) to Section 203 as follows:

   (7) operate an electric kick scooter that violates the device specifications as laid out in the Electric Kick Scooter Regulation

   (5) Replacing Section 215 with the following:

   In addition to the duties imposed by this section, a person operating a cycle or an electric kick scooter on a highway has the same rights and duties as a driver of a vehicle.

   (6) Replacing Section 216 with the following:

   A person operating a cycle or an electric kick scooter shall:

(1) ride as near as practicable to the right side of the roadway, or where not practicable, ride in the lane in such a manner as not to pose a hazard to traffic;

(2) ride wearing a helmet, unless exempted by regulation made by the Lieutenant Governor in Council;

(3) yield to pedestrian or equestrian traffic while riding on a sidewalk, walkway or trail;

(4) not operate the cycle or electric kick scooter at a speed that exceeds that of pedestrian traffic near the electric kick scooter on a sidewalk, walkway or trail, except while the person is passing a pedestrian: and

(5) not pass a pedestrian without sounding the bell or horn attached to the cycle or electric kick scooter.

(7) adding the words ‘or an electric kick scooter’ after the words ‘A person operating a cycle:’ in Section 216;

(8) adding the words ‘or an electric kick scooter’ after the words ‘A person shall not operate a cycle:’ in Section 217

(9) Replacing Section 217, subsection (5) with the following:

5) on a sidewalk, within 3 meters of another person operating a cycle or an electric kick scooter traveling in the same direction or pass another person operating a cycle or an electric kick scooter on a sidewalk while riding in the same direction.

(10) Replacing Section 218 with the following:

A cycle or electric kick scooter operated on a highway between ½ hour after sunset and ½ hour before sunrise shall have a lighted lamp mounted on the front, capable of displaying a white light visible under normal atmospheric conditions at least 150 meters in the direction of travel, and a red reflector or a lighted lamp, mounted on the rear and capable of reflecting or displaying a red light toward the rear.

(11) Replacing Section 219 subsection (3) with the following:

No person shall:

3) operate a cycle or electric kick scooter:

(i) without being equipped with a bell, horn or other suitable audible warning device attached to the cycle or electric kick scooter; and

(ii) without giving an audible warning before passing a pedestrian who is traveling in any direction;

(12) Removing the word ‘and’ at the end of Section 219, subsection (8)

(13) Adding subsection (10) and (11) to Section 219 as follows:

(10) operate an electric kick scooter on a highway with a speed limit greater than 50 km/h unless there are designated use lane that permit cycles, in those lanes; and

(11) operate an electric kick scooter if they are under 16 years of age

(14) Replacing Section 220 subsection (5) with the following:

(5) ride, drive or lead any horse or other animal or drive or propel any vehicle**,** cycle, or electric kick scooter in any park except on roadways or on trails which are designated for such purposes;

(15) Replacing Section 513 subsection (2) with the following:

2) ride, drive, move or propel any vehicle**,** cycle, or electric kick scooter;

3. This bylaw is to come into force and take effect on the date of its adoption.

READ A FIRST TIME the	day of	, 2023.
READ A SECOND TIME the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5915

EXPLANATORY NOTE

Bylaw No. 5915 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide provisions related to Electric Kick Scooters.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 5915

A Bylaw to amend Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703

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 "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5915."

2. Schedule "A" of "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended is further amended as follows:

   (1) By adding and inserting the following offences in relation to the Township of Langley Highway and Traffic Bylaw 2010 No. 4758 in numerical order

Offence	**Bylaw Section**	**Fine**
Operate an Electric Kick Scooter on a sidewalk at a greater rate of speed than 7 km/h	203 (5)	$75.00
Operate an Electric Kick Scooter in violation of the device specifications under the Electric Kick Scooter Regulation	203 (7)	$75.00
Operate an Electric Kick Scooter in a way that fails to exercise a duty to a pedestrian	216 (5)	$75.00
Operate an Electric Kick Scooter on a highway with a speed limit greater than 50 km/h outside of a cycle lane	219 (10)	$75.00
Operate an Electric Kick Scooter without a helmet	216 (2)	$29.00

   (2) By replacing the following offences in relation to the Township of Langley Highway and Traffic Bylaw 2010 No. 4758

Offence	Bylaw Section	Fine
Cycle or operate an Electric Kick Scooter on Highway Without Due Care	217 (1)	$75.00
Cycle or operate an Electric Kick Scooter on Roadway, Sidewalk, Pathway Where Prohibited	217(2)	$75.00
Cycle or operate an Electric Kick Scooter When Arm/Hand is Attached to a Vehicle.	217(4)	$75.00
Cycle or operate an Electric Kick Scooter on Sidewalk within 3 meters of another Cyclist or person operating an Electric Kick Scooter	217(5)	$75.00

Operate Cycle or an Electric Kick Scooter on Highway Without Lighted Lamp/Reflector	218	$75.00
Operate Cycle or an Electric Kick Scooter on Sidewalk/Walkway/Trail Without Audible Warning Device	219 (3)	$50.00
Ride/Drive/Lead an Animal/Vehicle/Cycle/Electric Kick Scooter in Park Where Prohibited	220 (5)	$75.00

READ A FIRST TIME the day of , 2023.

READ A SECOND TIME the day of , 2023.

READ A THIRD TIME the day of , 2023.

ADOPTED the day of , 2023.

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 – REGULAR MEETING	**REPORT:**	23-136
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	LOCAL AREA SERVICE RESERVE TRANSFER		

RECOMMENDATION:

That Council give first, second and third reading to the Langley Local Area Reserve Fund Transfer Bylaw No. 5916.

EXECUTIVE SUMMARY:

The Local Area Service Reserve Fund is a statutory reserve fund established to facilitate the provision of local area services to property owners who request and benefit from the service. Interest earned on the repayments of the local area service levies is credited to the Local Area Service Reserve Fund. Currently, the balance of this fund is $9,411,043.

According to Section 189(2) of the Community Charter, if the amount of a reserve fund is greater than required for the purpose for which it was established, the council may, by bylaw, transfer all or part of the amount to another reserve fund.

Therefore, the attached bylaw authorizes the transfer of $6,000,000 from the Local Area Service Reserve to the Capital Projects Reserve Fund, and $1,000,000 from the Local Area Service Reserve Fund to the Public Works Equipment Reserve Fund, and $900,000 from the Local Area Service Reserve Fund to the Facilities Renewal Reserve Fund. This will result in a balance of $1,511,043 remaining in the Local Area Service Reserve Fund.

ANALYSIS:

The balance of the Local Area Service Reserve Fund has remained relatively stable over the past five years with modest increases from the interest earned on outstanding local area service levy receivables. Historically, this reserve has served as a source of funding for local area service projects as well as providing funding through internal borrowing for other Township projects. In future these local area service projects can be financed through other sources and repaid from the proceeds of the levy. In addition, this fund is used for funding local area service levies of Township-owned properties which are included in a local area service bylaw, in future these may be paid through installments rather than being commuted if adequate funding is not available in the fund.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY LOCAL AREA SERVICE RESERVE FUND TRANSFER

BYLAW NO. 5916

EXPLANATORY NOTE

Bylaw No. 5916 provides for the transfer of $7,900,000 of excess funds from the Local Area Service Reserve fund.

The bylaw is a requirement of Section 189 (2) of the *Community Charter*. The *Community Charter* states if the amount of a reserve fund is greater than required for the purpose for which it was established, the Council may, by bylaw, transfer all or part of the amount to another reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY LOCAL AREA SERVICE RESERVE FUND TRANSFER

BYLAW NO. 5916

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

1. This bylaw may be cited for all purposes as the "Langley Local Area Service Reserve Fund Transfer Bylaw No. 5916".

2. The following permanent transfer of funds are hereby approved from the Local Area Service Reserve Fund:

a) Six Million dollars ($6,000,000) to be transferred to the Capital Projects Reserve Fund.

b) One Million dollars ($1,000,000) to be transferred to the Public Works Equipment Reserve Fund

c) Nine Hundred Thousand dollars ($900,000) to be transferred to the Facilities Renewal Reserve Fund

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOIL DEPOSIT AND REMOVAL BYLAW 2013 NO. 4975

AMENDMENT BYLAW NO. 5900

EXPLANATORY NOTE

Bylaw No. 5900 amends Soil Deposit and Removal Bylaw 2013 No. 4975 by including revisions relating to the updated *Agricultural Land Commission Act* and associated Regulations and corresponding housekeeping changes.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOIL DEPOSIT AND REMOVAL BYLAW 2013 NO. 4975

AMENDMENT BYLAW NO. 5900

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 “Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw No. 5900”.

2. The “Soil Deposit and Removal Bylaw 2013 No. 4975” as amended is further amended by:

   (1) In the Definitions Section:
   a) Replacing the definition of “Engineer” with “means the person employed by the Corporation of the Township of Langley in the position of Director of Engineering or his or her equivalent, his or her designates, and Township employees acting under his or her direction;”
   b) Replacing the definition of “Regulation” with “means the regulations under the Act, including, without limitation, the *Agricultural Land Reserve General Regulation*, B.C. Reg. 57/2020 and *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended or replaced from time to time;”

   (2) In the Other Material Section:
   a) Adding a new Subsection 5(c) as follows:
   “the Deposit of manure, soil conditioners and/or fertilizers is exempt from the prohibition under this Section where such manure, soil conditioners and/or fertilizers are deposited in accordance with all requirements and directions from the ALC.”

   (3) In the General Permit Exemptions Section:
   a) Replacing Subsection 6(d) with the following:
   “such Deposit or Removal is necessary, in the opinion of the Engineer, to deal with a significant threat to the health, safety, or welfare of the public, on such terms and conditions, as required by the Engineer, and payment has been made to the Township of the fees set out in Sections 12 and 17 of this Bylaw, unless exempted by the Engineer;”.
   b) Replacing Subsection 6(g)(5) with the following:
   “a non-refundable volume fee calculated in accordance with Section 12 of this Bylaw has been provided to the Township at the time the building permit is issued or the servicing agreement is approved by the Township, whichever is earlier, unless waived by the Engineer; and”
   c) Adding a new Subsection 6(h) as follows:
   “such Deposit or Removal is of manure, soil conditioners and/or fertilizers and is deposited in accordance with all requirements and directions from the ALC.”

   (4) In the ALR Permits Exemptions Section:

a) Replacing Section 7 with the following:
"Unless otherwise exempted under this Bylaw, the Deposit of Soil or Other Material on, or the Removal of Soil from, a Property located in the ALR, that is permitted pursuant to the Act or the Regulation is not exempt from the application of this Bylaw unless otherwise directed by the Engineer. For greater certainty, Deposits or Removals of Soil or Other Material on a Property located in the ALR that require approval of the ALC under the Act or the Regulation, and for which such ALC approval has been provided, must comply with all of the provisions of this Bylaw."

(5) In the Council Resolution Section:
a) Replacing Section 8 with the following:
"The Deposit of Soil or Other Material on, or the Removal of Soil or Other Material from, a Property located in the ALR that is an expressly exempted activity under the Regulation is exempt from the requirements under the Bylaw, including the requirement to obtain a permit, other than compliance with Sections 11, 35, and 36 of this Bylaw. The owner is responsible for confirming with the ALC that the Deposit or Removal is an exempted activity under the Regulation and shall provide written confirmation of the exemption from the ALC upon request from the Township."
b) Replacing Section 9 with the following:
"For the Deposit of Soil or Other Material on, or the Removal of Soil from, a Property located in the ALR where a resolution from Council approving the Deposit or Removal is required pursuant to the Act or the Regulation, no Permit will be issued until:
(a) Council has provided the required resolution;
(b) the ALC has approved the Deposit or Removal (unless an agreement between the Township and the ALC has been entered into pursuant to Section 26 of the Act); and
(c) the applicant has otherwise complied with all other provisions of this Bylaw to the satisfaction of the Engineer."

(6) In the All Deposits and Removals of Soils Section:
a) Replacing Subsection 11(c) with:
"the Deposited Soil or Other Material will be graded in such a manner that positive gravity drainage is assured throughout, and a drainage system will be installed which is of sufficient capacity and extent to ensure that groundwater and surface run-off will not drain into adjoining Properties at greater rates after commencement of the Deposit operation than prior to the commencement of the Deposit operation;"

(7) In the Application for Permit Section:
a) In Subsection 12(d) by inserting the word "application" between the words "Permit" and "fee"
b) Replacing Subsection 12(e) with the following:
"include written confirmation that the applicant will pay a volume fee at the time of permit issuance calculated at one dollar ($1.00) per cubic metre based on the maximum permitted volume estimated under the Permit, which fee will be non-refundable, unless otherwise directed by the Engineer or Council."

(8) In the Application for a Permit Section:

a) Replacing Section 16 with the following:
"An application will be deemed to have been abandoned if the Applicant fails to fully and completely respond to a request by the Engineer, for documentation or information under this Bylaw, within twelve (12) months of the date the request is made. Once abandoned, the non-refundable Permit application fee paid pursuant to Subsection 12(d) of this Bylaw, the non-refundable volume fee paid pursuant to Subsection 12(e) of this Bylaw, and any security deposit provided pursuant to Section 17 of this Bylaw will, in the Engineer's sole discretion, be forfeited to the Township. If the Applicant wishes to proceed with the Deposit of Soil or Other Material, or the Removal of Soil, after any such abandonment, the Applicant must, unless exempted by the Engineer, submit a new application for a Permit and must pay an additional non-refundable Permit application fee, non-refundable volume fee and, if the security deposit has been forfeited, a security deposit in accordance with Section 17 of this Bylaw."

b) Inserting a new Subsection 17(a) as follows
"(a) payment by or on behalf of the owner to the Township of the volume fee based on the calculation set out under Subsection 12(e) of this Bylaw;"

c) Re-numbering Subsections 17(a) and 17(b) to 17(b) and 17(c) accordingly.

d) Replacing Subsection 18(c) with the following:
"contravene any Township bylaw, provincial law, or federal law, including any requirement for ALC approval under the Act or Regulation or any notification required under the Contaminated Sites Regulation, as amended or replaced;"

(9) In the Permit Renewal Section:

a) Replacing Section 24 with the following:
"An Application for renewal of a Permit will be made in the same manner as provided herein for a new Permit and will be accompanied by payment of a non-refundable renewal fee of five hundred ($500.00) dollars, unless exempted by the Engineer."

(10) In the Suspension of Permits Section:

a) Replacing Section 25 with the following:
"The Engineer may suspend any Permit where, in the opinion of the Engineer, there is a contravention of or non-compliance with the terms and conditions of the Permit, this Bylaw, or any other Township bylaw relevant to the Deposit or Removal that is the subject of the Permit. The Permit will remain suspended and will cease to authorize Deposit or Removal until, in the opinion of the Engineer, compliance is obtained."

(11) In the Security Deposit Section:

a) Replacing Section 32 with the following:
"Subject to Section 34 of this Bylaw, if the Permittee complies with the provisions of the Bylaw and performs all of the terms and conditions expressed in the Permit, the Township will have up to six (6) months, after the earlier of the expiration of the Permit and the completion of the Removal or Deposit operation covered by the Permit, to return the security deposit provided to the Township pursuant to Section 17 of this Bylaw in respect of the Permit, to the Permittee, or if the Permittee is no longer authorized by the owner of the Subject Property, to the owner of the Subject Property, upon written request by the owner or the owner's agent. If the return of the security

deposit provided to the Township pursuant to Section 17 of this Bylaw in respect of the Permit is not requested pursuant to this Section, or if the owner otherwise does not complete all of the works and requirements under the Permit to the satisfaction of the Engineer, within two (2) years after the expiration of the Permit, the security deposit will be irrevocably forfeited to the Township."

(12) In the ALC Notices and Orders Section:

a) Replacing Section 37 with the following:
"Every person who is required to provide any notice or submit any application to the ALC pursuant to the Act or Regulation concerning a Deposit or Removal on property located within the Township will, within five (5) days of providing such notice or application and any subsequent amended notice or application, as may be applicable, provide to the Engineer a copy of such notice or application, along with all supporting documentation provided to the ALC."

b) Replacing Section 38 with the following:
"Every person who receives an order, or written notice of approval or rejection of an application from the ALC pursuant to the Act or the Regulation concerning a Deposit or Removal on property located within the Township will, within five (5) days of receiving such order or notice or any subsequent amended order or notice, as may be applicable, provide to the Engineer a copy of such order or notice from the ALC, along with any supporting documentation provided by the ALC."

READ A FIRST TIME the	26	day of	June	, 2023
READ A SECOND TIME the	26	day of	June	, 2023
READ A THIRD TIME the	26	day of	June	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 10, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	HSP00052
SUBJECT:	PHAROAHS CAR CLUB 75TH ANNIVERSARY CLASSIC VEHICLE SHOW - FORT LANGLEY		

The purpose of this memorandum is to inform Mayor and Council that a request (Attachment A) was received from Steve Williams, Pharoahs Car Club, Fraser Valley Chapter, to hold a classic vehicle show in Fort Langley to celebrate the 75th anniversary of the Pharoahs Car Club on Saturday, September 16, 2023 between the hours of 8:00am and 4:00pm.

The organizer anticipated to have approximately 200 vehicles on display. The event will also feature live performances and food trucks. Glover Road between Mavis Avenue and Francis Avenue, Mary Avenue between Glover Road and Church Street will be closed during the event.

Staff have completed a review of the request and will be able to issue a Highway Use Permit (HUP) for this event, subject to the following conditions, unless otherwise directed by Council:

- provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured
- application and payment of permit fees
- Accepted Traffic Management Plan and Detour Route
- notification of emergency services
- Notifications to the local residents and businesses
- organizer obtaining the appropriate licenses from various governing agencies, as necessary, related to sale and consumption of food and/or alcohol during the events

Attachment A Steve Williams, Pharoahs Car Club, Fraser Valley Chapter

Attachment B Road closure map

ATTACHMENT A

Pharoahs Car Club 75th Anniversary

Greetings Township of Langley Mayor and Council:

Please accept this as a Letter of Intent to host a classic vehicle show in Fort Langley to celebrate the 75th Anniversary of the Pharoahs Car Club, we are the oldest car club in North America, 75 years old this year. When considering a venue for the oldest car club in North America's anniversary, I thought what a better place to host this event than the birthplace of British Columbia.

Date: September 16 2023
Time: 8:00 am - 4:00 pm
Location: Fort Langley. On Glover Road, south of Mavis Ave to north of Francis Ave and Mary Ave Glover to Church St
Participants: 200 +/- vehicles on display - Undetermined volume of sightseers, would certainly draw the interest of the residents of Fort Langley.

I am aware that I will require a traffic plan and am working with Valley Traffic to have that in place.
I am also aware that I will require insurance with a minimum three million dollar policy with an additional rider to cover the Township of Langley.

I am in the process of completing the Highway Use Permit Application, but wanted to have this in your hands as soon as possible.

The Pharoahs Car Club is very charity minded and have selected a local charity as our charity of choice for this event.

The chosen charity is The Foundry, Langley
https://foundrybc.ca/langley/

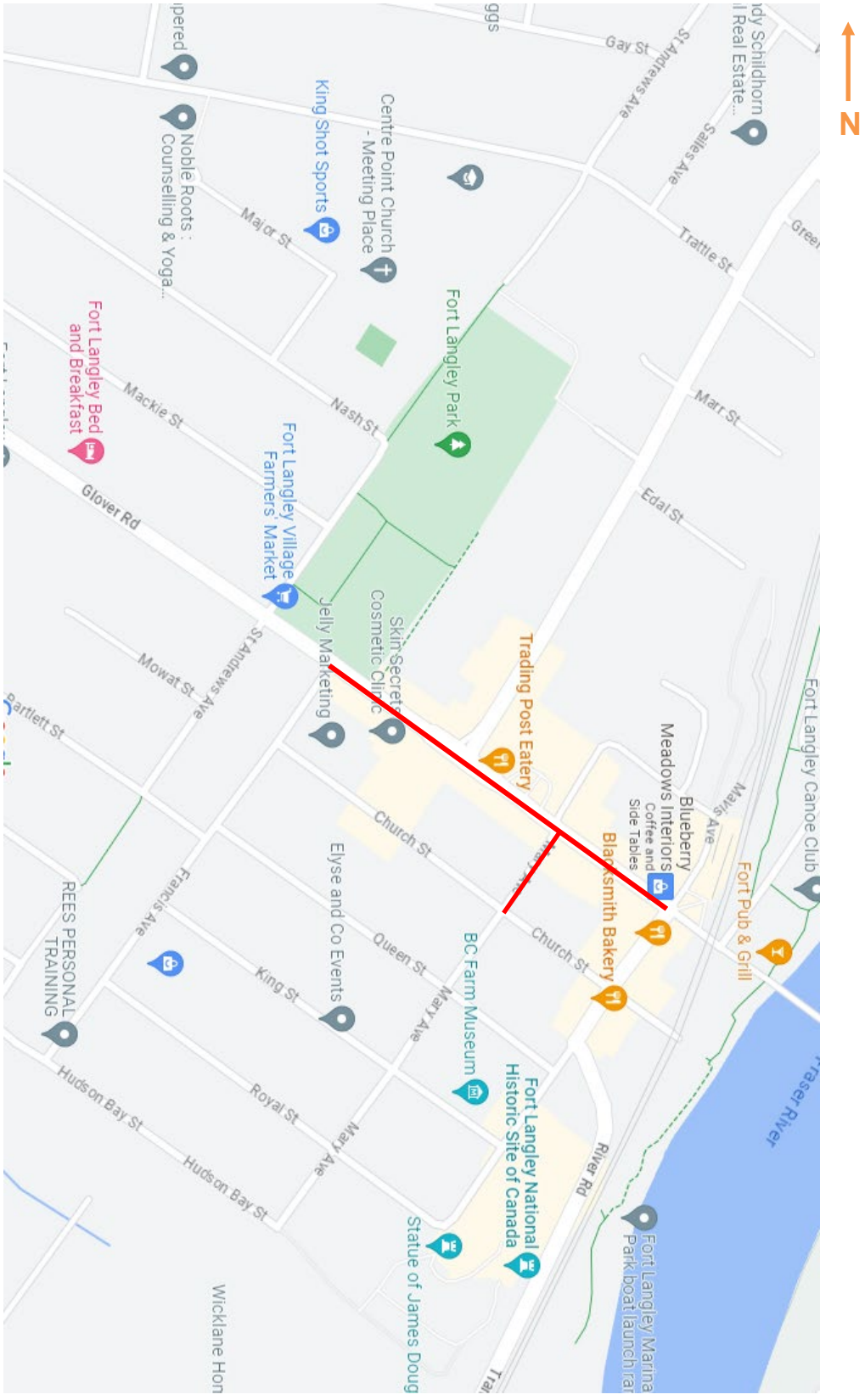
It is my intention to speak with every business and resident that may be affected by this event.

Please feel free to contact me if you require any further information or clarification.

Best regards,
Steve

Steve Williams
Pharoahs Car Club
Fraser Valley Chapter
srthemiwilliams@gmail.com
604-381-2800 (H)
604-240-9610 (C)

ATTACHMENT B



Temporary Closed Area

From: Jennifer Cowden (United Way) <JenniferC@uwbc.ca>
Sent: Monday, June 26, 2023 7:08 PM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: [EXTERNAL] Request to light up the Municipal buildings on September 26th, 2023

Dear Mayor Woodward and Council,

I'm writing to you today to make a request for approval of lighting up the Township of Langley Municipal Hall in red.

United Way British Columbia is looking to celebrate September 26th as United Way BC Day as a kick-off day to workplace campaigns for all regions in the province. We'll have messaging like Paint it Red to be Here. For BC. and are asking our partners to wear red, light up their buildings in red, paint (or paper) their fronts doors red. We'll also have things going on in each region of the province, such as pancake breakfasts. Some of the cities/monuments who will be lighting up red for us so far are:

City of Burnaby City Hall
City of Burnaby Park Guideway at Metrotown
City of Vancouver City Hall
Burrard Street Bridge
Bloedel Conservatory
City of Coquitlam Lafarge Lake Fountain
City of Coquitlam

We're also asking other municipalities across the province to do the same as well as our other workplace partners who run campaigns with UWBC.

United Way BC supports the development of healthy, caring, and inclusive communities by strengthening vital connections in the regions that we serve. We collectively serve over 4 million people across the province, to support various local needs in community – ranging from emergent response and support for all ages and stages to addressing mental health & food security.

We take an adaptive & iterative approach when addressing local issues. By listening to local community partners, like Big Brothers Big Sisters of Langley or, Boys & Girls Clubs of South Coast in Langley, as well as in learning about needs on the ground, we pivot and support the work of the local social service sector in the community. These partners work with us on initiatives such as School's Out, an important program that focuses on being there for kids ages 6-12 during the hours of 3-5pm, when they are often on their own. Or Youth Futures Education Fund through KPU that helps former youth in care access vital supports to help them make their educational aspirations possible. And Langley Senior Resources Society that runs Better at Home for older adults, helping seniors with simple non-medical, day-to-day tasks so that they can continue to live independently in their own homes and remain connected to their communities.

UWBC Day will kick off campaigns across the province. These workplace campaigns raise the funds we need to continue to do the work needed in community. The funds raised during campaign can go towards these initiatives and more.

Thank you for your consideration. Pease feel free to reach out to me via email if you have any questions or by calling me directly at 604-910-0732.

Kind Regards,

Jennifer

Jennifer Cowden | she, her, hers
Campaign Manager, Corporate Relations
(Main) 778.757.3404 | (Direct) 778.757.3403



United Way British Columbia | Lower Mainland
4543 Canada Way, Burnaby, BC V5G 4T4
uwbc.ca | Facebook | LinkedIn | Instagram | Twitter

United Way British Columbia acknowledges the homelands of the Indigenous Peoples of this place we now call British Columbia, and honours the many territorial keepers of the Lands on which we work.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you received this in error, please contact the sender and delete the material from any computer.

Township of Langley

Est. 1873

STANDING COMMITTEE ON POLICE PRIORITIES AND INITIATIVES

June 28, 2023 at 10:00am
Salmon River Committee Room
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Present:
Councillor B. Martens, Chair
Mayor E. Woodward
Councillor T. Baillie
M. Bakken, CAO

Committee Attendees:
Inspector S. Wade, Langley RCMP Detachment

Staff:
W. Bauer, Recorder
H. Chohan, Director, Facilities and Sustainability
M. Natt, Manager, Bylaw Enforcement

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Martens acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Standing Committee on Police Priorities and Initiatives – June 28, 2023

Moved by Councillor Baillie,
Seconded by Mayor Woodward,
That the Standing Committee on Police Priorities and Initiatives approve the agenda and receive the agenda items of the June 28, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by Councillor Baillie,
Seconded by Inspector Wade,
That the Standing Committee on Police Priorities and Initiatives adopt the Minutes of the April 12, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. COUNCIL REFERRALS

G. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Colossus Theatre Parking Lot

Staff provided an update on the complaints and actions taken regarding the use of the parking lot. A meeting has been arranged with the property owners, the Engineering Division, and the Bylaw and Transportation Departments.

The property owner has added parking lot security from 6:00am to 6:00pm, is contracting a towing company to remove vehicles as appropriate and added fixtures to the parking lot to reduce the activity.

The RCMP and Bylaw Department continue to monitor the area.

Staff have met with the surrounding property owners and the complainants, and the number of complaints in the area has been reduced.

2. Sandwich Board Signs

The Committee discussed the current Sandwich Board Sign policy. The Township received a complaint from a property owner that could not place sandwich board signs. There is confusion as to which areas of the Township are allowed sandwich board signs. Staff were able to assist the owner in applying for a permit and placing the sign in a safe way.

The immediate concern for staff is to ensure the sandwich boards are placed in safe locations.

3. Horse and Vehicle Traffic Near Campbell Valley Park

There have been complaints about the joint use of roads by vehicles and horses in the roadways around Campbell Valley Park. Most complaints are related to interactions on curves.

G. OTHER BUSINESS AND ITEMS FOR INFORMATION

Staff have an upcoming meeting with the RCMP to review the issue. Staff continue to investigate which includes gaining information from stakeholders, and will be actively pursuing solutions to aid in the situation.

4. Motorcycle Noise in Brookswood

The Committee discussed loud vehicle noise in the Township. This is a very difficult issue to enforce due to Provincial Regulation. The RCMP must be present as the offence occurs.

MOTION FORWARDED TO COUNCIL
Moved by Councillor Baillie,
Seconded by Mayor Woodward,
That the following motion be approved by the Committee and forwarded for Council consideration:

That Council write to the Provincial Government requesting clarification and enhancement to the regulation related to motorcycles, motorcycle modifications, and noise to aid in noise abatement.
CARRIED

5. South Coast Highway Patrol (SCHP) service delivery realignment

Information has been received that as of September 1, 2023 highway enforcement activities will be forwarded to the local RCMP Detachments.

H. NEXT MEETING

Date: September 27, 2023
Location: Salmon River Committee Room
Time: 10:00am

I. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90 (1) (n) Consideration;
Item C.1 - Section 90 (1) (f) Law Enforcement;
Item C.2 - Section 90 (1) (e) Property; (f) Law Enforcement;
Item C.3 - Section 90 (1) (e) Property;
Item C.4 - Section 90 (2) (b) Intergovernmental Relations; and
Item C.5 - Section 90 (1) (f) Law Enforcement.
CARRIED

J. TERMINATE

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That the meeting terminate at 10:44am.
CARRIED

CERTIFIED CORRECT:

_____
Chair,

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 - REGULAR MEETING	**REPORT:**	23-103
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0111
SUBJECT:	REZONING APPLICATION NO. 100687 (S H (LATIMER) DEVELOPMENT LTD. / 7538 – 202A STREET)		

PROPOSAL:

Application to rezone approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5894 subject to 11 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (S H (Latimer) Development Ltd.) Bylaw No. 5894 rezoning approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 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. In accordance with the Latimer Neighbourhood Plan requirements:
    a. Secure a community stormwater detention site to serve the storm catchment area;
3. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
4. Provision of a neighbourhood park and pocket park for the southeast phase of Latimer;
5. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street (including greenway), 203 Street, 203B Street, 75 Avenue, 75A Avenue, and associated lanes (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;

6. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
8. 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);
9. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site;
    b. Restricting building on proposed Lots 1 – 4 and 13 until temporary servicing is removed;
    c. Identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD);
    e. Prohibiting access to 202A Street for proposed Lots 1 – 12;
    f. Registration of a statutory right-of-way to provide temporary access over proposed Lots 13 and 39 until such time as alternative access is provided by the future and ultimate 75 Avenue, 75A Avenue, 76 Avenue, and 203 Street;
    g. Registration of a statutory right-of-way to provide temporary pedestrian access over proposed Lots 13, 22 – 23 until such time as alternative pedestrian access is provided by the future and ultimate 74B Avenue, 76 Avenue, and 203 Street;
10. 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
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.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the owner to develop approximately 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 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 11 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5894.

REFERENCE:

Owner:	S H (Latimer) Development Ltd. 203, 815 Main Street West Vancouver BC V7T 2Z3
Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	Lot 45 Section 23 Township 8 New Westminster District Plan 1257
Location:	7538 – 202A Street
Area:	2.02 ha (5.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A; and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH)
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:

- McElhanney Ltd. has applied to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots. (Attachment E).
- The easterly 1.63 ha (4.03 ac) portion of the site is designated Single Family Residential 3 (6 – 8 UPA) and the westerly 0.39 ha (0.97 ac) portion is designated Rowhouse / Townhouse B (8 – 22 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 53 units with 49 units proposed.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	Single family residential properties (two of which are under development	Single Family Residential 3 (6 – 8 UPA) and	Suburban Residential Zone SR-2

	application – ToL Project No. 08-23-0188); and 203B Street	Rowhouse / Townhouse B (8 – 22 UPA)	
South:	Single family residential properties	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2
East:	Single family residential properties	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2
West:	202A Street, beyond which are vacant properties under development application (ToL Project No. 08-23-0172)	Single Family Residential 3 (6 – 8 UPA) and Rowhouse / Townhouse B (8 – 22 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5894 proposes to rezone the site to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.
- The project complies with the provisions of the site's proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) zoning in terms of siting, site coverage, height, use, and density.
- The Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) 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 eight rowhouse lots, 14 semi-detached lots, and 27 single family lots.
- Interim vehicular access to the properties is proposed from 203B Street to the north and south of the site, with ultimate access proposed from new roads and lanes (Attachment E).

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
Rowhouse / Duplex	22	$14,400	$316,800
Single Family	27	$16,900	$456,300
Total			**$773,100**

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
2	0	147	147	30	177

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 eight rowhouse units, 14 semi-detached units, and 27 single family lots.

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. 5894 subject to 11 development prerequisites.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

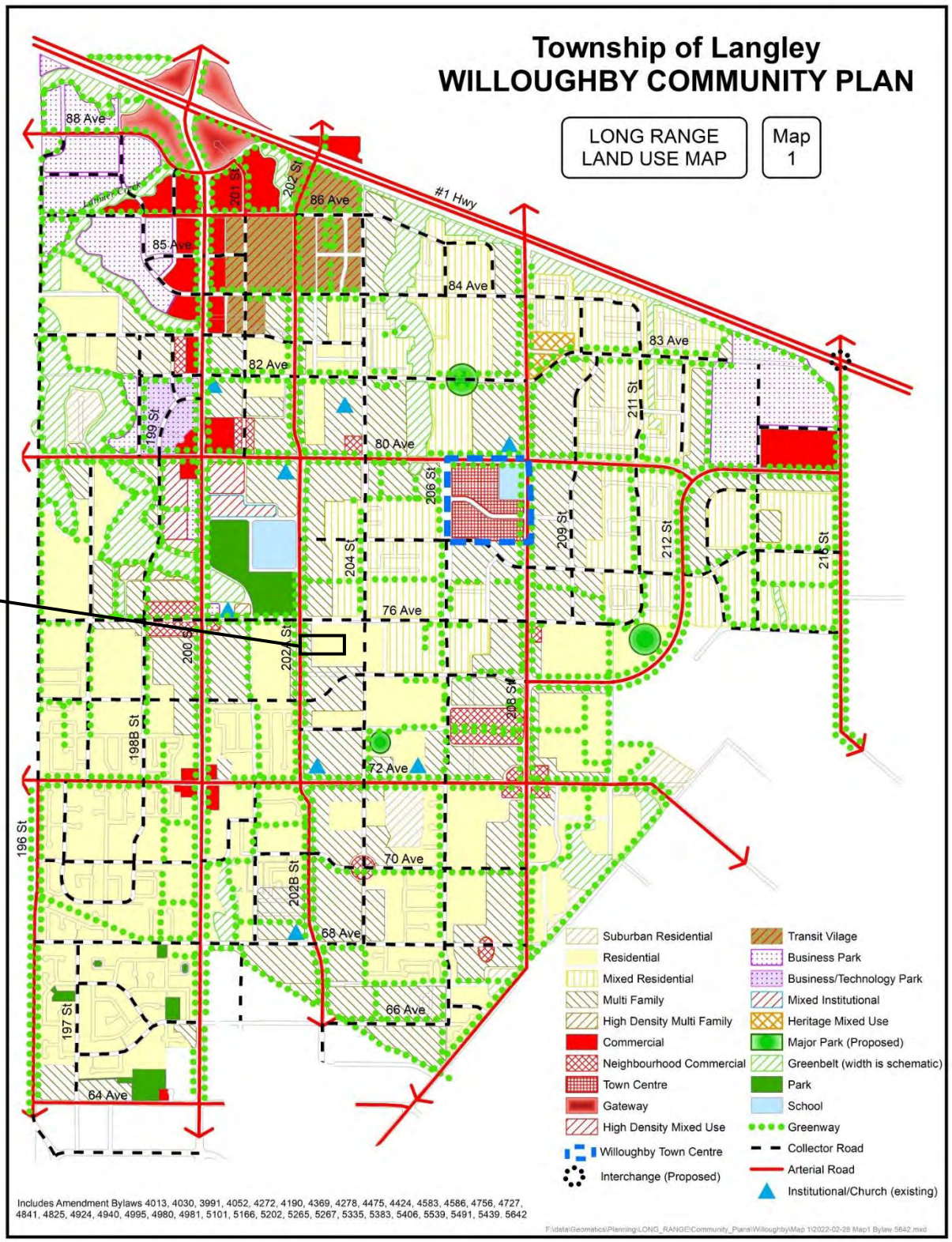
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan Submitted by Applicant

ATTACHMENT A



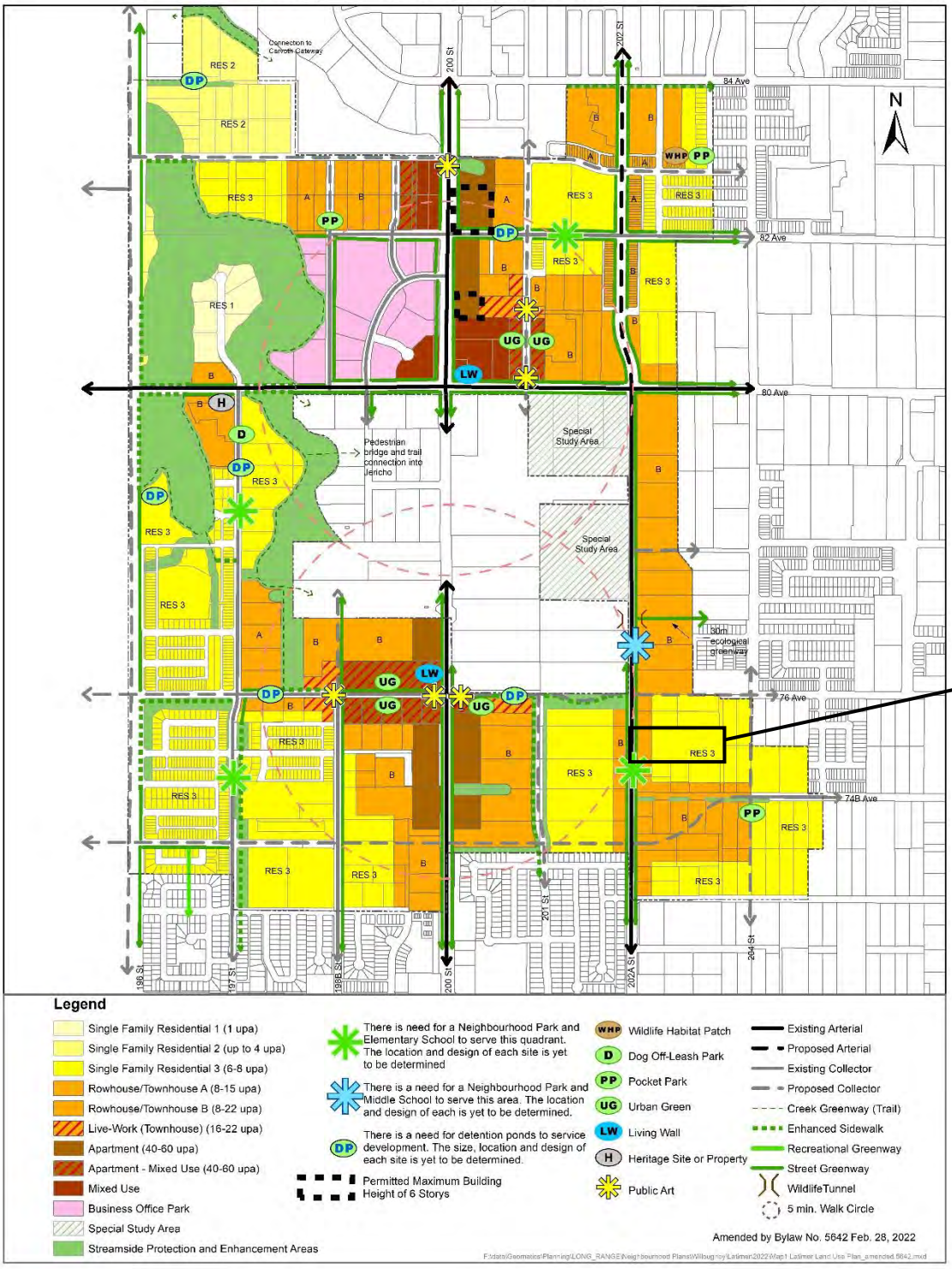
AERIAL CONTEXT MAP

ATTACHMENT B

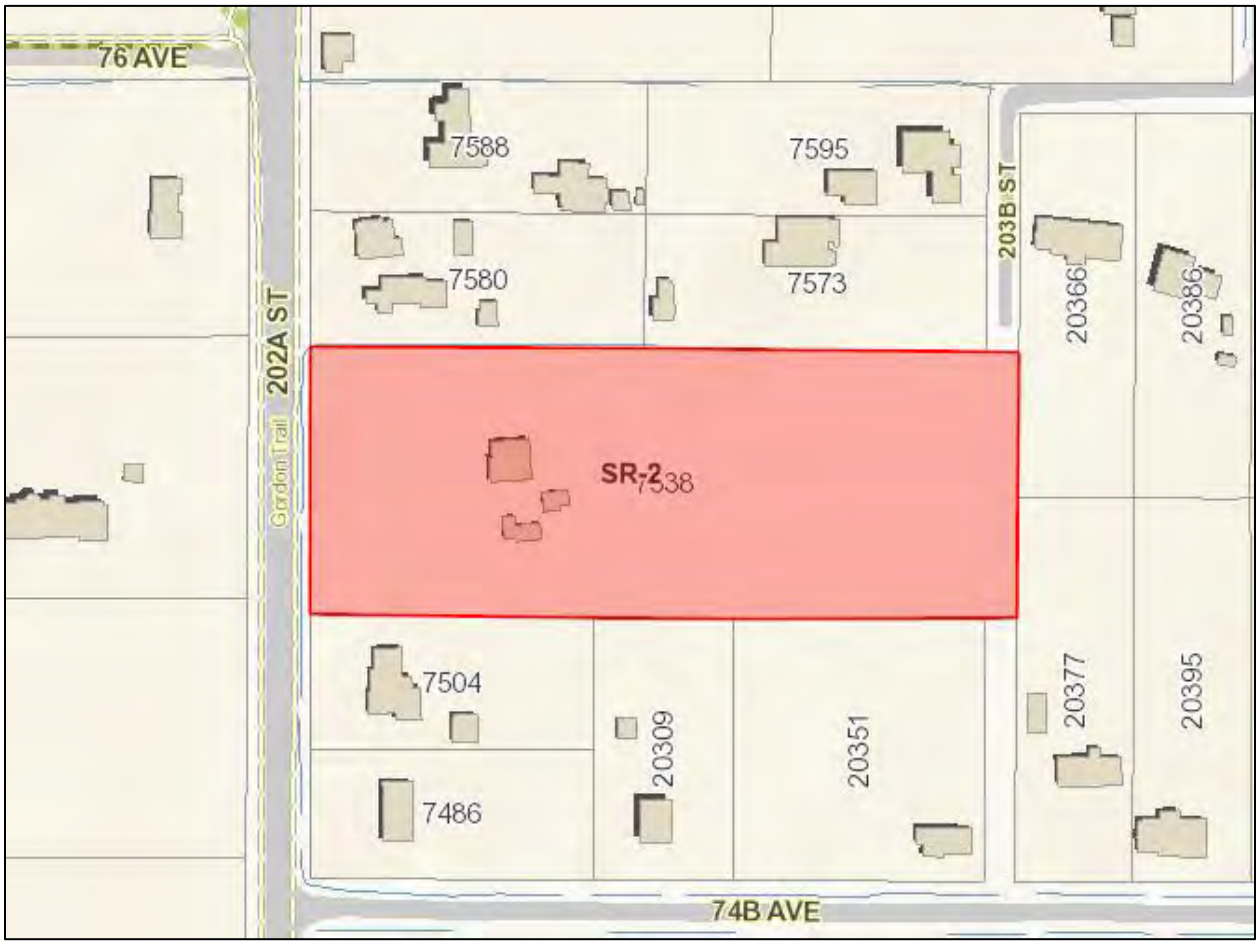


ATTACHMENT C

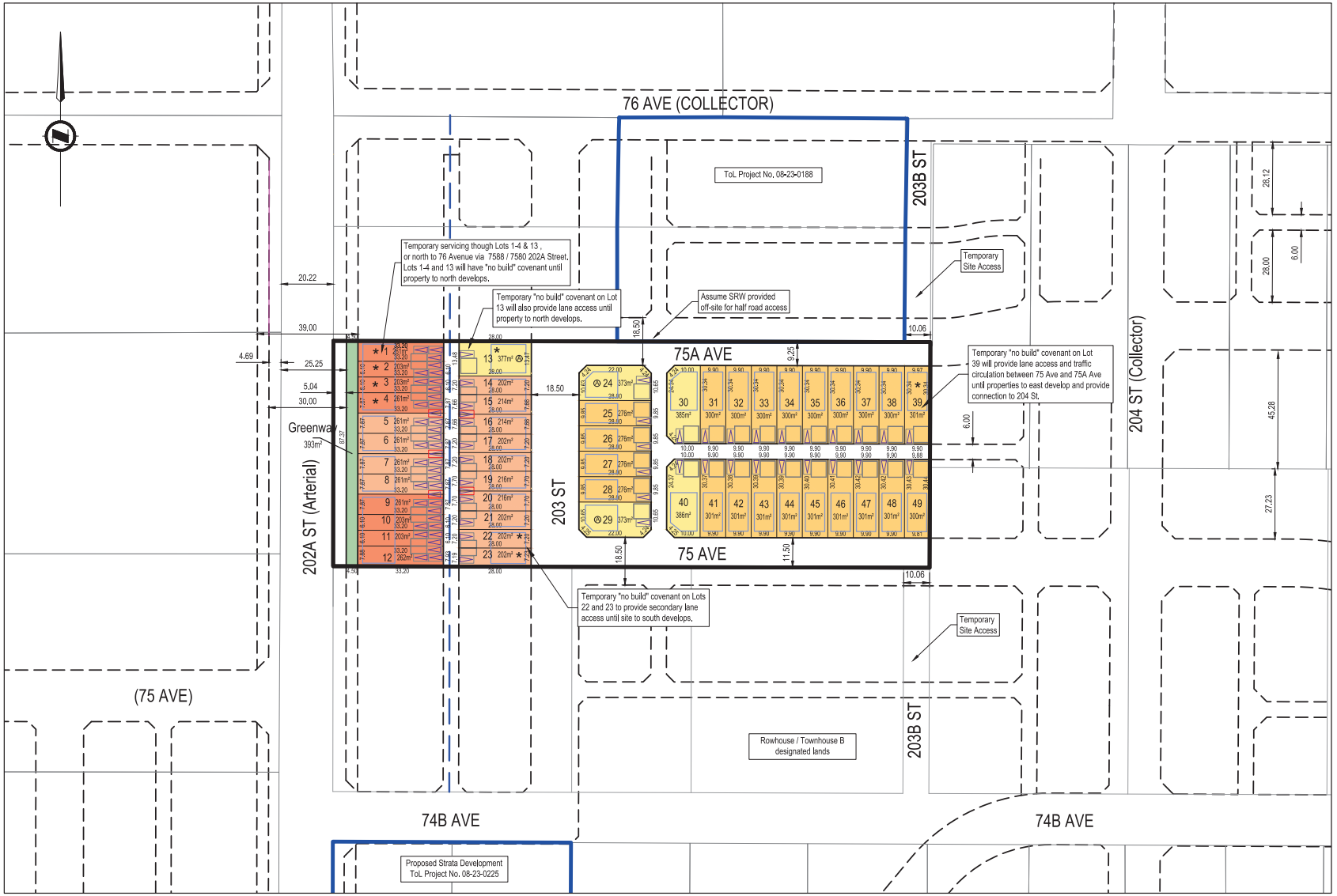
Map 1 - Latimer Land Use Plan



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP



NOTES

1. Sketch based on survey
2. Properties situated within Latimer Neighbourhood Plan, area approx. 20,229m² (2.02 ha., 5.00 ac.)
3. Layout yields 49 lots.
4. Road dedications based on table 6.9 -- Latimer Servicing Plans & Latimer Land Use Maps 1, 2, & 3.
   202A St. assumes 38m dedication (arterial 30m (UA2-E) + 9m greenways).
5. Neighbourhood park and elementary school to service this quadrant. The location of each is yet to be determined.
6. Land use boundary per NP Land Use Plan, require confirmation from Township.

LEGEND

- Subject Properties
- Land Use Boundary
- Current ToL Applications
- Road Right-of-Way
- Off-site Road ROW
- Greenway
- R-CL(SD) (10 units, 27% SF Res 3**)
- R-CL(A) Rear (22 units, 59% SF Res 3**)
- R-1A (5 units, 14% SF Res 3**)
- R-CL(RH)
- Building Setback, Garage Envelope
- Parking Pad (2.9m x 5.8m)
- Visitor Parking Pad (2.9m x 5.8m)
- * Temporary No-Build Covenant
- Ⓐ Adaptable Units

SITE STATISTICS

Area	Units	Rowhouse / Townhouse B	Residential 3	Total
	ha	0.39	1.63	2.02
	ac	0.97	4.02	5.00
Permitted	upa	8-22	6-8	n/a
upa Proposed	upa	12.31	8.15	n/a
Yield Permitted	units	8-21	25-32	33-53
Yield Proposed	units	12	37	49

* Willoughby Community Plan policy 3.1.8 permits density averaging across sites with split designations.

** Single Family Residential 3 density mix restricts detached Residential Compact Lots to no more than 60% of development.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.11.25	0	Drawing created	VS
2023.03.28	1	1st File Review Letter Addressed	VS

SKETCH 5

Subdivision Concept
7538 202A Street
Township of Langley, BC

DATE: March 28, 2023
PREPARED FOR: Sunsa Holdings Ltd.
SCALE: 1 : 1500 at 11" X 17"
McE PROJECT: 2111-0500-00
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 4650

ATTACHMENT N.1

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (S H (LATIMER) DEVELOPMENT LTD.) BYLAW NO. 5894

EXPLANATORY NOTE

Bylaw No. 5894 rezones 2.02 ha (5.0 ac) of land located at 7538 – 202A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of eight rowhouse units, 14 semi-detached units, and 27 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (S H (LATIMER) DEVELOPMENT LTD.) BYLAW NO. 5894

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 (S H (Latimer) Development Ltd.) Bylaw No. 5894”.

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

   Lot 45 Section 23 Township 8 New Westminster District Plan 1257

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH).

NOTICE WAS ADVERTISED	1 & 8	day of	June	, 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. 5894

