REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, September 25, 2023 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 25, 2023

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held September 25, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 11, 2023

That Council adopt the Minutes of the Regular Council meeting held September 11, 2023.

2. Public Hearing Meeting – September 11, 2023

That Council adopt the Minutes of the Public Hearing meeting held September 11, 2023.

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Proclamations and Flag Raising Policies
Report 23-206
File ADM 0630-01

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

2. Council Procedure Updates and the 2024 Council Calendar
Report 23-182
File ADM 3900-25

That Council direct staff to bring forward the proposed Council Procedure Bylaw updates.

That Council approve the proposed 2024 Council Calendar, presented as Attachment A to this report.

3. Development Permit Application No. 101255
(22424 Fraser Highway Ltd. / 22425 – 48 Avenue)
Report 23-191
File CD 11-05-0016

That Council authorize issuance of Development Permit No. 101255 to 22424 Fraser Highway Ltd. for property located at 22425 – 48 Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy.
c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
d. 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).
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
f. Section 107.12.2 – Off-Street Bicycle Parking and End of Trip Facilities Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 26 visitor and three secure bicycle spaces to nine visitor and two secure bicycle spaces.
g. Signage placed in accordance to the recommendations in the Parking Rationale by CTS Traffic Engineering Specialists identifying 18 parking spaces in the AM (7:00 am to 9:00 am) and nine parking spaces in the PM (3:00 pm to 6:00 pm) for “daycare drop-off and pick-up”.

E. REPORTS TO COUNCIL

h. All refuse areas to be located within buildings and/or enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
e. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

4. Development Variance Permit Application
No. 100162 (Lanstone Homes (Brookswood) Ltd. /
20340 - 42 Avenue)
Report 23-193
File CD 07-35-0158

That Council authorize Development Variance Permit No. 100162 for property located at 20340 – 42 Avenue subject to the following:

a. Section 110.1 – Minimum Subdivision Requirement of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum lot area from 930 m^2 (10,010 ft^2) to 807 m^2 (8,686 ft^2) and reduce the minimum lot frontage from 22 m (72 ft) to 20.1 m (65.9 ft) as indicated in Schedule A.
b. Registration of an exterior design control agreement at time of subdivision, to the acceptance of the Township.
c. Payment of a voluntary community amenity contribution in the amount of $493,945.92.

E. REPORTS TO COUNCIL

5. Heritage Alteration Permit Application No. 101247
(Fort Langley Properties Ltd. / 9180 Glover Road)
Report 23-188
File CD 11-33-0125

That Council consider issuance of Heritage Alteration Permit No. 101247 to Fort Langley Properties Ltd. for property located at 9180 Glover Road subject to the following conditions:

a. Demolition of the existing structure.
b. Building plans being in substantial compliance with Schedule “A”.
c. 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.
d. 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).
e. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or enclosures 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. On-site landscaping to be secured by letter of credit at building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

E. REPORTS TO COUNCIL

6. Agricultural Land Commission Application
No. 100394 (Johnson / 7684 – 232 Street)
Report 23-198
File CD 11-21-0020

That Council consider the non-farm use application submitted by Karen Johnson to the Agricultural Land Commission to permit outdoor storage of scaffolding on a 900 m^2 (0.09 ha) portion of property located at 7684 – 232 Street within the Agricultural Land Reserve and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.

7. 2023 Digital Museums Canada Grant
Report 23-190
File ENG 1855-35

That Council direct staff to apply to the Digital Museums Canada – Digital Programs Grant for $250,000 of funding towards digital exhibits for salishan Place by the River.

8. 2023 ICBC Road Improvement Grants
Report 23-200
File ENG 1855-50

That Council direct staff to apply to the Insurance Corporation of British Columbia's Road Improvement Grant Program for projects totaling $374,500.

9. Union of British Columbia Municipalities
Disaster Risk Reduction Program
Grant Submission
Report 23-204
File ENG 1855-35

That Council approve submission of a grant application for East and West Munday Creek Bank Stabilization to the Union of British Columbia Municipalities Disaster Risk Reduction program for funding of $1,000,000 and if successful approve the project in the 2024 Capital Budget.

That Council approve submission of a grant application for Bertrand Creek Floodplain Mapping to the Union of British Columbia Municipalities Disaster Risk Reduction program for funding of $150,000 and if successful approve the project in the 2024 Operating Budget.

E. REPORTS TO COUNCIL

10. Fraser Valley Flood Mitigation Funding
Report 23-209
File ENG 1855-35

That Council authorize an application to Investment Agriculture Foundation's Fraser Valley Flood Mitigation Fund for $5,000,000 for flood improvements in partnership with Kwantlen First Nation and Rivershed Society of British Columbia and if successful approve the project in the 2023 capital budget.

That Council authorize staff to enter into a funding dispersal agreement with Kwantlen First Nation and Rivershed Society of British Columbia for implementation of the Food Corridor Initiative.

That Council direct staff to complete public consultation with community groups on the proposed flood mitigation works.

11. Community Grant Policy Amendments
Report 23-210
File ADM 1850-20

That Council approve the addition of a Parade category and corresponding criteria to the Community Grant Policy.

That Council approve the establishment of an annual grant for $15,000 to the Langley Seniors Society to subsidize memberships and service delivery and pre-approve the corresponding base budget increase beginning in 2024.

That Council approve the proposed amendments to Policy 06-019, Policy 06-021, and Policy 06-022 as described in this report.

12. Capital Request - Apparatus Deployment Analysis Module (ADAM) Software
Report 23-186
File PS 7010-01

That Council authorize the funding of $101,000 from the Capital Projects Reserve to purchase the apparatus deployment analysis module (ADAM) predictive modeling software from Deccan International.

That Council pre-approve $27,600.00 in maintenance costs in the 2024 operating budget.

E. REPORTS TO COUNCIL

13. Capital/Operating Request - Fire Training Centre Feasibility Study
Report 23-185
File PS 7010-01

That Council approve the funding for a Fire Training Centre feasibility study up to a maximum of $150,000.00 from prior year surplus.

14. Capital Request - Fire Hall Vehicle Exhaust Extraction System Replacement
Report 23-183
File PS 7010-01

That Council approve $225,000 from the Capital Projects Reserve to replace the vehicle exhaust extraction system at Fire Hall 6.

15. Capital Request - 216 Street between 88 Avenue and 96 Avenue
Report 23-202
File ENG 5260-26-016

That Council authorize $225,000 from various sources to undertake the detailed design and public consultation for the ultimate road dieting project on 216 Street between 88 Avenue and 96 Avenue, including intersection improvements at 91 Avenue and at 96 Avenue.

16. Capital Request - Fire Hall 4 Renovations
Report 23-184
File PS 7010-01

That Council authorize $485,000 from the Capital Projects Reserve for the interior renovation at Fire Hall 4 to meet the current and future functional needs of the Fire Department.

17. Capital Request - Fire Hall #4 Driveway and Apron Improvements
Report 23-201
File ENG 5260-26-016

That Council authorize $400,000 from the Capital Projects Reserve to undertake driveway reconstruction and apron expansion to facilitate safe and efficient access and movement of aerial apparatus for Fire Hall #4 located at 20253 - 72 Avenue.

E. REPORTS TO COUNCIL

18. Capital/Operating Request - Rain Garden Maintenance Responsibilities
Report 23-192
File ENG 5225-01-007

That Council direct staff to continue requiring rain garden maintenance be the responsibility of the adjacent property owners; or

That Council direct staff to assume responsibility for all rain gardens in 2024; pre-approve $600,000 in Transportation Capital funding in 2024 to remediate deteriorated rain gardens; and pre-approve $200,000 in Transportation Base Operating funding in 2024 for ongoing maintenance.

19. Capital/Operating Request - Extension of Offers Hiring of Career Firefighters
Report 23-189
File PS 7010-01

That Council approve the Township of Langley Fire Department to extend offers to 11 new career Firefighters in September 2023, with a start date of October 1, 2024, and

That Council pre-approve the 2024 budget of $379,447 required for these Firefighters and the additional $928,267 required for 2025.

20. Capital Request - Ice and Dry Arenas Facility, Parking and Enhancements
Report 23-208
File FCP 0810-30

That Council reaffirm the previously established initial funding envelope of $100M plus GST as the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre.

That Council consider adding the recommended additional items as contained within this report to the base facility budget to create a final scope of project and budget for the new Ice and Dry Arenas Facility.

21. Community Amenity Contributions Policy Update
Report 23-195
File MA LSP00007

That Council approve the updated Community Amenity Contributions Policy presented substantially in the form provided as Attachment A to this report.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100251 (T.A.A. Holding Ltd. / 26426 – 56 Avenue) Bylaw No. 5936 Bylaw No. 5937 Report 23-196
File CD 14-06-0124

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5936 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937 amending the text of Service Commercial Zone C-3 by adding "Licensee Retail Store" as a permitted use for property located at 26426 – 56 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5936 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5936 and 5937.

Explanation – Bylaw No. 5936

Bylaw No. 5936 amends the Gloucester Industrial Park Community Plan to include a "Licensee Retail Store" in the Service Commercial Use land use designation on a site-specific basis on a .29 ha (.72 ac) site located at 26426 – 56 Avenue.

Explanation – Bylaw No. 5937

Bylaw No. 5937 amends the Service Commercial Zone C-3 to permit a "Licensee Retail Store" on property located at 26426 – 56 Avenue.

F. BYLAWS FOR FIRST AND SECOND READING

2. Official Community Plan Amendment and Rezoning Application No. 100229 (Township of Langley / 20230 – 72B Avenue) Bylaw No. 5861 Bylaw No. 5862 Report 23-199
File CD 08-23-0213

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862 rezoning approximately 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue to Comprehensive Development Zone CD-193 to facilitate the development of a future multi-family development subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and/or greenway dedications and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
2. 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);

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5861 and 5862;

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading; and

That Council approve waiving all applicable Township of Langley Fees (including but not limited to Neighbourhood Planning administration fees, supplemental rezoning fees, Development Engineering and Green

F. BYLAWS FOR FIRST AND SECOND READING

Infrastructure Services administration fees, Community Amenity Contributions and Development Cost Charge Fees.

Explanation – Bylaw No. 5861

To facilitate the development of a multi-family development, Bylaw No. 5861 amends the Willoughby Community Plan to include the subject site in Development Permit Area 'B"; the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment (1.5 – 2.5 FSR)' designation; and the Central Gordon Neighbourhood Plan by designating the subject property (20230 72B Avenue) 'Medium Density Apartment (1.5 – 2.5 FSR)'.

Explanation – Bylaw No. 5862

Bylaw No. 5862 rezones 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-193 to accommodate a future multi-family residential development.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Yorkson Community Park Development
Loan Authorization Bylaw and
Alternative Approval Process
Bylaw No. 5938
Report 23-197
File FIN 1760-20

That Council give first, second and third reading to Yorkson Community Park Development Loan Authorization Bylaw No. 5938 for the purpose of borrowing funds in the amount of $14.65 million for the construction of Yorkson Community Park Development Capital project within the 2023 Capital Program repayable from Parks Development Cost Charges revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Yorkson Community Park Development Loan Authorization Bylaw No. 5938 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

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

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, January 11, 2024 (the "Deadline").

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

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

Explanation – Bylaw No. 5938

Bylaw No. 5938 authorizes the Township of Langley to borrow $14.645 million towards the estimated cost of the construction of Yorkson Community Park capital project.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

1. Rezoning Application No. 100743
(Quartermine Holdings Ltd. / 8063 – 199 Street)
Bylaw No. 5929
Report 23-181
File CD 08-27-0061

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quartermine Holdings Ltd.) Bylaw No. 5929 amending Comprehensive Development Zone CD-57 to add pharmacy as a site-specific permitted use.

Explanation – Bylaw No. 5929

Bylaw No. 5929 amends Comprehensive Development Zone CD-57 by adding pharmacy to the list of permitted uses to accommodate a pharmacy on a site-specific basis at 8063 – 199 Street.

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

2. Bylaw Amendments for Tattoo Parlours
Bylaw No. 5912
Report 23-187
File MA BA000043

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912.

Explanation – Bylaw No. 5912

Bylaw No. 5912 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by removing restrictions to include tattooing as a personal service use for a licensed business operation.

J. BYLAWS FOR FINAL ADOPTION

1. 2024 Permissive Tax Exemptions
Bylaw No. 5932
Report 23-177
File FIN 1970-03

That Council give final reading to the “Permissive Tax Exemption Amending Bylaw No. 5932”.

Explanation – Bylaw No. 5932

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5932 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

J. BYLAWS FOR FINAL ADOPTION

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

2. Official Community Plan Amendment and Rezoning Application No. 100222 and Development Permit Application No. 101295 (209 Developments Ltd. / 20932 and 20958 – 83 Avenue) Bylaw No. 5831 Bylaw No. 5832 Report 23-16
File CD 08-25-0088

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (209 Developments Ltd.) Bylaw No. 5831", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (209 Developments Ltd.) Bylaw No. 5832".

Explanation – Bylaw No. 5831

Bylaw No. 5831 amends the Willoughby Community Plan and Yorkson Neighbourhood Plan to redesignate property at 20958 – 83 Avenue.

Explanation – Bylaw No. 5832

Bylaw No. 5832 rezones land located at 20931 and 20985 – 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-174 to permit a comprehensive development consisting of 91 units (79 apartments and 12 townhouses).

Development Permit No. 101295

That Council authorize issuance of Development Permit No. 101295 (209 Developments Ltd. / 20932 and 20958 – 83 Avenue) in accordance with Attachment A subject to the following conditions:

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

J. BYLAWS FOR FINAL ADOPTION

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

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

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 30, 2023 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on February 13, 2023 with third reading also given on February 13, 2023.

3. Rezoning Application No. 100603 and
Development Permit Application No. 101160
(Deol / 6869 - 210 Street)
Bylaw No. 5743
Report 21-109
File CD 08-13-0084

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Deol) Bylaw 2021 No. 5743".

Explanation – Bylaw No. 5743

Bylaw 2021 No. 5743 rezones the property located at 6869 – 210 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 18 Townhouse units.

Development Permit No. 101160

That Council authorize issuance of Development Permit No. 101160 (Deol / 6869 - 210 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Attachment A - Schedule "A"; and
b. Landscape plans being in substantial compliance with Attachment A – Schedule "B" and in compliance with the Township's

J. BYLAWS FOR FINAL ADOPTION

Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements.

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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

Clerk's Note: All development prerequisites listed in the Community Development Division report to Council of July 25, 2022 attached to the Bylaw have been addressed. The written submission opportunity for the Bylaw was provided prior to third reading. Third reading was given on July 25, 2022.

4. Official Community Plan Amendment and
Rezoning Application No. 100162 and
Development Permit Application No. 100978 and
Development Variance Permit Application No. 100105
(Qualico Developments / 7720 and 7780 – 202A Street
(East Portions) and 7767 – 204 Street)
Bylaw No. 5775
Bylaw No. 5776
Report 22-31
File CD 08-23-0173

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775" without reference to GHG Emissions in accordance with Council's authority provided at the January 30, 2023 Regular Council meeting, and

J. BYLAWS FOR FINAL ADOPTION

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776".

Explanation – Bylaw No. 5775

Bylaw No. 5775 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 – 202A Street, adding a portion of 7780 – 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 – 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area, and changing the Plan boundaries.

Explanation – Bylaw No. 5776

Bylaw No. 5776 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 – 202A Street and 7767 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units).

Development Permit No. 100978

That Council authorize issuance of Development Permit No. 100978 (Qualico Developments / 7720 and 7780 – 202A Street (East Portions) and 7767 – 204 Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100105

That Council authorize issuance of Development Variance Permit No. 100105 (Qualico Developments / 7720 and 7780 – 202A Street (East Portions) and 7767 – 204 Street) in accordance with Attachment B subject to the following conditions:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum

J. BYLAWS FOR FINAL ADOPTION

front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;

b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 11, 2022 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on April 25, 2022 with third reading given on May 9, 2022. In accordance with Council policy, staff advise that the public hearing for the Bylaw(s) was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed for the following reasons: Servicing items were being addressed.

K. ITEMS FROM PRIOR MEETINGS

The following item was referred at the February 13, 2023 Regular Council meeting:

1. Capital/Operating Request - Snow and Ice Control Sidewalk Program Update
Report 23-203
File ENG 5400-11

That Council direct staff to utilize existing Transportation Operating budgets to fund the December 2023 sidewalk snow and ice program and pre-approve $1,121,860 in Transportation Operating funding including eight (8) new regular full-time employees as part of the 2024 budget to allow for the full implementation of the sidewalk snow and ice program.

The following items were deferred at the July 24, 2023 Regular Council meeting:

2. Safe Street Design
Report 23-149
File ENG 8330-20-003

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse a review of current bylaws and practices included in this report as part of the Transportation and Mobility Strategy (TMS).

K. ITEMS FROM PRIOR MEETINGS

DEFERRAL
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That this motion be deferred to the September 25, 2023 Regular Council meeting.
CARRIED

Councillor Rindt opposed

Clerk's Note: Included in the agenda package are comments from the Protective Services Division – Fire.

3. Capital Request: Brookswood Heights Pump Station
Report 23-146
File ENG 5330-27-072

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council authorize an additional $500,000 from Water Development Cost Charges ($495,000) and Water Capital Works Reserve ($5,000) for design and construction of the Brookswood Heights Pump Station.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Capital Request for Brookswood Heights be deferred to the September 25, 2023 Regular Council Meeting.
CARRIED

4. Township of Langley Budget Policy
Report 23-159
File FIN 1700-01

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council adopt the Budget Policy, presented as Attachment A to this report.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the Budget Policy be deferred to the September 25, 2023 Regular Council Meeting.
CARRIED

Councillor Richter opposed

K. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the September 11, 2023 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

5. Zoning Bylaw Amendment for
On-Site Amenity Areas
Bylaw No. 5913
Report 23-169
File MA BA000041

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (On-Site Amenity Areas) No. 5913.

Explanation – Bylaw No. 5913

Bylaw No. 5913 amends Section 111.5 – Age Friendly Amenity Area to include indoor common amenity area requirements, change outdoor common amenity area requirements and add cash-in-lieu provisions.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. FOR INFORMATION

1. **Financial Report Update – June 30, 2023**
Report 23-194 – Finance Division
File 1830-02

2. **Potential Upgrades to the Fraser River Presentation Theatre**
Report 23-207 – Corporate Administration Division and Facilities and Corporate Projects Division
File 0810-20

3. **Williams Neighbourhood Plan Update Open House**
Memorandum – Municipal Administration Division
File LRP00012

O. FOR INFORMATION

4. **2023 Household Hazardous Waste Collection Event**
   Memorandum – Facilities and Corporate Projects Division
   File 5360-05

5. **Heat Planning and Preparation – Fraser Health**
   Memorandum – Municipal Administration Division
   File 6440-02-001

6. **Temporary Road Closure – 84 Avenue between 200A Street and 201 Street**
   Memorandum – Engineering Division
   File HG001595

7. **Adia Lewis Delegation**
   Memorandum – Corporate Administration Division
   File 0550-07

8. **Fraser Highway and 248 Street Road and Paving Works**
   Memorandum – Engineering Division
   File 5330-23-105

9. **Heritage Advisory Committee**
   Minutes – September 6, 2023
   File 0540-20

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

1. **Jacob Haldi Bridge Fencing Options**
   File 5330-20

   Memorandum from the Engineering Division providing fencing options to restrict access to people attempting to recreationally jump from the Jacob Haldi Bridge into the Bedford Channel.

   Clerk's Note: Council requested this item be added to the September 25, 2023 Regular agenda for discussion. Please note included in the agenda package is an additional memorandum from the Engineering Division providing further options regarding this matter.

Q. OTHER BUSINESS

At the July 24, 2023 Meeting of Council, Councillor Martens provided the following Notice of Motion:

2. Mobile Integrated Crisis Response Teams

Whereas:

1. Mobile Integrated Crisis Response (MICR) Teams (also known as Car 67) provide expert support to people in crisis and free up police resources to focus on crime;

2. The Province is expanding MICR Teams to nine communities across the province, including municipalities in the region such as Abbotsford, Port Coquitlam/Coquitlam, Burnaby, and Chilliwack; and

3. The Township of Langley was not included in the list of communities identified in the provincial MICR Teams expansion as part of the Province's Safer Communities Action Plan;

Therefore be it resolved that Council hereby directs staff to request the following information from the Langley RCMP and report to Council on:

A. Existing mental health services offered by the Langley RCMP;

B. The plan for Mobile Integrated Crisis Response (MICR) and associated costs; and

C. Data analysis including:
   a. the number and percentage share of police calls for service that are mental health related for the last 10 years (year over year) and comparators to other lower mainland RCMP and municipal detachments; and
   b. a comparison of the percentage of calls for service mental health related to the municipalities prioritized in the MICR provincial announcement.

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

3. Drug Use in Public Spaces

Whereas:

1. In response to concerns from residents, the Province of British Columbia will now prohibit the possession and use of decriminalized drugs within 15 metres of any play structure in a playground, spray park, wading pool or skateboard park, effective September 18, 2023;

Q. OTHER BUSINESS

2. Revised prohibitions on possession and use are not comprehensive and do not restrict the possession or use of decriminalized drugs on community sports fields, for example, while prohibiting them at schools, for example; and

3. Residents deserve to feel safe in their own communities and have confidence that public safety hazards and concerns can be resolved;

Therefore be it resolved that Council hereby directs staff to report to Council with the necessary amendments to Public Spaces Regulation Bylaw 2018 No. 5298 to prohibit the possession or use of decriminalized drugs in public spaces, including parks.

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations
Item E.4 - Section 90(1) (k) Negotiations
Item E.5 - Section 90(1) (k) Negotiations
Item E.6 - Section 90(1) (k) Negotiations,
Section 90(2) (b) Intergovernmental Relations
Item E.7 - Section 90(1) (a) Personnel
Section 90(2) Intergovernmental Relations
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (a) Personnel

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, September 11, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors S. Ferguson, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, C. Jarvie, 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 – September 11, 2023

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council remove Items C.3 and C.4, adopt the revised agenda, and receive all agenda items of the Regular Council meeting held September 11, 2023.
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 24, 2023

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Regular Council meeting held July 24, 2023.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – July 24, 2023

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council adopt the Minutes of the Public Hearing meeting held July 24, 2023.
CARRIED

C. DELEGATIONS

1. Adia Lewis
File 0550-07

Adia Lewis appeared before Council to discuss vulnerable families in the community and to request support for "I Am With You House". She commented that 500 children in British Columbia experience malnutrition and unsafe homes and that this is a public health issue. Fostering families in the "House" provides a safe and stable environment for single moms and their children. She asked for the Township's financial support of the "I Am With You House".

2. Robert Kay
File 0550-07

Robert Kay appeared before Council to discuss implementation of the BC Government's Housing Supply Act and BC Homes for People Plan within the Township of Langley. He noted that the province is facing a housing crisis. He commented that changing current zoning rules to permit coach house suites and secondary dwellings, as well as secondary suites in the main house, on one property would help alleviate some of the housing crisis. He asked Council to pass a motion that directs current bylaw enforcement to be suspended until the Township has time to work with the provincial government to permit this usage and allow more suites on one property.

3. Deanna Hunter
File 0550-07

Referred to Public Hearing.

4. Anthony Hunter
File 0550-07

Referred to Public Hearing.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application
No. 100423 (Gauthier / 25731 – 10 Avenue)
Report 23-170
File CD 10-12-0024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Robert Gauthier to accommodate a proposed veterinary clinic at 25731 – 10 Avenue complies with the Township's Zoning Bylaw.
CARRIED

2. Agricultural Land Commission Application
No. 100401 (Allen / 21747 - 100 Avenue)
Report 23-171
File CD 12-06-0030

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21747 – 100 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

3. Agricultural Land Commission Application
No. 100396 (York / 21675 - 100 Avenue)
Report 23-172
File CD 12-06-0029

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21675 – 100 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

4. Agricultural Land Commission Application
No. 100440 (Punni / 2508 – 232 Street)
Report 23-174
File CD 10-21-0024

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council consider the non-farm use application submitted by Amrit and Seetal Punni to the ALC to permit the relocation of a manufacturing company (Duo CNC Machining Inc.) that specializes in producing CNC (Computer Numerical Controlled) machining equipment to a property located at 2508 – 232 Street within the Agricultural Land Reserve and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.
CARRIED

5. Capital Request - Construction Works:
80 Avenue and 202A Street Widening
Report 23-176
File ENG 5330-23-146

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an additional $560,000 from various funding sources to complete widening of 80 Avenue from the 20100 Block to 202A Street and 202A Street from the 7900 Block to 80 Avenue.
CARRIED

6. Policy Options for Vape Stores
Report 23-175
File MA BA000044

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council direct staff to prepare a bylaw that provides for an outright ban on age restricted vape stores.

REFERRAL
Moved by Councillor vanPopta,
Seconded by Councillor Richter,
That the motion be referred back to staff to provide a report with a wider scope that includes the prohibition of all vape paraphernalia.
CARRIED

7. Youth Soccer Campus
Report 23-179
File FCP 0810-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to proceed immediately with conceptual design and cost estimating for a Phase 1 of the new Youth Soccer Campus.

That Council direct staff to locate the project on Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological

E. REPORTS TO COUNCIL

Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

That Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention onsite under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue.

That Council direct staff to further explore facility design and construction concepts and report to Council with the budget envelope requirements for each concept for Council's further consideration by November 2023.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100270 (Saffron Living Inc. / 6842 and 6868 – 202B Street and 20309, 20339 and 20347 - 68 Avenue)
Bylaw No. 5924
Bylaw No. 5925
Report 23-173
File CD 08-14-0224

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Saffron Living Inc.) Bylaw No. 5925 rezoning approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, greenways, enhanced sidewalk, temporary sidewalk connections, and necessary traffic improvements to the east side of 202B Street, the west side of 204 Street

F. BYLAWS FOR FIRST AND SECOND READING

and the north side of 68 Avenue in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Dedication and construction of an amenity feature at the corner of 68 Avenue and 202B Street including final acceptance of the landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. 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).
7. Compliance with Age Friendly Amenity Area requirements.
8. Registration of restrictive covenants:
    a) prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
    b) prohibiting garages from being developed for purposes other than the parking of vehicles
    c) prohibiting the development of secondary suites within individual townhouse units
    d) identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements
    e) prohibiting access to 202B Street.
9. Resolution of access for 20305 - 68 Avenue which may include provision of an access easement.
10. Review and discharge of Y156722, Y156723 and Y32261 as appropriate to reflect proposed development.
11. Consolidation of the subject lands into one lot.
12. Finalization of the landscape and architectural plans.
13. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 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

F. BYLAWS FOR FIRST AND SECOND READING

Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5924 and 5925.
CARRIED

Councillor Richter opposed

2. Official Community Plan Amendment and Rezoning Application No. 100269 (McElhanney Ltd. / 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue)
Bylaw No. 5930
Bylaw No. 5931
Report 23-180
File CD 08-23-0230

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney Ltd.) Bylaw No. 5931 rezoning 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zone CD-194 and CD-195 to facilitate the development of approximately 1,452 apartments and 171 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication along 202A Street (including greenway), 204 Street, 78 Avenue, 78A Avenue and 80 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 78 Avenue between 203A Street and 204 Street.

F. BYLAWS FOR FIRST AND SECOND READING

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Completion of a subdivision to create the proposed apartment and townhouse lots.
6. Provision of a traffic study addressing the impact of the proposal on the existing surrounding road network and identifying (and securing) any potential upgrades (onsite and offsite) including parking design, signalization of intersections, provision of roundabouts and any other upgrades.
7. Dedication and construction of a 4.5 m wide street greenway on the east side of 202A Street and south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
8. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and protection of the lands via restrictive covenant.
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
10. Registration of restrictive covenants acceptable to the Township:
    a. restricting building on all proposed lots until applicable target community amenity contributions are provided as outlined in Policy 07-166 as amended
    b. restricting development until a Development Permit is issued
    c. prohibiting access to 80 Avenue and 202A Street
    d. prohibiting clearing of all proposed townhouse and apartment lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    e. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    f. establishment and protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage and security
    g. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    h. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.

F. BYLAWS FOR FIRST AND SECOND READING

11. Registration of statutory rights-of-ways for the purpose of public pedestrian corridors over proposed Lots 1, 2, 3, 4, and 5 connecting the 202A Street and 80 Avenue greenways to 204 Street, 78 Avenue, 78A Avenue and 79 Avenue.
12. Registration of a cross access easement between proposed Lots 1, 2, and 3.
13. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary community amenity contribution currently estimated at approximately $34M based on current rates, to be determined at the time of issuance of building permits (subject to recalculated applicable CAC rates at that time and the Municipal Price Index (MPI) with an initial contribution of $5,922,261 based on current rates.
14. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
15. 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 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5930 and 5931.
CARRIED

Councillor Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 2:33pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100709 and Development Permit Application No. 101344 (1345477 BC Ltd. / Architecture Panel Inc. / 19886 - 76 Avenue and 7588 – 198B Street) Bylaw No. 5923 Report 23-167
File CD 08-22-0111

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1345477 BC Ltd.) Bylaw No. 5923 rezoning 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate the development of 185 apartment units and 1,975 m^2 (21,258 ft^2) of ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 76 Avenue and the east half of 198B Street (including greenway), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Registration of a restrictive covenant acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Registration of a statutory right-of-way for public art to the be located at the corner of 76 Avenue and 198B Street.
9. Consolidation of the two properties into one.
10. Updating of Development Permit No. 101344 to finalize architectural and landscape drawings.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

11. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5923 authorize issuance of Development Permit No. 101344 subject to the following conditions:

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

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

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

CARRIED

Councillor Ferguson re-entered the meeting at 2:35pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Rezoning Application No. 100645 and Development Permit Application No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue)
Bylaw No. 5903
Report 23-168
File CD 13-20-0151

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments Ltd.) Bylaw No. 5903 rezoning approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of 43 unit apartment building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan.
3. Dedication and construction, consistent with Aldergrove Community Plan, of a 10 m wide greenway along the west property line.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Registration of a restrictive covenant acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units, in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Consolidation of the two existing single family lots into one.
9. Finalization of landscape and architectural plans.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and

That Council at time of final reading of Rezoning Bylaw No. 5903 authorize issuance of Development Permit No. 101194 subject to the following conditions:

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

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

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

That Council authorize staff to schedule a Public Hearing for Bylaw No. 5903.
CARRIED

3. 2024 Permissive Tax Exemptions
Bylaw No. 5932
Report 23-177
File FIN 1970-03

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw No. 5932; and

That Council approve an update to the Permissive Tax Exemption Policy No. 03-087.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

1. Zoning Bylaw Amendment for
On-Site Amenity Areas
Bylaw No. 5913
Report 23-169
File MA BA000041

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (On-Site Amenity Areas) No. 5913.
CARRIED

Councillor Richter opposed

J. BYLAWS FOR FINAL ADOPTION

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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Fire Hall Loan Authorization Bylaw No. 5880”.
CARRIED

Councillor Richter opposed

2. Highway Closure, Dedication Removal and Disposal
(1102827 BC Ltd. and 1117488 BC Ltd.)
Bylaw No. 5824
Report C23-46
File PM002975

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to “Highway Closing and Dedication Removal (1102827 BC Ltd. and 1117488 BC Ltd.) Bylaw No. 5824”.
CARRIED

J. BYLAWS FOR FINAL ADOPTION

3. Rezoning Application No. 100543 and Development Permit Applications No. 101171 and 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686".
CARRIED

Development Permit No. 101171

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101171 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

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

CARRIED

Councillor Richter opposed

Development Permit No. 101211

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

J. BYLAWS FOR FINAL ADOPTION

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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. On-site landscaping to be secured by letter of credit at building permit stage;
b. Completion of a subdivision consistent with the rezoning bylaw; and
c. Payment of building permit administration fees.

CARRIED

Councillor Richter opposed

Councillor Richter left the meeting 3:01pm.

K. ITEMS FROM PRIOR MEETINGS

1. Rezoning Application No. 100723 and
Cannabis Retail Sales Endorsement
Application No. 000025 (Nagra / 2426 – 200 Street)
Bylaw No. 5876
Report 23-99
File CD 07-23-0066

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Nagra) Bylaw No. 5876 amending the Service Station Zone C-6 to permit cannabis retail sales as a permitted use on a portion of a 0.42 ha (1.04 ac) property located at 2426 – 200 Street subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;
2. Registration of a 4.5 m wide statutory right-of-way over the west side of the subject property for the purposes of future greenway; and

K. ITEMS FROM PRIOR MEETINGS

That Council, at time of final reading of Rezoning Bylaw No. 5876, should the application be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

> *"That Council has considered and ENDORSED the request by Sarbjit Nagra to locate a non-medical cannabis retail store at 2426 – 200 Street as meeting the objectives of Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council, the records of which are provided as attachments to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

CARRIED

Councillor Ferguson opposed

Councillor Richter re-entered the meeting at 3:03pm.

2. Rezoning Application No. 100478 and
Development Permit Application No. 100896
(1135881 BC Ltd. / Kasian Architecture /
3321 – 200 Street and 19882 and 19944 – 33A Avenue)
Bylaw No. 5874
Report 23-106
File CD 07-27-0081

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135881 BC Ltd.) Bylaw No. 5874 rezoning 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

K. ITEMS FROM PRIOR MEETINGS

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 33A Avenue and the west half of 200 Street (including 4.5 m greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the 1987 Brookswood Community Plan;
3. Dedication and construction of a 4.5 m wide greenway on the west side of 200 Street;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Subdivision of the properties into two lots separating the Community Commercial Zone C-2 lot from the Comprehensive Development Zone CD-182 lot;
8. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    c. Identifying a minimum of 5% of townhouse units and 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Registration of a reciprocal access easement;
    e. Prohibiting vehicular access to 200 Street;
9. Compliance with the requirements of the applicable Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Brookswood-Fernridge Greenway Amenity Policy (if adopted / applicable) Development Works Agreement (DWA), and Latecomer charges; and

That should Council elect to advance Rezoning Bylaw No. 5874 authorize issuance of Development Permit No. 100896 at time of final reading subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";

K. ITEMS FROM PRIOR MEETINGS

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

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

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

That Council authorize staff to schedule a Public Hearing for Bylaw No. 5874.

REFERRAL
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That the application be referred back to staff to work with the proponent to revise the proposed development to more closely align with the current land use designations, better accommodate and consider adjacent, existing single family land uses while maintaining a component of medical uses and commercial uses potentially accessory to a medical use.
CARRIED

Councillor Richter opposed

K. ITEMS FROM PRIOR MEETINGS

3. Heritage Revitalization Agreement Application No. 100700 and Development Permit Application No. 101114 (Berry General Store / Mounpillar Enterprises Inc. / 23210 Fraser Highway)
Bylaw No. 5906
Bylaw No. 5907
Report 23-156
File CD 10-33-0093

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That the Berry General Store located at 23210 Fraser Highway be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act to formally recognize its heritage value and establish eligibility for regulatory bylaw variances as an incentive for conservation and legal protection of this building;

That the required notification of the addition of the Berry General Store to the Community Heritage Register be provided to the owner of the property at 23210 Fraser Highway and the Minister of Tourism, Arts, Culture and Sports pursuant to Sections 592 and 595 of the Local Government Act;

That Council give first and second reading to Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906 for the conservation and protection of the Berry General Store building located at 23210 Fraser Highway, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of sufficient land for the bus stop and deceleration lane on Fraser Highway, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of final landscape plans incorporating streamside protection and enhancement area fencing and noise fencing, details and security in accordance with the Township's Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

K. ITEMS FROM PRIOR MEETINGS

6. Registration of restrictive covenants acceptable to the Township as follows:
    a. Protecting the streamside protection and enhancement area as defined by 15 metre setbacks from top of bank from disturbance in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement
    b. Prohibiting left turn access to the site from 232 Street and Fraser Highway
7. Consolidation of the subject properties into one lot.
8. Payment of applicable supplemental Heritage Revitalization Agreement fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council give first and second reading to the Heritage Designation (Berry General Store) Bylaw 2023 No. 5907;

That Council authorize staff to schedule the required Public Hearing for proposed Bylaws No. 5906 and 5907 in conjunction with the hearing for proposed Development Permit No. 101114; and

That Council, at the time of final reading of Bylaw No. 5906, authorize issuance of Development Permit No. 101114 subject to the following conditions:

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

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

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

K. ITEMS FROM PRIOR MEETINGS

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy
f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

CARRIED

4. Willoughby Community Plan and
Latimer Neighbourhood Plan Amendment No. 100263 and
Rezoning Application No. 100617 (1177293 BC Ltd. /
Gursimer Design and Management Ltd. / 7894 – 197 Street)
Bylaw No. 5919
Bylaw No. 5920
Report 23-165
File CD 08-22-0099 / 08-22-0117

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5920 rezoning 0.8 ha (2 ac) of land located at 7894 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 53 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

K. ITEMS FROM PRIOR MEETINGS

5. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site.
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township.
    c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
    d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
    e. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.
6. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the east (7891 – 199 Street).
7. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the north (7922 – 197 Street).
8. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of servicing lands located to the east (7891 – 199 Street).
9. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of a Recreational Greenway on the south side of the subject property from 197 Street to lands located to the east (7891 – 199 Street).
10. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $1,643,200 in support of the proposed OCP amendment and rezoning.
11. Compliance with the Willoughby Greenway Amenity Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that 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 (1177293 BC Ltd.) Bylaw No. 5919 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and Housing Needs Report; and

K. ITEMS FROM PRIOR MEETINGS

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5919 and 5920.
CARRIED

Councillor Richter opposed

L. MAYOR AND COUNCIL REPORT

Councillor Ferguson commented that today is September 11 and reminded everyone to remember the tragic event that happened in New York. He further commented that the Township is celebrating its 150th birthday.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. FOR INFORMATION

1. **2022 Annual Water Quality Report**
   Memorandum – Engineering Division
   File 5600-05-001

2. **Safety and Security at Township Parks**
   Memorandum – Engineering Division
   File 5810-01

3. **Township of Langley Fire Department – 2023 Wildfire Deployment**
   Memorandum – Protective Services Division
   File 7200-01

4. **Trans Mountain Expansion Project – Noise Exemption**
   Memorandum – Engineering Division
   File 5330-28-018

5. **Willowbrook Connector and 208 Street (Phase 1) Construction – Hours of Work and Traffic Impacts**
   Memorandum – Engineering Division
   File 5330-23-160

6. **2023 Traffic Calming Program Update**
   Memorandum – Engineering Division
   File 5460-04

O. FOR INFORMATION

7. Jacob Haldi Bridge Fencing Options
Memorandum – Engineering Division
File 5330-20

8. Cops for Cancer, Tour De Valley 2023
Memorandum – Engineering Division
File HSP00075

9. Presentation Request - Langley Community Services Society
File 0550-10

Letter from Sanjeev Nand, Executive Director, Langley Community Services Society, requesting approval of a 20-minute presentation to Council at the October 23, 2023 Regular meeting.

10. Rail Safety Week
File 0630-01

Correspondence from Tyler W. Banick, Manager, Public & Government Affairs, CN, requesting the week of September 18-24, 2023 be proclaimed as Rail Safety Week.

P. MOTIONS ARISING FROM INFORMATION

1. Jacob Haldi Bridge Fencing Options

MOTION
Moved by Councillor vanPopta,
Seconded by Mayor Woodward,
That this item be added to the September 25, 2023 Regular Agenda for further discussion.
CARRIED

2. Presentation Request - Langley Community Services Society
File 0550-10

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council approve a 5-minute presentation to Council at the October 23, 2023 Regular meeting.
CARRIED

Councillor Richter opposed

Q. OTHER BUSINESS

1. Mobile Integrated Crisis Response Teams

Item deferred to the September 25, 2023 Regular Council meeting.

2. Future Land Use for Langley Regional Airport

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
Whereas the Langley Regional Airport plays many roles within the Township of Langley community, including serving as an economic hub, a cultural and historical landmark, and civic centre;

Whereas the long-term vision for the Langley Regional Airport starts with an analysis of future land use and direction for its development potential; and

Whereas a review and update will provide staff with the opportunity to engage with the public and current and prospective tenants of the Langley Regional Airport on a potential updated vision for its future to maximize its potential for the benefit of the Township of Langley as a whole;

Therefore be it resolved that Council hereby directs staff to report to Council on a potential timeline, process, and funding that may be required for an in-depth analysis of potential land uses at the Langley Regional Airport, including, but not necessarily limited to:

1. current and future land-use;

2. a review and potential update to the land leasing model with a review of the ideal, long-term tenant mix with the greatest economic return;

3. an evaluation of the airport's potential effect on adjacent Community Plans; and
4. other items that may be appropriate for Council to consider to maximize the ongoing community benefit for the Township of Langley's residents and taxpayers.

REFERRAL
Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
That this motion be referred to a future Council Process Committee meeting for further discussion.
CARRIED

Mayor Woodward and Councillor Richter opposed

Q. OTHER BUSINESS

3. Adia Lewis Delegation

MOTION
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the request for funding for the "I Am With You House" be referred to staff.
CARRIED

4. Robert Kay Delegation

MOTION
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the delegation be referred to staff for a report and that staff suspend enforcement action until the report is considered by Council.
CARRIED

Councillor Richter opposed

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (g) Legal
Item E.2 - Section 90(1) (e) Property; (k) Negotiations
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item G.2 - Section 90(2) (b) Intergovernmental Relations
Item G.3 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (e) Property (k) Negotiations

CARRIED

S. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That the meeting terminate at 3:33pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF
PUBLIC HEARING
MINUTES

Monday, September 11, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors S. Ferguson, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

C. Jarvie and R. Zwaag

S. Little 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 Meeting for Public Hearing and Development Permits – September 11, 2023

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 11, 2023.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100215 and Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street)
Bylaw No. 5917
Bylaw No. 5918
Report 23-163
File CD 08-14-0204

B. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918"

Explanation – Bylaw No. 5917

C. Jarvie explained that Bylaw No. 5917 amends the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment' designation and increasing the amount of allowable commercial space in the Apartment Mixed Use designation. The amendments are required to facilitate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

Explanation – Bylaw No. 5918

C. Jarvie explained that Bylaw No. 5918 rezones 1.5 ha (3.6 ac) of land located at 7007, 7021 and 7033 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-189 to accommodate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space.

Development Permit No. 100999

Running concurrently with this Bylaw is Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street) in accordance with Attachment G subject to the following conditions:

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

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

B. PUBLIC HEARING

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.
e. 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. H. Saran, President, Development, Steelcrest, submitted a 38-signature petition in support of the application.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918".
CARRIED

Councillor Richter opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918".
CARRIED

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 7:07pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25 - REGULAR MEETING	**REPORT:**	23-206
FROM:	CORPORATE ADMINISTRATION	**FILE:**	0630-01
SUBJECT:	PROCLAMATIONS AND FLAG RAISING POLICIES		

RECOMMENDATION(S):

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 15 local communities to determine their polices on proclamations and flag raising. The following information was collected:

Municipality	Proclamations	Flags	Building/Bridge Lighting	Have a Policy
Abbotsford	No	No	No	Yes
Chilliwack	No	No	No	No
Coquitlam	No	No	Yes	No
Langley City	No	No	No	Yes
Maple Ridge	No	No	No	Yes
Pitt Meadows	No	No	No	Yes
West Vancouver	No	No	No	No
White Rock	No	Yes	Yes	Yes
Anmore	Yes – vetted through the Corporate Office before being included on the Consent Agenda	No	No	No
Burnaby	Yes	No	Yes	Yes
Surrey	Yes	No	No	No
Port Coquitlam	Yes – approved by the City Manager first for language, then approved by the Mayor	No	No	No
Richmond	Yes – approved by the Mayor	No	No	No
North Vancouver	Yes – approved by the Mayor's office	No	No	No
Victoria	Yes – vetted through the Committee of the Whole prior to being sent to Council for approval	No	No	Yes

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:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-182
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL PROCEDURE UPDATES AND THE 2024 COUNCIL CALENDAR		

RECOMMENDATION(S):

That Council direct staff to bring forward the proposed *Council Procedure Bylaw* updates.

That Council approve the proposed 2024 Council Calendar, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

Upon reviewing the first ten months of this Council Term, staff have heard Council discuss updates to the *Council Procedure Bylaw* that will assist Council in processes and meeting procedures. The options discussed by Council require direction to be incorporated into an amending Council Procedure Bylaw. Also provided in this report is a description of notable housekeeping amendments that will be incorporated in an amending procedure bylaw to better reflect current processes.

To assist Council in schedule planning for 2024, a draft Council Calendar has been included as Attachment A. This calendar has been drafted to allow for an earlier agenda preparation and release dates as per Council discussions.

Also provided is information regarding amending the Statutory Notice Advertising requirements. Recently it has become evident that the required newsprint advertising is no longer adequate. The *Community Charter* allows for Local Governments to alter the required Statutory Notice Advertising requirements. Staff are currently reviewing options.

PURPOSE:

Staff request Council direction on the inclusion or exclusion of the following potential amendments to the C*ouncil Procedure Bylaw 2016 No. 5199*.

1. Amending the release date of the agendas to Council to six (6) days prior to the meeting from the current four (4) days.
2. Amending the release of the agenda on the Township website to four (4) days prior to the Council meeting from the current (3) days.
3. As a result of the above date changes, there is a corresponding amendment to the deadlines for all submissions to the agenda required. Submission deadlines would be changed to the twelfth (12th) day prior to the meeting. This is for all submissions including, but not limited to:

- direction for reconsideration
- public delegation requests
- notices of motion

4. Including language to be concurrent and add clarity with the *Development Applications Procedure Bylaw No. 5760* to exclude delegation requests for zoning bylaw amendments that are compliant with the area OCP, Heritage Alternation Permits, Development Permits as per *Development Applications Procedure Bylaw No. 5760*. Requestors will be advised that these processes are written submissions opportunities.

Further, staff request direction on the proposed 2024 Council Calendar.

DISCUSSION/ANALYSIS:

Staff routinely review the *Council Procedure Bylaw* to determine if processes have been amended or if Council has raised concerns or suggestions for amendments to the bylaw. Staff have noted several discussions and requests by Council members to update the bylaw. Staff have also observed that some processes have changed and require amended language to the *Council Procedure Bylaw*. Following is a brief description of both Council requested and house keeping changes. Staff are requesting direction to bring forward an amending bylaw incorporating the changes below.

Council Procedure Bylaw Discussed Amendments:

1. Council members have discussed the need to receive the agenda package for Council meetings earlier in the week. It is felt that receiving the package on Thursday does not provide enough time to review the agenda prior to Monday's meetings.

   Staff have reviewed the current practices and believe moving submission deadlines one week earlier will enable the production of the agenda for Tuesday the week prior to the meeting, six (6) days prior to the scheduled meeting date.

   The moving of all deadlines to one week earlier is required due to the requirement for both agenda production and post Council meeting tasks occurring in the same week due to this change. Currently the cycle of Council document and process management has one week for production of the agenda and one week for the processing directions from a Council meeting. The agenda production will require more time than the current schedule allows to have both processes occurring at the same time.

   One other consequence of this change will be the inability to schedule Council meetings two weeks in a row (back-to-back). Staff would be unable to provide a Council agenda the same week as a Council meeting as the release date to Council is the day after the Council meeting. This may limit the number of Council meeting dates available. Staff have reviewed the date availability for "Council "Mondays" in 2024. The review included accounting for statutory holiday Mondays, known conference schedules, summer and winter Council breaks, and the inability to have back-to-back Council Mondays. The result is a calendar with 20 available Council Mondays. Should Council direct staff to amend the Council agenda release date. A draft calendar for 2024 is included as Attachment A for Council's direction.

2. Amending the release of the agenda for Council allows for a change to the agenda release to the public as well. Staff propose moving this date from the Friday prior to the meeting to the Thursday prior to the meeting, four (4) days prior to the Council meeting.

3. As a result of the above date changes there is a corresponding amendment to the deadlines for all submissions to the agenda required. Submission deadlines would be changed to the twelfth (12^{th}) day prior to the meeting. This is for all submissions including, but not limited to:
   - Direction for reconsideration
   - Public Delegation requests
   - Notices of Motion

4. Including language to add clarity and to be compliant with the *Development Applications Procedure Bylaw No. 5760* to exclude delegation requests for zoning bylaw amendments that are compliant with the area OCP, Heritage Alternation Permits, Development Permits as per *Development Applications Procedure Bylaw No. 5760*. Requestors will be advised that Council will accept written submissions for these applications.

Council Procedure Bylaw Notable Housekeeping Amendments

1. The Council meeting types will be simplified to remove the title information pertaining to time of the meeting. The bylaw will reference Regular, Public Hearing and Closed Council meetings. Meetings can continue to be scheduled for anytime of the day Council directs, but titles will not include a time reference.

2. The references to "Special Closed" meetings will be changed to "Closed" meetings. Closed meetings of Council are now placed on the annual calendar and approved with the annual calendar and therefore do not require the posting provisions of a special meeting. The reference to "special" is used to signify the calling of a Council meeting not included in the approved schedule and should only be used for those instances for any type of Council meeting.

3. Electronic Meetings will be updated to better incorporate the legislative requirements and request the Council members advise the Township Clerk at least four hours before the commencement of a meeting if they require to attend electronically.

4. Appendix A, "Council Meeting Agenda Headings" will be deleted in its entirety. It is unnecessary in the bylaw. Staff will be providing a policy for Council to review and potentially adopt. The policy would include that the following headings will be included in the Regular Meeting Agenda:
    a. Mayor and Council Report
    b. Metro Vancouver Representatives' Report
    c. Other Business

    Moving these titles to a policy allows Council to amend the headings without changing the Council Procedure Bylaw providing a greater flexibility. Staff will continue to use the additional current headings for other items that regularly occur in the agendas, but it will be managed as Legislative Services procedure.

5. Appendix B "Protocol for Public Hearings" will be updated to match current practices.

Proposed 2024 Council Calendar

To provide Council with additional notice for the 2024 Council meeting schedule, the 2024 Council Calendar is included for Council's deliberation and direction. As discussed earlier, the change to the distribution date of the Council agendas will result in fewer meetings for 2024. The provided calendar has been drafted to include all potential dates for this Council preparation schedule. Should Council determine that additional meetings or alternative meeting dates are required, staff would be unable to provide the agendas on the timelines proposed above.

Proposed Statutory Advertising Amendments

Recently staff have become aware that several Local Governments are no long relying on the newsprint adverting required by the *Community Charter*. The *Community Charter* has been amended to include the ability for Local Governments to adopt bylaws that specify non-newsprint adverting as meeting the statutory requirements. In some instances, the Local Governments were forced to move to alternatives as local newspapers ceased print copies and moved to online news sites only. In other instances, there were circulation and service issues that provided the emphasis to seek alternatives. Staff are currently reviewing the alternatives and will be providing a report to Council and potentially a proposed bylaw, if necessary, to better align with providing the statutory information to the residents and stakeholders of the Township of Langley.

Legislation:

Community Charter
Council Procedure Bylaw 2016 No. 5199
Development Applications Procedure Bylaw No. 5760

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION DIVISION

ATTACHMENT A 2024 Draft Council Meeting Calendar

Township of Langley – Council Calendar

ATTACHMENT A

January 2024

Acting Mayor: Cllr. Baillie

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

February 2024

Acting Mayor: Cllr. Baillie

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

March 2024

Acting Mayor: Cllr. Baillie

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

April 2024

Acting Mayor: Cllr. Baillie

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

May 2024

Acting Mayor: Cllr. Rindt

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

June 2024

Acting Mayor: Cllr. Rindt

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

July 2024

Acting Mayor: Cllr. Rindt

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

August 2024

Acting Mayor: Cllr. Rindt

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
	BC Day					
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

September 2024

Acting Mayor: Cllr. Rindt

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

October 2024

Acting Mayor: Cllr. Rindt

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

November 2024

Acting Mayor: Cllr. Martens

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley - Council Calendar

December 2024

Acting Mayor: Cllr. Martens

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

4th Floor, 20338 – 65 Avenue, Langley, BC
FRPT = Fraser River Presentation Theatre
SRC = Salmon River Committee Room

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-191
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-05-0016
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101255 (22424 FRASER HIGHWAY LTD. / 22425 – 48 AVENUE)		

PROPOSAL:

Development Permit application for a 1,222 m^2 (13,154 ft^2) 2-storey commercial building.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101255 subject to eight (8) conditions.

RATIONALE:

The proposal complies with the Murrayville Community Plan, and the site's Community Commercial Zone C-2.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101255 to 22424 Fraser Highway Ltd. for property located at 22425 – 48 Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy.
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
d. 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).
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
f. Section 107.12.2 – Off-Street Bicycle Parking and End of Trip Facilities Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 26 visitor and three secure bicycle spaces to nine visitor and two secure bicycle spaces.
g. Signage placed in accordance to the recommendations in the Parking Rationale by CTS Traffic Engineering Specialists identifying 18 parking spaces in the AM (7:00 am to 9:00 am) and nine parking spaces in the PM (3:00 pm to 6:00 pm) for "daycare drop-off and pick-up".
h. All refuse areas to be located within buildings and/or enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.

b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
e. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

EXECUTIVE SUMMARY:

22424 Fraser Highway Ltd. has applied for a development permit for a 1,222 m^2 (13,154 ft^2) 2-storey commercial building with ground level commercial space and a daycare on the second level. The proposed development meets the intent of the Murrayville Community Plan Development Permit Area guidelines and complies with the site's Community Commercial Zone C-2. A variance to reduce the required number of bicycle parking spaces is included in the proposed Development Permit. Staff recommend issuance of Development Permit No. 101255 subject to eight (8) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101255.

REFERENCE:

Owner:	22424 Fraser Highway Ltd. 2105 West 38 Avenue Vancouver, BC V6M 1R8
Agent:	Mara + Natha Architecture Ltd. 202, 2414 St. Johns Street Port Moody, BC V3H 2B1
Legal Description:	Lot 1 Section 5 Township 11 and Section 32 Township10 New Westminster District Plan EPP104389
Location:	22425 – 48 Avenue
Area:	0.331 ha (0.818 ac)
Existing Zoning:	Community Commercial Zone C-2
Murrayville Community Plan:	Limited Commercial Development Permit Area 'B' – Murrayville Community Plan

BACKGROUND/HISTORY:

- The subject site is designated Limited Commercial in the Murrayville Community Plan.
- In 2007 the intersection at 48 Avenue and Fraser Highway was realigned as part of a capital works project.
- As part of that project, 48 Avenue was realigned (curved and pushed south) with the remnant road dedication consolidated with the subject property.
- The former road dedications are encumbered with a statutory right-of-way (SRW) for utility purposes.

DISCUSSION/ANALYSIS:

- Mara + Natha Architecture Ltd. has applied for a development permit to facilitate construction of a 1,222 m^2 (13,154 ft^2) 2-storey commercial building with commercial retail space on the ground level and a daycare on the second level.
- The proposed development meets the intent of the Murrayville Community Plan Limited Commercial designation, applicable Development Permit Area guidelines and complies with the site's Community Commercial Zone C-2.
- South and west portions of the site are encumbered with a utility SRW restricting uses to parking and nominal landscaping. The proposed building location, landscaping, and parking is influenced by the need to accommodate the SRW.

Adjacent Uses:

	Existing Use	Rural / Community Plan Designation	Existing Zoning
North:	Fraser Highway, beyond which is an agricultural property	Agricultural/Countryside	Rural Zone RU-3
South:	48 Avenue, beyond which are two properties	Industrial	Service Industrial Zone M-1B

East:	Fraser Highway and 48 Avenue, beyond which is an agricultural property	Agricultural/Countryside	Rural Zone RU-3
West:	224 Street, beyond which is a lane and two properties	Commercial	Service Commercial Zone C-3

Development Permit:

- The site is designated Development Permit Area B in the Murrayville Community Plan.
- Proposed Development Permit No. 101255 (Attachment E) includes renderings, site plans, building elevations and tree and landscaping plans consistent with the guidelines.
- The proposal includes a 1,222 m^2 (13,154 ft^2) 2-storey commercial building with ground floor commercial retail space and a daycare with outdoor play area on the second floor.
- Site layout and building location is influenced by a utility SRW located in the south and west portions of the subject property.
- The applicant provided parking study recommends the installation of signage to reserve a number of on-site parking stalls in the morning and evening to accommodate peak demands for daycare pick up and drop off. This recommendation is included as a Development Permit condition. The proposed development exceeds the minimum requirement for on-site vehicular parking.
- The proposal includes a pedestrian oriented plaza with seating area at the corner of 48 Avenue and Fraser Highway.

Proposed Variance:

- To vary Section 107.12.2 – Off-Street Bicycle Parking and End of Trip Facilities Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 from 26 visitor and three secure bicycle spaces to nine visitor and two secure bicycle spaces.
- The group children's daycare visitor bicycle parking requirements are:
    - *4 visitor bicycle spaces per classroom; plus*
    - *0.4 bicycle spaces in a secure bicycle parking area per 10 students on a maximum attendance period.*
- Based on a proposed maximum attendance of 65 children with five classrooms, the daycare use requires 20 visitor and 2.6 (three) secure bicycle spots.
- The commercial use requires six visitor bike parking spots located at the public entrance.
- The applicant is proposing a total of nine visitor bike parking spots and two secure bicycle parking spots (lockers).
- In support of their request, the applicant has provided the following rationale:

    "The Bylaw groups the general institutional uses from Group Childcare, Kindergarten, Elementary to Middle School.

    As children in age groups for Childcare, Kindergarten and Elementary are not physically developed to independently attend their classes without supervision. Therefore, we believe that the visitor bicycle stall requirement for the younger age group should be far below of those required for Middle Schools.

    Two double bicycle lockers are proposed by entrance of the proposed daycare. Desirable locations to install secure bicycle lockers only fit two lockers. Other locations would be obtrusive to site maneuvers."

- The applicant has revised the site layout and building design to accommodate the utility SRW and maximizes both landscape and parking areas while providing additional public realm enhancements.

- According to the applicant, the prospective tenant for the daycare primarily cares for young children who are incapable of independently attending the facility without parental transportation and supervision.
- To accommodate the required number of visitor bicycle spaces for the group children's day care while maintaining the proposed building siting and design, reductions to the proposed vehicular on-site parking or landscape area would be required. As children will be primarily dropped off and picked up via vehicle, staff support maintaining the vehicular parking layout and design as submitted and reducing the visitor bike parking requirements instead.

Tree Protection/Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	25	25	7	32

Policy Considerations:

The proposed development permit application facilitates development of a 1,222 m^2 (13,154 ft^2) 2-storey commercial building that includes ground level commercial retail space and a daycare on the second level.

The proposed development complies with the intent of the land use and development permit provisions of the Murrayville Community Plan and the existing C-2 zoning. The proposed development permit includes a condition to vary the required visitor bicycle parking spots for the group children's daycare. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101255 be issued as attached.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Murrayville Community Plan
ATTACHMENT C	Zoning Bylaw No. 2500 Map
ATTACHMENT D	Renderings & Site Plan Submitted by Applicant
ATTACHMENT E	Development Permit No. 101255

ATTACHMENT A

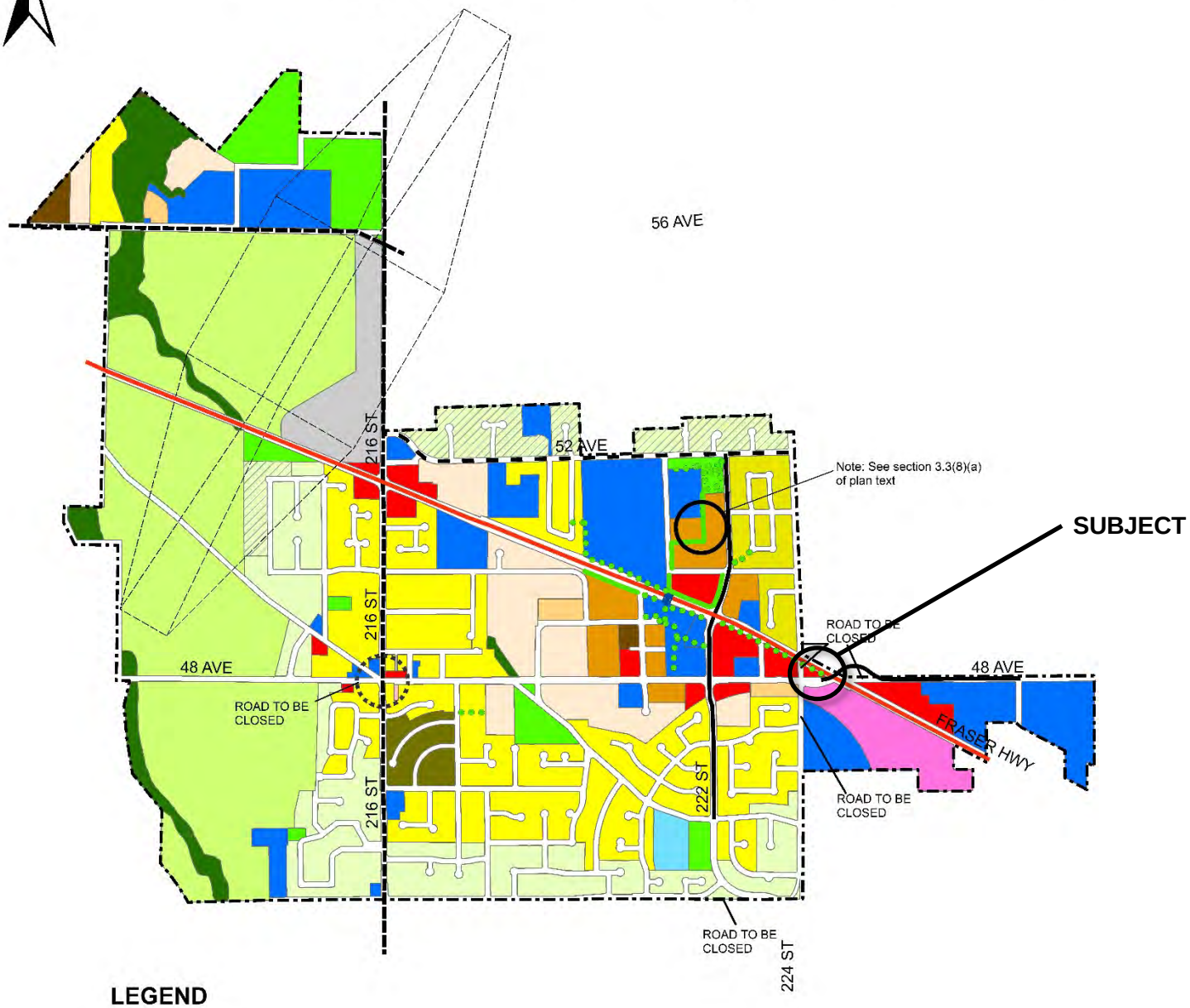


AERIAL CONTEXT MAP

ATTACHMENT B

Murrayville Community Plan

Map 2



LEGEND

- Suburban Residential
- Single Family One
- Single Family Two
- Residential Three
- Multi Family One
- Multi Family Two
- Multi Family Three
- Multi Family Four
- Comprehensive Development
- Agriculture
- Limited Commercial
- Commercial
- Industrial
- Terminal
- Institutional
- School
- Neighbourhood Park/Community Park
- Conservation Area
- Plan Boundary
- Pedestrian Walkway
- Greenway
- Pedestrian Overpass
- Flight Path
- Provincial Highway
- Arterial Road
- Major Collector Road
- Minor Collector Road
- See Council resolution of March 20, 1989

Last Amended By Bylaw No. 5673 May 30, 2022

F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Murrayville\Pln_Murrayville_Community_Plan_Map2.mxd

ATTACHMENT C



ZONING BYLAW NO. 2500

ATTACHMENT D



PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

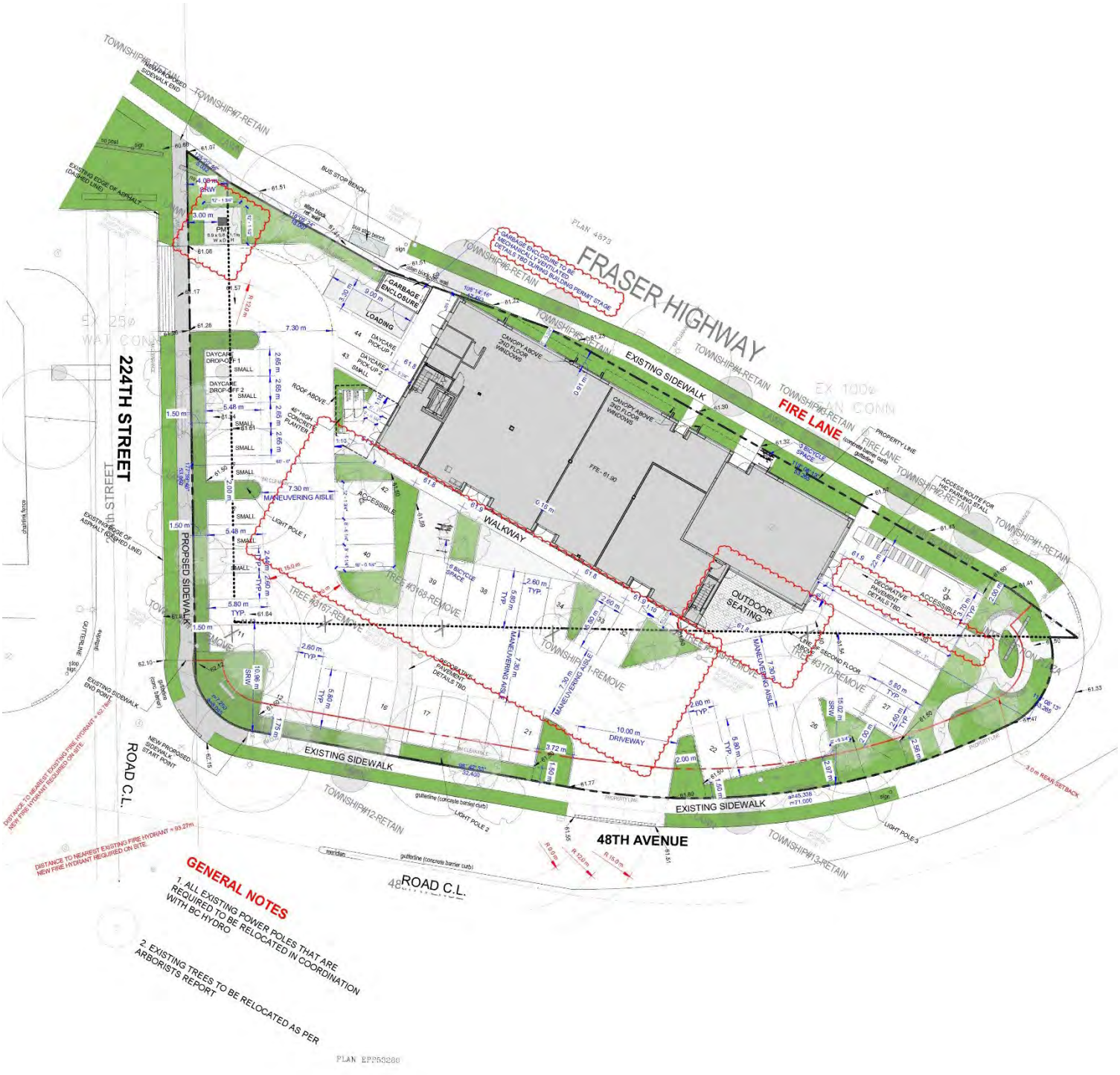


SECOND FLOOR ENTRY CANOPY



FRASER HWY.

RENDERINGS – PROVIDED BY APPLICANT



SITE PLAN – PROVIDED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT E

Development Permit No. 101255

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

1. Name: 22424 Fraser Highway Ltd.

   Address: 2105 West 38 Avenue
   Vancouver, BC V6M 1R8

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 1 Section 5 Township 11 and Section 32 Township 10 New Westminster District Plan EPP104389

   CIVIC ADDRESS: 22425 – 48 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy.
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   d. 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).
   e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   f. Section 107.12.2 – Off-Street Bicycle Parking and End of Trip Facilities Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 26 visitor and three secure bicycle spaces to nine visitor and two secure bicycle spaces.
   g. Signage placed in accordance to the recommendations in the Parking Rationale by CTS Traffic Engineering Specialists identifying 18 parking spaces in the AM (7:00 am to 9:00 am) and nine parking spaces in the PM (3:00 pm to 6:00 pm) for “daycare drop-off and pick-up”.
   h. All refuse areas to be located within buildings and/or enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
   b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.

c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
e. Payment of Development Cost Charges, supplemental development permit application fees, 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 Plan



PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY, TOWNSHIP OF LANGLEY, B.C

Mara + Natha ARCHITECTURE

Architect: Robert H. Lee, AIBC
Mara + Natha Architecture Ltd.
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10	ISSUED FOR DP SUBMISSION	210419
9	PARKING LAYOUT REVISION	210316
8	PROPERTY LINE REVISION	210315
7	PMT LOCATION REVISION	210226
6	ISSUED FOR CONSULTANTS	210216
5	ISSUED FOR CLIENT REVIEW 4	200716

Revisions

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start DaMAR 31 2020

Project Information

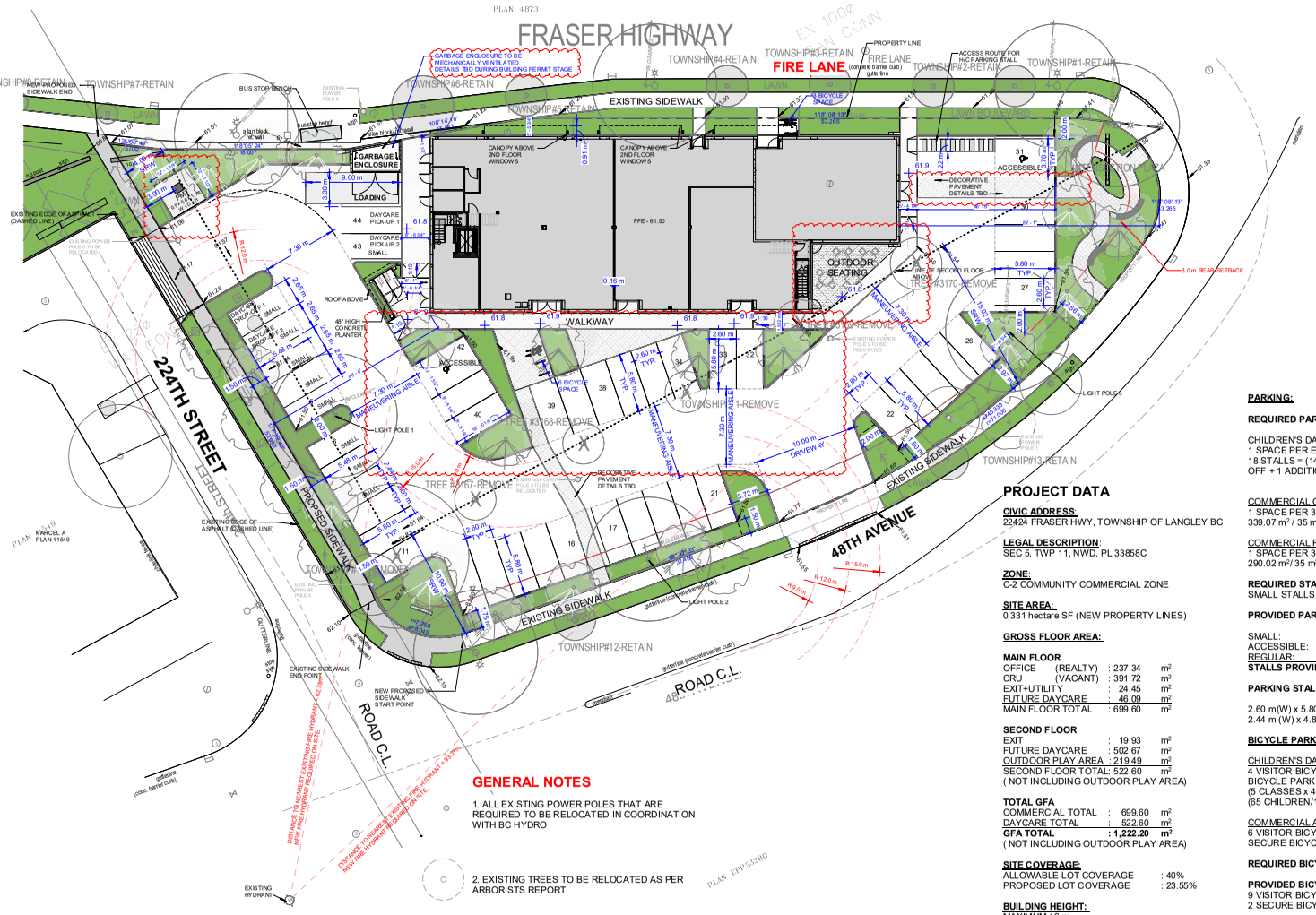
TITLE SHEET

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Sheet No. **P-A100**

SCHEDULE A

E.3



1 SITE PLAN
1 : 200

GENERAL NOTES

1. ALL EXISTING POWER POLES THAT ARE REQUIRED TO BE RELOCATED IN COORDINATION WITH BC HYDRO

2. EXISTING TREES TO BE RELOCATED AS PER ARBORISTS REPORT

PROJECT DATA

CIVIC ADDRESS:
22424 FRASER HWY, TOWNSHIP OF LANGLEY BC

LEGAL DESCRIPTION:
SEC 5, TWP 11, NWD, PL 33858C

ZONE:
C-2 COMMUNITY COMMERCIAL ZONE

SITE AREA:
0.331 hectare SF (NEW PROPERTY LINES)

GROSS FLOOR AREA:

MAIN FLOOR

OFFICE (REALTY)	: 237.34	m²
CRU (VACANT)	: 391.72	m²
EXIT+UTILITY	: 24.45	m²
FUTURE DAYCARE	: 46.09	m²
MAIN FLOOR TOTAL	: 699.60	m²

SECOND FLOOR

EXIT	: 19.93	m²
FUTURE DAYCARE	: 502.67	m²
OUTDOOR PLAY AREA	: 219.49	m²
SECOND FLOOR TOTAL:	522.60	m²

(NOT INCLUDING OUTDOOR PLAY AREA)

TOTAL GFA

COMMERCIAL TOTAL	: 699.60	m²
DAYCARE TOTAL	: 522.60	m²
GFA TOTAL	**: 1,222.20**	**m²**

(NOT INCLUDING OUTDOOR PLAY AREA)

SITE COVERAGE:

ALLOWABLE LOT COVERAGE	: 40%
PROPOSED LOT COVERAGE	: 23.55%

BUILDING HEIGHT:
MAXIMUM 12 m

SETBACKS:
FRONT LOT LINE: 0 m
REAR LOT LINE: 3.0 m
SIDE LOT LINE: 0 m

LANDSCAPING, SCREENING AND FENCING
FRONT LOT LINE & SIDE LOT LINE WITH A STREET:
2.0 m (SHALL NOT APPLY TO C2 ZONE)

REAR LOT LINE:
2.0 m IN DEPTH & 1.5 m IN HEIGHT

PARKING:

REQUIRED PARKING SPACES

CHILDREN'S DAY CARE: (SECOND FLOOR)
1 SPACE PER EMPLOYEE, PLUS A DESIGNATED DROP OFF AND PICK UP AREA
18 STALLS = (14 EMPLOYEES + 1 DROP OFF + 1 PICK UP) + (1 ADDITIONAL DROP OFF + 1 ADDITIONAL PICK UP)

COMMERCIAL OFFICE: (MAIN FLOOR)
1 SPACE PER 35 m² of G.F.A
339.07 m² / 35 m² = 9.69 = 10 STALLS

COMMERCIAL RESTAURANT (COFFEE SHOP & RESTAURANT): (MAIN FLOOR)
1 SPACE PER 35 m² of G.F.A
290.02 m²/ 35 m² = 8.29 = 8 STALLS

REQUIRED STALLS: 36 STALLS = (16+2*)+10+8
SMALL STALLS PERMITTED (20% OF REQUIRED): 7 STALLS (36 x 0.2 = 7.2)

PROVIDED PARKING SPACES

	REQUIRED	SURPLUS	TOTAL
SMALL:	7 STALLS	2 STALLS	9 STALLS
ACCESSIBLE:	1 STALLS	1 STALLS	2 STALLS
REGULAR:	29 STALLS	4 STALLS	33 STALLS
STALLS PROVIDED:	**37 STALLS**	**7 STALLS**	**44 STALLS**

PARKING STALL AND AISLE DIMENSIONS

2.60 m(W) x 5.80 m(D)----AISLE WIDTH 7.3m
2.44 m (W) x 4.88 m(D)----SMALL CAR (20% OF REQUIRED PARKING STALLS)

BICYCLE PARKING

CHILDREN'S DAYCARE : (SECOND FLOOR)
4 VISITOR BICYCLE SPACE PER CLASSROOM + 0.4 BICYCLE SPACES IN SECURE BICYCLE PARKING AREA PER 10 STUDENTS =
(5 CLASSES x 4 VISITOR SPACE)= 20 VISITOR SPACE
(65 CHILDREN/10 x 0.4 SECURE SPACE) = 2.6 SECURE SPACE = 3 SECURE SPACE

COMMERCIAL ASSEMBLY, RETAIL, OFFICE:
6 VISITOR BICYCLE SPACE AT EACH PUBLIC ENTRANCE
SECURE BICYCLE SPACE REQUIREMENT WAIVED AS GFA < 2,000 m2

REQUIRED BICYCLE SPACES : 26 VISITOR SPACE, 3 SECURE SPACE

PROVIDED BICYCLE SPACES
9 VISITOR BICYCLE SPACE
2 SECURE BICYCLE SPACE

ELECTRIC VEHICLE CHARGING

5 EV STATIONS PORPOSED

LOADING AREA:
REQUIRED FOR EVERY BLDG. HAVING GFA OF 500 m² OR GREATER

DIMENSIONS:
3.00 m (W) x 9.25 m (L) x 4.25 (H)

OTHER REGULATIONS:
OFF STREET PARKING SHALL NOT BE LOCATED WITHIN 1.5 m OF ALOT LINE

CONSULTANTS LIST

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Rob Lee, Architect AIBC
rob@maraarch.com

STRUCTURAL ENGINEER
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Min Park, Principal, Structural Eng.
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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Max Rathburn
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Mara + Natha ARCHITECTURE

Architect: Robert H. Lee, AIBC
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6	ISSUED FOR CONSULTANTS	210216
5	ISSUED FOR CLIENT REVIEW 4	200716
4	ISSUED FOR CLIENT REVIEW 3	200605

Revisions

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.
Project Address

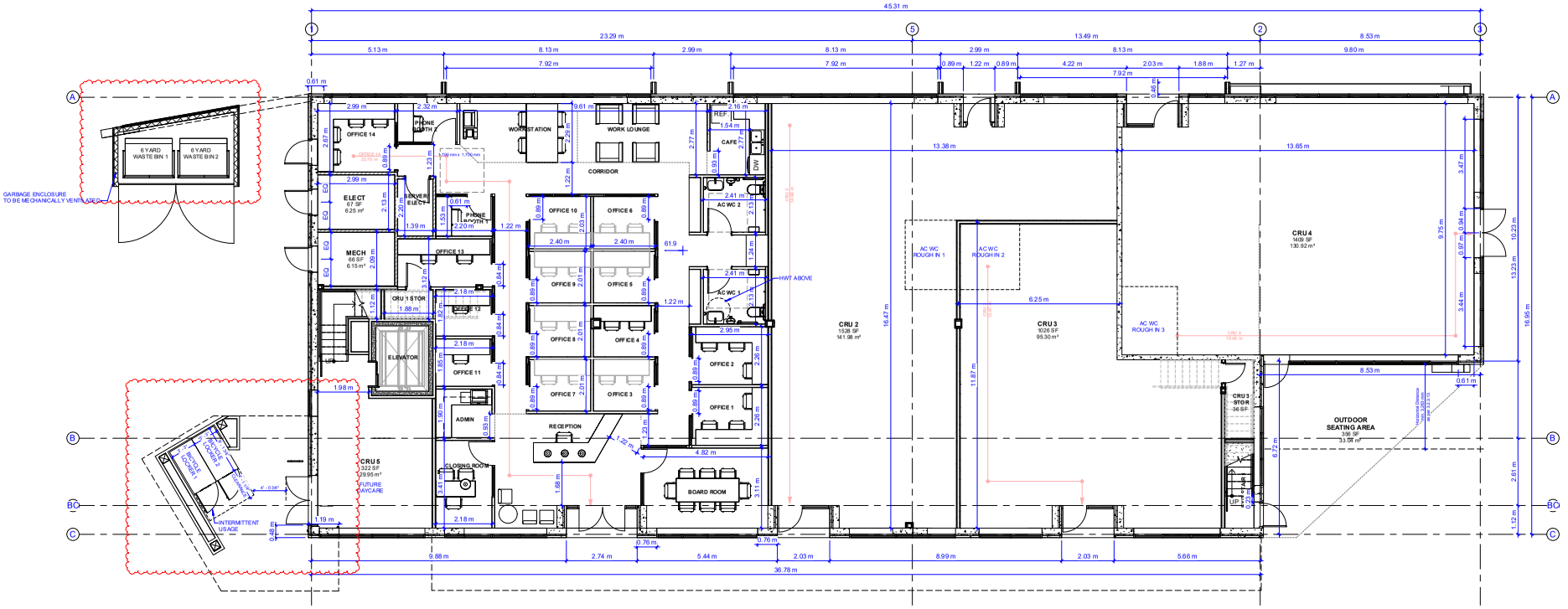
Project No. 190701 Project Start Date MAR 31 2020
Project Information

SITE PLAN

Sheet Title Scale 1 : 200

DP-A101 E.3

Sheet No.



1 1ST FLOOR
1 : 75

Mara + Natha ARCHITECTURE

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Revisions

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start DaMAR 31 2020

Project Information

MAIN FLOOR (COMMERCIAL)

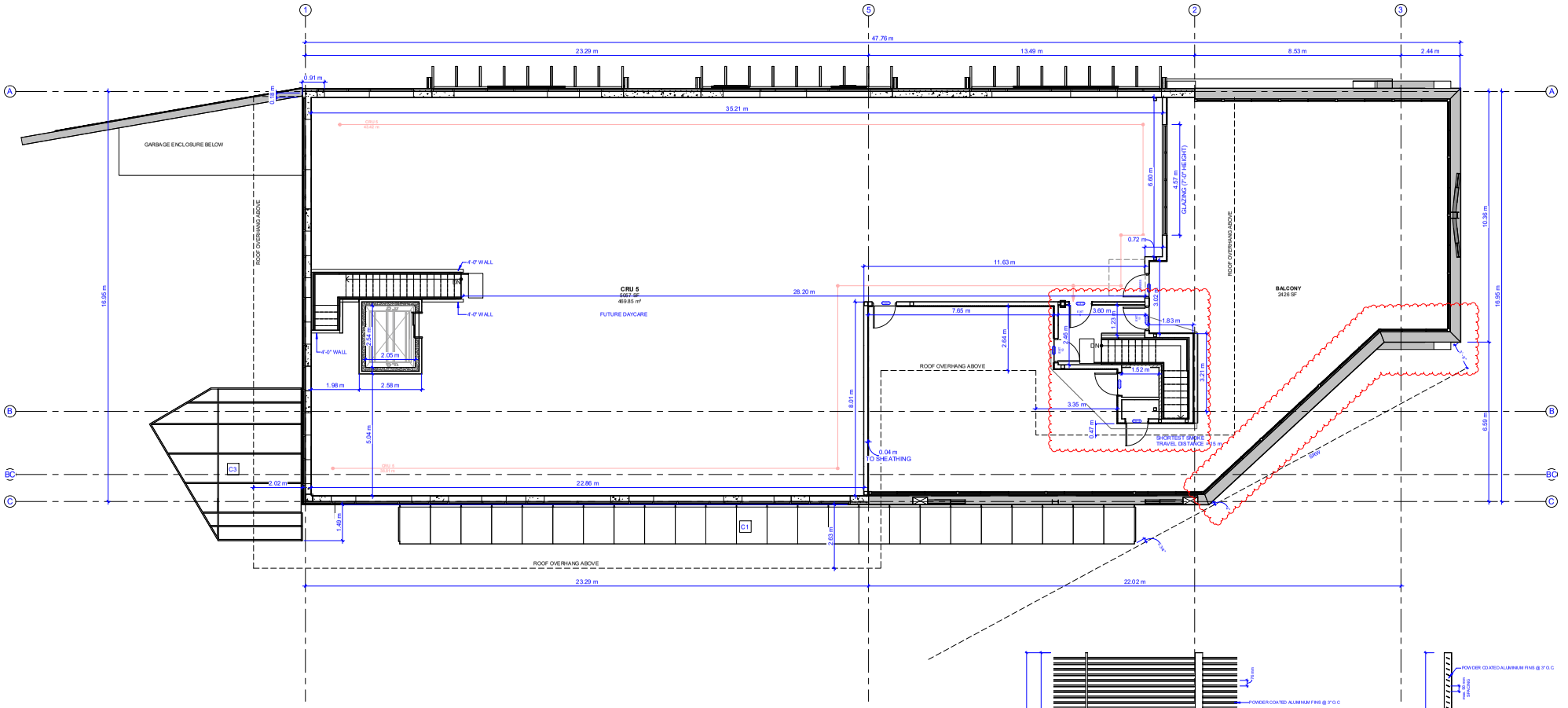
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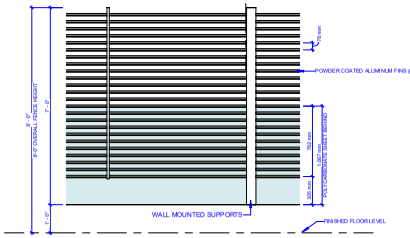
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Sheet No.

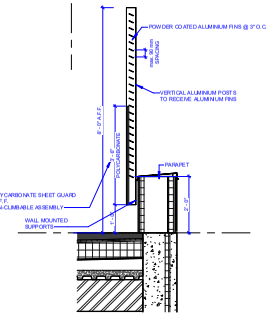
E.3



1 2ND FLOOR Copy 1
1 : 75



2 PLAY AREA FENCE ELEVATION
1 : 25



3 PLAY AREA FENCE SECTION
1 : 25

Mara + Natha ARCHITECTURE

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Revisions

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start Date MAR 31 2020

Project Information

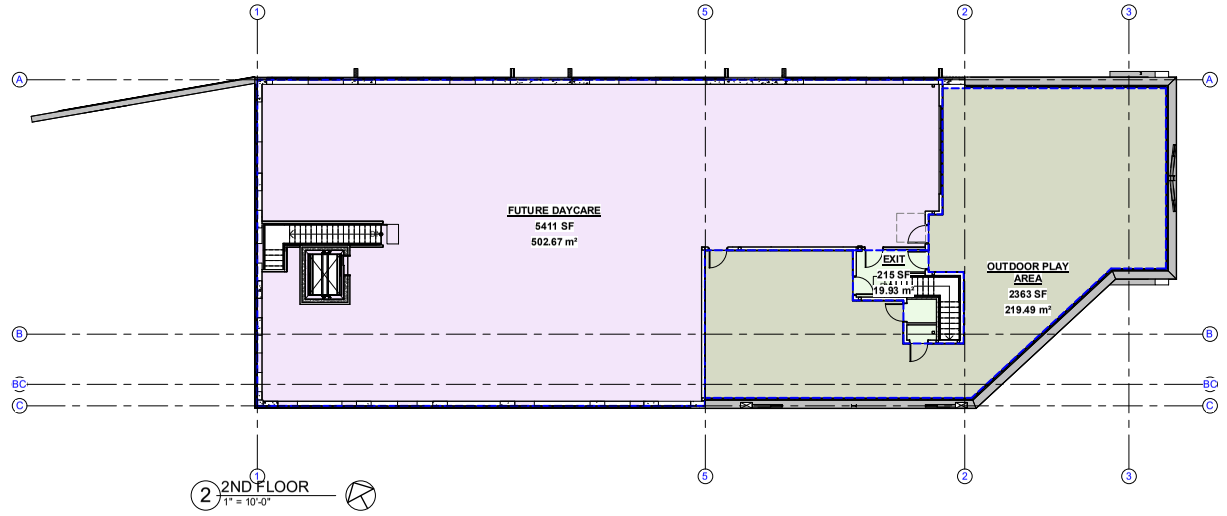
SECOND FLOOR (FUTURE DAYCARE)

Sheet Title Scale As indicated

DP-A103

Sheet No.

E.3



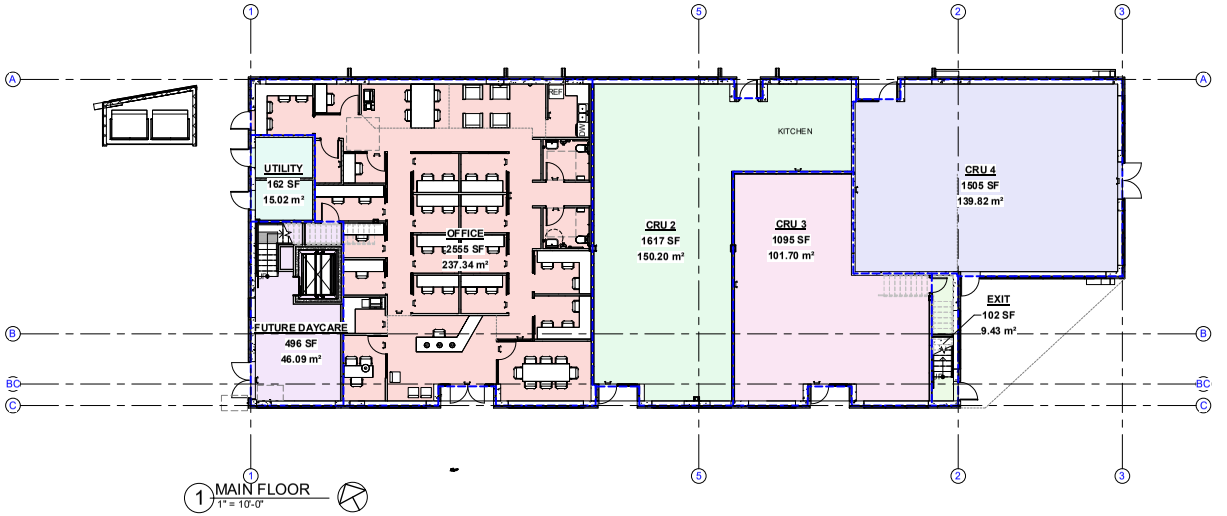
2 2ND FLOOR
1" = 10'-0"

GROSS FLOOR AREA - LEGEND

- EXIT
- FUTURE DAYCARE
- OUTDOOR PLAY AREA

GROSS FLOOR AREA
(MEASURED TO EXTERIOR WALL CLADDING)

GROSS FLOOR AREA		
Name	USES	Area
2ND FLOOR		
EXIT		19.93 m²
FUTURE DAYCARE	DAYCARE	502.67 m²
OUTDOOR PLAY AREA	DAYCARE	219.49 m²
		742.09 m²



1 MAIN FLOOR
1" = 10'-0"

GROSS FLOOR AREA - LEGEND

- CRU 2
- CRU 3
- CRU 4
- EXIT
- FUTURE DAYCARE
- OFFICE
- UTILITY

GROSS FLOOR AREA		
Name	USES	Area
MAIN FLOOR		
CRU 2	COMMERCIAL	150.20 m²
CRU 3	COMMERCIAL	101.70 m²
CRU 4	COMMERCIAL	139.82 m²
EXIT	DAYCARE	9.43 m²
FUTURE DAYCARE	DAYCARE	46.09 m²
OFFICE	COMMERCIAL	237.34 m²
UTILITY	MAINTENANCE	15.02 m²
		699.60 m²

Mara + Natha ARCHITECTURE

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Revisions		
15	ISSUED FOR DP RESUBMISSION	230725
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7	PMT LOCATION REVISION	210226
6	ISSUED FOR CONSULTANTS	210216
5	ISSUED FOR CLIENT REVIEW 4	200716

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.
Project Address

Project No. 190701 Project Start Date MAR 31 2020
Project Information

GROSS FLOOR AREA

Sheet Title

Scale 1" = 10'-0"

DP-A104

Sheet No.

E.3



FRASER HWY.

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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RENDERING

Sheet Title Scale

DP-A105

Sheet No.

E.3



FRASER HWY. SECOND FLOOR DECK ELEVATION FOR THE PROPOSED DAYCARE

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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Project No. 190701 Project Start Date MAR 31 2020

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E.3



NORTH FACADE ARTICULATION

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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RENDERING

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Scale

DP-A107

Sheet No.

E.3



INTEGRATION OF THE WASTE ENCLOSURE WITH THE BUILDING

Mara + Natha ARCHITECTURE

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

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Project No. 190701 Project Start Date MAR 31 2020

Project Information

RENDERING

Sheet Title

Scale

DP-A108

Sheet No.

E.3



COVERED OUTDOOR SEATING AREA

Mara + Natha ARCHITECTURE

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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Project No. 190701 Project Start Date MAR 31 2020

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Sheet No.

E.3



PARKING LOT ELEVATION

Mara + Natha ARCHITECTURE

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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Sheet No.

E.3



SECOND FLOOR ENTRY CANOPY

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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Scale

DP-A111

Sheet No.

E.3



INTERSECTION OF 48 AVE & 224 ST.

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

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Project No. 190701 Project Start Date MAR 31 2020

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DP-A112

Sheet No.

E.3



FRASWER HWY CORNER PLAZA

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

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Project No. 190701 Project Start Date MAR 31 2020

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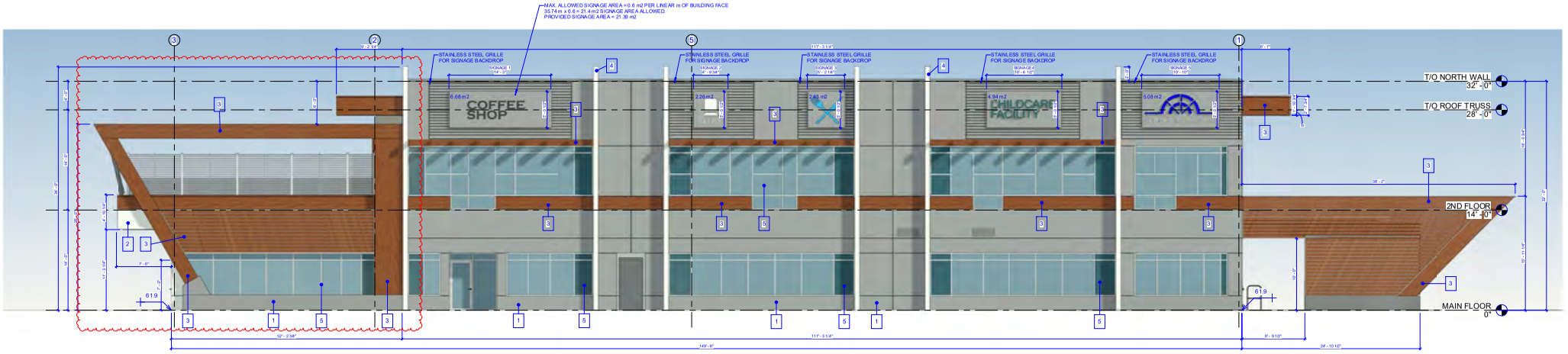
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Sheet Title Scale

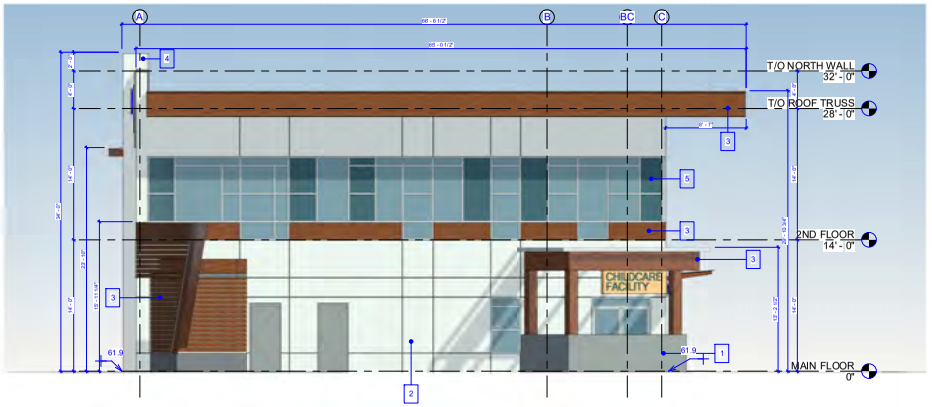
DP-A113

Sheet No.

E.3



1 NORTH (FRASER)
1 : 75



2 WEST
1 : 75

1	PAINTED CONCRETE COLOR : BENJAMINE MOORE SABRE GREY 1482	2	PAINTED CONCRETE COLOR : BENJAMINE MOORE BENJAMINE MOORE SIMPLY WHITE 2143-70	3	WOOD GRAIN METAL CLADDING MANUFACTURER : AL13 COLOR : WD316 - HARVARD MAPLE	4	HARDIE REVEAL PANEL SYSTEM MANUFACTURER : JAMES HARDIE MODEL : REVEAL PANEL COLOR : BENJAMINE MOORE SIMPLY WHITE 2143-70 [PANELS TO BE PAINTED]	5	CLEAR DOUBLE GLAZED STOREFRONT FRAME PAINT :N/A COLOR :ANNODIZED ALUMINUM	6	PAINTED STEEL FRAME PAINT : BENJAMINE MOORE COLOR : BENJAMINE MOORE SIMPLY WHITE 2143-70

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start Date MAR 31 2020

Project Information

ELEVATIONS - NORTH & WEST

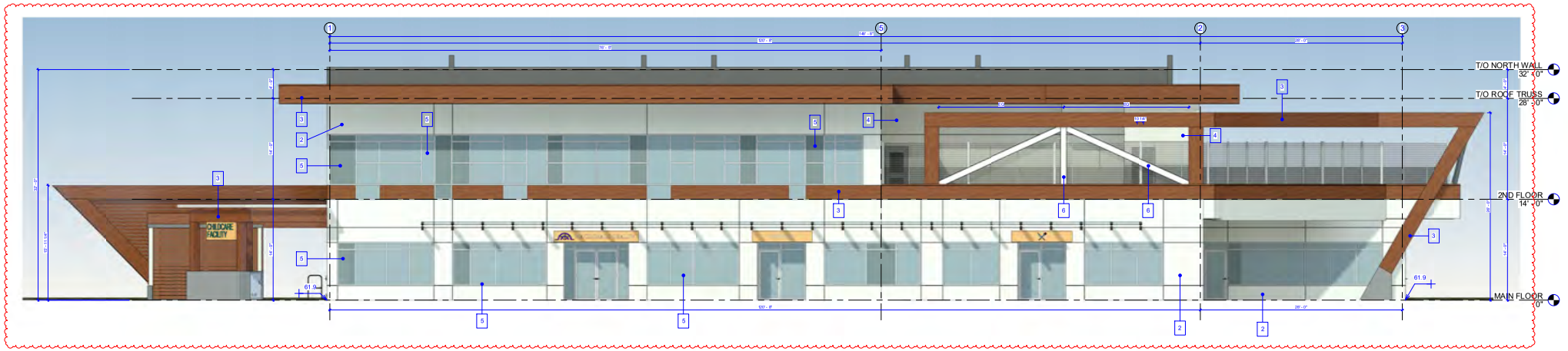
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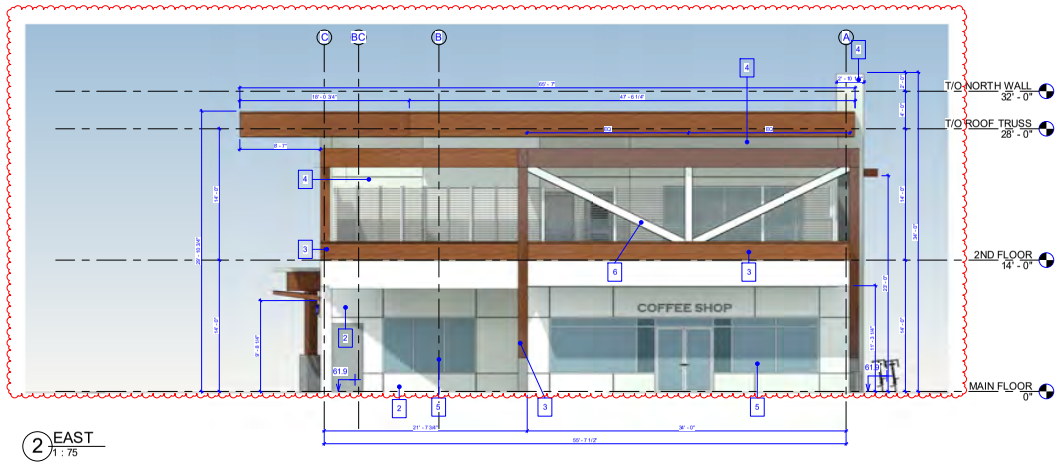
DP-A114

Sheet No.

E.3



1 SOUTH (48TH)
1 : 75



2 EAST
1 : 75

1	PAINTED CONCRETE COLOR : BENJAMINE MOORE SABRE GREY 1482	2	PAINTED CONCRETE COLOR : BENJAMINE MOORE BENJAMINE MOORE SIMPLY WHITE 2143-70	3	WOOD GRAIN METAL CLADDING MANUFACTURER : AL13 COLOR : WD316 - HARVARD MAPLE	4	HARDIE REVEAL PANEL SYSTEM MANUFACTURER : JAMES HARDIE MODEL : REVEAL PANEL COLOR : BENJAMINE MOORE SIMPLY WHITE 2143-70 [PANELS TO BE PAINTED]	5	CLEAR DOUBLE GLAZED STOREFRONT FRAME PAINT :N/A COLOR :ANNODIZED ALUMINUM	6	PAINTED STEEL FRAME PAINT : BENJAMINE MOORE COLOR : BENJAMINE MOORE SIMPLY WHITE 2143-70

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Revisions

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PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start DaMAR 31 2020

Project Information

ELEVATIONS-SOUTH & EAST

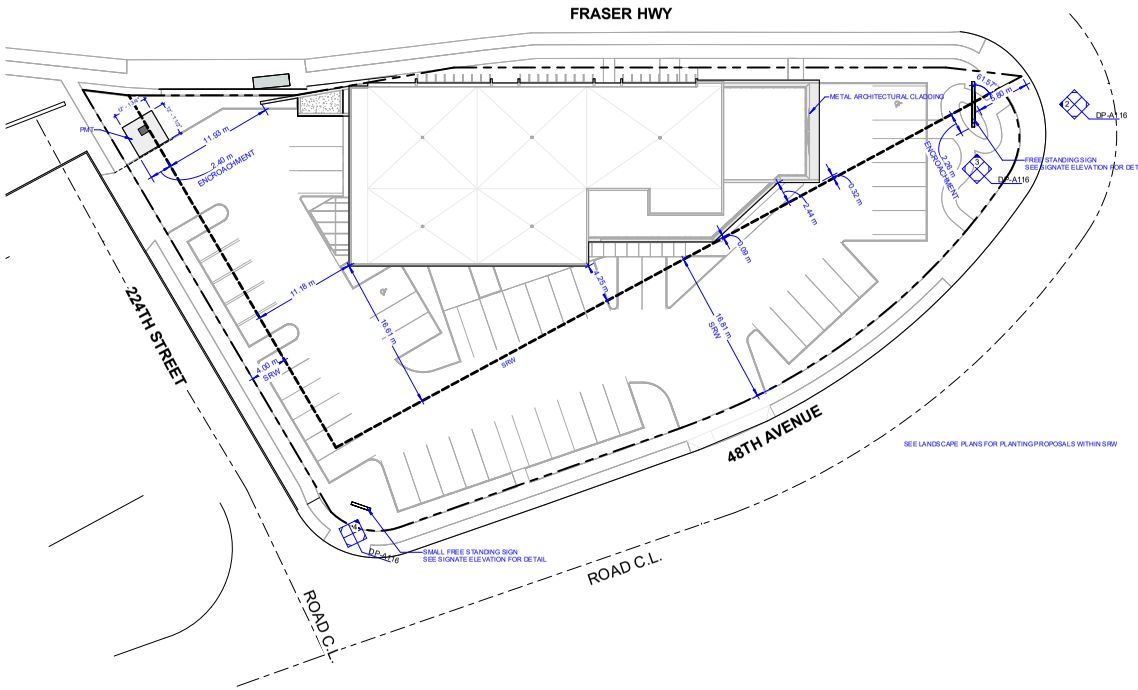
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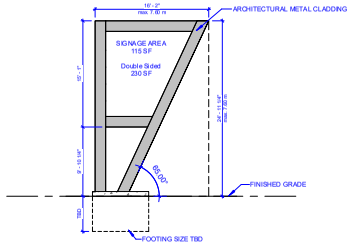
DP-A115

Sheet No.

E.3

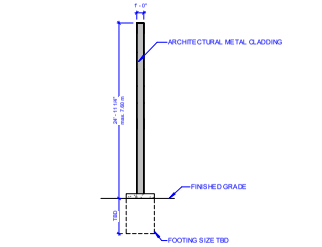


1 SRW SITE PLAN
1 : 250

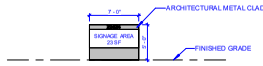


Signage shown is a preliminary design and outlines the general required constraints for freestanding signage. The final design and detailed drawings are to be provided by Signage Company.

2 PYLON SIGNAGE FRONT ELEVATION
1 : 100



3 PYLON SIGNAGE SIDE ELEVATION
1 : 100



Signage shown is a preliminary design and outlines the general required constraints for freestanding signage. The final design and detailed drawings are to be provided by Signage Company.

4 SMALL SIGNAGE FRONT ELEVATION
1 : 100

PART 8 – SIGNS PERMITTED IN COMMERCIAL AND INDUSTRIAL ZONES

8.1 SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES REQUIRING A PERMIT

The following Signs may be Erected on any Lot in a Commercial or Industrial Zone provided that a sign permit is obtained and all other provisions of this bylaw are satisfied:

1) One Freestanding Sign each Street abutting a Lot, provided that :
a) A Freestanding Sign shall not exceed an Area of 1.0% of the lot area on which the Sign is located, to a maximum of 20 m² (215.3 ft²) and subject to the maximum dimensions stipulated in section 8.3 2.),
b) The minimum distance between Freestanding Signs on the same Lot shall be 50 m (164 ft),
c) Any Electronic Changeable Sign portion is in conformance with the requirements of Section 3.9 of this Bylaw.

2) Fascia, Canopy, Awning and Projecting Signs, provided the total Area of such Signs shall not exceed 0.6 m² for each lineal metre (2 ft² per ft) of building face on which they are Erected.

3) On-site Directional Signs not more than four in number and not exceeding a combined total Area of 3 m² (32.3 ft²), identifying the location and nature of a building, structure or use which is not readily visible from the Street serving such building, structure or use, provided that each Sign is not more than 0.9 m²(10 ft²) in Area.

4) Temporary Signs identifying or advertising a new business subject to the following conditions:
a) Such Signs for any new business may only be in place for a maximum period of 30 days on any Premises;
b) Such Signs may have a maximum combined Area of 6 m² (64 ft²) on any Premises.

5) One Non-Accessory Sign, provided that:
a) The combined total Area of Signs displayed on a single Premises does not exceed the total Area permitted under sections 8.1 1.a) and b) of this bylaw;
b) In no case shall a Non-Accessory Sign exceed 6 m² (64 m²) in Area.

8.3 ADDITIONAL REQUIREMENTS

1) No Sign shall be permitted within 15 m (49.6 ft) of any Lot in a Rural, Single and Two Family or Multi-Family Zone.

2) Except for development signs as specified in sections 3.8, the maximum height and width of any freestanding sign shall be 7.6 m (24.9 ft). For regulations regarding election and political signs, see the Township of Langley Election and Political Sign Bylaw 2015 No. 5034.

3) All Signs within the Fort Langley Development Permit Area designated in an Official Community Plan bylaw shall comply with the provisions of Part 9 (Special Design Area).

Max permited sign area = 1 % of lot area

Lot Area = 35,625 SF

35,625 x 1 % = 356.25 SF

Total Proposed Signage Area = 230 + 23 SF = 253 SF

Mara + Natha ARCHITECTURE

Architect: Robert H. Lee, AIBC
Mara + Natha Architecture Ltd.
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Port Moody, BC V3H 2B1
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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

15	ISSUED FOR DP RESUBMISSION	230725
14	ISSUED FOR DP RESUBMISSION	230410
13	ISSUED TO BC HYDRO - ROW COMPATIBILITY	230201
12	ISSUED FOR BP SUBMISSION	220628
11	ISSUED FOR DP RESUBMISSION	220215
10	ISSUED FOR DP SUBMISSION	210419
9	PARKING LAYOUT REVISION	210316
8	PROPERTY LINE REVISION	210315
7	PMT LOCATION REVISION	210226
6	ISSUED FOR CONSULTANTS	210216
5	ISSUED FOR CLIENT REVIEW 4	200716

Revisions

Sign & Seal

PROPOSED 2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY LANGLEY, B.C.

Project Address

Project No. 190701 Project Start DaMAR 31 2020

Project Information

SIGNAGE

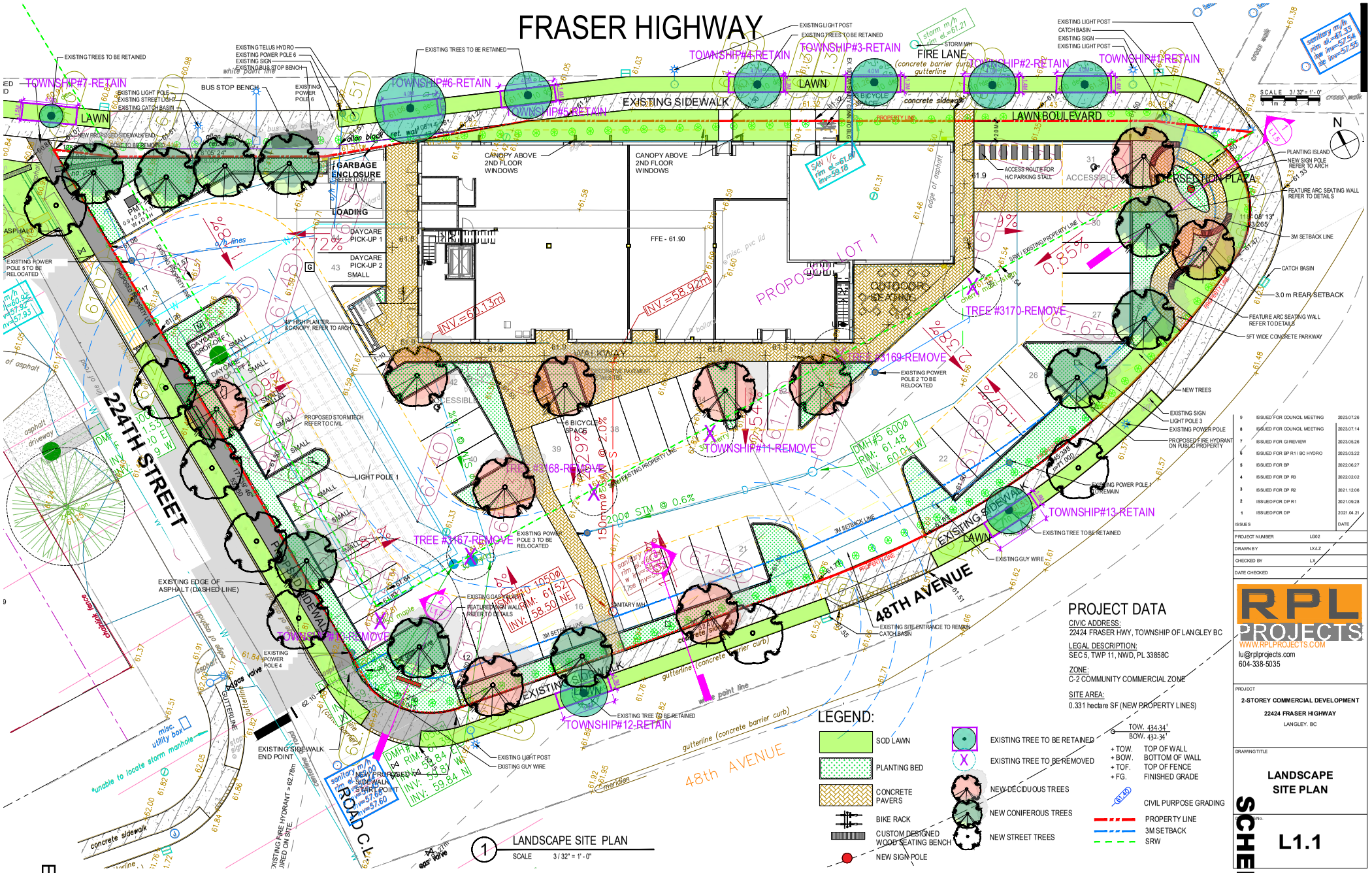
Sheet Title

Scale As indicated

DP-A116

Sheet No.

E.3



1 LANDSCAPE SITE PLAN
SCALE 3/32" = 1'-0"

PROJECT DATA

CIVIC ADDRESS:
22424 FRASER HWY, TOWNSHIP OF LANGLEY BC

LEGAL DESCRIPTION:
SEC 5, TWP 11, NWD, PL 33858C

ZONE:
C-2 COMMUNITY COMMERCIAL ZONE

SITE AREA:
0.331 hectare SF (NEW PROPERTY LINES)

ISSUES	DATE
9 ISSUED FOR COUNCIL MEETING	2023.07.26
8 ISSUED FOR COUNCIL MEETING	2023.07.14
7 ISSUED FOR GI REVIEW	2023.05.26
6 ISSUED FOR BP R1 / BC HYDRO	2023.03.22
5 ISSUED FOR BP	2022.06.27
4 ISSUED FOR DP R3	2022.02.02
3 ISSUED FOR DP R2	2021.12.06
2 ISSUED FOR DP R1	2021.09.28
1 ISSUED FOR DP	2021.04.21

PROJECT NUMBER	LG02
DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

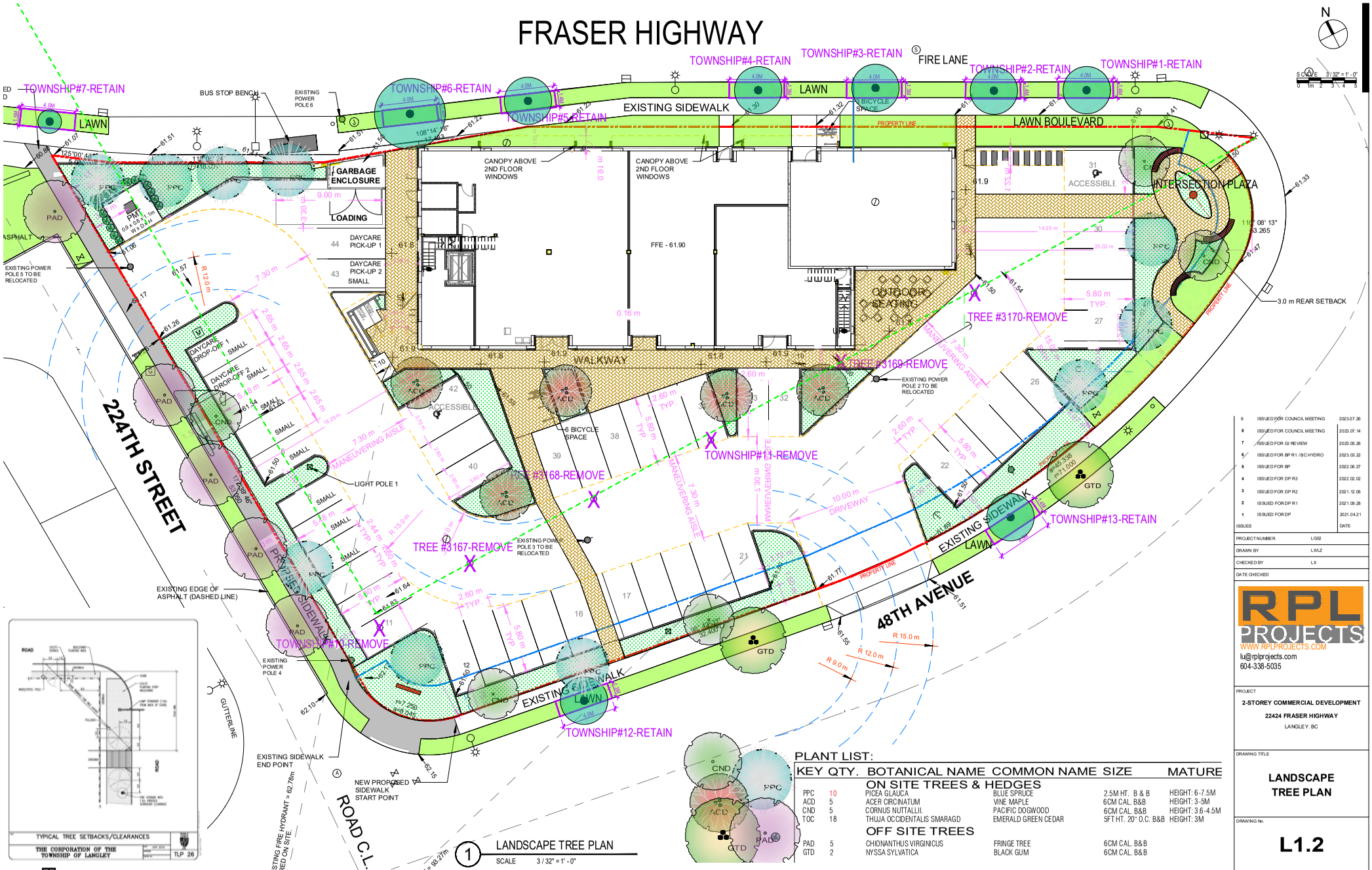
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604-338-5035

PROJECT
2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY. BC

DRAWING TITLE
LANDSCAPE SITE PLAN

DRAWING No.
L1.1

SCHEDULE B



1 LANDSCAPE TREE PLAN
SCALE 3 / 32" = 1' - 0"

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE
ON SITE TREES & HEDGES					
PPC	10	PICEA GLAUCA	BLUE SPRUCE	2.5M HT. B & B	HEIGHT: 6-7.5M
ACD	5	ACER CIRCINATUM	VINE MAPLE	6CM CAL. B&B	HEIGHT: 3-5M
CND	5	CORNUS NUTTALLII	PACIFIC DOGWOOD	6CM CAL. B&B	HEIGHT: 3.6-4.5M
TOC	18	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	5FT HT. 20" O.C. B&B	HEIGHT: 3M
OFF SITE TREES					
PAD	5	CHIONANTHUS VIRGINICUS	FRINGE TREE	6CM CAL. B&B	
GTD	2	NYSSA SYLVATICA	BLACK GUM	6CM CAL. B&B	

ISSUES	DATE
9 ISSUED FOR COUNCIL MEETING	2023.07.26
8 ISSUED FOR COUNCIL MEETING	2023.07.14
7 ISSUED FOR GI REVIEW	2023.05.26
6 ISSUED FOR BP R1 / BC HYDRO	2023.03.22
5 ISSUED FOR BP	2022.06.27
4 ISSUED FOR DP R3	2022.02.02
3 ISSUED FOR DP R2	2021.12.06
2 ISSUED FOR DP R1	2021.09.28
1 ISSUED FOR DP	2021.04.21

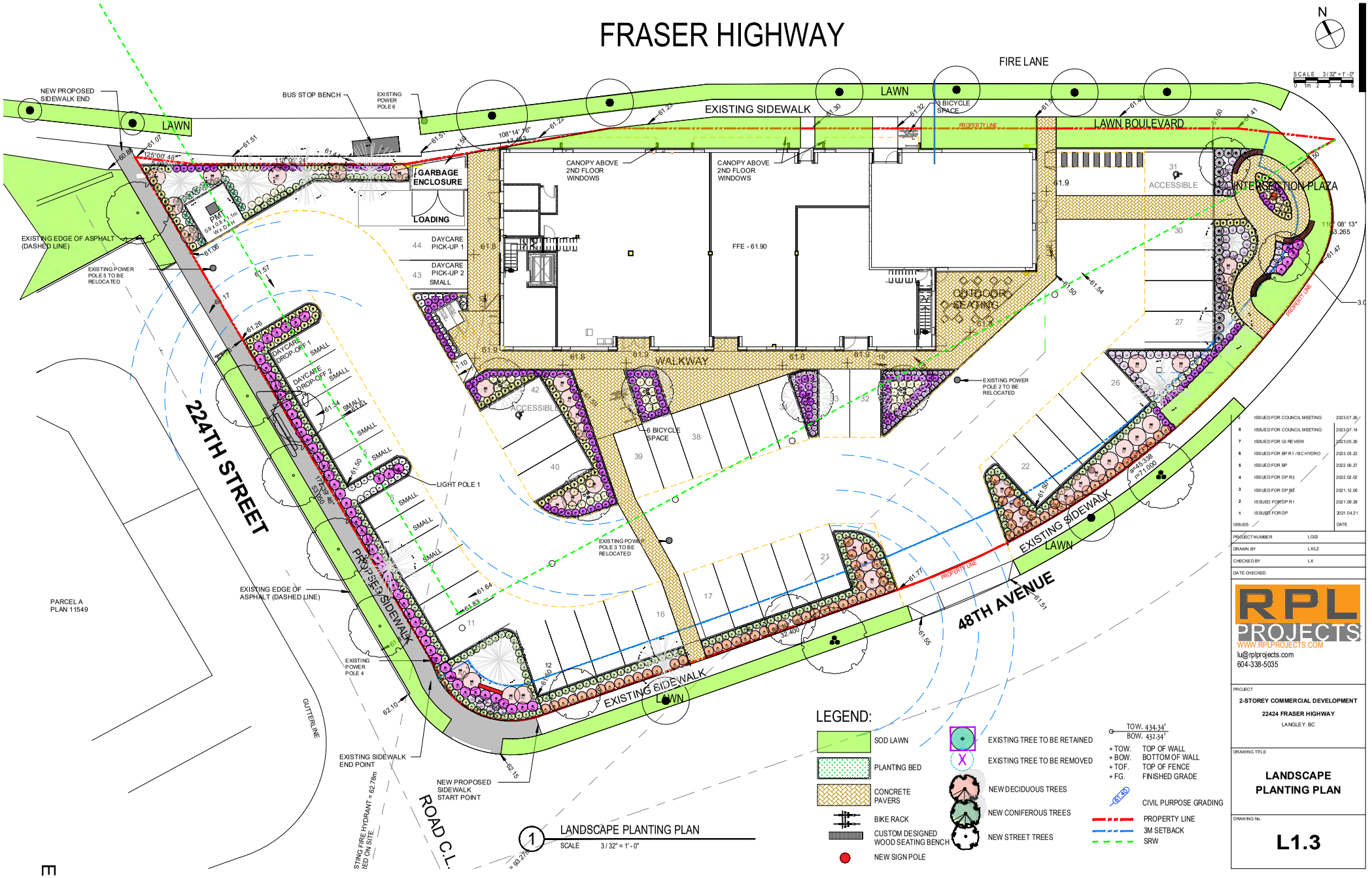
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DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

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PROJECT
2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY, BC

DRAWING TITLE
LANDSCAPE TREE PLAN

DRAWING No.
L1.2



ISSUES	DATE
9 ISSUED FOR COUNCIL MEETING	2023.07.26
8 ISSUED FOR COUNCIL MEETING	2023.07.14
7 ISSUED FOR GI REVIEW	2023.05.26
6 ISSUED FOR BP R1 / BC HYDRO	2023.03.22
5 ISSUED FOR BP	2022.06.27
4 ISSUED FOR DP R3	2022.02.02
3 ISSUED FOR DP R2	2021.12.06
2 ISSUED FOR DP R1	2021.09.28
1 ISSUED FOR DP	2021.04.21

PROJECT NUMBER	LG02
DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

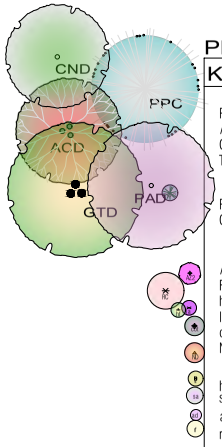
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PROJECT
2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY, BC

DRAWING TITLE
LANDSCAPE PLANTING PLAN

DRAWING No.
L1.3

E.3



PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE
ON SITE TREES & HEDGES					
PPC	10	PICEA GLAUCA	BLUE SPRUCE	2.5M HT. B & B	HEIGHT: 6-7.5M
ACD	5	ACER CIRCINATUM	VINE MAPLE	6CM CAL. B&B	HEIGHT: 3-5M
CND	5	CORNUS NUTTALLII.	PACIFIC DOGWOOD	6CM CAL. B&B	HEIGHT: 3.6-4.5M
TOC	18	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	5FT HT. 20" O.C. B&B	HEIGHT: 3M
OFF SITE TREES					
PAD	5	CHIONANTHUS VIRGINICUS	FRINGE TREE	6CM CAL. B&B	
GTD	2	NYSSA SYLVATICA	BLACK GUM	6CM CAL. B&B	
SHRUBS & GROUNDCOVERS					
AZ2	59	GIRAD'S PURPLE AZALEA	AZALEA (PURPLE) 映山红	#2 @ 2' O.C.	
RC	36	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO.(WHITE PINK)	#2 @ 3' O.C.	
hf	213	HYPERICUM CALYCINUM	ST. JOHNS WORT	#2 @ 2' O.C.	
la	152	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 @ 2' O.C.	
cot	20	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	#2 @ 2' O.C.	
ND	74	NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 @ 2' O.C.	
PERENNIALS & GRASS					
hx	111	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#2 @ 2' O.C.	
sa	54	SALVIA VIOLET RIOT	SAGE	#1 @ 18" O.C.	
ad	63	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS	#1 @ 18" O.C.	
rf	53	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1 @ 18" O.C.	

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   - A. GRASSED AREAS: 150MM (6")
   - B. GROUND COVERS: 300MM (12")
   - C. SHRUBS: 450MM (18")
   - D. TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
7. 1"MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. AUTOMATIC HIGH EFFICIENCY IRRIGATION SYSTEM REQUIRED FOR ALL PLANTING AREA.
9. REFER TO SCHEDULE B, SECTION L2.6 - PROVIDE 10 M3 OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE STAKING LOCATIONS – PRIOR TO PLANTING.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).
3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW.
6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	6.0m
• UTILITY POLES	3.0m
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• BCH LPT/PMT/VISTA SWITCH VAULTS	2.25m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 26.

CONDITION

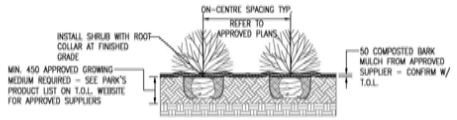
8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
10. REFER TO SCHEDULE B, SECTION L2.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 APPROVED S.S.S.S. No.

TLP 22



MEDIUM – LARGE SHRUB PLANTING



SHRUB PLANTING ON SLOPES

SMALL SHRUB PLANTING



GROUNDCOVER PLANTING

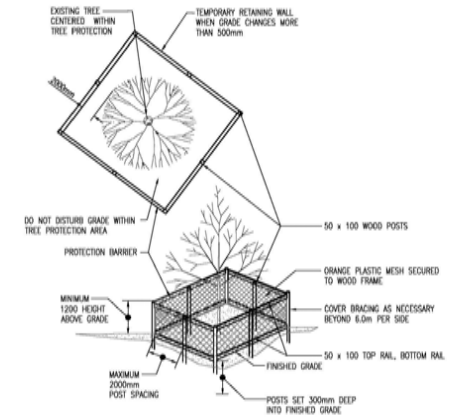
NOTES:
1) REFER TO THE LATEST BC LANDSCAPE STANDARD.
2) PROVIDE 450 MINIMUM DEPTH GROWING MEDIUM FOR PLANTED LANDSCAPE AREAS, FROM APPROVED SOIL SOURCE – SEE SCHEDULE 'B'
3) PRIOR TO INSTALLATION OF GROWING MEDIUM, SCARIFY SIDE AND BOTTOM SURFACE OF UNDISTURBED SUBGRADE IN PLANTING AREAS AND PITS.
4) AT TIME OF PLANTING:
   - REMOVE ALL STRING, TWINE, POTS, TAGS, ETC...
   - LOOSEN AND DROP ALL SACKING/BURLAP TO BOTTOM OF PLANTING HOLE
   - MOISTEN SOIL AROUND ROOT BALLS

SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 APPROVED S.S.S.S. No.

TLP 21



NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED TO ENSURE TREE HEALTH.

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019 APPROVED S.S.S.S. No.

TLP 27

ISSUES	DATE
9 ISSUED FOR COUNCIL MEETING	2023.07.26
8 ISSUED FOR COUNCIL MEETING	2023.07.14
7 ISSUED FOR GI REVIEW	2023.05.26
6 ISSUED FOR BP R1 / BC HYDRO	2023.03.22
5 ISSUED FOR BP	2022.06.27
4 ISSUED FOR DP R3	2022.02.02
3 ISSUED FOR DP R2	2021.12.06
2 ISSUED FOR DP R1	2021.09.28
1 ISSUED FOR DP	2021.04.21

PROJECT NUMBER	LG02
DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

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PROJECT

2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY

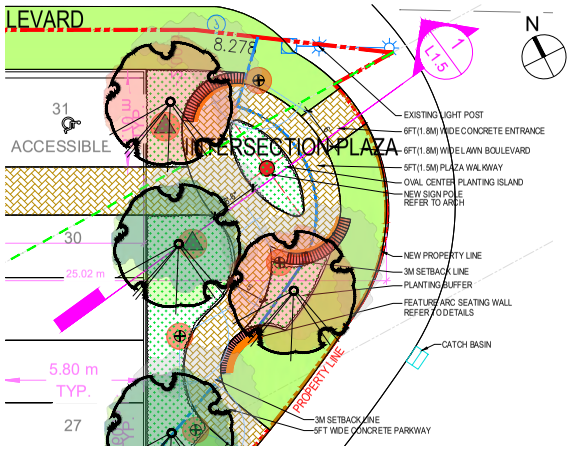
LANGLEY, BC

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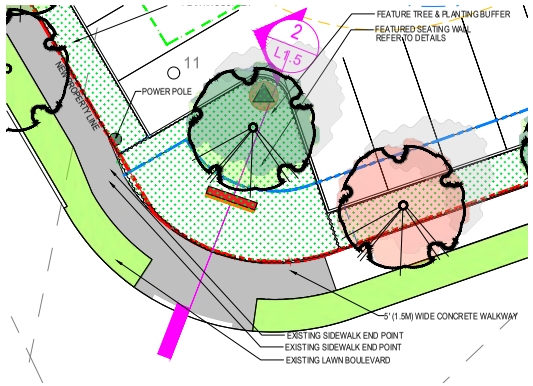
PLANT LIST AND DETAILS

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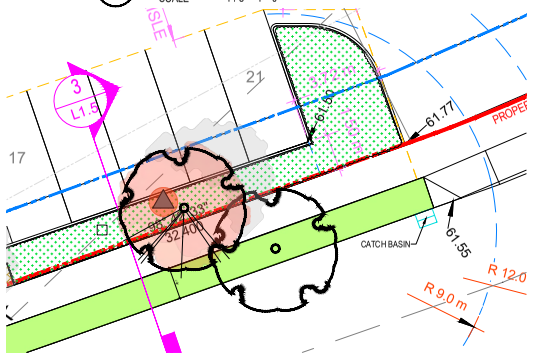
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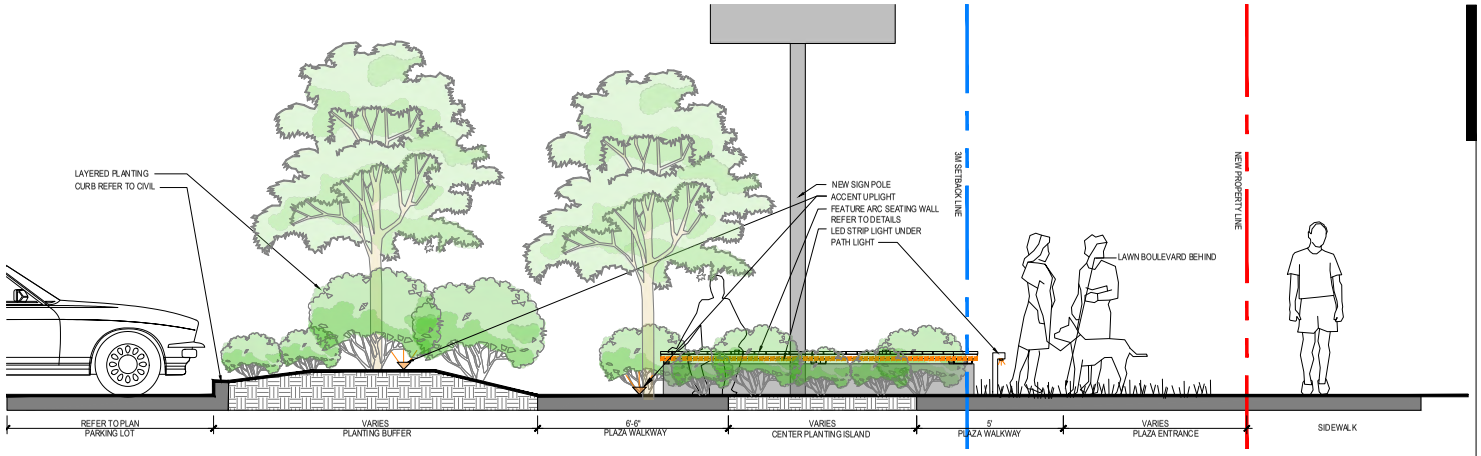
4 PLAZA ENLARGEMENT PLAN
SCALE 1 / 8" = 1' - 0"



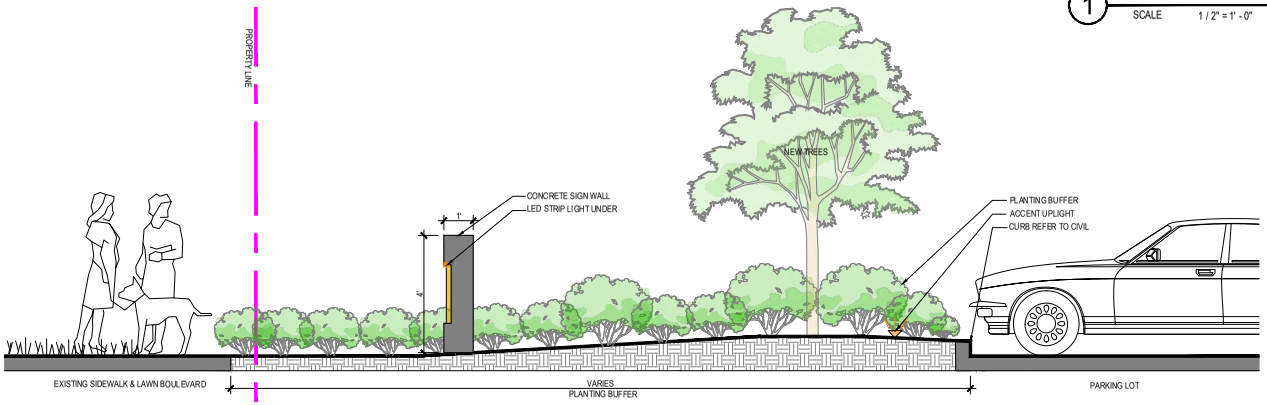
5 POCKET PARK ENLARGEMENT PLAN
SCALE 1 / 8" = 1' - 0"



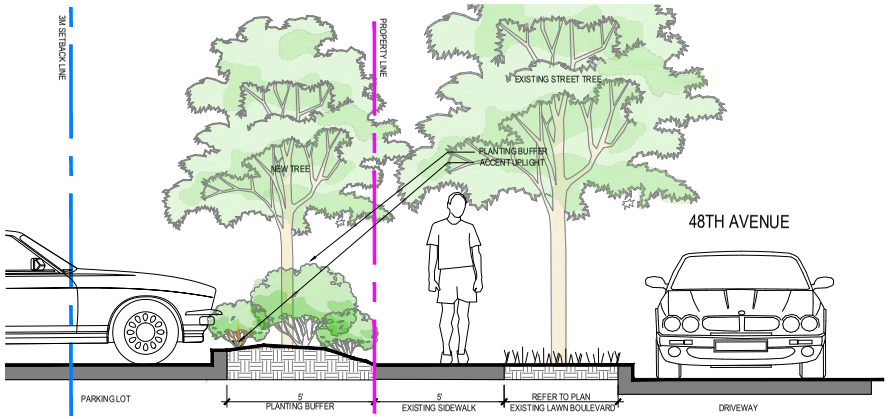
6 TYPICAL PLANTING ISLAND PLAN
SCALE 1 / 8" = 1' - 0"



1 INTERSECTION PLAZA SECTION
SCALE 1 / 2" = 1' - 0"



2 POCKET PARK SECTION
SCALE 1 / 2" = 1' - 0"



3 TYPICAL PLANTING ISLAND SECTION
SCALE 1 / 8" = 1' - 0"

9	ISSUED FOR COUNCIL MEETING	2023.07.26
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ISSUES		DATE

PROJECT NUMBER	LG02
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PROJECT
2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY, BC

DRAWING TITLE
PLAZA ENLARGEMENT AND SECTION

DRAWING No.
L1.5

MEANDERING PARKWAY & PLANTING BUFFER





FEATURE WOOD SLAT ON CONCRETE SEATING WALL





OVAL PLAZA AND WALKWAY



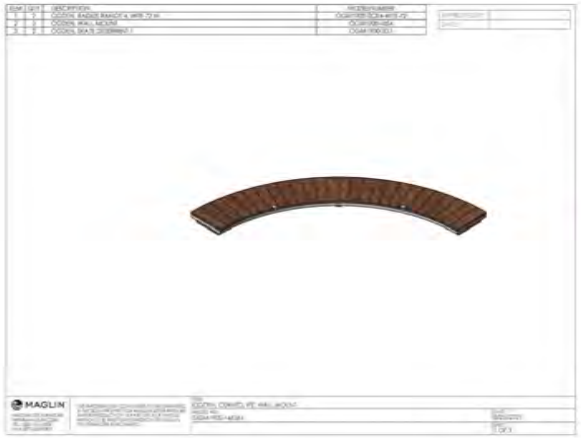
LED LIGHT UNDER BENCH AT NIGHT

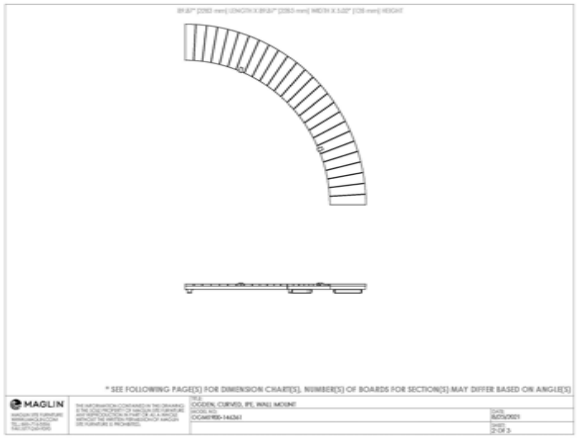


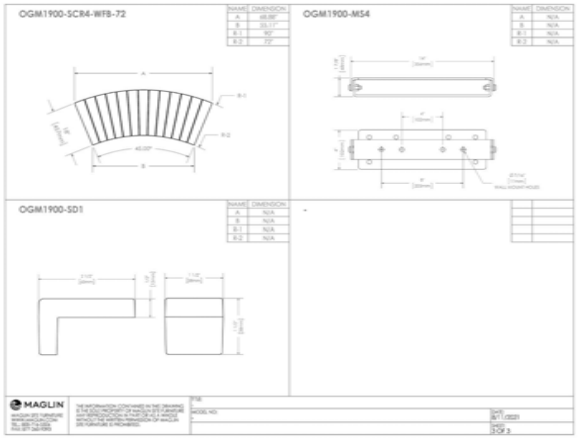
PLANTING MEADIAN

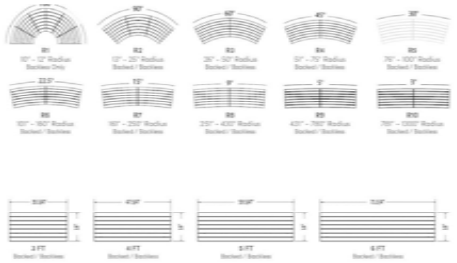


MAGLIN FURNISHING: CUSTOM MADE WOOD SLAT ON TOP OF CONCRETE WALL









1 MAGLIN CUVERED WOOD SLATS DEATILS

SCALE NTS

9	ISSUED FOR COUNCIL MEETING	2023.07.26
8	ISSUED FOR COUNCIL MEETING	2023.07.14
7	ISSUED FOR GIR EVIEW	2023.05.26
6	ISSUED FOR BP R1 / BC HYDRO	2023.03.22
5	ISSUED FOR BP	2022.06.27
4	ISSUED FOR DP R3	2022.02.02
3	ISSUED FOR DP R2	2021.12.06
2	ISSUED FOR DP R1	2021.09.28
1	ISSUED FOR DP	2021.04.21
ISSUES		DATE

PROJECT NUMBER	L.G02
DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

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604-338-5035

PROJECT

2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY

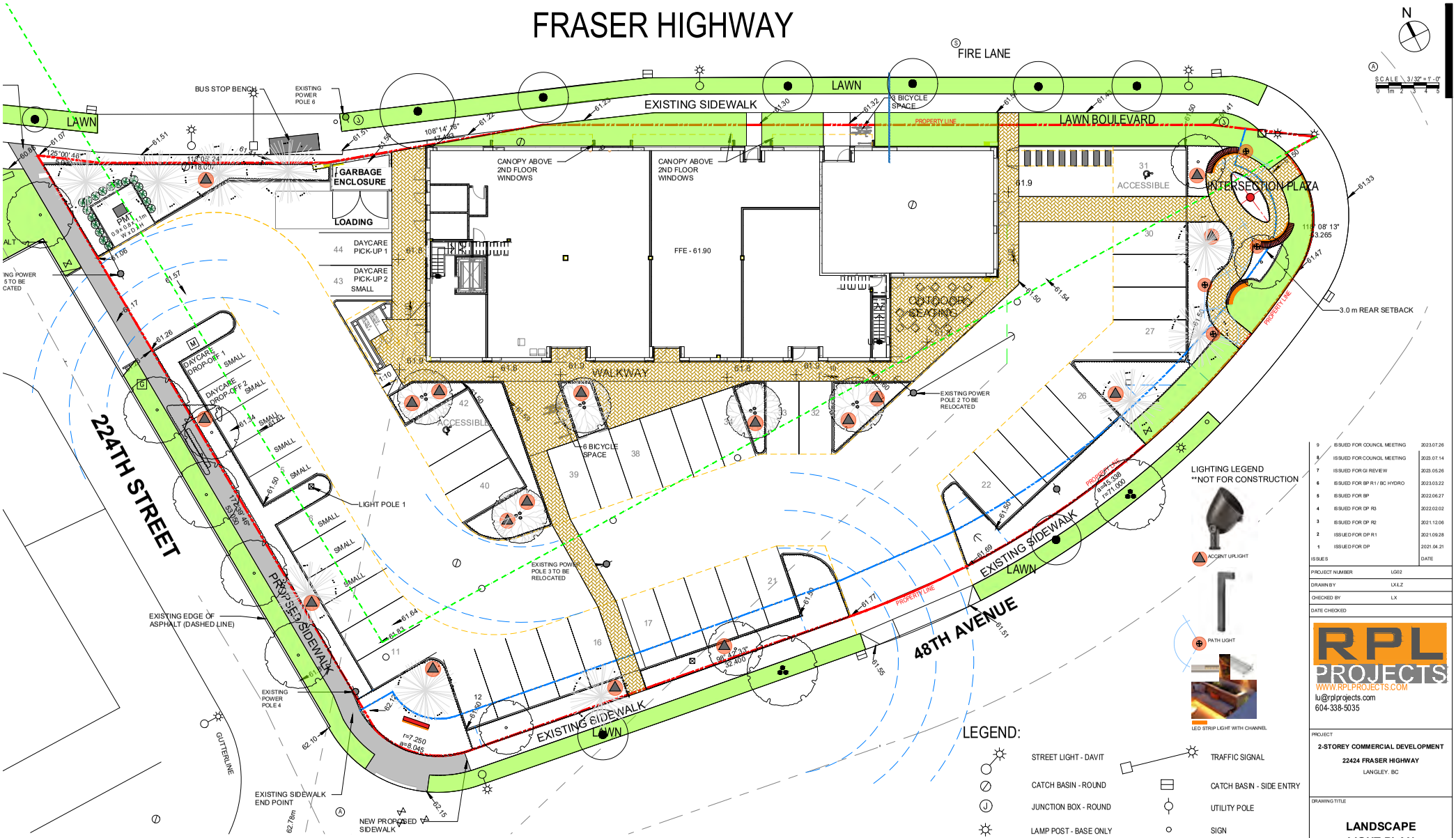
LANGLEY, BC

DRAWING TITLE

PLAZA SEATING DETAILS

DRAWING No.

L1.6



1 LANDSCAPE LIGHTING PLAN
SCALE 3/32" = 1'-0"

LIGHTING LEGEND
**NOT FOR CONSTRUCTION

LEGEND:

STREET LIGHT - DAVIT	TRAFFIC SIGNAL
CATCH BASIN - ROUND	CATCH BASIN - SIDE ENTRY
JUNCTION BOX - ROUND	UTILITY POLE
LAMP POST - BASE ONLY	SIGN
STORM M/H	SANITARY M/H
WATER VALVE	GUY WIRE
GYDRANT	WATER METER
GAS METER	LIGHT POLE

ISSUES	DATE
9 ISSUED FOR COUNCIL MEETING	2023.07.26
8 ISSUED FOR COUNCIL MEETING	2023.07.14
7 ISSUED FOR GI REVIEW	2023.05.26
6 ISSUED FOR BP R1 / BC HYDRO	2023.03.22
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4 ISSUED FOR DP R3	2022.02.02
3 ISSUED FOR DP R2	2021.12.06
2 ISSUED FOR DP R1	2021.09.28
1 ISSUED FOR DP	2021.04.21

PROJECT NUMBER	LG02
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CHECKED BY	LX
DATE CHECKED	

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2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY, BC

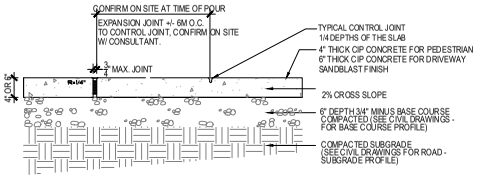
DRAWING TITLE
LANDSCAPE LIGHT PLAN

DRAWING No.
L1.7

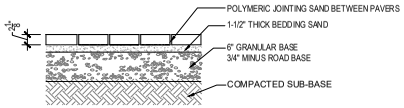
E.3

GENERAL CONCRETE WORKS NOTES:
1. ALL CONCRETE DETAILS SHOWN ON LANDSCAPE DRAWINGS FOR DESIGN PURPOSE ONLY.
2. ALL CONCRETE WORK ON SLAB TO BE BUILD OFF ARCHITECTURE DRAWINGS.
3. ALL REINFORCEMENT AS SHOWN ON STRUCTURAL DRAWINGS.

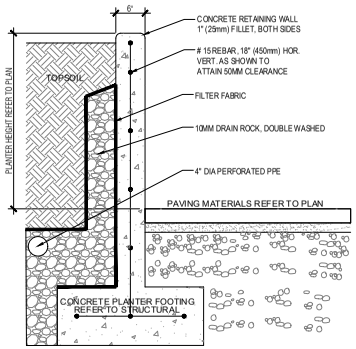
GENERAL NOTES:
1. CONFIRM ALL "SPECIAL TOOLING", EXPANSION JOINT AND CONTROL JOINT LAYOUT ON SITE WITH CONSULTANT
2. PLACE EXPANSION JOINTS AT ALL LOCATIONS WHERE SLAB MEETS/ ABUTTS WITH WALLS OR STAIRS OR ANY " PERMANENT" ADJACENT WORK NOT OF THIS CONTRACT. MAX. 6M O.C. UNLESS SHOWN OTHERWISE. REFER TO LAYOUT PLAN
3. REFER TO LANSCAPE LAYOUT MATERIALS AND GRADING PLAN FOR SPECIFIC CONCRETE FINISH TREATMENTS. "MEDIUM SANDBLAST FINISH" PREFERRED. TOOL ALL EDGES.
4. REINFORCING WHERE SHOWN 10M BAR AT 300MM O.C. BOTH WAYS.
5. AT EDGES, SLAB THICKNESS TO 150MM CIP CONCRETE.



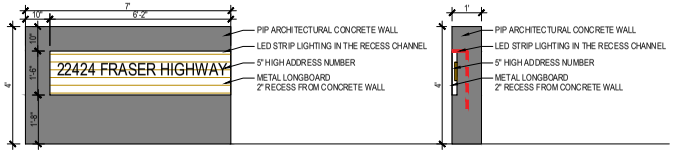
1 TYPICAL SAND BLAST CONCRETE DETAILS
SCALE: 1" = 1'



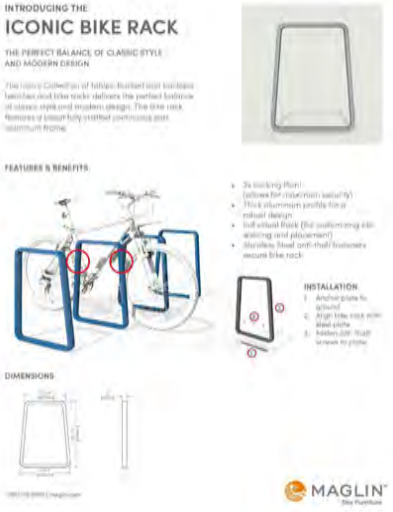
2 TYPICAL CONCRETE PAVERS ON GRADE
SCALE: 1" = 1'



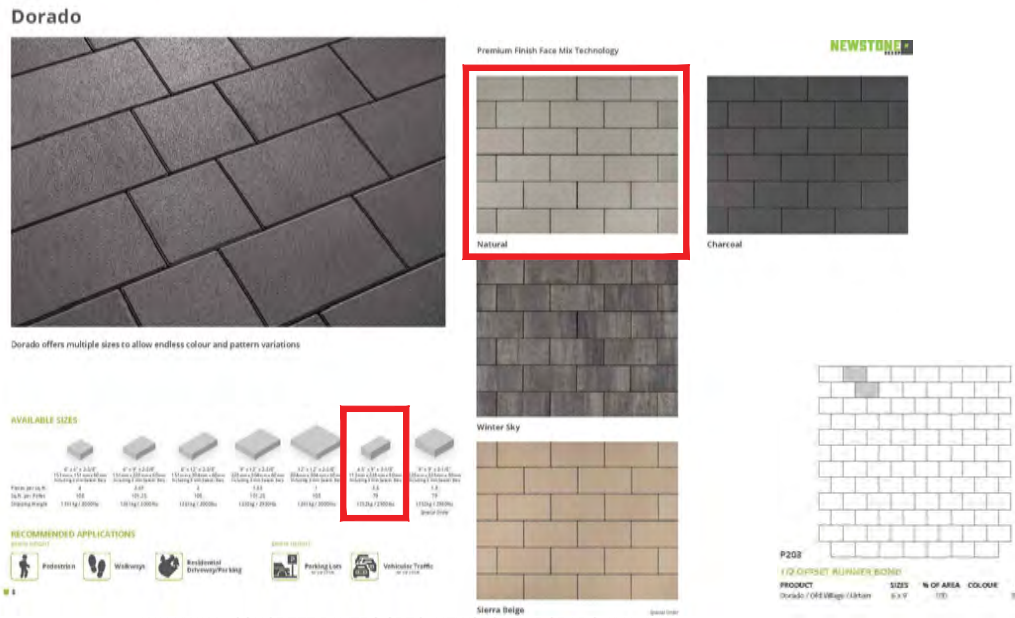
3 TYPICAL CONCRETE PLANTER WALL ON GRADE
SCALE: 1" = 1'



4 4FT HIGH SIGN WALL DETAILS
SCALE 1/2" = 1'-0"



6 6 BIKE RACK - MAGLIN ICONIC
SCALE NTS



5 WALKWAY - CONCRETE PAVERS SPEC- NEWSTONE - DORADO 6" X 9"
SCALE NTS

9	ISSUED FOR COUNCIL MEETING	2023.07.26
8	ISSUED FOR COUNCIL MEETING	2023.07.14
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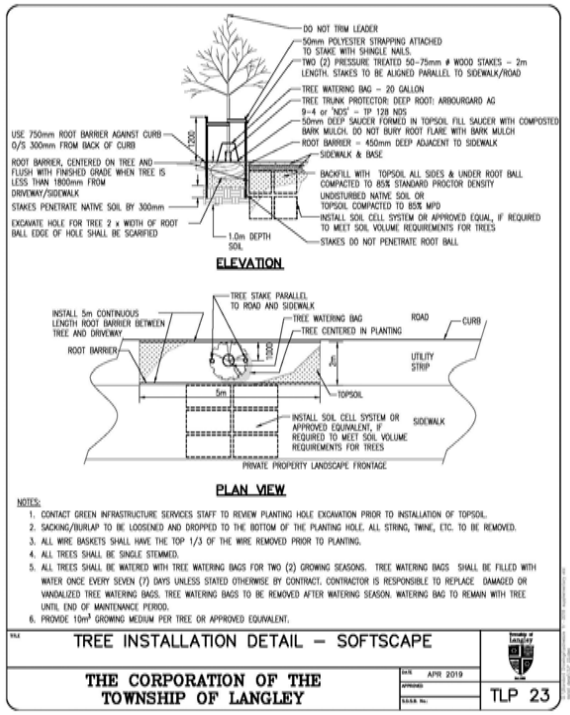
PROJECT NUMBER	L.G02
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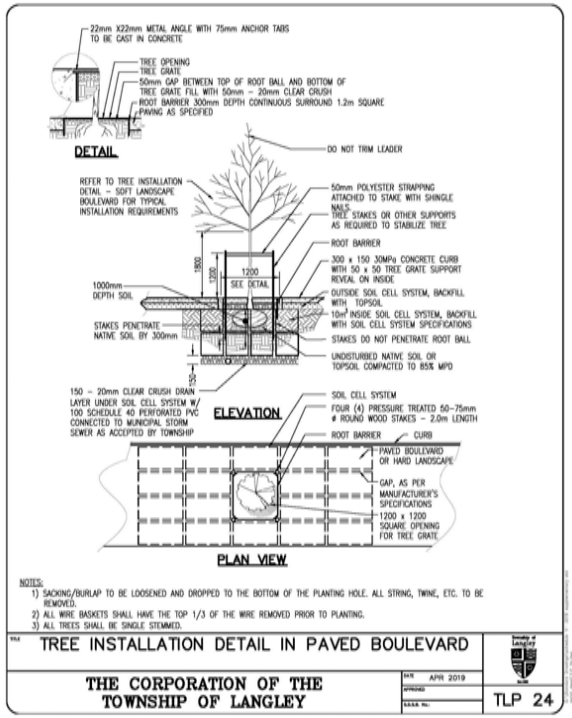
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PROJECT
2-STOREY COMMERCIAL DEVELOPMENT
22424 FRASER HIGHWAY
LANGLEY, BC

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING No.
L2.1





9	ISSUED FOR COUNCIL MEETING	2023.07.26
8	ISSUED FOR COUNCIL MEETING	2023.07.14
7	ISSUED FOR GI REVIEW	2023.05.26
6	ISSUED FOR BP R1 / BC HYDRO	2023.03.22
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1	ISSUED FOR DP	2021.04.21
ISSUES		DATE

PROJECT NUMBER	L.G02
DRAWN BY	LX/LZ
CHECKED BY	LX
DATE CHECKED	

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PROJECT

2-STOREY COMMERCIAL DEVELOPMENT

22424 FRASER HIGHWAY

LANGLEY, BC

DRAWING TITLE

LANDSCAPE PLANT DETAILS

DRAWING No.

L2.2

E.3

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-193
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-35-0158
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100162 (LANSTONE HOMES (BROOKSWOOD) LTD. / 20340 - 42 AVENUE)		

PROPOSAL:

Development Variance Permit application to vary Section 110.1 of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area and minimum frontage of the Residential R-1E Zone to facilitate a six lot subdivision at 20340 – 42 Avenue.

RECOMMENDATION SUMMARY

That Council issue Development Variance Permit No. 100162.

RATIONALE:

The proposed variance allows for continuation of the existing neighbourhood lot pattern.

RECOMMENDATION:

That Council authorize Development Variance Permit No. 100162 for property located at 20340 – 42 Avenue subject to the following:

a. Section 110.1 – Minimum Subdivision Requirement of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum lot area from 930 m^2 (10,010 ft^2) to 807 m^2 (8,686 ft^2) and reduce the minimum lot frontage from 22 m (72 ft) to 20.1 m (65.9 ft) as indicated in Schedule A.
b. Registration of an exterior design control agreement at time of subdivision, to the acceptance of the Township.
c. Payment of a voluntary community amenity contribution in the amount of $493,945.92.

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary the minimum lot area and minimum lot frontage of the Residential R-1E zone to facilitate a six lot subdivision. In support of the proposed variance, the applicant has provided a rationale and neighbourhood context study. Staff recommend that Council issue Development Variance Permit No. 100162, provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100162 for property at 20340 – 42 Avenue.

REFERENCE:

Owner:	Lanstone Homes (Brookswood) Ltd. 101, 23189 Francis Avenue Langley, BC V1M 0G4
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Location:	20340 - 42 Avenue
Legal Description:	East 132 Feet Lot 25 Except: Firstly: South 33 Feet Secondly: Part Subdivided by Plan 45784, Section 35 Township 7 New Westminster District Plan 2931
Area:	0.59 ha (1.45 ac)
Existing Zoning:	Residential Zone R-1E
Brookswood Community Plan:	Single Family 2 (Minimum 10,000 ft^2)

BACKGROUND/HISTORY:

The subject property currently accommodates one single family home and is zoned Residential Zone R-1E, which requires a 930 m^2 (10,010 ft^2) minimum lot size and 22 m (72 ft) minimum lot frontage.

Adjacent Uses:

	Existing Use	Brookswood Community Plan Designation	Existing Zoning
North:	42 Avenue, beyond which are two existing single family lots	Single Family 2 (minimum 10,000 ft^2)	Residential Zone R-1E
South:	An existing single family lot	Single Family 2 (minimum 10,000 ft^2)	Residential Zone R-1E
East:	Three existing single family lots	Single Family 2 (minimum 10,000 ft^2)	Residential Zone R-1E
West:	Three existing single family lots	Single Family 2 (minimum 10,000 ft^2)	Residential Zone R-1E

DISCUSSION/ANALYSIS:

The Development Variance Permit application is proposed to facilitate subdivision of the property into six single family lots. The surrounding neighbourhood context includes single family lots ranging in size from 851 m^2 (9,160 ft^2) to 1,964 m^2 (21,140 ft^2). The site is the largest remaining in the surrounding area and as such is considered an infill development. Subdivision of the site will allow for completion of 41A Avenue to connect the road network. While the lots are proposed to be less than the minimum lot size and frontage of the Residential R-1E zone, the overall character of the lots is generally in keeping with the surrounding neighbouhood and the prevailing lot pattern. Provision of an exterior design control agreement will also ensure that the new homes built on the lots are in keeping with the architectural style of the neighbourhood.

Accordingly, provision of an exterior design control agreement has been listed as a condition of approval of the Development Variance Permit prior to building permit issuance.

Proposed Variance:

The applicant has proposed to vary Section 110.1 – Subdivision Requirement of Township of Langley Zoning Bylaw No. 2500 to reduce the minimum:

a. lot area from 930 m^2 (10,010 ft^2) to 807 m^2 (8,686 ft^2)
b. lot frontage from 22 m (72 ft) to 20.1 m (65.9 ft)

In support of the applicant's request to vary the minimum lot size and minimum frontage of the proposed lots, the applicant has provided a letter of rationale and neighbourhood character study (Attachment C) that states in part the following:

> *"The proposed lot layout for the new 6 lot subdivision is not significantly different from the adjacent lots in the context area with respect to lot size or frontage. Although they are less than the minimum for each, the lots are not significantly less and would not be perceived as an anomaly when compared to the surrounding properties. The configuration of the proposed lots makes the most sense and is the closest match to the existing condition established by the lots in the context area. The new homes which will be built on the proposed new lots will not appear to be significantly different than any other new home built on the adjacent lots within the context neighborhood. When the development is built-out and adjacent lots begin to rebuild homes, the streetscape will appear to be composed of similar size homes with similar yards, setbacks and spacing between homes."*

Proposed Development Variance Permit No. 100162 is included as Attachment A to this report.

Community Amenity Contributions:

Though not directly applicable to the CAC Policy because the application does not include a rezoning, the applicant has volunteered a community amenity contribution in the amount of $493,945.92.

Policy Considerations:

Development Variance Permit No. 100162 proposes to vary Section 110.1 of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot size and minimum lot frontage to facilitate subdivision into six lots. The proposed single family lots can be considered generally in keeping with the surrounding neighbourhood as an infill subdivsion. Staff recommend that Council issue Development Variance Permit No. 100162 provided as Attachment A to this report.

Respectfully submitted,

Colin Moore
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100162
ATTACHMENT B Maps and Graphics
ATTACHMENT C Letter of Rationale and Neighbourhood Context Study

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100162

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

1. Name: Lanstone Homes (Brookswood) Ltd.

   Address: 101, 23189 Francis Avenue
   Langley BC V1M 0G4

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 East 132 Feet Lot 25 Except: Firstly: South 33 Feet Secondly: Part Subdivided by Plan 45784, Section 35 Township 7 New Westminster District Plan 2931

   CIVIC ADDRESS: 20340 - 42 Avenue

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

   a. Section 110.1 – Minimum Subdivision Requirement of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum lot area from 930 m^2 (10,010 ft^2) to 807 m^2 (8,686 ft^2) and reduce the minimum lot frontage from 22 m (72 ft) to 20.1 m (65.9 ft) as indicated in Schedule A;
   b. Registration of an exterior design control agreement at time of subdivision, to the acceptance of the Township.
   c. Payment of community amenity contribution in the amount of $493,945.92.

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

   This Permit is not a Building Permit.

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

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

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

Attachments:
SCHEDULE A Site Plan

PROPOSED SUBDIVISION PLAN OF EAST 132 FEET LOT 25 EXCEPT: FIRSTLY; SOUTH 33 FEET, SECONDLY; PART SUBDIVIDED BY PLAN 45784, SECTION 35, TOWNSHIP 7, N.W.D. PLAN 29931

SCHEDULE A

SCALE 1:500

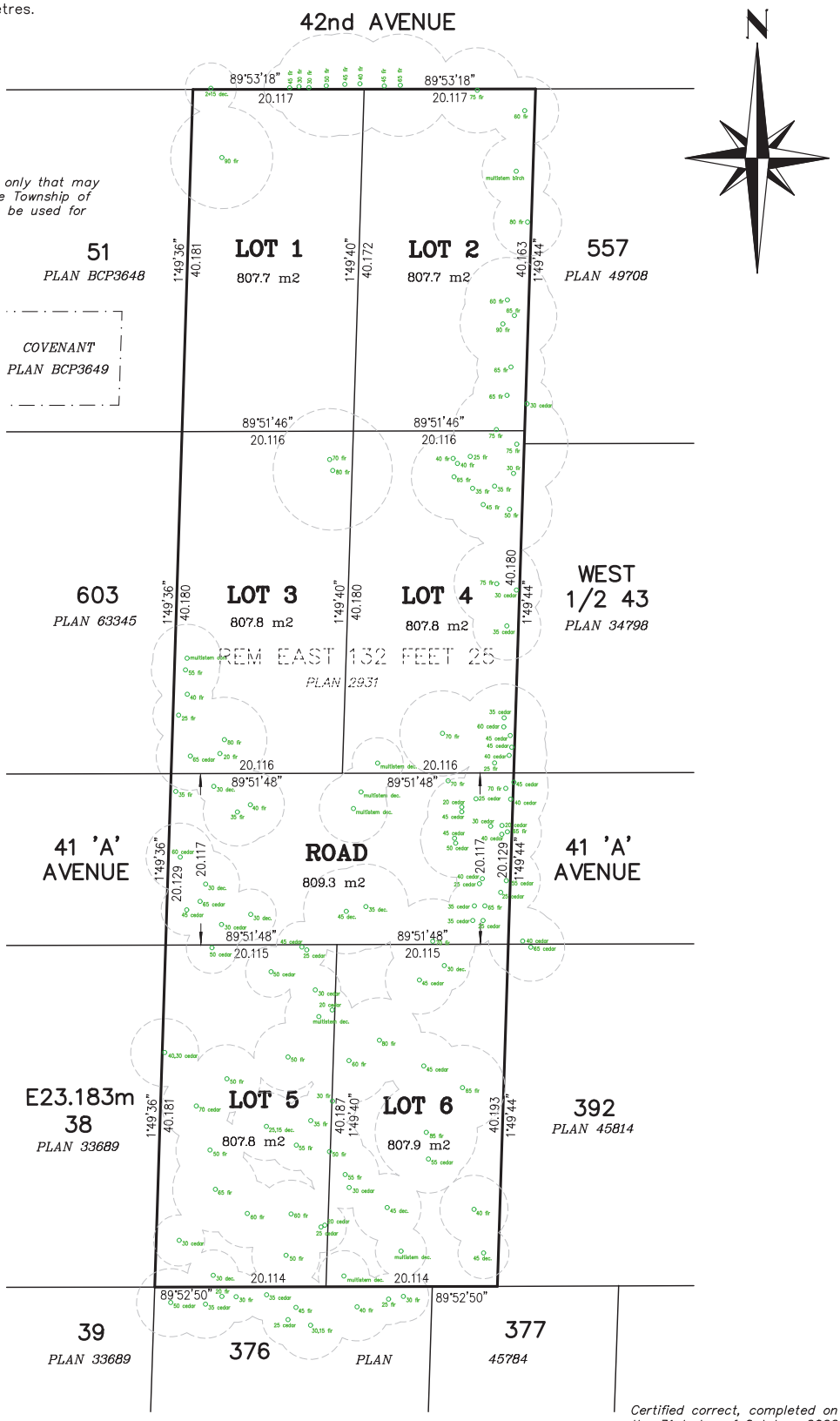
10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS
20340 42nd AVENUE
LANGLEY, B.C.
P.I.D. 013-785-508

NOTES:

1) Proposed Zoning R1-E
2) This plan is a proposal only that may not be accepted by the Township of Langley and should not be used for marketing purposes.



Certified correct, completed on the 31st day of October, 2022.

©

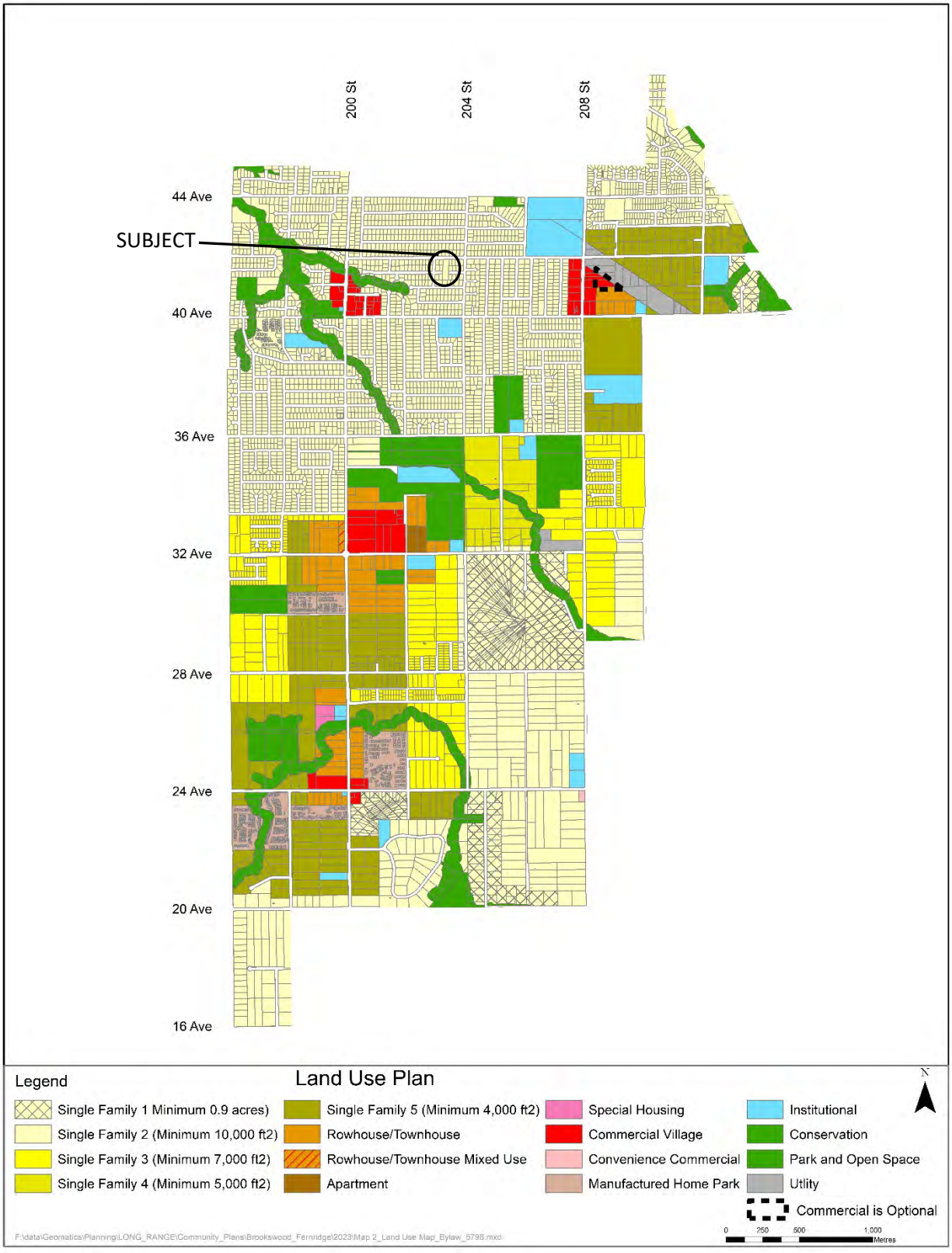
B.C.L.S.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA

FILE: LT22-80_PS1_TREE

ATTACHMENT B

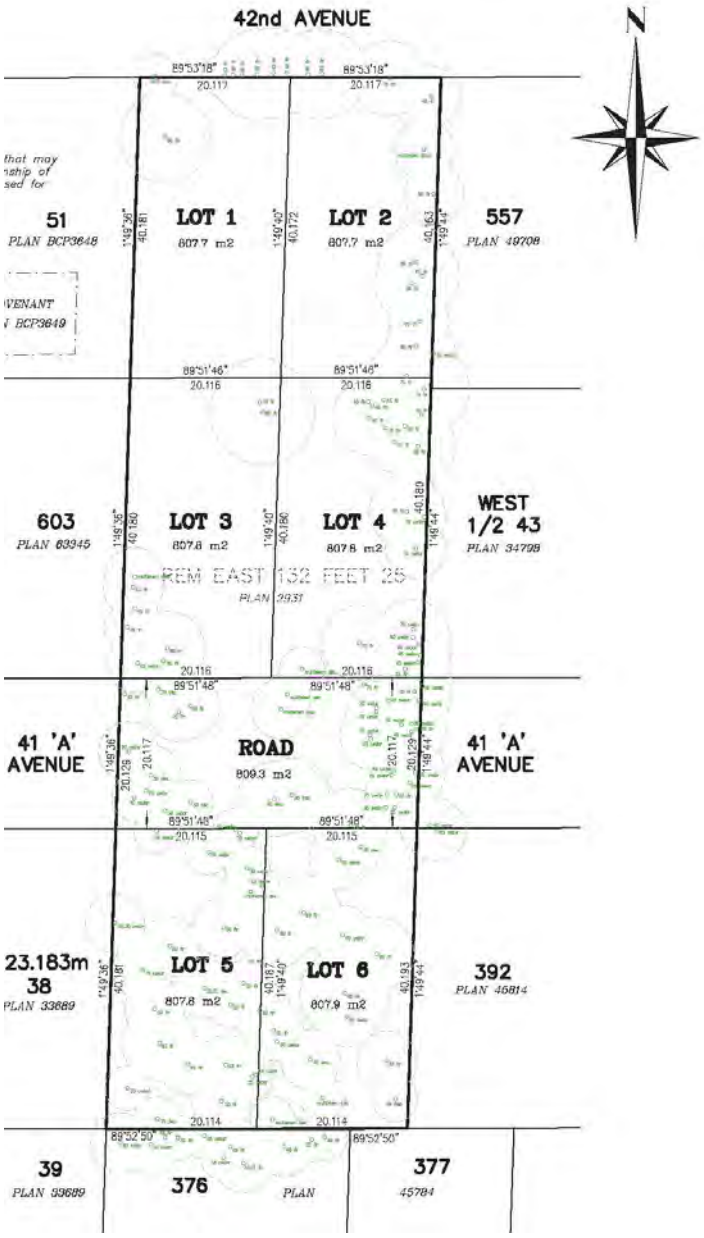




BROOKSWOOD-FERNRIDGE COMMUNITY PLAN



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

A.J. MUIR DESIGN LTD.
BUILD ON EXPERIENCE
604-306-9286
ANGUS@AJMUIR.COM

Rationale Letter for Proposed 6 Lot Subdivision

Date: August 17, 2023 **Municipal Project Number:** 07-25-0158
Developer: Lanstone Homes (Brookswood) Ltd. c/o Lanson Foster
Project Address: 20340 42 Avenue, Langley BC (parent parcel)
Description of Project: New 6 lot subdivision in Brookswood
Proposed Zoning: R-1E (existing and proposed)

This rationale letter is supported by, and refers to, a supplemental drawing provided by AJ Muir Design which includes a context area key plan and site plan showing the proposed layout at the subject site along with a significant number of adjacent lots which form the context area.

Overview:
The proposed new six lot subdivision at the subject site includes a layout which would create lots that are under the minimum lot area and the minimum lot frontage as prescribed by the Township of Langley Zoning Bylaw Section 110. For the R-1E zone the minimum lot size is 930m2 and the minimum frontage is 22m. The proposed lots would be 807.7m2 to 807.9m2 and would have a frontage of 20.1m. This rationale letter is to support the proposed layout by examining the context area of the neighborhood to determine if there is a precedent of existing lots which are undersize and/or less than the minimum frontage.

Context Area:
The supplemental key plan and site plan indicates the selected context area of the neighborhood which has then been examined. This context area was selected to fairly represent the surrounding neighborhood to which the proposed new lots would appear to belong. The context area is

seen as the lots immediately adjacent to the proposed development and would generally be considered as part of the visual streetscape. The number of lots have been selected to provide proper context while not being so large as to lose reference or be too arduous to examine. The context area includes a total of 40 properties not including the proposed lots at the subject site.

Synopsis:
Of the 40 lots which make up the context area, 18 lots or 45% are less than the minimum 930m2 lot area for the R-1E zone, and 15 lots or 37.5% have a frontage which is less than the minimum 22m frontage for the R-1E zone. The size and frontage of all lots within the context area are significantly different compared to each other, and generally create various house sizes and widths within the context area, while still being in a similar range.

Rationale:
The proposed lot layout for the new 6 lot subdivision is not significantly different from the adjacent lots in the context area with respect to lot size or frontage. Although they are less than the minimum for each, the lots are not significantly less and would not be perceived as an anomaly when compared to the surrounding properties. The configuration of the proposed lots makes the most sense and is the closest match to the existing condition established by the lots in the context area. The new homes which will be built on the proposed new lots will not appear to be significantly different than any other new home built on the adjacent lots within the context neighborhood. When the development is built-out and adjacent lots begin to rebuild homes, the streetscape will appear to be composed of similar size homes with similar yards, setbacks and spacing between homes.

Alternate Considerations:
As outlined above, the configuration of the proposed lots makes the most sense to continue the same general configuration of the surrounding lots. However, an alternate layout which provides all of the subdivision requirements of the R-1E zone could be proposed, and this layout would

only have three lots which would all be much larger than most of the surrounding properties. Although this would satisfy the subdivision requirements it would create lots which would support unusually large homes, and this would have a significant impact on the streetscape. Having such large homes would not only seem out of place aesthetically but also create additional density concerns for adjacent lot owners.

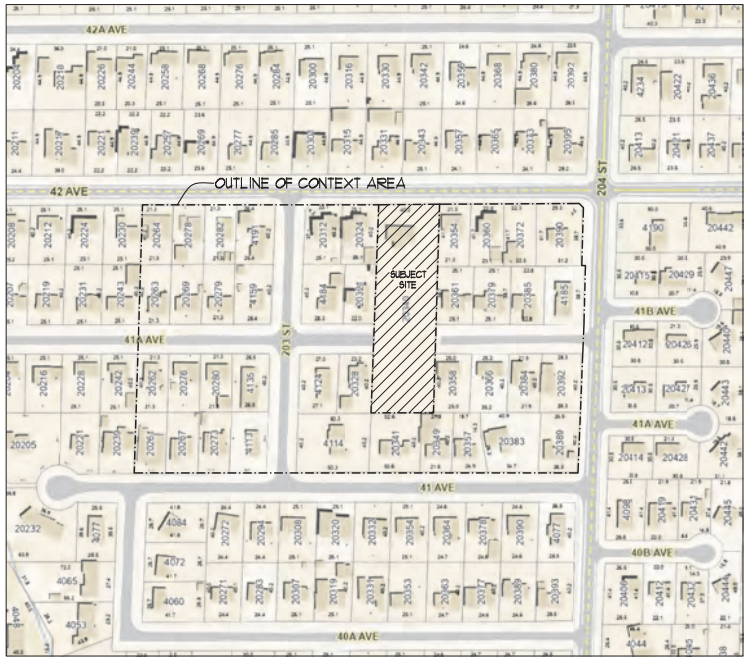
Additional Support:

The nature of the proposed development is that the parent parcel is an anomaly in the area and is one of the few remaining properties which was never developed to work with the current zoning or road infrastructure. This is considered an infill condition within surrounding properties that will most likely not see any significant development or further densification. To respect the well-established character of the existing neighborhood the Developer has further agreed to provide a Character Study of the area, performed by an accredited Design Consultant, and this Character Study would inform a Building Scheme to be registered on the lots in the form of an Exterior Design Control Agreement. The Design Consultant will ensure that new homes built on the lots would generally suit the area by ensuring compliance with the Design Guidelines within the Building Scheme.

Conclusion:

We trust the provided rationale and supporting materials will be carefully considered by the Township and the proposed layout of the six lot subdivision at the subject site will be supported moving forward.

Angus J. Muir
N.H.D.A. – Qualified Residential Designer
N.H.D.A. – Qualified Residential Design Consultant
604-306-9286
Angus@ajmuir.com
www.ajmuir.com



CONTEXT AREA KEY PLAN

(NOT TO SCALE)



LEGEND

US = UNDER SIZE

US+UW = UNDER SIZE + UNDER WIDTH

= EXIST. NON-COMPLIANT LOT

= PROP. NON-COMPLIANT LOT

CONTEXT AREA SITE PLAN

SCALE: 1" = 64'-0"

SYNOPSIS

EXISTING & PROP. ZONING: R-1E

MINIMUM LOT AREA: 930.0m2

MINIMUM LOT FRONTAGE: 22.0m

TOTAL NUMBER OF LOTS: 40

NUMBER OF UNDERSIZE LOTS: 18 (45.0%)

NUMBER OF UNDER-WIDTH LOTS: 15 (37.5%)

NOTE: SUBJECT SITE AND PROPOSED NEW LOTS HAVE NOT BEEN INCLUDED IN SYNOPSIS

E.4

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A. J. MUIR DESIGN LTD.
Build On Experience
angus@ajmuir.com
604-306-9286

DEVELOPER: LANSTONE HOMES (BROOKSWOOD) LTD.

PROPOSED SIX LOT SUBDIVISION - M.P. # 07-35-0158

THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018 EDITION (INCLUDING ALL AMENDMENTS TO DATE)

THESE DRAWINGS SHOULD BE PRINTED ON 34"x24" PAPER TO BE AT SCALE INDICATED.

ADDRESS: 20340 42 AVE., LANGLEY

AUGUST 17, 2023

SCALE AS NOTED

CONTEXT AREA STUDY FOR LOT SIZE AND FRONTAGE

SHEET 1 OF 1

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-188
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0125
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101247 (FORT LANGLEY PROPERTIES LTD. / 9180 GLOVER ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate development of a mixed use building accommodating 137.73 m² (1,482.51 ft²) of commercial space and one apartment unit at 9180 Glover Road.

RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101247 subject to seven (7) conditions, noting seven (7) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposed development is located in the Fort Langley Heritage Conservation Area subject to the applicable guidelines and complies with the Community Commercial C-2 Zone.

RECOMMENDATION:

That Council consider issuance of Heritage Alteration Permit No. 101247 to Fort Langley Properties Ltd. for property located at 9180 Glover Road subject to the following conditions:

a. Demolition of the existing structure.
b. Building plans being in substantial compliance with Schedule “A”.
c. 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.
d. 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).
e. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or enclosures 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. On-site landscaping to be secured by letter of credit at building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
g. Payment of supplemental heritage alteration permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

X Architecture Inc. has applied, on behalf of Fort Langley Properties Ltd. for a Heritage Alteration Permit for a mixed use building accommodating 137.73 m^2 (1,482.51 ft^2) of commercial space and one apartment unit. Staff recommend Council consider issuance of the Heritage Alteration Permit subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101247.

REFERENCE:

Owner	Fort Langley Properties 205, 1231 Pacific Boulevard Vancouver BC V6Z 0E2
Agent	X Architecture Inc. 11, 23230 Billy Brown Road Langley BC V1M 4G1
Legal Description:	Lot 11 Block 2 District Lot 19 Group 2 New Westminster District Plan 578
Civic Address:	9180 Glover Road
Area:	374 m² (0.09 ac)
Fort Langley Community Plan:	Commercial
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND/HISTORY:

- The subject site (Attachment B) is zoned Community Commercial Zone C-2 (Attachment D) and designated for commercial uses in the Fort Langley Community Plan (Attachment C).
- The site is located in the Fort Langley Heritage Conservation Area. The Fort Langley Community Plan states that:

  > *"The purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area."*

- There is an existing single storey commercial building on the site.

DISCUSSION/ANALYSIS:

- X Architecture Inc. has applied, on behalf of Fort Langley Properties Ltd. for a Heritage Alteration Permit for a mixed use building accommodating 137.73 m² (1,482.51 ft²) of commercial space and one apartment unit in the Fort Langley Heritage Conservation Area.
- The proposed building includes ground floor commercial space fronting Glover Road with an apartment unit on the second floor and roof top private patio space.
- Access to the commercial and residential parking is proposed from the rear lane.
- Heritage Alteration Permit No. 101247 (Attachment A) includes authorization to remove the remaining building.

Adjacent Uses:

	Existing Use	Fort Langley Community Plan Designation	Existing Zoning
North:	Commercial property	Commercial	Community Commercial Zone C-2
South:	Commercial property	Commercial	Community Commercial Zone C-2
East:	A municipal lane, beyond which is a post office	Commercial	Post Office Zone P-6
West:	Glover Road, beyond which are commercial properties	Commercial	Community Commercial Zone C-2

Heritage Alteration Permit:

- The site is located in the Fort Langley Heritage Conservation Area. The following general guidelines from the Fort Langley Community Plan are applicable to the proposed development:

    - *5.1.b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape*

    - *5.1.c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided*

- The subject proposal was reviewed by the Heritage Review Panel with the comments subsequently endorsed by the Heritage Advisory Committee on May 4, 2022. The attached minutes from the Heritage Advisory Committee meeting (Attachment F) were provided to the applicant. The applicant's subsequent response from June 17, 2022 is attached to this report (Attachment G).
- Heritage Alteration Permit No. 101247 (Attachment A) includes renderings, site plans, building elevations and landscaping plans.

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
0	0	3	3	0	3

- The landscape plans propose plantings of trees, shrubs, and groundcovers within the site as well as a "LiveRoof" green roof system. Finalization of landscaping details has been included as a condition of the heritage alteration permit.

Policy Considerations:

The proposed Heritage Alteration Permit accommodates development of a mixed use building accommodating 137.73 m² (1,482.51 ft²) of commercial space and one apartment unit at 9180 Glover Road.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101247
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Fort Langley Community Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant
ATTACHMENT F	Excerpt from Heritage Advisory Committee May 4, 2022 Meeting Minutes
ATTACHMENT G	Response to Heritage Review Panel and Heritage Advisory Committee Comments Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Heritage Alteration Permit No. 101247

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

1. Name: Fort Langley Properties Ltd.

   Address: 205, 1231 Pacific Boulevard
   Vancouver BC V6Z 0E2

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 11 Block 2 District Lot 19 Group 2 New Westminster District Plan 578

   CIVIC ADDRESS: 9180 Glover Road

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

   a. Demolition of the existing structure.
   b. Building plans being in substantial compliance with Schedule “A”.
   c. 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.
   d. 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).
   e. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines.
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and/or enclosures 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. On-site landscaping to be secured by letter of credit at building permit stage.
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.

f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
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 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

Sheet List		
Sheet Name	Sheet	Revision
Cover	A000	4
Design Rational	A001	4
Site	A101	6
Main Floor Plan	A102	4
Second Floor Plan	A103	4
Roof Plan	A104	6
Elevations	A200	5
Sections	A300	4
Sections	A301	6
Perspectives	A400	4
Renderings	A401	6

Owner & Contractor
Statewood Properties Ltd.
205, 2801 Nelson Street
Vancouver, BC
V6B 2E2
Contact: Eric Woodward

Surveyor
Target Land Surveying
Surrey, B.C.
604 583 6161
Contact: Adam Fulverson

Architect
Cross Architecture Inc.
11-23210 Billy Brown Road
Langley, BC
V1M 4G1
Contact: Steven Cross

Landscape Architects
vander Zalm + associates inc.
20177 97 Ave #1
Langley, BC
V1M 4B9
Contact: Mark van der Zalm
Milana Malesevich

Arborist
van der Zalm + associates inc.
20177 97 Ave #1
Langley, BC
V1M 4B9
Contact: Kelly Koome

Civil Engineer
CVE (2004) Ltd.
103-2190 Garden Street
Abbotsford, BC
V2T 4W7
Contact: Rick Celinkski

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Cover

scale: 1/8" = 1'-0"

11 June 2021

1616

A000

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

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CROSS ARCHITECTURE INC

SCHEDULE A

E.5

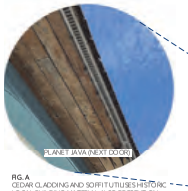


FIG. A
CEDAR CLADDING AND SOFFIT UTILISES HISTORIC LOCAL BUILDING MATERIAL ALSO PRESENT ON NEIGHBOURING BUILDING



FIG. B
MULTI-LIGHT GLAZING DESIGN AND SIMPLE AESTHETIC EXEMPLIFIED BY ONE OF FORT LANGLEY'S OLDEST STRUCTURES



FIG. C
1. LARGE GLAZING FOR BOTH STOREFRONT AND RESIDENTIAL MAXIMIZE NATURAL LIGHT WHILE RETAINING A HISTORICAL AESTHETIC WITH A MULTI-LITE DESIGN
2. DIVIDES MASSING THROUGH CHANGES IN HEIGHT AND DEPTH TO RESPECT THE SCALE OF EXISTING HISTORICAL BUILDINGS AND PROVIDE A DYNAMIC PEDESTRIAN EXPERIENCE



FIG. D
1. LARGE GLAZING AREA AT STOREFRONT TO IMPROVE VISABILITY OF COMMERCIAL SPACE AND ENCOURAGE PEDESTRIAN INTERACTION
2. RECESSED COMMERCIAL ENTRY PROVIDES A PEDESTRIAN-SCALE EXPERIENCE WITH HISTORICAL PRECEDENCE IN FORT LANGLEY.
3. HORIZONTAL CLADDING

BUILDING HEIGHT OF 9 METERS BECAUSE NO UNDERGROUND PARKING IS PROPOSED, THEREFORE NO JUSTIFICATION FOR ADDITIONAL HEIGHT OR STORIES CAN BE PROVIDED

SOUTH ORIENTED ROOFTOP PATIO DESIGNED TO REDUCE BUILDING HEIGHT AND PROVIDE ADDITIONAL OUTDOOR LIVING SPACE FOR OCCUPANTS



DESIGN RATIONALE ELEVATION

REFERENCE IMAGES OF HISTORIC AND CONTEMPORARY STRUCTURES WITHIN THE HERITAGE CONSERVATION AREA OF FORT LANGLEY HAVE BEEN INCLUDED TO SHOW LOCAL INSPIRATION AND RATIONALE BEHIND THE DESIGN.
PLEASE REFER TO WRITTEN DESIGN RATIONAL PROVIDED FOR MORE DETAILED DESCRIPTIONS AND EXPLANATIONS WITH FUTHER REFERENCE TO THE *FORT LANGLEY COMMUNITY PLAN*



FIG. E
USE OF WOOD SLATS ON THE FACADE NOTES THE ORIGIN OF THE TOWN OF FORT LANGLEY BY REFERRING BACK TO SOME OF ITS OLDEST STRUCTURES



FIG. F
1. HORIZONTALLY APPLIED SIDING
2. FACADE DIVIDED INTO PORTIONS BY VERTICAL ELEMENTS (OUTLINED IN RED) AND CORNICE DETAILS



FIG. G
1. GLAZED FACADE BROKEN INTO PORTIONS BY SOLID, VERTICAL RELIEF ELEMENTS
3. MULTI-LIGHT GLAZING



CONTEXT MAP

THE *FORT LANGLEY COMMUNITY PLAN* INDICATES THAT THIS PROJECT IS WITHIN THE HERITAGE CONSERVATION AREA



GLOVER ROAD STREETSCAPE

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission
6	2021.09.09	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Design Rational

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

11 June 2021

1616

A001

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CROSS ARCHITECTURE INC

E.5

ZONING INFORMATION

LEGAL DESCRIPTION	LT 11, BLK 2, DL 19, NWD PL NWP578
ADDRESS	9180 GLOVER RD LANGLEY, BC V1M 1A0
ZONE	C-2
ALLOWABLE LOT COVERAGE	60%
ALLOWABLE BUILDING HEIGHT	9.00M
AVERAGE GRADE	(10.1+10.1+9.7+9.7)/4 = 9.9M
PROPOSED BUILDING HEIGHT (SEE WEST ELEVATION FOR MEASUREMENT)	9.00M

SITE	METRIC (M²)
TOTAL AREA	374
BUILDING	225
PROPOSED LOT COVERAGE	**60%**

AREAS

PROGRAM	
COMMERCIAL	142
RESIDENTIAL	212
COMPLIES WITH BYLAW 2500602.3.1	

LEVELS	
LEVEL 1	200
LEVEL 2	212
ROOF DECK	84

PARKING

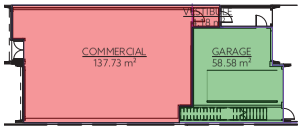
COMMERCIAL PARKING CALCULATION	142M² / 20 = 7.1	
FORT LANGLEY PARKING AREA 50% REQUIREMENT (ZONING BYLAW 107.1.2)	7.1 X 0.5 = 3.55	
RESIDENTIAL PARKING REQUIREMENTS	1.5	
EXISTING COMMERCIAL CREDIT (AS PER BYLAW NO. 3472.11 B)	-2.63	
	REQUIRED	**PROPOSED**
RESIDENTIAL	1.5	
COMMERCIAL	0.92	
TOTAL	2.42	2

LANDSCAPING

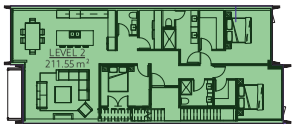
CALCULATION OF LANDSCAPED AREA PROVIDED AS PART OF REQUESTED VARIANCE DUE TO SITE LIMITATIONS

TOTAL REQUIRED (2M DEPTH AT REAR LOT LINE AND INTERIOR SIDE LOT LINE) 90.9M²

TOTAL PROVIDED AT GRADE	42.3M²
AREA OF LANDSCAPE BUFFER USED BY DRIVEWAY	12.8M²
ROOF DECK POTTED PLANTING	4.0M²
GREEN ROOF	32.5M²
TOTAL	91.6M²

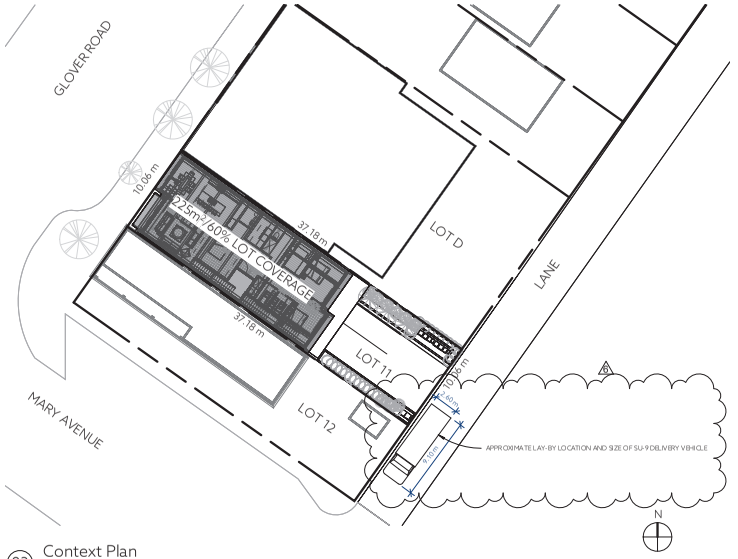


01 Level 1
1/16" = 1'-0"

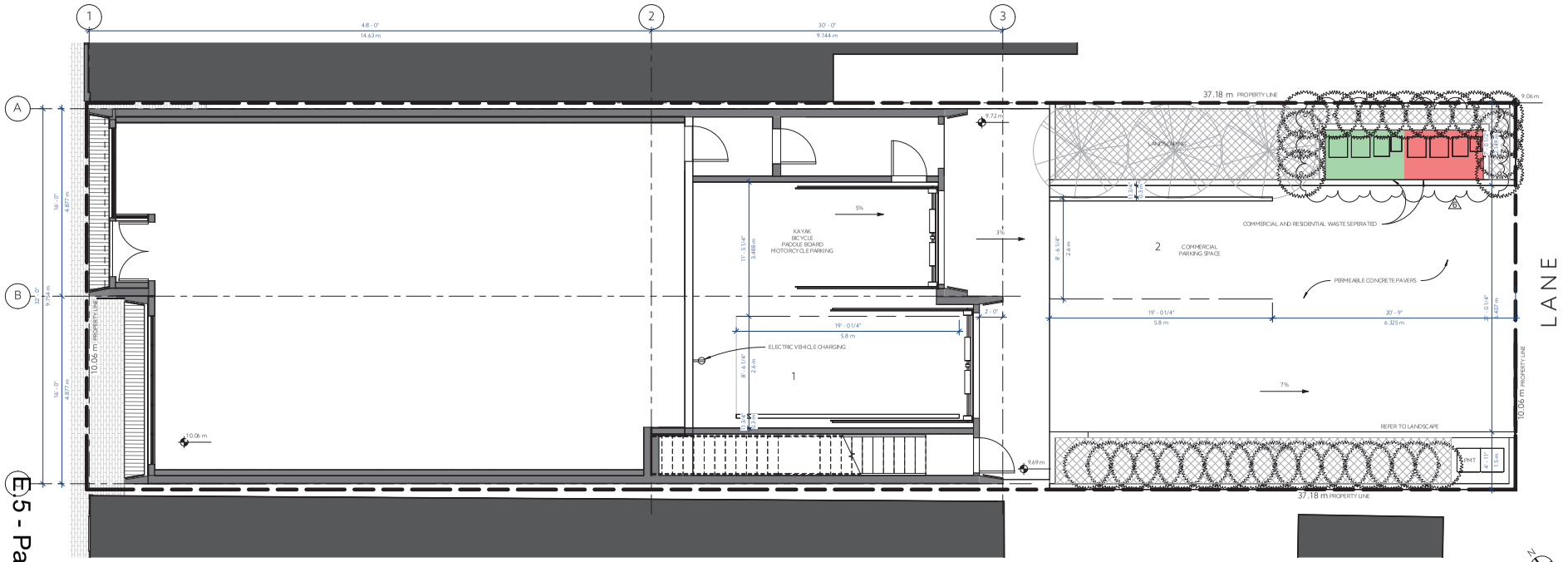


02 Level 2
1/16" = 1'-0"

Area Schedule			
Name	Comments	Area	Level
COMMERCIAL	Commercial	138 m²	Level 1
VESTIBULE	Commercial	4 m²	Level 1
Commercial: 2		142 m²	
LEVEL 2	Residential	212 m²	Level 2
ROOF DECK	Residential	84 m²	Roof
Residential: 2		296 m²	
GARAGE	Service	59 m²	Level 1
Service: 1		59 m²	
		496 m²	



03 Context Plan
1 : 250



04 Site Plan
1 : 50

DATE	DESCRIPTION
1 2017.02.08	DP Submission
2 2017.08.01	DP Re-Submission
3 2017.11.02	DP Re-Submission
4 2020.12.07	DP Re-Submission
5 2021.06.10	DP Revision
6 2021.09.09	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Site

scale: As indicated

11 June 2021

1616

A101

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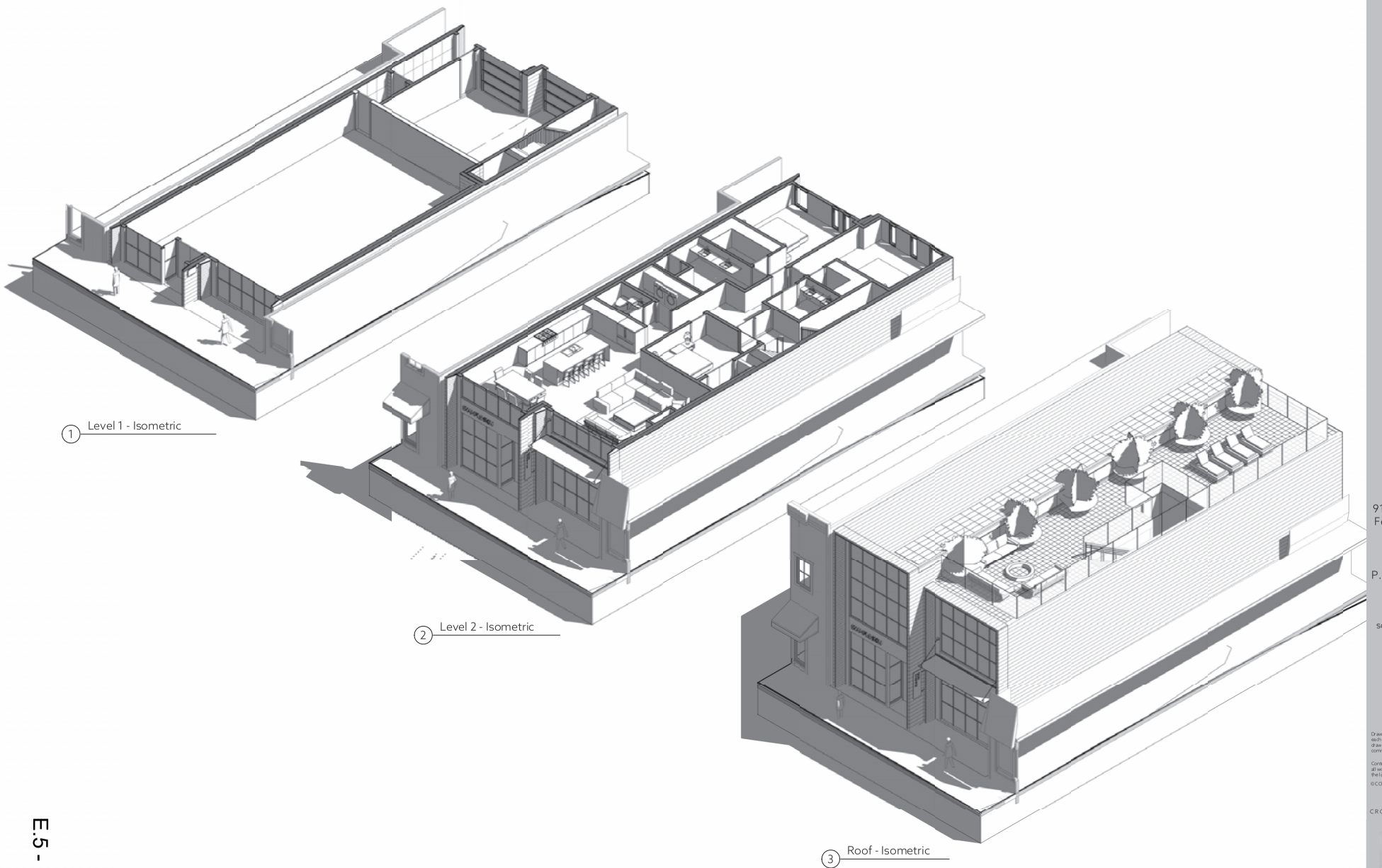
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CROSS ARCHITECTURE INC

E.5



1 Level 1 - Isometric

2 Level 2 - Isometric

3 Roof - Isometric

DATE	DESCRIPTION
4 2020.12.07	DP Re-Submission

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Isometrics

scale:

11 June 2021

1616

A105

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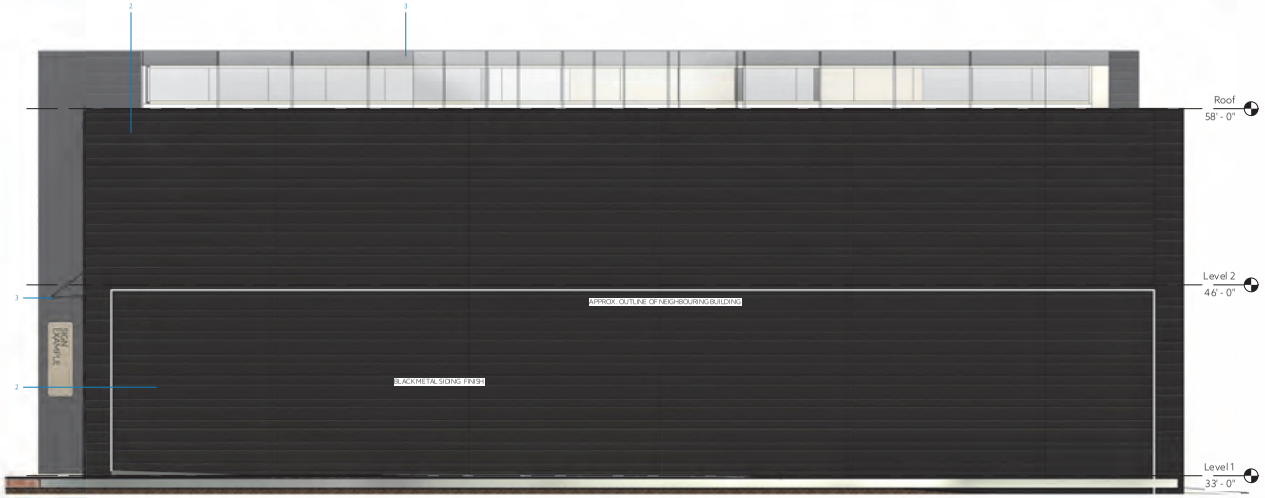
1 East
1/4" = 1'-0"



3 North
1/4" = 1'-0"



2 West
1/4" = 1'-0"



4 South
1/4" = 1'-0"



1. CEDAR SIDING



2. BLACK METAL SIDING

3. CLEAR GLASS



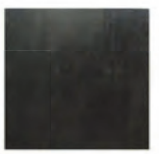
4. BLACK FRAMES



5. TINTED GLASS



6. CHROME



7. BLACK PAINTED STEEL

Material List	
Material: Mark	Material: Name
1	Cedar Siding
2	Metal Siding
3	Clear White Glass
4	Anodized Black Aluminum
5	Tinted Glass
6	Metal - Chrome
7	Black Painted Steel

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission
5	2021.06.10	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Elevations

scale: As indicated

11 June 2021

1616

A200

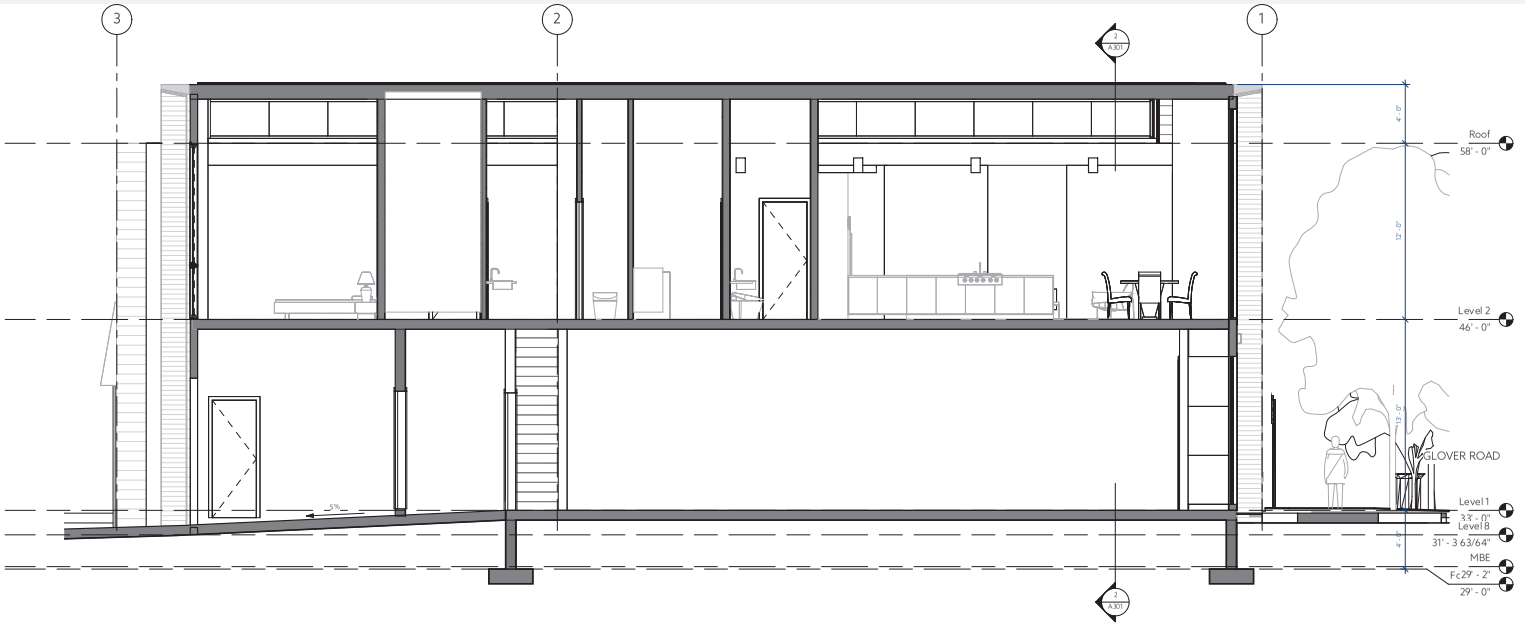
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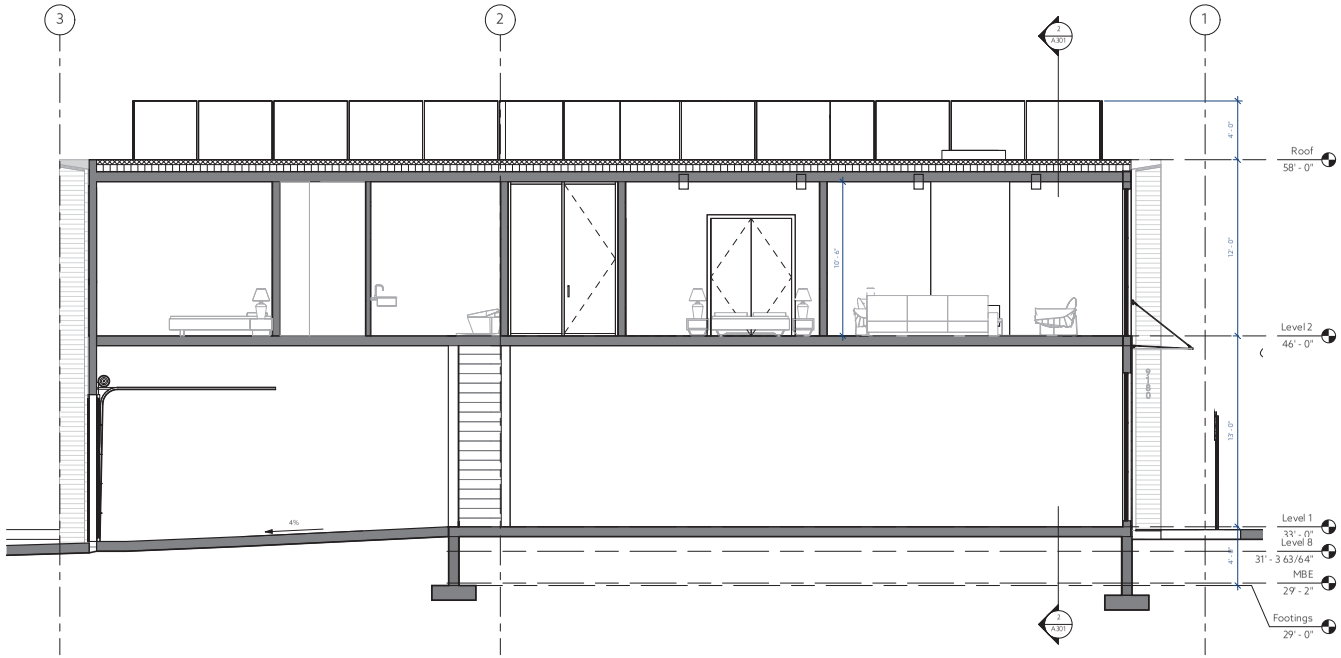
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2021-10-19 3:42:01 PM

CROSS ARCHITECTURE INC



1 Section A1
1/4" = 1'-0"



4 Section A2
1/4" = 1'-0"

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Sections

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

11 June 2021

1616

A300

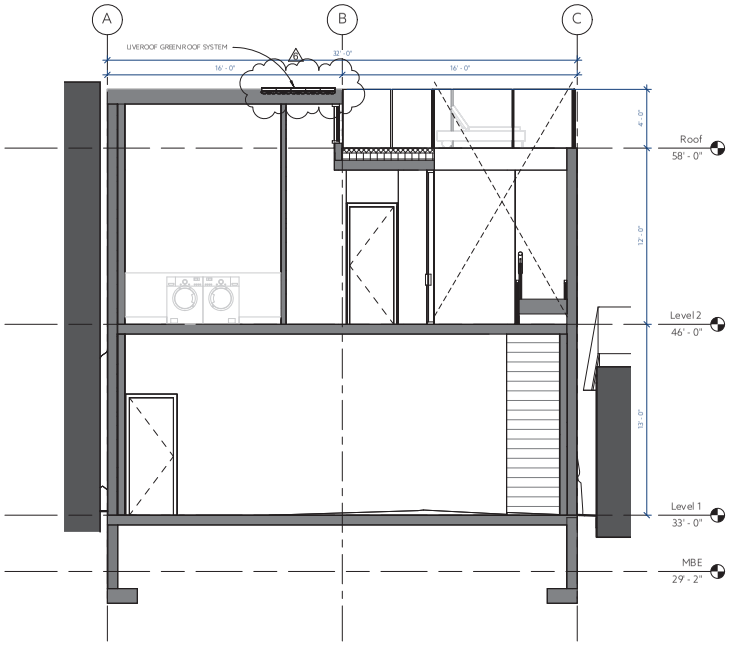
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported before commencing work.

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

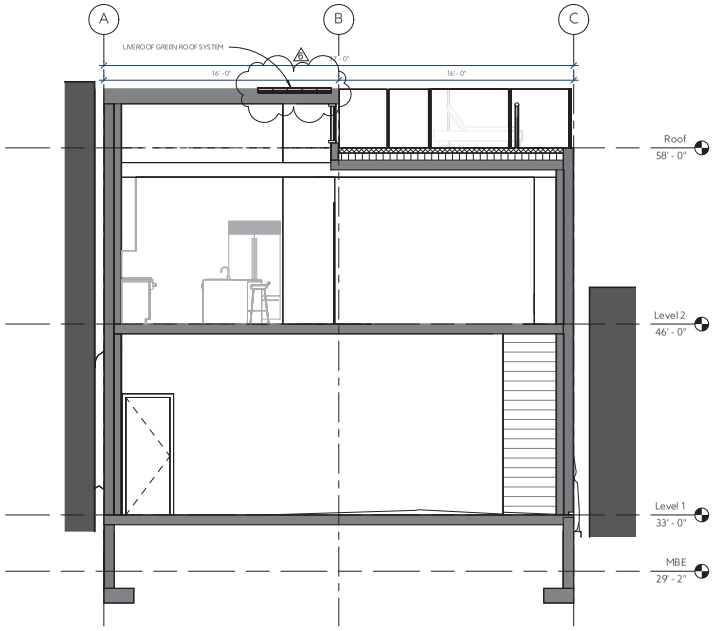
©COPYRIGHT 2021 ALL RIGHTS RESERVED

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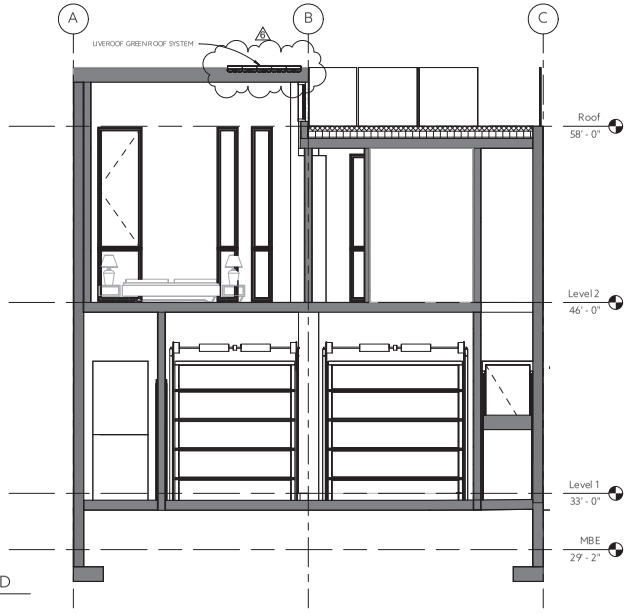
CROSS ARCHITECTURE INC



1 Section B
1/4" = 1'-0"



2 Section C
1/4" = 1'-0"



3 Section D
1/4" = 1'-0"

	DATE	DESCRIPTION
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission
6	2021.09.09	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Sections

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

11 June 2021

1616

A301

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CROSS ARCHITECTURE INC

E.5



1 Overall Glover



2 Glover - North



3 Overall Laneway



4 Glover - South



5 Laneway View

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Perspectives

scale:

11 June 2021

1616

A400

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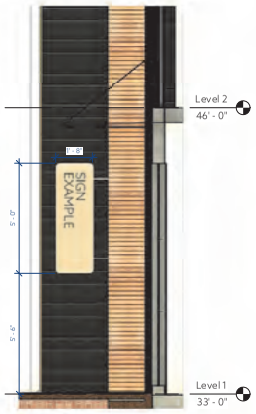
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CROSS ARCHITECTURE INC

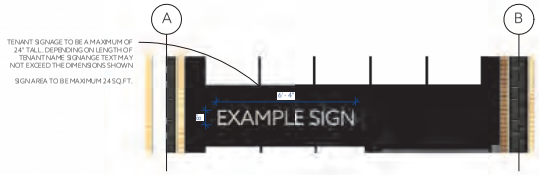
E.5



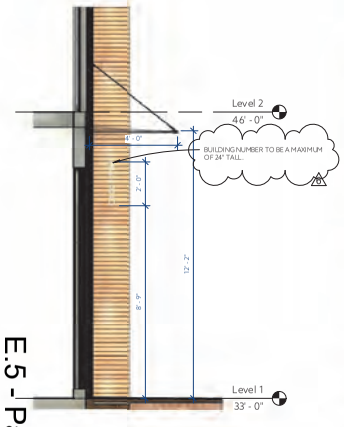
1 3D Entrance



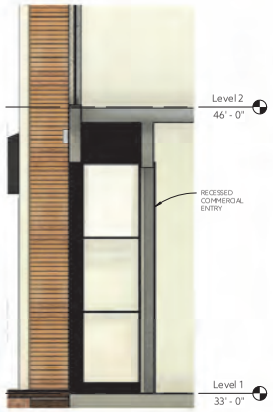
2 Flat-Fixed Signage
3/8" = 1'-0"



3 Fascia Signage
3/8" = 1'-0"



4 Canopy
3/8" = 1'-0"



5 Entry
3/8" = 1'-0"



NOTE: ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE DESIGN GUIDELINES

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission
6	2021.09.09	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Renderings

scale: 3/8" = 1'-0"

11 June 2021

1616

A401

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CROSS ARCHITECTURE INC

E.5

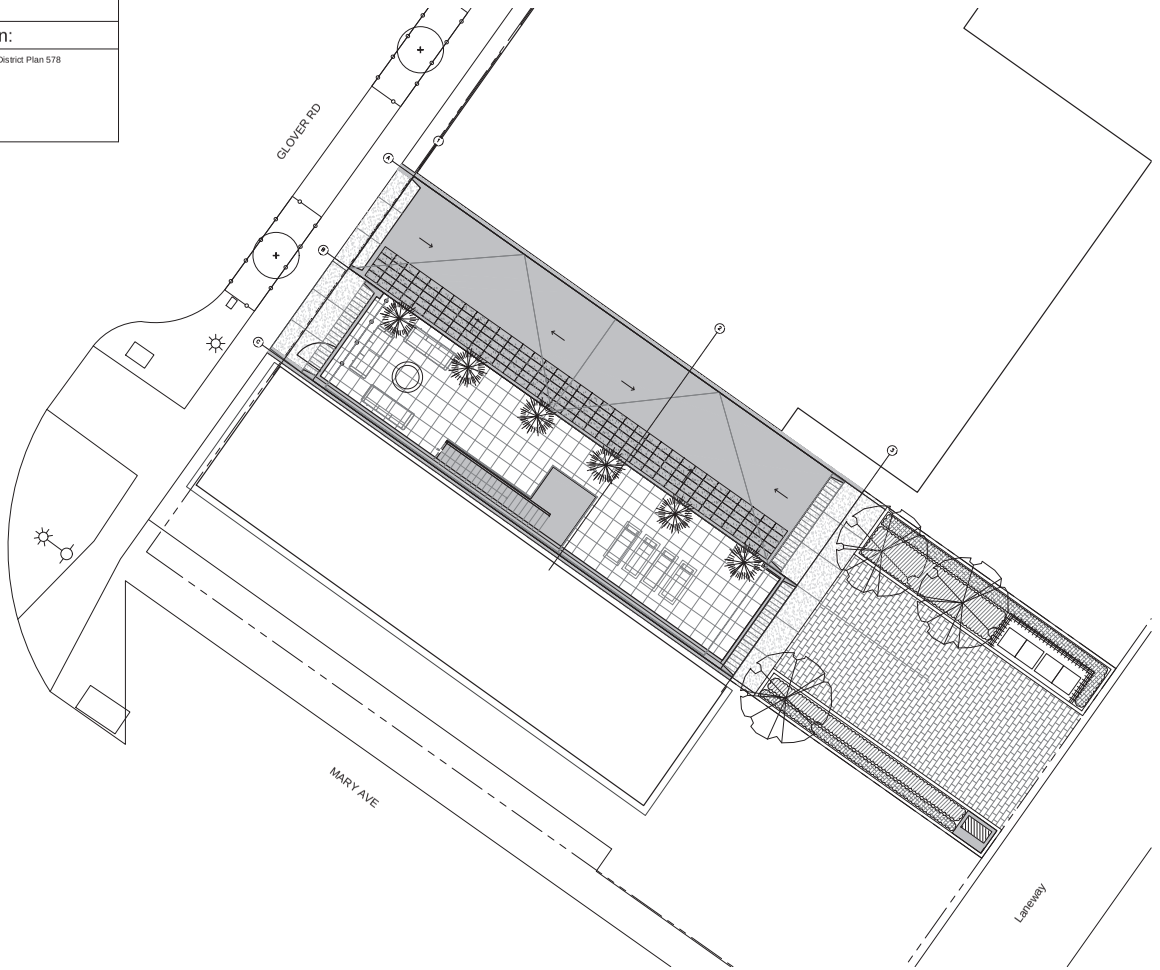
Cool Small Building

Re-Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Milana Mateisevich milana@vdz.ca o. 604 882 0024 x41 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Statewood Properties Ltd. Project Owner 205, 280 Nelson Street Vancouver, BC V6B2E2	Cross Architecture Inc Project Building Architecture 11-23230 Billy Brown Rd Langley, BC V1M4G1
Legal Address and Description:		
Lot 11 Block 2 District Lot 19 Group 2 New Westminster District Plan 578		

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER SHEET
L-01	SITE AND TREE PLAN
L-02	GRADING PLAN
L-03	PLANTING PLAN
LD-01	LANDSCAPE DETAILS



1 SITE PLAN OVERVIEW
Scale 1:100

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Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

Key Map (NTS)



No.	By:	Description	Date
5	ET	Re-Issued for DP	Oct. 21st, 2021
4	ET	Re-Issued for DP	Apr. 23st, 2021
3	MM	Re-Issued for DP	July 31st, 2017
2	MM	Issued for Development Permit	Feb. 8th, 2017
1	MM	Internal Client Review	Feb. 1st, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Cool Small Building

Location:

9180 Glover Rd,
Fort Langley, BC
V1M2R5

Drawn: MM

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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SCHEDULE B

VDZ Project #: DP2017-05

Drawing #: L-00

Drawing Title: COVER SHEET

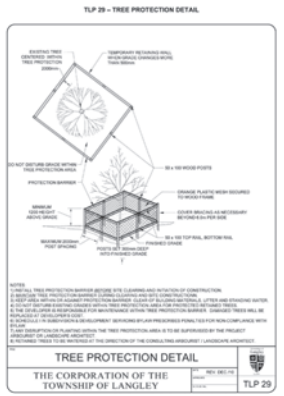
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-05 LOT 11 GLOVER ROAD\DWG\SHEET SLAB\L-00 COVER SHEET.DWG

TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	see legend	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Pyramidal Beech	B&B; 6cm caliper;	As shown

TREE LEGEND

Fagus sylvatica 'Dawyck Gold'	Existing Tree



2 TREE PROTECTION DETAIL
NTS

LANDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE SLAB Colour: Natural Finish: Trowel Finish
	5 LD-01	CONCRETE PAVERS Pattern: Squares and Rectangles Colour: Rustic Blend Manufacturer: Mutual Materials
	3 LD-01	HYDROPRESSED SLABS Pattern: Texada Running Bond 61.0x61.0 Colour: Natural Manufacturer: Abbotsford Concrete
		Granular 19mm Minus
	4 LD-01	GARBAGE ENCLOSURE SCREEN Material: Powder Coated Aluminum Colour: Black
	2 L-01	TREE PROTECTION FENCING
		SHRUB PLANTING
		HEDGE PLANTING

1 SITE AND TREE PLAN
Scale 1:100

TREE SUMMARY SCHEDULE

TOTAL # OF TREES IDENTIFIED ON SITE	0
TOTAL # OF SIGNIFICANT TREES ON SITE	0
TOTAL # OF SIGNIFICANT TREES TO BE REMOVED	0
TOTAL # OF SIGNIFICANT TREES TO BE RETAINED AND PROTECTED	0
ESTIMATED # OF SIGNIFICANT TREES IN NON-DISTURBANCE ENVIRONMENTAL	0 retained 0 to be removed
APPROXIMATE # OF REPLACEMENT TREES REQUIRED AS PER T.O.L. TREE PROTECTION BY-LAW (No 4470 Schedule B) Developable Lot Area = 0.09 acres (0.09 acres x 30 trees/acre)	3

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Cool Small Building

Location:

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Fort Langley, BC
V1M2R5

Drawn: MM

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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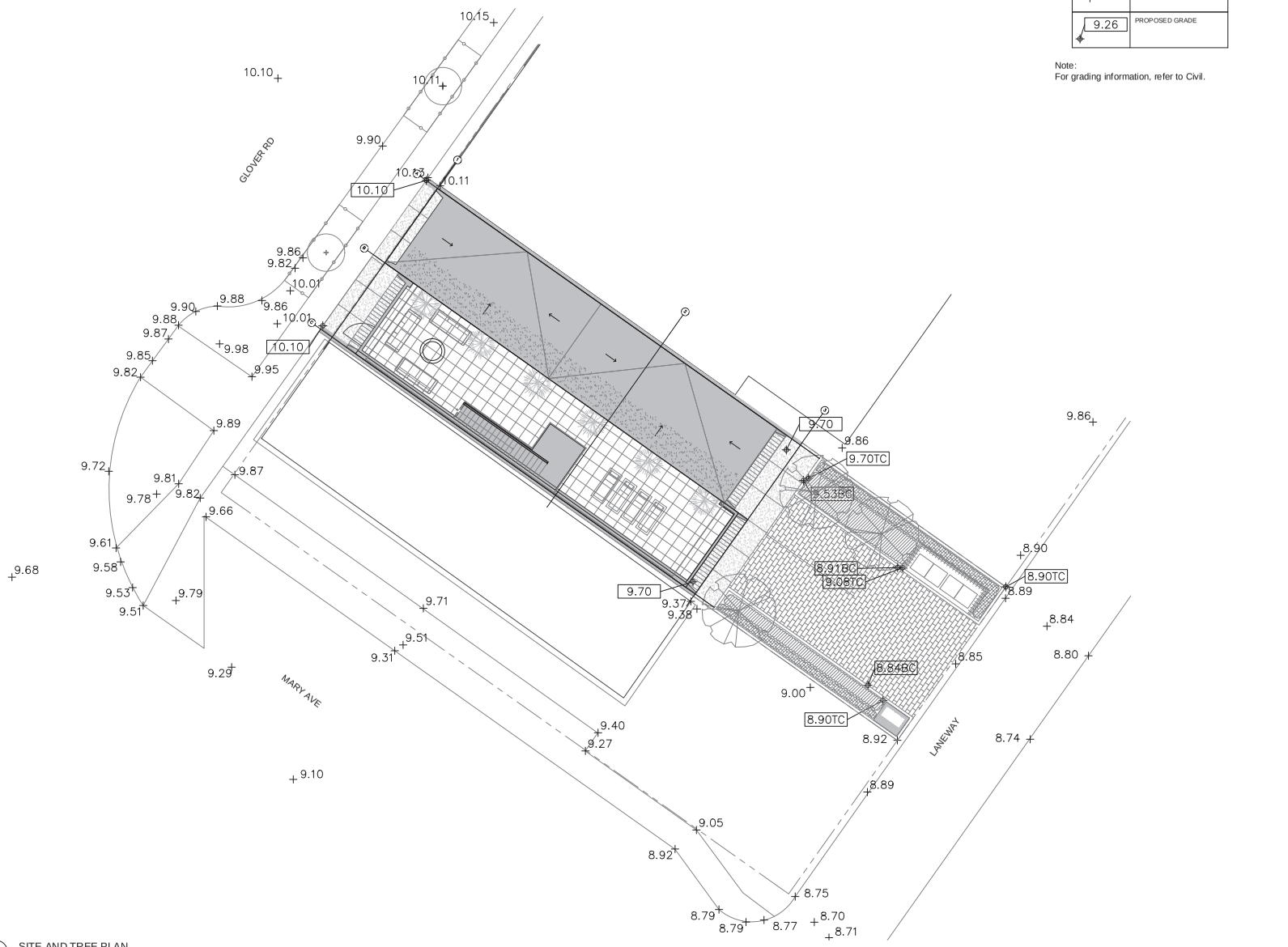
Drawing Title: SITE AND TREE PLAN

VDZ Project #: DP2017-05

Drawing #: L-01

E.5

J:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-05_LOT 11 GLOVER ROAD\DWG\SHEETS\L-01 SITE AND TREE PLAN.DWG



KEY	DESCRIPTION
9.78	EXISTING GRADE
9.26	PROPOSED GRADE

Note:
For grading information, refer to Civil.

1 SITE AND TREE PLAN
Scale 1:100

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Cool Small Building

Location:

9180 Glover Rd,
Fort Langley, BC
V1M2R5

Drawn: MM

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: GRADING PLAN

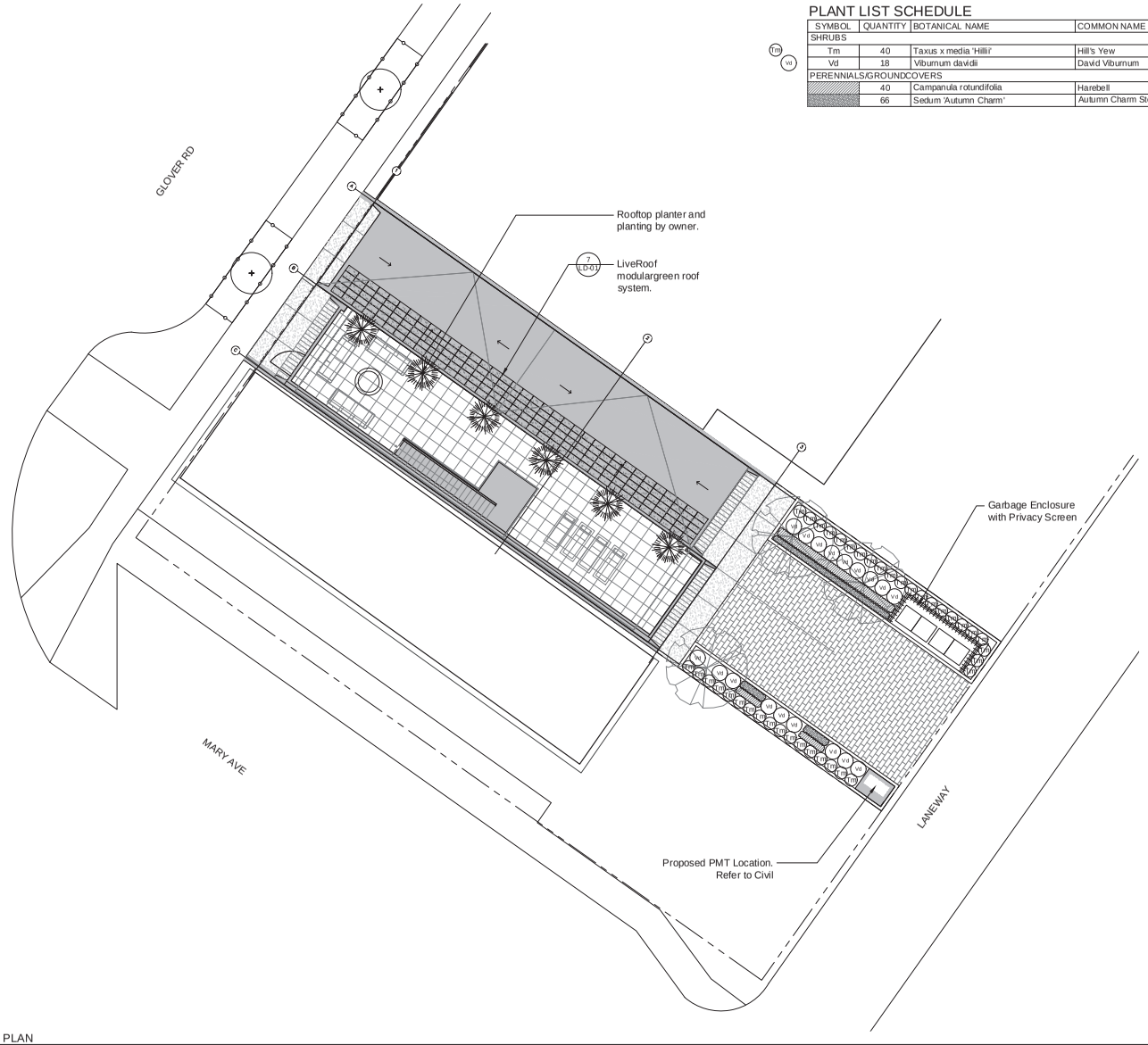
VDZ Project #: DP2017-05

Drawing #: L-2 E.5

J:\PROJECTS\DEVELOPMENT PERMIT\DP2017-05_LOT 11 GLOVER ROAD\DWGS\SHEETS\L-02 GRADING PLAN.DWG

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Tm	40	Taxus x media 'Hilli i'	Hill's Yew	1.5m Ht	600mm O.C.
Vd	18	Viburnum davidii	David Viburnum	#3 Pot	750mm O.C.
PERENNIALS/GROUNDCOVERS					
	40	Campanula rotundifolia	Harebell	#1 Pot	300mm O.C.
	66	Sedum 'Autumn Charm'	Autumn Charm Stonecrop	10cm Pot	150mm O.C.



1 SITE AND TREE PLAN
Scale 1:100

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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V1M2R5

Drawn: MM

Checked: MVDZ

Approved: MVDZ

Scale: 1:100

Stamp:

Original Sheet Size: 24"x36"

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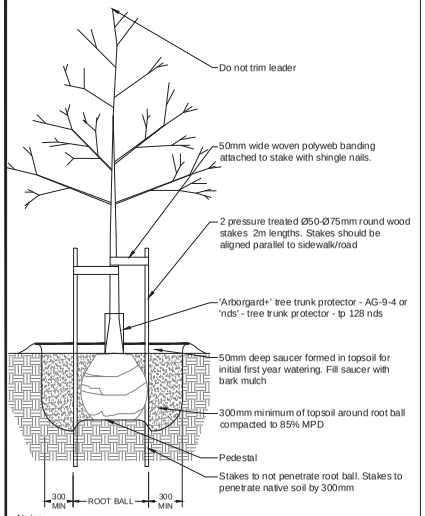
Drawing Title: PLANTING PLAN

VDZ Project #: DP2017-05

Drawing #: L-3 E.5

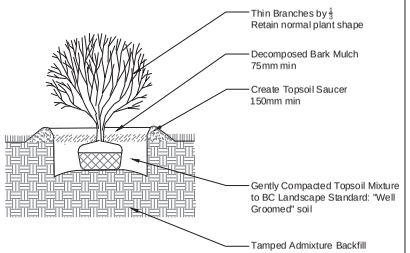
NORTH

J:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-05\ST 11 GLOVER ROAD\DWGS\SHEETS\L-03 PLANTING PLAN.DWG

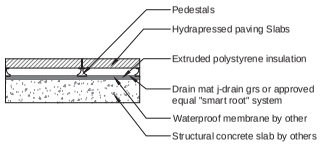


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

1 DECIDUOUS TREE PLANTING
Scale 1:25



2 SHRUB PLANTING
Scale 1:25

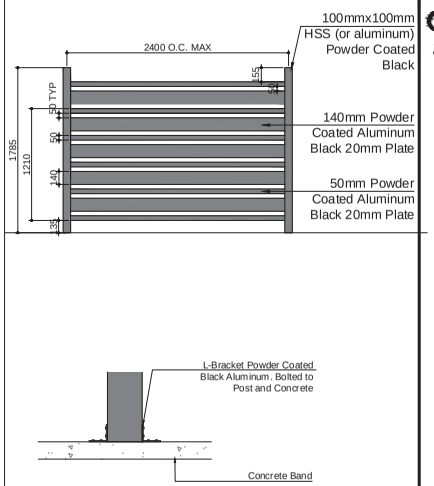


Hydrapressed Slab Details:

Pattern:	Texada
Colour:	Natural
Size:	610X610
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091
Website:	www.pavingstones.com

Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications

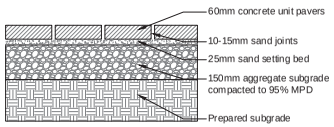
3 HYDROPRESSED SLABS
Scale 1:10



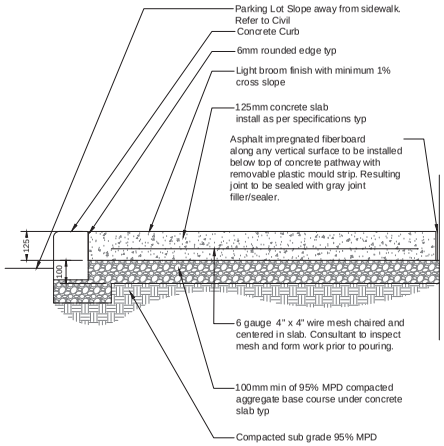
4 GARBAGE ENCLOSURE DETAIL
Scale 1:25

Paver Details:

Pattern:	Old Dominion
Colour:	Rustic Blend
Size:	3 Sizes - Squares and Rectangles
Manufacturer	Mutual Materials
TEL:	604-850-3302
Website:	www.mutualmaterials.ca

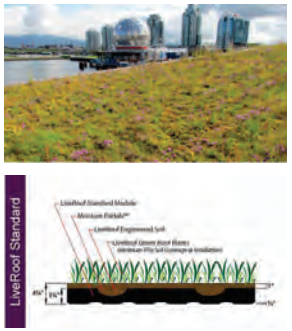


5 CONCRETE PAVERS
Scale 1:10



Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

6 CONCRETE SLAB
Scale 1:10



Notes:
Install as per manufacturers specifications
Supplier: NAT's nursery
Model: LiveRoof standard system
Plants: Sedum, bulb and grass mix

7 LiveRoof System
NTS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Cool Small Building

Location:

9180 Glover Rd,
Fort Langley, BC
V1M2R5

Drawn: MM	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

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Drawing Title: LANDSCAPE DETAILS

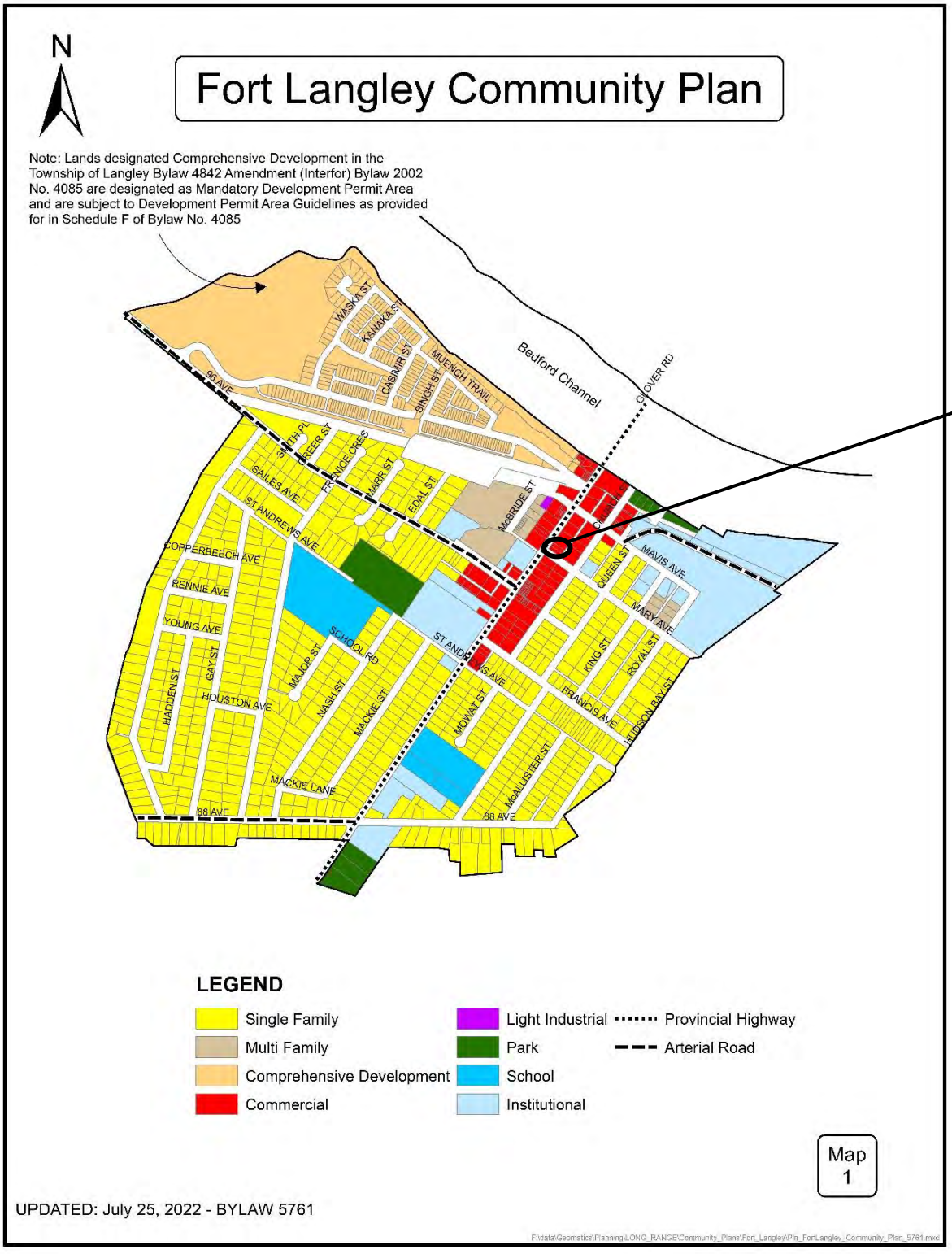
VDZ Project #: DP2017-05

Drawing #: L0.5



AERIAL CONTEXT MAP

ATTACHMENT C





ZONING BYLAW NO. 2500 MAP

ZONING INFORMATION

LEGAL DESCRIPTION	LT 11, BLK 2, DL 19, NWD PL NWP578
ADDRESS	9180 GLOVER RD LANGLEY, BC V1M 1A0
ZONE	C-2
ALLOWABLE LOT COVERAGE	60%
ALLOWABLE BUILDING HEIGHT	9.00M
AVERAGE GRADE	(10.1+10.1+9.7+9.7)/4 = 9.9M
PROPOSED BUILDING HEIGHT (SEE WEST ELEVATION FOR MEASUREMENT)	9.00M

SITE	METRIC (M²)
TOTAL AREA	374
BUILDING	225
PROPOSED LOT COVERAGE	**60%**

AREAS

PROGRAM	
COMMERCIAL	142
RESIDENTIAL	212
COMPLIES WITH BYLAW 2500.602.3.1	

LEVELS	
LEVEL 1	200
LEVEL 2	212
ROOF DECK	84

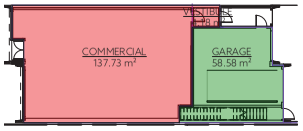
PARKING

COMMERCIAL PARKING CALCULATION	142M² / 20 = 7.1	
FORT LANGLEY PARKING AREA 50% REQUIREMENT (ZONING BYLAW 107.1.2)	7.1 X 0.5 = 3.55	
RESIDENTIAL PARKING REQUIREMENTS	1.5	
EXISTING COMMERCIAL CREDIT (AS PER BYLAW NO. 3472.11 B)	-2.63	
	REQUIRED	**PROPOSED**
RESIDENTIAL	1.5	
COMMERCIAL	0.92	
TOTAL	2.42	2

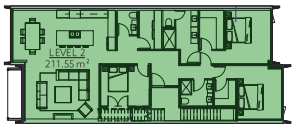
LANDSCAPING

CALCULATION OF LANDSCAPED AREA PROVIDED AS PART OF REQUESTED VARIANCE DUE TO SITE LIMITATIONS

TOTAL REQUIRED (2M DEPTH AT REAR LOT LINE AND INTERIOR SIDE LOT LINE)	90.9M²
TOTAL PROVIDED AT GRADE	42.3M²
AREA OF LANDSCAPE BUFFER USED BY DRIVEWAY	12.8M²
ROOF DECK POTTED PLANTING	4.0M²
GREEN ROOF	32.5M²
TOTAL	91.6M²

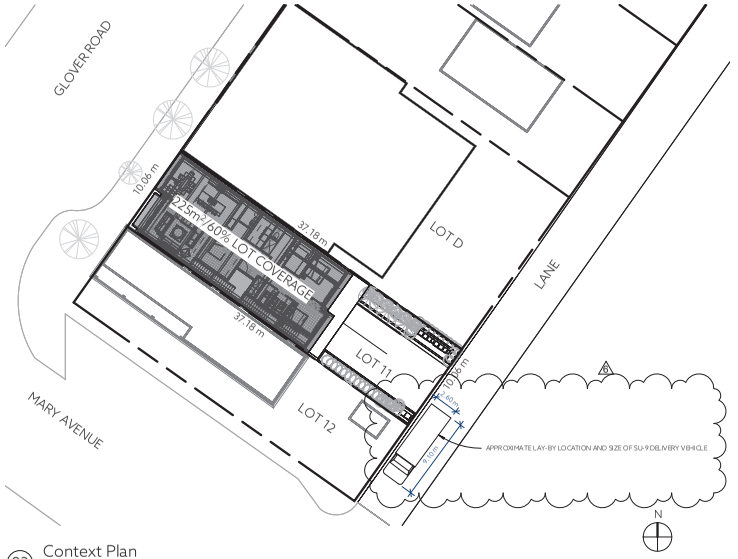


01 Level 1
1/16" = 1'-0"

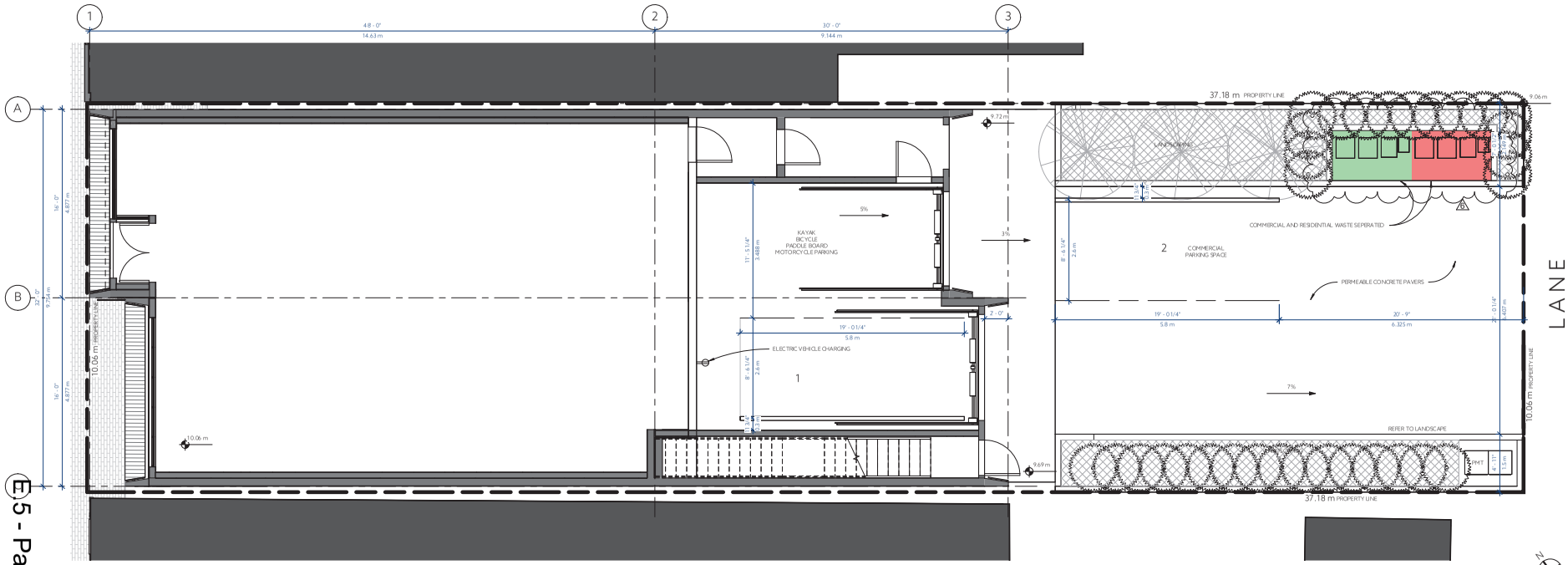


02 Level 2
1/16" = 1'-0"

Area Schedule			
Name	Comments	Area	Level
COMMERCIAL	Commercial	138 m²	Level 1
VESTIBULE	Commercial	4 m²	Level 1
Commercial: 2		142 m²	
LEVEL 2	Residential	212 m²	Level 2
ROOF DECK	Residential	84 m²	Roof
Residential: 2		296 m²	
GARAGE	Service	59 m²	Level 1
Service: 1		59 m²	
		496 m²	



03 Context Plan
1 : 250



04 Site Plan
1 : 50

	DATE	DESCRIPTION
1	2017.02.08	DP Submission
2	2017.08.01	DP Re-Submission
3	2017.11.02	DP Re-Submission
4	2020.12.07	DP Re-Submission
5	2021.06.10	DP Revision
6	2021.09.09	DP Revision

COOL SMALL BUILDING

9180 Glover Road,
Fort Langley, B.C.

P.I.D. 009-032-548

Site

scale: As indicated

11 June 2021

1616

A101

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

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

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2021-10-19 3:41:47 PM

CROSS ARCHITECTURE INC

ATTACHMENT E
E.5

D. REPORTS

4. Heritage Review Panel

T. Annandale reported that the Heritage Review Panel met on April 26 to consider the following items:

9180 Glover Road - Heritage Alteration Permit

- Statewood Properties has applied to develop a two-storey mixed-use building comprising of one commercial unit on the ground level, and one residential unit above.
- The Panel considered the proposed building to have a contemporary design.
- The Panel believed that while it was an attractive building design at a modest scale, it did not fit in the heritage context of Fort Langley and would likely be more appropriate in more modern commercial settings such as South Granville or Yaletown.
- The consensus of the Panel was that the design does not fit with the established context or character of the Fort Langley Heritage Conservation Area and would set an inappropriate precedent for future development.

MOTION
Moved by T. Annandale,
Seconded by M. De Little,
That the Heritage Advisory Committee receive and endorse the Heritage Review Panel's recommendation of non-support for the proposed Heritage Alteration Permit Application for 9180 Glover Road.
CARRIED

Murrayville Community Hall

- The Murrayville Community Memorial Hall Association submitted a grant application to support replacement of gutters and downspouts for the Murrayville Hall. The grant request was in the amount of $5,000.
- The Hall qualifies for a grant of 50% of eligible project costs up to a maximum of $10,000.

MOTION
Moved by T. Annandale,
Seconded by T. Quiring,
That the Heritage Advisory Committee support the recommendation of the Heritage Review Panel to award a grant in the amount of $4,025 (based on 50% of total project costs of $8,050) to the Murrayville Community Hall Association.
CARRIED

HBIP Grant Inquiries and other considerations:

- As the Panel will be involved in the process of reviewing the Heritage Building Incentive Program, staff shared two funding inquiries from owners of designated heritage properties, which did not come forward as grant applications in the latest call. Discussion ensued about the merits and possible issues associated with these proposals, and general ideas

2022.06.17

Steven Cross
X Architecture
#11 23230 Billy Brown Road
Langley, BC V1M 4G1

PID: 009-032-548
Project: 11-33-0125
Folder: DP100879

Response to 4 May, 2022 Heritage Review Panel Meeting Minutes

This document illustrates, with direct reference to the Heritage Review Panel's comments on May 4, 2022, the compliance of this proposed development with the guidelines and bylaws outlined in the "Fort Langley Heritage Conservation Area" and "Fort Langley Building Facade Design Guidelines". The comments issued by the Heritage Review Panel have been previously addressed through the design and redesign, as shown in the Architectural Drawing package as well as the Letter of Intent (dated April 21, 2021) and previously submitted comment response documents (included within for reference).

- "Looking at the proposed building on its own, the Panel felt it was an attractive building at a modest scale. However, the Panel believed that the contemporary design would be more appropriate in more modern urban commercial settings such as South Granville or Yaletown."

X: The building is attractive as a result of the Guidelines and the context of Fort Langley. The scale is not appropriate for south granville or yaletown. The scale, massing and use of materials of the building have been specifically designed to integrate into the Fort Langley streetscape, and its design, while contemporary, respects and references the design of neighbouring buildings in the heritage area. Please see A001, A400, and A401, as well as paragraphs 3-6 in the Letter of Intent, for detail on this integration, design rationale, and inspiration.

- "The consensus of the Panel was that the proposed design does not fit with the established context or character of the Fort Langley Heritage Conservation Area and would set an inappropriate precedent for future development."

X: Please elaborate on what "fit" entails. The proposed design has addressed all the guidelines and feedback from the Heritage department at TOL for the past 3 years. This design provides an architectural path forward for Fort Langley that remains integrated and respectful of its surroundings. Please refer to the architectural set, specifically A001, and paragraphs 3-7 in the Letter of Intent for detailed rationale behind the design of this proposal.

- "Specific attention was drawn to guidelines pertaining to Building Styles:
    - "Decorative styles which are clearly out of place with the historic architectural evolution of historic Fort Langley should be avoided. The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant downtown appearance. ...Caution should be exercised when developing façade designs for renovation and new construction to avoid introduction of alien concepts into the historic streetscape mix." (Section 1.2.3 of the Fort Langley Building Façade Design Guidelines)"

X: The previous comment responses with diagrams and thorough architectural drawings outline our rationale for the design and how it fits into the streetscape. We are proposing something that fits the historical architectural evolution of Fort Langley. Please see A001 and paragraph 5 in the Letter of Intent for illustration of this compliance.

- "The large area of glazing on the building's front façade was considered particularly problematic, as punched windows are part of the established character of Fort Langley."

X: The storefront is designed to be as open, visible, and welcoming to pedestrians as possible. Recessed entry provides a flowing transition from the sidewalk to the interior while referencing the experience of similar recessed and largely glass entries in historic Fort Langley storefronts such as Country Lane Antiques. Newer buildings such as Lee's Market, Fort Professional, Albion and Coulter Berry also show how large panes of glass can be used effectively in Fort Langley. Please refer to the below dimensions and references, as well as to A001 and A200 in the architectural drawings for our rationale in this regard. Please also refer to paragraph 6 in the Letter of Intent for further detail.

The dimensions of the proposed glazing are as follows:

Level 1: Two elevations of glazing, one section 7'-6" wide x 10' tall and the other 12'-6" wide x 10' tall. Each pane is no more than 2'-6" wide x 3'-3" tall, separated by mullions to break up the facade glazing and reference historic glazing strategies found in Fort Langley.

Level 2: Two Sections of Glazing, one section 12'-6" wide x 14' tall and the other 12'-6" wide x 10' tall. Each pane is no more than 2'-6" wide x 3'-6" tall, separated by mullions to break up the facade glazing and reference historic glazing strategies.

Local buildings that we have referenced as rationale for our glazing design are as follows:

Coulter Berry Building: 9-10' tall windows at store fronts, glazing at some stores extends 15' wide or more, panes vary in width from 2' to 4'. Black mullions break up some larger areas of glass.

Lee's market: characterized by large glazing areas at pedestrian interfaces. Glazing areas are approximately 9' wide x 7' tall, also broken up with black mullions. Glazing at entrances reaches approximately 11' tall

Country Lane Antiques: across the road from the proposed development. Historic building featuring majority of storefront as glazing, totalling approximately 20' wide. Panes are approximately 5' x 5'.

Saba: Front wall of the restaurant is glazed with 2'-6" wide x 11' tall opening windows.

Fort Professional Building: Portions of main level glazing are 9' wide x 9' tall, broken by black mullions. Large areas of glazing are also present on the second level, the largest approximately 12' wide x 10' tall.

9 September 2021, Comment Responses

1. The general building guidelines exist to meet the goals and objectives of the conservation area and encourage proposals that are both strongly contextual and visually interesting. Staff note that this is the second application advanced for the site and that the current application maintains the same character as the previous application. Staff note that although the form and scale of the building are respectful of the heritage conservation guidelines, further design development of the architectural character to align with the guidelines is required as noted in the following preliminary comments:

a. The design rationale provided with the application states that the "building reflects a higher sensitivity to the historic precedent laid out in the facade guidelines by not trying to deceive its onlookers" but introduces a new facade concept for the streetscape. Please provide further clarification regarding how developing a new facade concept will blend harmoniously with historic elements of the streetscape and complement the heritage character of the area.

X: The proposed facade respects and complements existing historical structures while simultaneously providing new ways forward through which these historical features can be translated into a contemporary architectural expression. Please refer to A001 "Design Rationale" for additional information and illustration of the ways this facade fits into the existing streetscape.

b. The comment in the rationale stating "architectural decoration that is not part of the building's style has not been added, nor decoration that is inconsistent with the architectural evolution of the community." is noted. Please provide visual references showing the connection of the proposed modern building style to the architectural evolution of Fort Langley.

X (in response to 1b-1d): We have revised our design rationale to include images of buildings in the Heritage conservation area of Fort Langley (A001, figures A through G) that have informed our design, to further illustrate how the proposed project connects to the architectural evolution of Fort Langley. Please refer to A001 for further detail.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-198
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-21-0020
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100394 (JOHNSON / 7684 – 232 STREET)		

PROPOSAL:

Non–farm use application to the Agricultural Land Commission (ALC) submitted by Karen Johnson to permit outdoor storage of scaffolding on a 900 m^2 (0.09 ha) portion of property located at 7684 – 232 Street.

RECOMMENDATION SUMMARY:

That Council consider the application for non-farm use and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.

RATIONALE:

The proposed non-farm use application does not comply with the site's RU-3 zoning. The application is being forwarded to Council for consideration of referral to the Agricultural Land Commission.

RECOMMENDATION:

That Council consider the non-farm use application submitted by Karen Johnson to the Agricultural Land Commission to permit outdoor storage of scaffolding on a 900 m^2 (0.09 ha) portion of property located at 7684 – 232 Street within the Agricultural Land Reserve and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.

EXECUTIVE SUMMARY:

The Township of Langley has received a non-farm use application to permit outdoor storage of scaffolding on a 900 m^2 (0.09 ha) portion of property located at 7684 – 232 Street within the Agricultural Land Reserve (ALR). The subject property is designated Agriculture in the Metro Vancouver Regional Growth Strategy (RGS), designated Agriculture in the Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan and zoned Rural Zone RU-3. According to the applicant, the property currently accommodates two single family dwellings, a hay crop, a barn / shop and two home based businesses. Outdoor storage of scaffolding does not meet the criteria established by the ALC to be considered a farm use and therefore a non-farm use application is required. Further, outdoor storage of this nature is considered an industrial use elsewhere in the Township.

Should Council elect to refer the application to the ALC and the ALC subsequently approves the proposed non-farm use application, the proponent would need to apply for land use amendments to the RGS, OCP, Rural Plan and Zoning Bylaw to permit the use on the property.

PURPOSE:

To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act.

REFERENCE:

Owners:	Darren and Karen Johnson 7684 – 232 Street Langley, BC V1M 3S1
Legal Description:	Lot "D" Except: Part on Plan 57853, District Lot 318 Group 2 and of Section 21 Township 11 New Westminster District Plan 1064
Location:	7684 – 232 Street
Area:	5.49 ha (13.56 ac)
Existing Zoning:	Rural Zone RU-3
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agricultural/Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property located at 7684 – 232 Street is designated Agriculture in the RGS, designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and is in the ALR.
- According to the applicant, the property currently accommodates two single family dwellings, a hay crop, a barn / shop and two home based businesses.
- Licenses for two construction related home based businesses are issued at the subject property (Cantera Management Group (since 2012) and Dyna Contracting Management (since 2017)).

DISCUSSION/ANALYSIS:

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to permit outdoor storage of scaffolding on a 900 m^2 (0.09 ha) portion of the property.
- Outdoor storage of scaffolding does not meet the criteria established by the ALC to be considered a farm use and therefore a non-farm use application is required.
- The applicant indicates the outdoor storage scaffolding is justified *"for reasons of convenience, security, expense, and shortage of storage availability nearby"*.
- Township of Langley aerial photos indicate groundcover and use changes in the northwest portion of the property starting in 2014 (Attachment F).
- The Agricultural Land Reserve Use Regulation (ALRUR) allows as a non-farm use a home occupation up to a maximum of 100 m^2. The ALRUR Section 24(1) restricts home based commercial uses to a dwelling or accessory building except for such businesses that require a small amount of area outside from time to time (Attachment G).
- The outdoor storage of scaffolding is considered an open storage use, which is inconsistent with the current RU-3 zoning and land use designation and normally permitted within specific industrial zones of the Zoning Bylaw.
- The proposed industrial use is not compatible with provisions in the RGS, OCP, and Rural Plan and is not permitted in the Rural Zone RU-3.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A residential property with existing residential dwellings	Agricultural/Countryside	Rural Zone RU-3
South:	Canadian National Railway Numerous and a residential property with an existing dwelling	Agricultural/Countryside	Rural Zone RU-3
East:	Canadian National Railway, beyond which is a Crown Provincial property	Agricultural/Countryside	Rural Zone RU-3
West:	A residential property with existing residential dwellings	Agricultural/Countryside	Rural Zone RU-3

Policy Considerations:

The property is designated Agriculture in the RGS, designated Agriculture in the OCP and designated Agricultural/Countryside in the Rural Plan. The site's RU-3 zoning does not permit industrial uses. Should Council elect to advance and the ALC approve the proposed non-farm use application, the proponent would need to apply for land use amendments to the RGS, OCP, Rural Plan, Zoning Bylaw and provide adequate servicing in accordance with the Subdivision and Development Servicing Bylaw.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

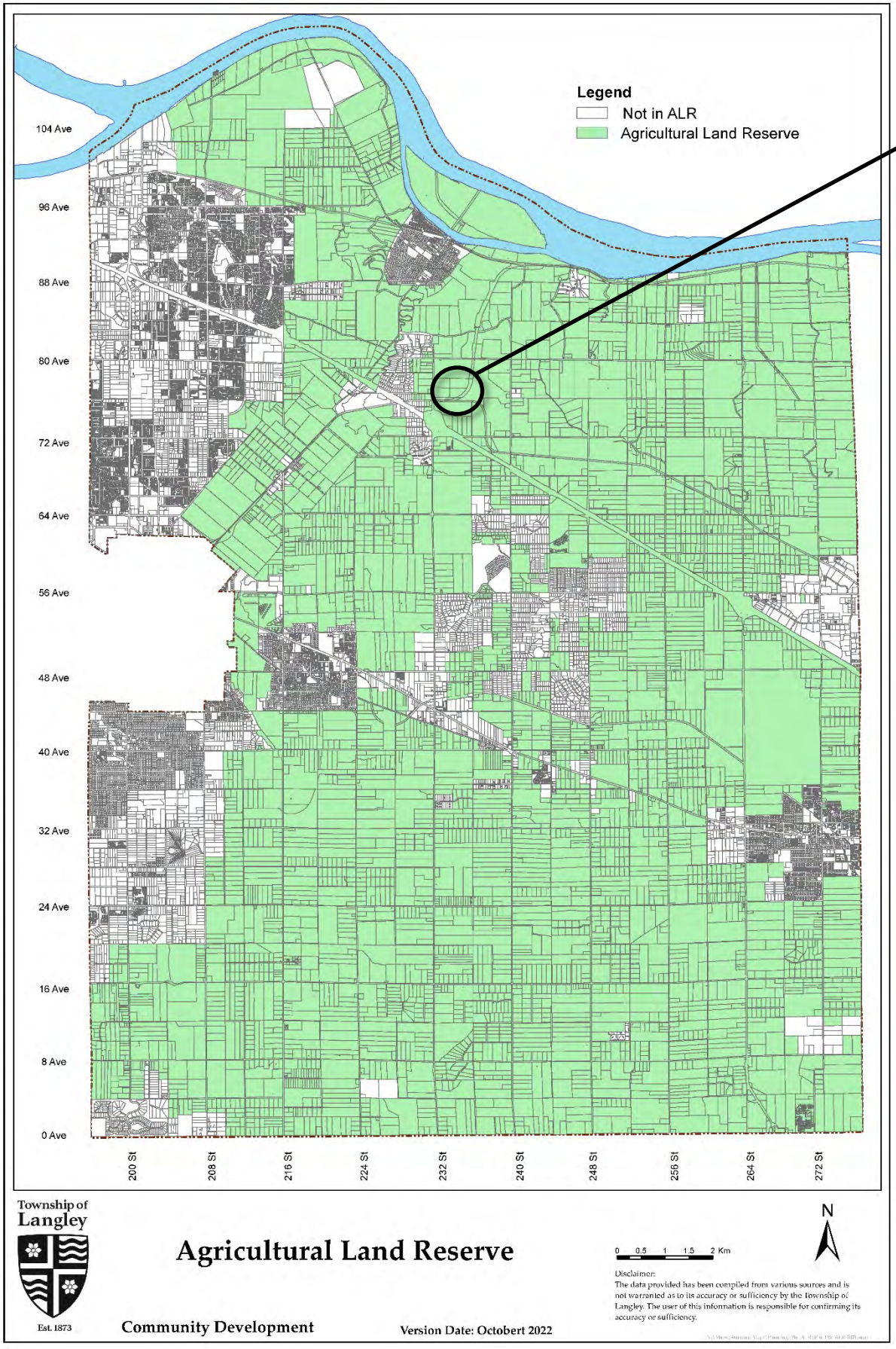
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Agricultural Land Reserve Map
ATTACHMENT C	Rural Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant
ATTACHMENT F	Aerial Photo History
ATTACHMENT G	ALC Policy L-07

ATTACHMENT A

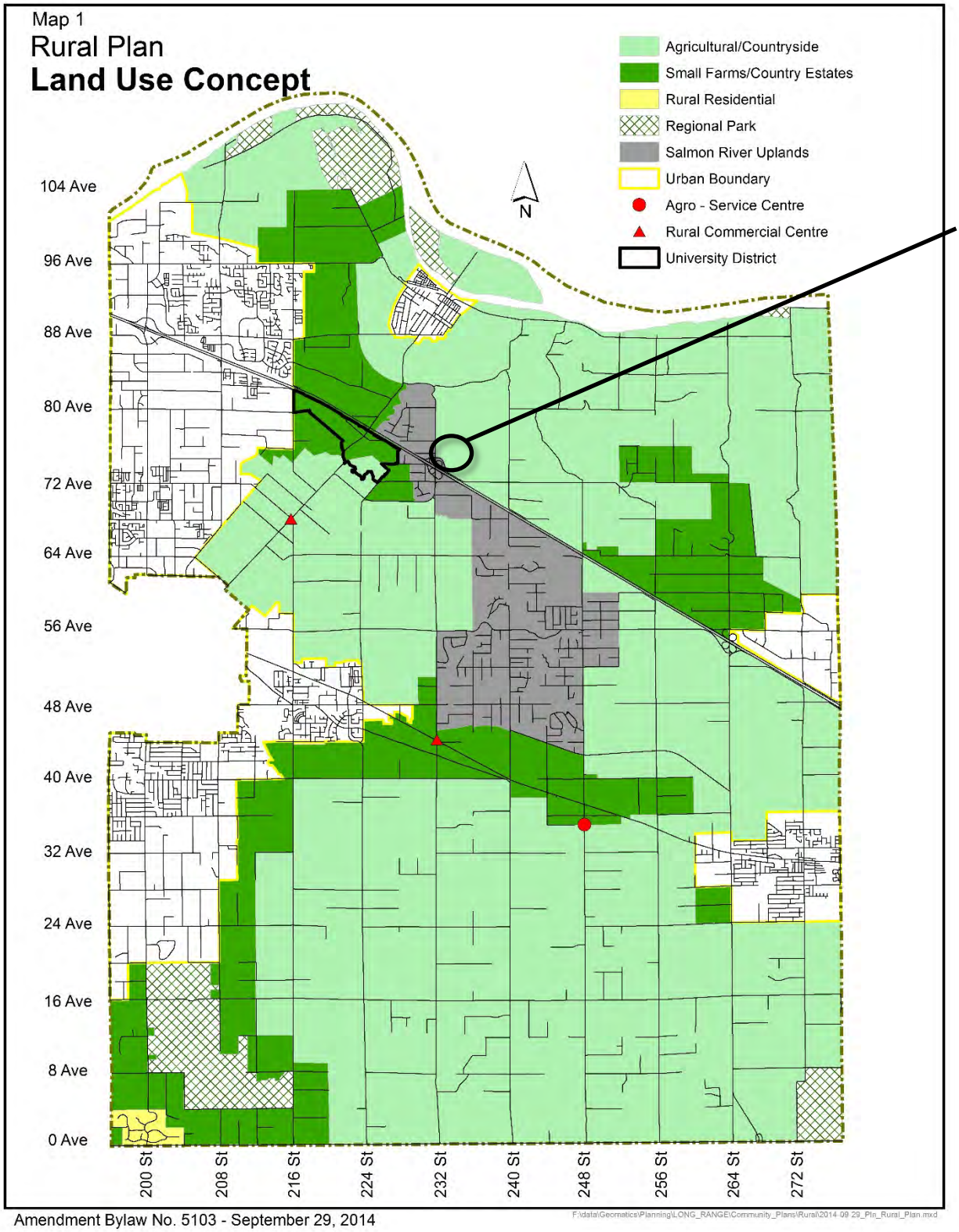


AERIAL CONTEXT MAP

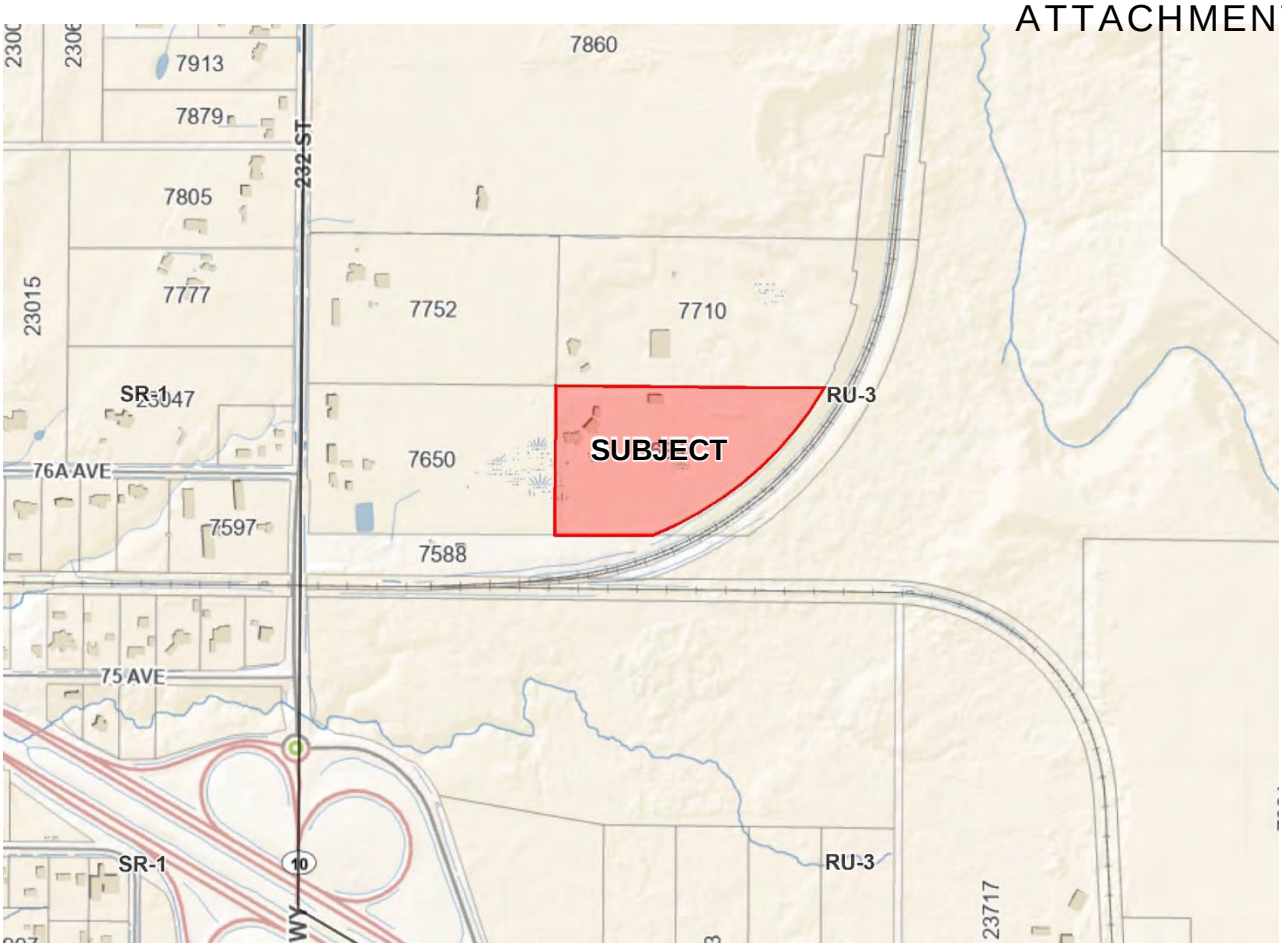
ATTACHMENT B



ATTACHMENT C

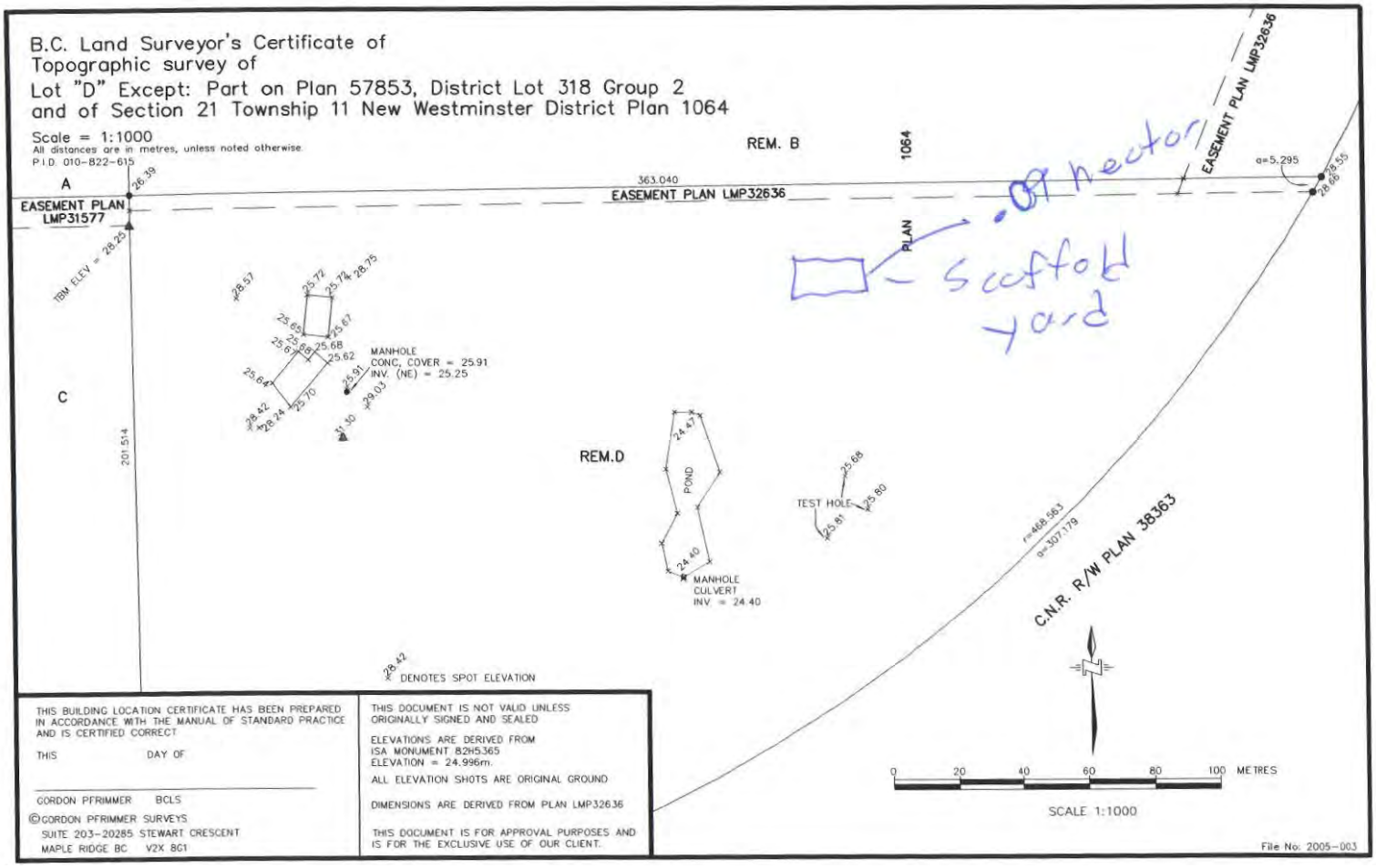


ATTACHMENT D



ZONING BYLAW NO. 2500

ATTACHMENT E



SITE PLAN – PROVIDED BY APPLICANT

ATTACHMENT F









AERIAL PHOTO HISTORY

ATTACHMENT G

Agricultural Land Commission Act	**ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:** **HOME OCCUPATION USE IN THE ALR**	**POLICY L-07** **Amended April 2019** **Amended April 2018** **January 2016**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, (the "ALCA") and, BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation), (the "Use Regulation"). In case of ambiguity or inconsistency, the ALCA and the Use Regulation will govern.

INTERPRETATION:

The Use Regulation allows as a non-farm use a home occupation use on a legal parcel in the Agricultural Land Reserve ("ALR"), up to a maximum area of 100 m^2. Alternatively, the Use Regulation provides for this use with the maximum floor area for the use established by a local government bylaw for the area in which the parcel is located. In other words, the local government bylaw requirement for the maximum floor area for home occupation use applies, where a bylaw is in place for land in the area in which the parcel is located. Local government bylaws may also regulate hours of operation, number of employees, parking, etc.

The home occupation use must be accessory to the residential or farm use of the property. The local government bylaw may determine whether the use is confined to a dwelling, accessory building or both, or whether limited outside areas may be used.

Additional local government requirements that are in force may also need to be met.

For home occupation use in the ALR, there is no requirement that the parcel has farm classification under the *Assessment Act*.

Home occupation use may be more specifically defined and regulated in a local government bylaw. For Agricultural Land Commission ("the Commission") purposes a home occupation use does not include the following facilities, where more than 8 persons or clients are served or accommodated at one time:

- Day care facilities
- Preschool or other educational facilities
- Group homes
- Health and community care facilities

Home occupation use does not include a restaurant or other food or beverage service facility of any size.

TERMS:

home occupation means a use that is accessory to a residential use of a property where a resident carries on a profession or occupation that is clearly incidental to the primary use of the land and, for Commission purposes, is entirely contained within a dwelling or a building accessory to a dwelling except for such businesses that require a small area of outside space from time to time.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Use Regulation.

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Section 24

Home occupation use

Section 24 (1)The use of agricultural land for a commercial or similar use within a structure is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

(a) the structure is accessory to and located on the same parcel as a residence;

(b) the structure occupies an area that does not exceed

(i) the limit specified in an applicable local government enactment or first nation government law, or

(ii) if subparagraph (i) does not apply, 100 m^2.

(2) The conditions set out in subsection (1) do not apply to a type of use referred to in any other provision of this regulation.

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Definitions

Section 1(1)

"agricultural land" means land that

(a) is included in the agricultural land reserve under section 15 (1.1), 17(3.1) or 45(1) of this Act, or

(b) was included under a former Act as agricultural land or land in an agricultural land reserve,

Unless the land has been excluded from the agricultural land reserve under this Act of from an agricultural land reserve under a former Act;

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-190
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2023 DIGITAL MUSEUMS CANADA GRANT		

RECOMMENDATION:

That Council direct staff to apply to the Digital Museums Canada – Digital Programs Grant for $250,000 of funding towards digital exhibits for salishan Place by the River.

ANALYSIS:

The Government of Canada, through Digital Museums Canada, is offering funding up to $250,000 covering 100% of eligible costs to develop new online projects from the ground up. Projects are required to be centered around telling a story, exploring a collection, or sharing the history, culture and/or traditions of a community.

Staff are proposing a project centered around telling the stories of the permanent collections of salishan Place by the River and the local-based Nations partnering at the museum including q̓ʷɑ:ƛ̓ə̓ƛ̓ (Kwantlen) First Nation q̓ic̓əy̓ (Katzie), se'mya'me (Semiahmoo), and Máthekwi (Matsqui). Developing an online project presents a unique opportunity to expand the reach of the new museum as it opens to the public in 2024, as well as tell existing stories in new mediums.

Applications under the program are due by December 1, 2023, with municipalities eligible to submit one project. Projects awarded through the funding opportunity are required to launch within four years.

Financial Implications:

If funding is successful, the project would be completed 100% through external funding with no impact to existing Township budgets.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
RECREATION, ARTS AND CULTURE DIVISION	C. Blair

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 25, 2023 - REGULAR MEETING
FROM: ENGINEERING DIVISION
SUBJECT: 2023 ICBC ROAD IMPROVEMENT GRANTS

REPORT: 23-200
FILE: 1855-50

RECOMMENDATION:

That Council direct staff to apply to the Insurance Corporation of British Columbia's Road Improvement Grant Program for projects totaling $374,500.

ANALYSIS:

Annually, the Insurance Corporation of British Columbia (ICBC) offers grant funding to municipalities to implement road improvements that can reduce the risk of crashes. For the 2023 intake of the Program, staff are proposing fourteen projects which have been reviewed with ICBC for program eligibility.

Project	Description	Locations	ICBC Contribution	Capital / Operating Project	Status
1	Multi-use path installation	96 Avenue (Telegraph Trail to 201 Street)	$10,000	Capital	Construction in progress
2	Road widening and traffic signal improvements	Fraser Highway (24600 Block to 25000 Block)	$114,000	Capital	Construction in progress
3	Installation of new traffic signal	Rawlison Crescent / Glover Road	$46,500	Capital	Construction in progress
4	Installation of anti-skid overlay to pavement	1. Glover Road (Bridge) / 8600 Block 2. 80 Avenue (24800 Block to 24900 Block)	$7,000	Operating	1. To be completed 2. Completed
5	Installation of rectangular rapid flash beacons (RRFB) at pedestrian crossings	1. Avenue / 202B Street 2. 206 Street / 84 Avenue 3. Allard Crescent / 10700 Block	$10,500	Operating	1. Completed 2. Completed 3. Completed

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Project	Description	Locations	ICBC Contribution	Capital / Operating Project	Status
6	Installation of temporary road dieting	216 Street at 91A Avenue – Topham Elementary School	$10,000	Capital	Completed
7	Traffic calming installation and 30 km/hr speed tabs at existing playground signage	84 Avenue (204 Street to 206 Street) - Yorkson Creek Middle School & Community Park	$12,000	Capital	Completed
8	Installation of overhead flashing beacon	264 Street / River Road (88 Avenue)	$30,000	Operating	Construction in Progress
9	Installation of post mounted delineators to clearly define school traffic movements	Brookswood Secondary – School Approach Improvements. (37A Avenue / 20800 Block)	$5,000	Operating	Completed
10	Installation of left turn signal phases	1. Fraser Highway / 272 Street 2. 248 Street / 56 Avenue 3. Fraser Highway / 222 Street	$100,000	Capital	1. To be completed 2. Completed 3. To be Completed
11	Installation of centreline rumble strips	16 Avenue (200 Street to 208 Street)	$9,000	Operating	To be completed
12	Installation of traffic calming	1. Routley Park - 70 Avenue (198A Street to 199 Street) 2. Poppy Secondary - 52 Avenue (237 Street to	$2,000	Capital	1. Completed 2. Completed
13	Installation of new traffic signal	200 Street / 76 Avenue	$13,500	Operating	Completed
14	Installation of crosswalk and pedestrian signals on south leg of existing signalized intersection	66 Avenue / 203 Street	$5,000	Operating	Completed
Total ICBC Contribution:			**$374,500**		

Financial Implications:

In all cases, required cost sharing is available within existing approved operating and capital budgets.

ICBC Grants for	Amount
Operating & Maintenance Program	$130,000
Capital Program	$244,500
Total:	$374,500

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-204
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	UNION OF BRITISH COLUMBIA MUNICIPALITIES DISASTER RISK REDUCTION PROGRAM GRANT SUBMISSION		

RECOMMENDATIONS:

That Council approve submission of a grant application for East and West Munday Creek Bank Stabilization to the Union of British Columbia Municipalities Disaster Risk Reduction program for funding of $1,000,000 and if successful approve the project in the 2024 Capital Budget.

That Council approve submission of a grant application for Bertrand Creek Floodplain Mapping to the Union of British Columbia Municipalities Disaster Risk Reduction program for funding of $150,000 and if successful approve the project in the 2024 Operating Budget.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM) offers the Disaster Risk Reduction – Climate Adaptation (DRRCA) program for projects which reduce risks from future disasters due to natural hazards and climate related risk by supporting planning and small-scale structural activities. Grant submissions for the fall intake of the program are due by October 6, 2023.

Municipalities may submit one planning project and one small scale project per intake. Projects must demonstrate that they will reduce or eliminate long-term risk and the potential impact of future disasters. This funding is intended to assist communities in rebuilding in a better, stronger, and safer way to become more resilient overall. Eligible small-scale projects include flood protection works, daylighting or opening buried watercourses, floodplain restoration, slope stabilization projects, and wetland restoration.

Staff are proposing two projects for the DRRCA. Bertrand Creek floodplain mapping will allow the Township of Langley (the Township) to better understand the extents and risks of flooding and to inform climate change adaptation within the Bertrand Creek watershed. The initial phase of floodplain mapping will focus on approximately three kilometers of Bertrand Creek within the Aldergrove Urban area and is anticipated to cost $150,000.

Staff have identified the East & West Munday Creek Bank Stabilization project as meeting all the requirements of the DRRCA. This project involves fixing slope failures across three sites on East & West Munday Creek that were damaged during the 2021 Atmospheric River.

A segment of West Munday Creek trail in the 8600 Block at two locations has been significantly damaged where the trail at the top of bank has slid towards the creek. This section of the affected trails has been closed to public access since the event. At East Munday Creek in the 9100 Block, severe slope failure and slope movement occurred at both abutments of a pedestrian bridge crossing owned by the Township. At the north abutment, headward erosion of the slide scarp has exposed the footing of the pedestrian bridge and a large tree and root mass

have fallen and slid into the creek at the south abutment area which has blocked the creek flow and caused ongoing eroding to the south bank slope. The above works are required to prevent further slope erosion that could impact private property owners.

Financial Implications:

If successful in the funding application, the Township will receive $1,150,000 in funding covering the costs of 100% of the works.

Township of Langley Capital Project Description						
Project Title:	Slope Stabilization: East & West Munday Creek					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$1,000,000				
Budget Remaining						
Total Projected Cost		$1,000,000				
Project Description *(Phased Project)	Completion of slope stabilization works across three sites on the East & West Munday Creek trail system.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	A segment of West Munday Creek trail in the 8600 Block at two locations has been significantly damaged where the trail at the top of bank has slid towards the creek. This section of the affected trails has been closed to public access since the event. At East Munday Creek in the 9100 Block, severe slope failure and slope movement occurred at both abutments of a pedestrian bridge crossing owned by the Township. At the north abutment, headward erosion of the slide scarp has exposed the footing of the pedestrian bridge and a large tree and root mass have fallen and slid into the creek at the south abutment area which has blocked the creek flow and caused ongoing eroding to the south bank slope.					
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):	1		Initial Year of Approval:	N/A		

Township of Langley Capital Project Description						
Project Title:	Slope Stabilization: East & West Munday Creek					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Development Cost Charges						
Reserve: Capital Projects						
Debt						
Translink						
ICBC						
Other: UBCM Disaster Mitigation Grant		$1,000,000				
Total Currently Funded		**$1,000,000**				

Total Currently Unfunded						

Township of Langley Operating Project Description						
Project Title:	Bertrand Creek Flood Plain Mapping					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$150,000				
Budget Remaining						
Total Projected Cost		$150,000				
Project Description *(Phased Project)	Floodplain mapping on approximately three kilometers of Bertrand Creek within the Aldergrove urban area					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Within the Township, floodplain mapping has only been developed for the Fraser River, and it is needed Township-wide to better understand the extents and risk of flooding and to inform climate change adaptation on the smaller watercourses. The Township intends to update the flood control bylaw to better reflect effects of climate change on flooding hazards Township wide. The first phase of Bertrand Creek would be the second floodplain mapping study undertaken by the Township, following Anderson Creek floodplain mapping project which has been recently initiated. This first phase will focus on an approximately 3 km section of Bertrand Creek within the Aldergrove Urban area.					
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):	1		Initial Year of Approval:	N/A		

Township of Langley Operating Project Description						
Project Title:	Bertrand Creek Flood Plain Mapping					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Development Cost Charges						
Reserve: Capital Projects						
Debt						
Translink						
ICBC						
Other: UBCM Disaster Mitigation Grant		$150,000				
Total Currently Funded		**$150,000**				

Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-209
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	FRASER VALLEY FLOOD MITIGATION FUNDING		

RECOMMENDATIONS:

That Council authorize an application to Investment Agriculture Foundation's Fraser Valley Flood Mitigation Fund for $5,000,000 for flood improvements in partnership with Kwantlen First Nation and Rivershed Society of British Columbia and if successful approve the project in the 2023 capital budget.

That Council authorize staff to enter into a funding dispersal agreement with Kwantlen First Nation and Rivershed Society of British Columbia for implementation of the Food Corridor Initiative.

That Council direct staff to complete public consultation with community groups on the proposed flood mitigation works.

ANALYSIS:

Through funding provided by the Province of BC, Investment Agriculture Foundation (IAF) is currently accepting applications to the Fraser Valley Flood Mitigation Program (FVFMP). The program has the following stated objectives:

- To reduce farmers' and community's direct costs for infrastructure required for flood mitigation in the Fraser Valley.
- To restore riparian areas, ecosystems, and water quality as a co-benefit of flood mitigation.
- To encourage collaboration between Indigenous groups, First Nations, local communities, and agricultural producers.

Municipalities may submit one application for up to $5,000,000 of works, covering 100% of eligible costs with applications being due September 28, 2023.

On August 31, 2023, staff received notice that IAF had approved an Expression of Interest (EOI) that was submitted for a bundle of flood works within the Salmon River and Glen Valley areas. At the same time, the Township of Langley (the Township) was advised that Kwantlen First Nation (KFN) had also submitted a project to the EOI in partnership with Rivershed Society of BC (Rivershed) for the next phase of their 'Food Corridor' Initiative, located on the Salmon River, north of Highway One and south of Rawlison Crescent. Details of this project are provided in Attachment A. As previously noted, one of the program goals is to encourage collaboration between different stakeholders. IAF advised that they would only consider a joint submission from the Township, KFN and Rivershed.

Subsequent to discussions with KFN and Rivershed, staff received confirmation that both organizations are interested in submitting a joint application to the FVFMP.

FRASER VALLEY FLOOD MITIGATION FUNDING
Page 2 . . .
Proposed works for the Joint submission are detailed in the following table:

Item	Amount	Description:
Salmon River Study	$300,000	This project would holistically study the river with all stakeholders and would consider both engineered and natural solutions to improve flood resiliency as well as improve salmon habitat and other ecological concerns at the same time.
Food Corridor Initiative	$1,000,000	Implementation of the Food Corridor Initiative. All work would be managed and undertaken by KFN and Rivershed through agreements with private property owners. The Township would disperse the funding.
Salmon River Dyke Station Upgrades	$3,000,000	Complete required environmental permitting to increase pumping capacity at the Salmon River Dyke Station through the addition of one (1) screw pump. Replace three (3) existing non-fish friendly pumps with models that are more fish friendly. Complete various associated upgrades such controls, installation of an inflow gate to assist with maintenance, and upgrade/replace the existing salmon gate.
Glen Valley Drainage Improvements	$700,000	Improving flows and capacity within watercourses in Glen Valley through a comprehensive approach, including thorough assessments, vegetation clearing, sediment removal, and infrastructure maintenance/repairs. The works will consider local ecosystems, water quality, and flood risk mitigation in the area.
Total:	**$5,000,000**	

As the FVFMP's primary goal is to support projects that benefit agriculture, applications are required to have letters of support from benefiting farmers, agricultural businesses and/or agricultural foundations.

As the Township will be applying to the FVFMP in collaboration with KFN and Rivershed, it is recommended that the Township enter into an agreement detailing the parties' respective obligations and ensuring that no liability is assumed for work undertaken by the other group(s).

Financial Implications:

If successful, all works will be 100% funded by IAF with no cost to the Township. IAF has advised that successful applicants will be notified by November 1, 2023.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Foodlands Corridor



Photo: Nate Slaco

Foodlands
CORRIDOR RESTORATION

sce:ɬxʷəyəm
Salmon River Corridor

A program of Rivershed Society of BC

The sc̓e:ɬxʷəy̓əm Corridor

Rivershed is implementing a multi-year Foodlands corridor on the sc̓e:ɬxʷəy̓əm[1]/Salmon River in Langley, in the shared territory of the Kwantlen, Katzie, Semiahmoo and Matsqui Nations. We are working in collaboration with səy̓eḿ Qwantlen (the business subsidiary of the Kwantlen First Nation), Langley Environmental Partners Society, Kerr Wood Leidal Environmental Consultants, and multiple landholders along the river.

At various stages throughout project planning, Rivershed is consulting and working with Kwantlen and Katzie knowledge keepers and speakers to integrate local traditional knowledge, and the local dialects of Halkomelem (Halq'eméylem being the Upriver dialect and həńq̓əmiṅəṁ the Downriver) to uphold the traditional names for place, plants, and animals. These knowledge keepers have identified culturally significant plants and animals to target in habitat restoration plans; focusing on species that have been harvested and hunted for spiritual, nutritional, and/or medicinal purposes.

Foodlands strives to be an ethical space of engagement by bringing together people who wouldn't ordinarily meet. By bringing together agricultural landholders, Indigenous rights holders, and environmental specialists to develop a collective restoration vision, the Foodlands program addresses both environmental and cultural concerns, creating a space for cross-cultural learning together, on the land and about the land.

What is a Foodlands Corridor?

Foodlands Corridors are created by restoring and connecting adjacent parcels of privately held land to form a natural corridor. The term Foodlands, acknowledges a diversity of food harvesting systems, both from a western farming and traditional hunting and gathering perspective. A restored Foodlands Corridor supports a food system that is healthy, sustainable, just, and inclusive.



Figure 1. An aerial photo showing the sc̓e:ɬxʷəy̓əm riverbank before construction. Photo credit: Chris Jenkins

[1]"sc̓e:ɬxʷəy̓əm" is həńq̓əmiṅəṁ for Salmon River. Translation provided by knowledge keepers and speakers from Kwantlen and Katzie Nations.

About the project

In 2021, work began in the sc̓e:ɬxʷəy̓əm corridor with two parcels located on the floodplain of the river. In an area wrought with invasive Reed Canary Grass, the team replanted 4,642 m^2 of the riparian zone with endemic species that will provide abundant instream and overhead cover for salmon and enhance the biodiversity of aquatic, avian, and terrestrial species within the corridor. The project has also created approximately 2,870 m^2 of new or restored wetted habitat for overwintering Kwóxweth/kʷəxʷəθ[2] (coho salmon).

As of Spring 2022, Foodlands has restored 6 of 12 potential parcels within the sc̓e:ɬxʷəy̓əm corridor. With 12,000 endemic plants already in the ground and nearly 11,000 m^2 (1.1 hectares) of restored natural area along the river, Foodlands aims to restore another 1.5 to 2.5 hectares to create a fully restored Foodlands Corridor on the sc̓e:ɬxʷəy̓əm.

Goals

1. Restore species-at-risk habitat on the sc̓e:ɬxʷəy̓əm through the removal of invasive species, endemic replanting, building bat and owl boxes, creating off-channel wetlands, and creating a robust riparian buffer.
2. Cultivate a cross-cultural understanding of Indigenous food systems and land management at the direction of səy̓eḿ Qwantlen and Kwantlen First Nation through the planning, implementation, and maintenance of the project site.

This work was supported by the Healthy Watersheds Initiative, a program funded by the Government of British Columbia and delivered by The Real Estate Foundation of BC in partnership with Watersheds BC.

This project was undertaken with the financial support of the Government of Canada through the federal Department of Environment and Climate Change. Ce projet a été réalisé avec l'appui financier du gouvernement du Canada agissant par l'entremise du ministère fédéral de l'Environnement et du Changement climatique.

Additional funding support provided by Dr. Bronner's, Instafund and the Pacific Salmon Foundation Community Salmon Program.

[2] "Kwóxweth" is Halq'eméylem for coho salmon. "kʷəxʷəθ" is hən̓q̓əmin̓əm̓ for coho salmon. Translations are provided by knowledge keepers and speakers from Kwantlen and Katzie Nations.



Figure 2. Aerial photo of the off-channel wetted habitat within the floodplain. Photo credit: Chris Jenkins.



Figure 3. Stabilizing the riverbank using soft-engineering techniques. Photo credit: Al Jonsson.



Figure 4. sćeːɬxʷəy̓əm Corridor Future Sites

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2003 - REGULAR MEETING	**REPORT:**	23-210
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	1850-20
SUBJECT:	COMMUNITY GRANT POLICY AMENDMENTS		

RECOMMENDATIONS:

That Council approve the addition of a Parade category and corresponding criteria to the Community Grant Policy.

That Council approve the establishment of an annual grant for $15,000 to the Langley Seniors Society to subsidize memberships and service delivery and pre-approve the corresponding base budget increase beginning in 2024.

That Council approve the proposed amendments to Policy 06-019, Policy 06-021, and Policy 06-022 as described in this report.

EXECUTIVE SUMMARY:

The criteria and designated disbursement amount for various grant categories are defined in 06-021 (Capital Improvement Grant Program) and 06-022 (Community Grant Program).

As part of the 2023 Grant Program approval, Council made a number of policy amendment requests that Staff have included in this report for consideration.

Staff have also identified a number of additional policy amendments for Council consideration to provide clarification and refine the criteria that guide the recommendations that are brought forward to Council as part of the Community Grant approval process.

While Policy 06-019 (Banner Program) establishes a policy framework for the general provision and maintenance of street side and overhead banners, an amendment describing the criteria for the use of grant funding for this purpose has been included for Council consideration.

As directed by Council, Staff have also included a proposed policy amendment that defines an ongoing annual grant of $15,000 to the Langley Seniors Society.

PURPOSE:

To provide Council with policy recommendations for endorsement prior to the commencement of the intake of 2024 Grant program applications.

BACKGROUND/HISTORY:

Council Policy 06-021 and 06-022 ("Policies") establish a framework that allows non-profit organizations operating in the Township of Langley the opportunity to apply for various types of grants.

In addition to describing the grants that are available, the Policies also establish the baseline criteria that Staff use to evaluate all submitted grant applications that are in turn presented to Council for consideration and approval.

As part of the 2023 Grant Program approval, Council requested several policy amendments that Staff have included in this report for endorsement.

At the May 1, 2023 Regular Meeting of Council, the following policy amendment requests were made:

- Create a new grant category for parades
- Amend the Policy 06-019 to include criteria for banners
- Automatically award $5,000 to each Remembrance Day ceremony
- Include any previously approved annual grants for Council re-approval

Staff have also identified a number of additional policy amendments for Council consideration to provide clarification and refine the criteria that guide the recommendations that are brought forward to Council as part of the Community Grant approval process.

At the May 29, 2023 Regular Meeting of Council, a request to subsidize Langley Seniors Society memberships for TOL residents was referred to the Grant program for consideration. For Council's reference, the Langley Seniors Society estimates its membership breakdown as follows:

- Langley City – 364 Members
- Township – 489 Members
- Other – 96 Members

DISCUSSION/ANALYSIS:

Policy 06-019 (Banner Program)

The following amendments to Policy 06-019 are provided for Council consideration. Proposed changes are marked in bold in the 'Proposed Amendments' version.

Section 4.8

Proposed Amendments:

> *Community Organization banners must promote the neighbourhood in which they are to be installed and/or celebrate some aspect of the community's character and/or celebrations or commemorations* ~~***special events***~~ *being held in the community.* ***Banner programs that leverage grant funding must conform to the criteria described in Policy 06-022.***

Amended (clean version):

> *Community Organization banners must promote the neighborhood in which they are to be installed and/or celebrate some aspect of the community's character and/or celebrations or commemorations being held in the community.* Banner programs that leverage grant funding must conform to the criteria described in Policy 06-022.

Policy 06-021 (Capital Improvement Grant Program)
The following amendments to Policy 06-021 are provided for Council consideration. Proposed changes are marked in bold in the 'Proposed Amendments' version.

Section 5.1
Proposed Amendments:

> *The application criteria and information, as amended* ~~***and or updated from time to time***~~ *by the Director* ~~***of Arts, Culture and Community Initiatives, is applicable for***~~ ***designated as the administrator of*** *the Capital Improvement Grant Program* ***and approved by Council****.*

Amended (clean version):

> *The application criteria and information, as amended by the Director designated as the administrator of the Capital Improvement Grant Program and approved by Council.*

Section 8.1
Proposed Amendments:

> *The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the* ~~***Arts, Culture and Community Initiatives Division***~~ ***Director designated as the administrator for the program****.*

Amended (clean version):

> *The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the Director designated as the administrator for the program.*

Section 8.4
Proposed Amendments:

> *Council* ***establishes*** ~~***has yet to authorize the 2020 budget and has therefore not finalized***~~ *the overall funding envelope for* ~~***2020***~~ ***the*** *Capital* ~~***Grants***~~ ***Grant program as part of the budget approval process. Changes to the funding envelope may require adjustments to the disbursement of funds.***

Amended (clean version):

> *Council establishes the overall funding envelope of the Capital Grant program as part of the budget approval process. Changes to the funding envelope may require adjustments to the disbursement of funds.*

Section 8.5
Proposed Amendments:

> *If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township* ~~***'s Arts, Culture and Community Initiatives Division***~~ *prior to payment being issued. No advance of funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.*

Amended (clean version):

> *If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township prior to payment being issued. No advance of*

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

Section 8.6
Proposed Amendments:

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

Amended (clean version):

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

Policy 06-022 (Community Grant Program)

The following amendments to Policy 06-022 are provided for Council consideration. Proposed changes are marked in bold in the 'Proposed Amendments' version.

Section 4.1
Proposed Amendments:

The application criteria and information, as amended ~~***and or updated from time to time***~~ *by the Director* ~~***of Arts, Culture and Community Initiatives, is applicable for***~~ ***designated as the administrator of*** *the* Community Grant Program ~~**Grants for community events, community projects, scholarships and playground projects**~~ **and approved by Council**.

Amended (clean version):

The application criteria and information, as amended by the Director designated as the administrator of the Community Grant program and approved by Council.

Section 6.1.1
Proposed Amendments:

Costs associated with ~~***A maximum grant of $1500 is to be awarded annually for the***~~ *Fly By activities* ~~***associated the***~~ ***for*** *Remembrance Day Ceremonies held in the Township of Langley* ~~***on November 11 each year***~~ ***may be eligible for reimbursement up to a maximum of $1500****.*

Amended (clean version):

Costs associated with the Fly By activities for Remembrance Day ceremonies held in the Township may be eligible for reimbursement up to a maximum of $1500.

Section 6.4.1
Proposed Amendments:

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

Amended (clean version):

Dry Grad activities are private celebrations that are organized by parents or members of the school community and are alcohol and drug free.

Section 6.4.3
Proposed Amendments:

Maximum one grant per school and to a maximum of ~~**$250**~~ **$1500***.*

Amended (clean version):

Maximum one grant per school and to a maximum of $1500.

Policy 06-022 Resequencing and Additions

To facilitate the additional revisions requested by Council, some of the section sequencing in Policy 06-022 needs to be refactored. The following table summarizes the proposed resequencing.

Current Section	Updated/changed to
6.0 Grant Categories	6.0 Miscellaneous Grants
6.1 Ceremonial Fly By Grant	6.1 Remembrance Day
6.1.2 Remembrance Day Ceremonies (new)	
6.5 Major Festival Grant	7.1 Major Festival Grant
6.6 Minor Festival Grant	7.2 Minor Festival Grant
6.5 Major Festival Grant	6.5 Combined Format Events
6.6 Minor Festival Grant	6.6 (“Nothing Without Effort” Community Matching Grant)
6.8 Banner Grants (new)	
6.9 Scholarship Grants – Grant Criteria	6.7 Scholarship Grants
7.0 Parade and Festival Grants (new)	
7.3 Parades Grant (new)	
8.0 Annual Grants (new)	

Section 5.9 Approval or Annual Grants (New)

Where Council has previously approved annual grants to organizations, Staff will include these previously approved grants as part of the grant approval process for Council consideration.

Section 6.1.2 Remembrance Day Ceremonies (New)

Grants of up to $5,000 are available to organizers of Remembrance Day ceremonies held in Aldergrove, Fort Langley, and Murrayville.

Section 6.8 Banner Grants (New)

6.8.1 Community organization banner programs must remain compliant with Policy 06-019.

6.8.2 Community organizations cannot use grant funding for banners that advertise or promote special events.

6.8.3 A fixed budget envelope will be allocated for banner grants each year. Grant funds will be prorated and allocated based on the total number of banner installations in each community.

Section 7.1.3
Proposed Amendments:

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

Amended (clean version):

Recipients of Major Festival Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

Section 7.1.3 (New)
There have been instances where multiple groups apply for grants that are being applied to the same event. As an example, a Major Festival Grant is awarded to an event organizer, but a community group also applies for a grant to provide activities at the same event. The following additional language is proposed to assist Staff in preparing recommendations for Council consideration:

Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

Section 7.2.2 (New)
There are instances where multiple groups submit grant applications for the same event. As an example, a Major Festival Grant may be awarded to an event organizer, but a community group also applies for a grant to provide activities at the same event. The following additional language is proposed to assist Staff in preparing recommendations for Council consideration:

Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

Section 7.3.1 (New)

7.3.1 Each Parade Grant, to a maximum of $10,000 are available to:
- 7.3.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley.
- 7.3.1.2 Groups who have an event plan and a multi-year Budget.
- 7.3.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten-thousand plus residents/visitors in the prior year.

Section 7.3.2 (New)

Recipients of Parade Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

Section 7.3.3 (New)

Event organizers must ensure that the event remains compliant with all municipal, provincial and federal rules, acts, laws, and regulations. Any required permits and authorizations must be in place in advance of the event and confirmed with the Township of Langley.

Section 8.0.1.1 Langley Seniors Society
A recurring annual grant of $15,000 will be provided to the Langley Seniors Society to subsidize:

- *Memberships for low-income seniors living in the Township of Langley. Age and income eligibility requirements are to be established by the Langley Seniors Society.*
- *Operational costs related to service program delivery*

The Langley Seniors Society must notify the Township should there be any changes to eligibility requirements impacting Township of Langley residents.

Applicable Policies:

Policy 06-019 (Banner Program)
Policy 06-021 (Capital Improvement Grant Program)
Policy 06-022 (Community Grant Program)

Financial Implications:

Should Council proceed with a recurring annual grant for the Langley Seniors Resource Society, a base budget operating increase starting in 2024 of $15,000 is needed to fund the grant on an ongoing basis.

All other proposed amendments included in this report all fall within existing funding envelopes.

Respectfully submitted,

Steve Scheepmaker
DIRECTOR, CORPORATE ADMINISTRATION
for
CORPORATE ADMINISTRATION

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

CONCURRENCES	
Division / Department	**Name**
Engineering Division	R. Zwaag
Finance Division	S. Ruff

ATTACHMENT A Policy 06-019 - Banner Program (As amended)
ATTACHMENT B Policy 06-021 - Capital Improvement Grant Program (As amended)
ATTACHMENT C Policy 06-022 - Community Grant Program (As amended)

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Banner Program

Policy No:	**06-019**
Approved by Council:	**2003-10-06**
Revised by Council:	**2016-05-30**
Revised by Council:	**2020-10-26**
Revised by Council:	**2023-09-25**

1. Purpose

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

2. Background

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

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

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

3. Related Policy

3.1. Community Grants Policy No. 06-022

3.2. Highway and Traffic Bylaw 2010 No. 4758

3.3. Fee and Charges Bylaw 2007 No. 4616

4. Policy

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

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

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

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

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

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

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

4.8. Community Organization banners must promote the neighbourhood in which they are to be installed and/or celebrate some aspect of the community's character and/or celebrations or commemorations being held in the community. Banner programs that leverage grant funding must conform to the criteria described in Policy 06-022.

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

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

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

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

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

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

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Capital Improvement Grant Program

Policy No:	**06-021**
Previous Policy No.	**02-020**
Approved by Council:	**1998-09-24**
Revised by Council:	**2016-0-25**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**
Revised by Council:	**2023-09-25**

1. Purpose

1.1 To provide annual grants for Capital Improvements to community facilities and organizations serving the Township.

2. Background

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

3. Definitions

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

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

4. Related Policy

4.1 06-022 Community Grants Program

5. Policy

5.1 The application criteria and information, as amended by the Director designated as the administrator of the Capital Improvement Grant Program and approved by Council.

6. General Grant Criteria

6.1 Proof of Non-Profit Status

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

6.2 Financial Disclosure

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

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

6.3 Membership

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

6.4 Community Served

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

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

6.5 Accountability

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

6.6 Acknowledgement

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

6.7 Project Eligibility

Applications for funding of grants must:

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

6.8 Sustainability Goals

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

7. Capital Improvement Grant Criteria

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

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

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

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

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

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

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

8. Capital Improvement Grant – Process

8.1 The Township awards grants annually to registered non-profit organizations serving the Township of Langley and its residents. Capital Improvement Grants are reviewed by Council after recommendations from the Director designated as the administrator for the program.

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

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

8.4 Council establishes the overall funding envelope of the Capital Grant program as part of the budget approval process. Changes to the funding envelope may require adjustments to the disbursement of funds.

8.5 Payment

If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township prior to payment being issued. No advance of funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.

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

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

8.8 Annual Report

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

ATTACHMENT C

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Community Grant Program

Policy No:	**06-022**
Previous Policy No:	**02-021**
Approved by Council:	**1998-08-24**
Revised by Council:	**2011-01-31**
Revised by Council:	**2014-03-03**
Revised by Council:	**2016-07-25**
Revised by Council:	**2017-03-27**
Revised by Council:	**2018-04-09**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**
Revised by Council	**2023-09-25**

1. Purpose

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

2.0 Background

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

3.0 Related Policy

3.1 06-021 – Capital Improvement Grant Program

4.0 Policy

4.1 The application criteria and information, as amended by the Director designated as the administrator of the Community Grant Program and approved by Council.

5.0 General Grant Criteria

5.1 Proof of Non-Profit Status

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

5.2 Financial Disclosure

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

5.3 Membership

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

5.4 Community Served

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

5.5 Accountability

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

5.6 Acknowledgement

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

5.7 Project Eligibility

Applications for funding of grants must:

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

5.8 Sustainability Goals

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

5.9 Approval of Annual Grants

Where Council has previously approved annual grants to organizations, staff will include these previously approved grants as part of the grant approval process for Council consideration.

6.0 Miscellaneous Grants

6.1 Remembrance Day

6.1.1 Fly-By Grant

Costs associated with the Fly-By activities for Remembrance Day ceremonies held in the Township may be eligible for reimbursement up to a maximum of $1,500.

6.1.2 Remembrance Day Ceremonies

Grants of up to $5,000 are available to organizers of Remembrance Day ceremonies held in Aldergrove, Fort Langley, and Murrayville.

6.2 Community Associations Grant

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.3 Community Grant – General

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

- Demonstrating benefit to the Township of Langley
- Involve Township of Langley residents
- Be held in the Township of Langley
- Promoted the identity of the Township of Langley
- Enhance the quality of life for Township of Langley residents.

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

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

6.3.4 The maximum grant amount is $2,500.

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

6.4 Dry Grad Event

6.4.1 Dry Grad activities are private celebrations that are organized by parents or members of the school community and are alcohol and drug free.

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

6.4.3 Maximum one grant per school and a maximum of $1,500.

6.5 Combined Format Events

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

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

6.6 (“Nothing Without Effort” Community Matching Grant) – *suspended 2020*

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

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

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

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

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

6.6.1.5 focus the project on beautifying The and celebrating their community

6.6.1.6 have broad community support

6.6.2 Projects are intended to be initiated, planned, and implemented by community members in partnership with the Township of Langley. Awards are to be matched by individual communities' resources of volunteer labour, donated materials, donated professional services, or cash. The Nothing Without Effort Community Matching Grants honour the Township's historic motto to salute the spirit of its citizens.

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

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

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

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

6.7 Scholarship Grants

6.7.1 Township Public High Schools

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

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

i. Walnut Grove Secondary School

6.7.2 Langley Independent High Schools

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

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

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

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

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

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

6.8 Banner Grants

6.8.1 Community organization banner programs must remain compliant with Policy 06-019.

6.8.2 Community organizations cannot use grant funding for banners that advertise or promote special events.

6.8.3 A fixed budget envelope will be allocated for banner grants each year. Grant funds will be prorated and allocated based on the total number of banner installations in each community.

7.0 Parade and Festival Grants

7.1 Major Festivals

7.1.1 One day to a maximum of $5,000 per event. More than one day, a maximum of $10,000 per event.

Grants may be available to:

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

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

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

7.1.2 Recipients of Major Festival Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.1.3 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.2 Minor Festival Grant

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

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

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

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

7.2.2 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.3 Parades Grant

7.3.1 Each Parade Grant, to maximum of $10,000, are available to:

7.3.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley.

7.3.1.2 Groups who have an event plan and a multi-year Budget.

7.3.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten thousand or more residents/visitors in the prior year.

7.3.2 Recipients of Parade Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.3.3 Event organizers must ensure that the event remains compliant with all municipal, provincial and federal rules, acts, laws, and regulations. Any required permits and authorizations must be in place in advance of the event and confirmed with the Township of Langley.

8.0 Annual Grant Criteria

The following criteria are established for specific Council-approved annual grants.

8.1 Langley Seniors Society

8.1.1 A recurring annual grant of $15,000 will be provided to the Langley Seniors Society to subsidize:

- Memberships for low-income seniors living in the Township of Langley. Age and income eligibility requirements are to be established by the Langley Seniors Society.

- Operational costs related to service program delivery

8.1.2 The Langley Seniors Society must notify the Township should there be any changes to eligibility requirements impacting Township of Langley residents.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-186
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	7010-01
SUBJECT:	CAPITAL REQUEST APPARATUS DEPLOYMENT ANALYSIS MODULE (ADAM) SOFTWARE		

RECOMMENDATION(S):

That Council authorize the funding of $101,000 from the Capital Projects Reserve to purchase the apparatus deployment analysis module (ADAM) predictive modeling software from Deccan International.

That Council pre-approve $27,600.00 in maintenance costs in the 2024 operating budget.

ANALYSIS:

Rebuilding Fire Hall 8 (Walnut Grove) has been identified as a Council priority. Identifying the right location for the new Fire Hall from a deployment perspective while utilizing evidence-based decision making will be critical.

The "ADAM" software compares alternate deployment scenarios and can provide the optimal location for a new station. The software will also be able to assist the TLFD in several areas including future planning around deployment, community risk assessment/standard of cover, while considering future growth, current and future roadwork additions, and call volume increases etc.

Financial Implications:

The initial purchase of the software for a maximum cost of $101,000 to be funded from the Capital Projects Reserve.

The maintenance costs for year one of the contract are due after the software is implemented and are included for pre-approval as part of the project. The ongoing maintenance costs (escalated 3% annually) will be added to five-year financial plan.

Township of Langley Capital Project Description						
Project Title:	APPARATUS DEPLOYMENT ANALYSIS MODULE (ADAM) SOFTWARE					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$101,000				
Budget Remaining						
Total Projected Cost		$101,000				

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						
Capital Projects Reserve		$101,000				
Total Currently Funded		$101,000				

Total Currently Unfunded						

Estimated Annual Operating Impact	$27,600 (escalating 3% annually) 2024-2028 five-year financial plan

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION - FIRE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Corporate Administration Divison	S. Scheepmaker

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-185
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	7010-01
SUBJECT:	CAPITAL/OPERATING REQUEST - FIRE TRAINING CENTRE FEASIBILITY STUDY		

RECOMMENDATION(S):

That Council approve the funding for a Fire Training Centre feasibility study up to a maximum of $150,000.00 from prior year surplus.

EXECUTIVE SUMMARY:

The current Fire Training site is located at the rear of the Township of Langley Operations Centre works yard which is located at 4700 224 Street. The Operations Centre, including the works yard is experiencing space constraints.

The current training site includes a portable classroom, several training props and a burn house for live fire training. A recent assessment concluded that significant repairs and upgrades were required for the burn building.

Some of the training props are movable and could be relocated (EG: sea cans, search maze), as well as a portable classroom, while others would need to be rebuilt (EG: burn building) at the new site.

With the recent approval by Council to proceed with the new Fire Hall No. 5 (Brookswood) which will be located at 200 Street and 27 Avenue, there is an opportunity to utilize the existing Fire Hall No.5 site, located at 20355 - 32 Avenue.

PURPOSE:

To seek approval from Council to fund a feasibility study up to a maximum of $150,000.00.

BACKGROUND/HISTORY:

The Township of Langley has seen unprecedented growth, with a current population of approximately 150,000 and a projected population of 211,000 by 2041. The Township of Langley Operations Centre is experiencing space constraints which include the works yard. These constraints include parking for Township vehicles and equipment along with material storage. Vehicles and equipment without assigned stalls are being parked in storage areas, along travel lanes, and in empty corners. The lack of space for the fleet also creates traffic congestion in the yard when employees begin and end their workday, which can and has led to accidents and safety concerns.

Relocating the Fire Training Centre would provide the opportunity for the Operations Centre's works yard to expand, providing some relief to the congestion. Much of the space would be repurposed for Public Works vehicle and equipment parking, with some space being used for material storage and possibly staff parking. Utilizing this area will provide some relief while a secondary yard can be planned for. The Engineering Division is preparing a report to council regarding space constraints and need for another operations yard.

A condition assessment was recently completed by an engineering firm which indicated that substantial repairs would be required for the burn building over the next few years.

Financial Implications:

This is a one-time nonrecurring study and therefore to be consistent with prior practice this can be funded from the prior year surplus up to the maximum amount of $150,000.00.

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION - FIRE

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
FACILITIES AND CORPORATE PROJECTS DIVISION	H. Chohan

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-183
FROM:	PROTECTIVE SERVICES - FIRE	**FILE:**	7010-01
SUBJECT:	CAPITAL REQUEST - FIRE HALL VEHICLE EXHAUST EXTRACTION SYSTEM REPLACEMENT		

RECOMMENDATION(S):

That Council approve $225,000 from the Capital Projects Reserve to replace the vehicle exhaust extraction system at Fire Hall 6.

ANALYSIS:

The Fire Department has identified the need to replace the vehicle exhaust extraction system at Fire Hall 6 and modify the systems at halls 3 and 8.

The vehicle exhaust extraction systems are designed to source capture 100% of the exhaust discharged from the tailpipe of the fire apparatus thereby eliminating exposure to firefighters.

WorkSafeBC requires local exhaust venting in fire hall apparatus bays. Failure to provide sufficient vehicle exhaust venting results in poor air quality, which can impact worker health.

The current vehicle exhaust extraction systems were installed at the time of fire hall construction. While the equipment satisfied the original requirements, they have now reached their end of life and many of the key system components requiring replacement are obsolete, making sourcing extremely challenging. By replacing the entire vehicle exhaust extraction system at Fire Hall 6, the usable parts can be redistributed to some of the other fire halls.

Photo of Vehicle Exhaust Extraction System



Township of Langley Capital Project Description						
Project Title:	Fire Hall Vehicle Exhaust Extraction System Replacement					
	Previously funded	2023	2024	2025	2026	2027
Requested Amount		$225,000				
Budget Remaining						
Total Projected Cost		$225,000				

Project Title:	Fire Hall Vehicle Exhaust Extraction System Replacement					
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						
Capital Projects Reserve		$225,000				
Debt						
Translink						
Other:_____						
Total Currently Funded		**$225,000**				
Total Currently Unfunded						

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION - FIRE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Facilities and Corporate Projects Division	H. Chohan

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-202
FROM:	ENGINEERING DIVISION	**FILE:**	5260-26-016
SUBJECT:	CAPITAL REQUEST - 216 STREET BETWEEN 88 AVENUE AND 96 AVENUE		

RECOMMENDATION:

That Council authorize $225,000 from various sources to undertake the detailed design and public consultation for the ultimate road dieting project on 216 Street between 88 Avenue and 96 Avenue, including intersection improvements at 91 Avenue and at 96 Avenue.

ANALYSIS:

At their regular meeting on December 5, 2022, Council directed staff to suspend any further work and expenditure on 216 Street Improvements (RDS1277). Subsequently, at their regular meeting of May 8, 2023, Council passed the following resolutions:

Whereas:

1. *Improving public safety is a top priority clearly communicated and previously supported by the majority of Township of Langley Council within this Council term;*
2. *On July 11, 2022, Council directed staff to proceed with implementation of traffic calming measures on 216 Street fronting Topham Elementary School; and*
3. *TransLink approval, as outlined in Report to Council 22-75, was granted on October 21, 2022, subject to conditions including an interim road dieting plan included within the 2022 Capital Budget but not yet implemented;*

Therefore, be it resolved that Council hereby:

A. *Allocates $50,000 from the Capital Projects Reserve to complete temporary, interim road dieting on 216 Street as previously funded and approved by Council, to include the implementation of a 30km school zone fronting Topham Elementary School in effect from 8am-5pm; and*
B. *Directs staff to report to Council with capital funding required to complete an updated, proposed complete street design for 216 Street from 88 Avenue to 96 Avenue, including active transportation for cyclists and pedestrians, and public consultation within 2023, all for Council to consider within the 2024 Capital Budget process.*

The interim road dieting plan approved by TransLink and Council has been constructed as per the above resolution of Council.

The 216 Street Road Dieting Project (the Project) was a recommendation of the 216 Street Corridor Study (the Study) to determine the ultimate transportation requirements for 216 Street between 88 Avenue and 96 Avenue. The Study confirmed that four (4) vehicle travel lanes are not needed on this section of 216 Street which provides the opportunity to implement active transportation infrastructure along with other safety improvements to reconfigure the road into a "complete street" that accommodates multiple modes. To minimize impact to the existing sidewalks and mature landscaping on the boulevards, options were developed that re-allocated the road space between the curb-to-curb width of the paved road.

Three road dieting options were previously presented to the public in 2020 for their input with the Option 3 being preferred. Option 3 includes one (1) travel lane in each direction, a center left turn lane, raised median or two-way left turn lane, protected bicycle lanes in both directions, and the provision of on-street parking on wider portions of the corridor. The preferred option also includes intersection improvements and a new traffic signal at 216 Street and 96 Avenue, installation of a full traffic signal at the intersection of 216 Street and 91 Avenue, along with a new pedestrian crossing in the 9200 Block.

The design of the 96 Avenue at 216 Street intersection currently contemplates a re-alignment of the north leg of 216 Street to create a four-legged intersection.

The results of the public engagement will be summarized in a future memo to Council. A funding request for construction and contract administration of the works will be submitted to Council following the completion of the detail design. The anticipated schedule for the project is summarized in the following table.

Task	**Anticipated Date**
Contract Award	October 2023
Public Consultation with Memo to Council	November 2023 to April 2024
Detail Design and Approvals *	May 2024 to September 2024
Tender and Construction (pending funding)	Fall of 2024 to end of 2025

* There are several factors that may impact the anticipated construction schedule including:
- A small section of 216 Street (east side between 91 Avenue and 9200 Block) has not been developed and property will likely be required to implement the ultimate design.
- Third party utility poles must be relocated which will require both BC Hydro and Telus design and works.
- The proposed intersection improvement at 96 Avenue will require consultation with and approval from the ALC and Provincial/Federal Environmental regulators.
- To avoid impact to the significant redwood trees on the south side of 96 Avenue, any road widening needed will be to the north, which will impact a ditch/watercourse.
- 216 Street between 88 Avenue and 96 Avenue is part of the TransLink Major Road Network (MRN) and their agreement must be obtained for measures that may reduce the capacity of the MRN.

Financial Implications:

The scope of work includes public consultation followed by detail design of the preferred road dieting option including surveying, electrical services, and environmental services of the entire corridor from 88 Avenue to 96 Avenue including improvements at the intersections of 96 Avenue and of 91 Avenue, as well as an additional pedestrian crossing in the 9200 Block.

As 216 Street is part of the MRN, improvements to active transportation or safety improvements may be eligible for cost sharing under TransLink grant programs. The proposed 2023 Development Cost Charge (DCC) Program includes widening a portion of 216 Street as well as the 96 Avenue and 216 Street Intersection improvements. The required funding for public consultation and detail design of this Project can be recovered primarily from Highway DCCs as outlined in the tables below.

Township of Langley Capital Project Description						
Project Title:	216 Street Public Consultation and Detail Design (88 Avenue to 96 Avenue)					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$225,000				
Budget Remaining						
Total Projected Cost		$225,000				
Project Description *(Phased Project)	Public consultation and detailed design services for the active transportation improvements along the 216 Street corridor between 88 Avenue and 96 Avenue, including intersection improvements at 96 Avenue and 91 Avenue and a new pedestrian crossing.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The 216 Street Corridor Study confirmed that four (4) travel lanes are not needed on 216 Street and road space can be re-allocated to other modes. The project would undertake a “complete streets” design accommodating all modes with significant improvements to active transportation. Identified as a Council priority.					

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):	**3**	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	216 Street Public Consultation and Detail Design (88 Avenue to 96 Avenue)					
Work Breakdown	NEW					
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		$222,750				
Reserve: Capital Projects		$2,250				
Debt (DCC Funded)						
TransLink						
ICBC						
Other:						
Other:						
Total Currently Funded		**$225,000**				

Total Currently Unfunded						

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**
FINANCE DIVISION	S. Ruff

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-184
FROM:	PROTECTIVE SERVICES - FIRE	**FILE:**	7010-01
SUBJECT:	CAPITAL REQUEST - FIRE HALL 4 RENOVATIONS		

RECOMMENDATION(S):

That Council authorize $485,000 from the Capital Projects Reserve for the interior renovation at Fire Hall 4 to meet the current and future functional needs of the Fire Department

ANALYSIS:

Fire Hall 4 (Willoughby) located 202A street and 72 Avenue, is a 10,000 square foot facility that was constructed in 2002. This is a 2 storey firehall with rest and recovery and health and fitness on the upper floor and all other functions on the main floor level - kitchen and dining area, offices, turn-out gear room, and 3 drive-thru apparatus bays.

The original programming design was based on a paid-on-call fire suppression staffing model. Due to the age of the facility, wear and tear, increased demands due to growth, shift to a composite suppression staffing model and 24/7 operations, several areas within the facility require upgrades to address end of life assets, to accommodate additional staff, and to meet current industry best practices, WorkSafeBC and NFPA standards.

Proceeding with renovations will work to maximize interior space utilization, provide a better living space, accommodate ongoing operations, and support future growth within the Township. The scope of the renovations is expected to include:

- mechanical and electrical upgrades,
- vehicle exhaust extraction system (additional drop)
- designated locker room with new lockers,
- additional turn-out gear storage space,
- large appliances, and furniture,
- kitchen and dining area modifications and upgrades,
- improvement to the fitness area,
- flooring replacement, and
- painting.

The budget to undertake these improvements is estimated at $485,000.

Township of Langley Capital Project Description						
Project Title:	FIRE HALL 4 RENOVATIONS					
	Previously funded	2023	2024	2025	2026	2027
Requested Amount		$485,000				
Budget Remaining						
Total Projected Cost		$485,000				
Project Title:	FIRE HALL 4 RENOVATIONS					
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						
Capital Projects Reserve		$485,000				
Debt						
Translink						
Other:_____						
Total Currently Funded		**$485,000**				
Total Currently Unfunded						

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION - FIRE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Facilities and Corporate Projects Division	H. Chohan

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-201
FROM:	ENGINEERING DIVISION	**FILE:**	5260-26-016
SUBJECT:	CAPITAL REQUEST - FIRE HALL #4 DRIVEWAY RECONSTRUCTION AND APRON IMPROVEMENTS		

RECOMMENDATION:

That Council authorize $400,000 from the Capital Projects Reserve to undertake driveway reconstruction and apron improvements to facilitate safe and efficient access and movement of aerial apparatus for Fire Hall #4 located at 20253 - 72 Avenue.

ANALYSIS:

Aerial apparatus (fire truck) currently have challenges accessing Fire Hall #4 via 202A Street and need to utilize both lanes on 202A Street to access the site. The onsite asphalt apron is not large enough to provide safe and efficient access to the bays, to accommodate training as well as any future considerations (e.g. emergency storage). Access challenges can contribute to delays in response times to emergencies.

The scope of work for this project includes widening the driveway further north, relocating necessary Township of Langley infrastructure including a streetlight and hydrant and onsite restorations to accommodate the expanded apron.

Financial Implications:

The detailed design will be completed by technical staff, but funding is required for the construction of the work and any external professionals such as geotechnical and electrical engineering consultants. The estimated cost of $400,000 includes 20% contingency as per standing engineering practice for projects where detailed design has not been completed.

Township of Langley Capital Project Description						
Project Title:	Fire Hall #4 Driveway Reconstruction and Apron Improvements					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$400,000				
Budget Remaining						
Total Projected Cost		$400,000				
Project Description *(Phased Project)	Project includes construction for driveway reconstruction and apron improvements at Firehall #4 (20253 72 Avenue) to facilitate improved access of aerial apparatus (fire trucks).					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Current configuration for access to Firehall #4 does not provide safe access for aerial apparatus. This project will provide a wider driveway to allow for safe and efficient access for apparatus in and out of the firehall. Access challenges can also contribute to delays in response time to emergencies.					

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

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

Township of Langley Capital Project Description						
Project Title:	Fire Hall #4 Driveway Reconstruction and Apron Improvements					
Work Breakdown	NEW					
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		$400,000				
Debt (DCC Funded)						
TransLink						
ICBC						
Other:						
Other:						
Total Currently Funded		**$400,000**				
Total Currently Unfunded						

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES DIVISION	J. De Roy

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-192
FROM:	ENGINEERING DIVISION	**FILE:**	5225-01-007
SUBJECT:	CAPITAL/OPERATING REQUEST - RAIN GARDEN MAINTENANCE RESPONSIBILITIES		

RECOMMENDATION:

That Council direct staff to continue requiring rain garden maintenance be the responsibility of the adjacent property owners; or

That Council direct staff to assume responsibility for all rain gardens in 2024; pre-approve $600,000 in Transportation Capital funding in 2024 to remediate deteriorated rain gardens; and pre-approve $200,000 in Transportation Base Operating funding in 2024 for ongoing maintenance.

EXECUTIVE SUMMARY:

Rain gardens occupy approximately 26,000 m^2 of Township of Langley boulevards in various neighbourhoods. Pursuant to municipal requirements, bylaws and standards, land developers design, build and maintain rain gardens until the plants are established. Once established, rain garden maintenance becomes the responsibility of the adjacent property owner.

At the March 9, 2020 Regular Afternoon Meeting, Council endorsed the development of additional tools and communication resources to enhance overall public awareness of rain gardens and maintenance responsibilities, preserving the requirement that adjacent property owners are responsible for maintenance of rain gardens. Staff implemented several educational measures which achieved some success, but 15% of properties remain in noncompliance.

The Township of Langley has received complaints from residents regarding rain gardens since their inception in 2008. The complaints generally state that rain gardens have become unsightly or are a burden for residents to maintain.

Recently staff undertook a review to determine the level of funding required for the Township to remediate the rain gardens in poor condition and to assume maintenance responsibility for all rain gardens in the Township. The review concluded that $600,000 in capital funding is required for remediation and $200,000 is required in base operating for ongoing maintenance.

PURPOSE:

To confirm direction with Council regarding rain garden maintenance responsibilities.

BACKGROUND/HISTORY:

Rain gardens are constructed in boulevards and are shallow, gently sloped channels filled with topsoil, rock and plants. Rain gardens can be an attractive and natural way to manage rainwater runoff in developed neighbourhoods allowing approximately 30% more water to soak into the ground than a regular lawn. Runoff from small, frequent rain showers is stored in the topsoil until it infiltrates into the ground. When the topsoil's storage is full, water can flow into lawn basins and slowly enter the storm system.

Rain gardens occupy approximately 26,000 m^2 of boulevards in various neighbourhoods. The Township is responsible for maintaining 8,200 m^2 with the remainder being the responsibility of adjacent property owners.



Rain Garden

Land developers design, build and maintain rain gardens until the plants are established. Once established, rain garden maintenance becomes the responsibility of the adjacent property owners, pursuant to Section 507(3) of the Township Highway and Traffic Bylaw 2010 No. 4758 which states:

> *507 Owners or occupiers of real property shall:*
>
> *(3) be responsible for the appearance of the boulevard adjacent to their property, and shall keep the grass and any landscaping trimmed and cut and the boulevard clean and free of litter, debris, weeds or other unsightly growth; provided that this shall not apply to owners in areas that are zoned for rural use or are in the Agricultural Land Reserve.*

As with any boulevard in an urban area of the Township the responsibility for landscaping, litter removal and general good upkeep is the responsibility of the adjacent property owner.

At the March 9, 2020 Regular Afternoon Meeting, Council endorsed the development of additional tools and communication resources to enhance overall public awareness of environmental benefits of rain gardens and maintenance responsibilities. Staff subsequently developed and provided informational brochures and letters, hosted workshops, maintained a dedicated webpage, and installed signage within the gardens.

DISCUSSION/ANALYSIS:

The Township has received several complaints from residents regarding rain gardens since their inception in 2008. These concerns are generally that the rain gardens are unsightly and difficult for residents to maintain.



Overgrown Rain Garden

Properties which front rain gardens are sent an annual letter enclosing the informational brochure (Attachment A). The letter advises the residents that it is the property owner's responsibility for the maintenance of the boulevard fronting their property which includes landscaping, litter removal and general upkeep of the rain garden.

Staff inspect all rain gardens four weeks after the annual mailout and compile a list of properties in non-compliance. Staff then send a second letter to the non-compliant properties requesting they undertake the necessary maintenance within three weeks time. The next inspection is conducted with another follow up letter to any remaining non-compliant properties. Finally, properties that remain non-compliant after the third letter are referred to Bylaw Enforcement.

The majority of properties are compliant with approximately 15% typically in non-compliance. However, the process of mailing letters and inspecting all rain gardens annually requires many hours of administrative staff time.
While most properties are complying, not all rain gardens are being maintained to the same standard and many have deteriorated over time. Staff have noted a decline of existing rain gardens due to lack of maintenance, age and inclement weather. A complete review of all rain gardens was conducted in early 2022, with the main issues observed being deterioration of the banks, undermining of the adjacent sidewalks and curbs, death of approximately 6,320 plants and base river rock clogged with soil and silt. Remediation is needed to restore many rain gardens to their original condition.

Environmental Implications:

Integrating rain gardens into urban development intends to conserve and enhance the environment, promote stewardship and increase biodiversity and natural capital. Rain gardens provide several environmental benefits which include:

- providing habitat for beneficial insects and birds
- reducing local flooding, overflows in storm systems, and erosion in streams by absorbing water from concrete and asphalt surfaces
- filtering oil and grease from roadways and driveways, pesticides and fertilizers from lawns, and other pollutants before they reach the storm system and eventually streams, wetlands and marine waters
- recharging local groundwater by increasing the amount of water that soaks into the ground

Other local municipalities utilizing rain gardens in their storm systems include the cities of Coquitlam, Delta, and Maple Ridge.

Financial Implications:

Currently, the Township is responsible for maintenance of approximately 30% of rain gardens which is completed by our planted area maintenance contractors. The annual cost to maintain these gardens is $75,000.

If the Township were to assume responsibility for all rain gardens in 2024, the estimated additional annual cost would be $200,000 in operating funding and a one time request of $600,000 in capital funding required to remediate rain gardens in poor condition.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Rain Garden Brochure

When does rain garden maintenance become my responsibility?

Land developers design, build, and maintain rain gardens until the plants are established. At the end of this period, the rain garden becomes the responsibility of the adjacent property owner(s).



Did you know?

As per Township Bylaw No. 4758, property owners are responsible for the maintenance of their road frontage.



Learn more about your rain garden:

For more rain garden resources, visit **tol.ca/raingarden**

To learn how rain gardens fit into our community's Climate Action Strategy, visit **tol.ca/climateaction**

Maintaining Your Rain Garden



Engineering Division
4700 – 224 Street, Langley, BC V2Z 1N4
T 604.532.7300 | F 604.532.7310 | E opsinfo@tol.ca

ENG22-025

Township of Langley
Est. 1873

What is a rain garden?

A rain garden is a shallow, gently-sloped channel filled with topsoil and plants. Rain gardens manage rainwater runoff in our developed neigbourhoods while providing many co-benefits.



How does it work?

1. Rainwater flows from our roads and other non-permeable surfaces into the rain garden.
2. Layers of rocks, sand, and native plants and roots filter pollutants from the water.
3. Cool, clean water enters the local aquifers.



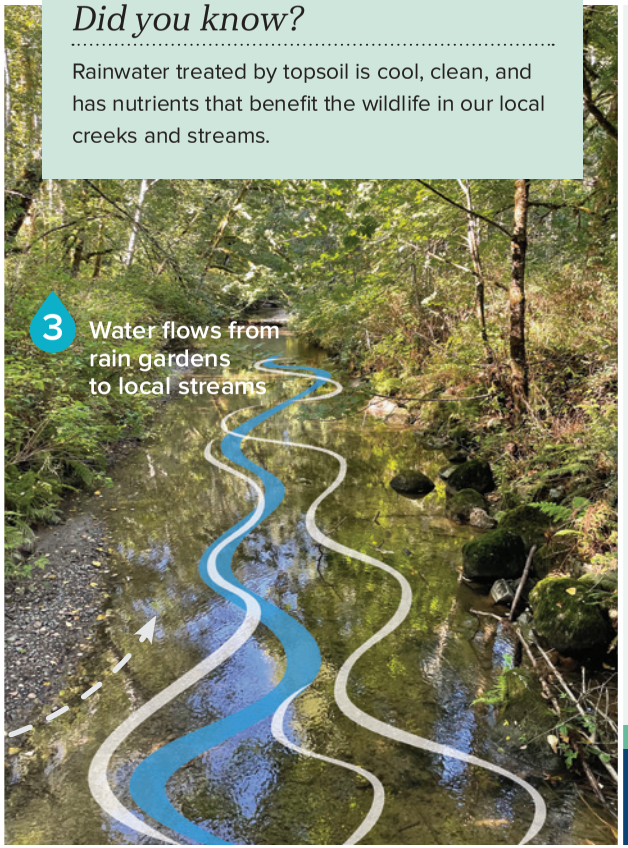
How do I care for my rain garden?

Rain gardens require some maintenance to remain attractive and effective. Here are three quick and easy ways you can maintain your rain garden:

1. Clear sediment and debris (litter) from stones and drains, and weed by hand.
2. Tidy garden edges: mow grass strips, weed and trim, working from the sides inward where possible.
3. Water plants as needed during dry seasons and top up planted areas with topsoil or compost as required.

Did you know?

Rainwater treated by topsoil is cool, clean, and has nutrients that benefit the wildlife in our local creeks and streams.



Want to go above and beyond to care for your rain garden?

1. Add mulch to bare soil. It helps retain moisture in the summer and prevents erosion during rainstorms.
2. Add one or more new plants. Choose native plants, drought-resistant plants, and/or plants that benefit local birds and pollinators.
3. Visit **tol.ca/raingarden** for more resources (including a list of recommended plants).

Did you know?

Rain gardens allow 30% more stormwater to infiltrate into groundwater, replenishing our drinking water and local streams while decreasing pressure on our stormwater infrastructure.

Call the Township of Langley to report rain garden concerns, such as:

- If the drainage system is blocked, and you are unable to clear it
- Any damage you are unable to repair, such as a broken culvert
- Significant erosion
- Spills and pollution that appear to be harmful or dangerous

The Township will:

- Prune street trees
- Maintain pipes, culverts, and grate covers
- Provide service and repairs to rain gardens that property owners are unable to perform

tol.ca/raingarden

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-189
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	7010-01
SUBJECT:	CAPITAL/OPERATING REQUEST – EXTENSION OF OFFERS HIRING OF CAREER FIREFIGHTERS		

RECOMMENDATION(S):

That Council approve the Township of Langley Fire Department to extend offers to 11 new career Firefighters in September 2023, with a start date of October 1, 2024, and

That Council pre-approve the 2024 budget of $379,447 required for these Firefighters and the additional $928,267 required for 2025.

EXECUTIVE SUMMARY:

The Township of Langley has seen unprecedented growth, with a current population of approximately 150,000 and a projected population of 211,000 by 2041. With this growth, comes an increased demand for emergency services.

On December 5, 2022, Council approved the hiring of 44 additional career Firefighters over the next four years. This would mean hiring 11 Firefighters per year in 2023, 2024, 2025, and 2026. The 2023 career Firefighter recruitment process is well underway, with conditional offers being extended to candidates by the end of September 2023, and a start date of January 2, 2024.

Through the current career firefighter recruitment process, we have seen unprecedented low numbers of qualified candidates apply as well as several recruitment processes underway throughout the lower mainland and the province. This had led to an extremely competitive climate, with conditional offers being extended to candidates far earlier than what is typically the norm.

To create efficiencies as well as saving costs, the Fire Department and Human Resources Department have planned to run two (2) career Firefighter recruitment processes for four (4) hirings, one in 2023 and one in 2025. The plan will be to establish an eligibility from each of the two separate processes and select candidates from those lists for the years 2024 and 2026.

Following Council's vision to add 11 additional career Firefighters per year over the next four years will have an immediate impact on emergency response, will assist with response zone and training coverage, while working towards National Fire Protection Agency (NFPA) industry standard staffing levels.

PURPOSE:

To seek approval from Council to extend conditional job offers to 11 new career Firefighters in September 2023, with a start date of October 1, 2024.

BACKGROUND:

In 2022 the Fire Department attended 8,421 calls for service, an increase of 39.25% since 2015. It is anticipated that the calls for service will continue to increase over the coming years. Future development and density, including High Rise buildings which will be operational in approximately one year, will require an increased effective response force to respond when required.

To create efficiencies as well as saving costs, the Fire Department and Human Resources Department have planned to run two (2) career Firefighter recruitment processes for four (4) hirings, one in 2023 and one in 2025. The plan will be to establish an eligibility from each of the two separate processes and select candidates from those lists for the years 2024 and 2026.

FINANCIAL IMPLICATIONS:

The 2023-2027 Five Year Financial Plan included the addition of 11 firefighters in each of the years from 2023-2026 but with varied start dates and rates. These updated costs will be reflected in the 2024- 2028 financial plan when it is brought forward for council approval.

Respectfully submitted,

JASON DE ROY
for
PROTECTIVE SERVICES

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Human Resources Division	C. Kooner

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-208
FROM:	FACILITIES AND CORPORATE PROJECTS	**FILE:**	0810-30
SUBJECT:	CAPITAL REQUEST - ICE AND DRY ARENAS FACILITY, PARKING AND ENHANCEMENTS		

RECOMMENDATIONS:

That Council reaffirm the previously established initial funding envelope of $100M plus GST as the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre.

That Council consider adding the recommended additional items as contained within this report to the base facility budget to create a final scope of project and budget for the new Ice and Dry Arenas Facility.

EXECUTIVE SUMMARY:

At it's Regular Council Meeting of June 26, 2023, Council approved a series of motions that approved the Township's new Ice and Dry Arenas Facility for design and construction.

The initial funding envelope of $100M plus GST was established as the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre. This base facility includes five basic community arenas (three ice and two dry), with all facilities at grade and with no parking. This has been confirmed as the base facility and could most likely be constructed within budget estimates, however is a very base facility standard and occupies a large area of land. Township funding was allocated as $23.306M from the Growing Communities Fund and $76.694M in funding from internal reserves, or other sources as determined by Council.

The next step for staff and the project group was to quickly further explore significant Facility options that could enhance the facility, based upon the further June 26, 2023 motions passed.

***"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."*

Additional motions were carried by Council to review other specific areas of interest, and those are referenced further later within this report.

Although there will still be some cost risk to the Township until the project is fully tendered, after establishing this additional scope and revised budget at this time, staff and the project group will have Council identified facility components and budget targets to work within, and the proposed progressive design-build approach should allow for adjustments as the project progresses.

The new Arenas Facility is an identified project within the Township's Community Amenities Contribution (CAC) program. Thus, the majority of the project is eligible to be ultimately funded by the CAC funds, with interim funding sources as determined by Council.

FURTHER RECOMMENDATIONS:

As was outlined in previous reports, due to the existing site, the type of facility contemplated, and possible construction methods available, this project has the ability to move quickly from feasibility work into full design and construction. Staff are therefore recommending that Council approve the final determined project scope and budget envelope now, thereby facilitating a process for staff to proceed with the acceleration of the project delivery process utilizing a Progressive Design-Build approach.

Following direction from Council at this meeting, the facility plans will be updated and unveiled publicly at the event planned for October 10, 2023 at LEC. The construction team plans to mobilize on site the week of October 23, 2023 and begin excavation for the facility within the first few weeks of November. The initial timeline for the base facility was targeting fall of 2025, however options such as underground parking will require additional time. Once the final scope of the project is set, the project group will work on establishing a revised timeline, which if all options are chosen will likely result in phased openings and a completed facility in 2026.

Based upon the Council direction to further explore specific options for the new facility, the following recommendations are now presented by staff for Council's consideration. Each of the recommendations have further background or explanation provided subsequently within this report.

a) **That** Council allocate the remaining balance of $750,000 from the Growing Communities Fund to allow for enhanced user group experiences in the facility.

b) **That** Council allocate an additional $25M in funding for 2024 from funding sources as identified by Council for the addition of Underground Parking at the facility.

c) **That** Council allocate an additional $15M in funding for 2025 from funding sources as identified by Council for the stacking of two dry arenas above two ice arenas, creating an efficient layout to result in the least impact on the use of the available land in the area.

d) **That** Council allocate an additional $1.75M in funding for 2025 from funding sources as identified by Council to create a northern interface with the future Arts Sports and Entertainment District.

e) **That** Council allocate an additional $2.5M in funding for 2025 from funding sources as identified by Council for the creation of a more significant welcoming lobby and an upgraded roof material and design.

f) **That** Council allocate an additional $0.5M in funding for 2025 from funding sources as identified by Council to prepare the facility to be able to connect and participate in a potential future district energy system.

g) **That** Council allocate an additional $3.5M in funding for 2025 from funding sources as identified by Council for the creation of dedicated user groups offices and storage, for the allocation of common shared spaces that can be allocated and utilized for programming, and for enhanced seating and amenities in the arenas for community group spectators.

h) **That** Council direct staff to provide a separate report to Council at a future meeting regarding additional funding allocations which may be required for Metro Vancouver Water, Metro Vancouver Sanitary, and TransLink fees.

i) **That** Council direct staff to provide a future report to Council regarding the status and progress of staff and municipal efforts in working with BC Hydro towards a solution specific to the growing and unsatisfied Willoughby electrical demands, including any potential budget ramifications for the Arenas facility.

j) **That** Council direct staff to further review and provide cost estimates for any additional items of interest identified by Council that could be added later during the further detailed design and construction process.

Based upon the Council direction to further explore specific options for the new facility, the following optional recommendation could be completed now to assist with the Arenas and for future planned Township facilities, thus is now presented by staff for Council's consideration:

k) **That** Council direct staff to allocate an additional $1.3M in funding for 2024 from funding sources as identified by Council to design and complete a Township fibre connection along 80 Avenue from Glover Road to 201 Street, with junction boxes to allow for future connections at the new Willoughby Community Centre at Yorkson Community Park, and for a future connection to the south at an alignment of the future Youth Soccer Campus.

PREVIOUS RESOLUTIONS FOLLOWED:

At it's Regular Council Meeting of June 26, 2023, Council approved a series of motions that approved the Township's new Ice and Dry Arenas Facility for design and construction. It was anticipated that the completion of considerable design work and budget estimates would allow for a report back to Council for further consideration by the end of the 2023 calendar year as was previously outlined, however the team has completed the review and are bringing forward the information now in September to keep the project progressing.

The following summary material aligns with each of the recommendations within this report.

A)
The initial funding envelope of $100M plus GST was established as the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre. This base facility includes five basic community arenas (three ice and two dry), with all facilities at grade and with no parking. This has been confirmed as the base facility and could be constructed within budget estimates. Township funding was allocated as $23.306M from the Growing Communities Fund and $76.694M in funding from internal reserves, or other sources as determined by Council. The next step for staff was to further explore facility options, based upon the further June 26, 2023 motions passed.

*"**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."*

Each of these is explored further below:
B)

- *evaluates the potential for underground parking, structured parking, surface parking, or other alternative parking solutions*

Staff have reviewed the various parking options for the facility to address the anticipated operational parking requirements. The primary focus of comparison has been between surface parking and underground parking, as the above ground structured parking both uses additional land area and also reaches similar costs of construction. Surface parking requirements would occupy approximately 3 acres of land, and cost approximately $4.625M to construct, resulting in a value in the range of $22.5 to $23M. For a similar number of parking stalls, the underground parking option would be placed under the Arenas facility and outdoor space therefore not requiring any additional land, and cost approximately $25M to construct. Beyond the value of additional land included in the projection above, there is also the lost opportunity of using that land for other benefits for the community such as mixed-use developments with higher density housing being constructed in the adjacent area. In addition, urban design standards and evolving public expectations would oppose adding more surface parking when practical. Staff therefore recommend the addition of underground parking to the project, with a surface drop-off area for unloading of vehicle passengers and sports equipment.

C)

- *results in the least impact on the use of the available land area*

A base five arena facility all at grade with no parking requires an additional 2.5 acres of land as compared to the concept of stacking the two dry floor arenas on top of two of the ice arenas. The premium identified to stack the two arenas (primarily structural considerations, but also circulation and accessibility requirements) is identified as $15M, which is roughly equivalent to the land costs that would be saved. As noted above in item B, there is also the lost opportunity of using that land for other benefits for the community and specifically to build more housing. Therefore, in keeping with urban land use planning and the future of the Township's district, staff recommend stacking the facility and creating an efficient layout to result in the least impact on the use of the available land in the area.

D and E)

- *plans for the integration with the Arts Sports and Entertainment District concepts*

The current facility plans provide for an enhanced lobby space, pedestrian gathering plazas, and design which will integrate to the north with the planned district. These are beyond the base facility budget; however staff are recommending an additional investment to attempt to integrate the Arenas with the area. The proposed funding will balance completed spaces with potential shell spaces to be outfitted by future uses.

F)

- *further explores and researches the possible use of a district energy system.*

Staff previously have conducted a high-level feasibility review of the possibility for the Township's district area to build and operate a district energy system. The project will require further review as the district planning progresses, however the initial review highlighted opportunities and positive conditions for such a system. Staff recommend that $500,000 be added to the Arenas scope to allow for the planned integration in the future of a district energy system.

G)

- ***"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."*

The Arena facility designs incorporate many of the requests and feedback received from the Township's community user groups. These requests were not included in the arena's base facility budget, however are most often included within new Township facilities. Staff are therefore recommending an additional $3.5M in funding to allow for these uses and requests.

H)

- ***"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."*

Staff are recommending the possible external fees be the subject of a future report.

Other)

- *aligns potential internal road layouts*

The current facility plans and budget envelope include a base laneway included to the north and east of the facility that aligns with current LEC drive aisles and with future internal road layouts.

K)

- ***"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."*

The Township's Information Technology division has completed a review of the current and planned Township fibre network. The plan has included a network route along 80 Avenue from Glover Road which would connect to the new Arenas site. This will benefit the Arenas, however the timing is much more critical when considering the need to connect along this route for the new Willoughby Community Centre and the new Youth Soccer Campus. Staff have therefore included an optional recommendation for Council to consider adding this project at this time.

FURTHER BACKGROUND

Public Event

Mayor/Council and staff have scheduled a public event to celebrate the beginning of the project, to be held Tuesday, October 10, 2023, at Langley Events Centre FieldHouse. At this event there will be a welcome, the unveiling of project concepts and floor plans, representation from the primary new facility community user groups (Langley Minor Hockey, Langley Girls Hockey, Langley Minor Lacrosse, and Valley Ball Hockey), and food and beverage and various activities for those in attendance.

Project Team
Through a competitive public process, the Township has established the core project team:

Project Managers – Turnbull Construction Project Managers
Architect Team – TKA&D and RDHA
General Contractor – Lark Construction Group

Other current consultants and contractors working on the project include:

Structural – Cascadian Structural Engineers
Mechanical – Ocean Park Mechanical
Electrical – Colwin Electrical Group
Civil – Binnie and Associates
Refrigeration – Bradley Refrigeration Consultants
Geotechnical – GeoPacific Consultants

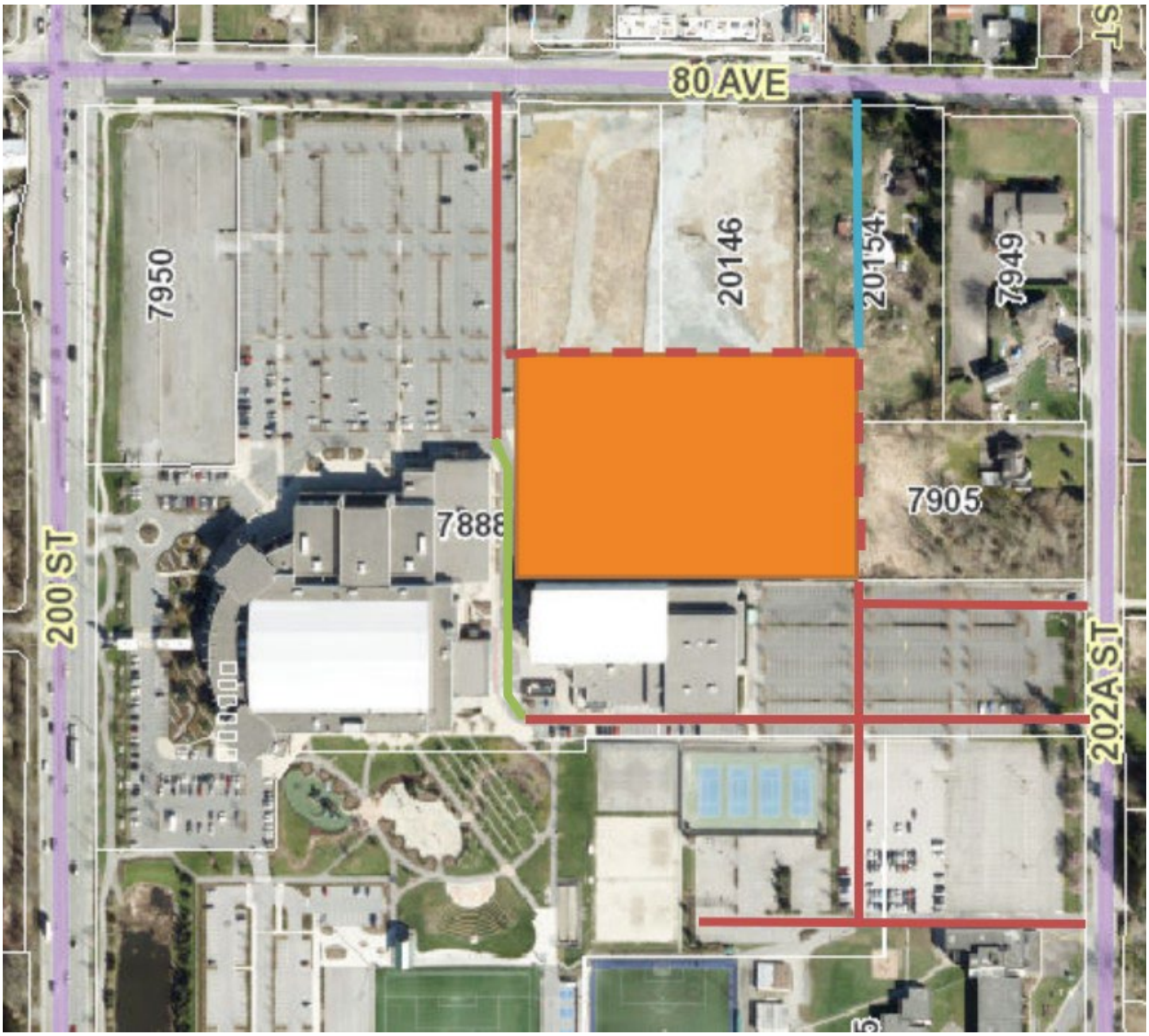
Further project team members in various disciplines will be added as the project progresses.

Staff believe that with the approvals requested in this report for the Arenas, the establishment of a high-quality team and collaborative design leading to construction will continue to allow the project to proceed on an as expediated, and as efficient, basis as possible, utilizing a progressive design-build approach.

NEW ICE AND DRY ARENAS FACILITY LOCATION

The new facility will be located at Langley Events Centre, 7888 - 200 Street. The location is within the area east of the primary LEC Building and north of the LEC's Building B (the general area shown below in orange).

The ground level entrances to the facility are being designed to be orientated to the northwest and northeast, with the operations and service entry orientated to the southwest corner. A new internal road layout (shown approximately as below in dashed red lines) will connect to existing LEC parking areas and drive aisles, and eventually will align with further connections to 80 Avenue and 202A Street (one example shown below in blue). The existing connection between the buildings (shown below in green) will be converted to a pedestrian and service only road.


80 AVE
1S
7950
20146
20154
7949
7905
7888
200 ST
202A ST

FINANCIAL IMPLICATIONS:

Projected cash flow (initial analysis):

Township of Langley Capital Project Description						
Project Title:	ICE AND DRY ARENAS FACILITY					
	Previously approved 2023	New 2023	2024	2025	2026	**TOTAL**
Previously Approved	$4.0M	$2.0M	$57.5M	$35.5M	$1.0M	**$100.0M**
Requested Amount		$.750M	$25.0M	$15.0M	$8.25M	**$49.0M**

COMMUNITY ENGAGEMENT:

Staff will engage with the Township's user groups expected to be the primary users of the new Ice Arenas (Langley Minor Hockey Association, Langley Girls Ice Hockey Association) and the new Dry Arenas (Langley Minor Lacrosse Association, Valley Ball Hockey Association) to obtain ongoing feedback regarding the facility design. These youth-focussed not for profit associations are long term users of Township indoor arena facilities and are all experiencing unprecedented demand and growth in registrations.

It is anticipated that with the opening of these new ice arena facilities, Langley Minor Hockey and Langley Girls Ice Hockey will be able to relinquish building space and ice hours traditionally utilized by their groups at George Preston Recreation Centre, and possibly Langley Sportsplex, that can then be reallocated to other youth-focussed not for profit organizations also experiencing growth but with offices and specialized facility requirements already existing at those facilities (Langley Skating Club, Langley Speed Skating Club, Fraser Valley Ringette Association). Township Recreation, Arts and Culture Division staff will begin to examine these ice schedules and allocations as the arena construction progresses and as their regular allocation processes advance.

Opportunities will also be provided for general community involvement and information sharing at various points in time as the project progresses.

BACKGROUND / HISTORY:

Further background and history for this Council identified Corporate Priority Projects was provided in prior reports, however an abbreviated version specific to the Ice and Dry Arenas Facility is as follows:

At its meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities, including the new ice and dry floor recreation facility at Langley Events Centre in Willoughby.

Initiated at the Council Meeting of November 14 and approved December 12, 2022, was a Community Amenity Contribution Policy Update that includes a fund to assist in funding many community amenities, including a Recreation Facility at the Langley Events Centre for ice and dry floor recreation.

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan recreation and public safety capital projects including a new ice and dry floor recreation facility (or facilities) at the Langley Events Centre.

Through late 2022 and early 2023, Council provided further direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews. The majority of this initial work for four of the Council identified Corporate Priority Projects, including the new Ice and Dry Arenas facility, is complete.

At its meeting of May 29, 2023, Council approved $4M in funding for 2023 from the Growing Communities Fund grant fund, and directed staff to proceed with the planning, site assessments, design and initial procurement process for the new Ice and Dry Arenas Facility at Langley Events Centre.

At it's Regular Council Meeting of June 26, 2023, Council approved a series of motions that approved the Township's new Ice and Dry Arenas Facility for design and construction. An additional $96M was approved, therefore establishing a total of $100M as the initial funding envelope for the base facility budget for the new Ice and Dry Arenas Facility at Langley Events Centre. Further review and detailed work as contemplated in those resolutions has resulted in staff recommending the more complete approval of the Arenas, as is recommended in this report.

Respectfully submitted,

Jason Winslade
GENERAL MANAGER
for
MUNICIPAL ADMINISTRATION, FACILITIES AND CORPORATE PROJECTS

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

CONCURRENCES	
Division / Department	**Name**
MUNICIPAL ADMINISTRATION	M. Bakken
FINANCE DIVISION	S. Ruff
ENGINEERING DIVISION	R. Zwaag
FACILITIES AND CORPORATE PROJECTS DIVISION	H. Chohan
FACILITIES AND CORPORATE PROJECTS DIVISION	S. Groves

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-195
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LSP00007
SUBJECT:	COMMUNITY AMENITY CONTRIBUTIONS POLICY UPDATE		

RECOMMENDATION:

That Council approve the updated Community Amenity Contributions Policy presented substantially in the form provided as Attachment A to this report.

EXECUTIVE SUMMARY:

At the December 12, 2022 Regular Meeting, Council updated the Community Amenity Contributions (CAC) Policy. Notable changes included a revised list of community amenities, increased CAC amounts, and a flat rate density bonus CAC. Further updates are proposed that broaden the scope of the policy and refine flat rate density bonus CACs and dwelling unit categories. The updates are summarized as follows:

Proposed Revisions:	Comments:
• Adding new policy item	New policy item to allow the use of CACs for debt servicing
• Adjusting the flat rate density bonus CAC amounts and the height cut-offs of associated apartment typologies	Apartment (changed from 12 to 6 floors or less) increased from $20 to $25 per ft²
	Apartment (changed from 13 to 7 floors or more) decreased from $25 to $20 per ft²
• Creating one dwelling unit category for Apartment	Combined the Mid High Rise category with the Low Rise Category
• Adding a six month grace period	In-stream applications will have a six month grace period to complete

The proposed revisions introduce greater flexibility to deliver capital projects and improve implementation in response to informal input received from the development industry. Policy language has been added to utilize CACs for the purposes of servicing debts related to the delivery of amenities. Changes proposed to the flat rate density bonus rate revise the building height and dollar per ft² amounts to align with building market trends. Furthermore, it is proposed that the dwelling unit categories “Low Rise Apartment” and “Mid High Rise Apartment” be consolidated into one category titled “Apartment”. Other minor housing keeping amendments have been completed to align the Policy with newly created or amended policies such as the Brookswood-Fernridge Neighbourhood Plans and the Willoughby Neighbourhood Plan updates.

PURPOSE:

This report responds to changing market conditions and the delivery of community amenities through an update to the Community Amenity Contributions Policy.

BACKGROUND/HISTORY:

On July 23, 2018, Council approved the Community Amenity Contributions (CAC) Policy. The CAC Program is applied Township-wide to all new residential development that requires Council approval of a rezoning application. The CAC is administered using a target contribution amount on a per unit basis. Presently, the CACs are to be placed into reserve funds to help provide amenities such as Township-wide greenways, satellite RCMP Detachment, conference and entertainment centre, recreation centres, and affordable housing. To address housing affordability issues, 20% of CAC contributions are being directed towards an Affordable Housing Reserve Fund.

On December 12, 2022, Council approved an update to the CAC Program that included:

- new amenities such as:
    - an indoor pool and community centre in Yorkson Community Park in Willoughby
    - a soccer campus in the Smith Neighbourhood in Willoughby
    - an ice and dry floor recreation facility at the Langley Events Centre in Willoughby
    - additional high-quality urban parks in urban areas
    - Fire Hall(s) as required for improved service for north Willoughby and Brookswood-Fernridge
- increase in the CAC amounts per unit
- inclusion of a flat rate density bonus CAC
- addition of a Climate Action amenity category
- an increase in the allocation of funds going to the Affordable Housing Reserve Fund

On July 24, 2023, Council approved an update to the CAC Program to include a new CAC for the Brookswood-Fernridge Neighbourhood Plan areas of Booth, Fernridge and Rinn.

DISCUSSION/ANALYSIS:

CACs are cash or in-kind contributions provided by developers when Council grants development rights through rezoning. They can also be contributed when Council grants increased development rights through Zoning in the form of a density bonus. CACs are used to offset the impacts of growth and help fund new community amenities. The discussion below explores the implications of proposed revisions to the CAC Program (Attachment A).

1. <u>New Policy Provisions for Debt Servicing</u>

The CAC program has been updated to include a new policy provision to assist with servicing debt and interest costs associated with the provision of community amenities identified in the CAC Program. Similar to a Development Cost Charges (DCC) Program, the use of CACs for servicing debt and interest costs related to the provision of community amenities is appropriate. Adding a debt servicing provision to the CAC Policy provides transparency and assurance for how funds will be utilized towards community amenities.

2. <u>Adjusted Flat Rate Density Bonus CAC</u>

It is proposed to recalibrate the flat rate density bonus CAC amounts and the apartment heights defining each category based on informal feedback received from the development community and to align with building market trends. The proposed changes are as follows:

Table 2: Flat Rate Density Bonus Amounts

Current				
Unit Type	Single Family	Townhouse	Apartment (12-storeys or less)	Apartment (13-storeys or more)
Contributions	$25,000 per unit	$20,000 per unit	$20 per ft²	$25 per ft²
Proposed				
			Apartment (6-storeys or less)	Apartment (7-storeys or more)
Proposed Contributions	No change	No change	$25 per ft²	$20 per ft²

3. Revised Dwelling Unit Category for Apartment

Dwelling unit categories have been revised by combining the "Mid High Rise Apartment" category with the "Low Rise Apartment" categories into one category as shown in Table 3. The "Mid High Rise Apartment" CAC of $9,500 per unit will be removed and the new "Apartment" category will retain the "Low Rise Apartment" CAC of $11,000 per unit.

Table 3: Proposed Amalgamation of Apartment Dwelling Unit Categories

Current				
Unit Type	Single Family	Townhouse	Low Rise Apt (6-storeys or less)	Mid High Rise Apt (7-storeys or more)
CAC Amounts	$16,900	$14,400	$11,000	$9,500
Proposed				
Unit Type	Single Family	Townhouse	Apartment	
CAC Amounts	$16,900	$14,400	$11,000	

Financial Considerations:

The proposed updates to the CAC Policy represent refinements to improve implementation and respond to informal input received from the development industry. In-stream applications will be granted a grace period of six months to reach final reading before being subject to the Policy amendments.

Conclusion:

The proposed revisions to the CAC Program provide assistance in debt servicing that may arise from the delivery of CAC capital projects. Based on informal input from the development industry, it is proposed that adjustments be made to combine the existing two Apartment categories into a single category.

Respectfully submitted,

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

ATTACHMENT A Updated Community Amenity Contributions Policy 07-166

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:	**07-166**
Approved by Council:	**2018-07-23**
Revised by Council:	**2019-04-15**
	2019-11-18
	2021-10-18
	2022-12-12
	2023-02-13
	2023-07-24
	2023-xx-xx

1. Purpose

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

2. Background

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

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

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

3. Related Policies

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

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

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

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

3.2 Specific policies include:

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

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

4. Principles

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

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

5. Policy

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

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

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

- Conference and Entertainment Centre
- Recreation Centre in Willowbrook
- Recreation Centre in Brookswood-Fernridge
- Indoor Pool and Community Centre in Yorkson Community Park
- Soccer Campus in the Smith Neighbourhood
- Recreation Facility at the Langley Events Centre for ice and dry floor recreation
- Additional urban parks for urban areas
- Fire Hall in North Willoughby
- Fire Hall in Brookswood-Fernridge

- Community Police Office in Brookswood-Fernridge

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

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

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

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

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

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

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

Table 1

	Community Amenity Contributions per Dwelling Unit				
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	~~Low Rise~~ Apartment[2]	~~Mid-High Rise Apartment~~[3]	Required Amenity Contribution[~~4~~3]
CAC Target Contribution Amounts	$16,900	$14,400	$11,000	~~$9,500~~	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]~~Low Rise~~ Apartment ~~(6 storeys or less)~~
[3]~~Mid-High Rise Apartment (7 storeys or more)~~
[~~4~~3]Section 5.1 of Council Policy No. 07-166

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

(f) The Township shall utilize CAC funds in a manner that is appropriate and necessary for the purpose of servicing debt costs incurred as a result of delivering CAC capital projects.

(g) In addition to Community Amenity Contributions as set out in section 5.1, or set targets for cash-in-lieu as set out in Table 1, areas within the Urban Containment Boundary (UCB) as per Map 1, where an application includes an increase to the residential density beyond that established in the OCP or development regulations, the target CAC shall be as ~~follows:~~ set out in Table 2

Table 2

Urban Areas (within the UCB)				
Use	Single Family	Townhouse / Rowhouse / Duplex	Apartment (~~12~~ 6 storeys or less)	Apartment (~~13~~ 7 storeys or more)
Target Contribution	$25,000 per unit	$20,000 per unit	$~~20~~ 25 per ft^2	$~~25~~ 20 per ft^2

Calculating the contribution per ft^2 is as follows:

1.1.g.1 ~~In areas where~~ ~~a~~Apartment density is determined by a maximum floor space ratio (FSR), and the contribution per ft^2 will be based on the gross floor area exceeding the base density;

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

1.1.g.2 Development proposals seeking an increase above OCP densities are required to convert UPA to FSR as per the standardized UPA to FSR conversion, and the proposed FSR is below the FSR resulting from the standardized UPA to FSR conversion, a per ft^2 target contribution will apply to each additional unit based on the proponent's average unit size.

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

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

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

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

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

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

(j) Where lots designated Residential and significant increases in density are proposed, CACs will be based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f).

(k) For the Brookswood-Fernridge Neighbourhood Plan areas as per Map 1, a neighbourhood specific CAC~~s~~ will assist in funding amenities identified in the Official Community Plan ~~be~~ based on ~~a~~ the per unit target contribution~~s~~ as ~~follows:~~ set out in Table 3.

Table 3

Brookswood-Fernridge Neighbourhood Plan Areas	Community Amenity Contributions per Dwelling Unit			
	Single Family*	Townhouse/ Rowhouse/ Duplex[1]	~~Low Rise~~ Apartment[2]	Required Amenity Contribution[3]
CAC Target Contribution Amounts	$35,500	$29,450	$21,750	See section 5.1

*New Single Family – per lot
[1]Townhouse / Rowhouse / Duplex or other ground-oriented dwelling unit
[2]~~Low Rise~~ Apartment ~~(6 storeys or less)~~
[3]Section 5.1 of Council Policy No. 07-166

5.3 EXEMPTIONS

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

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

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

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

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

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

(f) Rezoning applications submitted prior to each subsequent amendment to this policy will be given a six (6) month grace period for each amendment and must receive fourth and final reading within the six (6) month grace period or will otherwise be subject to the amendments.

5.4 COLLECTION OF CACs

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

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

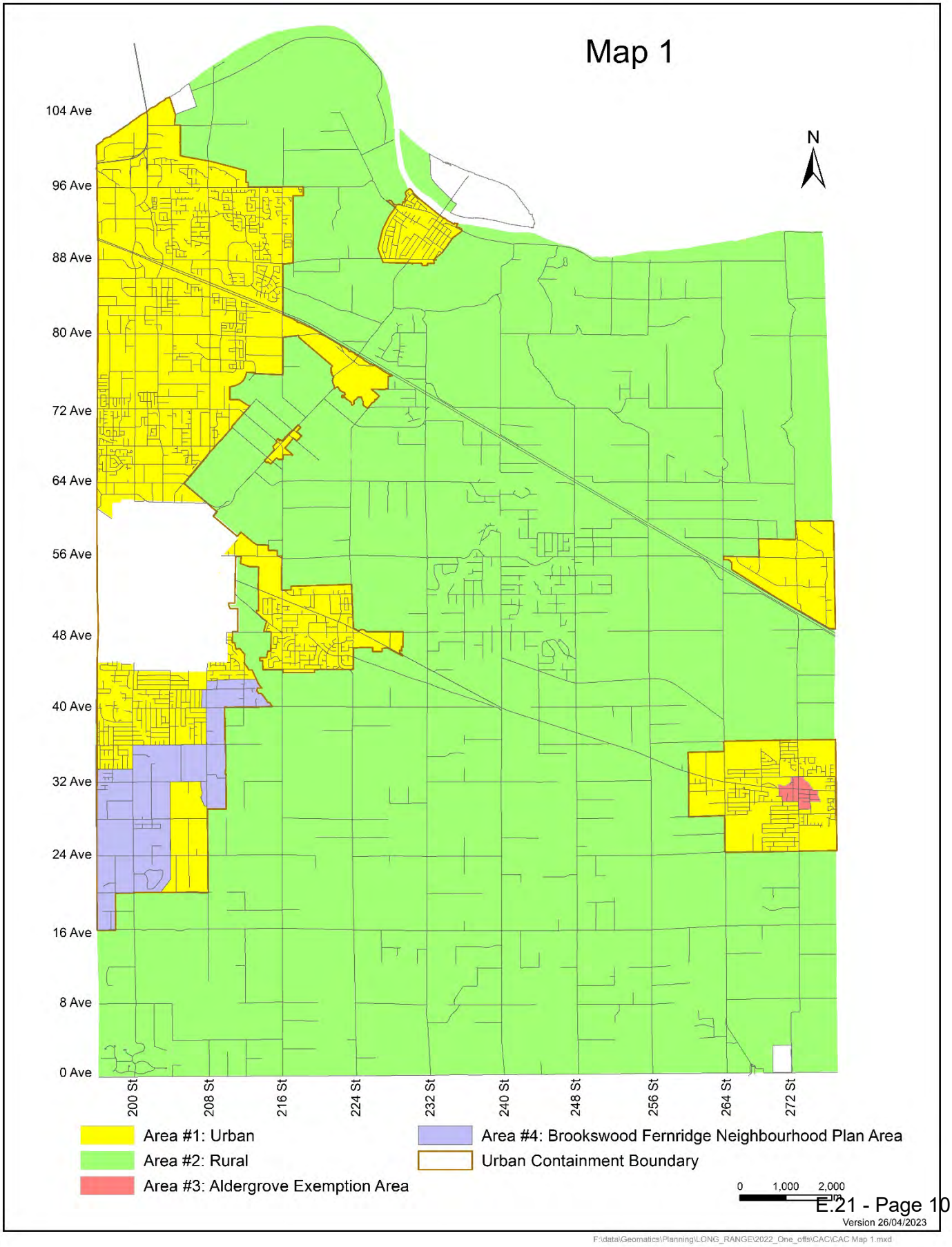
(c) Under specific circumstances, payment of CAC and Density Bonus target contribution amounts associated with residential floor space that exceeds OCP base densities may be made at the time of issuance of a Building Permit, as deemed appropriate by Council. Payment of CACs associated with base OCP densities will be required prior to Council consideration of adoption of the Zoning amendment bylaw.

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

5.6 Any proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and maybe recalculated to reflect the changes to the MPI from time to time

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

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


Map 1
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Area #1: Urban
Area #2: Rural
Area #3: Aldergrove Exemption Area
Area #4: Brookswood Fernridge Neighbourhood Plan Area
Urban Containment Boundary
0
1,000
2,000
Version 26/04/2023
F:\data\Geomatics\Planning\LONG_RANGE\2022_One_offs\CAC\CAC Map 1.mxd

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-196
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-06-0124
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100251 (T.A.A. HOLDING LTD. / 26426 – 56 AVENUE)		

PROPOSAL:

Application to amend the Gloucester Industrial Park Community Plan and amend Service Commercial Zone C-3 to add "licensee retail store" as a permitted use on a site-specific basis for a property located at 26426 – 56 Avenue.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5936 and 5937 subject to one (1) development prerequisite being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed site-specific amendment to Service Commercial Zone C-3 provides for a liquor retail use in the Gloucester Industrial Park.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5936 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937 amending the text of Service Commercial Zone C-3 by adding "Licensee Retail Store" as a permitted use for property located at 26426 – 56 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5936 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5936 and 5937.

EXECUTIVE SUMMARY:

Rising Tide Consultants has applied, on behalf of T.A.A. Holding Ltd., to amend the Gloucester Industrial Park Community Plan to include a “Licensee Retail Store” in the Service Commercial land use designation and to amend the Service Commercial Zone C-3 to allow a “Licensee Retail Store” on a site-specific basis on a 0.29 ha (0.72 ac) site located at 26426 – 56 Avenue.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Gloucester Industrial Park Community Plan Amendment Bylaw No. 5936 and Rezoning Bylaw No. 5937.

REFERENCE:

Agent:	Rising Tide Consultants 1130, 1620 West Pender Street Vancouver BC V6E 4A4
Legal Description:	Lot 1 Section 6 Township 14 New Westminster District Plan LMP48899
Location:	26426 – 56 Avenue
Area:	0.29 ha (0.72 ac)
Existing Zoning:	Service Commercial Zone C-3
Proposed Zoning:	Service Commercial Zone C-3 with site-specific text amendment
Gloucester Industrial Park Community Plan (Existing):	Service Commercial
Gloucester Industrial Park Community Plan (Proposed):	Service Commercial with site-specific text amendment

BACKGROUND/HISTORY:

The subject site is currently zoned Service Commercial Zone C-3 and designated Service Commercial in the Gloucester Industrial Park Community Plan.

DISCUSSION/ANALYSIS:

- The subject site is designated Service Commercial in the Gloucester Industrial Park Community Plan. Section 2.0 of the Gloucester Industrial Park Community Plan indicates the Service Commercial designation is to permit “service uses, cafes and restaurants limited personal service and a hotel.”
- Section 2.0 of the Gloucester Industrial Park Community Plan further indicates that “On property located adjacent to the 264 Street interchange and legally described as Lot 1 Section 6 Township 14 NWD Plan NWP87488 [e.g. the parent lot of the subject site], the service commercial designation shall also permit limited retail uses (including financial institutions) to serve the needs of Gloucester Industrial Park.”
- Rising Tide Consultants have applied on behalf of the owner to amend the Gloucester Industrial Park Community Plan and amend the Service Commercial Zone C-3 to permit a licensee retail store on a site-specific basis at the subject property.

Adjacent Uses:

	Existing Use	Gloucester Industrial Park / Rural Community Plan Designation	Existing Zoning
North:	56 Avenue, beyond which are rural properties currently under development application (ToL Project No. 14-07-0056 / Conwest)	Small Farms / Country Estates	Rural Zone RU-1
South:	Highway 1 and 264 Street interchange lands	n/a	Service Commercial Zone C-3
East:	A restaurant	Service Commercial	Service Commercial Zone C-3
West:	Highway 1 and 264 Street interchange lands	n/a	Rural Zone RU-3

Gloucester Industrial Park Community Plan Amendment:

- The subject site is designated Service Commercial in the Gloucester Industrial Park Community Plan. Section 2.0 of the Gloucester Industrial Park Community Plan indicates the Service Commercial designation is to permit "service uses, cafes and restaurants limited personal service and a hotel."
- Section 2.0 of the Gloucester Industrial Park Community Plan further indicates that "On property located adjacent to the 264 Street interchange and legally described as Lot 1 Section 6 Township 14 NWD Plan NWP87488 [e.g. the parent lot of the subject site], the service commercial designation shall also permit limited retail uses (including financial institutions) to serve the needs of Gloucester Industrial Park."
- The proposed Gloucester Industrial Park amendment proposes to permit a licensee retail store on a site specific basis in the Service Commercial land use designation.
- Based on the above policies, the subject site's land use designation is intended to accommodate service uses with limited retail uses that serve the people who work in the Gloucester Industrial Park.
- In support of the proposed amendment to the Gloucester Industrial Park and rezoning application, the applicant has submitted a letter of intent that provides information related to the proposed use at the subject location (Attachment D).

Zoning Amendment:

- Bylaw No. 5937 proposes to add "Licensee Retail Store" to the list of permitted uses in the Community Commercial C-3 zone on a site-specific basis for property located at 26426 – 56 Avenue.
- The Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for the approval / issuing of licenses for Licensee Retail Stores. LCRB regulations do not require Local Government input prior to approving a license for a Licensee Retail Store. Applicants need only provide the LCRB confirmation that the Zoning Bylaw permits Licensee Retail Stores in the proposed location.
- The application to add "Licensee Retail Store" on a site-specific basis to the Community Commercial C-3 zone will be Council's only opportunity to provide input on the location of the proposed Licensee Retail Store.

Policy Considerations:

The proposed Gloucester Industrial Park Community Plan amendment and rezoning applications will permit a “Licensee Retail Store” at the subject property.

Staff recommend that Council consider first and second reading to Bylaws No. 5936 and 5937 (subject to one (1) development prerequisite) and authorize staff to schedule the required public hearing for Gloucester Industrial Park Community Plan Amendment Bylaw No. 5936 and Rezoning Bylaw No. 5937.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

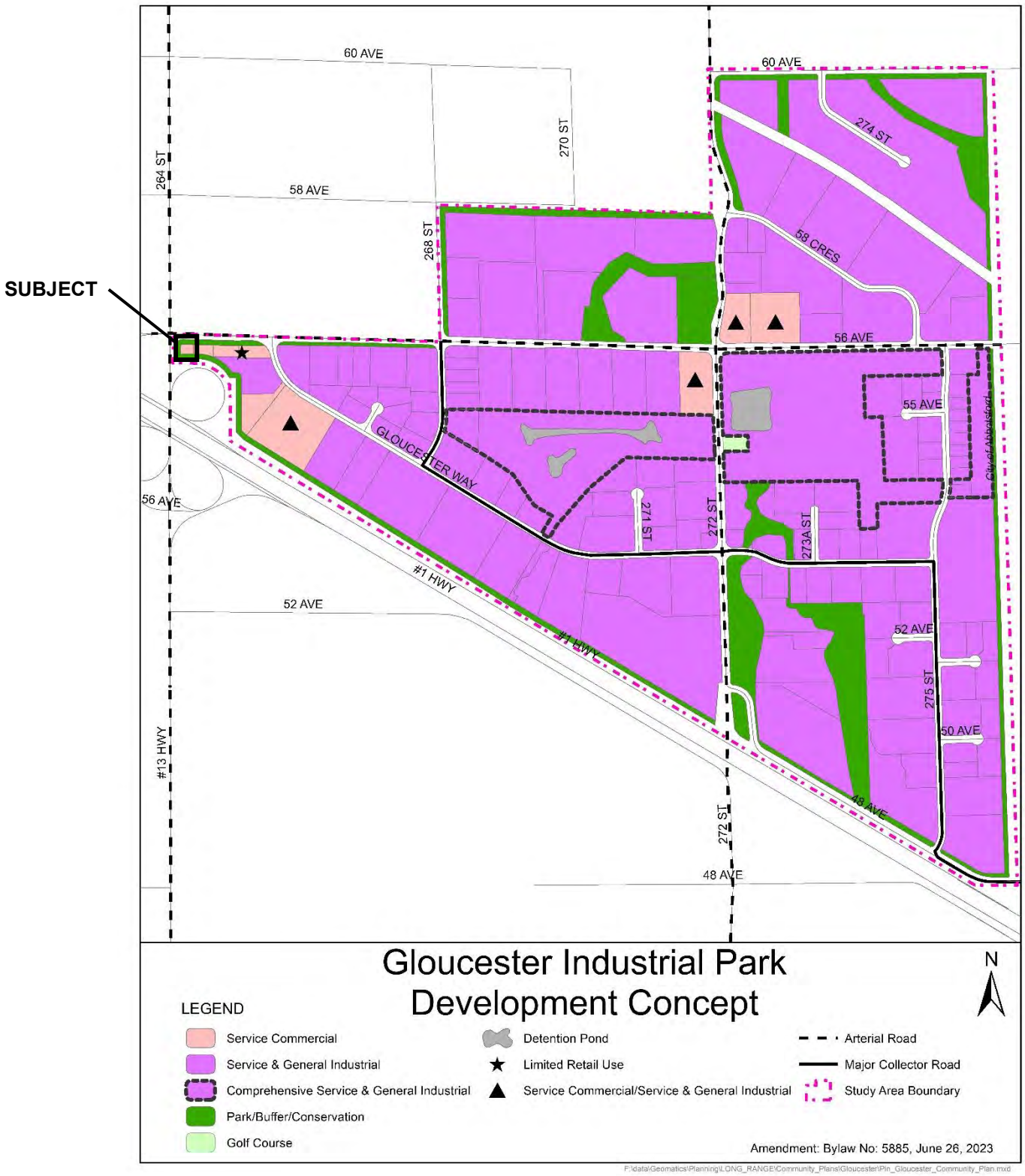
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Gloucester Industrial Park Community Plan Map
ATTACHMENT C	Zoning Bylaw No. 2500 Map
ATTACHMENT D	Letter of Intent Submitted by Applicant

ATTACHMENT A

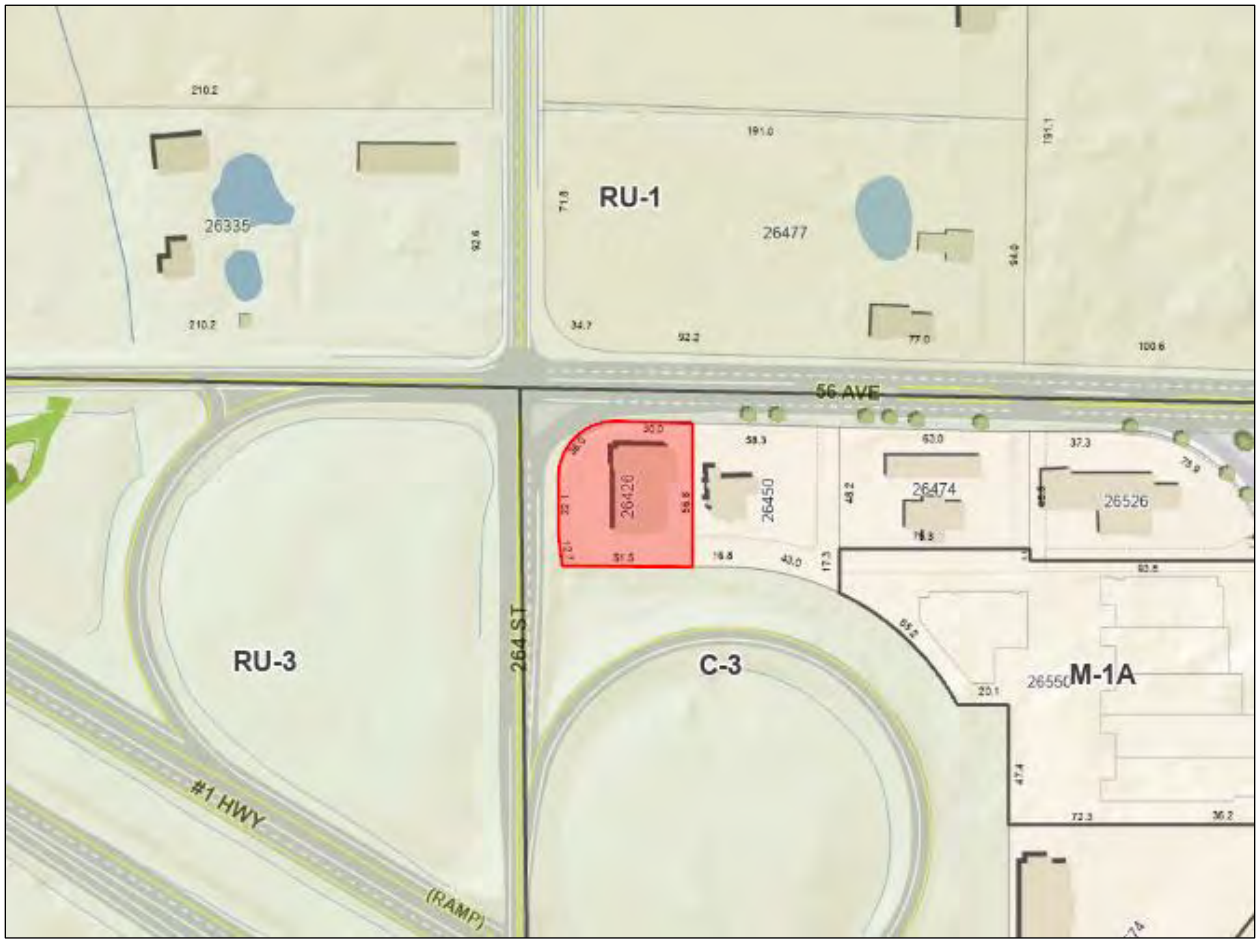


AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



ZONING BYLAW NO. 2500 MAP

ATTACHMENT D

Experts in liquor licensing for the success of your business

APPLICATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND A ZONING BYLAW AMENDMENT

AT: 26426 – 56TH AVENUE
LANGLEY, BC

APPLICANT: T.A.A. HOLDINGS LTD.

LETTER OF INTENT
FOR THE OFFICIAL COMMUNITY PLAN AMENDMENT AND A ZONING BYLAW AMENDMENT

Submitted to:

Development Planning / Community Development Division
20338 – 65 Avenue
Langley, BC, V2Y 3J1
Phone: 250-952-5787

Submitted by:

Rising Tide Consultants
1620-1130 West Pender Street
Vancouver, BC V6E 4A4
Phone: (604) 669-2928
Fax: (604) 669-2920

Rising Tide CONSULTANTS

Experts in liquor licensing for the success of your business

INTRODUCTION

The applicant is applying for an Official Community Plan Amendment and a Zoning Bylaw Amendment for 26426 – 56th Avenue, Langley, BC to allow for a Licensee Retail Store ("LRS") with the Province of British Columbia.

The current "licensee retail store" permitted in the C-3 Zone is only permitted on the legal lot included in the use (Lot 49, Except part in Plan LMP23118 Section 6 Township 11 New Westminster District Plan 42603).

The site's current Service Commercial C-3 Zoning complies with its Service Commercial designation in the Gloucester Industrial Park Community Plan. The Plan states that "The service commercial areas will permit vehicle service uses, cafes and restaurants limited personal service and a hotel." These uses are currently permitted in the C-3 zone.

The plan further states that "On property located adjacent to the 264 Street interchange and legally described as Lot 1 Section 6 Township 14 NWD Plan NWP87488 (the subject site) the service commercial designation shall also permit limited retail uses (including financial intuitions) to serve the needs of the Gloucester Industrial Park."

Therefore, an application for a licensee retail store on the subject site would require a rezoning (text amendment) as well as an amendment to the Gloucester Industrial Park Community Plan to permit a licensee retail store in the site's land use designation.

We have been advised that there is currently no policy context to support a proposed rezoning / plan amendment as the existing Plan contemplates limited retail uses.

Thank you for your consideration.

Kim Norbury, Senior Licensing and Project Specialist
Rising Tide Consultants
Suite 1620 – 1130 West Pender Street
Vancouver, B.C.
V6E 4A4

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW NO. 2556
AMENDMENT (T.A.A. HOLDING LTD.) BYLAW NO. 5936

EXPLANATORY NOTE

Bylaw No. 5936 amends the Gloucester Industrial Park Community Plan to include a "Licensee Retail Store" in the Service Commercial Use land use designation on a site-specific basis on a 0.29 ha (0.72 ac) site located at 26426 – 56 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW NO. 2556
AMENDMENT (T.A.A. HOLDING LTD.) BYLAW NO. 5936

A Bylaw to amend Gloucester industrial Park Community Plan No. 2556.

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 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936”.

2. The “Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 as amended is further amended by adding the following sentence to the second paragraph in Section 2.0:

> “On property located adjacent to 264 Street and 56 Avenue and legally described as Lot 1 Section 6 Township 14 NWD Plan LMP48899, the service commercial designation shall also permit a licensee retail store subject to the provisions of the “Liquor Control and Licensing Act” and Regulations pursuant thereto.”

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (T.A.A. HOLDING LTD.) BYLAW NO. 5937

EXPLANATORY NOTE

Bylaw No. 5937 amends the Service Commercial Zone C-3 to permit a “Licensee Retail Store” on property located at 26426 – 56 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (T.A.A. HOLDING LTD.) BYLAW NO. 5937

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 (T.A.A. Holding Ltd.) Bylaw No. 5937”.

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

   a. Amending 603.1 Uses Permitted in the Service Commercial Zone C-3 by adding the following after the words “28) wholesale distribution uses”:

      29) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations on Lot 1 Section 6 Township 14 NWD Plan LMP48899.

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-199
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0213
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100229 (TOWNSHIP OF LANGLEY / 20230 – 72B AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue to Comprehensive Development Zone CD-193.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5861 and 5862 subject to two (2) development prerequisites being satisfied prior to final reading; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862 rezoning approximately 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue to Comprehensive Development Zone CD-193 to facilitate the development of a future multi-family development subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and/or greenway dedications and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
2. 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);

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro

Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5861 and 5862;

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading; and

That Council approve waiving all applicable Township of Langley Fees (including but not limited to Neighbourhood Planning administration fees, supplemental rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Community Amenity Contributions and Development Cost Charge Fees.

EXECUTIVE SUMMARY:

The Township of Langley has applied to amend the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan to redesignate the property located at 20230 – 72B Avenue from Institutional to Medium Density Apartment (1.5 – 2.5 FSR) and rezone the site to Comprehensive Development Zone CD-193 for the purposes of a future multi-family development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan, Central Gordon Estate Neighbourhood Plan and the Housing Action Plan, staff recommend that Council consider the plan amendments and rezoning request, subject to the completion of two (2) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5861 and Rezoning Bylaw No. 5862.

REFERENCE:

Owner:	Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Legal Description:	Portion of Lot 2 Section 23 Township 8 New Westminster District Plan BCP26483
Location:	20230 – 72B Avenue
Area:	0.36 ha (0.91 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-193
Willoughby Community Plan:	Multi-family
Central Gordon Estate Neighbourhood Plan:	Institutional

BACKGROUND/HISTORY:

- The subject site is designated Institutional in the Central Gordon Estate Neighbourhood Plan.
- In 2006, an application to rezone the subject site from Suburban Residential SR-2 Zone to Civic Institutional Zone P-1 to accommodate a church was considered by Council. The project was given third reading on April 24, 2006 but was subsequently cancelled by the applicant and did not receive final reading.

DISCUSSION/ANALYSIS:

- The Township of Langley is proposing to redesignate and rezone the site to accommodate a future medium density residential proposal for non-market housing.
- As the subject site is currently designated for institutional uses, it is not included in a Development Permit area in the Willoughby Community Plan. Therefore, the application will also amend the plan to include the subject property in Development Permit Area "B".
- At this time a Development Permit application has not been submitted, however as the site is being added to Development Permit Area "B" of the Willoughby Community Plan any future development would require a Development Permit that will provide details on the form and character of the development.
- The proposal is consistent with following goals of the Official Community Plan (OCP), Sustainability Charter and the Township's Housing Action Plan:

    - OCP Goals:
        - to "provide flexible, affordable, and mixed housing options with an aspiration to have a diverse range of housing options for people of different abilities, incomes, and ages"
        - to include of a mix of housing types in each community to provide a wide variety of units to meet the needs of all members of the community

- Sustainability Charter Goals:
  - providing flexible, affordable, and mixed housing options

- Housing Action Plan Goals:
  - Priority 1: Diversify Housing Types
  - Priority 2: Catalyze rental housing
  - Priority 3: Support vulnerable residents

- To facilitate the development, the applicant has proposed to redesignate the site from Institutional to Medium Density Apartment (1.5 – 2.5 FSR).
- Staff are supportive of the proposal as it is consistent with the above noted policy documents.
- Staff note that the property is exempt from the Willoughby Greenway Amenity Policy as the greenway was dedicated prior to the adoption of this policy.
- A concurrent lot line adjustment (subdivision) application is being processed by staff to increase the area of the adjacent Firehall site located to the south of the subject property, and to adjust the greenway dedication as additional road dedication for 202A Street is required.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	72B Avenue, beyond which is a property which accommodates 30 townhouse units	Townhouse B (12 – 40 UPA)	Comprehensive Development Zone CD-124
South:	Fire Hall	Institutional	Civic Institutional Zone
East:	A 66 unit apartment building currently under construction (ToL Project No. 08-23-0199)	Apartment (40 – 60 UPA)	Comprehensive Development Zone CD-132
West:	202A Street, beyond which is a block of single family dwellings	Residential Bonus Density (bonus density 0-15 units/0-6 units/acre)	Residential Compact Lot Zone R-CL

Community / Neighbourhood Plan Amendment:

- The site is currently designated for Multi-family uses in the Willoughby Community Plan.
- The site is currently not located in a Development Permit Area in the Willoughby Plan and this amendment will update the Willoughby Community Plan Map 4 to add it to Development Area “B”.
- The site is currently designated for Institutional uses in the Central Gordon Estates Neighbourhood Plan.
- Amendments to the Central Gordon Estate Neighbourhood Plan include the introduction of a new Medium Density Apartment designation (Section 3.4.1.10) that:
  - permits a base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis

- permits a 6-storey maximum height, and requires developments to comply with policies found in the Low Density Apartment Mixed Use and Low Density Apartment designations

Zoning Amendment:

- Bylaw No. 5862 proposes to rezone the site to a new Comprehensive Development Zone CD-193 to facilitate a future multi-family development.

Development Permit:

- A future Development Permit application will be required to allow Council to review form, character and siting of any proposed development prior to issuance of a building permit.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types, however as the project is proposing a future non-market proposal, staff recommend that Council waive CAC fees for the subject application.

Tree Protection / Replacement:

- At the time of a future Development Permit of the site, the applicant will need to provide a tree management plan which identifies required replacement trees, replacement trees provided and street trees.

Policy Considerations:

The proposed Willoughby Community Plan, Central Gordon Estate Neighbourhood Plan amendment and rezoning facilitates the development of a future multi-family development. In staff's opinion the proposal is consistent with the overall goals and objectives of the Official Community Plan, Housing Action Plan, the Willoughby Community Plan and the Central Gordon Estates Neighbourhood Plan.

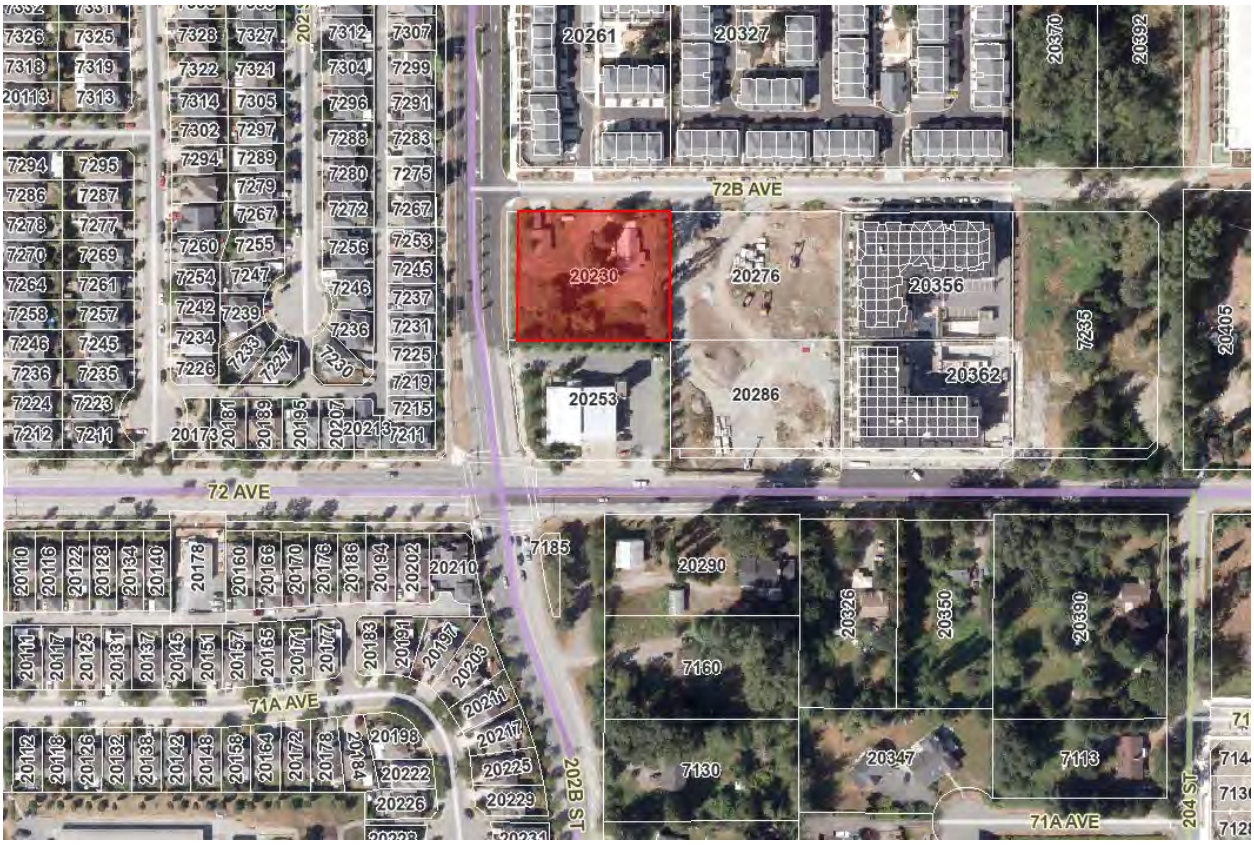
Staff recommend that Council give first and second reading to Bylaws No. 5861 and 5862 (subject to two (2) development prerequisites); and authorize staff to schedule the required public hearing.

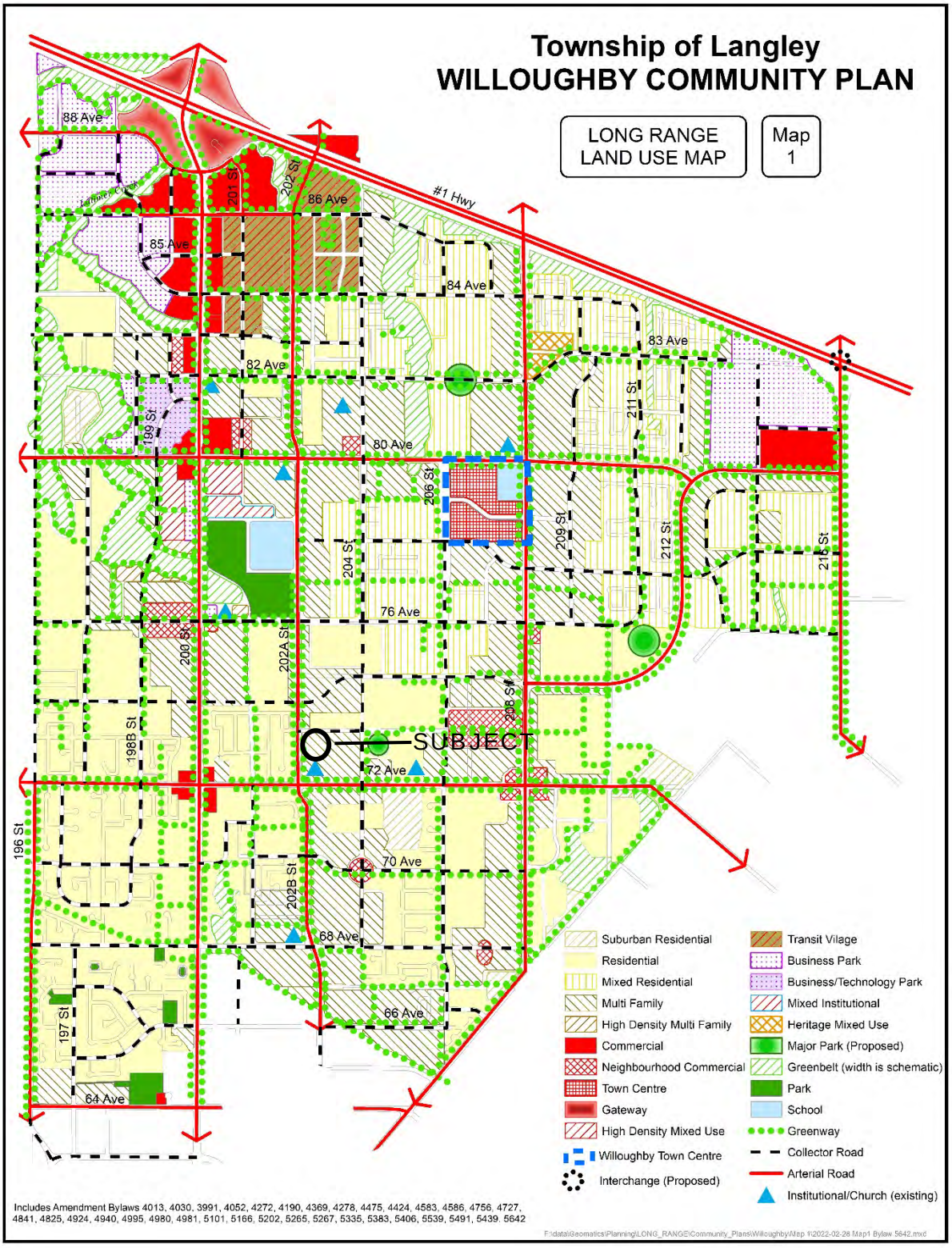
Respectfully submitted,

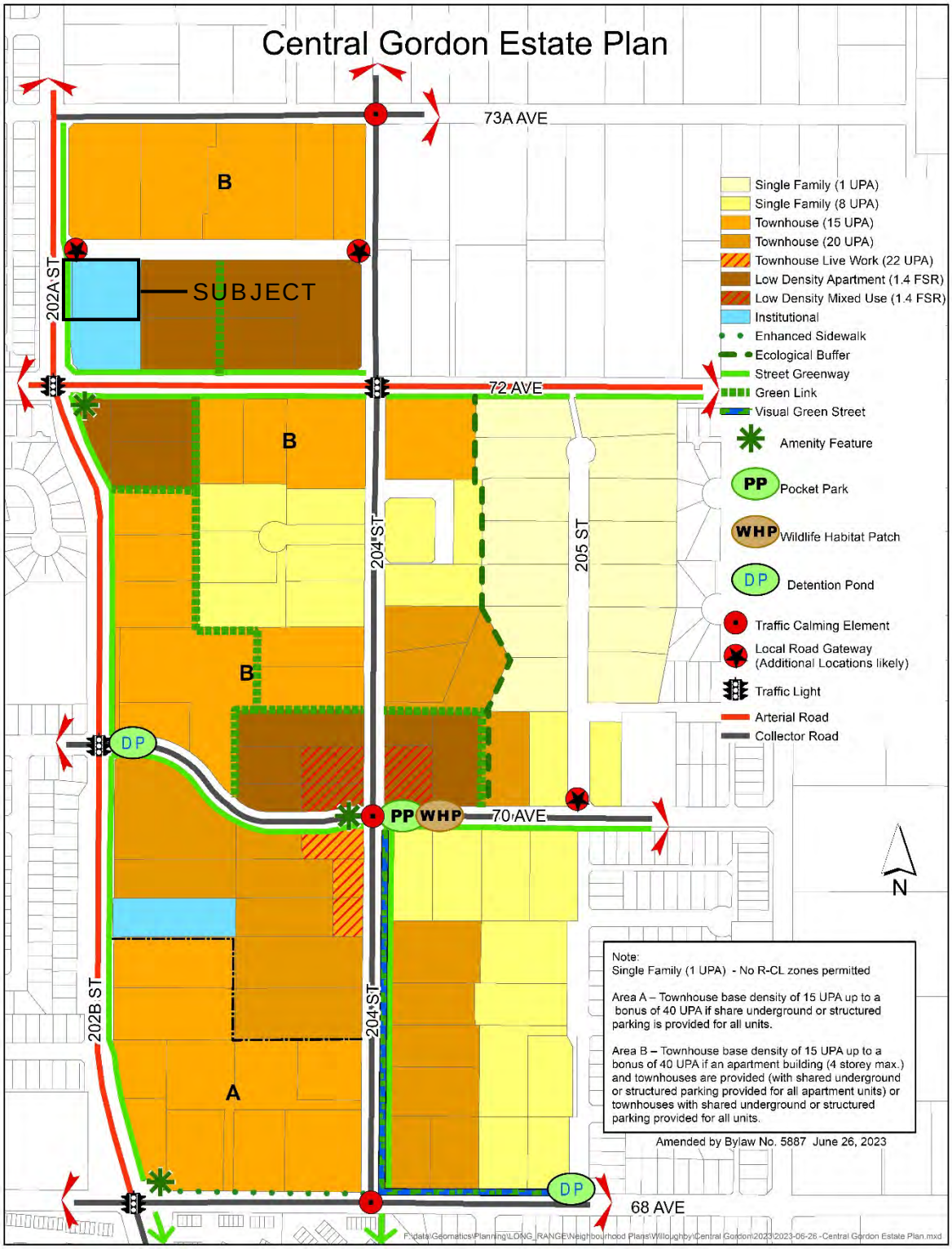
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

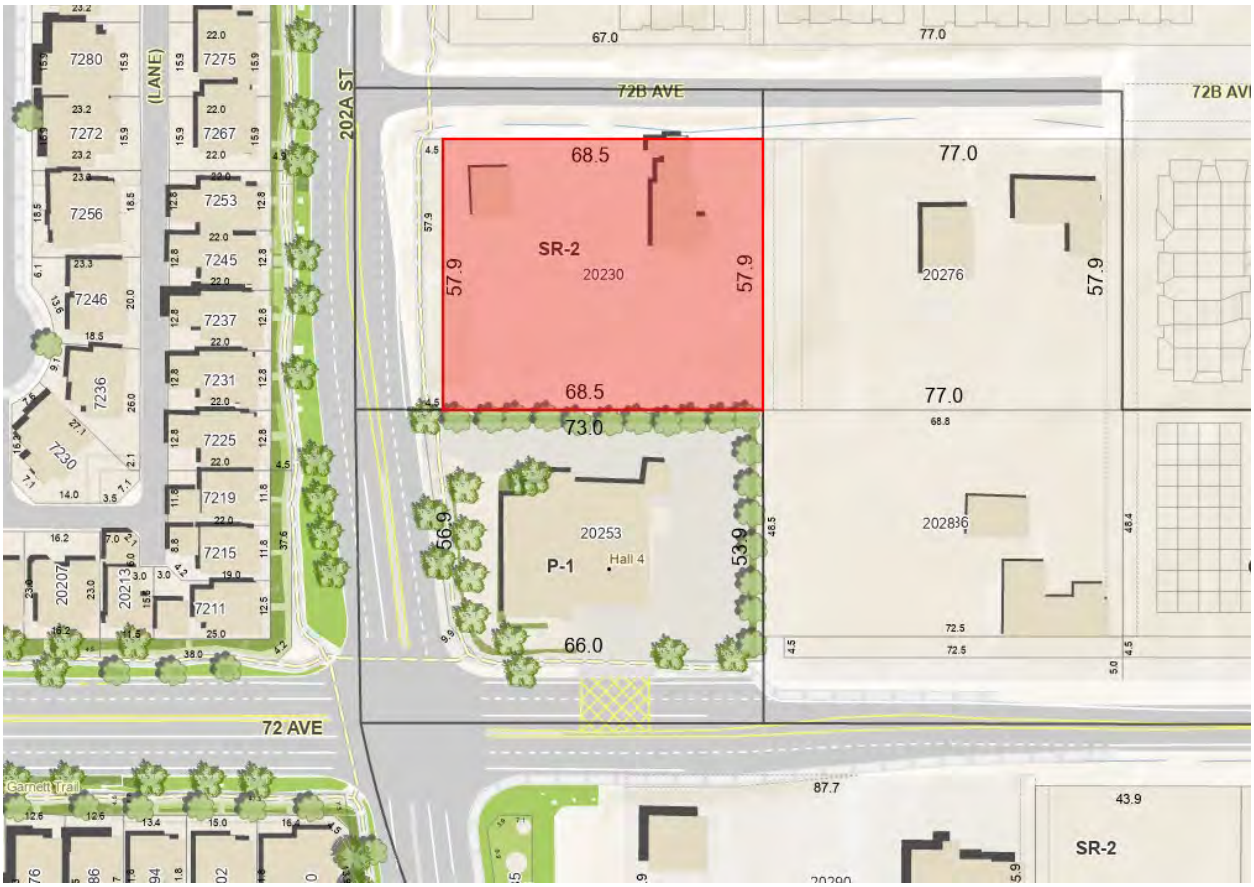
ATTACHMENT A Maps and Graphics

ATTACHMENT A




Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
196 St
202B St
197 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
A
B
DP
PP
WHP
N
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5887 June 26, 2023
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2023\2023-06-26 - Central Gordon Estate Plan.mxd


67.0
77.0
72B AVE
72B AV
202A ST
(LANE)
7280
7275
7272
7267
7256
7253
7246
7245
7237
7236
7231
7230
7225
7219
7215
7211
20207
20213
68.5
SR-2
20230
57.9
57.9
68.5
73.0
77.0
20276
57.9
77.0
68.8
20253
P-1
Hall 4
56.9
53.9
202836
66.0
72.5
72.5
72 AVE
Garnett Trail
87.7
43.9
SR-2

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5861

EXPLANATORY NOTE

To facilitate the development of a multi-family development, Bylaw No. 5861 amends the Willoughby Community Plan to include the subject site in Development Permit Area 'B"; the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment (1.5 – 2.5 FSR)' designation; and the Central Gordon Neighbourhood Plan by designating the subject property (20230 72B Avenue) 'Medium Density Apartment (1.5 – 2.5 FSR)'.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5861

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861.

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

   a. Amending Map 4 to include lands included in Schedule "A" to "Development Permit Area 'B' Residential"

3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

   a. Adding after the last bullet point of Section 3.4.1.9 Low Density Mixed Use (1.4 FSR) the following as a new section:

      Section 3.4.1.10 Medium Density Apartment (1.5 FSR – 2.5 FSR)

      This designation provides higher density residential units in both an apartment and mixed use format.

      - The new designation will permit base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis.
      - Six (6) storey maximum height
      - All buildings which contain residential units shall comply with the Low Density Apartment (1.4 FSR) policies above in Section 3.4.1.18
      - All buildings which combine residential and commercial shall comply with the Low Density Mixed Use (1.4 FSR) policies above in Section 3.4.1.9

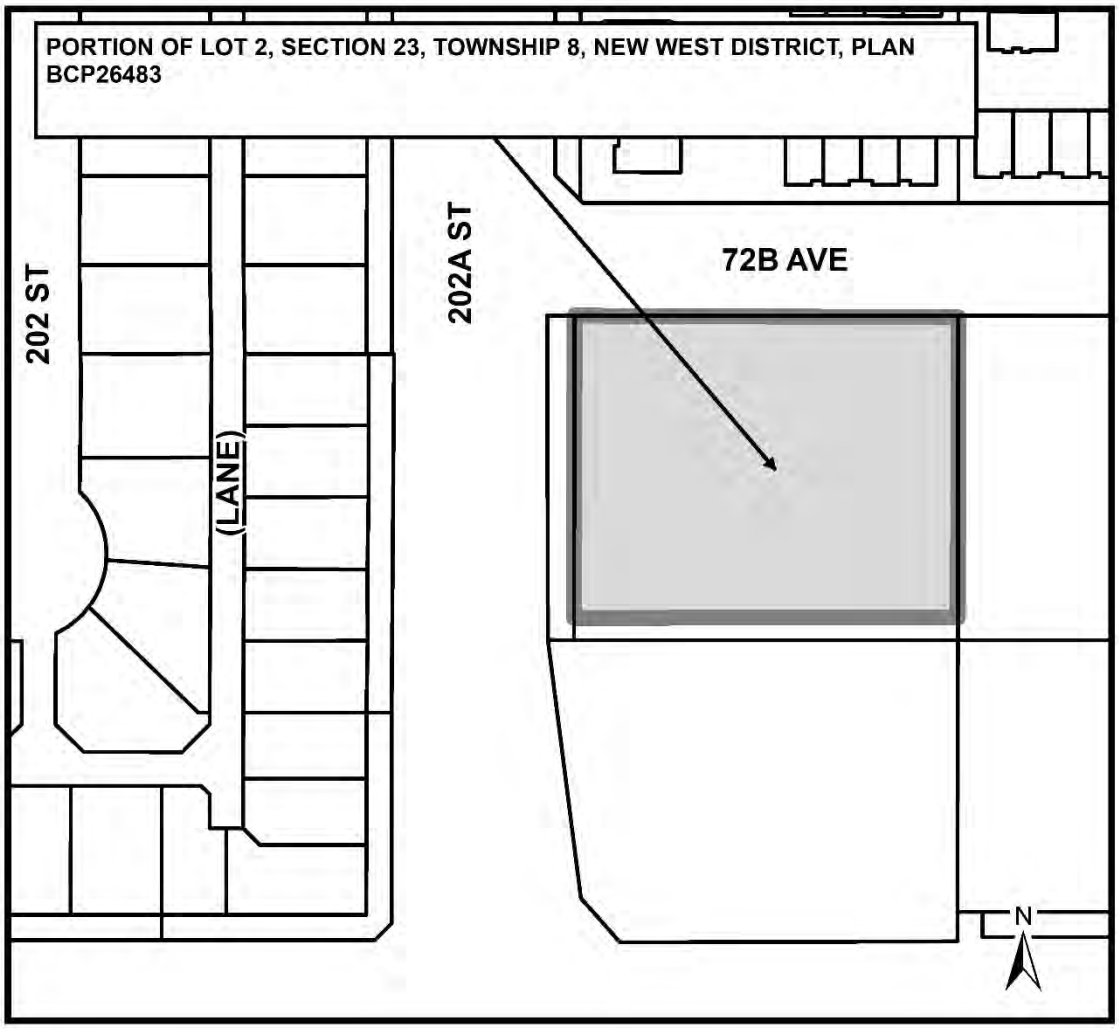
   b. Amending Map 1 to redesignate lands shown in Schedule "A" to Medium Density Apartment (1.5 – 2.5 FSR).

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. 5861



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5862

EXPLANATORY NOTE

Bylaw No. 5862 rezones 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-193 to accommodate a future multi-family residential development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW 2019 NO. 5862

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 (Township of Langley) Bylaw No. 5862".

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-193" after the words "Comprehensive Development Zone CD-192"

   b. Adding to Section 110.1 after the words "CD-192" the words "CD-193 – 0.3 ha"

   c. Adding after Section 1092 "Comprehensive Development Zone CD-192" the following as Section 1093 "Comprehensive Development Zone CD-193"

1093 **COMPREHENSIVE DEVELOPMENT ZONE CD-193**

Uses Permitted

1093.1 In the CD-193 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *Apartments*
   Group Children's Day Care

Density

1093.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-193 shall not exceed 2.5 FSR.

Lot Coverage

1093.3 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

1093.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1093.6 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1093.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1093.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1093.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1093.10 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1093.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

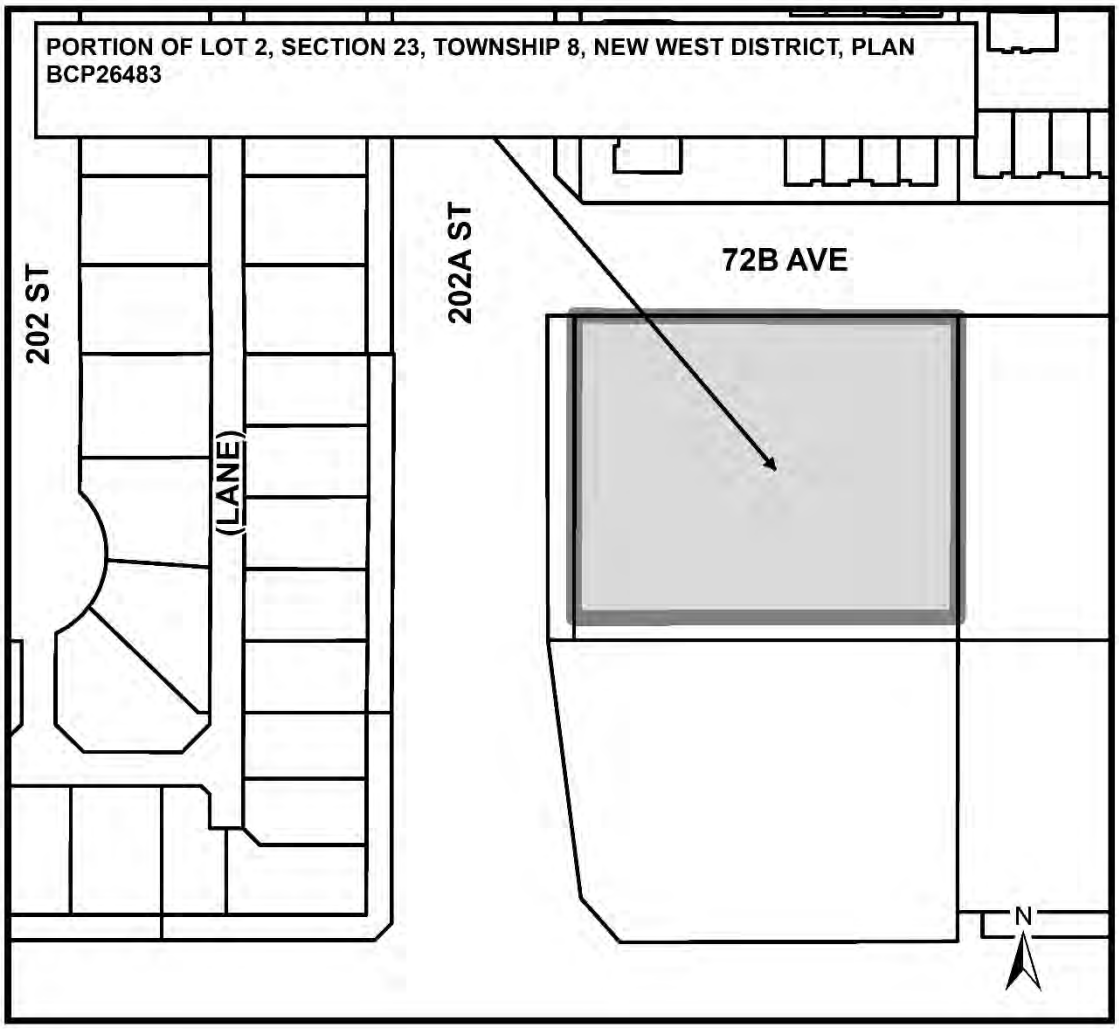
Portion of Lot 2 Section 23 Township 8 New Westminster District Plan BCP26483

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-193.

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. 5862



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-197
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Yorkson Community Park Development Loan Authorization Bylaw No. 5938 for the purpose of borrowing funds in the amount of $14.65 million for the construction of Yorkson Community Park Development Capital project within the 2023 Capital Program repayable from Parks Development Cost Charges revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Yorkson Community Park Development Loan Authorization Bylaw No. 5938 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

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

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, January 11, 2024 (the “Deadline”).

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

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

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

EXECUTIVE SUMMARY:

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

The Community Charter, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue

calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Yorkson Community Park Development

The proposed loan authorization bylaw will provide funding for the construction of Yorkson Community Park Development.

The population of the Willoughby Community and the Yorkson area in particular, continues to grow. Community Park development is required to provide recreational amenities to the residents.

Proposed development includes a combined spray park and playground, washroom facilities, a passive recreation picnic area, a 97-stall parking lot with drop-off lane, electric vehicle charging base infrastructure and associated landscape and pedestrian areas.

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

Debt Financing - Alternative Approval Process

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

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

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $14.65 million repayable over 20 years for this capital project. At current rates of 4.92%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Yorkson Community Park Project	$ 14,500,000.00	Parks DCC Revenue	$1,233,098
1% Borrowing Costs	145,000,00		
Total Loan Amount	$ 14,645,000.00		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Yorkson Community Park Development Loan Authorization Bylaw No. 5938 ($14.65 million) and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

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

Yorkson Community Park Development

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Debt Financing - Alternative Approval Process

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

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

Applicable Policies:

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

Legislation:

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

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

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

Financial Implications

The Township's 2023-2027 Capital Program includes an envelope for construction of the Yorkson Community Park Development which requires external borrowing. Debt servicing costs for principal and interest is included in the 2023-2027 Five-Year Financial Plan.

If approved, the Township will borrow a total of $14.65 million repayable over 20 years for this capital project. At current rates of 4.92%, the annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Yorkson Community Park Project	$ 14,500000.00	Parks DCC Revenue	$1,233,098
1% Borrowing Costs	145,000.00		
Total Loan Amount	$ 14,645,000.00		

Debt Financing - Alternative Approval Process

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

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, January 11, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of January 11, 2024.

- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of January 11, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, January 11, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
CORPORATE PROJECTS	Scott Groves
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Yorkson Community Park Loan Authorization Bylaw No. 5938

The Township of Langley is seeking elector approval for the borrowing of funds, $14.65 million, to undertake Yorkson Community Park. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the construction of the Yorkson Community Park.

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

If you are opposed to the borrowing of funds to undertake the construction of Yorkson Community Park and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Yorkson Community Park, no action is required.

All Elector Response forms must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on January 11, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

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

Township of Langley
Est. 1873

Alternative Approval Process Yorkson Community Park Loan Authorization Bylaw No. 5938

Elector Response Form

I hereby declare the following:

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

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake Yorkson Community Park.

NAME OF ELECTOR: _____
(Please Print Full Name)

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

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on January 11, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the January 11, 2024 deadline.

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

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Yorkson Community Park
Loan Authorization Bylaw No. 5938

The Township of Langley is seeking elector approval for the borrowing of funds to undertake a Yorkson Community Park capital works project.

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

Copies of Yorkson Community Park Development Loan Authorization, No 5938 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

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

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

Corporations are not entitled to submit Elector Response forms.

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

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Yorkson Community Park, no action on your part is necessary.

What to do if you are opposed:

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

The form must be received, by mail or by in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, January 11, 2024**.

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 5938

EXPLANATORY NOTE

Bylaw No. 5938 authorizes the Township of Langley to borrow $14.645 million towards the estimated cost of the construction of Yorkson Community Park capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 5938

WHEREAS it is deemed desirable and expedient to construction of Yorkson Community Park servicing the Township of Langley.

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

AND WHEREAS the estimated cost of the Yorkson Community Park Capital Project including incidental thereto is equal to the sum of $14.645 million (Fourteen million six hundred forty-five thousand dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Yorkson Community Park Development Loan Authorization Bylaw No.5938”.

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

    a. To borrow upon the credit of the Municipality a sum not exceeding $14,645,000 (Fourteen million six hundred forty-five thousand dollars).

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

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

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

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-181
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0061
SUBJECT:	REZONING APPLICATION NO. 100743 (QUARTERMINE HOLDINGS LTD. / 8063 – 199 STREET)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-57 to accommodate a pharmacy on a site-specific basis for a 0.6 ha (1.5 ac) property located at 8063 – 199 Street.

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Bylaw No. 5929.

RATIONALE:

The proposal is compatible with the existing site context and is consistent with the provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quartermine Holdings Ltd.) Bylaw No. 5929 amending Comprehensive Development Zone CD-57 to add pharmacy as a site-specific permitted use.

EXECUTIVE SUMMARY:

Quartermine Holdings Ltd. has applied to amend the Comprehensive Development Zone CD-57 to allow a pharmacy as a permitted use in the multi-tenant 3-storey office building on the property located at 8063 – 199 Street.

Though not currently permitted in the CD-57 zone, pharmacies are accommodated in many comparable commercial and comprehensive development zones within the ‘commercial uses’ definition in the Township of Langley Zoning Bylaw.

The proposal is compatible with the existing site context and is consistent with the provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council concerning the proposed rezoning application.

REFERENCE:

Owner:	Quartermine Holdings Ltd. 1800, 13401 – 108 Avenue Surrey, BC V3T 5T3
Agent:	Amarinder S. Dhillon 8886 – 150A Street Surrey, BC V3R 6X3
Legal Description:	Lot 10 Section 27 Township 8 New Westminster District Plan BCP13466
Location:	8063 – 199 Street
Area:	0.6 ha (1.5 ac)
Existing Zoning:	Commercial Development Zone CD-57
Willoughby Community Plan:	Business/Technology Park
Latimer Neighbourhood Plan:	Business Office Park

BACKGROUND/HISTORY:

- The subject site is designated Business/Technology Park in the Willoughby Community Plan and Business Office Park in the Latimer Neighbourhood Plan.
- The intent of these designations is to provide for light industrial development and service commercial uses including professional and government offices, research and development laboratories, post-secondary and technology school campuses, conference centres and warehousing/wholesale distribution facilities.
- Development Permit No. 100917 was issued on October 1, 2018 accommodating development of a multi-tenant 3-storey office building on the subject property.
- The applicant has also submitted a strata conversion application to convert the property into 18 strata properties pursuant to Section 242 of the Strata Property Act that will be staff delegated consistent with the resolution of Council from November 21, 2016.

DISCUSSION/ANALYSIS:

- The proposal is to amend the CD-57 zone to allow a pharmacy as a permitted use in the multi-tenant 3-storey office building on the property located at 8063 – 199 Street.
- The CD-57 zone permits professional offices including medical clinics, which often have a pharmacy located in close proximity for convenience.
- The proposed pharmacy will be located both adjacent to a new medical clinic that is included as part of this proposal, as well as an existing medical clinic that currently occupies a unit in the building.
- The proposed pharmacy will be limited to 450 m^2 (4,844 ft^2) in size.
- The applicant indicates that the purpose of the pharmacy is to support the existing medical uses in the building and within the existing Langley Tech Campus.
- The proposal is consistent with the provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan and is compatible with the surrounding area.

Adjacent Uses:

	Existing Use	Willoughby Community Plan Designation	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	A property with an office building	Business/Technology Park	Business Office Park	Comprehensive Development Zone CD-57
South:	A property with an office building	Business/Technology Park	Business Office Park	Comprehensive Development Zone CD-57
East:	An undeveloped property, as well as properties with existing office buildings	Business/Technology Park	Business Office Park	Comprehensive Development Zone CD-57
West:	198A Street, beyond which are properties with existing single family dwellings	Business Park	Business Office Park	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5929 proposes to add pharmacy to the list of permitted uses in the CD-57 zone on a site-specific basis on the property located at 8063 – 199 Street.

Policy Considerations:

The proposed zoning amendment to allow a pharmacy as a permitted use on a site-specific basis is consistent with the provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first, second, third and fourth reading to Rezoning Bylaw No. 5929.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

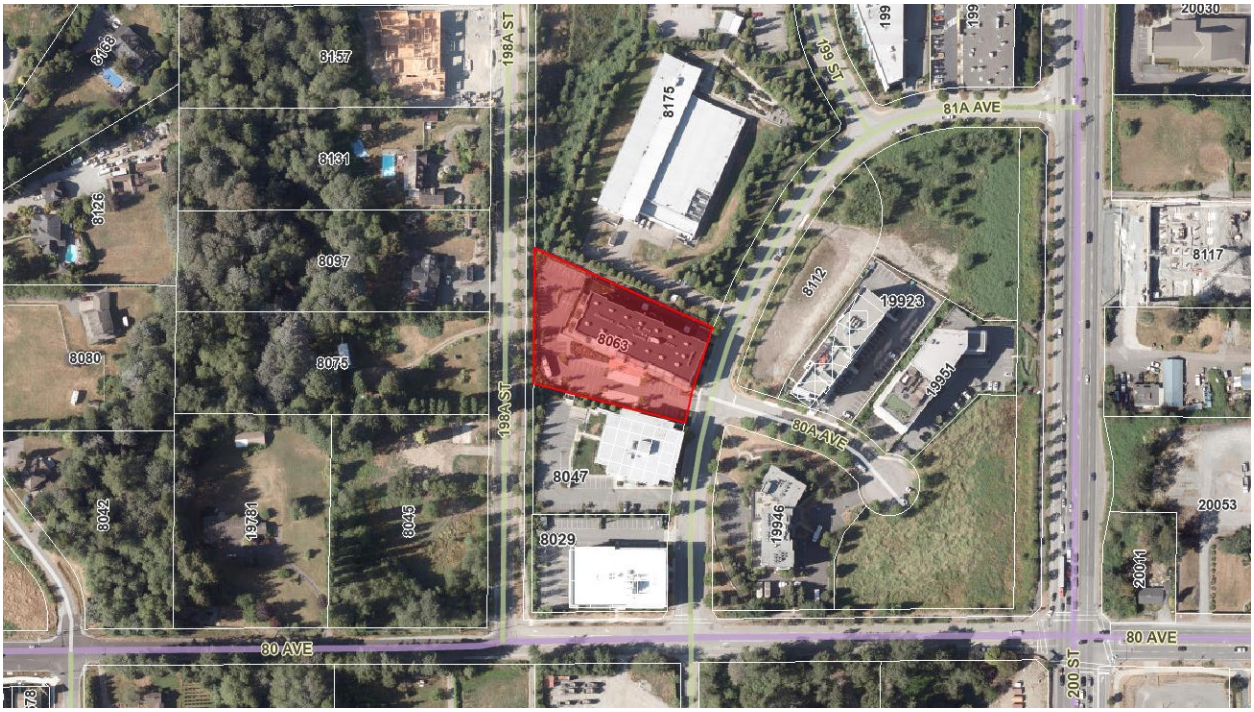
ATTACHMENT A Aerial Context Map

ATTACHMENT B Community Plan Map

ATTACHMENT C Neighbourhood Plan Map

ATTACHMENT D Zoning Bylaw No. 2500 Map

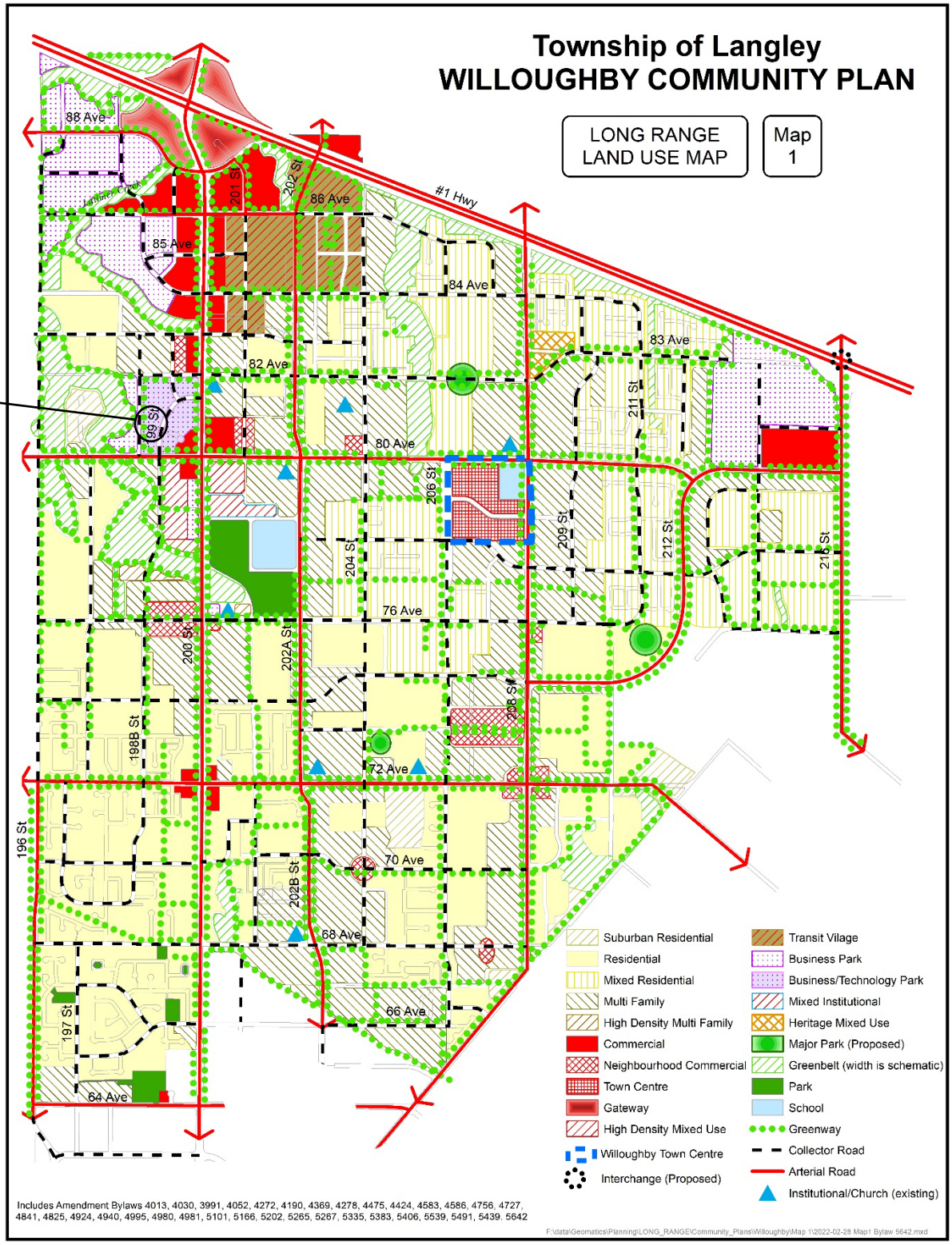
ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B

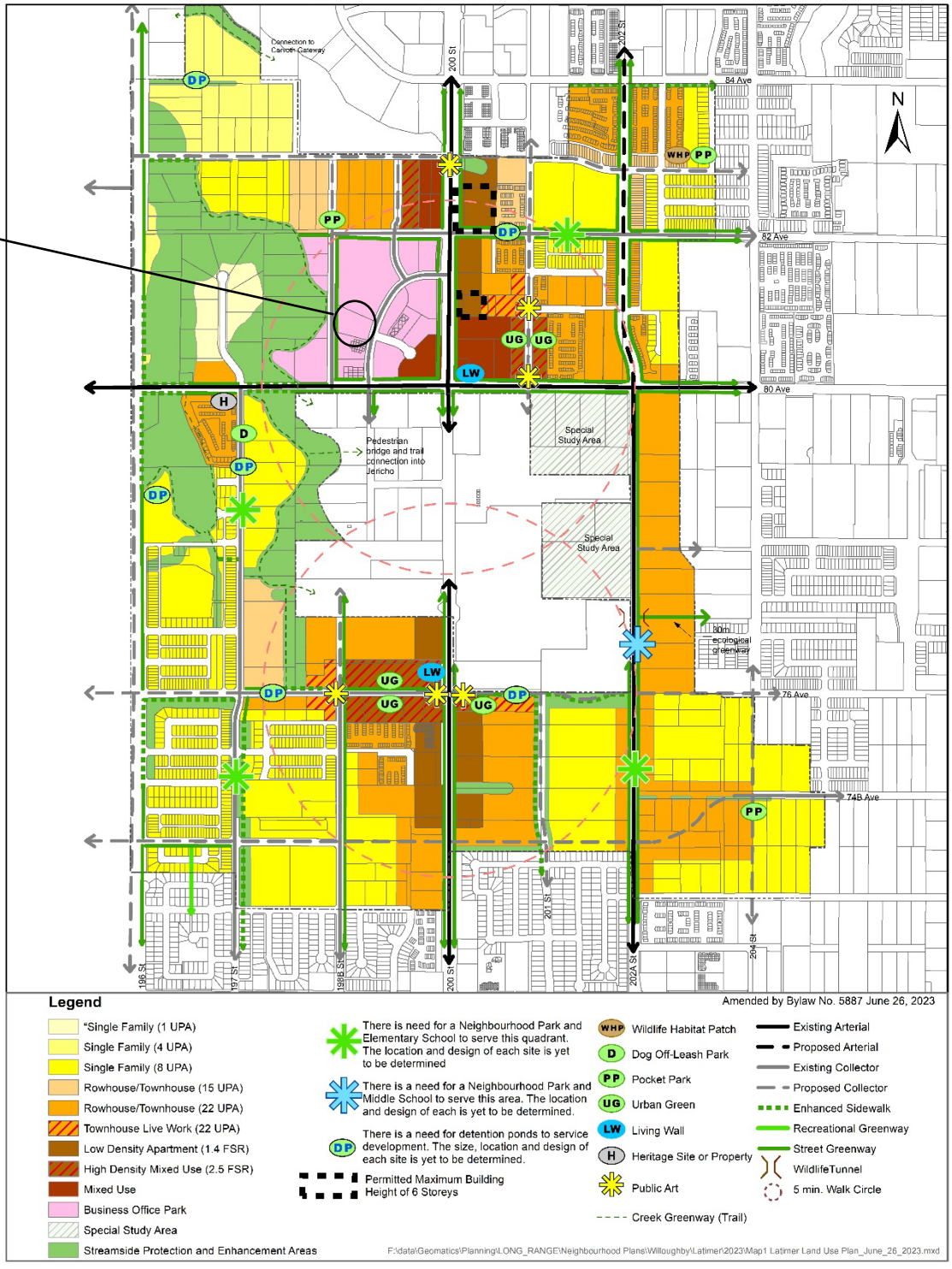
SUBJECT



ATTACHMENT C

Map 1 - Latimer Land Use Plan

SUBJECT



ATTACHMENT D



ZONING BYLAW NO. 2500

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUARTERMINE HOLDINGS LTD.) BYLAW NO. 5929

EXPLANATORY NOTE

Bylaw No. 5929 amends Comprehensive Development Zone CD-57 by adding pharmacy to the list of permitted uses to accommodate a pharmacy on a site-specific basis at 8063 – 199 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUARTERMINE HOLDINGS LTD.) BYLAW NO. 5929

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 (Quartermine Holdings Ltd.) Bylaw No. 5929".

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

   (1) By amending "Section 957 – Comprehensive Development Zone CD-57" by adding as Section 957.1(13) after Section 957.1(12) the following:

   "pharmacy not exceeding 450 m^2 (4,844 ft^2) in *gross floor area*, on Lot 10 Section 27 Township 8 New Westminster District Plan BCP13466"

NOTICE WAS ADVERTISED the	14, 21	day of	September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 – REGULAR MEETING	**REPORT:**	23-187
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	BA000043
SUBJECT:	BYLAW AMENDMENTS FOR TATTOO PARLOURS		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912.

EXECUTIVE SUMMARY:

At the Regular Meeting on March 13, 2023, Council directed staff to review tattoo parlour regulations with an objective to potentially permit them in the Township of Langley.

At the Regular Meeting on July 24, 2023, Report 23-139 (Attachment A) was presented to Council. At the same meeting Council endorsed the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912 and directed staff to bring forward the bylaw for consideration of first, second, third and final reading on September 25, 2023.

Public notification of Bylaw No. 5912 has been served pursuant to section 8.3 of Development Application Procedures Bylaw No. 5760 as Bylaw No. 5912 is consistent with the Township's Official Community Plan.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A Council Report 23-139

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-139
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	BA000043
SUBJECT:	BYLAW AMENDMENTS FOR TATTOO PARLOURS		

RECOMMENDATIONS:

That Council endorse the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912 in the form presented substantially as Attachment A; and

That Council direct staff to bring forward a final version of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912 for consideration of first, second, third and final reading on September 11, 2023.

EXECUTIVE SUMMARY:

At the Regular Meeting on March 13, 2023, Council directed staff to review tattoo parlour regulations with an objective to potentially permit them in the Township of Langley.

Commercial establishments providing tattooing and microblading services are recognized by the BC Ministry of Health and other municipalities as a personal service use. Based on best practice research, it is recommended that the Zoning Bylaw be amended by:

(1) deleting the exclusion of “tattoo shops” from the Commercial Use definition
(2) deleting the exclusion of “tattoo parlours” from the Personal Service Use definition
(3) deleting the definition of Tattoo Parlour
(4) amending the CD-98 zone to remove the exclusion of “tattoo parlours”

The recommended amendments would allow tattooing where all other personal services are permitted and would have the effect of permitting tattooing as a home occupation. If Council were to adopt the proposed amendment bylaw, tattooing would be permitted for business licence purposes.

A draft Amendment Bylaw No. 5912 to the Zoning Bylaw (see Attachment A) has been prepared for Council consideration.

PURPOSE:

To propose amendments to the Zoning Bylaw to include tattooing as a permitted use for a licensed business operation, in response to Council’s direction at the March 13, 2023 Regular Meeting.

BACKGROUND/HISTORY:

At the Regular Meeting on March 13, 2023, Council passed the following motion:

> *"Therefore be it resolved that Council hereby directs staff to report to Council with:*
>
> *A. A review of tattoo parlour regulations, including but not necessarily limited to, relevant policies from neighbouring jurisdictions, consideration for any other affected businesses such as the common esthetic service of microblading, and potential commercial zones where tattoo services could be introduced such as the zones that allow spas and salons; and*
>
> *B. Draft bylaw amendments to potentially permit tattoo services in the Township of Langley, for Council to consider, including, but not necessarily limited to:*
>
> *a. The removal of the exemption for "tattoo parlours" under "PERSONAL SERVICE USE" and the removal of the exemption for "tattoo shops" under "COMMERCIAL USE";*
> *b. Zoning inclusions for tattoo services; and*
> *c. The replacement of the word "parlours" with terminology used in the modern industry to refer to a location where tattoo services occur."*

Tattoo parlours are currently not permitted anywhere in the Township.

The Township's Zoning Bylaw provides a definition for Tattoo Parlour and specifically excludes the use from the definitions of Commercial Use and Personal Service Use. This has effectively prevented tattoo parlours from being located in the Township.

Home occupations are currently granted for personal service uses based on the current definition. In addition, tattooing has been restricted even though all other personal service uses are permitted, subject to all the restrictions of Section 104 of the Zoning Bylaw.

Tattoo parlours have also been excluded as a use in two Live-Work units in northeast Yorkson (CD-98 Zone). These units were purpose-built commercial units under the British Columbia Building Code (BCBC). Having been constructed based on BCBC Commercial makes them different from other Live-Work units, as all other Live-Work units have been constructed to a lower standard to accommodate potential Home Occupation uses.

DISCUSSION/ANALYSIS:

Tattoos have been part of mainstream culture with all walks of life having tattoos and displaying them openly. Tattoo establishments are recognized by the Province of British Columbia and adjoining municipalities as a personal service use.

According to the British Columbia Ministry of Health, a personal service establishment provides a personal service to or on the body of another person. The Ministry also provides best available guidance to help operators take all necessary measures to prevent health hazards from occurring in their shop when providing body modification services. Below is a list of Personal Service Uses provided by the Ministry. Included in this list is Tattooing and Tattoo removal. Micropigmentation and microblading (not listed) are technically tattooing.

Hair, Skin, Nails and Personal Wellness	Body Modification
Aromatherapy Beauty parlour services Cosmetic laser services Face painting Floatation tanks Electrolysis Esthetics (skin and body therapy) Hair/barber services Health spa, skin clinic, medical spa Makeup Manicure Massage (excluding RMTs*) Microdermal abrasion Mud/steam bath Pedicure Shaving Tanning (Indoor) Teeth whitening (excluding dentist) Water therapy Waxing, lash, and brow tinting	Body piercing Ear piercing Micropigmentation Tattooing Tattoo removal

**Registered Massage Therapists (RMTs) are regulated under the Medical Practitioners Regulation.*

A review of municipal best practice of permitting tattooing in commercial zones was undertaken. Adjacent municipalities accommodate tattooing under the definition of personal service establishments as a generalized definition and use. As such, tattooing is allowed in a wide range of commercial zones. Few specific limitations have been placed on them and are recognized as a commercial use. There is no consistent approach to defining tattooing or personal service establishments.

One notable exception is the City of Langley where limitations have been imposed to prevent a "tattooing district" or overconcentration of uses of similar type in the downtown. This concern was not for tattoo shops alone but made in conjunction with vape shops. To address this issue, the City of Langley has a 400 m restriction preventing any new "Body Art and Tattoo Service" located near a like use. No other restrictions were found in adjoining communities.

Proposed Amendments

Tattooing is a Personal Service Use recognized provincially and municipally. Consistent with the existing definition of Personal Service Use, tattooing provides for the care and appearance of the body. It is recommended that the Zoning Bylaw be amended by:

- deleting the stated exclusion of "tattoo shops" from the Commercial Use definition
- deleting the stated exclusion of "tattoo parlours" from the Personal Service Use definition
- deleting the definition of Tattoo Parlour as it would be no longer needed

The recommended amendments would, in effect, allow tattooing where all other personal services are permitted. In addition, they would have the effect of permitting tattooing (primarily as microblading) as a home occupation. If Council were to adopt this Bylaw, tattooing would be permitted for business licence purposes.

Comprehensive Development Zone CD-98 is currently the only location of Live-Work units being purpose-built to a Commercial Building Code standard. Commercial uses including all other personal services are permitted in this zone. Accordingly, it is recommended that Council amend the CD-98 zone to remove the exclusion of “tattoo parlours”.

The recommended amendments to the Zoning Bylaw would bring the Township into alignment with best practice in other municipalities currently allow tattooing.

Next Steps:

As per Section 464(2) of the Local Government Act, Bylaw No. 5912 does not require a public hearing as it is consistent with the Official Community Plan. If Council endorses the recommendations in this report, staff will proceed with notice under Section 467 of the Local Government Act. Bylaw No. 5912 can then be brought forward for first, second, third and final reading on September 11, 2023.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

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

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

ATTACHMENT A Draft Amendment Bylaw No. 5912

DRAFT

~~ATTACHMENT A~~

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TATTOO PARLOURS) BYLAW NO. 5912

EXPLANATORY NOTE

Bylaw No. 5912 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by removing restrictions to include tattooing as a personal service use for a licensed business operation.

DRAFT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TATTOO PARLOURS) BYLAW NO. 5912

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 (Tattoo Parlours) Bylaw No. 5912".

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

   a. Amending Section 102 – DEFINITIONS by:
      i. deleting the words "*tattoo* shops" from the definition of "COMMERCIAL USE";
      ii. amending the last sentence of the "PERSONAL SERVICE USE" definition by deleting "Excludes *Tattoo Parlours*.";
      iii. deleting the definition for "TATTOO PARLOUR"; and

   b. Amending Section 998 COMPREHENSIVE DEVELOPMENT ZONE CD-98, section 998.1, subsection 3) a) by deleting the words "*tattoo parlours*" as an excluded use.

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TATTOO PARLOURS) BYLAW NO. 5912

EXPLANATORY NOTE

Bylaw No. 5912 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by removing restrictions to include tattooing as a personal service use for a licensed business operation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TATTOO PARLOURS) BYLAW NO. 5912

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 (Tattoo Parlours) Bylaw No. 5912".

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

    a. Amending Section 102 – DEFINITIONS by:
        i. deleting the words "*tattoo* shops" from the definition of "COMMERCIAL USE";
        ii. amending the last sentence of the "PERSONAL SERVICE USE" definition by deleting "Excludes *Tattoo Parlours*.";
        iii. deleting the definition for "TATTOO PARLOUR"; and

    b. Amending Section 998 COMPREHENSIVE DEVELOPMENT ZONE CD-98, section 998.1, subsection 3) a) by deleting the words "*tattoo parlours*" as an excluded use.

NOTICE ADVERTISED the	14, 21	day of	September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5932

EXPLANATORY NOTE

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5932 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5932

Error! Reference source not found.

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 “Permissive Tax Exemption Amending Bylaw No. 5932”.

2. The “Charitable and Not-For-Profit Bylaw 2014 No. 5117” as amended is further amended to include Schedule A.

3. The “Churches Permissive Tax Exemption Bylaw 2014 No. 5118” as amended is further amended to include Schedule B.

4. The “Partnering Agreement Permissive Tax Exemption Bylaw 2020 No. 5645 is amended to include Schedule C.

READ A FIRST TIME the	11	day of	September	, 2023
READ A SECOND TIME the	11	day of	September	, 2023
READ A THIRD TIME the	11	day of	September	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE A – Not-For-Profit

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
New Recommendation for 2024			
BC Farm Museum 100% exempt	0552511002	9119 King St	2,501
Recommended for Approval for 2024			
Critter Care Wildlife Society 100% exempt	0002311117	481 216 St	2,712
City of Surrey 100% exempt	0006411117	20575 0 Ave	29.297
Pacific Riding for Developing Abilities 100% exempt	0014811117	1088 208 St	6,304
Fernridge Community Hall 100% exempt	0026711112	2389 200 St	4,445
Langley Rod and Gun Club 45% of Class 6 and Class	0054411117	3854 208 St	13,408
Brookswood Senior Citizens 100% exempt	0072011006	19899 36 Ave	11,275
Langley Players Drama Club 100% exempt	0075211114	4307 200 St	2,448
Inclusion Langley Society 100% exempt	0078117006	19669 44 B Ave	2,107
Langley Elks Lodge #259 Foundation 37.5 %	0078412017	6 4044 200B St	3,760
Langley Riders Society 100% exempt	0083911111	4303 208 St	7,597
Canadian Museum of Flight 100% exempt	0101612006	5333 216 St	2,956
Langley Lions Society 100% exempt	0203911115	9402 208 St	2,706
Campbell Valley House of Hope 100% exempt	0236811116	460 216 St	13,416
Langley Animal Protection Society 100% exempt	0362111117	26220 56 Ave	26,665
Inclusion Langley Society 100% exempt	0372511112	24156 56 Ave	4,067
Nicomekl Enhancement Society 100% exempt	0384011005	5263 232 St	7,074
Murrayville Community Hall 100% exempt	0386211115	21667 48 Ave	4,027
Murrayville Community Hall – parking lot 100% exempt	0386311114		5,185
Aldergrove Festival Days Society 100% exempt	0445911112	6795 256 St	1,979
Harmsworth Community Association 100% exempt	0453111114	7170 232 St	2,743

The National Trust for Land & Culture (BC) Society 100% exempt	0461111000	6764 224 St	8,822
Langley Rugby Club 100% exempt	0769923068	21280 Crush Cres	5,355
BC Farm Museum 100% exempt	0552111006	9142 Queen St	21,915
BC Farm Museum 100% exempt	0552611118	9131 King St	18,062
Fort Langley Community Improvement Society 100% exempt	0571511119	9167 Glover Rd	25,623
The Happy Herd Farm Sanctuary Society – Exempt 3 acres of land only.	0589514001	1920 269A St	2,501
Salvation Army Gateway of Hope 100% exempt	0598211008	3111 272 St	16,501
Aldergrove Old Age Pensioner's Association 100% exempt	0614911113	3015 273 St	8,579
Aldergrove Veterans & Seniors Society 100% exempt	0616611111	27247 Fraser Hwy	5,283
Langley Memorial Hospital 100% exempt	0758212007	Lot 4 - 221A St	86,249
Langley Memorial Hospital 100% exempt	0758211080	Lot 2 - 221A St	11,874
Scouts Canada 100% exempt	0758714091	20315 16 Ave	36,156
Langley Association for Community Living 100% exempt	0759822089	23535 44 Ave	17,776
Wagner Hills Farm Society Class 1 – 100% exempt	0764111043	8061 264 St	11,882
Milner Community Association 100% exempt	0764130095	6716 216 St	2,343
Inclusion Langley Society 100% exempt	0764528022	5171 221A St #103	7,005
Inclusion Langley Society 100% exempt	0764529049	5171 221A St #203	4,716
Inclusion Langley Society 100% exempt	0764529058	5171 221A St #202	7,549
Greater Vancouver Regional District - Pacific Parklands 100% exempt	0764827066	104 Ave	6,386
Flip City Gymnastics 100% exempt	0765411038	#4 20279 97 Ave	8,602
Flip City Gymnastics 100% exempt	0765411047	#5 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411056	#6 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411065	#7 20279 97 Ave	8,602

Governing Council of the Salvation Army – Class 6 100% exempt	0766113000	19733 96 Ave	5,849
Willoughby Community Hall 100% exempt	0766114036	20809 83 Ave	15,772
Langley Gymnastics Foundation 100% exempt	0766735044	180 - 7888 200 St	27,556
Basketball BC 100% exempt	0766735062	210 - 7888 200 St	2,618
Pacificsport Foundation 100% exempt	0767225085	225 - 7888 200 St	1,109
Spartans Foundation 100% exempt	0767315086	232&234-7888 200 St	343
BC Amateur Softball Association 100% exempt	0767834042	201-8889 Walnut Gr Dr	1,997
Langley BMX - Only 1.83 Acres of land value = 9.25%	1084011117	20699 42 Ave	589
Girl Guides of Canada 100% exempt	0767816053	25199 76 Ave	142
Fort Langley Lions Club 100% exempt	1565311112	23022 88 Ave	1,958
Langley Quarter Midget Association 100% exempt	6585111000	26965 8 Ave	6,043
Aldergrove (Pacific #265) Legion 100% exempt	0591711115	26607 Fraser Hwy	19,671
Encompass Support Services Society Class 6 100% exempt	0768811092	6275 - 203 Street	5,231
Horse Council of BC Class 6 - 50% exempt	0610011110	27336 Fraser Hwy	3,846
Langley Good Times Cruise In – 100%	0598511005	27173 Fraser Hwy	4,292
Aldergrove Food Bank 1958 SF exempt	0758723054	27522 Fraser Hwy	3,966
Langley Community Service Society - 5227 SF exempt	0758723036	6470 201 St	11,034
Inclusion Langley Society 100% exempt	0758434063	21743 47B Ave	2,702
Meals on Wheels - 100% Land & building.	0771113082	2900 272 St	33,286
Remove for 2024			
Sources community Resources Society Moved from this location	0758422021	207 & 208 20445 62 Ave	(761)
Phelp Community Society Not using the property, to help with community. No application received.	7290511119	3758 248 St	(3434)

SCHEDULE B – Places of Worship

Places of Worship	Folio	Address	2024 Estimated Municipal Tax Exemption
New Recommendation for 2024			
Vancouver Hallelujah Community Church 2848 Square Feet Exempt	0627912007	120- 20385 64 Ave	5,688
Recommended for Approval			
Aldergrove United Church	0610011110	27336 Fraser Hwy	2,254
Aldergrove Vineyard Fellowship	0758723054	27522 Fraser Hwy	2,678
Anglican Church Anglican Synod Office	7550311118	9160 Church St	1,909
Apostolic Faith Mission	0084911119	4035 207 St	3,856
Apostolic Church of God	0301011116	24497 Fraser Hwy	2,447
BC Conf Mennonite Brethren Churches - South Langley Mennonite Brethren	0020113002	20098 22 Ave	10,622
Brookswood Baptist Church	0063911006	20581 36 Ave	6,245
Christ Covenant Church	0463511119	6866 Glover Rd	17,499
Christian & Missionary Alliance-Canadian Pacific District / Aldergrove	0281511008	26291 28 Ave	20,086
Christian & Missionary Alliance-Canadian Pacific District / Mountain View	0145811119	7640 200 St	30,058
Christians' Gospel Society	0768532036	21586 44 Ave	4,115
Christians Life Assembly	0766825036	21277 56 Ave	79,104
Christians' Gospel Society	0323412008	22678 48 Ave	3,652
Christians' Gospel Society	0765830013	20620 36 Ave	20,450
Church of Jesus Christ of Latter-Day Saints	0170912008	20030 82 Ave	20,001
Church of Jesus Christ of Latter-Day Saints	0769713035	20370 82 Ave	53,476
Congregation of The Assembly of Christians	0590114021	26580 29 Ave	3,007
Fort Langley Evangelical Free Church	0561511110	8870 Glover Rd	7,117
Harvest Baptist Church	0321313002	22594 Old Yale Rd	3,495
Hebron Presbyterian Church	2475311113	6656 Glover Rd	12,024
Holy Nativity Antiochian Orthodox Church	0768811074	4828 216A St	1,645
Immanuel Lutheran Church	0617611011	3232 272 St	12,162
Kalgidhar Darbar Sahib Society	0633411118	5998 264 St	2,403
Langley Christian Assembly Society	0759013042	4775 221 St	8.915
Langley Immanuel Christ Ref Church	0389611008	21713 50 Ave	10,559
Life Tabernacle of Langley	0076911017	4447 200 St	3,845
Pentecostal Assemblies of Canada-Living Waters Church	0571311111	9095 Glover Rd	2,449
Living Word Fellowship	0604911007	2623 272 St	5,199
Mennonite Church BC	0085712000	20997 40 Ave	4,455
North Langley Community Church	0765829061	21015 96 Ave	27,057

North Langley Community Church	0412116017	24687 56 Ave	6,124
Parish of St Dunstan	0281111119	3025 264 St	25,691
Priestly Society of St Pius X	0323511008	22630 48 Ave	2,585
Riverside Calvary Church	0758016041	20178 96 Ave	11,982
Roman Catholic Archbishop of Vancouver	0606111000	2826 272 St	3,895
Roman Catholic Archbishop of Vancouver - St Nicholas Parish	0758226056	20644 88 Ave	39,282
Rose of Sharon Baptist Church	0281514005	26245 28 Ave	24,527
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	0137516007	7221 198B St	5,710
Seventh-Day Adventist Church (BC Conference) Korean	0351111003	4057 248 St	2,716
Seventh-day Adventist Church	0334511112	23589 Old Yale Rd	23,589
Shepherd of The Valley Lutheran Church	0769321011	20097 72 Ave	9,679
Southridge Fellowship Baptist Church	0758819095	22756 48 Ave	42,611
The Trustees of The Congregation of The United Church	0559411115	Parking Lot	4,987
Trustees Free Reformed Church	0767011083	20757 80 Ave	37,632
Trustees of Aldergrove Congregation of Jehovah's Witnesses	0765826019	26640 32 Ave	4,739
Northwest Langley Baptist Church	0193911118	20025 91A Ave	23,396
Trustees of Murrayville Congregation of Jehovah's Witnesses	0098711111	21465 Old Yale Rd	3,299
Trustees of The Congregation of Langley Presbyterian Church	0090616007	20867 44 Ave	7,715
Trustees of The Congregation of The Canadian Reformed Church of Aldergrove	0589714009	2469 267 St	7,045
Trustees of The Congregation of The Canadian Reformed Church of Langley	0760332044	21804 52 Ave	22,514
Trustees of The Congregation of The Canadian Reformed Church	0146811019	7949 202A St	18,878
Trustees of The Congregation of United Church of Langley	0758820029	21562 Old Yale Rd	731
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	0126811011	20241 68 Ave	11,784
Truth Tabernacle of Greater Vancouver BC - Mailed application	0599311112	3025 271 St	2,889
United Churches of Langley	0559411008	9025 Glover Rd	3,531
United Churches of Langley Parking Lot	0098111117	Parking Lot	4,678
Vietnamese Unified Buddhist (Hoa-Nghiem) Congregation)	0257711113	2013 248 St	2,529
Walnut Grove Baptist Church	0197221016	20784 93 Ave	12,542
Walnut Grove Lutheran Church of Langley BC	0176413009	20530 88 Ave	13,494
Willoughby Christian Reformed Church Langley	0141511111	20525 72 Ave	37,354
Wind Word Ministries	0627912007	26460 52 Ave	2,814

Schedule C – Partnering Agreement

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
Tourism Langley - 694 and 2 parking stalls exempt	0769336096	50-5385 216 St	1,592

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (209 DEVELOPMENTS LTD.) BYLAW NO. 5831

EXPLANATORY NOTE

Bylaw No. 5831 amends the Willoughby Community Plan and Yorkson Neighbourhood Plan to redesignate property at 20958 – 83 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (209 DEVELOPMENTS LTD.) BYLAW NO. 5831

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Yorkson Neighbourhood Plan Bylaw No. 4030

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (209 Developments Ltd.) Bylaw No. 5831”.

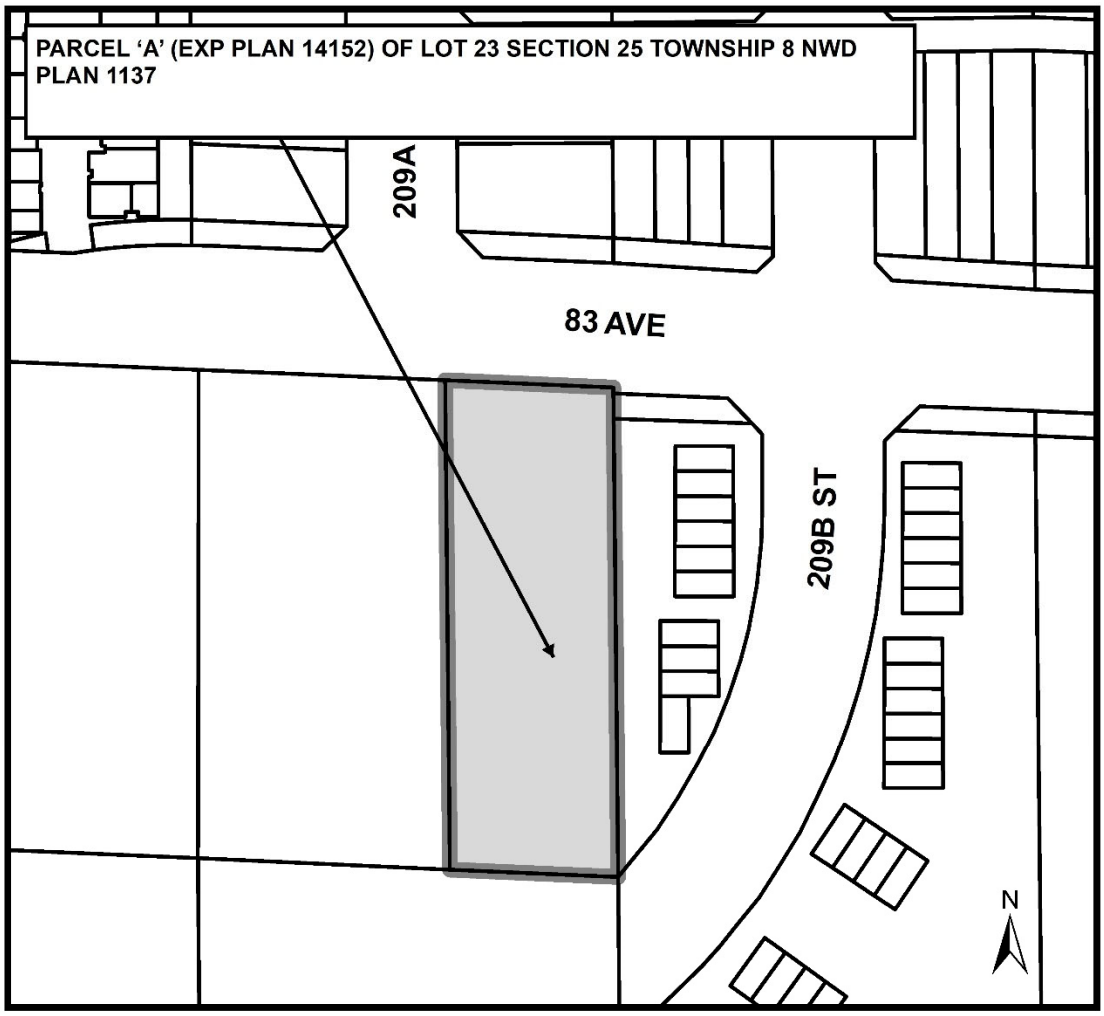
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 is further amended by amending Map 1 – Land Use Map by changing the land use designation for subject properties to “Multi Family” for the area described on Schedule A attached to and forming part of this bylaw.

3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by amending Map 1 – Land Use Concept by changing the land use designation for subject properties to “Apartment” for the area described on Schedule A attached to and forming part of this bylaw.

READ A FIRST TIME the	30	day of	January	, 2023
READ A SECOND TIME the	30	day of	January	, 2023
PUBLIC HEARING HELD the	13	day of	February	, 2023
READ A THIRD TIME the	13	day of	February	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5831



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (209 DEVELOPMENTS LTD.) BYLAW NO. 5832

EXPLANATORY NOTE

Bylaw No. 5832 rezones land located at 20931 and 20985 – 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-174 to permit a comprehensive development consisting of 91 units (79 apartments and 12 townhouses).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (209 DEVELOPMENTS LTD.) BYLAW NO. 5832

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 (209 Developments Ltd.) Bylaw No. 5832".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-174" after the words "Comprehensive Development Zone CD-173"
   (2) Adding to Section 110.1 after the words "CD-173" the words "CD-174 – 5000 m²"
   (3) Adding after Section 1073 "Comprehensive Development Zone CD-173" the following as Section 1074 "Comprehensive Development Zone CD-174"

1074 **COMPREHENSIVE DEVELOPMENT ZONE CD-174**

Uses Permitted

1074.1 In the CD-174 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* subject to Section 1074.2

Residential Uses

1074.2 *Residential uses* shall consist of a maximum of 79 *apartments* and 12 *townhouses*.

Lot Coverage

1074.4 *Buildings* and structures shall not cover more than 40 % of the *lot area*.

Siting of Buildings and Structures

1074.5 *Buildings* and *structures* shall not be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1074.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 4 *storeys* for *apartment buildings* and 3 *storeys* for *townhouse buildings*

Subdivision Requirements

1074.7 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

1074.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1074.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1074.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1074.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Lot 'B' Section 25 Township 8 NWD Plan 19556

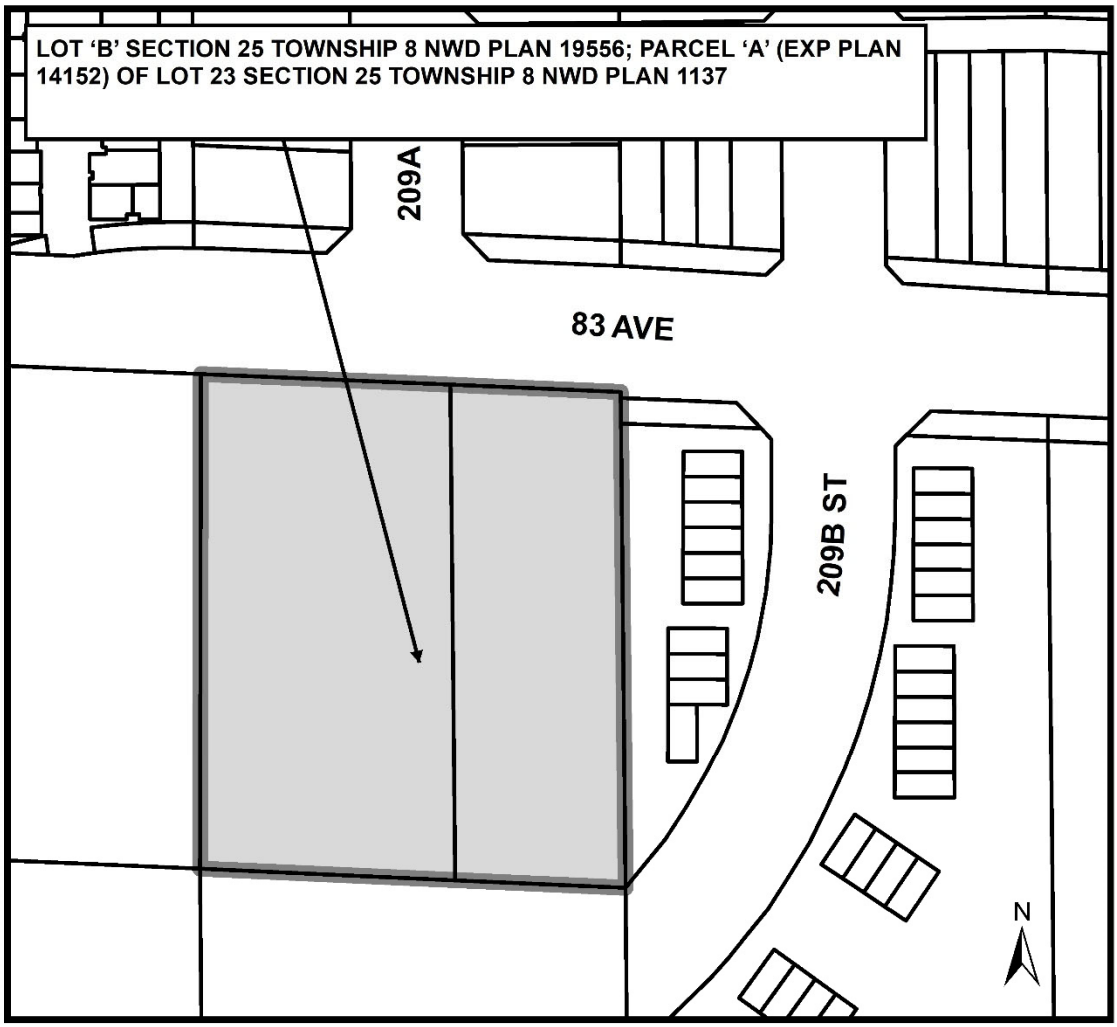
Parcel 'A' (Exp Plan 14152) of Lot 23 Section 25 Township 8 NWD Plan 1137

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-174.

READ A FIRST TIME the	30	day of	January	, 2023
READ A SECOND TIME the	30	day of	January	, 2023
PUBLIC HEARING HELD the	13	day of	February	, 2023
READ A THIRD TIME the	13	day of	February	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	21	day of	February	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5832



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101295

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

1. NAME: 209 Developments Ltd.

   ADDRESS: 201, 3550 Mt. Lehman Rd.
   Abbotsford BC, V4X 2M9

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 'B' Section 25 Township 8 NWD Plan 19556; and

   Parcel 'A' (Exp Plan 14152) of Lot 23 Section 25 Township 8 NWD Plan 1137

   CIVIC ADDRESS: 20932 and 20958 – 83 Avenue

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

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

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

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

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

   This permit is not a building permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

J.22

COVER SHEET

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
JOHN PETER SWINTON
BRITISH COLUMBIA
2023-01-12

SCALE

JOB NO.

THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL SIGNATURE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ENGINEERS AND GEOSCIENTISTS BC. THIS ELECTRONIC FILE OR EMAIL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SIGNED BY THE ARCHITECT, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE PROVIDED BY THE ARCHITECT.

2023.01.12
RE-ISSUED FOR DEVELOPMENT PERMIT

604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

SCHEDULE A

DP 0.0

Page 10 of 12



RENDERINGS

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
JOHN PETER SWINKELS
BRITISH COLUMBIA
2023-01-12

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soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

J.2 Page 111



RENDERINGS

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
NOAH PETER SCHULTZ
BRITISH COLUMBIA
2023-01-12

SCALE

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2023.01.12
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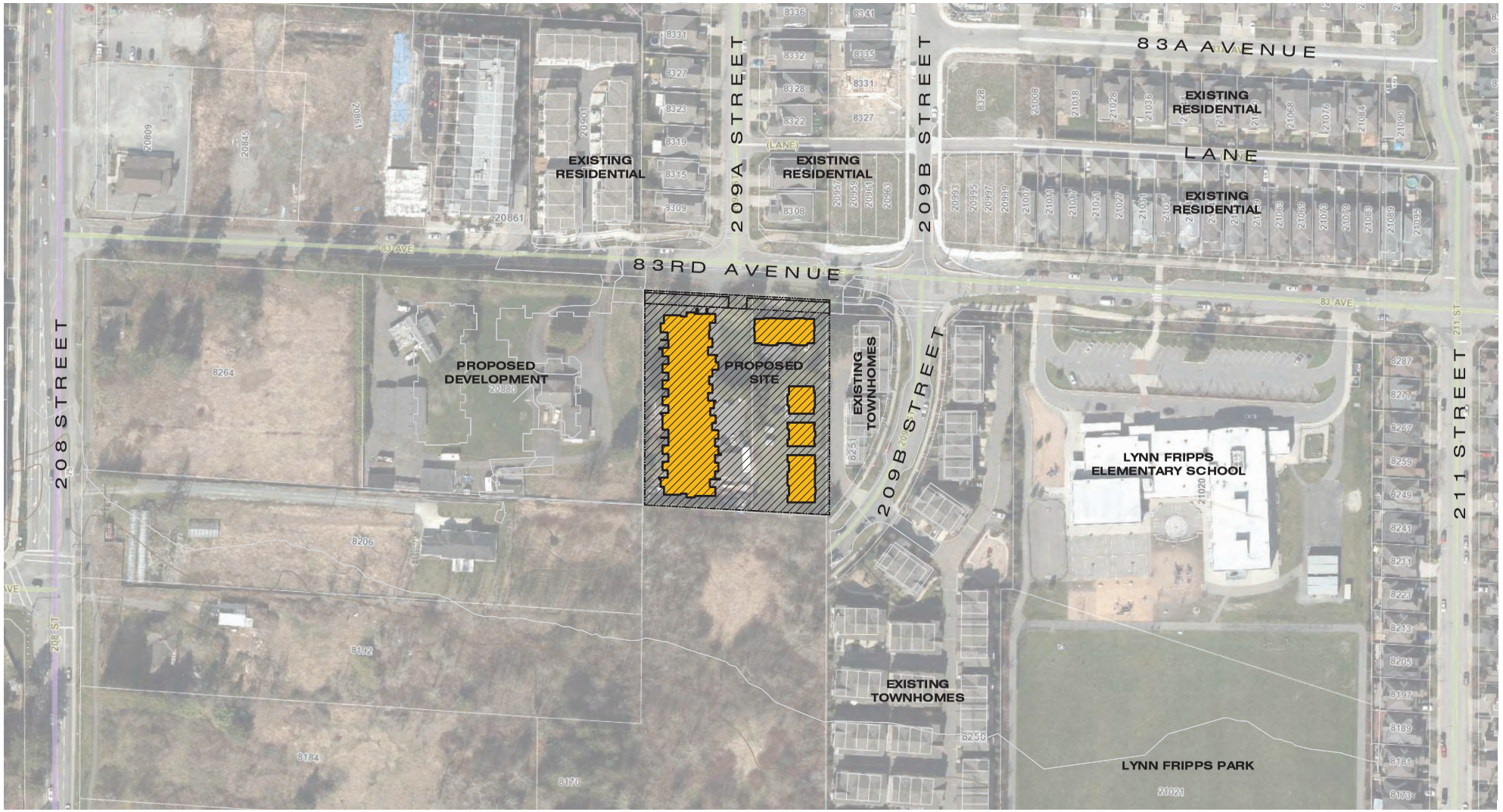
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soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

DP2.2



CONTEXT PLAN
1" = 60'-0"
NORTH

CONTEXT PLAN

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE 1" = 60'-0"
JOB NO.

2023.01.12
RE-ISSUED FOR DEVELOPMENT PERMIT

604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

DP0.3

J.22 Page 13

PROJECT DATA

CIVIC ADDRESS 20932 & 20958 83RD AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LT B, SEC 25, TWP 8, NWD, PL NWP19556 &
LT 23, SEC 25, TWP 8, NWD, PL NWP11137

STANDARD DESCRIPTION 2018 BC Building Code / Division B Part 3
4 STOREY APARTMENT & 3 STOREY TOWNHOUSE DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 6,738.79 SM (0.673879 HA / 1.66519 AC)
LESS ROAD DEDICATION (INCL. GREENWAY) 414.91 SM (0.041491 HA / 0.102526 AC)
NET **6,323.91 SM (0.632391 HA / 1.56267 AC)**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

USES PERMITTED
Apartments

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

INDOOR 0 PROVIDED
OUTDOOR 4.0 SM PER APARTMENT DWELLING UNIT = 316.0 SM
8.0 SM PER TOWNHOUSE = 96.0 SM
TOTAL REQUIRED: 412.0 SM
PROPOSED: 438.6 SM

RESIDENTIAL DENSITY
UNITS 91 UNITS
TOTAL FLOOR AREA 7938.4 SM
UNITS PER ACRE 54.6 UPA (IF BASED ON GROSS AREA)
58.2 UPA (IF BASED ON NET AREA)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.18 FSR (IF BASED ON GROSS AREA)
1.26 FSR (IF BASED ON NET AREA)

LOT COVERAGE

Proposed lot coverage: **32.6%** (2197.3m² / 6738.8m²) if based on Gross Area
34.7% (2197.3m² / 6323.9m²) if based on Net Area

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **2.56m (83rd Avenue)**
Rear: **4.0m**
Side 1: **4.5m**
Side 2: **4.5m**

HEIGHT OF BUILDINGS AND STRUCTURES

Proposed Building Heights:
Building A: **4 Storeys**
Townhouses: **3 Storeys**

PARKING AND LOADING
Parking and loading shall be provided in accordance with Section 107.

SUBDIVISION REQUIREMENTS
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
Landscaping areas, landscaping screens and fencing shall comply with Section 111.

DEVELOPMENT PERMIT REQUIREMENTS
Every application for Comprehensive Development Zone CD shall be accompanied by and application for a Development Permit.

107 - PARKING AND LOADING REQUIREMENTS

107.1 GENERAL REQUIREMENTS
All off-street parking shall be provided and maintained on the same *lot* as the *building* or *use* requiring the parking.

107.2 UNITS OF MEASUREMENT
Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, mechanical purposes or storage.

107.3 REQUIRED OFF-STREET PARKING SPACES
Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. Where a parking lot of facility if provided, and spaces are allocated to a specific building or use, the total number of parking spaces, including any on the same lot as the building or use, shall comply with the requirements of this Bylaw.

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit for apartments having one or more bedrooms**
10% of required apartment parking spaces shall be provided for visitor parking (1 EV charging space per dwelling unit having one or more bedrooms - included as part of the total Parking Requirements specified)

Townhouses: **2 spaces per dwelling unit and 1 dedicated visitor parking space per 5 dwelling units** (1 EV charging space per dwelling unit - included as part of the total Parking Requirements specified)

Total Spaces Required: 79 UNITS x 1.5 = 121 STALLS
12 TOWNHOUSES x 2 = 24 STALLS + 3 VISITOR STALLS
146 STALLS REQUIRED
Total Provided: **148 STALLS** (9 H/C)

107.5 DESIGN CRITERIA

Standard stall width: 2.75m (9'-0")
Standard stall length: 5.8m (19'-0")
Width of aisle: 7.3m (24'-0")

A maximum of 20% of the required parking stalls may be designated for small car parking.

Small car width: 2.44m (8'-0")
Small car length: 4.88m (16'-0")

107.7 DESIGN OF LOADING SPACES

Required width: 3.0m (10'-0")
Required length: 9.25m (30'-4")
Required height: 4.25m (14'-0")

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES
For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

Total provided: 9 H/C SPACE

Required width: 3.7m (12'-0")
Required length: 5.8m (19'-0")

107.12 OFF-STREET BICYCLE PARKING
Apartments: **6 visitor spaces per multiple unit residential building; plus 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit**

Total required: 6 visitor + ((79 UNITS x 1.2) = 95) = 101 bicycle spaces
Total provided: 102

111 - LANDSCAPING, SCREENING AND FENCING

111.1 GENERAL REQUIREMENTS
Landscaping in Comprehensive Development CD Zones shall be provided with a Development Permit.

Landscape area provided:
Front lot line abutting a street: 2m depth
Rear lot line: 2m depth

111.5 AGE FRIENDLY AMENITY AREA
Each townhouse, manorhome, apartment or seniors' housing development with more than 4 dwelling units shall provide an Age Friendly Amenity Area(s) in accordance with the following:
- Minimum of 8 m2 per townhouse dwelling unit
- Minimum of 4 m2 per apartment dwelling unit

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	2	796	7
B1	2	779	4
C1	2	845	8
D1	1	570	6
E1	2	766	12
F1	2	879	8
G1	1 +DEN	641	32
TOTAL			**79**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	000	1493.2	1493.2
2	000	1493.2	1493.2
3	000	1493.2	1493.2
4	000	1493.2	1493.2
TOTAL	**00,000** (000.0)	**64,291** (5972.8)	**64,291** (5972.8)

TOWNHOUSE B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
B1	4	2690	1
B1a (ADAP)	4	2640	1
B2	4	2690	2
TOTAL			**4**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
P1	000	267.7	267.7
1	000	260.1	260.1
2	000	266.4	266.4
3	000	196.0	196.0
TOTAL	**00,000** (000.0)	**10,658** (990.2)	**10,658** (990.2)

TOWNHOUSE C INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
C1a	4	2572	1
C1	4	2562	1
TOTAL		**5,134**	**2**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
P1	000	135.6	135.6
1	000	120.8	120.8
2	000	133.4	133.4
3	000	87.1	87.1
TOTAL	**00,000** (000.0)	**5,134** (476.9)	**5,134** (476.9)

TOWNHOUSE D INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
D1	4	2276	2
TOTAL			**2**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
P1	000	120.9	120.9
1	000	106.6	106.6
2	000	116.6	116.6
3	000	78.8	78.8
TOTAL	**00,000** (000.0)	**4,552** (422.9)	**4,552** (422.9)

TOWNHOUSE E INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
E1	4	2290	2
E2	4	2076	2
TOTAL			**4**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
P1	000	210.3	210.3
1	000	216.5	216.5
2	000	225.8	225.8
3	000	198.0	198.0
TOTAL	**00,000** (000.0)	**8,725** (810.6)	**8,725** (810.6)

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

OWNER & CONSULTANTS

OWNER:	QUADRA HOMES 201 - 3550 MT. LEHMAN ROAD ABBOTSFORD BC V4X 2M9 604-854-4973
ARCHITECT:	STATION ONE ARCHITECTS 203 - 2190 WEST RAILWAY STREET ABBOTSFORD BC V2S 2E2 604-793-9445
CIVIL ENGINEER:	McEHLHANNEY CONSULTING SERVICES LTD. 100 - 8837 201 STREET LANGLEY BC V2Y 0C8 604-596-0391
LANDSCAPE ARCHITECT:	STATION ONE ARCHITECTS 203 - 2190 WEST RAILWAY STREET ABBOTSFORD BC V2S 2E2 604-793-9445
SURVEYOR:	McEHLHANNEY CONSULTING SERVICES LTD. 100 - 8837 201 STREET LANGLEY BC V2Y 0C8 604-596-0391
ARBORIST:	McEHLHANNEY CONSULTING SERVICES LTD. 100 - 8837 201 STREET LANGLEY BC V2Y 0C8 604-596-0391

DRAWING INDEX

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DP0.1	RENDERINGS
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DP0.4	PROJECT DATA & DRAWING INDEX
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DP1.3	UNDERGROUND PARKING - LEVEL P2
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DP2.1c	PARKADE & 1ST FLOOR PLAN
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PROJECT DATA & DRAWING INDEX

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

2023-01-12

SCALE 1/4" = 1'-0"
JOB NO.

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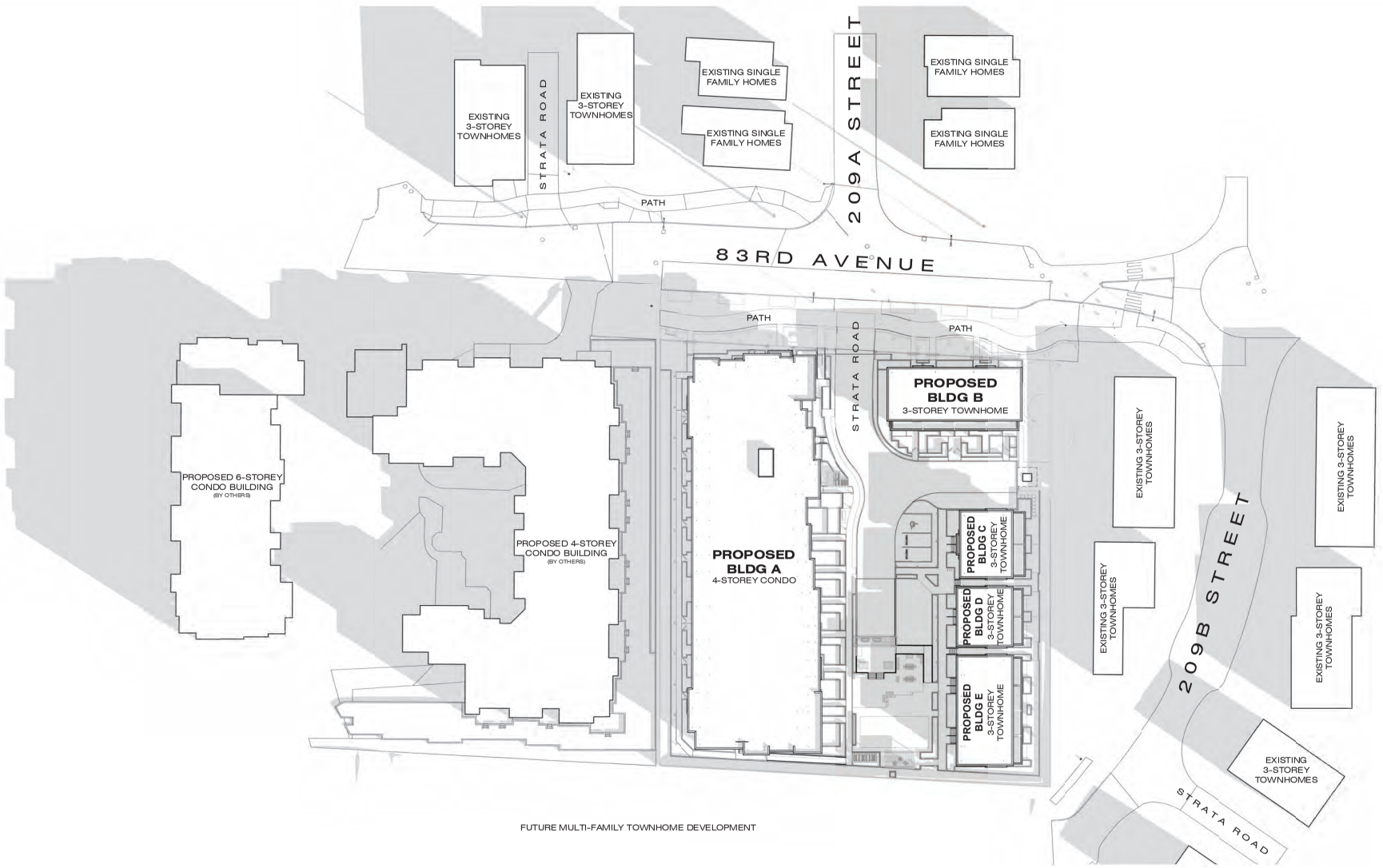
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2023-01-12 Page 98 of 114



FUTURE MULTI-FAMILY TOWNHOME DEVELOPMENT

SHADOW STUDY - MARCH / SEPT 21, 9 AM
1" = 30'-0"
NORTH

SHADOW STUDY

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
ADAM PETER SMITH
BRITISH COLUMBIA
2020-01-12

SCALE 1" = 30'-0"
JOB NO.

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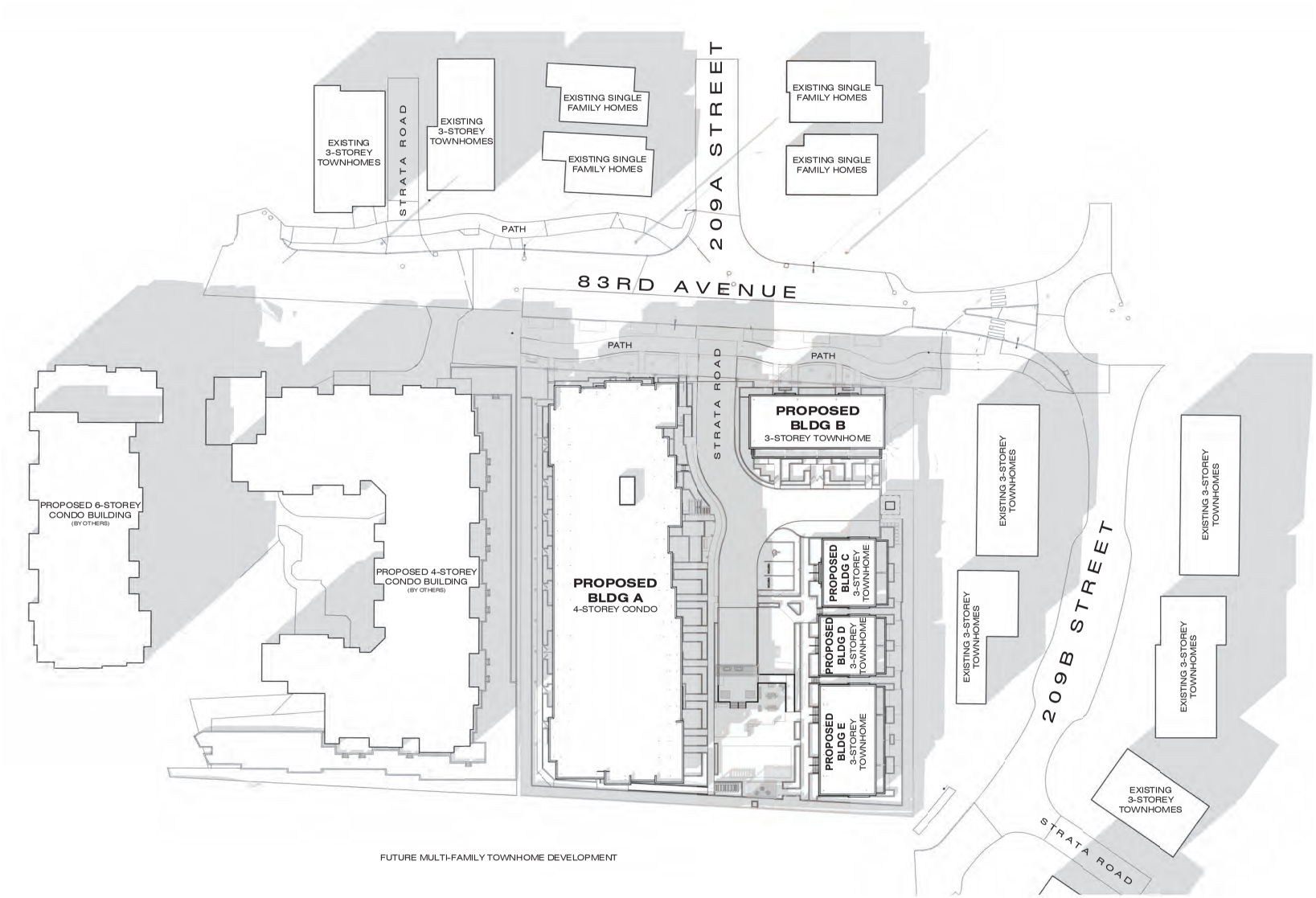
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Abbotsford
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V2S 2E2

station one architects

DP0.5
2

J.22 Page 15



FUTURE MULTI-FAMILY TOWNHOME DEVELOPMENT

SHADOW STUDY - MARCH / SEPT 21, 3 PM
1" = 30'-0"
NORTH

SHADOW STUDY

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
NOAH PETER SCHULTZ
BRITISH COLUMBIA
2020-01-12

SCALE 1" = 30'-0"
JOB NO.

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J.22 Page 16



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MASADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

3 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

4 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTON
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

5 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; 2124-10 WROUGHT IRON

6 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; OC-65 PAPER WHITE

7 - WALL - BRICK VENEER
MUTUAL MATERIALS;

8 - ENGINEERED GLULAM; FACTORY STAIN

9 - PARAPET CAP/FLASHING - ALUMINIUM
GENTEK. ALUMINIUM; BLACK.

10 - PARAPET CAP/FLASHING - ALUMINIUM
GENTEK. ALUMINIUM; ALUCOPPER

11 - GUARDRAIL - GLASS FACE MOUNT - PREFABRICATED ALUMINIUM -
GENTEK. ALUMINIUM; BLACK.

12 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINIUM
GENTEK. ALUMINIUM; BLACK.

13 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-30 DEEP SILVER

14 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-10 WROUGHT IRON

15 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; OC-65 PAPER WHITE

16 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; AF-220 MASADA

17 - TRIM - BRICK SOLDIER COARSE - BROWN

18 -TRIM - CONCRETE SILL

19 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

20 -DOORS - PAINTED
BENJAMIN MOORE; AF-220 MASADA

21 -CAST-IN-PLACE CONCRETE

22 -METAL CANOPY - FACTORY BLACK.

23 -METAL SOFFIT - FACTORY GREY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.22

ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING A

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT JOHN PETER MINTER BRITISH COLUMBIA 2023-01-12

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station one architects

DP3.1a



1 WEST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MASADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

3 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

4 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTON
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

5 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; 2124-10 WROUGHT IRON

6 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; OC-65 PAPER WHITE

7 - WALL - BRICK VENEER
MUTUAL MATERIALS;

8 - ENGINEERED GLULAM; FACTORY STAIN

9 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK. ALUMINUM; BLACK.

10 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK. ALUMINUM; ALUCOPPER

11 - GUARDRAIL - GLASS FACE MOUNT - PREFABRICATED ALUMINUM -
GENTEK. ALUMINUM; BLACK.

12 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK. ALUMINUM; BLACK.

13 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-30 DEEP SILVER

14 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-10 WROUGHT IRON

15 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; OC-65 PAPER WHITE

16 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; AF-220 MASADA

17 - TRIM - BRICK SOLDIER COARSE - BROWN

18 -TRIM - CONCRETE SILL

19 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

20 -DOORS - PAINTED
BENJAMIN MOORE; AF-220 MASADA

21 -CAST-IN-PLACE CONCRETE

22 -METAL CANOPY - FACTORY BLACK

23 -METAL SOFFIT - FACTORY GREY

NOTES

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ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING A

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT — KEVIN PETER SWEETER — BRITISH COLUMBIA — 2023-01-12

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DP 12 of 12

Page 18

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MABADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

3 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

4 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTON
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

5 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; 2124-10 WROUGHT IRON

6 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; OC-65 PAPER WHITE

7 - WALL - BRICK VENEER
MUTUAL MATERIALS;

8 - ENGINEERED GLULAM; FACTORY STAIN

9 - PARAPET CAP/FLASHING - ALUMINIUM
GIENTEK ALUMINIUM; BLACK.

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GIENTEK ALUMINIUM; ALUCOPPER

11 - GUARDRAIL - GLASS FACE MOUNT - PREFABRICATED ALUMINIUM -
GIENTEK ALUMINIUM; BLACK.

12 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINIUM
GIENTEK ALUMINIUM; BLACK.

13 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-50 DEEP SILVER

14 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-10 WROUGHT IRON

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BENJAMIN MOORE; OC-65 PAPER WHITE

16 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; AF-220 MABADA

17 - TRIM - BRICK SOLDIER COARSE - BROWN

18 -TRIM - CONCRETE SILL

19 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

20 -DOORS - PAINTED
BENJAMIN MOORE; AF-220 MABADA

21 -CAST-IN-PLACE CONCRETE

22 -METAL CANOPY - FACTORY BLACK

25 -METAL SOFFIT - FACTORY GREY

NOTES

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1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

J.2 Page 98 of 198

ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING B

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DP 1b

5 of 12

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MABADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

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4 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTON
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BENJAMIN MOORE; OC-65 PAPER WHITE

5 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; 2124-10 WROUGHT IRON

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BENJAMIN MOORE; OC-65 PAPER WHITE

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18 -TRIM - CONCRETE SILL

19 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR
FACTORY WHITE

20 -DOORS - PAINTED
BENJAMIN MOORE; AF-220 MABADA

21 -CAST-IN-PLACE CONCRETE

22 -METAL CANOPY - FACTORY BLACK

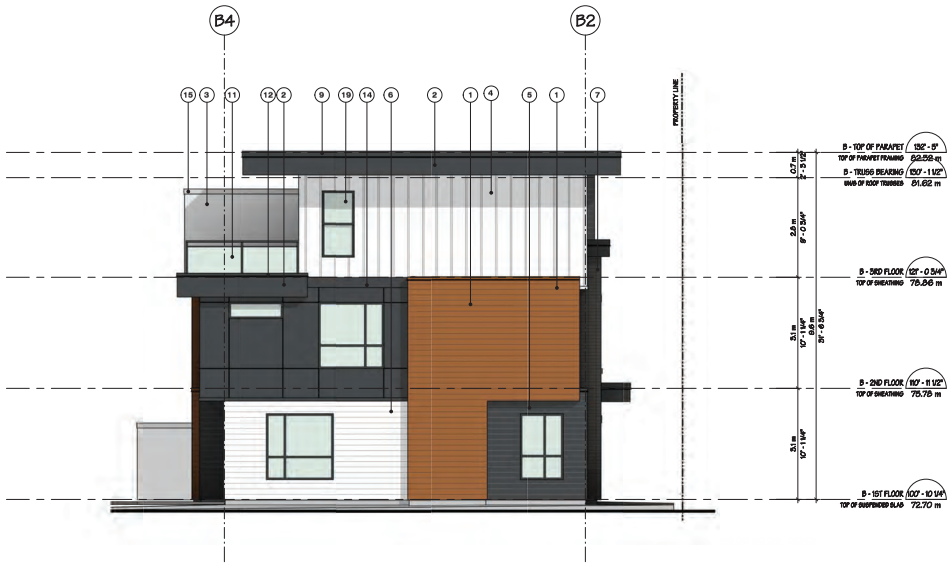
25 -METAL SOFFIT - FACTORY GREY

NOTES

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2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
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1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING B

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT JOHN PETER SWINKELS BRITISH COLUMBIA 2023-01-12

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V2S 2E2

station one architects

DP3.2b
2

J.22 Page 98 of 20

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MABADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

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3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

J.21

ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING C

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
NOOR DEVEN MANSUR
BRITISH COLUMBIA
2023-01-12

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Page 21

EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MABADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

3 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

4 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTON
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE; OC-65 PAPER WHITE

5 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; 2124-10 WROUGHT IRON

6 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; OC-65 PAPER WHITE

7 - WALL - BRICK VENEER
MUTUAL MATERIALS;

8 - ENGINEERED GLULAM; FACTORY STAIN

9 - PARAPET CAP/FLASHING - ALUMINIUM
GENTEK ALUMINIUM; BLACK.

10 - PARAPET CAP/FLASHING - ALUMINIUM
GENTEK ALUMINIUM; ALUCOPPER

11 - GUARDRAIL - GLASS FACE MOUNT - PREFABRICATED ALUMINIUM -
GENTEK ALUMINIUM; BLACK

12 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINIUM
GENTEK ALUMINIUM; BLACK

13 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-50 DEEP SILVER

14 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; 2124-10 WROUGHT IRON

15 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; OC-65 PAPER WHITE

16 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE; AF-220 MABADA

17 - TRIM - BRICK SOLDIER COARSE - BROWN

18 -TRIM - CONCRETE SILL

19 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

20 -DOORS - PAINTED
BENJAMIN MOORE; AF-220 MABADA

21 -CAST-IN-PLACE CONCRETE

22 -METAL CANOPY - FACTORY BLACK

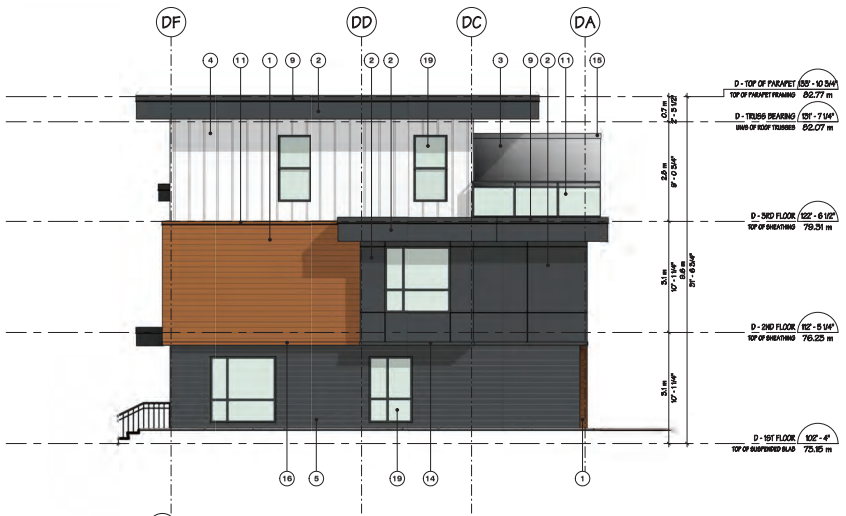
25 -METAL SOFFIT - FACTORY GREY

NOTES

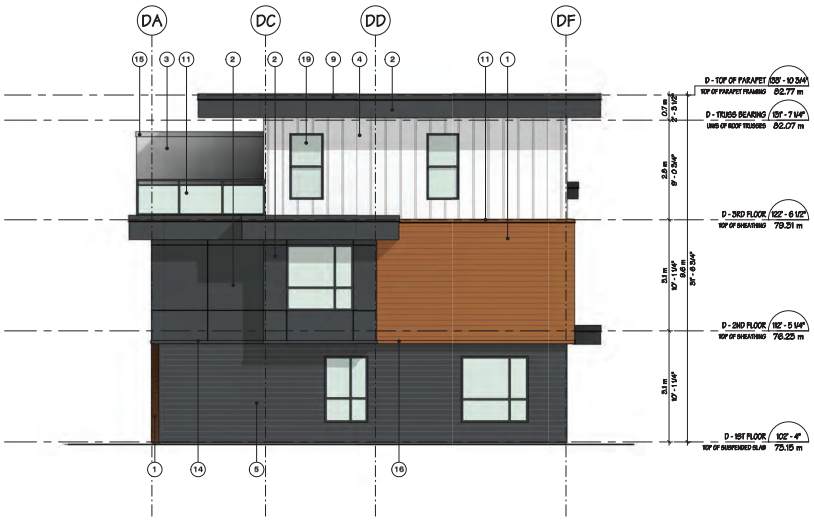
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



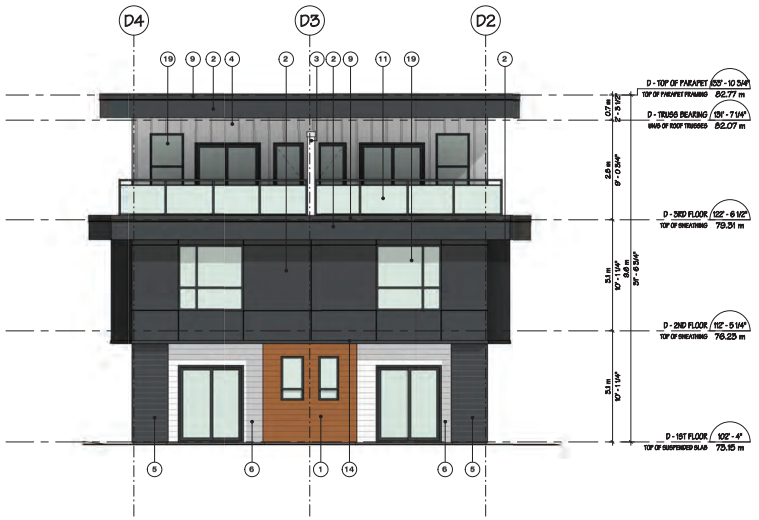
1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

J.22

ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING D

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT
ROBERT PETER SOUTER
BRITISH COLUMBIA
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EXTERIOR FINISH SCHEDULE

1 - WALL - CEMENTITIOUS CLAPBOARD SIDING
BENJAMIN MOORE; AF-220 MABADA

2 - WALL - PAINTED CEMENTITIOUS PANELS
JAMES HARDIE HARDIEPLANK LAP SIDING; IRON GRAY
BENJAMIN MOORE; 2124-10 WROUGHT IRON

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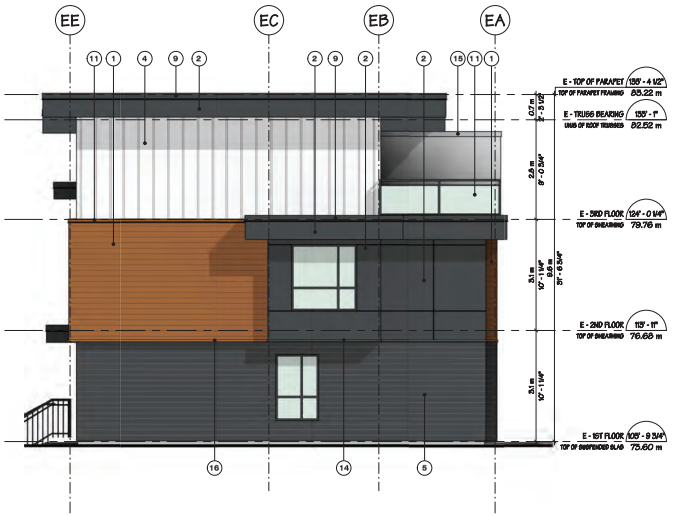
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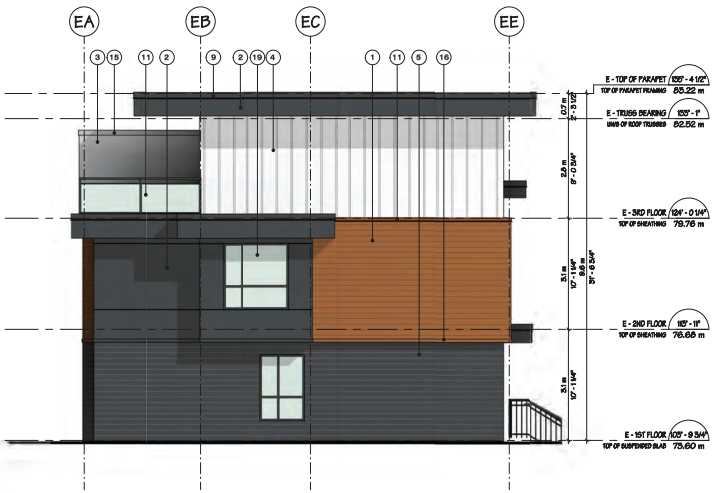
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4 NORTH ELEVATION
3/16" = 1'-0"

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ELEVATIONS

83RD AVENUE RESIDENCES, BUILDING E

20932 & 20958 83RD AVENUE, LANGLEY, BC

REGISTERED ARCHITECT JOHN PETER SWAN BRITISH COLUMBIA 2023-01-12

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LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- TREE PROTECTION FENCE
- C.I.P. CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- SOD LAWN
- PLANTING BEDS
- CONCRETE SIDEWALK
- DRAIN ROCK/GRAVEL
- 10X20 PAVERS
- 24 X24 PAVERS
- STAMPED CONCRETE
- WOOD DECKING
- RUBBERIZED PLAY SURFACE
- DRIVEWAY

NORTH

SITE PLAN
1 : 300

SCHEDULE B

2024-10-21

OVERALL LANDSCAPE PLAN

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

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J.2 Page 24



SITE SYMBOL LEGEND

- GRID REFERENCE
- ROOM MARKER — Room name / 101 — ROOM NAME / ROOM NUMBER
- SECTION MARKER — 10 / A01 — SECTION NUMBER / SHEET NUMBER
- DETAIL MARKER — 00 / A01 — DETAIL NUMBER / SHEET NUMBER
- SPOT ELEVATION — 86 156.86
- SLOPE (ARROW INDICATES DIRECTION OF FALL) — 15%

MISC. SYMBOLS
- HB — HOSE BIB
- RWL — RAIN WATER LEADER
- GB — GAS BIB
- C.B. — CATCH BASIN. SEE CIVIL
- L.D. — LAWN DRAIN. SEE CIVIL
- LT — LIGHT FIXTURE. SEE ELECTRICAL
- FENCE
- PROPERTY LINE
- SETBACK LINE

J.2 Page 25

GRADING PLAN

88TH AVENUE RESIDENCES

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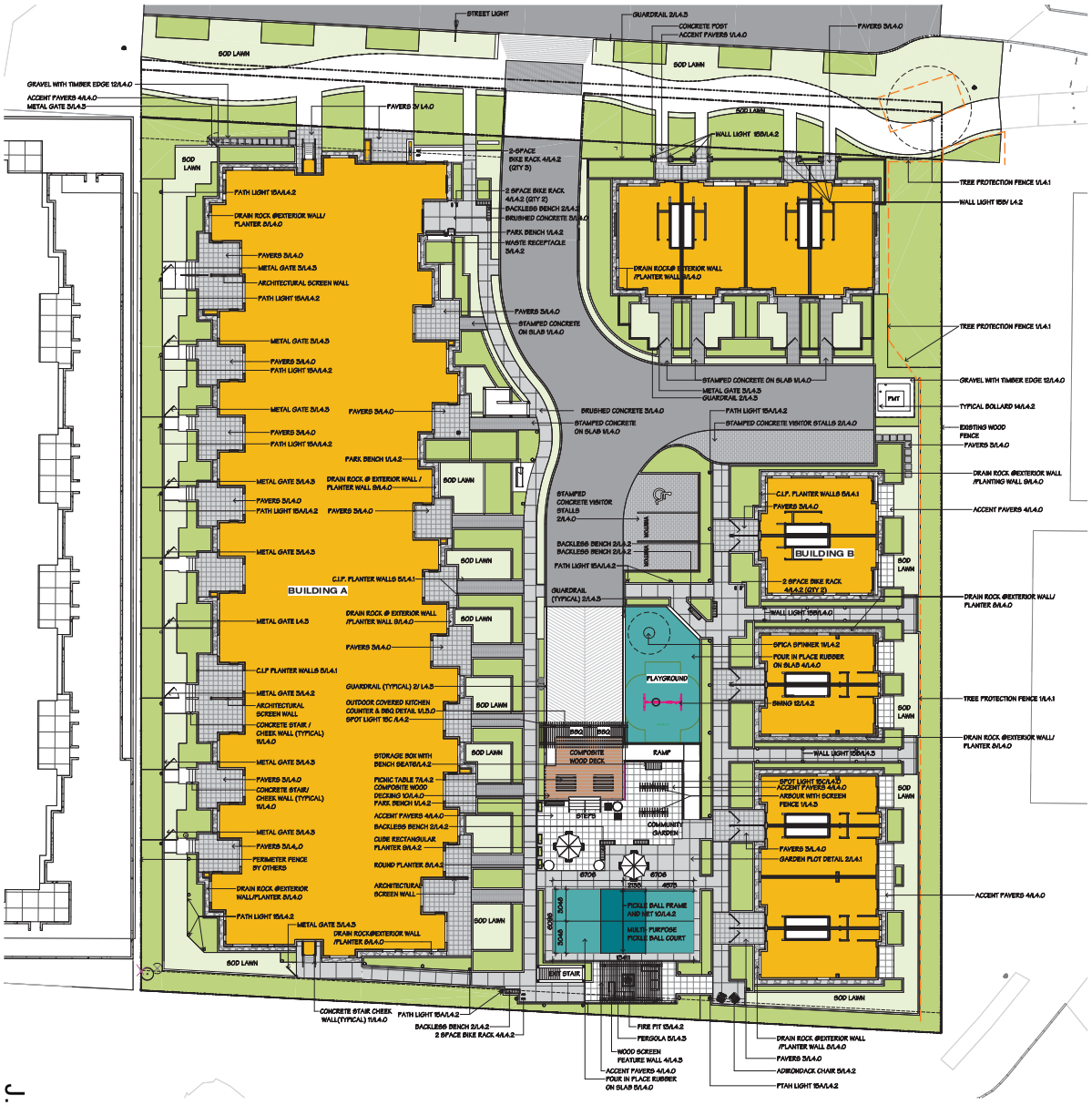
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REGISTERED MEMBER
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1091
2024-10-21

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LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- TREE PROTECTION FENCE
- C.I.P.CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- SOD LAWN
- PLANTING BEDS
- CONCRETE SIDEWALK
- DRAIN ROCK/GRAVEL
- 190X0 PAVERS
- 24 X24 PAVERS
- STAMPED CONCRETE
- WOOD DECKING
- RUBBERIZED PLAY SURFACE
- DRIVEWAY

NORTH

1ST FLOOR PLAN
1 : 200

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LANDSCAPE PLAN

88 RD AVENUE RESIDENCES

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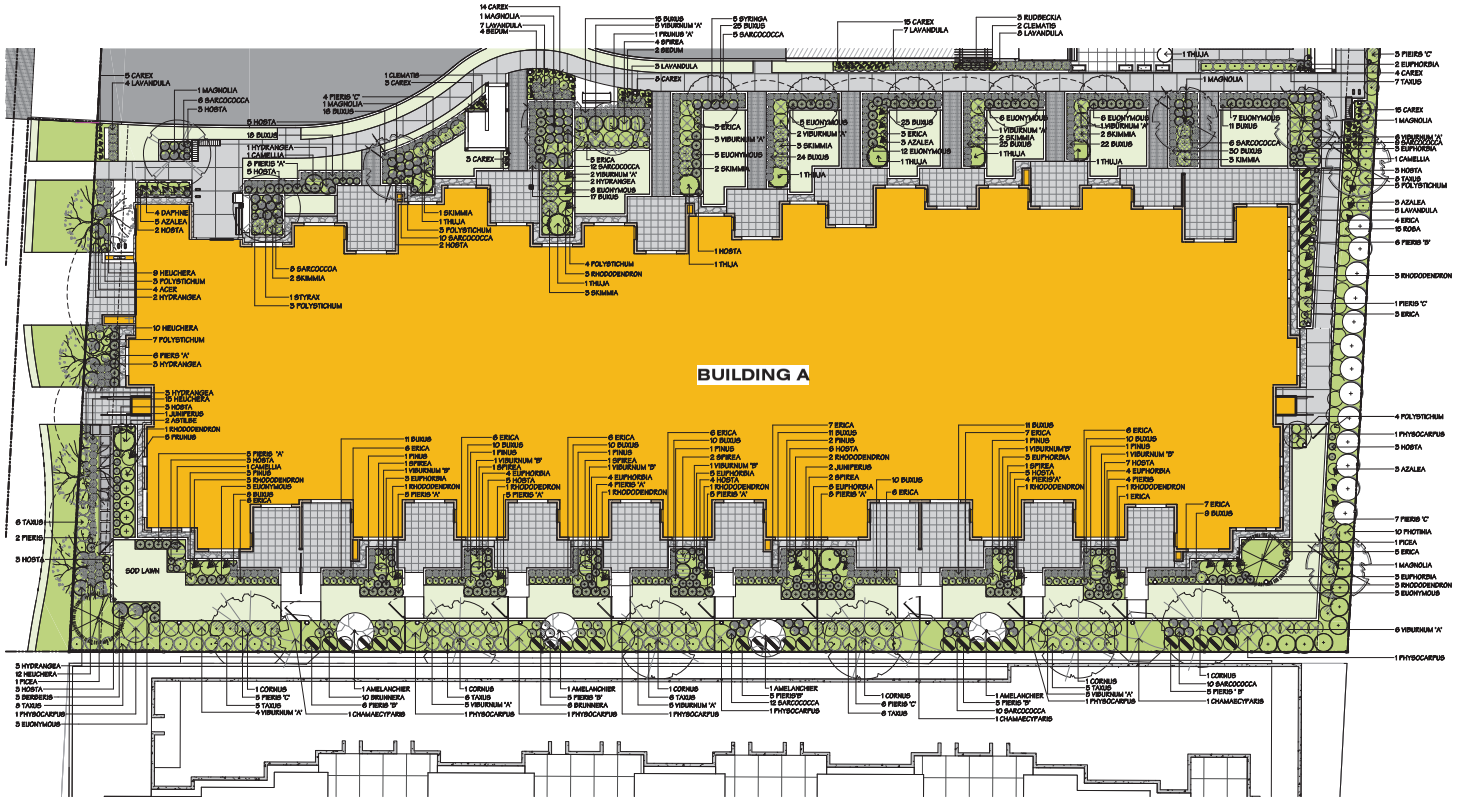
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PLANTING SCHEDULE- BUILDING A				
TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE				
	3	CHAMAECYPARIS NOOTKATENSIS PENDULA/ FALSE CYPRESS	3M	WB
	13	CUPRESSOCYPARIAS X LEYLANDII /LEYLAND CYPRESS	2.5M	WB
	11	JUNIPERUS SCOPULORUM BLUE ARROW/ BLUE ARROW JUNIPER	2.5M	WB
	2	PICEA OMORIKA /SIBERIAN SPRUCE	3M	WB
DECIDUOUS TREE				
	4	ACER PALMATUM 'BLOODGOOD'/ BLOODGOOD JAPANESE MAPLE	6CM CAL	WB
	4	AMELANCHIER CANADENSIS/ CANADIAN SERVICEBERRY	6CM CAL	WB
	6	CORNUS KOUSA SATOMII/ PINK FLOWERING DOGWOOD	6CM CAL	WB
	6	MAGNOLIA STELLATA ' GALAXY'/ GALAXY MAGNOLIA	6CM CAL	WB
	2	STYRAX JAPONICA/ SNOWBELL TREE	6CM CAL	WB
	5	SYRINGA VULGARIS / LILAC	6CM CAL	WB
'A'	1	PRUNUS AMANOGAWA/ AMANOGAWA CHERRY	6CM CAL	WB
SHRUB				
	14	AZALEA JAPONICA/ JAPANESE AZALEA	# 2 POT	
	318	BUXUS SEMPERVIRENS WINTER GEM/ DWARF BOXWOOD	# 2 POT	
	3	CAMELLIA JAPONICA/ JAPANESE CAMELLIA	# 5 POT	
	4	DAPHNE/ DAPHNE	# 3 POT	
	14	HYDRANGEA PANICULATA 'LIMELIGHT'/ LIMELIGHT HYDRANGEA	# 3 POT	
	34	LAVANDULA MUNSTEAD/ ENGLISH LAVANDER	# 2 POT	
	10	PHOTINIA FRASERII/ MALE/FEMALE PHOTINIA	# 5 POT	
	8	PHYSOCARPUS OPULIFOLIUS DIABLO/ NINEBARK	# 5 POT	
	12	PINUS MUGHO PUMILO / DWARF MUGHO PINE	# 3 POT	
	21	RHODODENDRON VAR./ RHODODENDRON	# 3 POT	
	86	SARCOCOCCA HUMILIS / DWARF SWEETBOX	# 2 POT	
	18	SKIMMIA RUSCIFOLIA / SKIMMIA	# 3 POT	
	14	SPIREA JAPONICA ' LITTLE PRINCESS'/ SPIREA	# 2 POT	
	58	TAXUS FASTIGIATA AUREOMARGINATA/ GOLDEN TAXUS	1.2MHT	
'A'	79	PIERIS JAPONICA CUPIDO/ CUPIDO LILY OF THE VALLEY SHRUB	# 2 POT	
'B'	32	PIERIS JAPONICA FOREST FLAME / MOUNTAIN FIRE LILY OF THE VALLEY SHRUB	# 3 POT	
'C'	28	PIERIS JAPONICA SILVER FLAME/ SILVER LILY OF THE VALLEY	# 2 POT	
'B'	5	PRUNUS LAUROCERSUS 'OTTO LUYKEN'/ ENGLISH LAUREL	# 2 POT	
'A'	45	VIBURNUM DAVIDII / DAVID'S VIBURNUM	# 2 POT	
'B'	6	VIBURNUM PLICATUM SUMMER SNOWFLAKE/ SNOWFLAKE VIBURNUM	# 3 POT	
TRAILING PLANTS AND PERENNIALS				
	2	ASTILBE	# 1 POT	
	67	CAREX MOROWII VARIEGATA/ VARIEGATED SEDGE GRASS	# 1 POT	
	3	CLEMATIS ARMANDII/ EVERGREEN CLEMATIS	# 2 POT	
	89	ERICA CARNEA KRAMER'S RED / KRAMER'S HEATHER	# 1 POT	
	33	EUONYMOUS FORTUNEII GAEITY/ WINTERCREEPER.	# 1 POT	
	39	EUPHORBIA/ SPURGE	# 2 POT	
	43	HEUCHERA/ CORAL BELLS	# 1 POT	
	81	HOSTA 'SUM AND SUBSTANCE'	# 1 POT	
	29	POLYSTICHUM/ SWORD FERN	# 2 POT	
	6	SEDUM AUTUMN JOY/ AUTUMN JOY SEDUM	# 1 POT	
	20	BRUNNERA MACROPHYLLA 'EMERALD MIST'/ EMERALD MIST BRUNNERA	# 1 POT	

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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J.22 Page 27

ENLARGED PLANTING PLAN A

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

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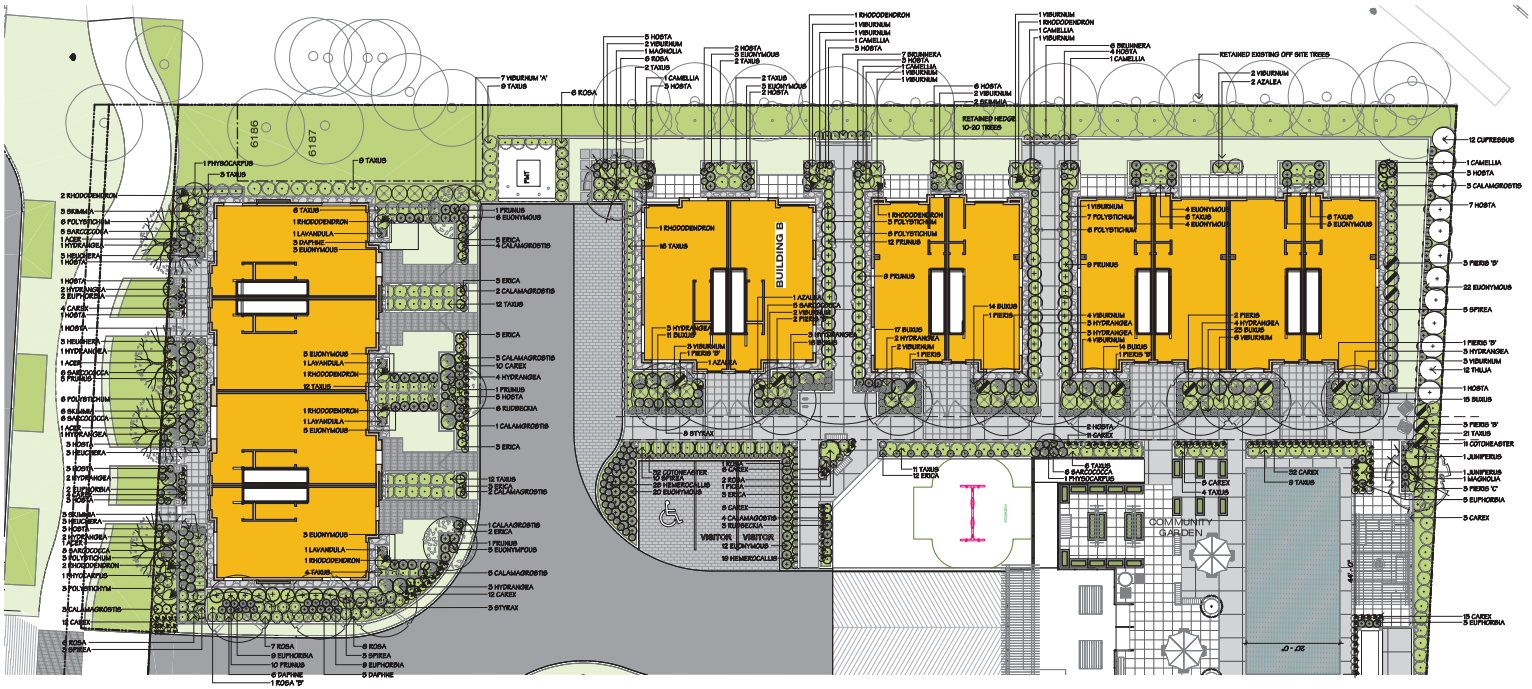
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PLANTING SCHEDULE- BUILDING B&C				
TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE				
	12	CUPRESSOCYPARIAS X LEYLANDII /LEYLAND CYPRESS	2.5M	WB
	5	JUNIPERUS SCOPULORUM BLUE ARROW/ BLUE ARROW JUNIPER	2.5M	WB
DECIDUOUS TREE				
	4	ACER PALMATUM 'BLOODGOOD'/ BLOODGOOD JAPANESE MAPLE	6CM CAL	WB
	2	MAGNOLIA STELLATA ' GALAXY'/ GALAXY MAGNOLIA	6CM CAL	WB
	11	STYRAX JAPONICA/ SNOWBELL TREE	6CM CAL	WB
'A'	3	PRUNUS AMANOGAWA/ AMANOGAWA CHERRY	6CM CAL	WB
SHRUB				
	2	AZALEA JAPONICA/ JAPANESE AZALEA	# 2 POT	
	110	BUXUS SEMPERVIRENS WINTER GEM/ DWARF BOXWOOD	# 2 POT	
	6	CAMELLIA JAPONICA/ JAPANESE CAMELLIA	# 5 POT	
	14	DAPHNE/ DAPHNE	# 3 POT	
	37	HYDRANGEA PANICULATA 'LIMELIGHT'/ LIMELIGHT HYDRANGEA	# 3 POT	
	4	LAVANDULA MUNSTEAD/ ENGLISH LAVANDER	# 2 POT	
	3	PHYSOCARPUS OPULIFOLIUS DIABLO/ NINEBARK	# 5 POT	
	7	PINUS MUGHO PUMILO / DWARF MUGHO PINE	# 3 POT	
	12	RHODODENDRON VAR./ RHODODENDRON	# 3 POT	
	48	SARCOCOCCA HUMILIS / DWARF SWEETBOX	# 2 POT	
	14	SKIMMIA RUSCIFOLIA / SKIMMIA	# 3 POT	
	21	SPIREA JAPONICA ' LITTLE PRINCESS'/ SPIREA	# 2 POT	
	148	TAXUS FASTIGIATA AUREOMARGINATA/ GOLDEN TAXUS	1.2MHT	
'B'	14	PIERIS JAPONICA FOREST FLAME / MOUNTAIN FIRE LILY OF THE VALLEY SHRUB	# 3 POT	
'C'	3	PIERIS JAPONICA SILVER FLAME/ SILVER LILY OF THE VALLEY	# 2 POT	
'B'	53	PRUNUS LAUROCERSUS 'OTTO LUYKEN'/ ENGLISH LAUREL	# 2 POT	
	40	ROSA FLOWER CARPET/ CARPET ROSE	# 3 POT	
	45	VIBURNUM DAVIDII / DAVID'S VIBURNUM	# 2 POT	
TRAILING PLANTS AND PERENNIALS				
	30	CALAMAGROSTIS /FEATHER REED GRASS	# 2 POT	
	120	CAREX MOROWII VARIEGATA/ VARIEGATED SEDGE GRASS	# 1 POT	
	45	COTONEASTER DAMMERII/COTONEASTER	# 1 POT	
	34	ERICA CARNEA KRAMERS RED / KRAMERS HEATHER	# 1 POT	
	100	EUONYMOUS FORTUNEII GAEITY/ WINTERCREEPER.	# 1 POT	
	33	EUPHORBIA/ SPURGE	# 2 POT	
	47	HEMEROCALLIS / DAY LILY	# 1 POT	
	12	HEUCHERA/ CORAL BELLS	# 1 POT	
	61	HOSTA 'SUM AND SUBSTANCE'	# 1 POT	
	42	POLYSTICHUM/ SWORD FERN	# 2 POT	
	13	BRUNNERA MACROPHYLLA 'EMERALD MIST/ EMERALD MIST BRUNNERA	# 1 POT	

LANDSCAPE ARCHITECTS BRITISH COLUMBIA SOCIETY REGISTERED MEMBER SCOTT WATSON 1391 2024-10-21

J.22 Page 28

ENLARGED PLANTING PLAN B

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE 1 : 150
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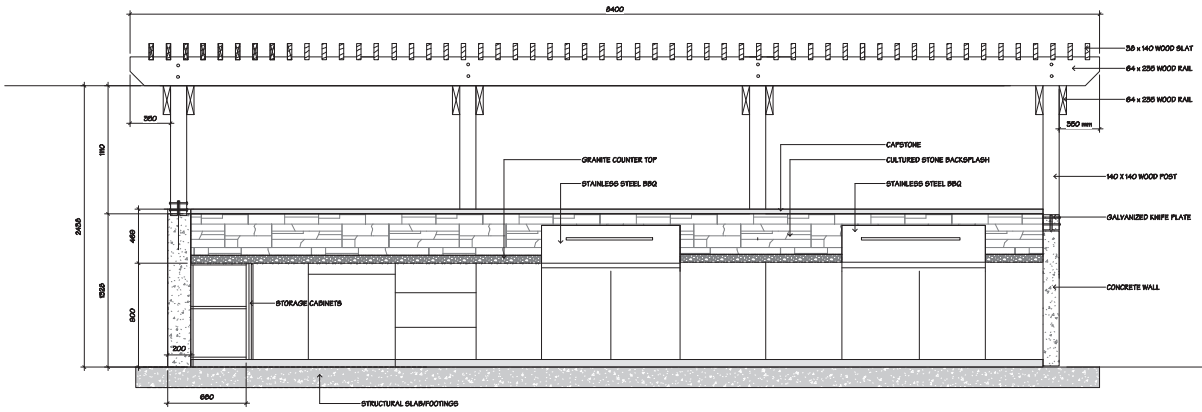
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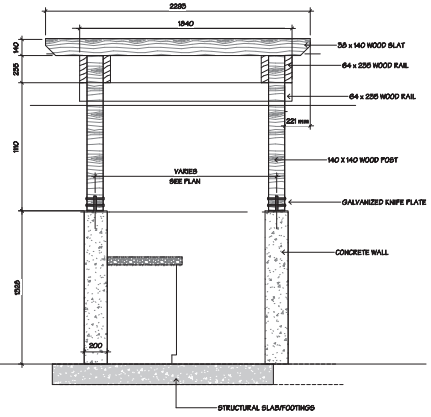
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V2S 2E2

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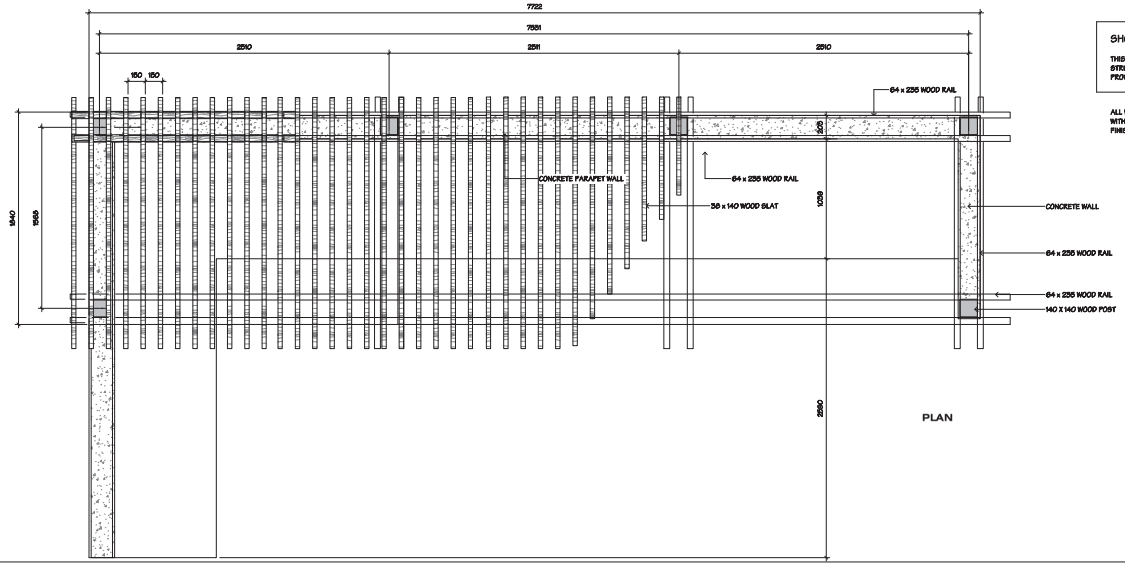
L2.2



ELEVATION



TYPICAL ELEVATION

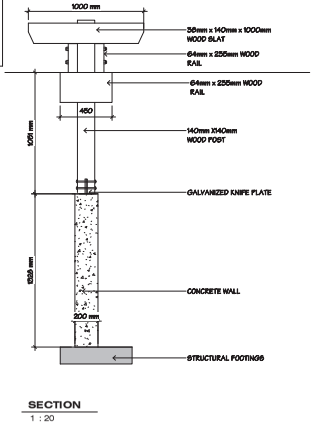


PLAN

SHOP DRAWINGS REQUIRED

THIS STRUCTURE REQUIRES REVIEW BY A STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

ALL WOOD TO BE NO. 1 CEDAR WITH 2 COATS OPAQUE STAIN FINISH



SECTION
1 : 20

1 BUILT IN BBQ WITH PERGOLA
1 : 20

ELEVATIONS AND SECTIONS

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE 1 : 20
JOB NO. 20111

2021.09.20

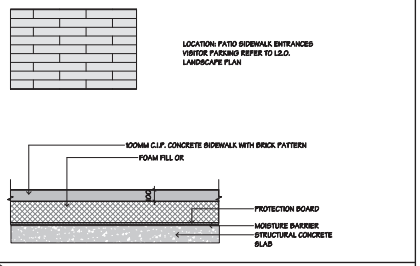
604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

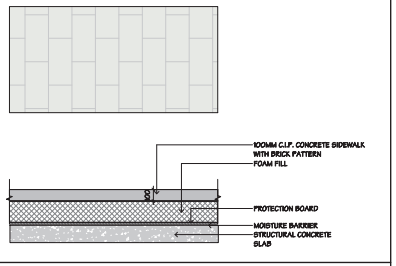
Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

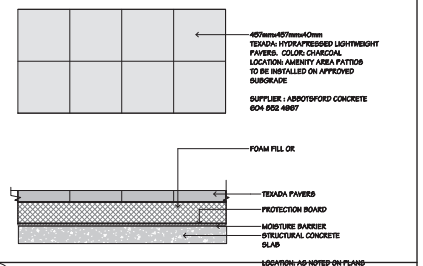
LANDSCAPE ARCHITECTS BRITISH COLUMBIA SOCIETY
REGISTERED MEMBER
SCOTT WATSON
1391
2021-10-21



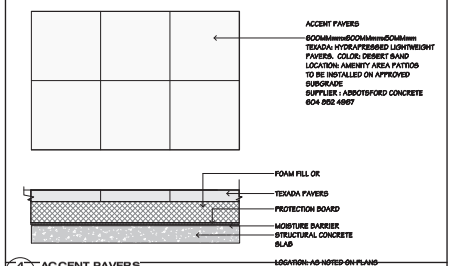
1 STAMPED CONCRETE ON SLAB
L4.0 N.T.S.



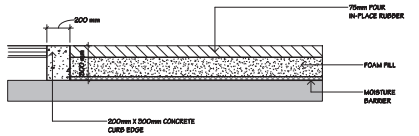
2 STAMPED CONCRETE VISITOR STALLS
L4.0 N.T.S.



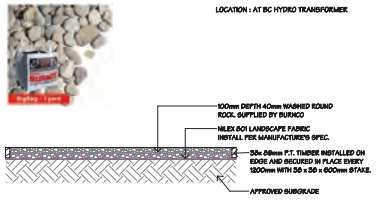
3 PAVERS
L4.0 N.T.S.



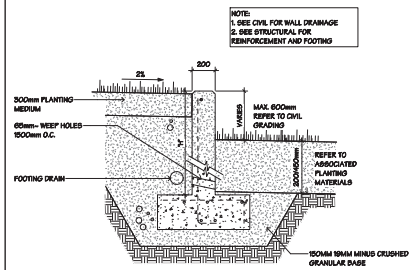
4 ACCENT PAVERS
L4.0 N.T.S.



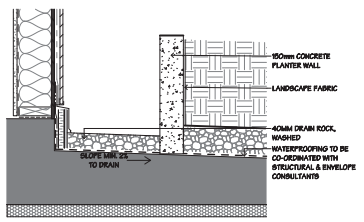
5 POUR IN PLACE RUBBER ON SLAB
L4.0 N.T.S.



6 RIVER ROCK
L4.0 N.T.S.

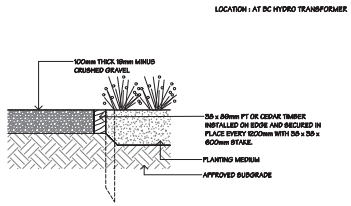


7 CONCRETE RETAINING WALL
L4.0 N.T.S.

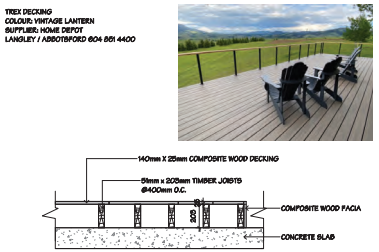


DRAIN ROCK @ EXTERIOR WALL/PLANTER

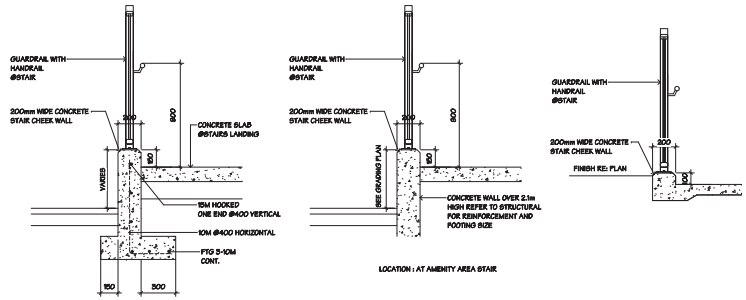
8 WALL
L4.0 N.T.S.



9 GRAVEL WITH TIMBER EDGE
L4.0 N.T.S.



10 COMPOSITE WOOD DECKING
L4.0 N.T.S.



11 CONCRETE STAIR CHEEK WALL (TYPICAL)
L4.0 N.T.S.

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
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1091
2024-10-21

J.22 Page 30

DETAILS

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE As indicated
JOB NO. 20111

2021.10.18

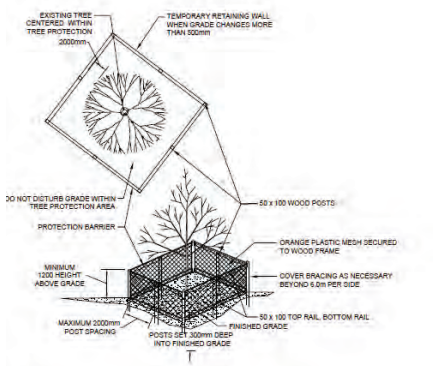
604 793 9445
soarchitects.com

Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

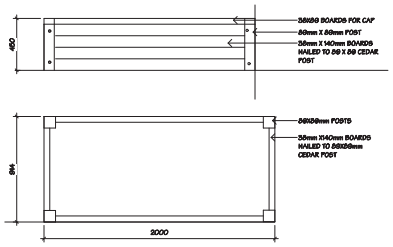
station one architects

L4.0



NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST / LANDSCAPE ARCHITECT.

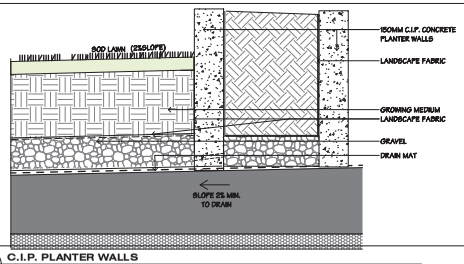
1 TREE PROTECTION FENCE DETAIL
L4.1 N.T.S.



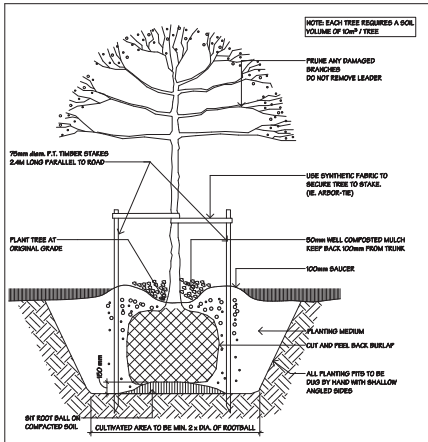
NOTE:
1. ALL TIMBER TO BE NO 1, WESTERN RED CEDAR WITH 846 CIM 2 COATS OF CLEAR SIKKENS 12.5 SYSTEM FINISH. SUBMIT SAMPLE OF FINISHED WOOD FOR APPROVAL.
2. ALL EXPOSED HARDWARES TO BE GALVANIZED FINISH FASTENED TOGETHER WITH 76MM LENGTH WOOD SCREWS



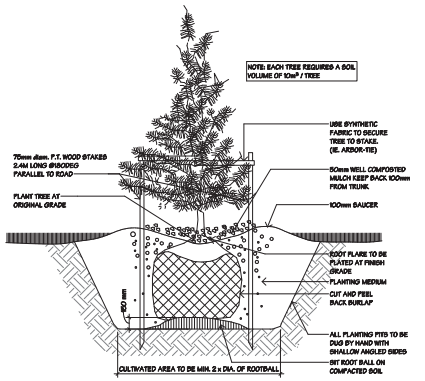
2 GARDEN PLOT DETAIL
L4.1 N.T.S.



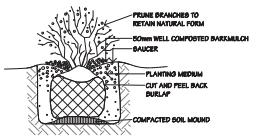
3 C.I.P. PLANTER WALLS
L4.1 N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



CONIFEROUS TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

ASLA BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER SCOTT WATSON 1091
2024-10-21

J.22 Page 31

DETAILS- PLANTING AND SOFT LANDSCAPING

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE As indicated
JOB NO. 20111

2021.10.18

604 793 9445
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Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

L4.1



BAYVIEW PARK BENCH
MODEL NO:
POWDERCOATED ALUMINUM FRAME
COL:BLACK
RECYCLED PLASTIC SLATS - COL WALNUT
WISHBONE SITE FURNISHINGS
1866 626 0476
SURFACE MOUNT

1 PARK BENCH
L4.2 N.T.S.



VINCENT BACKLESS BENCH
MODEL NO : VSB 6
POWDERCOATED ALUMINUM FRAME
COL: BLACK
KEPLAST WOOD SEAT COLOUR : WALNUT
SURFACE MOUNT
WISHBONE SITE FURNISHINGS, LANGLEY , BC
TEL NO: 866 -626-0476

2 BACKLESS BENCH
L4.2 N.T.S.



URBAN FORM EASY ACCESS WASTE RECEPTACLE
MODEL NO: UFEATR-30
POWDER COATED ALUMINUM FRAME
COL: BLACK,
RECYCLED LFASTIC SLATS
COL: WALNUT
SURFACE MOUNT
WISHBONE SITE FURNISHINGS
TEL: 866-626-0476
QTY:

3 WASTE RECEPTACLE
L4.2 N.T.S.



WEST COAST 2 SPACE BIKE RACK
MODEL NO: WCBR-07
940MMW 10MM 925MM
POWDERCOATED ALUMINUM FRAME
COL: TEXTURED BLACK
RECYCLED WOOD SLATS COL: WALNUT
SUPPLIER : WISHBONE SITE FURNISHINGS
TEL 866 626 0476

4 2-SPACE BIKE RACK
L4.2 N.T.S.



SAFAVIEH MOPANI PATIO CHAIR /
ADIRONDACK CHAIR
MODEL NO: PAT6700D
COLOUR: TEAL
SUPPLIER : HOME DEPOT , LANGLEY
1804 814 1706

5 ADIRONDACK CHAIR
L4.2 N.T.S.



STORAGE BOX WITH BENCH SEAT
MODEL NO: KETER # 17197291
1050 X724 X 525 mm (3X2X1FT)
COLOUR ESPRESSO BOWN
SUPPLIER: HOME DEPOT
LANGLEY, BC
1804 814 1706

6 STORAGE BOX WITH BENCH SEAT
L4.2 N.T.S.



RUTHERFORD PICNIC TABLE
MODEL NO : RPT-6 (REG)
POWDERCOATED METAL FRAME COL: BLACK
KEPLAST WOOD SLATS COL: SAND
SURFACE MOUNT
WISHBONE SITE FURNISHINGS
1866 626 0476, LANGLEY , BC

7 PICNIC TABLE
L4.2 N.T.S.



NEWPORT ROUND GFRC LIGHTWEIGHT PLANTERS
SIZES:
1219mmX762mmX610mm (40LB) - TREES
COLOR: FLAGSTONE
SUPPLIER: BARKMAN, VANCOUVER 1800 461 2276

8 ROUND PLANTER
L4.2 N.T.S.



CUBE GRFC LIGHTWEIGHT PLANTER BY BARKMAN
SIZES: CUBE RECTANGULAR 914MM X 406MM X 610MMHT
COLOUR : FLAGSTONE
QUANTITY 4
SUPPLIER: BARKMAN, VANCOUVER 1800 461 2276

9 RECTANGULAR PLANTER
L4.2 N.T.S.



PICKLE BALL COURT
REMOVABLE NET AND FRAME
SUPPLIER RECTEC INDUSTRIES
1800 667 5141

10 PICKLE BALL COURT FRAME AND NET
L4.2 N.T.S.



KOMPAN GALAXY
SPICA 1 SPINNER
MODEL NO GXY3014
COL : GREENBLUE
SURFACE MOUNT
RECTEC INDUSTRIES
1800 667 5141

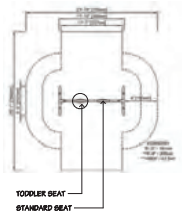
11 SPICA SPINNER
L4.2 N.T.S.



1 TODDLER SEAT



SWING , 2134MM HT (7FT)
BY KOMPAN
MODEL NO : KSN 83001
SURFACE MOUNT 900MM
SUPPLIER : RECTEC INDUSTRIES
1800 667 5141



12 SWING
L4.2 N.T.S.

OUTSIDE DIMENSIONS (ASSEMBLED)
1524 X 1524 X 400mm

INSIDE DIMENSIONS 614.45 X 614.45 X 400mm

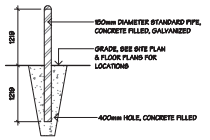
FIRE PIT LINER 762 X 762 X 409.7mm

SPARK ARRESTOR 584.2X584.2mm



ARCHITEXTURES FIRE PIT BY BURNCO
WITH GAS INSERT
SUPPLIER: BURNCO LANDSCAPE SUPPLIES
604 534 2700, LANGLEY , BC

13 FIRE PIT
L4.2 N.T.S.



14 TYPICAL BOLLARD
L4.2 N.T.S.



MODENA PATH LIGHT
WISHBONE INDUSTRIES

A- PATH LIGHT



B- WALL LIGHT



C- SPOT LIGHT

REFER TO ELECTRICAL FOR
TYPE/ MODEL AND LOCATIONS ON SITE
ALL LIGHTING TO BE LED.

15 LANDSCAPE LIGHTING
L4.2 N.T.S.

J.22 Page 32

DETAILS- SITE FURNISHINGS

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE As indicated
JOB NO. 20111

2021.10.18

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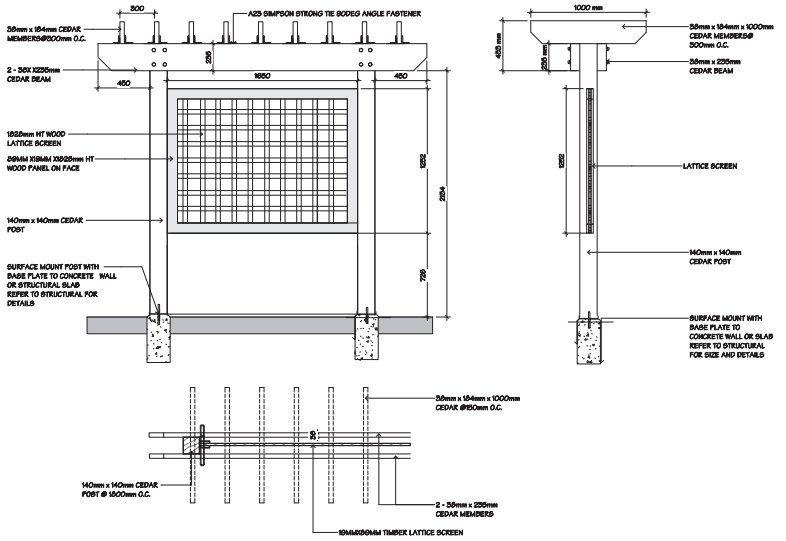
Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

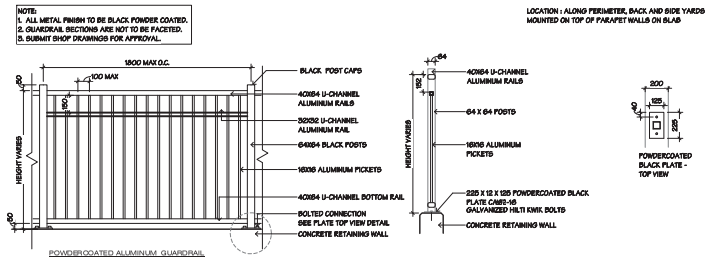
station one architects

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT WATSON
1391
2021-10-21

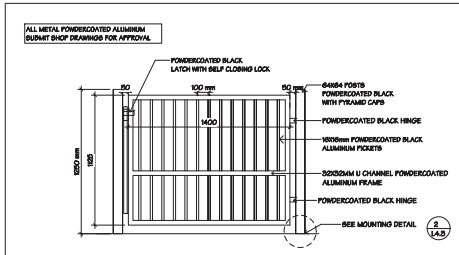
L4.2



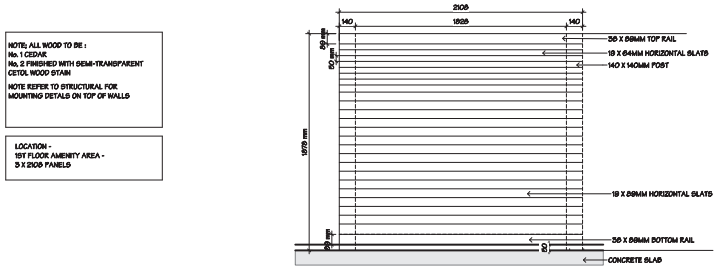
1 L4.3 **ARBOUR WITH SCREEN FENCE**
N.T.S.



2 L4.3 **GUARDRAIL (TYPICAL)**
N.T.S.



3 L4.3 **METAL GATE**
N.T.S.



4 L4.3 **WOOD SCREEN FEATURE WALL**
N.T.S.



5 L4.3 **PERGOLA**
N.T.S.

LANDSCAPE ARCHITECTS BRITISH COLUMBIA SOCIETY OF REGISTERED MEMBER SCOTT WATSON 1091
2021-10-21

DETAILS-ARBOURS AND FENCES

83RD AVENUE RESIDENCES

20932 & 20958 83RD AVENUE, LANGLEY, BC

SCALE As indicated
JOB NO. 20111

2021.10.18

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Abbotsford
203-2190 W. Railway St
V2S 2E2

station one architects

L4.3

J.22 Page 33

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DEOL) BYLAW 2021 NO. 5743

EXPLANATORY NOTE

Bylaw 2021 No. 5743 rezones the property located at 6869 – 210 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 18 Townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DEOL) BYLAW 2021 NO. 5743

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 (Deol) Bylaw 2021 No. 5743”.

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

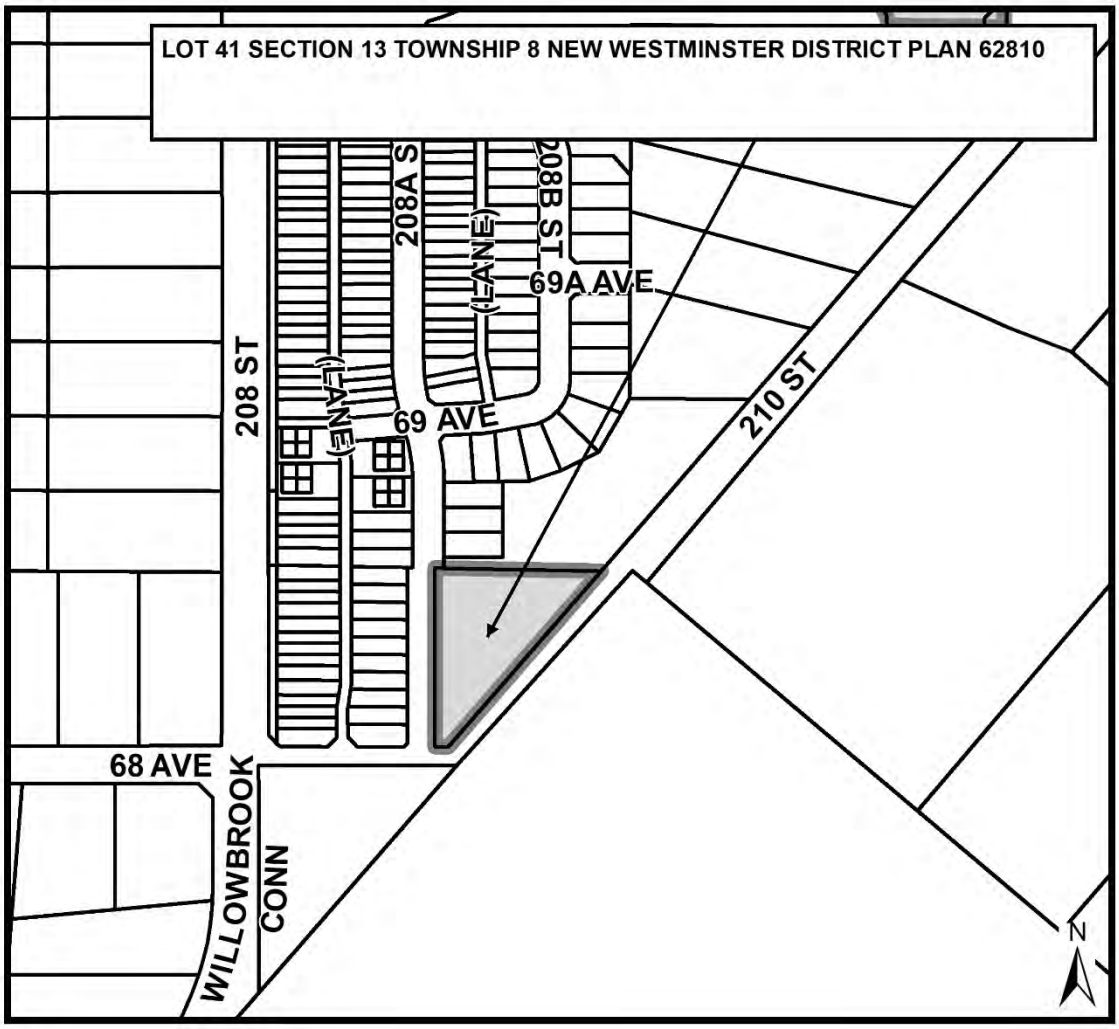
   Lot 41 Section 13 Township 8 New Westminster District Plan 62810

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

READ A FIRST TIME the	04	day of	October	, 2021
READ A SECOND TIME the	04	day of	October	, 2021
NOTICE WAS ADVERTISED the	7, 14	day of	October	, 2021
READ A THIRD TIME the	25	day of	July	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5743



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ATTACHMENT A

Development Permit No. 101160

This Permit is issued this _____ day of _____, 2021 to:

1. NAME: Paul Deol

   ADDRESS: 6869 – 210 Street
   Langley, BC V2Y 2R7

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 41 Section 13 Township 8 NWD Plan 62810
   CIVIC ADDRESS: 6869 – 210 Street

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

   a. Building plans being in substantial compliance with Attachment A - Schedule “A”; and
   b. Landscape plans being in substantial compliance with Attachment A - Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements.

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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   c. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
   d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

22-2033 : North East Gordon Estates Townhouse Residences

RE-ISSUED FOR REZONING / DEVELOPMENT PERMIT - SEPTEMBER 18, 2023

PREVIOUS PACKAGE SUMITTED FOR REZONING / DEVELOPMENT PERMIT ON MARCH 17, 2023

ADDRESS: 6869 -210 STREET, TOWNSHIP OF LANGLEY, B.C.

LEGAL DESCRIPTION: LOT 41 SECTION 13 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 62810



DIRECTORY

ARCHITECT
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VDZ+A LANDSCAPE ARCHITECTURE
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CLIENT
PAUL DEOL
6869 210 STREET
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PROJECT STATS

CIVIC ADDRESS	LEGAL DESCRIPTION	ZONING
6869 210 Street Township of Langley, V2Y 2R7	Lot 41 Section 13 Township 8 New Westminster District Plan 62810 PID 005-174-961	CD-151 COMPREHENSIVE DEVELOPMENT

SITE AREA

HECTARES	ACRES	SQUARE FEET	SQUARE METRES
0.417	1.14	44858.4 ft²	4183.41 m²

SITE COVERAGE

SITE AREA	BUILDING FOOTPRINT	ALLOWED COVERAGE	PROPOSED COVERAGE	BY LAW REFERENCE
44858.4 ft²	17582.77 ft²	45%	39%	AS PER BY LAW 2600, SECTION 103F.3

BUILDING DATA

BUILDING HEIGHT - PROPOSED	DENSITY - PROPOSED (15.8 UPA)	FRONT SETBACK (STREET) - PROPOSED	SIDE SETBACK (NORTH) - PROPOSED	BY LAW REFERENCE
3 STOREYS	66 UNITS	5.18 m	3.07 m	

BUILDING HEIGHT - REQUIRED	DENSITY - REQUIRED (16-22 UPA)	FRONT SETBACK (STREET) - REQUIRED	SIDE SETBACK (NORTH) - REQUIRED	BY LAW REFERENCE
3 STOREYS	66 UNITS	2.00 m	3.00 m	Variance

RESIDENTIAL UNITS GROSS AREA

UNIT TYPE	DESCRIPTION	Average Unit Area (SF)	Average Unit Area (SM)	#OF UNITS	Total Unit Type Area (SF)	Total Unit Type Area (SM)
UNIT B1	3 BED + 3 BATH + DEN	2094.01 ft²	194.54 m²	2	4188.01 ft²	389.08 m²
UNIT B2	3 BED + 3 BATH + DEN	2061.06 ft²	193.34 m²	1	2061.06 ft²	193.34 m²
UNIT B3	3 BED + 3 BATH + DEN	2105.09 ft²	195.19 m²	1	2105.09 ft²	195.19 m²
UNIT B4	3 BED + 3 BATH + DEN	2273.45 ft²	211.21 m²	1	2273.45 ft²	211.21 m²
UNIT C1	3 BED + 3 BATH	2050.07 ft²	190.53 m²	1	2050.07 ft²	190.53 m²
UNIT D1	3 BED + 2 BATH + DEN	2235.43 ft²	207.12 m²	6	13376.59 ft²	1242.73 m²
UNIT D2	3 BED + 2 BATH + DEN	2294.68 ft²	213.16 m²	2	4589.37 ft²	426.37 m²
UNIT D3	3 BED + 2 BATH + DEN	2332.34 ft²	216.66 m²	1	2332.34 ft²	216.66 m²
UNIT E1	4 BED + 3 BATH + DEN	2945.61 ft²	354.6 m²	1	2745.61 ft²	255.06 m²
UNIT F1	2 BED + 3 BATH	1873.60 ft²	174.07 m²	1	1873.60 ft²	174.07 m²
UNIT F2	3 BED + 3 BATH +DEN	2071.76 ft²	192.47 m²	1	2071.76 ft²	192.47 m²
TOTAL				18	39953.69 ft²	3698.73 m²

RESIDENTIAL UNITS NET AREA (EXCLUDING GARAGES)

UNIT TYPE	DESCRIPTION	Total Unit Type Area (excluding garage) (SF)	Total Unit Type Area (excluding garage) (SM)	#OF UNITS	Average Unit Area (excluding garage) (SF)	Average Unit Area (excluding garage) (SM)
UNIT B1	3 BED + 3 BATH + DEN	3291.94 ft²	305.83 m²	2	1663.22 ft²	154.52 m²
UNIT B2	3 BED + 3 BATH + DEN	1618.60 ft²	150.37 m²	1	1618.60 ft²	150.37 m²
UNIT B3	3 BED + 3 BATH + DEN	1638.60 ft²	151.96 m²	1	1638.60 ft²	151.96 m²
UNIT B4	3 BED + 3 BATH + DEN	1792.61 ft²	166.54 m²	1	1792.61 ft²	166.54 m²
UNIT C1	3 BED + 3 BATH	1534.28 ft²	142.54 m²	1	1534.28 ft²	142.54 m²
UNIT D1	3 BED + 2 BATH + DEN	1108.46 ft²	102.96 m²	6	1841.46 ft²	171.09 m²
UNIT D2	3 BED + 2 BATH + DEN	3655.29 ft²	339.52 m²	2	1962.69 ft²	178.77 m²
UNIT D3	3 BED + 2 BATH + DEN	1940.22 ft²	180.28 m²	1	1940.22 ft²	180.28 m²
UNIT E1	4 BED + 3 BATH + DEN	2163.06 ft²	201.04 m²	1		
UNIT F1	2 BED + 3 BATH	1503.15 ft²	139.36 m²	1	1403.15 ft²	130.36 m²
UNIT F2	3 BED + 3 BATH +DEN	1654.12 ft²	142.82 m²	1	1554.12 ft²	142.82 m²
TOTAL		31745.19 ft²	2948.22 m²	18		

F.A.R CALCULATIONS

Total FAR Area (SF)	Site Area	FAR
31745.19 ft²	44858.50 ft²	0.71

Unit Mix

DESCRIPTION	# OF UNITS	Percentage
2 BED + 2 BATH + 2 DEN	1	6%
2 BED + 3 BATH + DEN	1	6%
3 BED + 2 BATH + DEN	8	44%
3 BED + 3 BATH	1	6%
3 BED + 3 BATH + DEN	6	33%
4 BED + 3 BATH + DEN	1	6%
Total Area	18	100%

FOOTPRINT PER BUILDING

BUILDINGS	AREA	Coverage Ratio
CLUSTER 1A	2270.29 ft²	5%
CLUSTER 1B	1939.47 ft²	4%
CLUSTER 2	3146.56 ft²	7%
CLUSTER 3	5309.80 ft²	12%
CLUSTER 4	5096.16 ft²	12%
	17962.28 ft²	39%

Amenity Areas

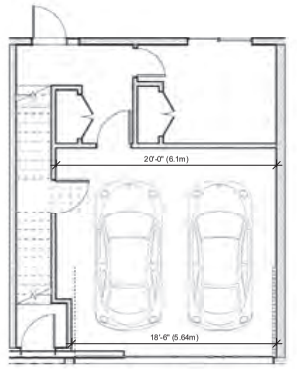
NAME	AREA	METRIC
AMENITY SPACE 1	911.07 ft²	75.35 m²
AMENITY SPACE 2	966.53 ft²	89.41 m²
TOTAL	1876.60 ft²	165.76 m²

PARKING SCHEDULE

TYPE	BYLAW REFERENCE	PROPOSED	REQUIRED
Adjustable	AS PER OCP SECTION 2.2) 2.2.1	1	1 Space per each adaptable unit
Standard	AS PER BY LAW 2600, SECTION 107.3) a) i)	35	2 Spaces per dwelling unit 2 stall x 18 units = 36
Visitor Accessible	BY LAW 2600 SECTION 1031.4 / REZONING BY LAW No. 5763 (Deed / 6869 -210 street)	1	1 per every 10 to 50 stalls
Visitor Small	BY LAW 2600 SECTION 1031.4 / REZONING BY LAW No. 5763 (Deed / 6869 -210 street)	1	20% of the required visitor parking may be small parking
Visitor Standard	BY LAW 2600 SECTION 1031.4 / REZONING BY LAW No. 5763 (Deed / 6869 -210 street)	2	1 space per 9 dwelling units 0.2 stall x 18 units = 3.6 (4)
Driveway Apron		11	
TOTAL		51	Total Required = 40

ARCHITECTURAL SHEET LIST

REF NUMBER	SHEET NAME
A000	COVER
A100	SITE PLAN
A201	CLUSTER 1 LEVEL 1 & LEVEL 2
A201	CLUSTER 1 EAST & WEST ELEVATIONS
A202	CLUSTER 1 NORTH & SOUTH ELEVATIONS
A203	CLUSTER 1A & 1B NORTH & SOUTH ELEVATIONS
A203	CLUSTER 2 LEVEL 1 & LEVEL 2
A204	CLUSTER 2 LEVEL 3 & ROOF
A204	CLUSTER 2 NORTH & SOUTH ELEVATIONS
A205	CLUSTER 2 EAST & WEST ELEVATIONS
A205	CLUSTER 3 LEVEL 1 & LEVEL 2
A206	CLUSTER 3 LEVEL 3 & ROOF
A206	CLUSTER 3 NW & NE ELEVATIONS
A207	CLUSTER 3 SW & NE ELEVATIONS
A207	CLUSTER 4 LEVEL 1 & LEVEL 2
A208	CLUSTER 4 LEVEL 3 & ROOF
A208	CLUSTER 4 NW & SE ELEVATIONS
A209	CLUSTER 4 SW & NE ELEVATIONS



1 **Typical Garage Dimension Copy 1**
SCALE: 3/16" = 1'-0"

APLIN MARTIN
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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:
CENTRAL GORDON. TOWNHOUSES

PROJECT ADDRESS:
6869-210 Street
Township of Langley

DRAWING:
COVER DP

PROJECT NO.: 22-2033
SCALE: As indicated
DRAWN BY: PS
REVIEW BY: Checker
DWG NO.: A000

SCHEDULE J.3



1 **Site Plan**
SCALE: 1/16" = 1'-0"

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SEAL:

CONSULTANTS:

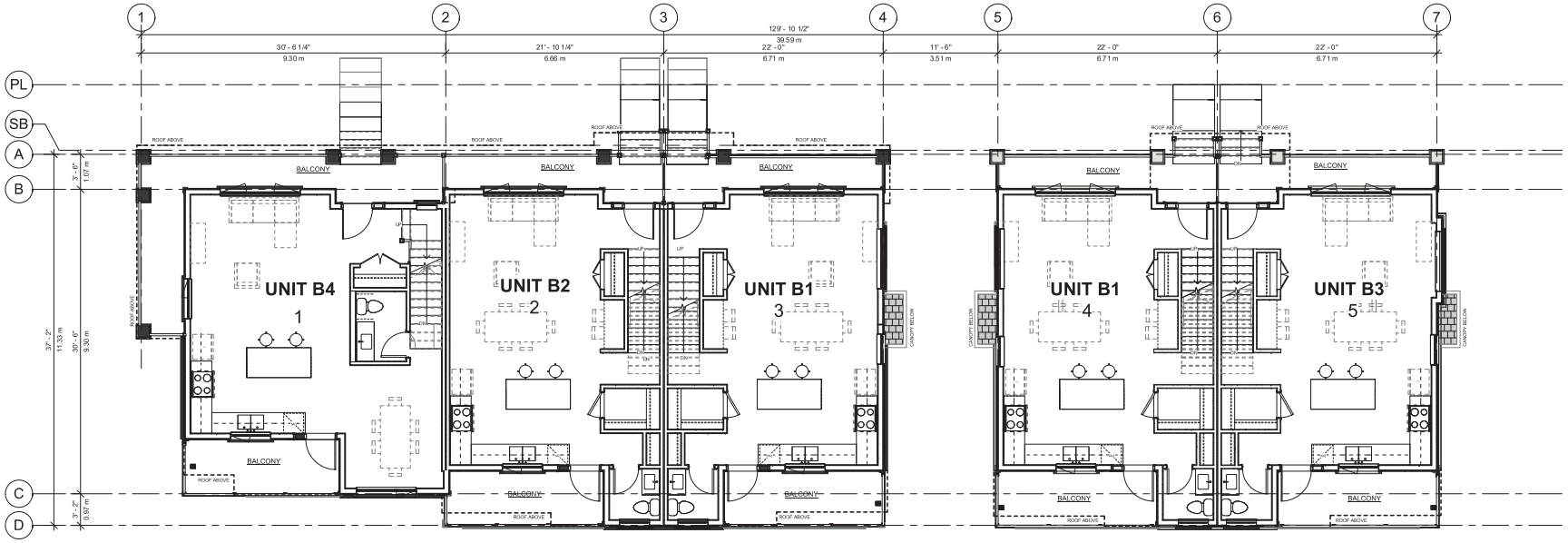
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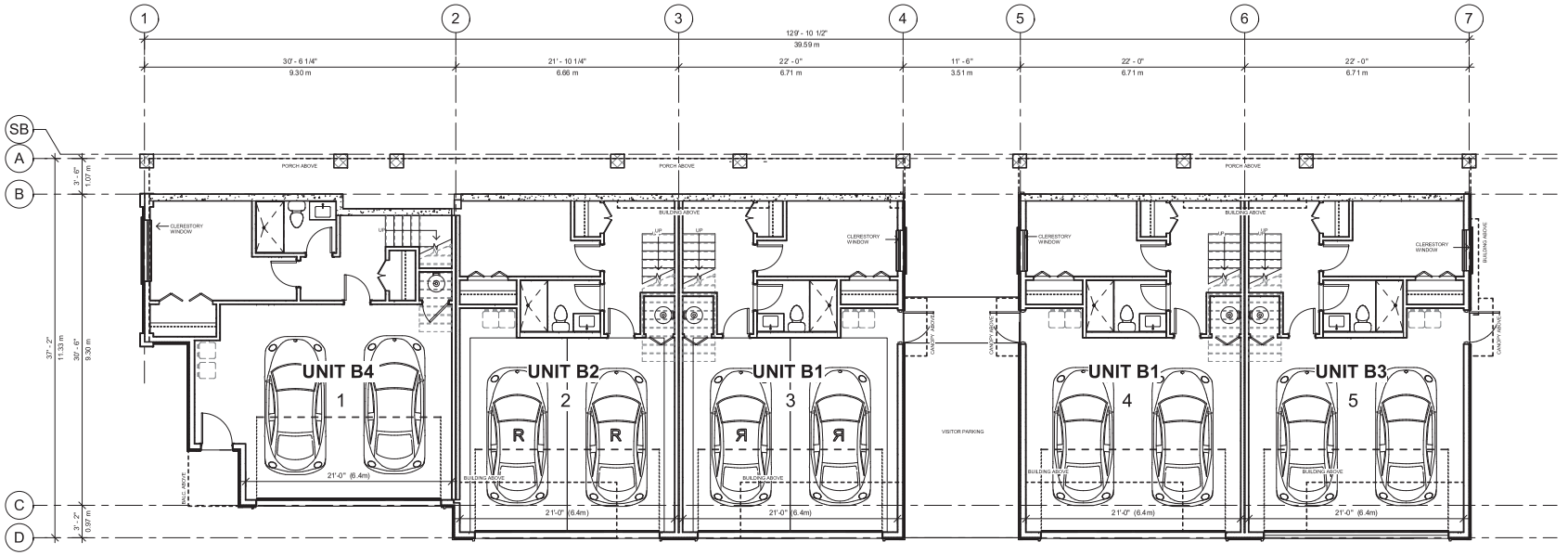
PROJECT NAME:
CENTRAL GORDON. TOWNHOUSES

PROJECT ADDRESS:
6869-210th St.
Township of Langley

DRAWING TITLE:
Site Plan J.3

PROJECT NO: 22-2033 DRAWN BY: AE
SCALE: As indicated REVIEW BY: AE
DWG NO: A100





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GENERAL NOTES:

NO.	ISSUE	Y/M/D

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

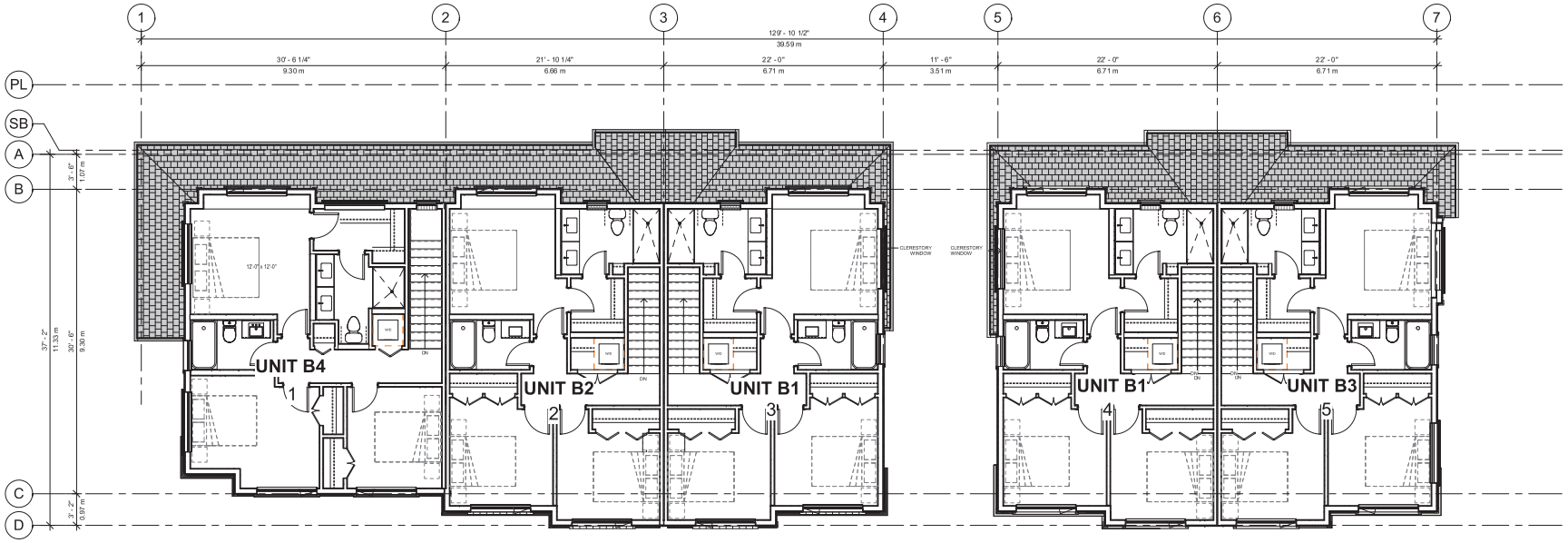
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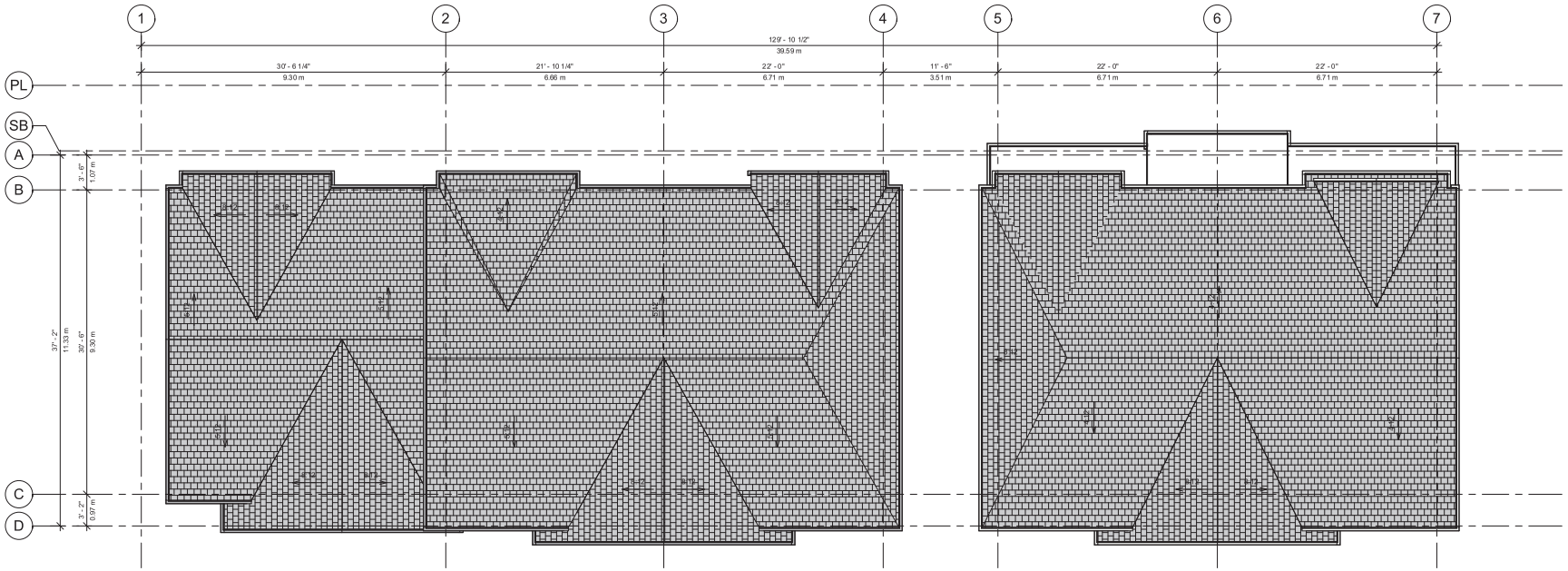
CLUSTER 1 LEVEL 1 & LEVEL 2

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A201





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PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

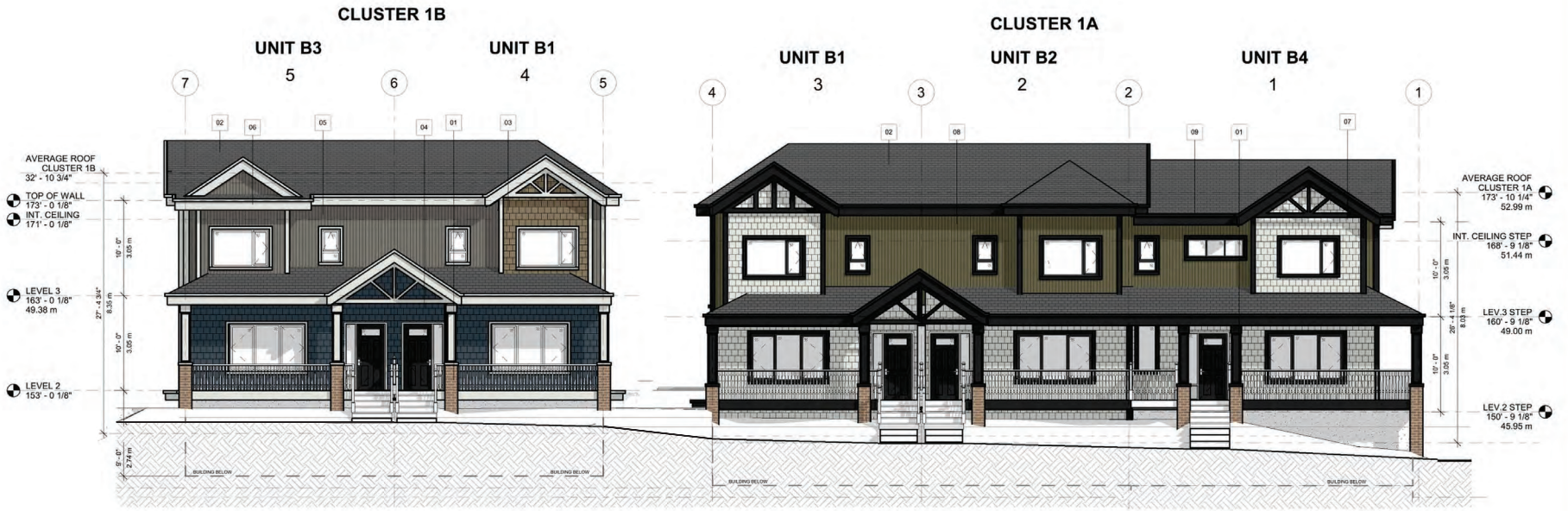
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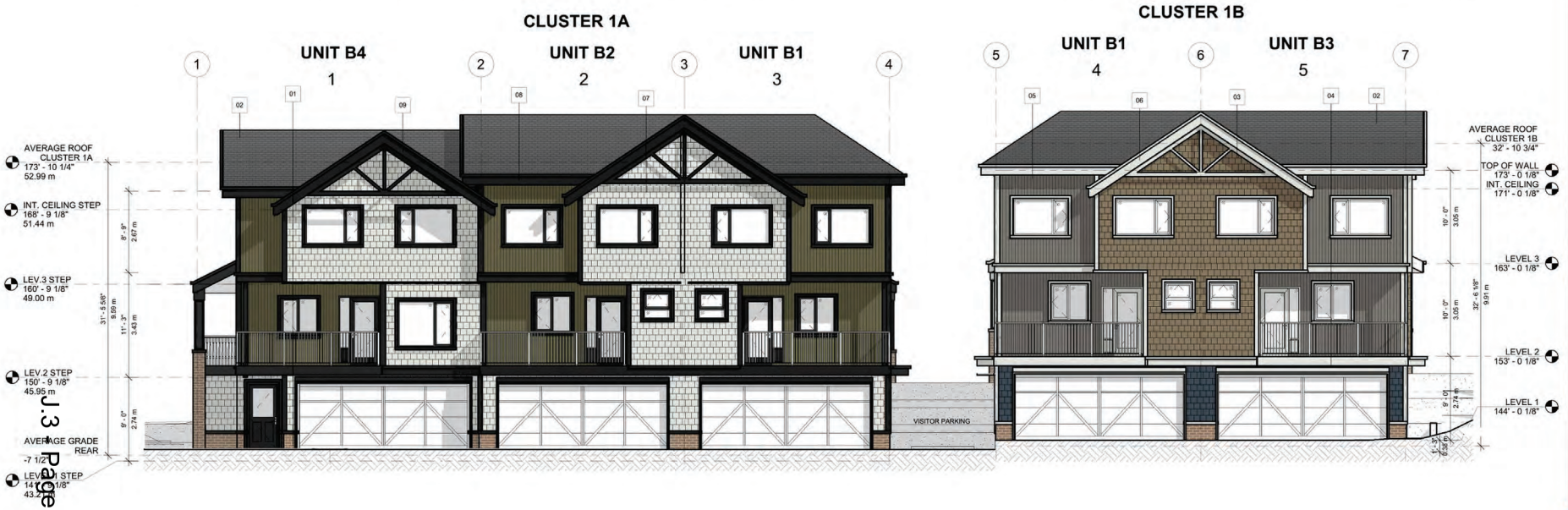
CLUSTER 1 LEVEL 3 & ROOF

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A202





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PROJECT NAME:
NORTH EAST GORDON

PROJECT ADDRESS:
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TOWNSHIP OF LANGLEY, BC

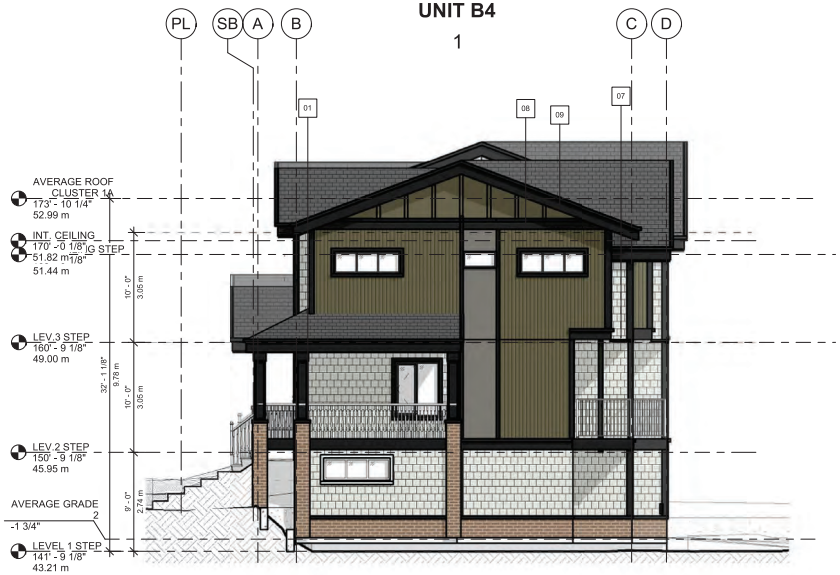
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CLUSTER 1 EAST & WEST ELEVATIONS

PROJECT NO: 22-2033
DRAWN BY: Author
SCALE: 3/16" = 1'-0"
REVIEW BY: Checker
DWG NO: A301

CLUSTER 1A

UNIT B4

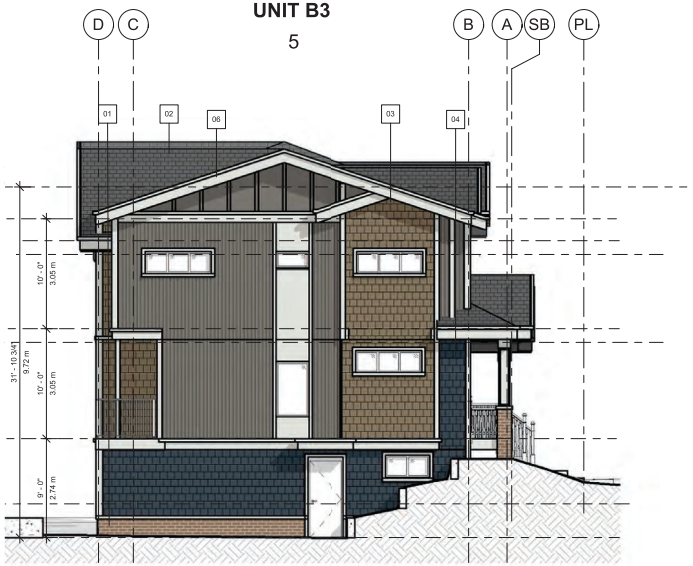
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CLUSTER 1B

UNIT B3

5



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GENERAL NOTES:

NO.	ISSUE	Y/M/D

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CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

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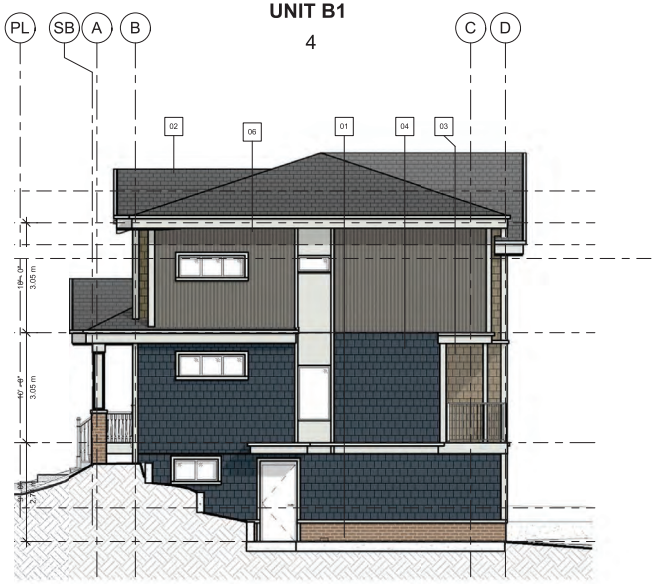
CLUSTER 1 NORTH & SOUTH ELEVATIONS

J.3

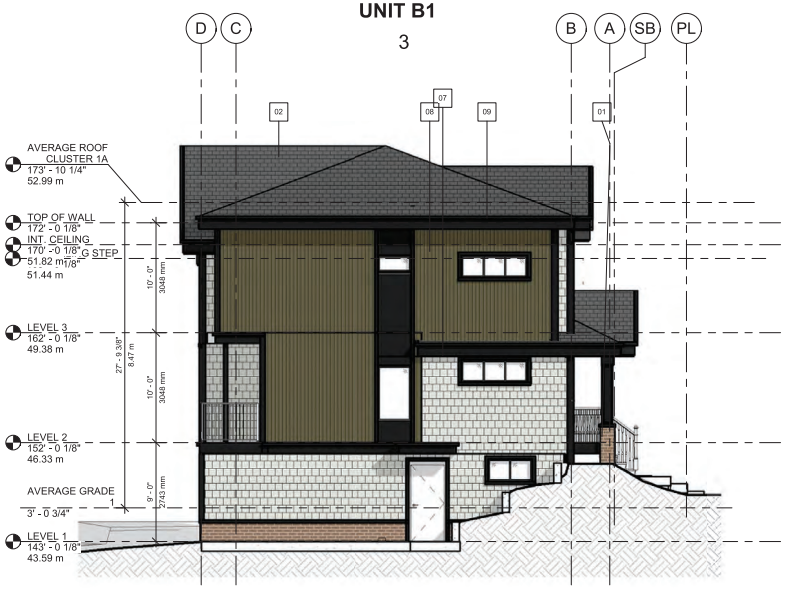
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DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A302

CLUSTER 1B
UNIT B1
4



CLUSTER 1A
UNIT B1
3



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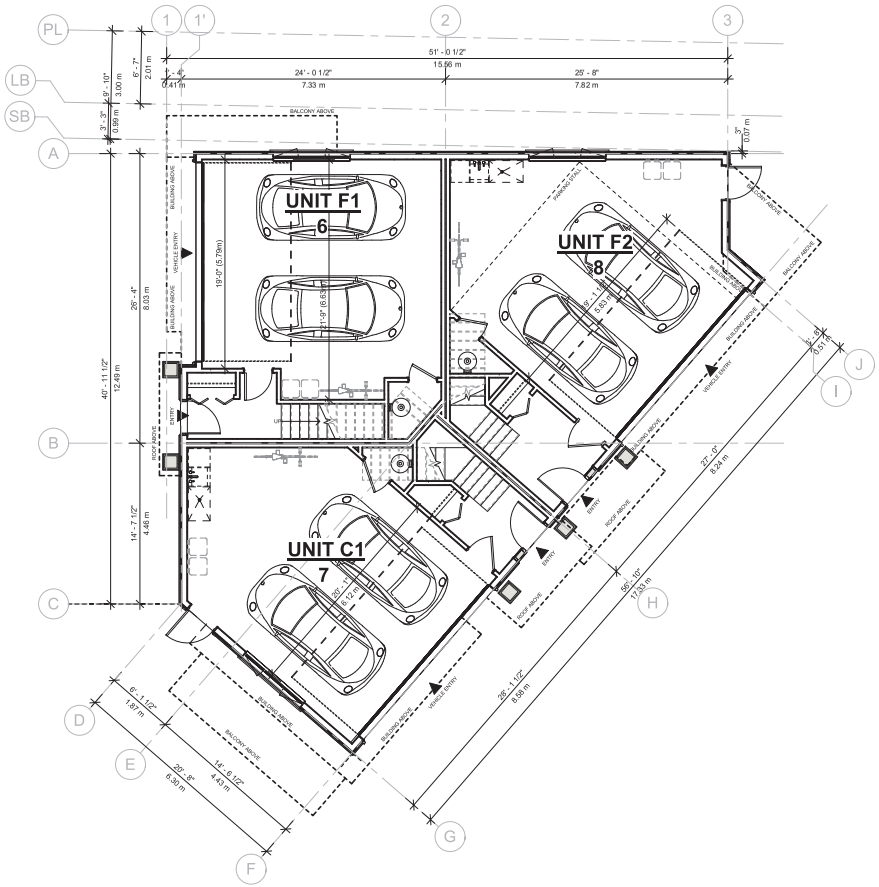
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NORTH EAST GORDON

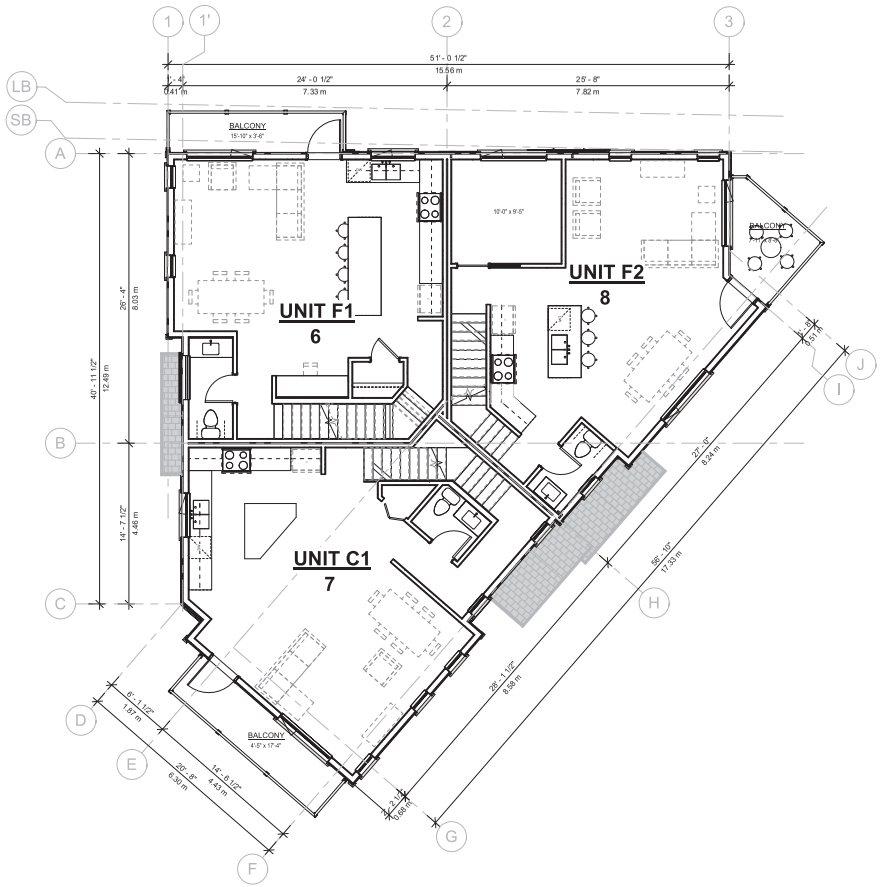
PROJECT ADDRESS:
6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 1A&1B NORTH & SOUTH ELEVATIONS

J.3

PROJECT NO: 22-2033
DRAWN BY: Author
SCALE: 3/16" = 1'-0"
REVIEW BY: Checker
DWG NO: A303





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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:
NORTH EAST GORDON

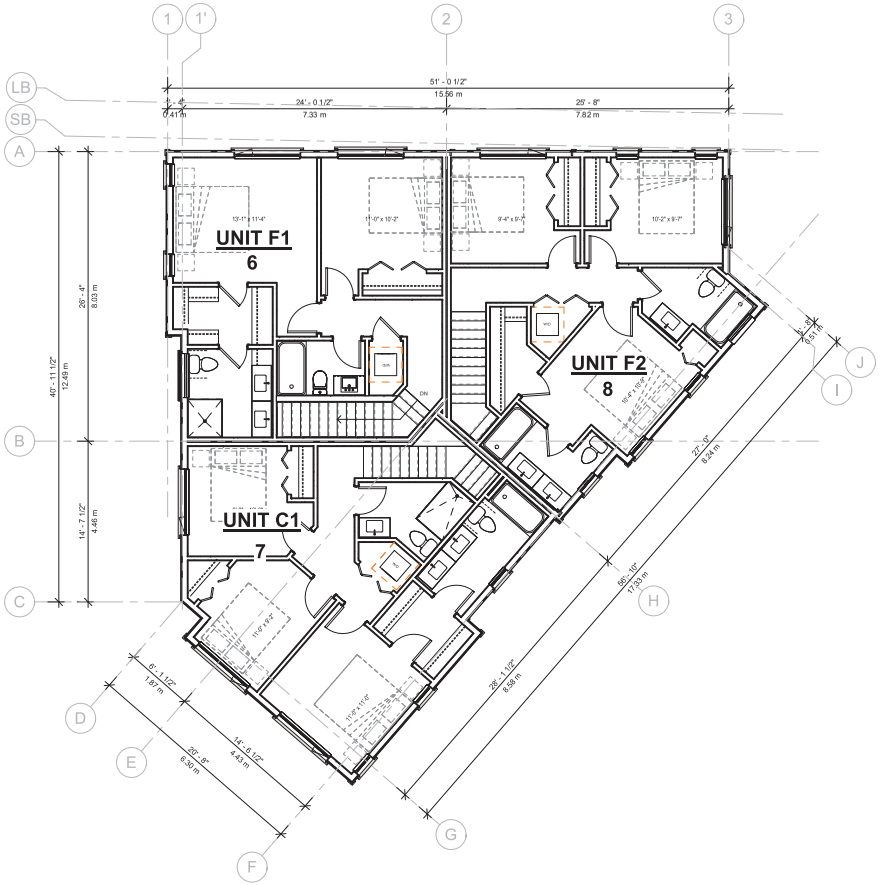
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6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

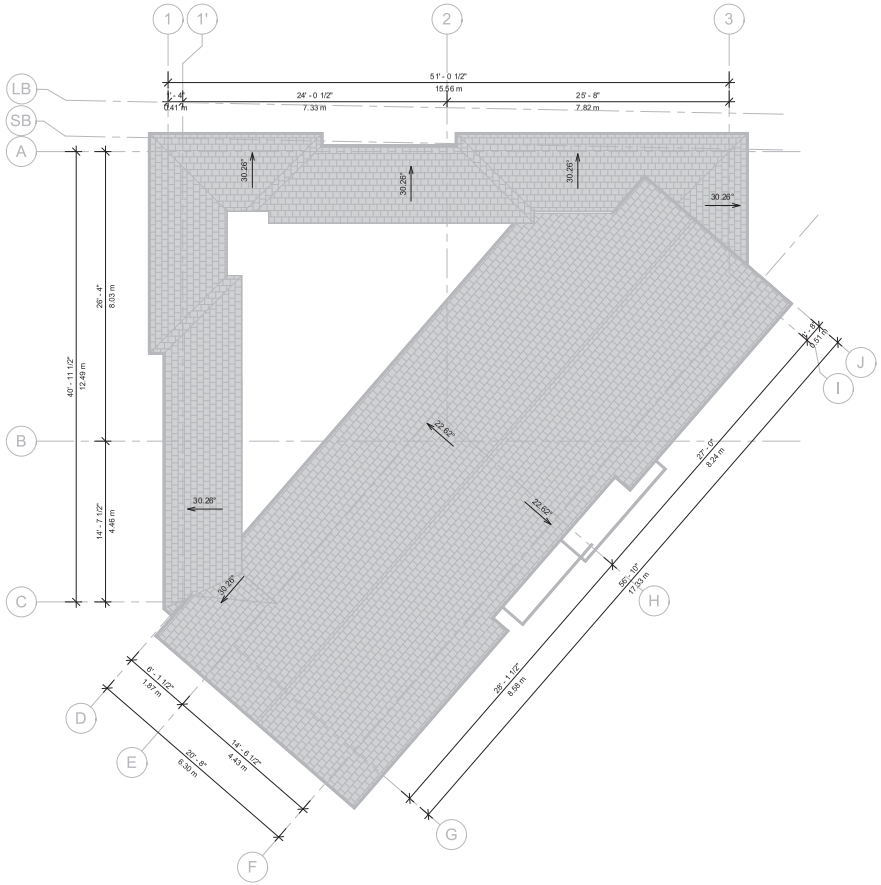
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CLUSTER 2 LEVEL 1 & LEVEL 2

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A201





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GENERAL NOTES:

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1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

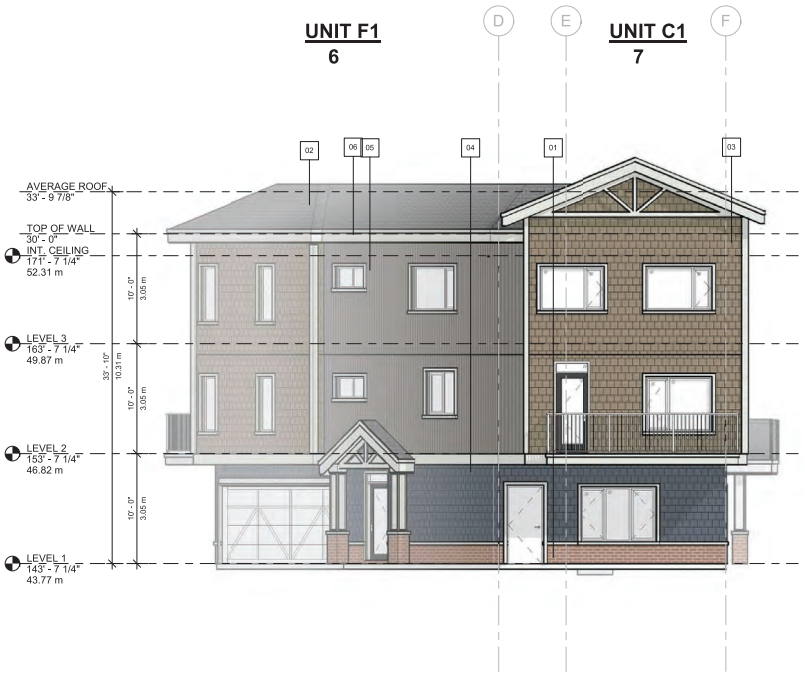
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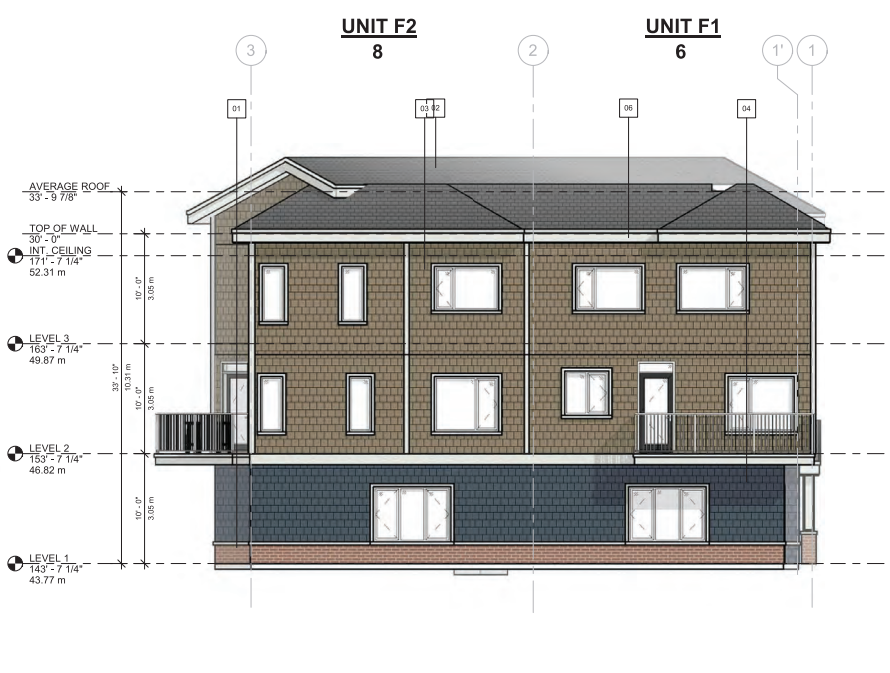
CLUSTER 2 LEVEL 3 & ROOF

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A202





APLIN MARTIN

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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

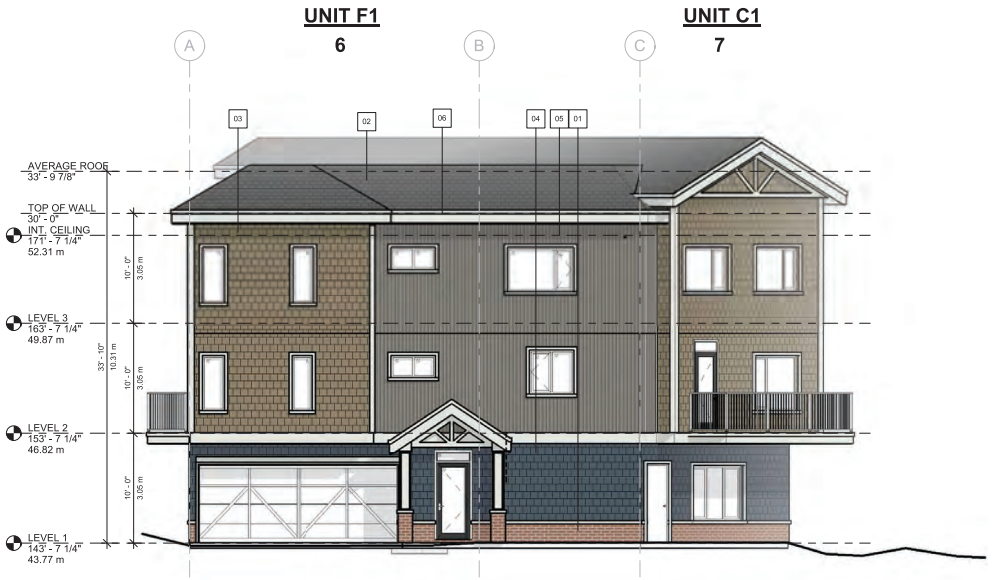
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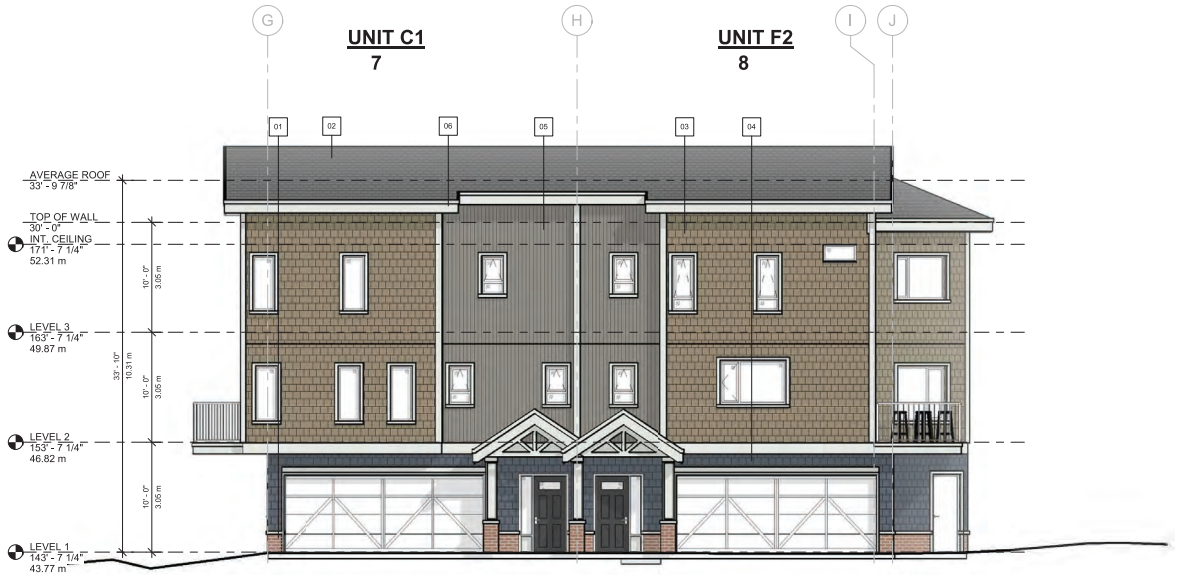
PROJECT NAME:
NORTH EAST GORDON

PROJECT ADDRESS:
6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 2 NORTH & SOUTH ELEVATIONS

PROJECT NO: 22-2033
DRAWN BY: Author
SCALE: 3/16" = 1'-0"
REVIEW BY: Checker
DWG NO: A304





APLIN MARTIN

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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZDP	23-03-17

SEAL:

CONSULTANTS:

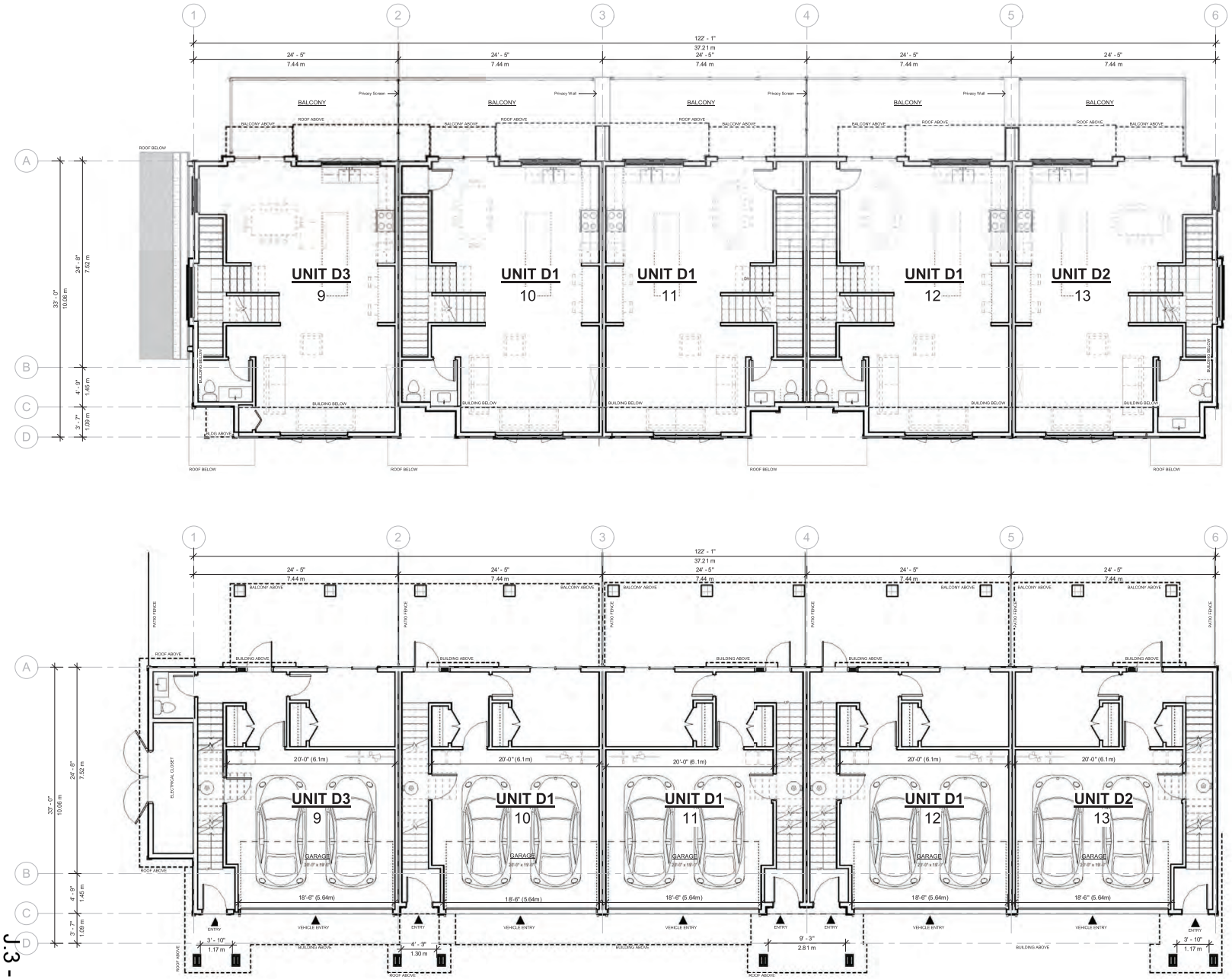
OWNER/CLIENT:

PROJECT NAME:
NORTH EAST GORDON

PROJECT ADDRESS:
6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 2 EAST & WEST ELEVATIONS

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN
DWG NO: A305



APLIN MARTIN

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Email: general@aplinmartin.com

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

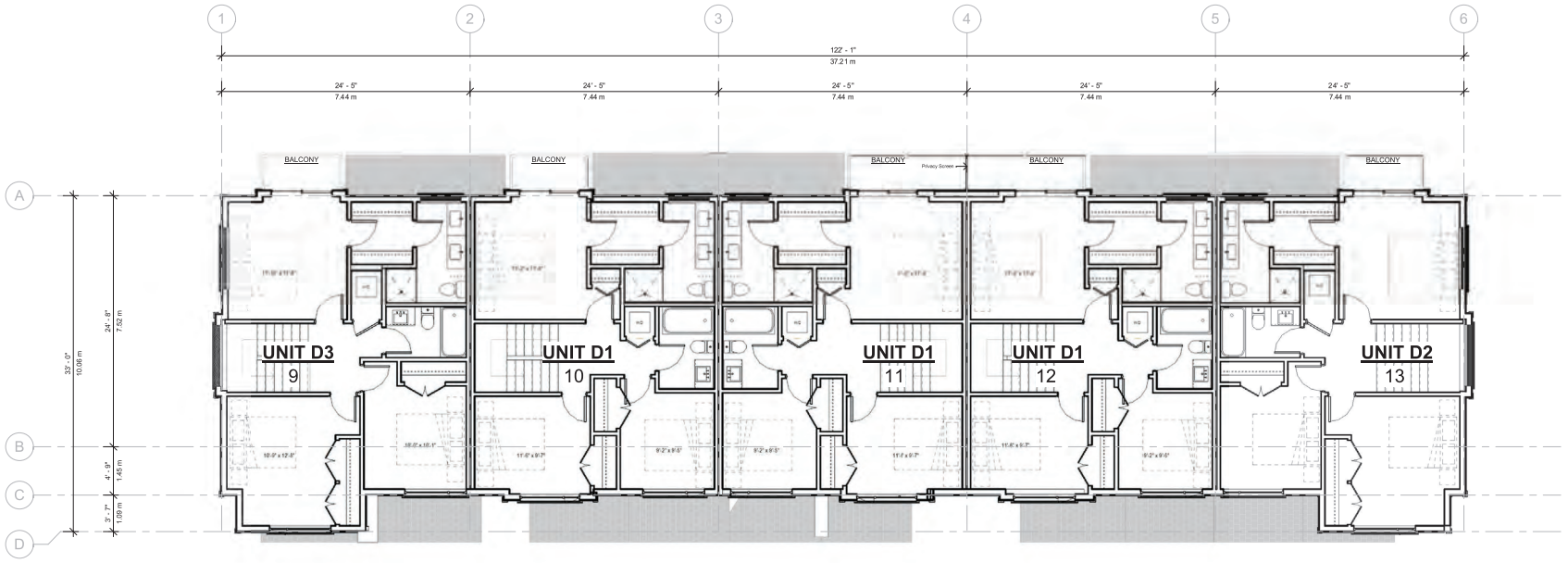
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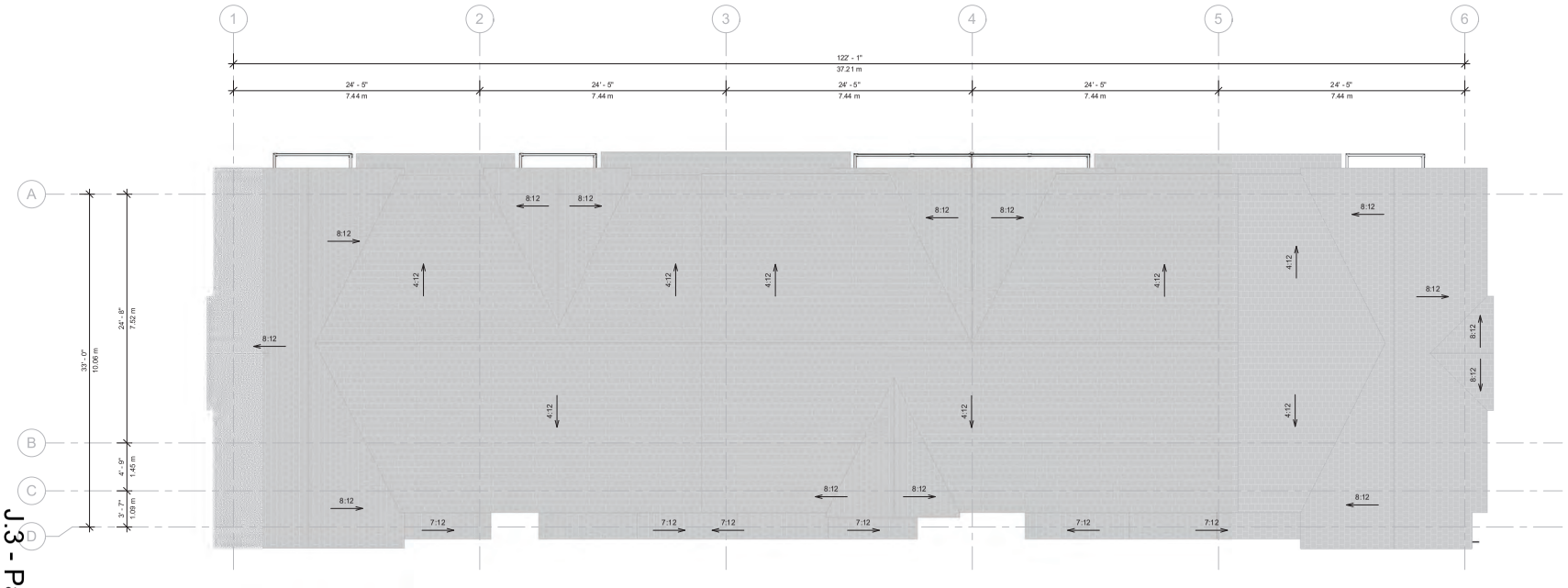
CLUSTER 3 LEVEL 1 & LEVEL 2

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A205





APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

GENERAL NOTES:

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CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:
NORTH EAST GORDON

PROJECT ADDRESS:
6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 3 LEVEL 3 & ROOF

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A206





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SEAL:

CONSULTANTS:

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PROJECT NAME:
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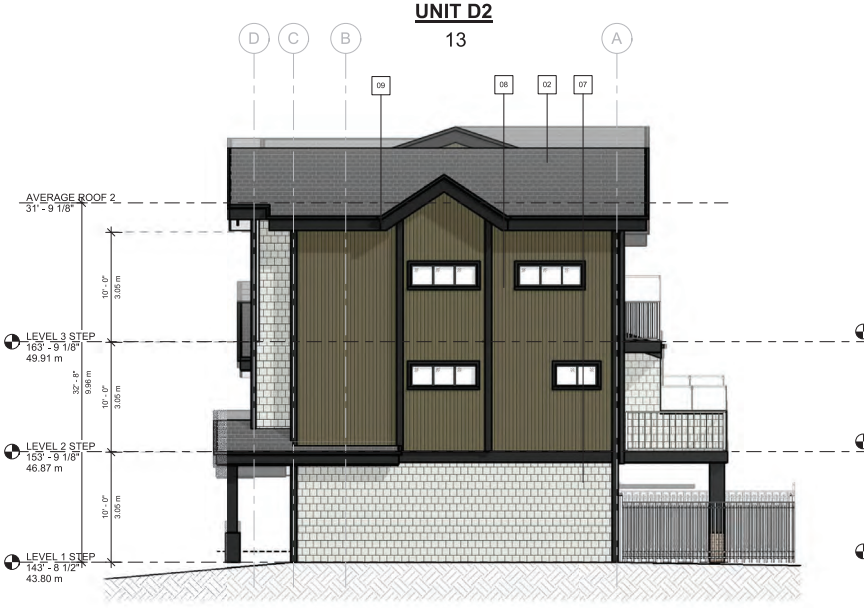
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6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

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CLUSTER 3 NW & SE ELEVATIONS

PROJECT NO: 22-2033
DRAWN BY: Author
SCALE: 3/16" = 1'-0"
REVIEW BY: Checker
DWG NO: A306

UNIT D2

13



UNIT D3

9



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GENERAL NOTES:

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SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

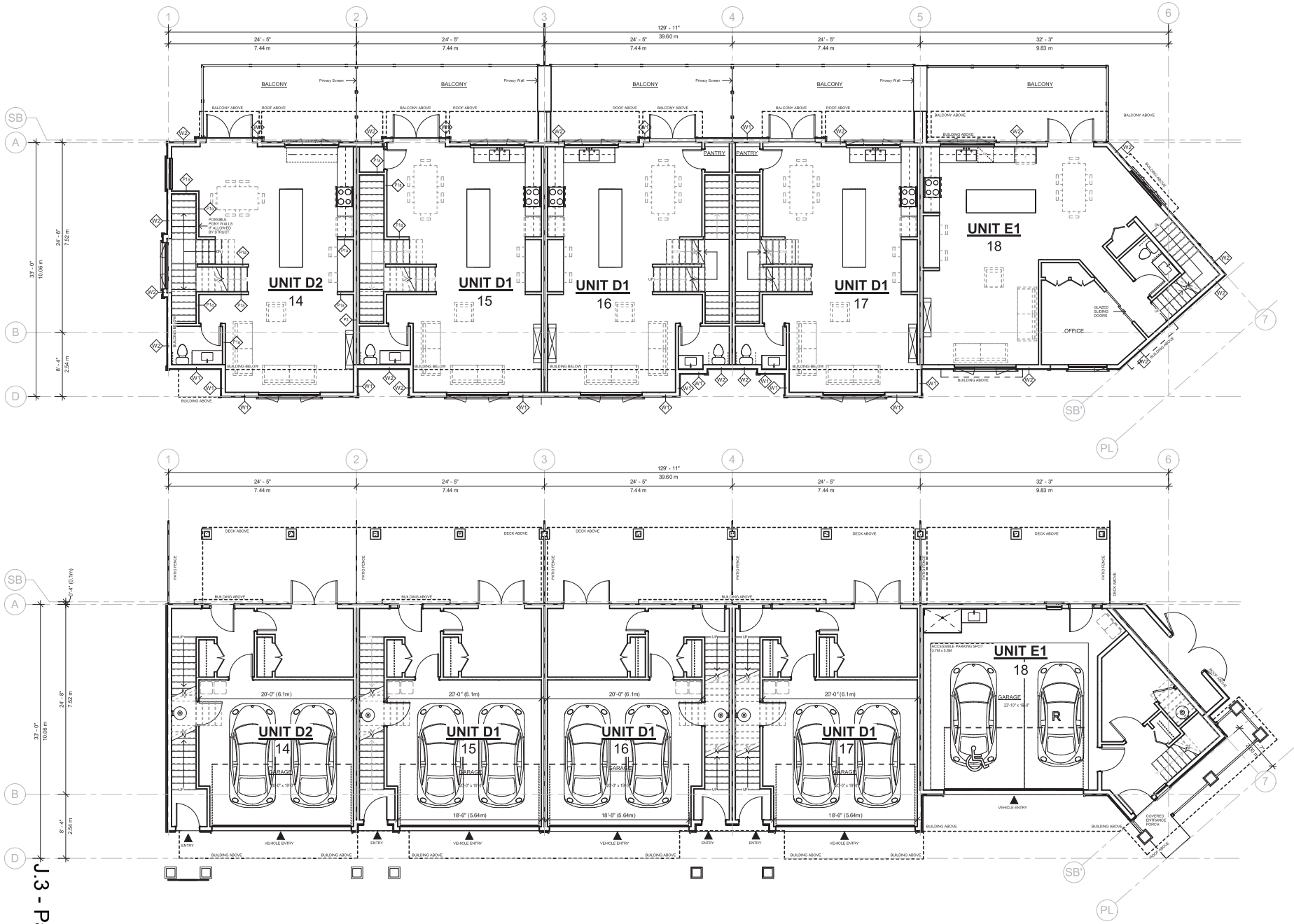
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CLUSTER 3 SW & NE ELEVATIONS

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A307



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SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:
NORTH EAST GORDON

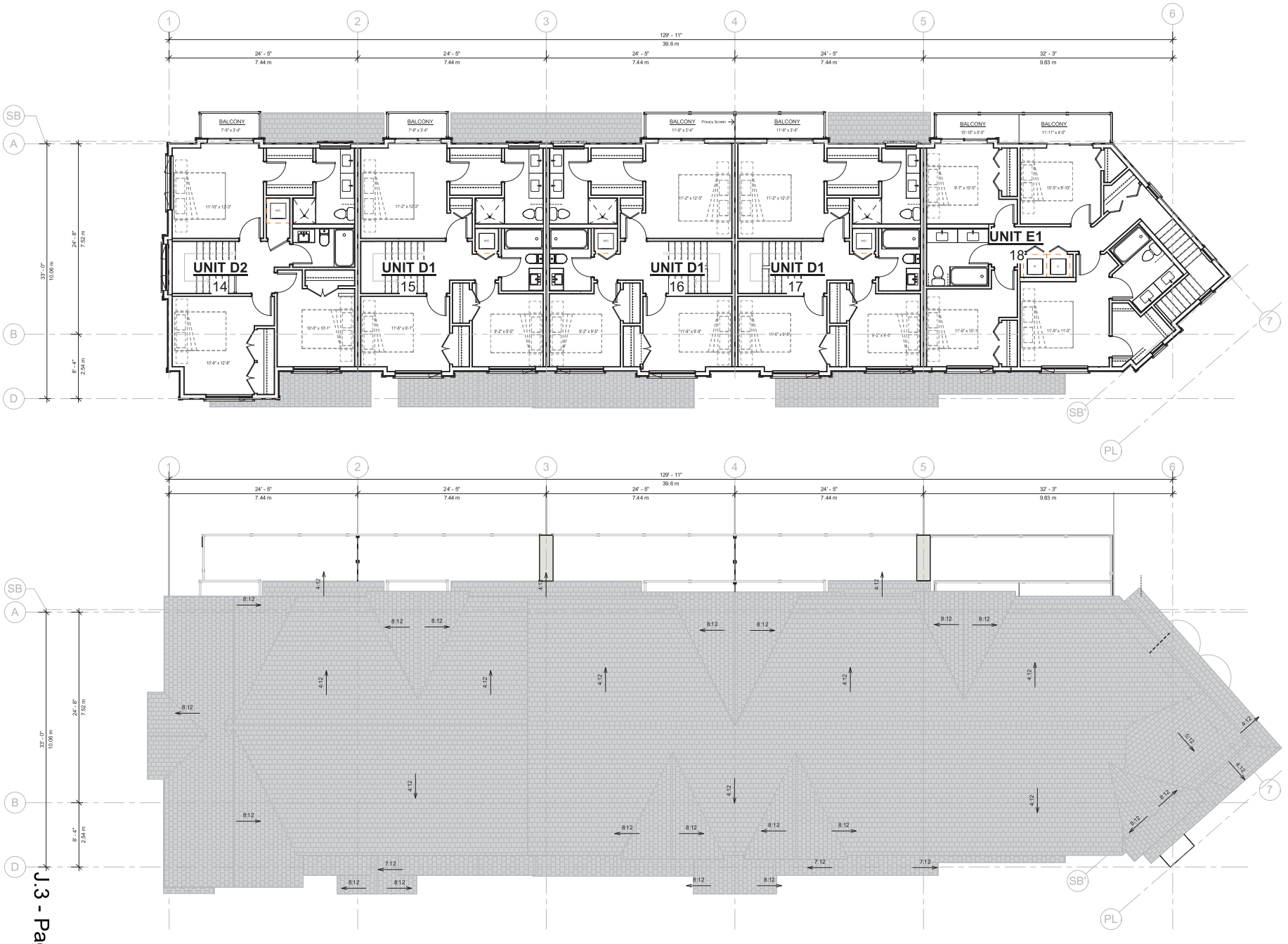
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6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 4 LEVEL 1 & LEVEL 2

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A207



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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZ/DP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:
NORTH EAST GORDON

PROJECT ADDRESS:
6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 4 LEVEL 3 & ROOF

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A208





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SEAL:

CONSULTANTS:

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PROJECT NAME:
NORTH EAST GORDON

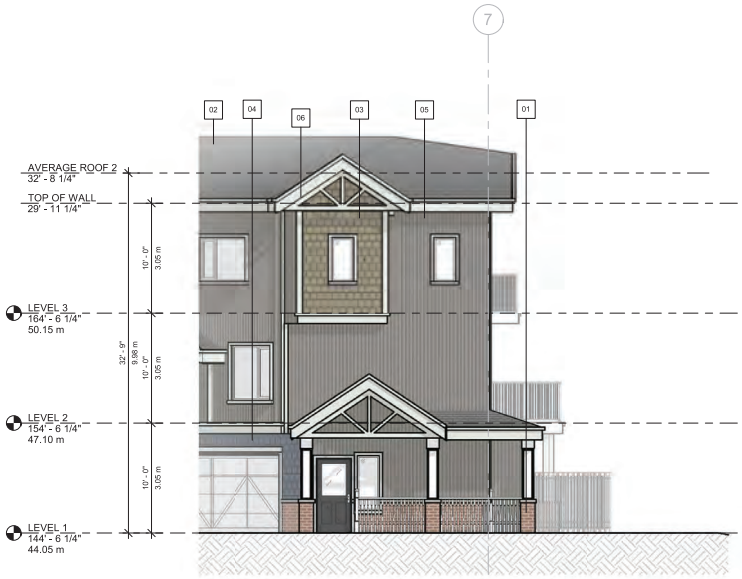
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6869 210 STREET,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
CLUSTER 4 NW & SE ELEVATIONS

PROJECT NO: 22-2033
DRAWN BY: Author
SCALE: 3/16" = 1'-0"
REVIEW BY: Checker

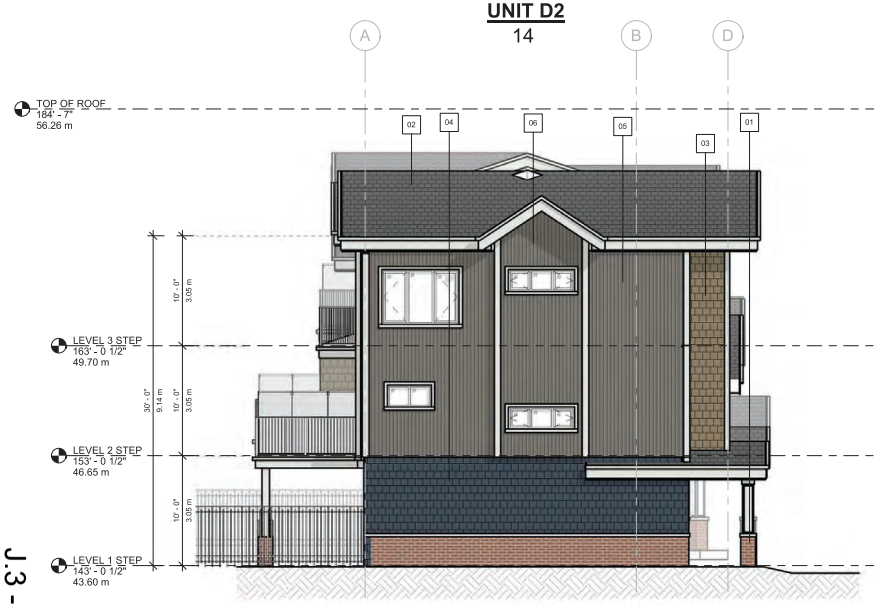
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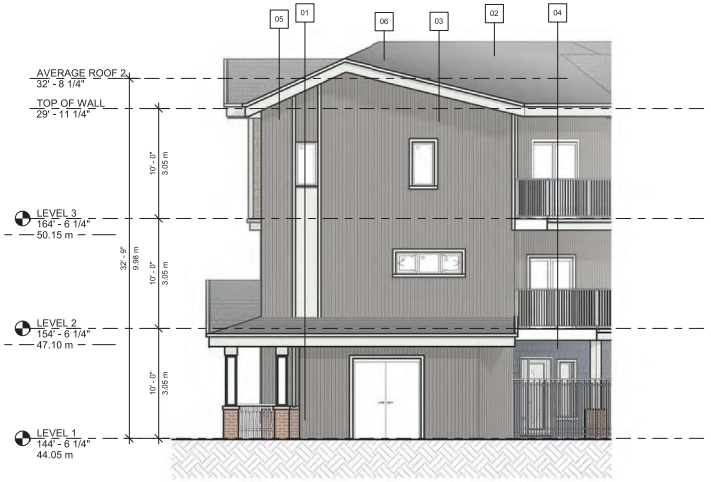
J.3



UNIT D2

14





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GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	RE ISSUE FOR RZDP	23-03-17

SEAL:

CONSULTANTS:

OWNER/CLIENT:

PROJECT NAME:

NORTH EAST GORDON

PROJECT ADDRESS:

6869 210 STREET.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

CLUSTER 4 SW & NE ELEVATIONS

J.3

PROJECT NO: 22-2033
DRAWN BY: UN
SCALE: 3/16" = 1'-0"
REVIEW BY: UN

DWG NO: A309

North East Gordon

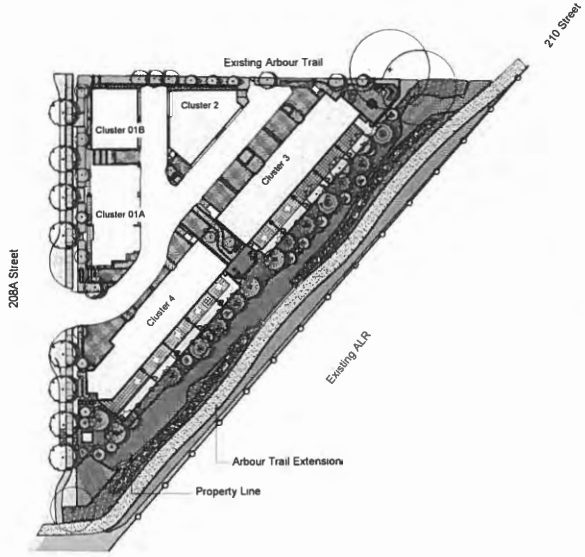
Re-Issued for Development Permit

TOL FILE: 08-13-0084

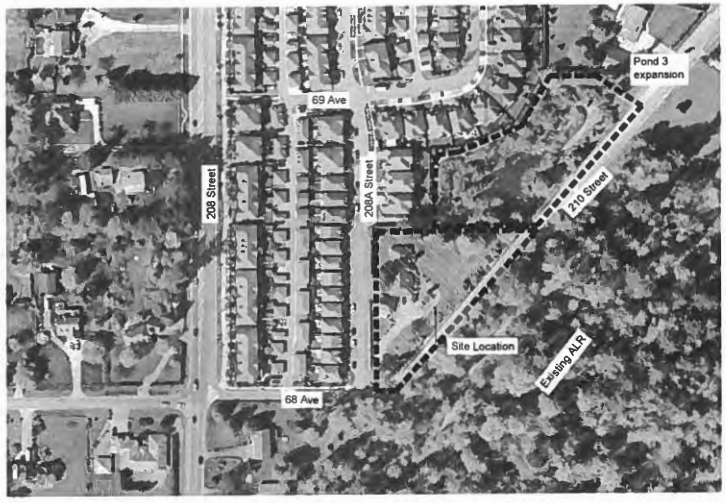
Contact Information	Other Key Contacts:		
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 1A0 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Stephen Heller Stephen@vdz.ca 604 546-0925 Alternate contacts (incase away) Leighton Jans Landscape Designer Leighton@vdz.ca 604-546-1298	Paul Deol Project Owner pdeol@mcelhanney.com	WA Architects Project Owner's Architect 301 — 1444 Alberni Street Vancouver BC V6 □2Z4 604 685 3529	McElhanney Project Civil Engineer Suite 2300 Central City Tower 13450 102nd Avenue Surrey BC V3T 5X3 604-596-0391 Fax 1-855-407-3895 surrey@mcelhanney.com
	Legal Address and Description:		
	6869 210 ST Township of Langley LT 41, SEC 13, TWP 8, NWD, PL NWP62810		

Sheet List Table

Sheet Number	Sheet Title
L-01	Cover Page
L-02	Landscape Plan
L-03	Amenity Area Plan
L-04	Planting Plan
L-05	Grading Plan
L-06	Sections
L-07	Pond plan
L-08	Pond Planting Plan and Details
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details



1 SITE PLAN OVERVIEW
Scale 1:500



2 LOCATION MAP

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-3535 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No	By	Description	Date
9	LJ	Re-Issued for Development Permit	April 19, 2023
7	LJ	Re-Issued for Development Permit	Oct 27, 2022
8	LJ	Re-Issued for Development Permit	Sept. 13, 2022
5	LJ	Re-Issued for Development Permit	Dec 17, 2021
4	LJ	Re-Issued for Development Permit	June 1, 2021
3	LJ	Issued for Development Permit	Feb 09, 2021
2	ET	Issued for Development Permit	Jan. 18, 2021
1	LJ	Issued for Development Permit	Nov. 29, 2019

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REVISIONS TABLE FOR SHEET

Project:
North East Gordon,
Township of Langley

Location:
6869 210 Street
Township of Langley, BC

TOL File: 08-13-0084

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Checked: SH
Approved: SH
Scale: AS SHOWN
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Original Sheet Size: 24"x36"

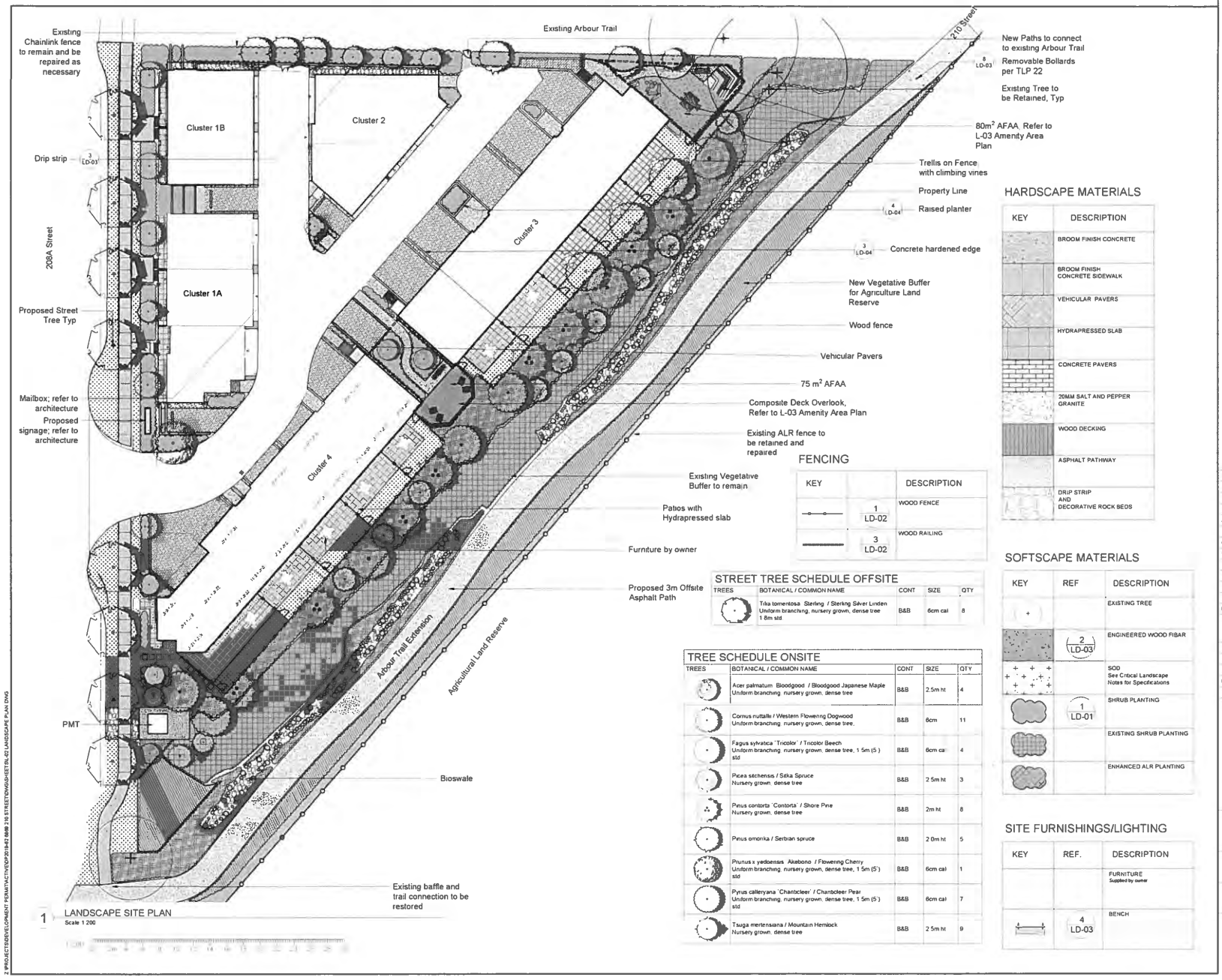
Drawing Title: COVER PAGE

VDZ Project #

Drawing #: L-01

SCHEDULE B

Z:\PROJECTS\DEVELOPMENT PERMITS\TOL\2019-02 6869 210 ST\RESTOWNSHIP\SET\DWG\L-01 COVER PAGE.DWG



1 LANDSCAPE SITE PLAN
Scale 1:200

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	BROOM FINISH CONCRETE
	BROOM FINISH CONCRETE SIDEWALK
	VEHICULAR PAVERS
	HYDRAPRESSED SLAB
	CONCRETE PAVERS
	20MM SALT AND PEPPER GRANITE
	WOOD DECKING
	ASPHALT PATHWAY
	DRIP STRIP AND DECORATIVE ROCK BEDS

FENCING

KEY		DESCRIPTION
	1 LD-02	WOOD FENCE
	3 LD-02	WOOD RAILING

STREET TREE SCHEDULE OFFSITE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Tilia tomentosa 'Sterling' / Sterling Silver Linden Uniform branching, nursery grown, dense tree 1.8m std	B&B	6cm cal	8

TREE SCHEDULE ONSITE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple Uniform branching, nursery grown, dense tree	B&B	2.5m ht	4
	Cornus nuttallii / Western Flowering Dogwood Uniform branching, nursery grown, dense tree,	B&B	6cm	11
	Fagus sylvatica 'Tricolor' / Tricolor Beech Uniform branching, nursery grown, dense tree, 1.5m (5') std	B&B	6cm cal	4
	Picea sitchensis / Sitka Spruce Nursery grown, dense tree	B&B	2.5m ht	3
	Pinus contorta 'Contorta' / Shore Pine Nursery grown, dense tree	B&B	2m ht	8
	Pinus omorika / Serbian spruce	B&B	2.0m ht	5
	Prunus x yedoensis 'Akebono' / Flowering Cherry Uniform branching, nursery grown, dense tree, 1.5m (5') std	B&B	6cm cal	1
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear Uniform branching, nursery grown, dense tree, 1.5m (5') std	B&B	6cm cal	7
	Tsuga mertensiana / Mountain Hemlock Nursery grown, dense tree	B&B	2.5m ht	9

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
		EXISTING TREE
	2 LD-03	ENGINEERED WOOD FIBAR
		SOD See Critical Landscape Notes for Specifications
	1 LD-01	SHRUB PLANTING
		EXISTING SHRUB PLANTING
		ENHANCED ALR PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FURNITURE Supplied by owner
	4 LD-03	BENCH

VDZ+A
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING URBAN FORESTRY
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
100-9181 Church St 102-555 Kingsway
Fort Langley, BC Vancouver, BC
V1M 2R8 V5T 3J7
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No	By	Description	Date
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1	SH	Arborist Coordination	July 20, 2021

REVISIONS TABLE FOR SHEET

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North East Gordon,
Township of Langley

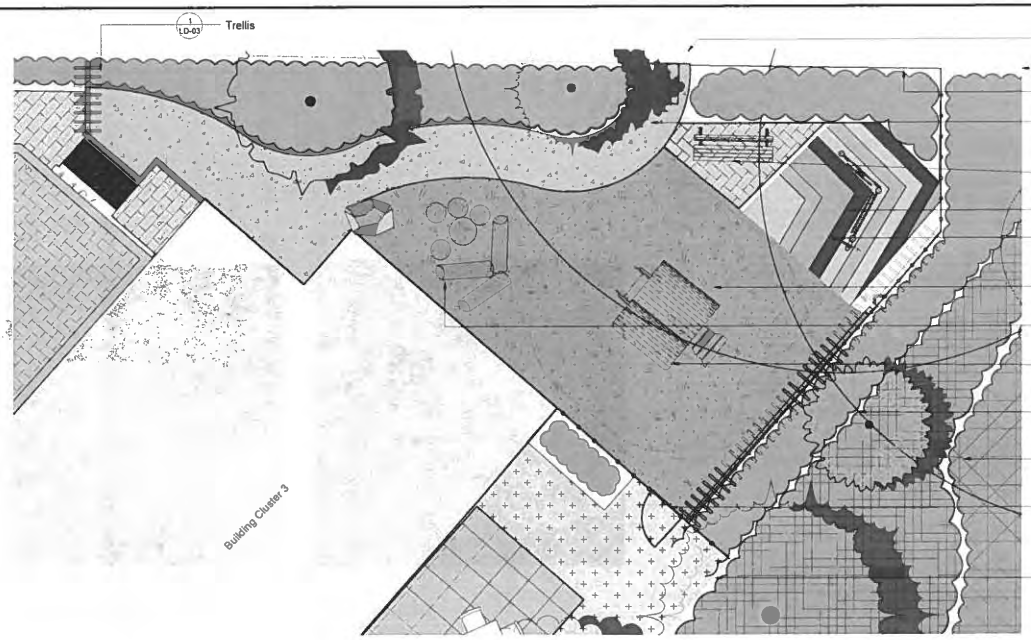
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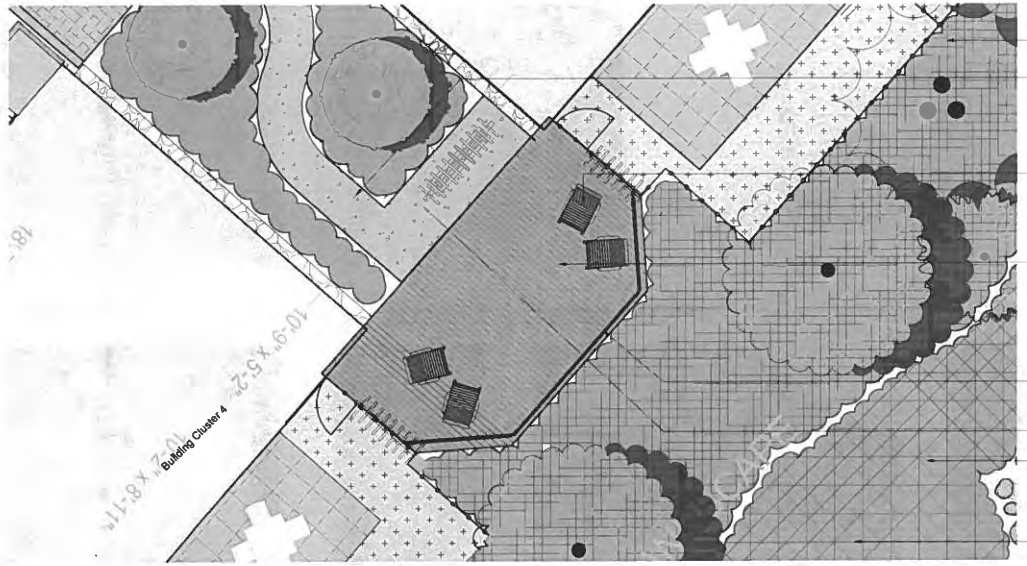
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VDZ Project #: DP2019-62
Drawing #: L-02

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1 NORTH AGE FRIENDLY AMENITY
Scale 1:50



2 CENTRAL COMMUNITY GARDEN AMENITY
Scale 1:50

KEY	DESCRIPTION
	BROOM FINISH CONCRETE
	BROOM FINISH CONCRETE SIDEWALK
	VEHICULAR PAVERS
	HYDRAPRESSED SLAB
	CONCRETE PAVERS
	20MM SALT AND PEPPER GRANITE
	WOOD DECKING
	ASPHALT PATHWAY
	DRIP STRIP AND DECORATIVE ROCK BEDS

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE
	2 LD-03	ENGINEERED WOOD FIBAR
		SOD See Crisical Landscape Notes for Specifications
	1 LD-01	SHRUB PLANTING
		EXISTING SHRUB PLANTING
		ENHANCED ALR PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
		FURNITURE Supplied by owner
	4 LD-03	BENCH

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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING URBAN FORESTRY
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www.vdz.ca 604-882-0024

Key Map (NTS)



No	By	Description	Date
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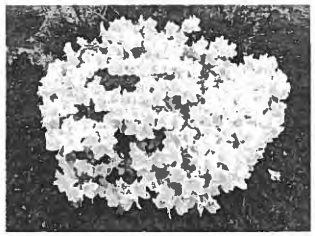
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Drawing Title: AMENITY AREA PLAN

NORTH

VDZ Project #: DP2019-62

Drawing #: L-03



Japanese Azalea
(Rhododendron 'Hino White Dwarf')



Winter Gem Boxwood
(Buxus microphylla 'Winter Gem')



Dwarf Oakleaf Hydrangea
(Hydrangea quercifolia 'Pee Wee')



Arctic Fire Red Red-Osier Dogwood
(Cornus stolonifera)



Hameln Dwarf Fountain Grass
(Pennisetum alopecuroides 'Hameln)



Lavender
(Lavandula angustifolia 'Munstead')



Hicks Yew
(Taxus × media 'Hicksii')



Winter Heath
(Erica carnea 'Springwood White')



David viburnum
(Viburnum davidii)

PLANT SCHEDULE		
SHRUBS	BOTANICAL / COMMON NAME	CONT
Ac2	Arbutus unedo / Strawberry Tree	#3
Az	Azalea japonica `Hino White` / Hino White Japanese Azalea	#2
Bx	Buxus microphylla `Green Gem` / Green Gem Boxwood	#2
Cr	Cornus sericea / Red Twig Dogwood	#2
K	Cornus sericea `Kelseyi` / Kelseyi dogwood	#2
Cs	Cornus stolonifera `Arctic Fire` / Arctic Fire Red Twig Dogwood	#2
Fa	Fothergilla gardenii `Mt. Airy` / Dwarf Witchalder	#2
Hq	Hydrangea quercifolia `Pee Wee` / Dwarf Oakleaf Hydrangea	#2
H	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	#3
Lo	Lonicera pileata / Privet Honeysuckle	#3
Ma	Mahonia aquifolium / Common Barberry	#3
Pw	Philadelphus lewisii / Wild Mockorange	#2
Pr	Prunus lusitanica / Portugal Laurel	1.0m Ht
Rj	Rhododendron x `PJM` / PJM Rhododendron	#3
Rs	Ribes sanguineum `King Edward VII` / Flowering Currant, Red	#2
Rn	Rosa nutkana / Nootka Rose	#2
Ss	Salix sitchensis / Sitka Willow	#2
Sk	Skimmia japonica `Rubella` / Red Flowered Japanese Skimmia	#2
Th	Taxus x media `Hicksii` / Hicks Yew	1.5 m Ht
V	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#3
Vd	Viburnum davidii / David's Viburnum	#3
Vs	Viburnum plicatum tomentosum `Summer Snowflake` / Summer Snowflake Japanese Snowball	#2
FERNS	BOTANICAL / COMMON NAME	CONT
Pm	Polystichum munitum / Western Sword Fern	#2
GRASSES	BOTANICAL / COMMON NAME	CONT
Ch	Carex morrowii / Beaked Sedge	#1
Dc	Deschampsia cespitosa `Goldtau` / Gold Dew Tufted Hair Grass	#1
Hm	Hakonechloa macra `Aureola` / Golden Japanese Forest Grass	#1
Hs	Helictotrichon sempervirens / Blue Oat Grass	#1
Jp	Juncus patens / Soft Rush	#2
MA	Mahonia aquifolium / Oregon Grape	#5
GROUNDCOVERS	BOTANICAL / COMMON NAME	CONT
EW	Erica carnea `Springwood White` / White Spring Heather	#1
RO	Rosa nutkana / Nootka Rose	#2
PERENNIALS	BOTANICAL / COMMON NAME	CONT
Ach	Achillea millefolium / Common Yarrow	#1
Asy	Symphoricarpos albus / Common Snowberry	#1
AV	Syringa vulgaris / Common Lilac	#5
A	Aster subspicatus / Douglas Aster	#1
Se	Sedum x `Autumn Joy` / Autumn Joy Sedum	#1
PERENNIALS, GRASSES & FERNS	BOTANICAL / COMMON NAME	CONT
L	Lavandula angustifolia `Munstead` / Munstead English Lavender	#1
P	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	#1

CALR PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
AM	Amelanchier alnifolia / Saskatoon	#5
CO	Cornus alba `Sibirica` / Redtwig Dogwood	#2
MA	Mahonia aquifolium / Oregon Grape	#5
GROUNDCOVERS	BOTANICAL / COMMON NAME	CONT
RO	Rosa nutkana / Nootka Rose	#2
PERENNIALS	BOTANICAL / COMMON NAME	CONT
A	Aster subspicatus / Douglas Aster	#1
Se	Sedum x `Autumn Joy` / Autumn Joy Sedum	#1

Planting Notes

1. All plant material and the installation of plant material shall meet or exceed the standards required by the Canadian Landscape Standard (current edition)
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 1" minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Z:\PROJECTS\SURVEL\DWGS\PERMIT\ACTIVE\DP\2019\62 6869 210 STREET\DWG\SHEETS\L-04 PLANTING PLAN.DWG

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100-9181 Church St, Fort Langley, BC V1M 2R8 | 102-555 Kingsway Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

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6	LJ	Re-Issued for Development Permit	Sept 13, 2022
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4	LJ	Re-Issued for Development Permit	June 1, 2021
3	LJ	Issued for Development Permit	Feb 09, 2021
2	ET	Issued for Development Permit	Jan. 18, 2021
1	LJ	Issued for Development Permit	Nov. 29, 2019

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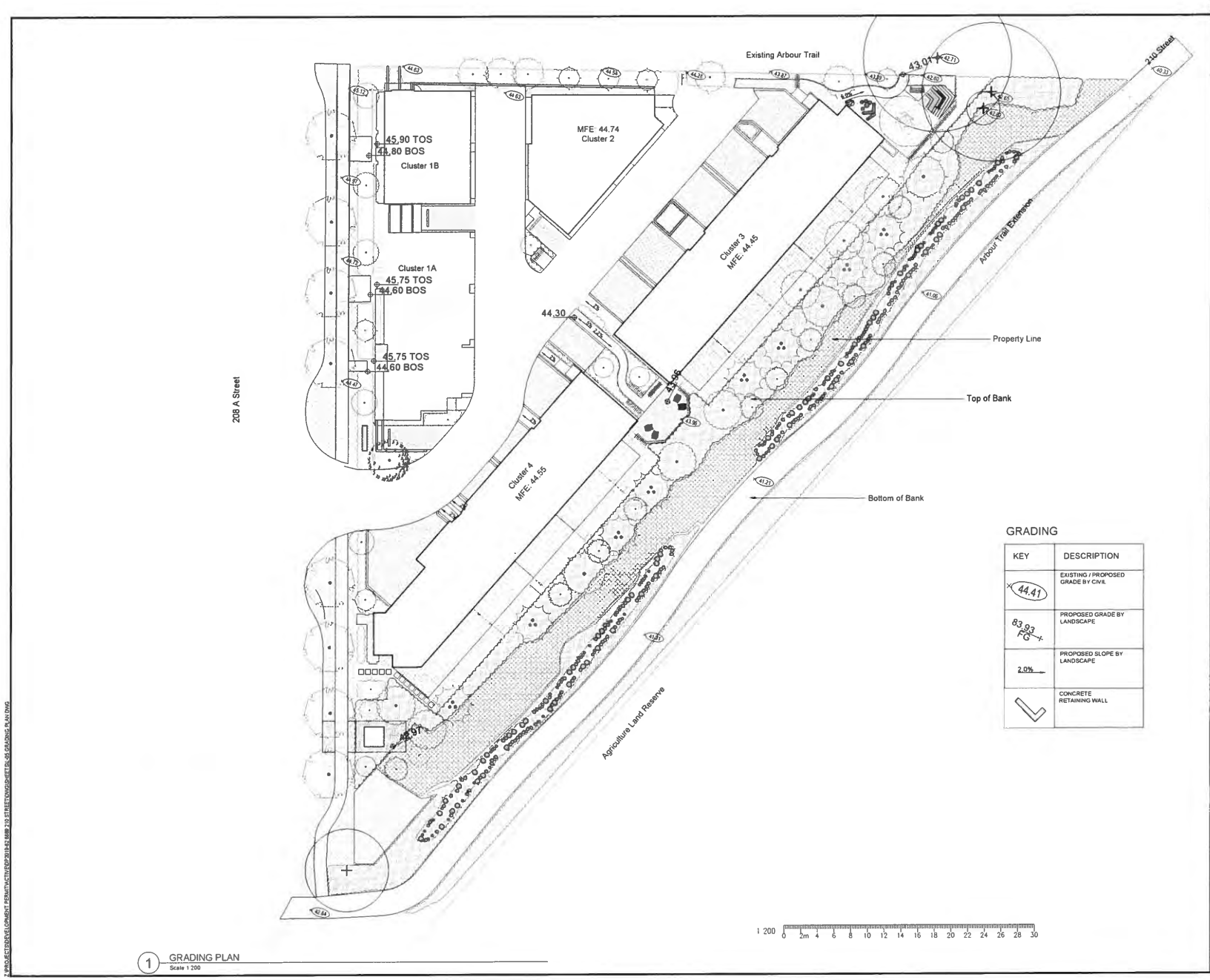
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Checked	
SH	
Approved	Original Sheet Size
SH	24"x36"
Scale	
1:200	

VDZ Project #: DP2019-62

Drawing #: L-04

Drawing Title: CONCEPT PLANTING PLAN



1 GRADING PLAN
Scale 1:200

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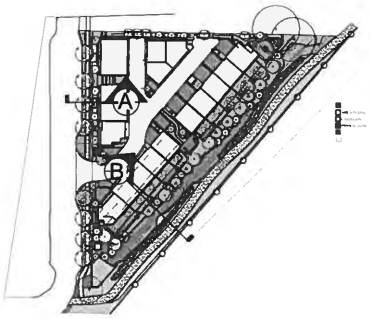
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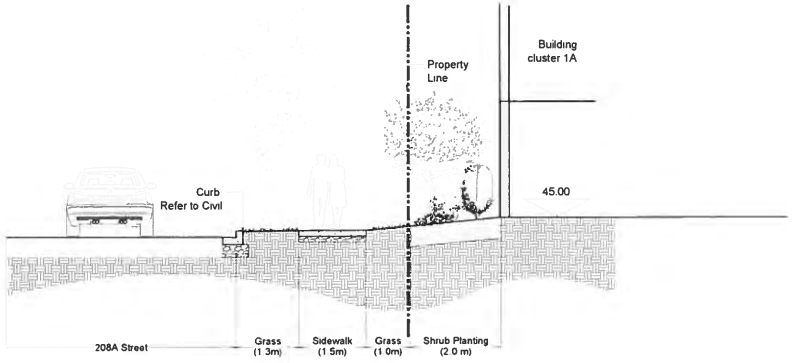
Drawing Title: GRADING PLAN

VDZ Project #: DP2019-62

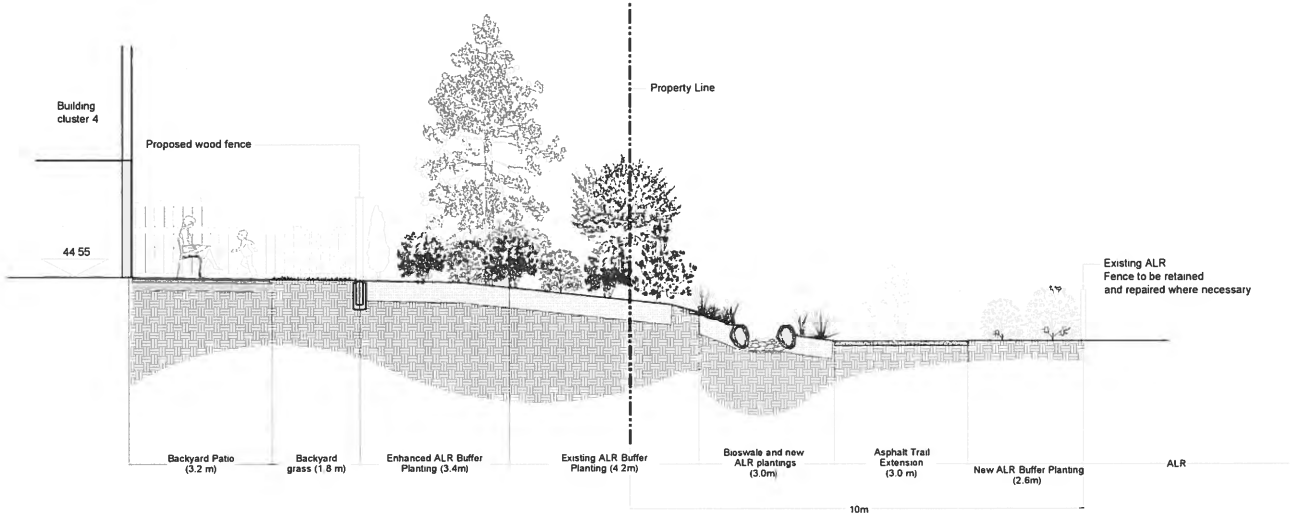
Drawing #: L-05



1 KEY MAP



2 SECTION A. THROUGH BUILDING CLUSTER 1 AND WEST PROPERTY LINE
1:50



3 SECTION B: THROUGH BUILDING CLUSTER 4 AND SOUTH EAST PROPERTY LINE
1:50

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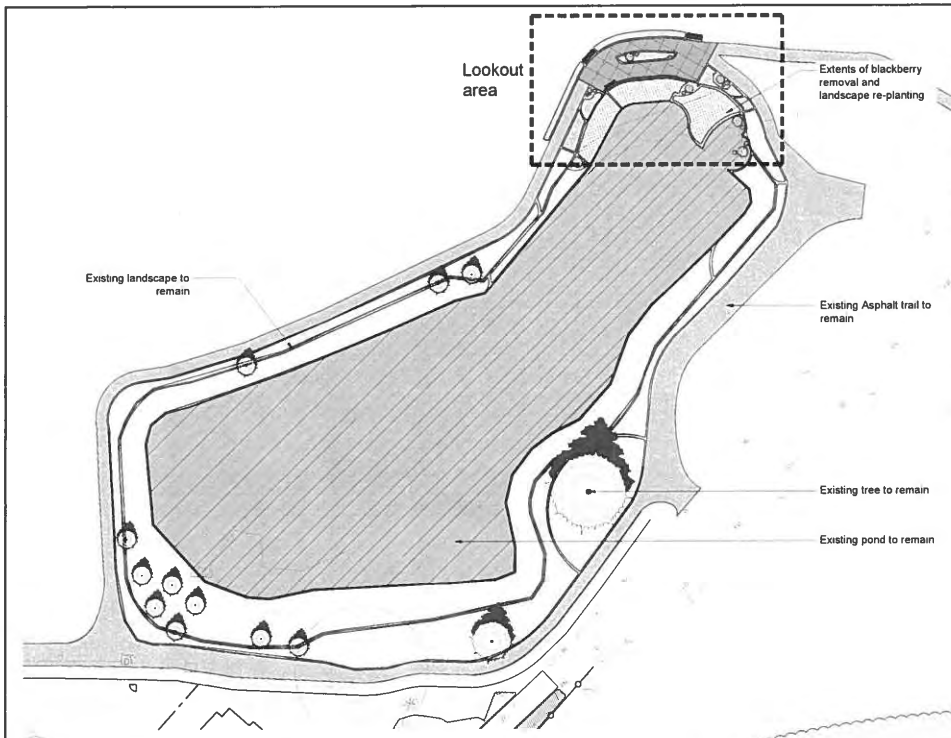
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Scale	
AS SHOWN	

Drawing Title: SECTIONS

VDZ Project #: DP2019-62

Drawing #: L-06

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1 PROPOSED POND 3 EXPANSION & IMPROVEMENT
Scale 1 300



Township of Langley to review proof of signage at Building Permit

2 INTERPRETIVE SIGNAGE
NTS

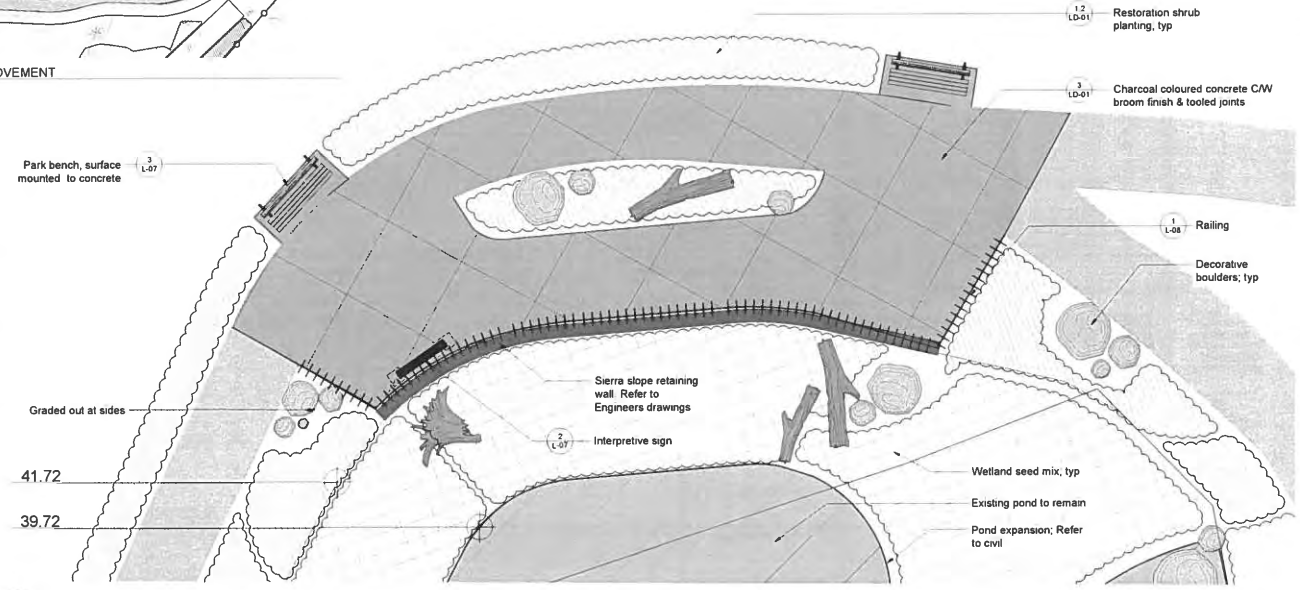


Manufacterer: Wishbone
Model: Bayview BV-6
Options: Black metal with tan slats

3 PARK BENCH
NTS

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	TOOLED CONCRETE
	RESTORATION SHRUB PLANTING
	WETLAND SEED MIX
	EXISTING TREE
	BENCH, SURFACE MOUNT



4 PROPOSED POND 3 OUTLOOK
Scale 1 50

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Drawing Title: POND 3 EXPANSION PLAN

VDZ Project #: DP2019-62

Drawing #: L-07

NORTH

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Amelanchier canadensis / Canadian Serviceberry	B&B	5cm	2

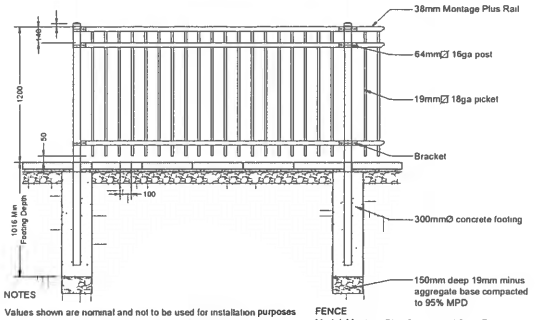
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
	Cr	Cornus sericea / Red Twig Dogwood	#2		30
	Pw	Philadelphus lewisii / Wild Mockorange	#2		23

GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
Cb	Cb	Carex rostrata / Beaked Sedge	#1		15
Hs	Hs	Helictotrichon sempervirens / Blue Oat Grass	#1		18
Je	Je	Juncus effusus / Soft Rush	#1		39

PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
Am	Am	Achillea millefolium / Common Yarrow	#1		55

SEED MIXES

NATIVE RIPARIAN SEED MIX

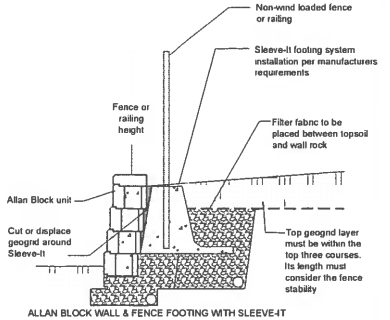


NOTES

Values shown are nominal and not to be used for installation purposes
See product specification for installation requirements

Contractor to provide shop drawings for approval

FENCE
Model Montage Plus Ornamental Steel Fence
Style Majestic
Colour Black
Height 1200mm
Manufacturer Amerstar
or approved su[illegible]

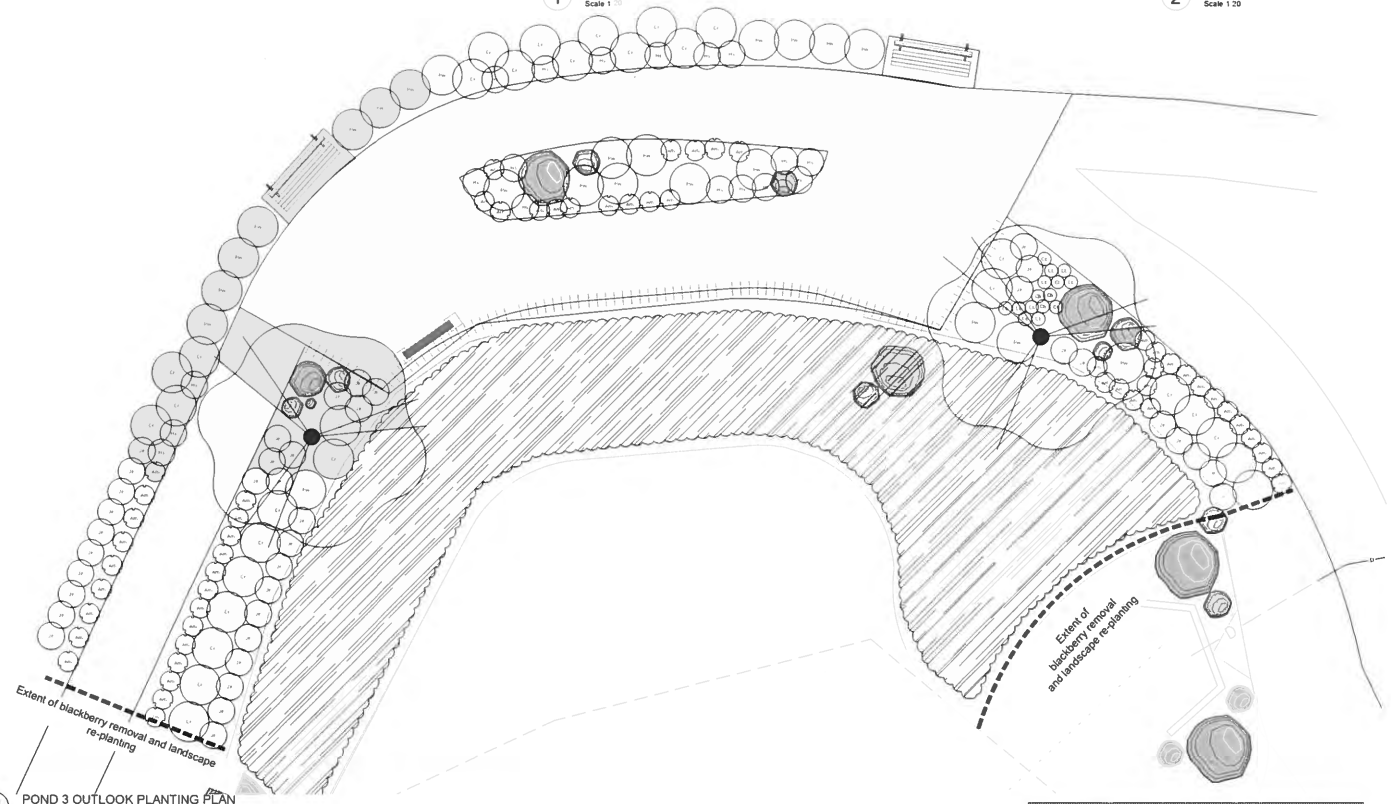


ALLAN BLOCK WALL & FENCE FOOTING WITH SLEEVE-IT

Note
1. Refer to design details Allan Block typical reinforced application for all other notes, details and specifications
2. Sleeve-It footing system must be installed during wall construction (wall installer must coordinate post locations with fence or railing installer)
3. Fence combined with retaining wall no taller than 2.0m he[illegible]

1 OUTLOOK RAILING
Scale 1 [illegible]

2 SLEEVE IT FENCE FOOTING
Scale 1 20



2 POND 3 OUTLOOK PLANTING PLAN
Scale 1 50

1 50

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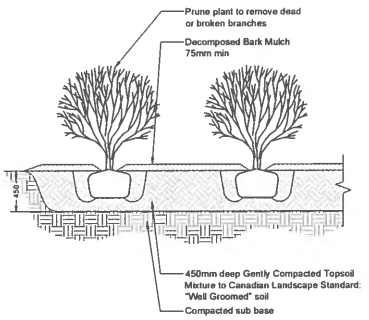
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NORTH

VDZ Project #: DP2019-62

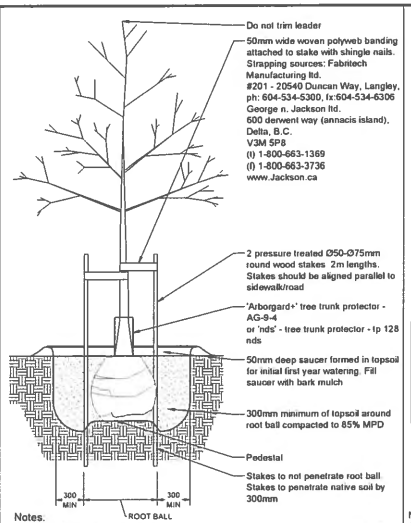
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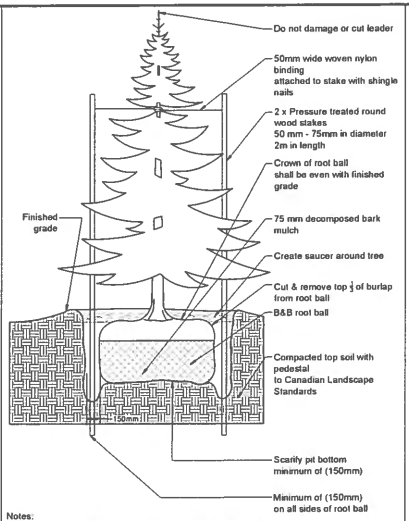
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

1 SHRUB PLANTING DETAIL
SCALE 1:25



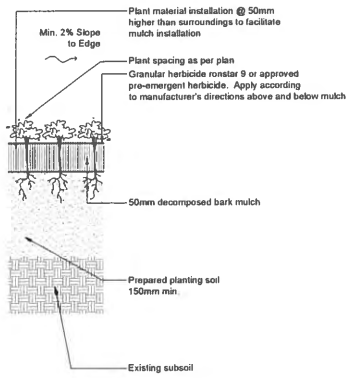
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE DETAIL
SCALE 1:25

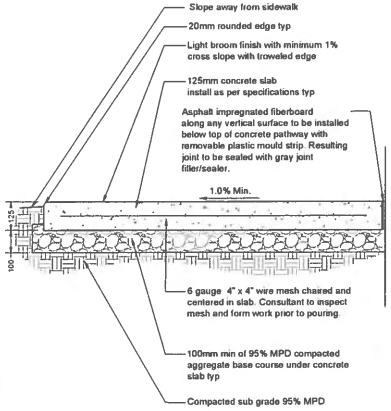


Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations.
4. Provide drainage for planting pit in impermeable soil

3 CONIFEROUS TREE DETAIL
SCALE 1:25



4 GROUNDCOVER PLANTING DETAIL
SCALE 1:10

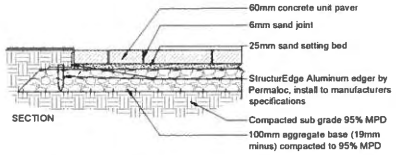


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

5 BROOM FINISH CONCRETE
Scale 1:10



Unit Paver Details:
Type: Roman
Size: 210 X 105 X 60mm
Colours: Sierra Grey with Charcoal border
Pattern: Pattern
Manufacturer: Barkman



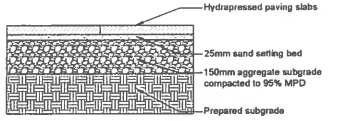
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

6 UNIT PAVER DETAIL
Scale 1:10

Hydrapressed Slab Details:

Pattern:	
Colour:	Natural
Size:	
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091
Website:	www.pavingstones.com

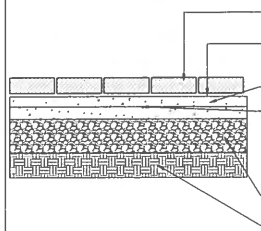
Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications



7 HYDRAPRESSED SLAB
Scale 1:10



Vehicle Paver Details:
Type: AquaPaver® Standard
Colour: Charcoal
Pattern: Herringbone
Manufacturer: Abbotsford Concrete



8 VEHICULAR PAVERS
Scale 1:10

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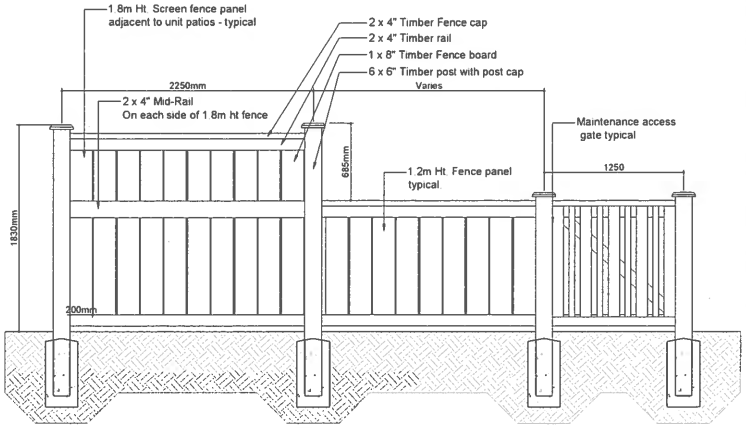
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Drawing Title: DETAILS

Drawing #: LD-01

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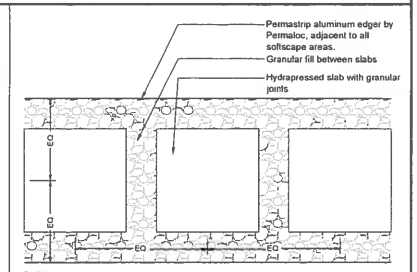
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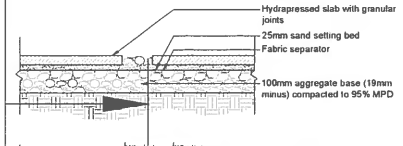


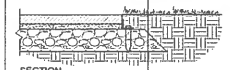
Notes:
1. All lumber to be Western Red Cedar - Standard and Better, S4S
2. Install all components as per manufacturer's specifications
3. All hardware and metal fixtures to be Hot Dipped Galvinized
4. Lumber to be treated with linseed oil or stain to be approved by client
5. Contractor to supply shop drawings for approval by the Landscape Architect and Structural Engineer.

1 WOOD FENCE
Scale 1:20



PLAN





SECTION

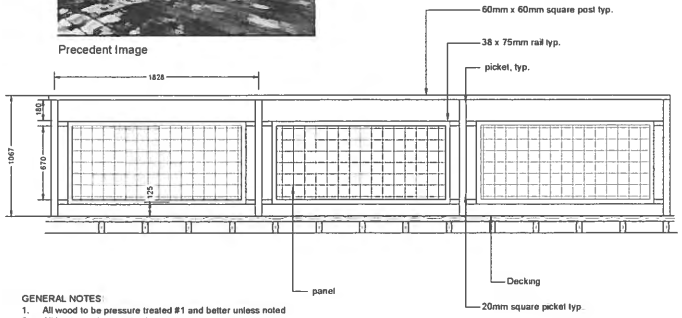
Unit Paver Details:
Type: Name
Size: Lmm X Wmm X Tmm
Colours: Xxx
Manufacturer: Company
website
Contact Name
Contact Phone

Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ½ slab.

2 SLABS IN GRANULAR
Scale 1:10

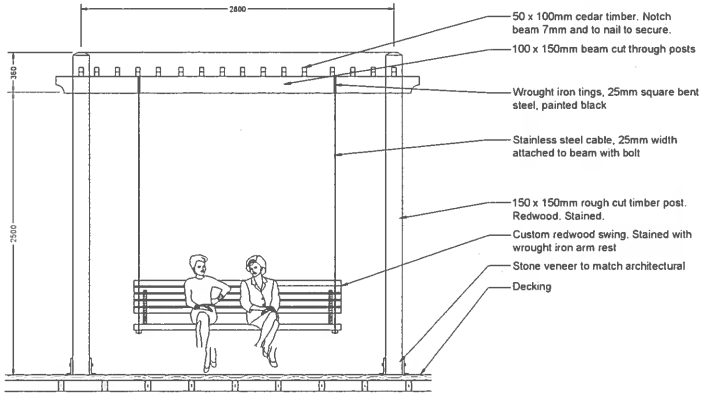


Precedent Image



GENERAL NOTES:
1. All wood to be pressure treated #1 and better unless noted
2. All lumber to be set plumb.
3. Apply pressure treated paint to all post and rail cuts.
4. All fasteners to be hot-dipped galvanized.
5. Contractor to remove and replace any split parts or rails.
6. Contractor is responsible for obtaining written confirmation of utility locates prior to digging.
7. No open pits shall be left open over night
8. Remove subsoil, rocks, roots, and foreign debris from excavated material. Dispose off site.
7. A warranty for (1) year shall be provided for all materials and workmanship.

3 WOOD RAILING
Scale 1:20



Note:
Contractor to provide shop drawings for landscape architect and structural engineer for review and approval.

4 GARDEN SWING
SCALE 1:20

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No	By	Description	Date
8	LJ	Re-Issued for Development Permit	April 19, 2023
7	LJ	Re-Issued for Development Permit	Oct 27, 2022
6	LJ	Re-Issued for Development Permit	Sept 13, 2022
5	LJ	Re-Issued for Development Permit	Dec 17, 2021
4	LJ	Re-Issued for Development Permit	June 1, 2021
3	LJ	Issued for Development Permit	Feb 09, 2021
2	ET	Issued for Development Permit	Jan. 18, 2021
1	LJ	Issued for Development Permit	Nov. 29, 2019

REVISIONS TABLE FOR DRAWINGS

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Project:
North East Gordon,
Township of Langley

Location:
6869 210 Street
Township of Langley, BC

TOL File: 08-13-0084

Drawn: LJ	Stamp
Checked: SH	
Approved: SH	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

Drawing Title: DETAILS

VDZ Project #: DP2019-62

Drawing #: LD-02

J.3

J.3 - Page 34

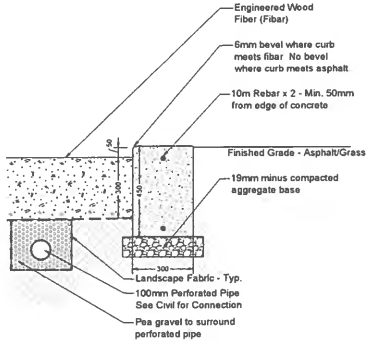
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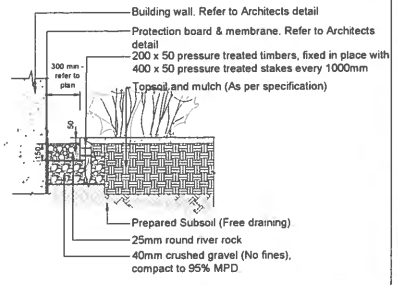
Trellis Character Image

Note:
Contractor to provide shop drawings for landscape architect to review and approve

1 TRELLIS



2 ENGINEERED WOOD FIBAR
Scale 1 10



Notes:
Product: 1 ½" Washed rainbow river rock - or approved equal
Supplier: Chilliwack gravel



3 DRIP STRIP
Scale 1 25



Maglin Iconic Bench character image
Or approved equal

4 MAGLIN BENCH



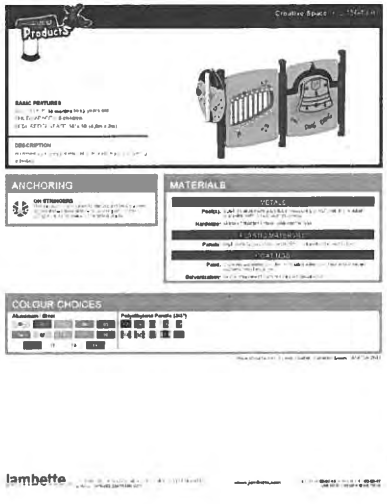
Maglin 720 Chair character image
Or approved equal

5 MAGLIN CHAIR

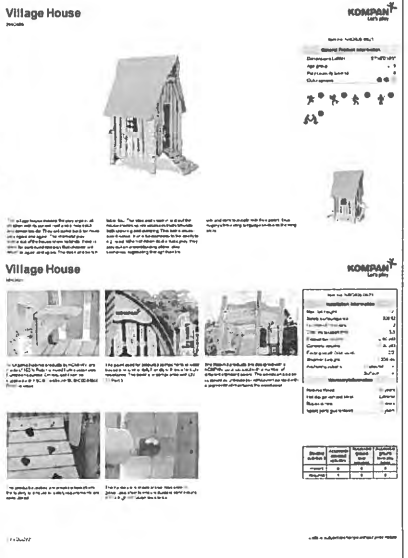


Precedent Image

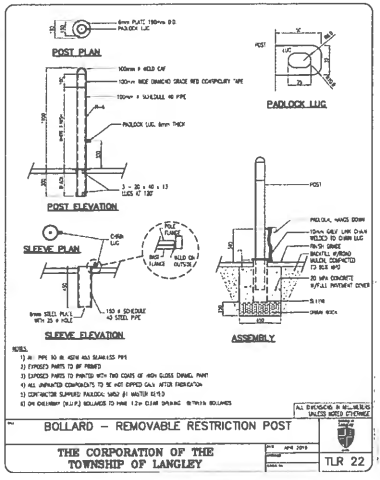
6 NATURE PLAY



7 CREATIVE SPACE



8 PLAYHOUSE



9 REMOVABLE BOLLARD

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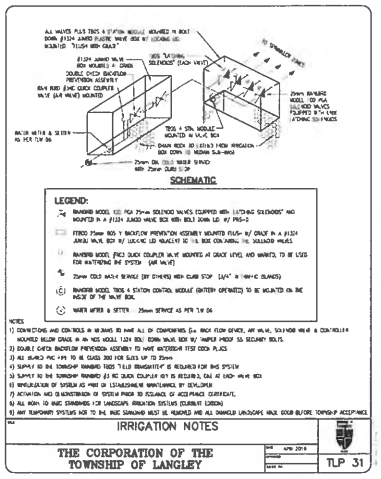
VDZ Project #: DP2019-62

Drawing #: LD-03

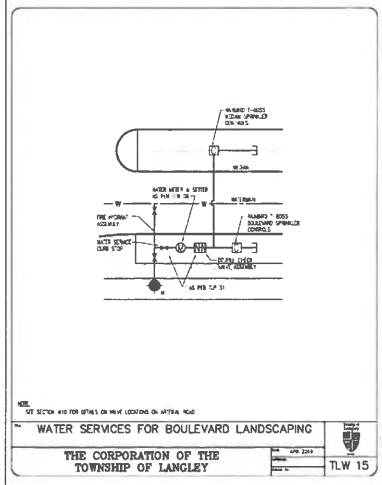
J.3

J.3 - Page 35

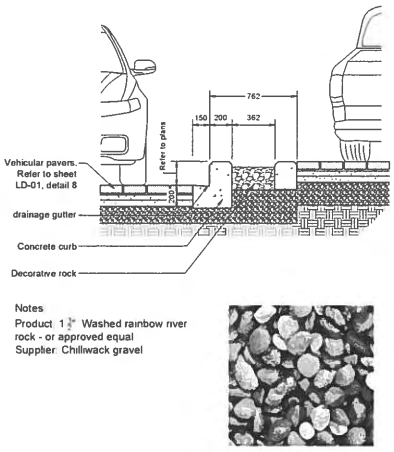
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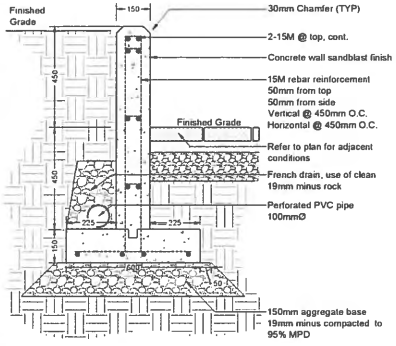
1 BOULEVARD IRRIGATION



2 BOULEVARD IRRIGATION WATER SERVICES



3 CONCRETE HARDENED EDGE
1:20



4 RAISED PLANTER
1:10

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Drawing Title: DETAILS
VDZ Project #: DP2019-62
Drawing #: LD-04

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (QUALICO DEVELOPMENT (VANCOUVER) INC.) BYLAW NO. 5775

EXPLANATORY NOTE

Bylaw No. 5775 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan, and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 – 202A Street, adding a portion of 7780 – 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 – 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area, and changing the Plan boundaries.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101

AMENDMENT (QUALICO DEVELOPMENT (VANCOUVER) INC.) BYLAW NO. 5775

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800, the Yorkson Neighbourhood Plan Bylaw No. 4300 and the Latimer Neighbourhood Plan Bylaw No. 5101

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775”.

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

   Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

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

   b) By amending Map 4A to add and remove a portion of the lands to Energy Conservation and GHG Emission Reduction Development Permit Area and remove a portion of the lands from Energy Conservation and GHG Emission Reduction Development Permit Area as shown on Schedule “A” attached to and forming part of this Bylaw.

   c) By amending Map 5 to change the boundary between the Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan as shown on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2015 No. 4030” as amended is further amended with respect to lands described as:

   Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

a) By amending Maps 1, 2, 3 and 4 to amend the Plan boundary and change the land use designation for a portion of the lands to “Mixed Residential” for the area shown on Schedule “A” attached to and forming part of this Bylaw

b) Inserting ✦ after 🗗 after Mixed Residential in the first column of Table 4.1 – Residential Housing Mix and Densities:

a. For lands legally described as Portion of Lots 23 and 25 Township 8 New Westminster District Plan 2759 and Lot 38 Section 23 Township 8 New Westminster District Plan 47045 and designated “Mixed Residential”, Table 4.1 may be modified by:

i. Decreasing the minimum permitted percentage of the single family residential types (Column E) to 51% and increasing the maximum permitted attached residential type to 49%.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended with respect to lands described as:

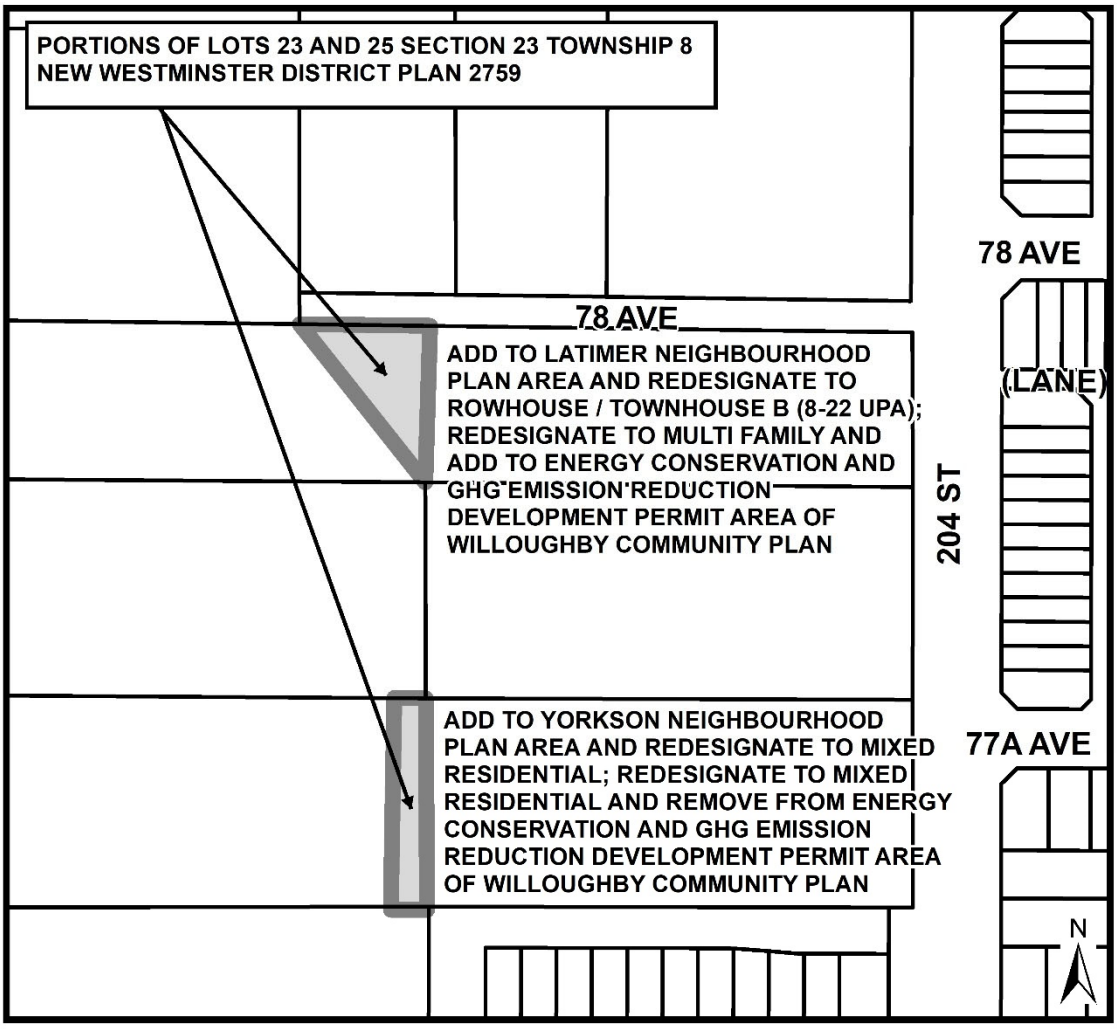
Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759

a) By amending Maps 1, 2, 3 and 4 to amend the Plan boundary and change the land use designation for a portion of the lands to “Rowhouse/Townhouse B (8 – 22 upa)” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	11	day of	April	, 2022
READ A SECOND TIME the	11	day of	April	, 2022
PUBLIC HEARING HELD the	25	day of	April	, 2022
READ A THIRD TIME the	09	day of	May	, 2022
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5775



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5776

EXPLANATORY NOTE

Bylaw No. 5776 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 – 202A Street and 7767 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW NO. 5776

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776".

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-170"

   b. Adding to Section 110.1 after the words "CD-169" the words "CD-170 – 0.75 ha"

   c. Adding after Section 1069 "Comprehensive Development Zone CD-169" the following as Section 1070 "Comprehensive Development Zone CD-170"

1070 **COMPREHENSIVE DEVELOPMENT ZONE CD-170**

Uses Permitted

1070.1 In the CD-170 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1070.2

Residential Uses

1070.2 *Residential uses* shall consist of 15 *townhouse* units (minimum 3 units attached, maximum 6 units attached), 16 *townhouse* units (2 units attached) for a total of 31 units on lands zoned Comprehensive Development Zone CD-170.

Lot Coverage

1070.3 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1070.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1070.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 storeys and the *height* for *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1070.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1070.7 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

1070.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

1070.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1070.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

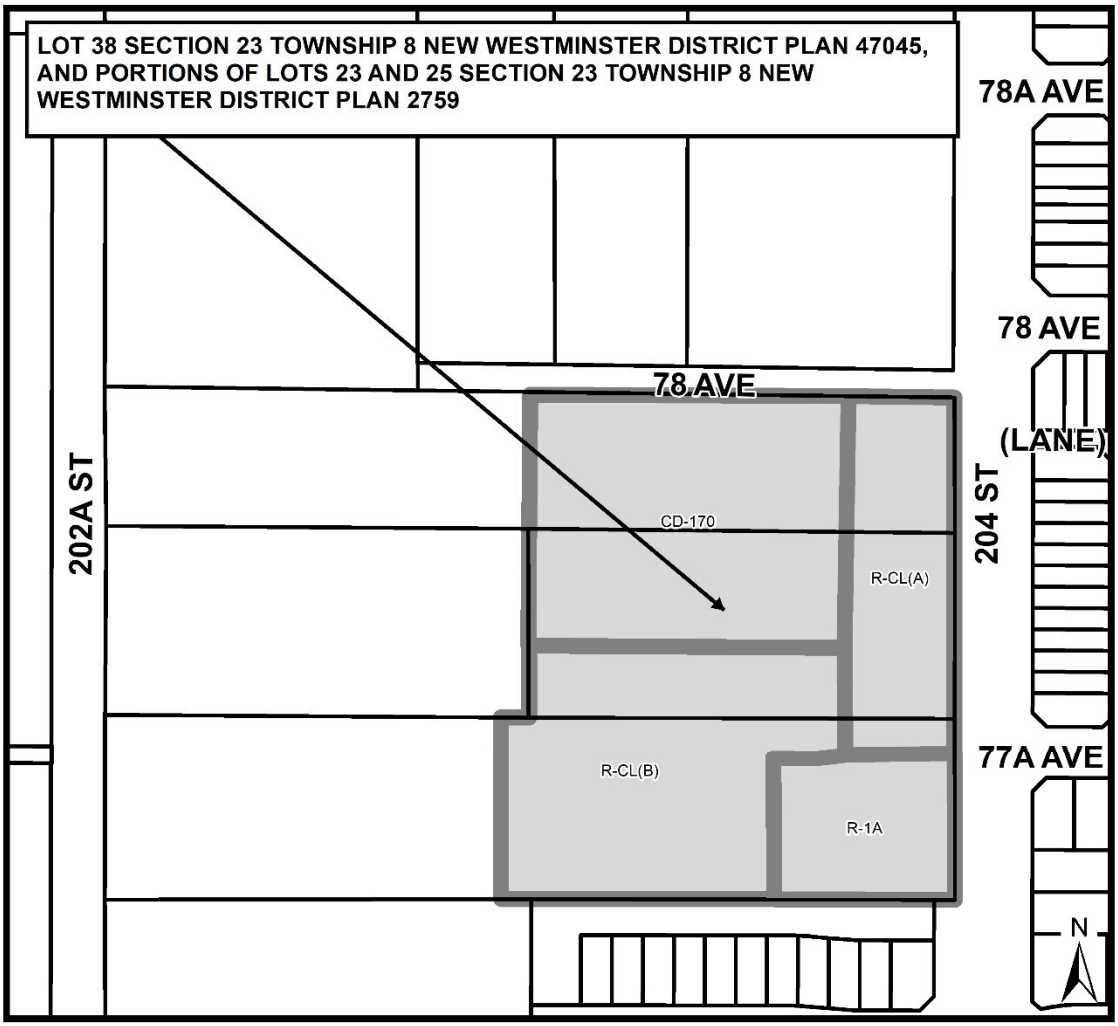
Portions of Lots 23 and 25 Section 23 Township 8 New Westminster District Plan 2759; and
Lot 38 Section 23 Township 8 New Westminster District Plan 47045

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(B), and Comprehensive Development Zone CD-170.

READ A FIRST TIME the	11	day of	April	, 2022.
READ A SECOND TIME the	11	day of	April	, 2022.
PUBLIC HEARING HELD the	25	day of	April	, 2022.
READ A THIRD TIME the	09	day of	May	, 2022.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5776



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100978

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

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 – 177B Street

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:	Portion of Lot 25 Section 23 Township 8 New Westminster District Plan 2759 Lot 38 Section 23 Township 8 New Westminster District Plan 47045 Portion of Lot 23 Section 23 Township 8 New Westminster District Plan 2759
CIVIC ADDRESS:	7720 – 202A Street 7780 – 202A Street 7767 – 204 Street

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

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   a. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100105

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

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 – 177B Street

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:	Portion of Lot 25 Section 23 Township 8 New Westminster District Plan 2759 Lot 38 Section 23 Township 8 New Westminster District Plan 47045 Portion of Lot 23 Section 23 Township 8 New Westminster District Plan 2759
CIVIC ADDRESS:	7720 – 202A Street 7780 – 202A Street 7767 – 204 Street

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

   a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;
   b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A; and further

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

   This Permit is not a Building Permit.

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

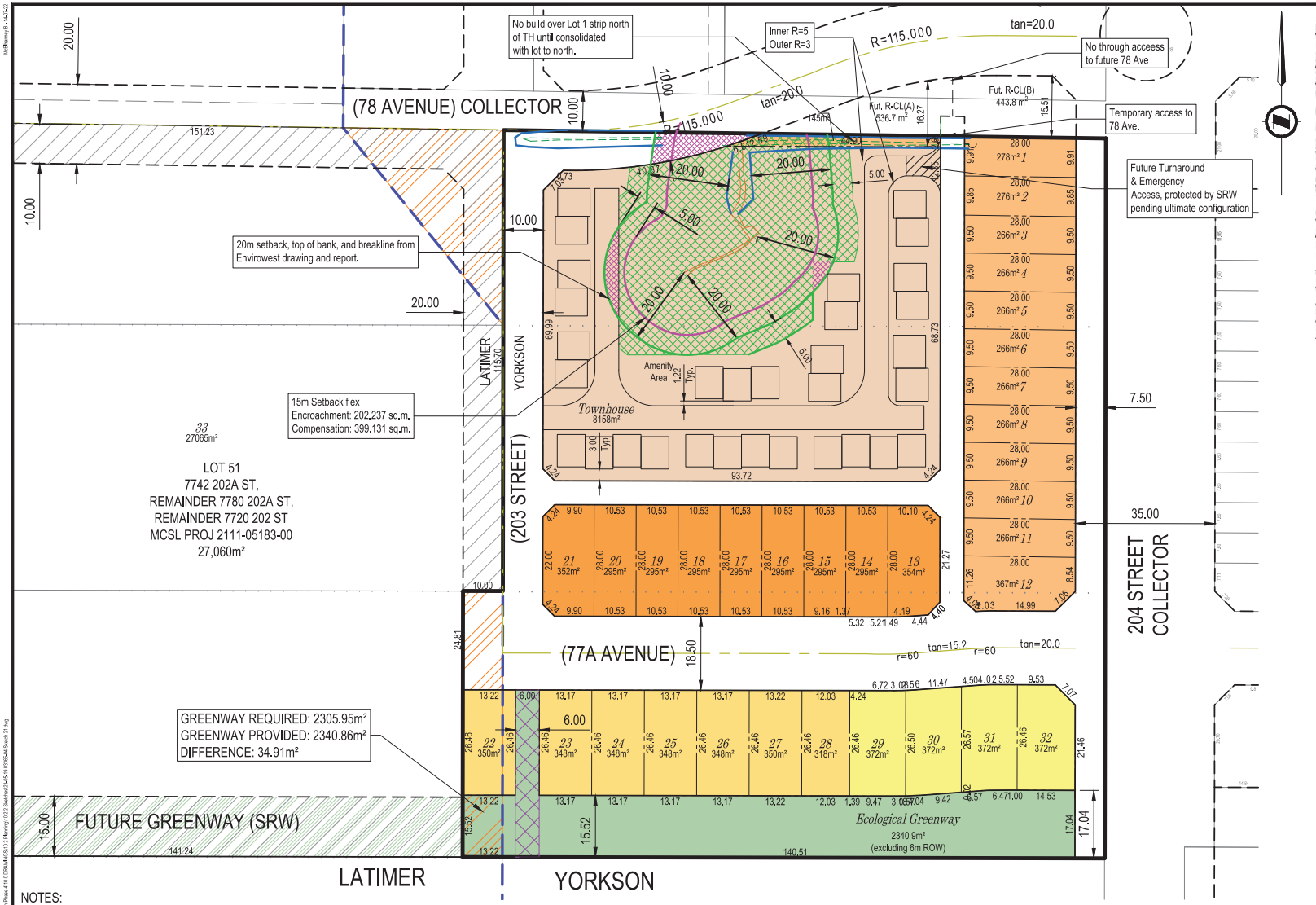
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

SCHEDULE A Preliminary Subdivision Plan



Yorkson Mix Table Sketch 21

Zone/Unit Type	# of units (lots)	% of units	% unit type
Single-Family Residential			
R-CL(A) Rear Loaded	12	38%	
R-CL(B) Front Loaded	7	22%	
R-1A Front Loaded	4	13%	
R-CL(B) Rear Loaded	9	28%	
SubTotal	32	100%	51%
Multi-Family Residential			
Strata duplex	16	52%	
Townhouse	15	48%	
SubTotal	31	100%	49%
Total Units (Lots)	63		

Total Gross Site Area (ha)	2.81
Developable Area (ha)	2.77
Density (u/ha)	22.74
Min Density Required (u/ha)	20

- Layout does not meet Yorkson NP Table 4.1, Column E Proportion. Requires amendment to reduce minimum single family residential proportion from 60% to 54%.

LEGEND

- R-CL(B) REAR (266m², 9.5m x 28.0m)
- R-CL(B) FRONT (315m², 12.6m x 25.0m)
- R-CL(A) REAR (266m², 9.5m x 28.0m)
- R-1A FRONT (371.6m², 12.0m x 25.0m)
- TOWNHOUSE STRATA
- CONCEPTUAL TH ENVELOPE & STRATA ROAD
- NEIGHBOURHOOD BOUNDARY
- NEIGHBOURHOOD BOUNDARY ADJUSTMENT
- REZONING APPLICATION BOUNDARY (GROSS SITE AREA)
- ECOLOGICAL GREENWAY
- FUTURE GREENWAY
- SPEA ENCROACHMENT AREA
- SPEA AREA (NO BUILD)
- 6m SERVICE ROW (252 m²)
- TOP-OF-BANK (TOB)
- WATER FEATURE (CLASS B)
- WATER FEATURE (CLASS C)

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

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McElhanney
McElhanney Consulting Services Ltd.
[illegible]
Surrey BC
Canada V3T 5X3
Tel 604 [illegible]

0 1:1000 50

ORIGINAL DWG SIZE: ANSI B (11" x 17")

DRAFT

FOR DISCUSSION ONLY

Prepared for: Qualico

7720 / 7780 202A St, 7767 204 St
Conceptual Layout
Yorkson
Township of Langley
July 16, 2021

Drawing No.: Sketch 21

Project Number: 2111-03365-04

2

SCHEDULE A

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-203
FROM:	ENGINEERING DIVISION	**FILE:**	5400-11
SUBJECT:	CAPITAL/OPERATING REQUEST - SNOW AND ICE CONTROL SIDEWALK PROGRAM UPDATE		

RECOMMENDATION:

That Council direct staff to utilize existing Transportation Operating budgets to fund the December 2023 sidewalk snow and ice program and pre-approve $1,121,860 in Transportation Operating funding including eight (8) new regular full-time employees as part of the 2024 budget to allow for the full implementation of the sidewalk snow and ice program.

EXECUTIVE SUMMARY:

At the February 13, 2023 Regular Meeting, Council adopted a revised Snow and Ice Control Policy 05-102 (the Policy) and approved capital funding for vehicles and equipment. The consideration of operating funding to support the Policy was deferred to September 2023.

The approved capital funding is being utilized for the procurement of vehicles and equipment, however due to supply chain issues, many of the orders will not be delivered until early 2024. A contingency plan of using hold over trucks, short-term rentals, and available manual equipment is ready to be implemented. To deliver the requirements outlined in the Policy, funding for eight (8) new Operations Maintenance Worker (OMW) positions are required along with budgets for equipment and vehicle maintenance and additional salt purchase.

The revised Policy added requirements for the Township of Langley (the Township) to assume responsibility for designated sidewalk areas with high volume pedestrian traffic such as routes to transit stops, schools, sloped areas lacking residential private property frontage, and other unique situations identified by Council or staff from time to time. Accordingly, staff have prepared preliminary maps, included as Attachment B, which are expected to be finalized in November 2023.

Snow and ice control services are not required year-round and winter conditions vary from year to year. To fully utilize the employees required to deliver the services outlined in the Policy, they will be assigned to an improved community cleanliness program that includes litter, illegal dumping sites, vandalism, graffiti, and encampments issues as well as other maintenance and construction programs.

PURPOSE:

This report provides updated information related to Report 23-20 Policy Revision - Snow and Ice Control dated February 13, 2023.

BACKGROUND/HISTORY:

At the February 13, 2023 Regular Meeting, Council adopted a revised Snow and Ice Control Policy 05-102 and approved $2,100,000 in one-time capital funding for equipment to perform sidewalk snow and ice control. Council resolved to defer the consideration of Operating funding required to implement the sidewalk snow and ice program to September 2023.

The revised Policy directs that the Township will assume responsibility for designated sidewalk areas with high volume pedestrian traffic such as routes to transit stops, schools, sloped areas lacking residential private property frontage and other unique situations identified by Council or staff from time to time.

Staff ordered equipment to meet the requirements of the revised Policy but due to supply chain issues many of the orders will likely not arrive until 2024. The table below summarizes the vehicles and equipment ordered to undertake sidewalk snow and ice control.

Equipment	Qty	Purpose	Expected Delivery
Ford F-550 Truck w/ winter maintenance package	7	Personnel transport, hauling bulk salt, towing equipment trailers, and plowing bus bays	Q1 2024
Flat Deck Trailer	7	Hauling equipment	Arrived June 2023
John Deere Tractor w/ winter attachments	2	Plowing and salt spreading wide sidewalks	Q1 2024
Ventrac SSV Tractor w/ winter attachments	2	Plowing and salt spreading narrow sidewalks	Q4 2023
Walk-behind Snow Blower	5	Snow clearing in areas not accessible by tractors	Q4 2023



John Deere Tractor



Ventrac SSV Tractor

Staff expect delivery of the Ventrac units in November and the walk-behind snow blower units in December. The remaining trucks and equipment are not expected to be delivered before the start of the winter maintenance season. A contingency plan has been developed which includes using hold over trucks, short-term rentals and utilizing readily available manual equipment such as snow shovels and salt spreaders.

DISCUSSION/ANALYSIS:

Staff have undertaken a review of the potential inventory of pedestrian infrastructure required to be maintained along with developing an operational plan and corresponding maps. The maps, anticipated to be finalized by November of 2023, present sidewalks and multi-use paths, bus stops, and walkways between streets divided into four (4) sectors like the roadway snow and ice control program. The areas shown on the maps will receive service during winter storms and will be pre-treated leading up to a forecasted event. Draft copies of the maps are included as Attachment B.

Staff expect to annually adjust the routes to ensure opportunity for optimal maintenance. Following each winter season staff will conduct a debrief and make any necessary adjustments for the following season which will also consider feedback from the public.

Seven (7) crews are planned to operate the vehicles and equipment required to deliver the sidewalk snow and ice control program. Generally, each of the proposed sidewalk snow and ice control crews will consist of two (2) regular full-time Operations Maintenance Worker (OMW) positions, for a total of fourteen (14) regular full-time employees. There may be times where the resource allocations are adjusted to accommodate emergent conditions and priorities.

Earlier this year six (6) OMW positions were converted from temporary to regular full-time and can be used to fill a portion of the fourteen (14) positions needed. Additional funding is required to hire eight (8) new positions. It is proposed that recruitment for the eight (8) new OMW positions begin as soon as possible to achieve a potential start date in time for deployment during the 2023/2024 winter season.

Throughout the year when not clearing sidewalks, the employees would work on various maintenance and construction programs. These activities could include but are not limited to: litter pickup, sidewalk sweeping, road marking, sign maintenance, crack sealing, mowing and general boulevard maintenance. Additionally, the vehicles and equipment were selected so that they could be utilized throughout the year to supplement other maintenance and construction programs.

With the additional resources, staff will also implement an enhanced community cleanliness program. This program would see staff more frequently patrol the Township, on an ongoing basis, for litter, illegal dumping sites, graffiti, vandalism and encampments. Clean-up of these items could be scheduled quickly, leading to a cleaner and more aesthetically appealing boulevards and roadways throughout the Township.

Community Implications:

Revisions to the Policy also included clarification of property owners' responsibilities and timing for snow clearing plus a requirement for the Township to provide education and enforcement. Based on available advertising space, bus shelter ads related to sidewalk snow clearing are being considered. Other marketing material, such as social media posts, newspaper ads and direct mailings may also be utilized.

Financial Implications:

Additional Operating funding is required to implement the sidewalk snow and ice control program. Earlier this year six (6) temporary Roads Operations OMW positions were converted to regular full-time. These positions can be used to supplement the fourteen (14) positions required, resulting in new funding being required for only eight positions. The required additional ongoing annual operating cost for the Township's snow and ice control program for sidewalks is summarized below.

Resource	Qty	Annual Operating
Regular Full-time Employees (wages)	8	$ 715,860
Truck (maintenance; repairs; fuel)	7	$ 182,000
Trailer (maintenance; repairs)	7	$ 21,000
Tractors (maintenance; repairs; fuel)	7	$ 98,000
Materials (bulk road salt)	-	$ 105,000
	TOTAL	**$1,121,860**

The trucks and much of the equipment will not be in service until early 2024 and the OMW positions likely would not start until December 2023. Staff propose that existing 2023 Transportation Operating budgets can be utilized to fund the positions for the remainder of 2023. New funding, outlined above, totalling $1,121,860 will be required in 2024 to provide the services outlined in this report.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Report 23-20 Policy Revision - Snow and Ice Control dated February 13, 2023

ATTACHMENT B Sidewalk Snow and Ice Control Maps

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 13, 2023 - REGULAR MEETING	**REPORT:**	23-20
FROM:	ENGINEERING DIVISION	**FILE:**	5400-11
SUBJECT:	POLICY REVISION - SNOW AND ICE CONTROL		

RECOMMENDATIONS:

That Council adopt the updated Township of Langley Snow and Ice Control Council Policy 05-102 presented as Attachment A to this report to reflect the revisions requested by Council; and

That Council pre-approve $2,100,000 in 2023 Transportation Capital funding and direct staff to include $560,000 Transportation Operating funding as part of the 2023 budget and annualize the remaining $1,120,000 in the 2024 Transportation Operating budget to allow for the implementation of sidewalk clearing in select areas as identified in the revised policy to begin in the 2023/2024 winter season.

EXECUTIVE SUMMARY:

At its Regular Meeting on January 16, 2023, Council referred report 23-02 Improvements to Snow and Ice Control Policy back to staff to address concerns raised. Accordingly, staff have further revised the Snow and Ice Control Council Policy No. 05-102 (Attachment A) to:

- clarify property owners' responsibilities and timing for clearing snow and ice from sidewalks (Section 5.1);
- provide for education and enforcement (Section 5.3 – 5.4); and
- prioritize sidewalk areas for response (Section 5.5 – 5.11).

To undertake improved sidewalk snow and ice control services, staff recommend seven crews consisting of 14 new regular full-time employees complete with vehicles, equipment, and materials. The cost to implement the expanded service is estimated at $2,100,000 in capital costs and an annual operating cost of $1,680,000.

It is possible to phase the operating costs as a winter season spans two fiscal years. Therefore, it is recommended to include $560,000 in the 2023 Transportation Operating budget and annualize the remaining $1,120,000 in the 2024 Transportation Operating budget. Whereas the capital funding is urgently required to mitigate supply chain delays in receiving the necessary vehicles and equipment for the 2023/2024 winter season, a capital budget pre-approval would be appropriate in this circumstance.

PURPOSE:

This report is provided in response to Council direction and aims to provide information regarding proposed revisions to the Snow and Ice Control Council Policy No. 05-102.

BACKGROUND/HISTORY:

At the January 16, 2023 Regular Meeting, Council Report 23-02 Improvements to Snow and Ice Control Policy was referred to staff to address concerns raised by Council.

DISCUSSION/ANALYSIS:

This report and the previous report presents a structure of seven crews to respond to seven communities during winter conditions and are required to provide for an increased level of service to sidewalks as contemplated in a revised Snow and Ice Control Council Policy No. 05-102 (the Policy). Utilizing internal forces typically provides for ideal scheduling and flexibility around resource deployment and operational deviations. Throughout the year when not clearing sidewalks, these employees would work on various public works operations, maintenance, and construction programs.

Staff have further revised the Policy to clarify property owners' responsibilities and timing for clearing snow and ice from sidewalks; provide for education and enforcement; and prioritize sidewalks for response. A copy of the Policy is included as Attachment A.

Section 5.1 of the Policy describes the responsibilities of property owners and occupiers for clearing snow and ice from sidewalks, pursuant to Section 509 of the Township of Langley Highway and Traffic Bylaw 2010 No. 4758, as amended. Specifically, residential properties are required to remove snow and ice fronting their property within 24 hours of first accumulation; industrial, commercial, and institutional properties are required to remove snow and ice fronting and abutting their properties by 10:00am.

Section 5.3 and 5.4 was added which requires the Township to provide education and enforcement around the snow and ice program. Staff will develop an education campaign aimed to inform businesses and the public of the workings and impacts of the Township's snow and ice control program, and owner and occupier's responsibilities set out in the Highway and Traffic Bylaw and the Policy. Additionally, this section specifically states that properties along high-volume pedestrian routes will be fined if education and warnings fail to bring them into compliance.

Sections 5.5 to 5.11 were added to the Policy to establish levels of service for high-volume pedestrian traffic areas under the responsibility of the Township, on a priority basis. These high-volume routes have been designated as First and Second Priority dependent upon features such as routes to transit stops, schools, and sloped areas. All other sidewalk areas under Township jurisdiction will be designated as Third Priority.

Financial Implications:

The required capital and ongoing annual operating cost to improve the Township's snow and ice control program for sidewalks is summarized below.

Table 1: Cost – Sidewalk Snow and Ice Crews with Equipment

Resource	Capital	Operating
OMW x 2* (new regular full-time)	-	$182,000
Medium Dump Truck	$150,000	$26,000
Trailer	$15,000	$3,000
Snow Clearing Equipment	$135,000	$14,000
Materials	-	$15,000
Subtotal	$300,000	$240,000
TOTAL FOR 7 CREWS	**$2,100,000**	**$1,680,000**

**includes 80 hours per position of double time overtime*

The Township typically responds to winter conditions between November and March which spans two fiscal years. With that in mind the necessary operating budget request can be divided over two budget years for Council's consideration. Staff recommend $560,000 in Transportation Operating addition to the base 2023 budget with the remaining $1,120,000 being annualized in 2024.

The capital request is required in full to implement the improvements and should be pre-approved to mitigate supply chain delays in receiving the necessary vehicles and equipment. Failure to obtain the vehicles and equipment in time for the 2023/2024 winter season would affect the successful implementation of the improved sidewalk clearing program.

Respectfully submitted,

Aaron Ruhl
MANAGER, ENGINEERING OPERATIONS
for
ENGINEERING DIVISION

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

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

ATTACHMENT A Revised Snow and Ice Control Council Policy 05-102

~~ATTACHMENT A~~

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Snow and Ice Control – Roadways and Sidewalks

Policy No:	**05-102**
	05-732
Previous Policy No:	**1998-09-21**
Approved by Council:	**2007-10-29**
Revised by Council:	**2008-12-08**
Revised by Council:	**2009-10-26**
Revised by Council:	**2016-05-30**
Revised by Council:	

1. Purpose

1.1. To define parameters under which snow and ice are cleared from Township of Langley roadways and sidewalk areas.

2. Background

2.1. Policy as adopted 1975/03/17 provided for establishment of a priority system for clearing of snow from collector roads, fire halls, school bus routes, etc. By resolution on 1997/09/25 Township Council adopted a policy that addressed the issues more specifically.

3. Related Policy

3.1. Highway and Traffic Bylaw 2010 No. 4758, as amended.
3.2. Snow and Ice Control – Parks and Trails Policy No. 05-118
3.3. Fees and Charges Bylaw 2007 No. 4616, as amended

4. Roadways

4.1. Sanding/Salting and Snow Plowing operations are conducted according to the following priorities:

4.1.1 First Priority: Arterial roads, major collector roads, bus routes, hilly areas and school zones (regardless of road classification) are given first priority. Sanding and plowing are carried out around the clock as long as poor conditions exist.

4.1.2. Second Priority: Industrial and commercial roads and secondary through roads in residential areas. These residential roads are located between the arterial or major collector road grids. They are typically over 200 meters in length and connect local traffic with either an arterial or major collector roadway. Work on Second priority routes is performed on regular weekdays only; minimal overtime is permitted to extend the normal workday.

4.1.3. Third Priority: All remaining residential roads. A “condition based” level of service exists on all Third priority routes. Conditions will be assessed by appointed Road Supervisors only after First and Second

priority roads have been completed. When snow accumulations exceed 250 mm as measured by a Road Supervisor, in the centre of the travelled portion of the road, one pass with a snow plow may be made to create more even travel surface. Compacted snow is the level of service provided and no de-icing material will be applied. Third priority work is performed during normal working hours only.

4.2. First and Second priority routes are defined and established as those roads and streets shown on the "Township of Langley – Sanding, Salting and Plowing Map", as amended from time to time.

4.3. First priority routes are maintained until the conditions are under control; only then are resources re-directed onto Second priority routes.

4.4. Once conditions are under control on Second priority routes resources may be re-directed to Third priority routes.

4.5. As soon as conditions deteriorate on any of the higher priority routes, resources are moved back to those routes.

4.6. Sanding/salting operations commence as conditions dictate, i.e.: black ice, commencement of snow falls and other slippery conditions. Sanding/salting on Third priority roads will only be done at intersections and only when conditions warrant.

4.7. Snow plowing occurs when the snow depth exceeds 10 cm (4 inches) and the storm is continuing.

4.8. Road surfaces are to be maintained in good winter condition, which does not mean "bare pavement," through continued use of assigned personnel and equipment and subject to availability of resources.

4.9. Snow removal from roads is undertaken in commercial areas only and only under conditions where snow windrows interfere with parking, and only after all priority road clearing is complete.

4.10. Township equipment used for snow and ice removal of public roadways may be used for snow removal at municipal facilities when no longer required for the public roadway maintenance.

5. Sidewalks

5.1. Snow removal from sidewalks is the responsibility of property owners and occupiers. Pursuant to the Highway and Traffic Bylaw, property owners or occupiers:

5.1.1.1. zoned as urban residential, multiple family residential or residential mobile home park, shall remove snow and ice from the sidewalks fronting their property within 24 hours of first accumulation of snow and ice; or

5.1.1.2. zoned as commercial, industrial, or institutional, shall

remove snow and ice from the sidewalks and walkways fronting or abutting their property by 10:00am.

5.2. Township roadway snow clearing operations will impact driveways and sidewalks, the Township will not lift plows to avoid driveways, nor send crews afterwards to clear driveways.

5.3. The Township will make efforts to educate owners and occupiers of property of their responsibilities and the Township's snow and ice control program.

5.4. On high volume pedestrian routes where education fails to bring properties into compliance, progressive enforcement including and up to fines, as outlined in the Fees and Charges Bylaw, will be undertaken by the Bylaw Enforcement department.

5.5. The Township shall be responsible for designated sidewalk areas with high volume pedestrian traffic outside of industrial, commercial, and institutional zoned areas, and lacking residential property frontage such as routes to transit stops, schools, sloped areas, and for other unique situations identified by Council or staff from time to time, on a priority basis and subject to resource availability.

5.5.1. Areas maintained include sidewalks, bus stops, multi-use paths, and walkways

5.5.2. First Priority Sidewalks: High pedestrian traffic sidewalk areas that are a main thoroughfare to a school or bus stop location, hilly areas, or known icy locations. Salting/sanding and snow clearing is carried out during regular work hours; overtime is permitted when conditions warrant an afterhours response.

5.5.3. Second Priority Sidewalks: High pedestrian traffic sidewalk areas that are not a main thoroughfare to a school or bus stop location. Salting/sanding and snow clearing is carried out during regular work hours; minimal overtime is permitted to extend the normal workday.

5.5.4. Third Priority Sidewalks: All remaining sidewalk areas. Salting/sanding and snow clearing will only be completed after First and Second Priority areas have been completed and is only performed during regular work hours.

5.6. First and Second priority routes are defined and established as those sidewalk areas shown on the "Township of Langley – Sidewalk Area Snow and Ice Control Maps", as amended from time to time.

5.7. First priority routes are maintained until the conditions are under control; only then are resources redirected onto Second priority routes.

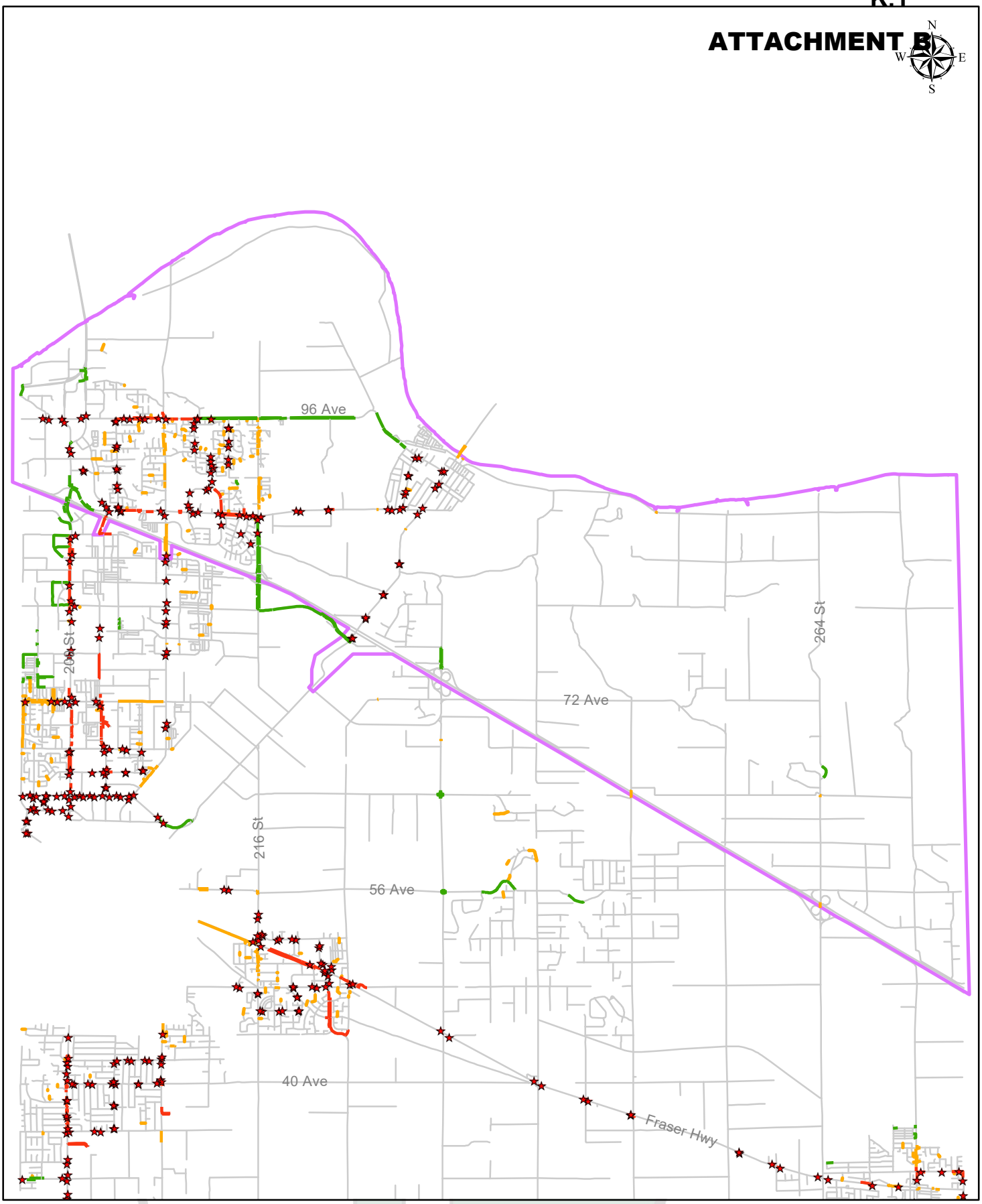
5.8. Once conditions are under control on Second priority routes resources may be redirected to Third priority routes.

5.9. As soon as conditions deteriorate on any of the higher priority routes, resources are moved back to those routes.

5.10. Sanding/salting operations commence as conditions dictate, i.e.: black ice, commencement of snow falls and other slippery conditions.

5.11. Sidewalk area surfaces are to be maintained in good winter condition, which does not mean “bare pavement,” through continued use of assigned personnel and equipment and subject to availability of resources.

ATTACHMENT B



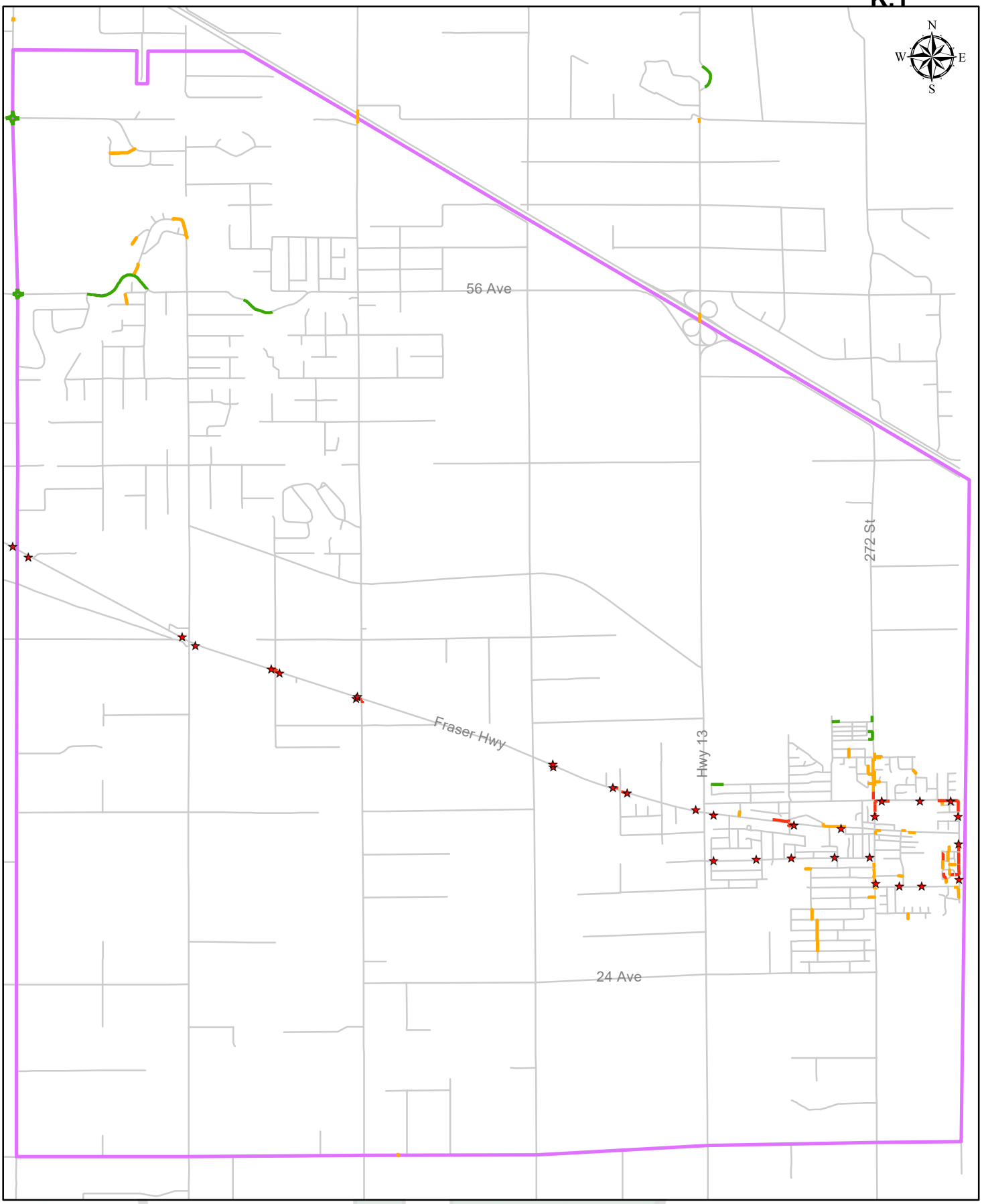
Township of Langley BC
Est. 1873

Roads Winter Maintenance Sidewalk Clearing

Bus Stops (100)

SECTOR - 1

First Priority (4.4 km)
Second Priority (6.4 km)
Third Priority (11.3 km)



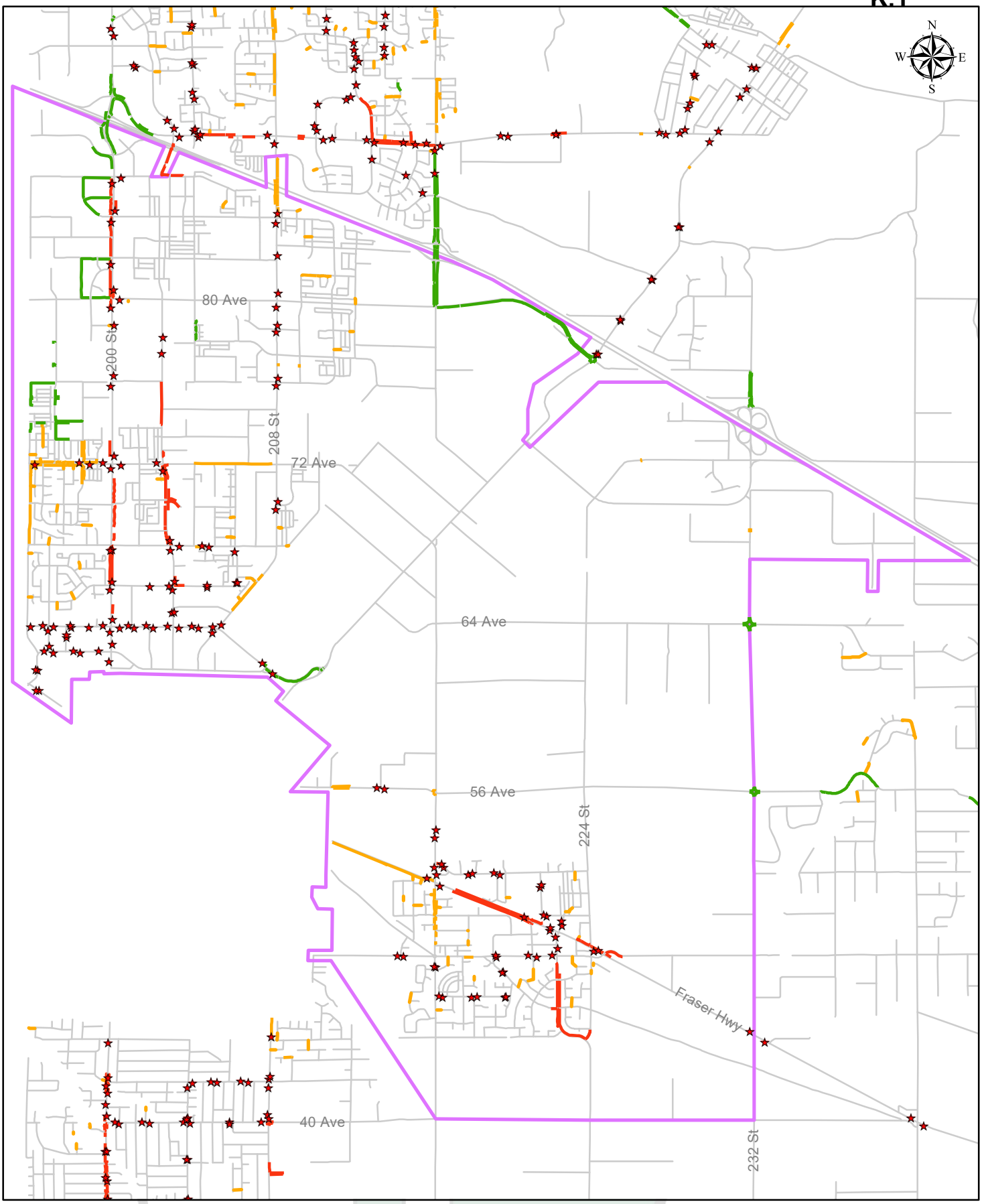
Township of Langley BC
Est. 1873

Roads Winter Maintenance Sidewalk Clearing

Bus Stops (30)

SECTOR - 2

First Priority (1.6 km)
Second Priority (3.6 km)
Third Priority (2.2 km)



Township of Langley BC

Est. 1873

Roads Winter Maintenance Sidewalk Clearing

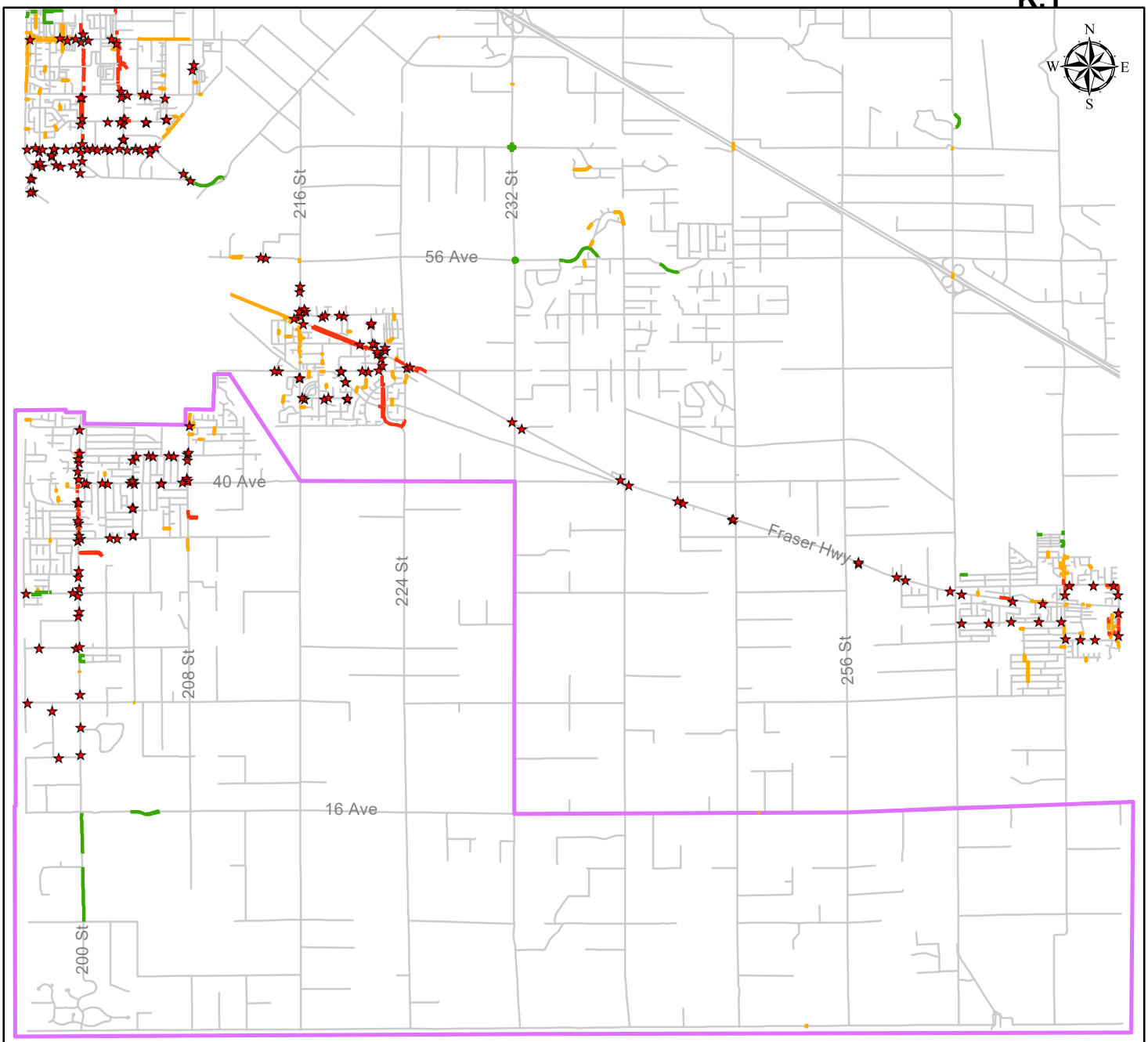
★ Bus Stops (136)

SECTOR - 3

First Priority (9.1 km)

Second Priority (10.3 km)

Third Priority (8.8 km)



Township of Langley BC

Est. 1873

Roads Winter Maintenance Sidewalk Clearing

Bus Stops (59)

First Priority (2.8 km)

Second Priority (1.5 km)

Third Priority (2.6 km)

SECTOR - 4

From: Ken Strand <kstrand@tol.ca>
Subject: TOL Staff Report - Safe Street Design
Date: September 20, 2023 at 8:28:30 AM PDT
To: Barb Martens <bmartens@tol.ca>
Cc: Jason de Roy <jderoy@tol.ca>, Cory Parker <cparker@tol.ca>

Councillor Martens,

Thank you for providing this report for us to review.

Overall, many of items under consideration would not impact our ability to respond.

We do have a couple of general comments;

- The curb extensions, intended to be a horizontal deflection / traffic calming devices could limit our apparatus(s) ability to effectively navigate a right turn without either moving into oncoming traffic or into the offsetting lane as the turn is made. The other potential is for the longer wheelbase apparatus to offtrack onto the curb extension. We are hoping to have some conversation around the design of these extensions.

- For street parking on arterial roadways, we would want to ensure that the curb space in front of hydrants and principal entrances to buildings are demarked to avoid obstructions and delays in our response. We suspect this is likely already considered but thought it was important to mention.

- With the longer dryer summer seasons landscaped median areas should avoid having bark mulch or other combustible top covers as they become a prime location for small spot fires. While these fires typically are not large, they do delay our response to other more serious incidents.

- It should also be noted that the Fire Department is planning on adding a Tower apparatus to its fleet over the next 4 -5 years and should be part of planning considerations for roadway design as the wheelbase and turning radius requirements significantly increase for this type of apparatus.

Thanks again for sharing this proposal, should you have any questions or concerns let me know.

Stay safe

Township of Langley
Est. 1873

Ken Strand, ECFO(a)
Assistant Chief – Public Safety & Community Risk
Protective Services | Fire Department
22170 – 50 Avenue, Langley, BC V2Y 2V4
Phone: 604.532.7500
Web | Facebook | Twitter | YouTube

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-149
FROM:	ENGINEERING DIVISION	**FILE:**	8330-20-003
SUBJECT:	SAFE STREET DESIGN		

RECOMMENDATION:

That Council endorse a review of current bylaws and practices included in this report as part of the Transportation and Mobility Strategy (TMS).

EXECUTIVE SUMMARY:

Following a December 5, 2022 Council motion on “Safe Street Design”, staff undertook a review of road standards, configuration of center medians, the use of curb extensions, traffic signal operation for pedestrians and on-street parking practices on arterial roads.

Staff reviewed standards in the Subdivision and Development Servicing Bylaw 2019 No. 5382 (Attachment A) and the road cross sections and design components of other municipalities (Attachments B and C). The review determined that following a bylaw update in 2019, the Township was consistent with the practices of other municipalities for features such as narrower travel lanes, median width and configuration, active transportation facilities and the use of traffic calming measures such as curb extensions.

Staff also reviewed practices related to the operation of traffic signals and accommodation of pedestrian movements. This included options such as leading pedestrian intervals (LPIs) and pedestrian recall phases. Staff reviewed the practices of other municipalities, potential advantages and disadvantages, impact to emergency pre-emption and other potential improvement options. Furthermore, staff conducted a review of the Township’s own practice as well as those of other municipalities in relation to on-street parking on arterial roads.

The review determined that the Township utilizes recognized transportation industry standards and guidelines consistent with practices of other municipalities. However, standards and guidelines change over time and its is incumbent on the Township to periodically review and upgrade design standards and guidelines. The Township is undertaking a Transportation and Mobility Strategy (TMS) which will include this type of review and update.

PURPOSE:

To provide information on current guidelines, standards and practices of safe street design used by the Township and other Lower Mainland municipalities.

BACKGROUND/HISTORY:

The Township utilizes recognized transportation industry standards and guidelines that include measures to improve traffic safety for all road users as part of the design and construction of transportation infrastructure. This includes the Township, Transportation Association of Canada (TAC), TransLink, and BC Ministry of Transportation and Infrastructure guidelines and standards. These guidelines and standards are periodically updated to incorporate new technologies and industry best practices

Township Council has recognized and supported the implementation of transportation infrastructure that improves safety as part of development and Township projects. At the December 5, 2022 Council Meeting, the following resolution was carried:

> *"Staff report back on the required changes to the Subdivision and Servicing Bylaw to improve the minimum standard for all Urban Arterial Roads to include:*
>
> 1. *Raised medians with suitable urban trees planted and otherwise the most basic landscaping possible as opposed to the current standard of painted medians or raised medians with no trees, and,*
>
> 2. *Where possible at intersections within the Willowbrook and Willoughby Community Plans, implement curb extensions to create a safer environment for drivers, pedestrians, and cyclists."*
>
> *"The Township expand the use of advanced pedestrian travel permission that currently exists at some intersections in the Township to all intersections within the Willowbrook and Willoughby Community Plans."*
>
> *"Within the areas of the Willowbrook and Willoughby Community Plans, the Township eliminates the use of pedestrian walk buttons in favour of automatic pedestrian travel permission during each traffic cycle."*
>
> *"Staff provide a report to Council on the feasibility of on-street parking along Urban Arterial Roads in the outer-most lane between set hours during the night, with the hours subject to a study of the best practices within other municipalities."*

DISCUSSION/ANALYSIS:

This report provides information on current design standards and guidelines in the Township Subdivision and Development Servicing Bylaw, traffic signal operations and parking regulations on arterial roads. A review of industry guidelines and standards as well as practices of other Lower Mainland municipalities has been undertaken and is discussed in this report.

<u>Township Subdivision and Development Servicing Bylaw Review</u>

<u>Road Cross Sections</u>

The Township Subdivision and Development Servicing Bylaw 2019 No. 5382 (the Bylaw) provides guidelines and regulations for the design and construction of streets within the Township. The Bylaw includes typical road cross sections for urban, rural, local, collector and arterial roads (see Attachment A). The cross sections for urban roads include elements such as:

- Road width and other dimensions
- Lane configuration
- Sidewalks

- Cycling facilities
- Medians
- Curb and gutter drainage features
- Streetlights
- Third party utilities

Greenways replace the sidewalk with a Multi-Use Path (MUP) with an additional 4.5 to 15 metre lot combined with a typical 4.0 metre boulevard. These guidelines aim to meet the needs of various road users including motorists, pedestrians and cyclists. The designs consider factors such as:

- Road classifications
- Traffic volumes
- Speed limits
- Adjacent land use
- Safety considerations

By incorporating the standard cross sections in the Bylaw, the Township ensures that new streets and retrofit designs conform to established guidelines. This helps maintain consistency in the development of the Township's transportation infrastructure and promotes safe and efficient movement of people and goods.

Practices of Other Lower Mainland Municipalities

A review of the urban road cross sections, standards, and guidelines of several other Lower Mainland municipalities was undertaken. Attachment B includes road cross sections and Attachment C summarizes design components of the municipalities contacted including the City of Surrey, Vancouver, Coquitlam, and Richmond. Prior to the 2019 Bylaw amendments, the Township's arterial road cross section included:

- 21.4 metre curb to curb pavement width
- 4.4 metre medians
- 3.5 to 3.65 metre travel lanes
- 1.5 to 1.7 metre unprotected bicycle lanes
- 1.5 metre sidewalks
- Streetlights

The Township cross section included elements that were wider than those of other municipalities such as travel lane widths and medians. Prior to changes in road design guidelines, bicycle lanes that were not physically separated from vehicle lanes were acceptable.

2019 Bylaw Amendments for Road Cross Sections

The Bylaw is updated on a regular basis to include modifications to improve infrastructure as new technologies and guidelines emerge. Following a review of the practices of other municipalities (see Attachments B and C) as well as changes to TAC and TransLink guidelines, the Township brought forward several amendments to the Bylaw including:

- Retaining the existing curb to curb width where possible to allow for a future retrofit to existing roads
- Reducing typical arterial travel lanes to 3.3 metres
- Arterial travel widths on higher speed roadways are 3.5 metres
- Reducing the median width to 3.8 metres
- Re-allocated the road space gained from reduced travel lane and median width to allow for a 0.5 metre raised bicycle median to separate bicycle lanes from travel lanes.

The Township's new road cross sections following the 2019 Bylaw amendment allow for the following:

- A painted bicycle buffer on lower volume roads
- A painted bicycle buffer as an interim measure prior to completion of both sides of the road and placement of the top lift of asphalt pavement. Bicycle curbs are typically embedded into the top lift of pavement along with rebar anchor rods
- Reduced travel lane width along with raised medians and bicycle curbs may have the effect of influencing driver behaviour and lower travel speeds
- Raised medians, bicycle curbs and MUP's improve safety for vulnerable road users
- Existing 21.4 metres road with painted unprotected bicycle lanes can potentially be modified by reconstructing the median and travel lane to narrower widths

Following the 2019 Bylaw amendments, Township urban road designs are substantially consistent with those of other municipalities, TAC and BC Active Transportation Design Guides. Future Bylaw amendments could be considered to:

- Increase the width of sidewalks on all urban roads from 1.5 metres to 1.8 metres which is consistent with new guidelines
- Review and include options to improve bicycle and pedestrian infrastructure on rural roadways

Medians on Urban Roadways

Types and Functions of Medians

There are several types of median treatments on urban arterial roads including:

- Painted medians
- Raised medians, with landscaping and/or hard surface
- Medians with left turn lanes (raised or painted)
- Medians with two-way-left-turn-lanes (TWLT Lane's)

Medians serve a variety of functions, including:

- Separating opposing lanes of traffic,
- Creating space for left turn movements
- Providing refuge for pedestrians
- Landscaped median incorporates greenery and natural elements to enhance the aesthetics
- Areas for street signs or traffic signal poles to be installed as needed

Medians in Other Municipalities

A jurisdictional scan from other jurisdictions throughout Metro Vancouver region was completed to understand regional practices and assess whether current standards are consistent with or deviate from prevailing practices. The scan determined:

- There are variations in the dimensions of raised medians among municipalities
- Some municipalities include specific width requirement while others provide flexibility
- Variations reflect the unique characteristics and needs of each municipality
- Medians are context-dependent and influenced by factors such as transportation planning priorities, community preferences, and infrastructure constraints
- Wider medians offer improved aesthetics but increase pedestrian crossing time, and require additional right-of-way width

Medians in the Township of Langley

The 2019 Bylaw amendment includes a 3.8 metre median on arterial roads which accommodates:

- A 3.2 metre left turn bay and a 0.6 metre median approaching intersections
- A 0.6 metre raised median allows for placement of street signs
- The 0.6 metre median can be increased to 1.2 metres to allow for the placement of traffic signal poles, typically needed for protected left turn signal operation
- A 3.8 metre median with landscaping for aesthetic purposes
- The median can be greater than 3.8 metres where additional landscaping is desired or where a double left turn lane required
- Landscaping should not be placed in locations where it reduces visibility for drivers and other road users. Hardscaped medians could be considered in these location or locations where landscaping would be difficult to maintain
- A painted median as an interim measure, where only one side of the road is constructed, and the raised median cannot be placed in its ultimate location
- A painted median can also be used, such as in rural areas where a raised median may not be visible in the evening due to the lack of streetlighting
- A painted median or a two-way-left-turn lane where there are existing driveways that historically, have had full access to the road

As noted previously, the intent is for medians on urban arterial road to be 3.8 metres in width, include left turn bays, and landscaping where possible. The Township's standards are consistent with those of other lower mainland jurisdictions.

In the Willoughby area, an interim standard has been implemented with painted medians with the intent of constructing a raised median in the future. The Township has planned for increased raised median width in all directions approaching the corner of 80 Avenue at 208 Street to allow for more landscaping within the Willoughby Town Centre Area.

In other locations, due to historical access arrangements, a painted median or two-way-left-turn lane has been constructed, such as on Fraser Highway, which was previously under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI).

Curb Extensions

Curb extensions are horizontal deflection traffic calming measures that involve extending the curb line into the roadway to narrow the roadway width at specific locations. They are design elements used in urban and suburban areas to enhance safety and create more vibrant and pedestrian-friendly streetscapes. Curb extensions are primarily used on urban collector and local roads but not on arterial roads. Arterial roads are designed to carry high traffic volumes and to accommodate large size vehicles and are not intended to accommodate parking. The Township Neighbourhood Traffic Calming Policy does not permit traffic calming measures such as curb extensions on arterial roads. In addition, the implementation of curb extensions is not possible when existing lanes are being used for traffic purposes, for any portion of the day. Managing traffic and improving safety on arterial roads is a complex task that requires a holistic and inclusive approach.

The implementation of curb extensions on collector or local roads is common practice in the lower mainland including the Township. Examples include:

- At the end of blocks of road to define and create parking lanes
- At high volume local driveways to improve visibility entering/exiting adjacent lands
- At pedestrian crossing locations to reduce walking distance and to improve sightlines for approaching vehicles
- As a horizontal traffic calming measure, instead of the more traditional vertical deflection (speed bump)
- At intersections of local and collector roads

Some of the more recent Township Neighbourhood Plans have illustrated the potential use of curb extensions on local and collector roads. As part of the review of servicing plans for development projects staff have included requirements for curb extensions.

The implementation of curb extensions must also consider the needs of larger vehicles such as fire trucks, waste collection trucks, and other service vehicles. In addition, when only one side of the road is being constructed, curb extensions cannot be constructed as the road width only accommodates two travel lanes. In many instances, cash in-lieu is acquired from development for the future construction of the curb extensions when other side of the road is constructed.

The 2019 Bylaw includes a section with road supplementary drawings includes a drawing for a curb extension on a collector road to accommodate a parking pocket. This drawing is used as a base for new local and collector roads but can also be modified to meet specific site conditions or purposes.

Leading Pedestrian Interval (LPI)

A leading pedestrian interval (LPI) is a traffic signal feature that provides pedestrians with a 3 to 7 second head start when crossing an intersection. The purpose and considerations for the use of a LPI include:

- Improved pedestrian safety by allowing pedestrians to enter the crosswalk before vehicles are permitted to make turns or proceed through the intersection
- Pedestrians establish presence in the crosswalk and improves their visibility to drivers
- Can be used at intersections with heavy turning traffic and conflicts with crossing pedestrians during the permissive green phase of the signal display
- The need for a LPI considers:
    - Documented safety or visibility issues
    - The layout of the intersection
    - Pedestrian and vehicular traffic volumes
    - Delays experienced by vehicles and pedestrians
    - Collision History
    - Adjacent land use
- Advantages and disadvantages include:
    - Potential intersection capacity reduction with extra traffic delay
    - Challenges for traffic signal coordination as when a LPI is activated the cycle length increases (time for all movements to occur at a signal – typically 90 to 130 seconds)
    - All traffic signals in coordination are impacted as they use the same cycle length

LPIs cannot be installed at all traffic signals as left turn movements at traffic signals operate in three distinct modes as follows:

- Fully Protected: Where the left turn movement has a separate signal display with a solid left green arrow, amber and red light. Usually located directly in front of the left turn lane, either overhead or in the opposing median. Left turns are only permitted with the left turn arrow is displayed, as such, the movement is fully protected.
- Protected/Permissive: Where the left turn movement is combined with the through movements in a 4-head signal display, with a green ball, flashing left turn arrow, amber and red lights. The Protected portion occurs first, with a flashing green arrow and any opposing movements, including pedestrians are stopped. The green arrow display ends, and a green ball appears. This is the beginning of the “Permitted” portion where motorists can make left turns when safe to do so, and there may be potential conflict with pedestrians crossing.

- Permissive: This is the most basic operation where only a green ball is provided, and left turns are permitted when safe to do so. There may also be conflict with pedestrian crossings with this operation.

LPIs can be implemented when the traffic signal is operating as Permissive only, with consideration to the traffic signal coordination impact noted earlier. In the case of Fully Protected operation, LPIs are not needed, as left turns are only allowed with green arrows, and pedestrians are not permitted to cross during this time with a “don’t walk” display.

However, in the case of protected/permissive left turns, an LPI should not be used without implementing additional mitigations such as red-revert or lagging left turn. This essentially means forcing the signal to turn red after the left turn phase is completed or implementing the left turn phase at the end of the cycle. It is important to note that these mitigations have the potential to negatively affect intersection capacity and safety.

Therefore, LPI should only be used at signalized intersections where left turn movements do not have a green arrow and only occur on a green ball. Currently, LPIs have been implemented at the following crossings of major streets in the township:

- 202A Street and 76 Avenue (RE Mountain Secondary School)
- 202A Street and Langley Event Center Access (Peter Ewart Middle School)
- 272 Street and 28 Avenue (Shortreed Community School)

As the Township has over a hundred signalized intersections, it is impractical, and likely unnecessary to implement LPIs at all locations. In areas like Willowbrook and Willoughby, where signalized intersections experience high volumes of left-turning vehicles and pedestrians, it is common for traffic signals to operate with left turn phases, in which case a LPI cannot be implemented. Consideration could be made to examine intersections near high pedestrian areas where the implementation of a LPI is possible or to examine locations where Fully Protected signal operation could be implemented. However, due to current workload and available resources staff are not able to undertake such an initiative.

Pedestrian Recall at Traffic Signals

Activation of the pedestrian signal display (walk symbol) can be set up in two different ways: pedestrian actuation mode and pedestrian recall mode (automated mode) as follows:

- Pedestrian Actuation Mode:
  - The walk signal is activated when a person is detected to request a walk signal
  - A push button (variety of types available) is used to activate the pedestrian signal
  - This mode helps to reduce unnecessary intersection delay for all road users including pedestrians
- Pedestrian Recall Mode:
  - The walk signal is automatically activated in each signal cycle without the need for pressing the button
  - Pedestrian recall mode is suitable for areas with high pedestrian volumes where someone is crossing the street in almost every signal cycle for most of the day
  - This mode improves the pedestrian experience in busy pedestrian areas and enhances accessibility for all pedestrians
  - If not used appropriately, this mode can have negative impacts on the operation of the road network

Recent Experience in the Lower Mainland

At the beginning of the COVID-19 pandemic, some municipalities implemented pedestrian recall full time at the signalized intersections with high pedestrian volumes as a strategy to reduce the transmission of the virus. The primary objective of this measure was to enhance pedestrian

safety and reduce the potential spread of the virus among pedestrians by eliminating the need for pedestrians to touch crosswalk buttons or interact with potentially contaminated surfaces. Only a small number of cities in the Lower Mainland including Surrey and Vancouver have implemented regular pedestrian recall systems at selected intersections.

Considerations for the Implementation of Pedestrian Recall

Operating a traffic signal in pedestrian recall where the pedestrian phase comes up automatically for all approaches at all times may improve the pedestrian experience in busy pedestrian areas. However, it has significant disadvantages in traffic signal operation including:

- Minimum time for a pedestrian phase is much longer than what is typically required for a minimum vehicle phase because of the low walking speed of pedestrians and time needed to complete their crossing
- Pedestrian Recall forces all users to wait because the traffic signal will cycle between the main street and side street continually, regardless of demand
- The impact associated with the continuous cycling of the traffic signals would be especially noticeable to all users at locations where side street volumes are lower and during times outside peak periods
- During these times, drivers and pedestrians would encounter red lights more often and with no conflicting traffic on the other approaches
- This often creates unnecessary delay and congestion that increases vehicle idling and emissions, delays other modes such as walking, cycling, rolling, and public transit and could lead to increases in unsafe behaviours as users begin to ignore the signals as they see no conflicting traffic
- During certain traffic conditions, when a pedestrian signal is displayed in one direction, even though there are no pedestrians crossing, those wishing to cross in the other direction must wait longer to get their signal
- When pedestrian signals are displayed regardless of demand, pedestrians travelling along the main street are much more likely to be forced to stop and wait at side street crossings even though there are no vehicles or pedestrians being served by the side street phase

Emergency Vehicle Pre-emption Considerations:

A further consideration of the use of pedestrian recall is the negative impact on emergency vehicle pre-emption including:

- Emergency vehicle pre-emption can override normal signal operation and provide continuous green signals for emergency vehicles such as fire department equipment
- In common engineering practice, emergency pre-emption is not allowed to shorten or override a conflicting pedestrian clearance interval
- In situations where the pedestrian phase is automatically activated in every signal cycle, the increased waiting time for the completion of the pedestrian clearance interval can potentially lead to delays in emergency response

Measures to Improve Traffic Signal Operation for Pedestrians at Intersections

Post COVID, staff contacted traffic operations staff from other lower mainland municipalities with the consensus that pedestrian recall is not desirable except under specific circumstances with high pedestrian volumes the entire day and other alternatives should be considered. The use of push buttons generally helps to provide a more balanced and efficient way to operate a signalized intersection by serving those movements (pedestrian and vehicle) that have associated demand.

Providing appropriate controls at an intersection based on the conditions, context and demands at the location through the application of sound transportation engineering principles and in

keeping with best practices is the most appropriate means of providing a safe and efficient transportation network in the Township. A case-by-case approach allows for a more tailored and context-specific response ensuring that the chosen strategies address the specific challenges and priorities of each intersection while considering the broader goals of pedestrian safety and public health. Furthermore, other technologies are available to improve the pedestrian experience at traffic signals including:

- Touchless Pedestrian Pushbuttons:
    - Eliminates the need to push a button, as was a concern during COVID, which resulted in some municipalities using pedestrian recall during that time
    - Can also be used at other pedestrian crossings, such as special crosswalks
- Accessible Pedestrian Signals (APS)
    - Provide audible and vibrotactile indications that act as the walk signal for people with vision loss
    - The walk sound is activated once a pedestrian pushes and holds the button
    - If a pedestrian recall is implemented without a push button, the APS devices would typically be programmed to automatically activate with each pedestrian phase
    - This means that the APS devices would provide continual auditory cues and can indeed result in increased noise level at the intersection

On-Street Parking on Arterial Roads

Arterial Roads are meant to serve as major transportation routes within a road network. They are designed to carry high volumes of traffic, connect major destinations and provide efficient movement between different areas. As such, they are expected to have the highest traffic volumes of vehicle traffic. The Township 2019 Bylaw as well as previous versions of the Bylaw included road cross sections where on-street parking was not accommodated. In addition, the 2009 Master Transportation Plan notes that on-street parking is prohibited on arterial roads. Since that time, several Neighbourhood Plans have been adopted by Council, also noting that on-street parking is not accommodated or permitted on arterial roads.

Lower Mainland Practices

Staff contacted representatives of several Lower Mainland municipalities to determine their practices with regards to parking on arterial roads. Municipalities such Vancouver and Burnaby have on-street parking on some arterial roads. This is usually in the form of time-limited parking restrictions which specify certain periods of the day when parking is not allowed. In addition, some of these routes are on six lane two-way arterial roads or on two or more lane one-way roads.

Most of the municipalities in the Lower Mainland do not allow parking on Arterial Roads. However, there are historical exceptions on certain routes, such as Kingsway in Burnaby and King George Boulevard in Surrey, which were both previously under the jurisdiction of MoTI and designated as Provincial Highways. Please note that both roads are wider than a typical four lane arterial road.

Township of Langley Practices

The Township does not have on-street parking on arterial roads except for Glover Road in Fort Langley, Fraser Highway in Aldergrove, and 208 and 216 Streets in Walnut Grove. Like King George Highway and Kingsway, both Fraser Highway and Glover Road were under the jurisdiction of MoTI and designated as Provincial Highways prior to being turned over to the Township as part of the formation of TransLink and the Major Road Network (MRN) in 1999.

The on-street parking on Glover Road in Fort Langley was in place when MoTI operated the Albion Ferry and the road was designated as a Provincial Highway. During the development of

the commercial lands fronting Glover Road, the properties did not have access to sanitary sewers and had to use a portion of their property for a septic system. As a result, the Township only required that the commercial uses provide half of the parking requirement in the Zoning Bylaw. As such, Fort Langley has a historical reliance for on-street parking.

Similarly, the on-street parking on Fraser Highway in Aldergrove was in place when Fraser Highway was designated as Highway 1A under the jurisdiction of MoTI. The smaller lot sizes of properties fronting Fraser Highway made development of the adjacent lands difficult to meet parking requirements without the provision of structured parking which would have made development unviable. MoTI permitted on-street parking on two of the lanes with parking removed at intersections to provide left turn lanes.

Both 208 Street and 216 Street have been constructed to a four lane width in anticipation of future traffic needs. Following construction, traffic needs were being met with two travel lanes and on-street parking was temporarily permitted on the other two lanes. This was a reasonable assumption, as the 208 Street Overpass, the 202 Street Underpass, and the 216 Street Interchange were not in place when the majority of the Walnut Grove developed. These roads have been signed as “Temporary Parking – Future Travel Lanes”, which will remain in place until such a time as the space is needed for other purposes.

The Township current practice has been to temporarily allow on-street parking on some arterial roads primarily for the use of construction workers of adjacent priorities under development. As the hydro poles are typically in place during this period, the additional travel lanes cannot be opened to traffic and parking is allowed in these areas to alleviate the impact of workers parking on adjacent local or collector streets. The Township’s practice has been to remove the on-street parking and open the travel lanes as soon as practical.

Implications of Parking on Arterial Roads

Allowing parking during specific hours on arterial roads can serve various purposes such as providing additional parking options for nearby businesses, accommodating residential parking needs or supporting recreational activities in the area. This approach may allow for a more flexible and dynamic allocation of curbside space to meet the changing needs of a high-density urban area. However, there are many considerations and disadvantages associated with this practice including:

- Impact to bicycle lanes:
    - Time restricted parking on four lane arterial roads would result in the planned protected bicycle lanes being between the parked vehicle and the boulevard
    - This raises concerns with the visibility of cyclists and with the safety issues with vehicle passengers opening doors adjacent to bicycle lanes
    - Parking supply would be limited due to the above considerations
- Impeding traffic flow:
    - When vehicles are searching for parking spots or performing parking maneuvers on arterial roads the regular flow of traffic is delayed causing congestion
    - During a parking maneuver on a four lane arterial road with on-street parking in the curb lanes the only available travel lane is blocked during the parking maneuver
    - Most of the on-street parking examples in other municipalities were on roads with three or more travel lanes in a given direction
- Increased risk of collisions:
    - The presence of parked vehicles or vehicles attempting to park on arterial roads during certain hours can increase the risk of rear-end and side-swipe collisions

    - Other drivers may not anticipate the sudden parking maneuvers in the front or presence of parked cars and may not have enough time to react leading to collisions
- Parking enforcement challenges:
    - Allowing parking during specific hours can present challenges for parking enforcement requiring parking authorities to allocate additional resources to constantly monitor and enforce parking regulations
    - It is crucial that parked vehicles are promptly cleared when the regulations come into effect, with tow trucks stationed nearby
    - Inadequate enforcement can result in vehicles remaining parked in areas where they obstruct traffic flow leading to congestion and disruptions
- Sustainability and Climate Action Goals:
    - Previous reviews of the Township Zoning Bylaw parking regulations determined that the Township has some of the highest on-site parking requirements compared to other municipalities
    - Increasing the supply of parking by allowing parking during specific hours on arterial roads can potentially encourage more private vehicular trips which would be controversial in the context of climate action and sustainability goals
    - The availability of convenient parking can create a phenomenon known as induced demand. When ample parking spaces are provided, it can incentivize more people to use private vehicles rather than considering alternative modes of transportation such as walking, cycling, rolling, or public transit
    - Additional parking supply may further contribute to increased traffic congestion and greenhouse gas emissions
    - Allocating more space to parking can perpetuate car-centric urban development patterns and limit opportunities for creating more sustainable, walkable communities

Current Preferred Practice

To align with the Township MTP and Climate Action Strategy (CAS), it is necessary to maintain the current regulation of prohibiting parking on arterial roads in general and to not increase parking supply. In addition, this helps to improve safety, favours long-term mobility goals with other non-vehicle modes and supports the overall goals of sustainable transportation.
The implementation of time-limited parking regulations on arterial roads should be only considered on a case-by-case basis when there is a need for dynamic allocation of curb lane space to optimize the curb lane usage and parking supply. Staff have included this type of “curb side management” as one of the items to be reviewed as part of the Transportation and Mobility Strategy (TMS)

Summary and Recommendations

Embracing strategies such as Complete Streets and Vision Zero has become essential in transportation planning and design, as it integrates various modes of transportation and strikes a balance between the needs of goods and people while prioritizing safety, equity, and accessibility. A key element of Complete Streets are defined through various municipal bylaws such as the Zoning Bylaw, Subdivision and Development Servicing Bylaw, the Highway and Traffic Bylaw and policies such as the Neighbourhood Traffic Calming Policy.

Road Cross Sections, such as those in the 2019 Bylaw, reflected the accepted practice at that time including items such as lane width, median and protected bicycle facilities which should be continually reviewed and updated as new practices or technologies emerge. Similarly, advances in traffic signal technology have opportunities to continue to improve the safe operation of traffic

signals for all modes of travel. The continued use and development of traffic calming measures such as curb extensions should continue where appropriate.

Other considerations such as the use of the available road space should be considered based upon specific site conditions and the aspirations and goals of the Township. Examples could be road dieting where the full road space for future travel lanes are not anticipated to be needed and the space can be re-allocated to other modes. Examples of this include 216 Street between 88 Avenue and 96 Avenue where the available road space, originally planned to have four travel lanes, is intended to be reallocated to active transportation measures on the corridor. A further example would be the long-term plan for 200 Street to reallocate some of the travel lanes to rapid transit, such as Bus Rapid Transit operated in separate dedicated facilities.

Staff recommend that the items discussed in this report be referred to the upcoming TMS process for further review and analysis with consideration of potential changes to the relevant Township bylaws and policies.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION
for
ENGINEERING DIVISION

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

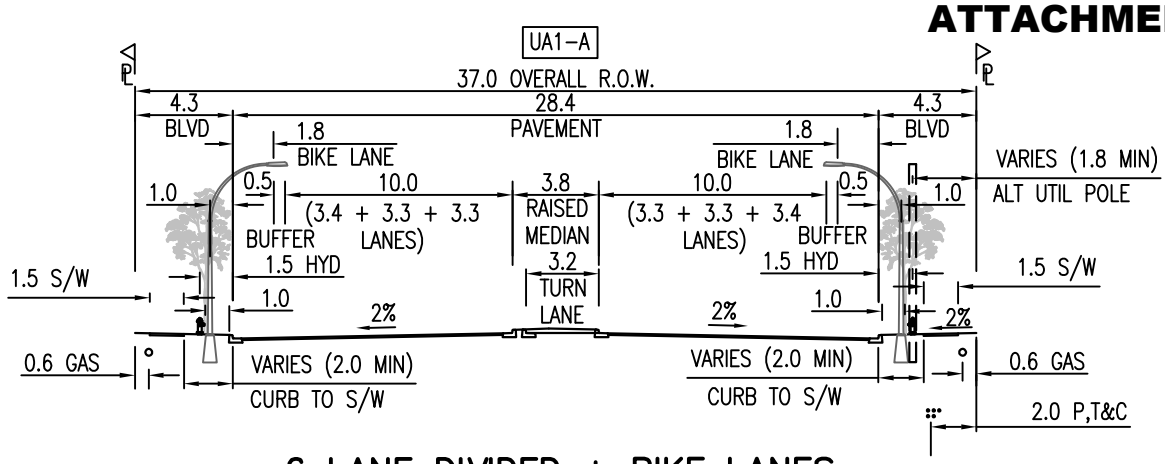
CONCURRENCES	
Division / Department	**Name**
COMMUNITY DEVELOPMENT DIVISION	S. Richardson

ATTACHMENT A Township Road Cross Sections

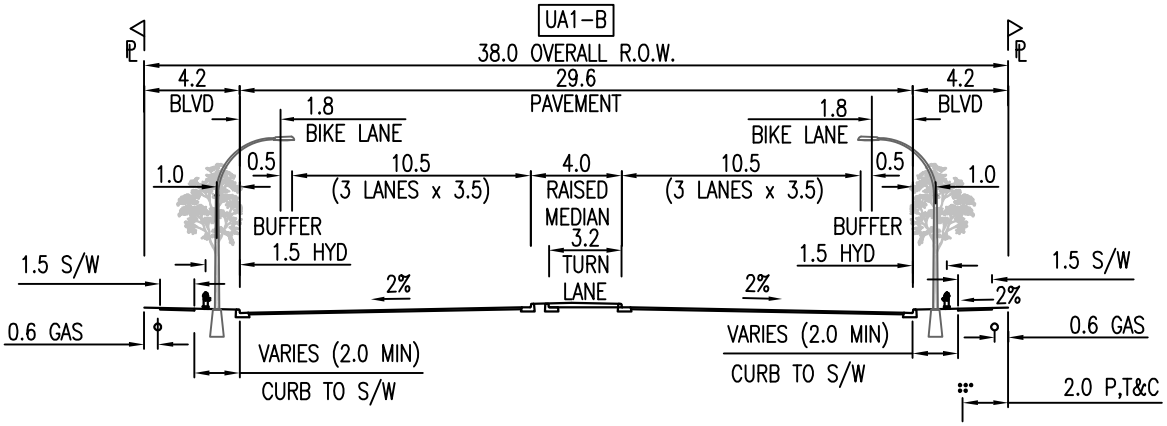
ATTACHMENT B Other Municipal Cross Sections and Criteria

ATTACHMENT C Summary of Typical Road Design Criteria

ATTACHMENT A



6 LANE DIVIDED + BIKE LANES
<=60km/hr



6 LANE DIVIDED + BIKE LANES
>60km/hr and <=80km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) 0.5M BUFFER IS TO BE RAISED WITH CURB AND MAY BE PAINTED AS AN INTERIM MEASURE
6) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 6 LANE DESIGN SPEED <=60km/hr	UA1-A	2	37	28.4	4.3	MB	INCLUDES 1.8m WIDE BIKE LANES
URBAN ARTERIAL 6 LANE DESIGN SPEED > 60km/hr	UA1-B	2	38	29.6	4.2	MB	INCLUDES 1.8m WIDE BIKE LANES

TITLE

URBAN ARTERIAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

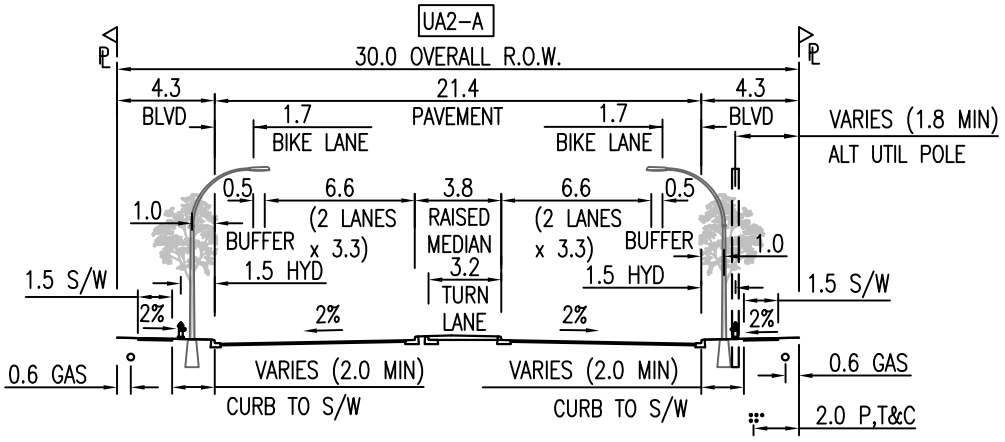
DATE APR 2019

APPROVED

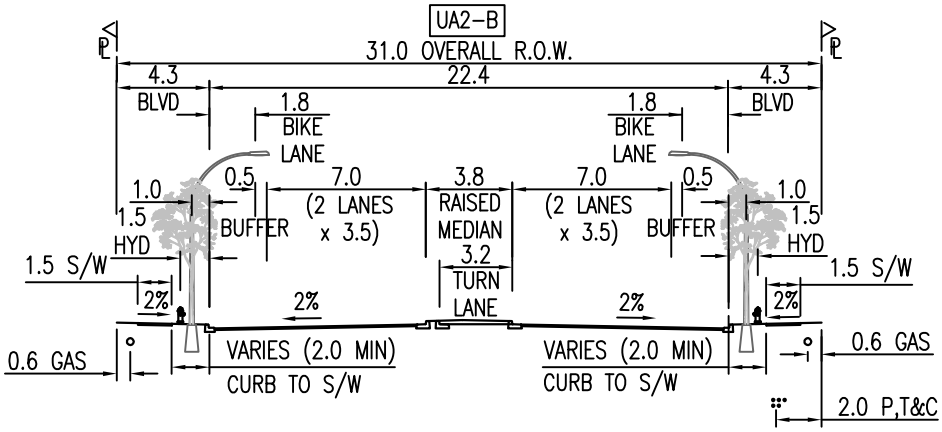
S.D.S.B. No.:

TLR 01

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4 LANE DIVIDED + BIKE LANES
<=60km/hr



4 LANE DIVIDED + BIKE LANES
>60km/hr and <=80km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) 0.5M BUFFER IS TO BE RAISED WITH CURB AND MAY BE PAINTED AS AN INTERIM MEASURE
6) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 4 LANE DESIGN SPEED <=60km/hr	UA2-A	2	30	21.4	4.3	MB	INCLUDES 1.7m WIDE BIKE LANES
URBAN ARTERIAL 4 LANE DESIGN SPEED > 60km/hr	UA2-B	2	31	22.4	4.3	MB	INCLUDES 1.8m WIDE BIKE LANES

TITLE

URBAN ARTERIAL ROADS

Township of Langley Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

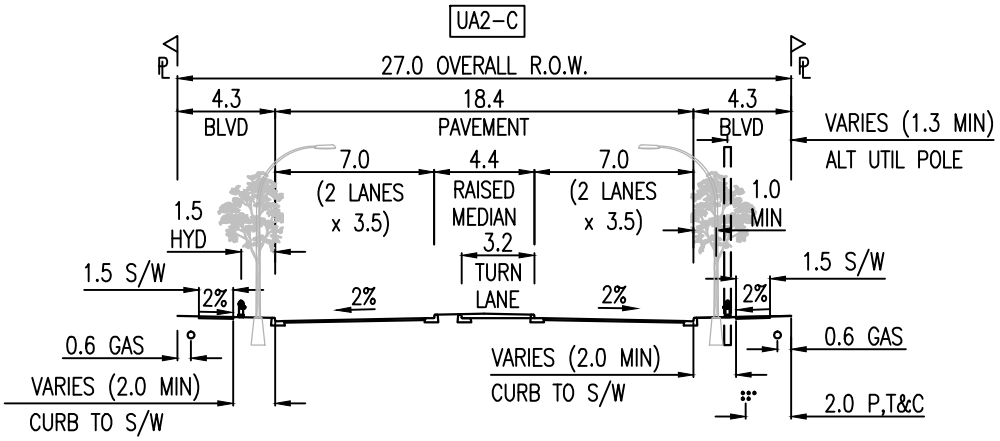
DATE APR 2019

APPROVED

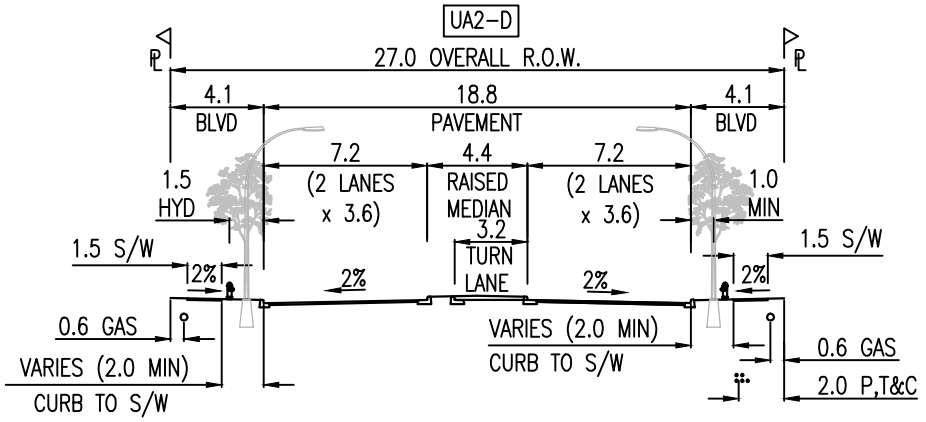
S.D.S.B. No.:

TLR 02

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4 LANE DIVIDED
<=60km/hr



4 LANE DIVIDED
>60km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 4 LANE DESIGN SPEED <=60km/hr	UA2-C	2	27	18.4	4.3	B	NO BIKE LANES
URBAN ARTERIAL 4 LANE DESIGN SPEED > 60km/hr	UA2-D	2	27	18.8	4.1	B	NO BIKE LANES

TITLE

URBAN ARTERIAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

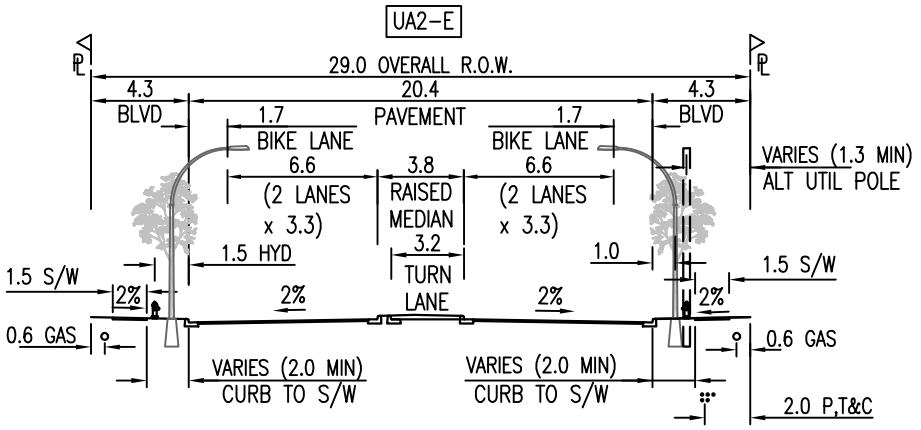
DATE APR 2019

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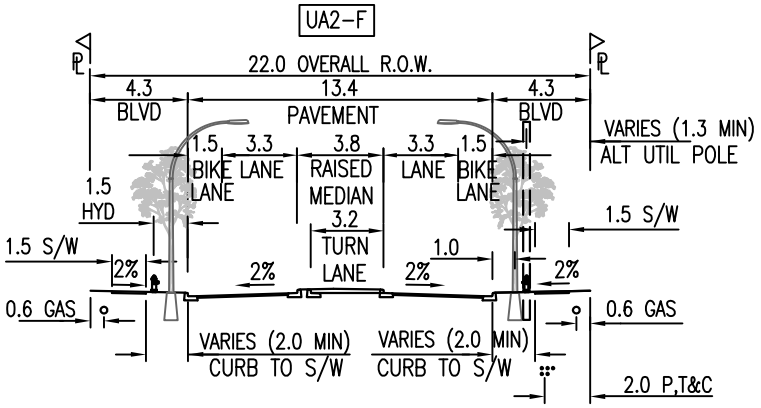
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TLR 03

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4 LANE DIVIDED RETROFIT FOR BIKE LANES ON EXISTING ROADS <=60km/hr



2 LANE DIVIDED RETROFIT FOR BIKE LANES ON EXISTING ROADS <=60km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB - SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) FOR 4 LANE DIVIDED ROADS, NEW ROADS USE UA2-A OR UA2-B
6) FOR 2 LANE DIVIDED ROADS, NEW ROADS USE UA2-G
7) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 4 LANE DESIGN SPEED <=60km/hr	UA2-E	2	29	20.4	4.3	MB	INCLUDES 1.7m WIDE BIKE LANES
URBAN ARTERIAL 2 LANE DESIGN SPEED <=60km/hr	UA2-F	2	22.0	13.4	4.3	MB	INCLUDES 1.5m WIDE BIKE LANES

TITLE

URBAN ARTERIAL ROAD

Township of Langley

Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

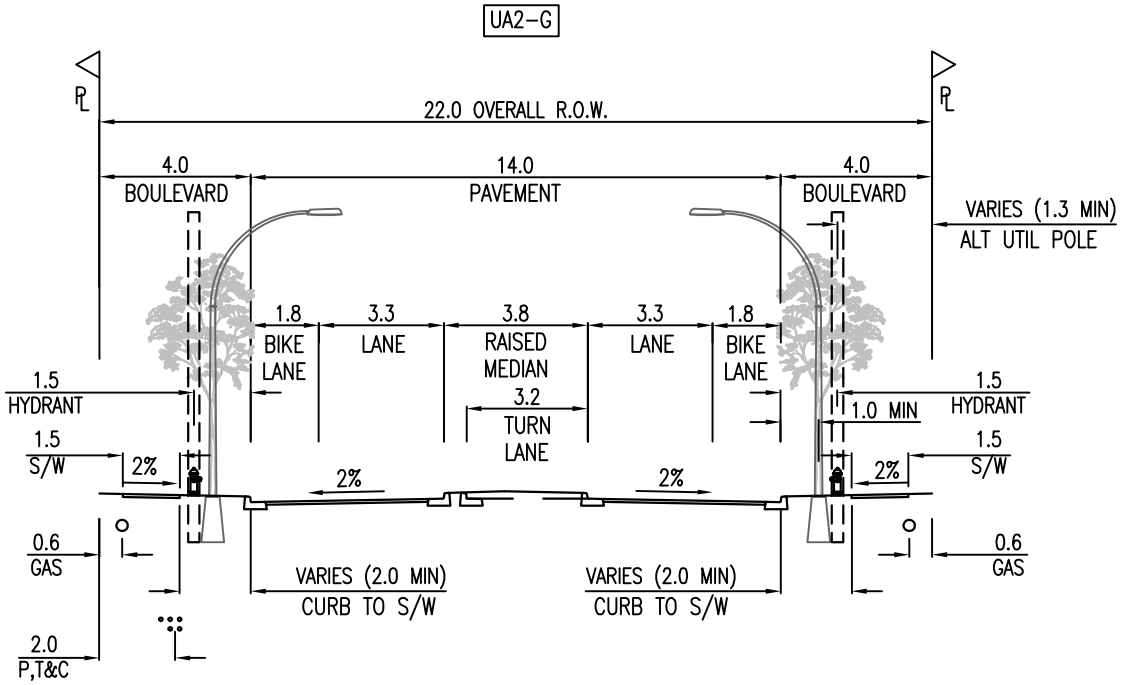
DATE APR 2019

APPROVED

S.D.S.B. No.:

TLR 04

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2 LANE DIVIDED + 2 BIKE LANES
<=60km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN ARTERIAL 2 LANE DESIGN SPEED <=60km/hr	UA2-G	2	22	14.0	4.0	MB	INCLUDES 1.8m WIDE BIKE LANES

TITLE

URBAN ARTERIAL ROAD

Township of Langley

Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

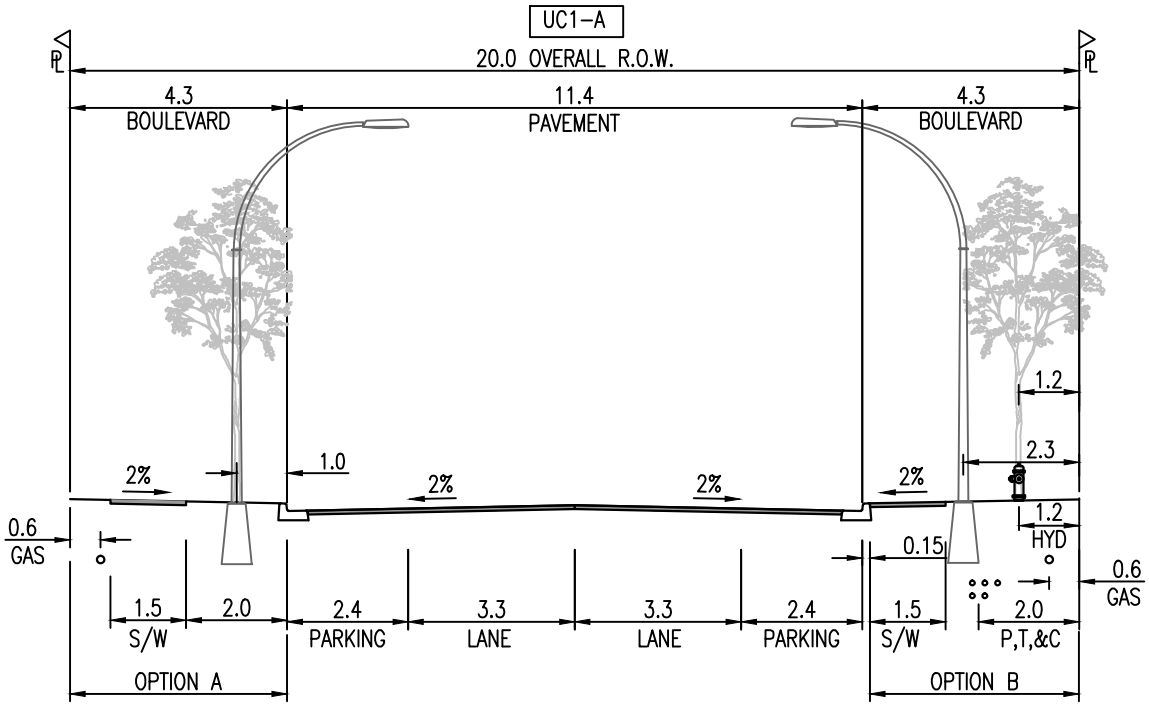
DATE APR 2019

APPROVED

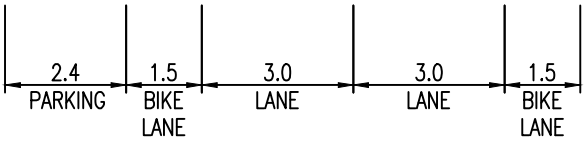
S.D.S.B. No.:

TLR 05

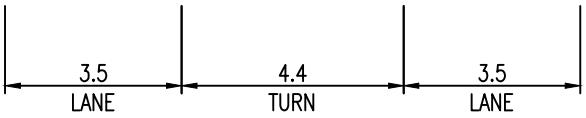
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LANING OPTION 1
2 TRAVEL LANES + 2 PARKING LANES



LANING OPTION 2
2 TRAVEL LANES + 1 PARKING LANE + 2 BIKE LANES



LANING OPTION 3
2 TRAVEL LANES + TWO WAY LEFT TURN LANE

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN MAJOR COLLECTOR – RESIDENTIAL	UC1-A	2	20	11.4	4.3	B OR R	LIMITED DRIVEWAY ACCESS

TITLE

URBAN MAJOR COLLECTOR RESIDENTIAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

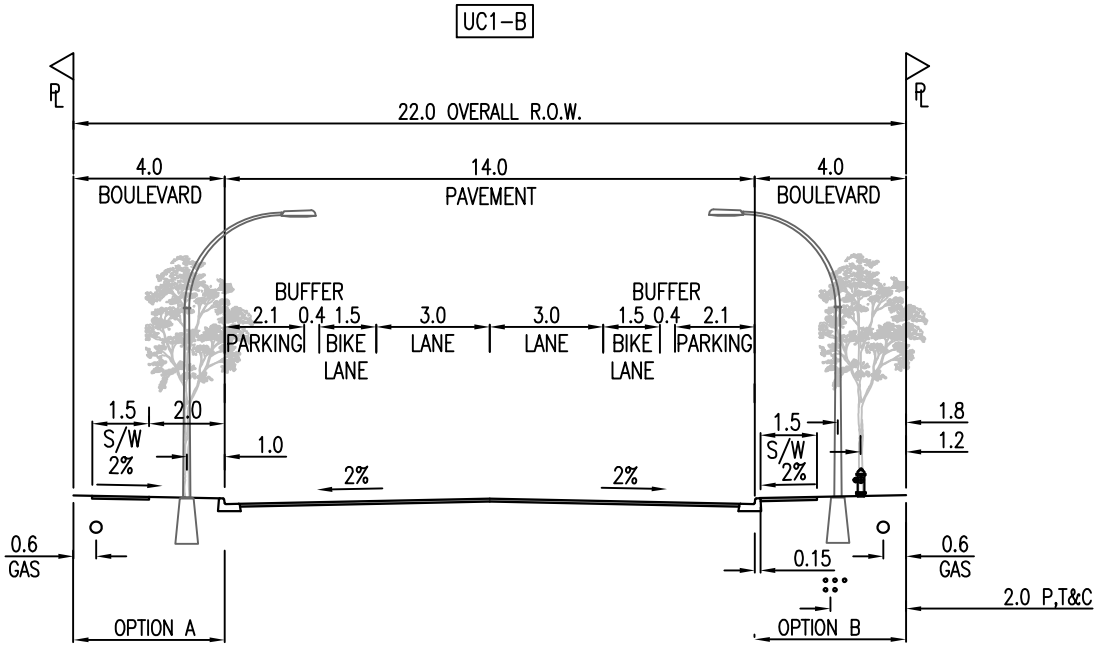
DATE APR 2019

APPROVED

S.D.S.B. No.:

TLR 06

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2 TRAVEL LANES + 2 BIKE LANES + 2 PARKING LANES
<= 50km/hr

NOTES:

1) "FRONT LOADED" RESIDENTIAL LOTS SHALL HAVE ROLL-OVER CURB AND GUTTER
2) "REAR LOADED" RESIDENTIAL LOTS SHALL HAVE BARRIER CURB AND GUTTER
3) MB = MODIFIED BARRIER CURB - SEE TLR 23 FOR DETAILS
4) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
5) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
6) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
7) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN MAJOR COLLECTOR - RESIDENTIAL DESIGN SPEED <=50km/hr	UC1-B	2	22.0	14.0	4.0	B/R	LIMITED DRIVEWAY ACCESS, PARKING BOTH SIDES

TITLE

URBAN MAJOR COLLECTOR ROAD

Township of Langley Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

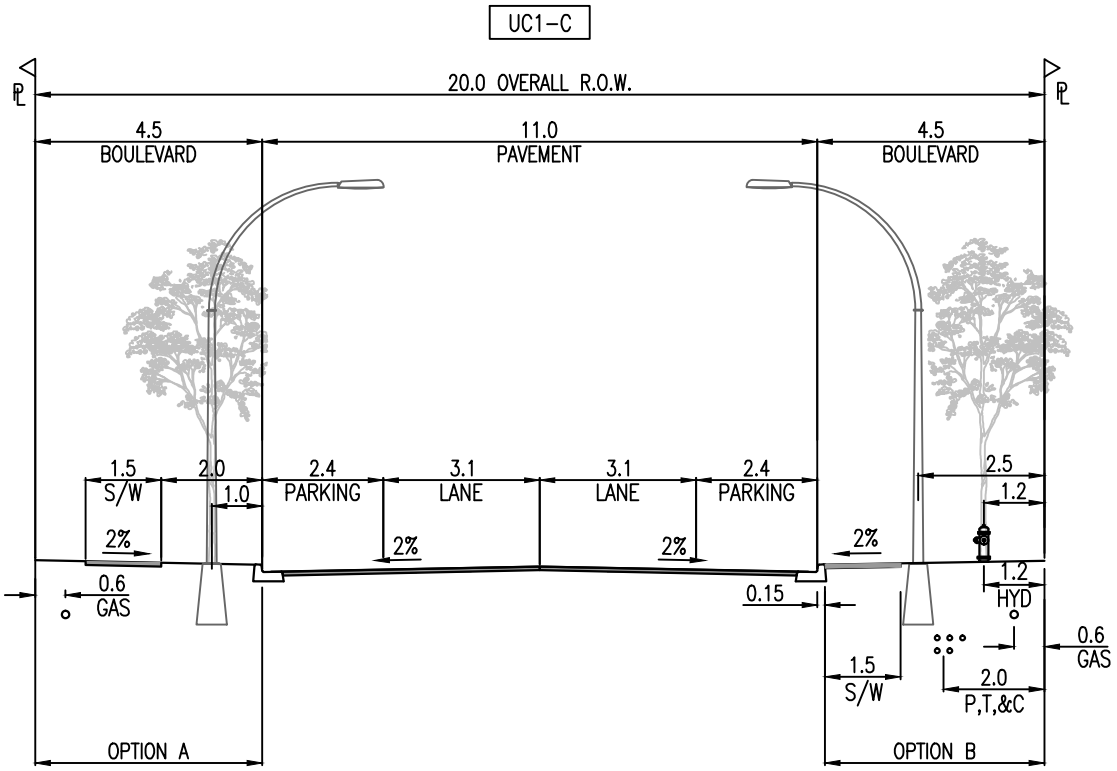
DATE APR 2019

APPROVED

S.D.S.B. No.:

TLR 07

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2 TRAVEL LANES + 2 PARKING LANES

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
MINOR COLLECTOR – RESIDENTIAL	UC1-C	2	20	11.0	4.5	B OR R	DRIVEWAY ACCESS PERMITTED

TITLE

URBAN MINOR COLLECTOR RESIDENTIAL ROADS

Township of Langley Est.1878

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

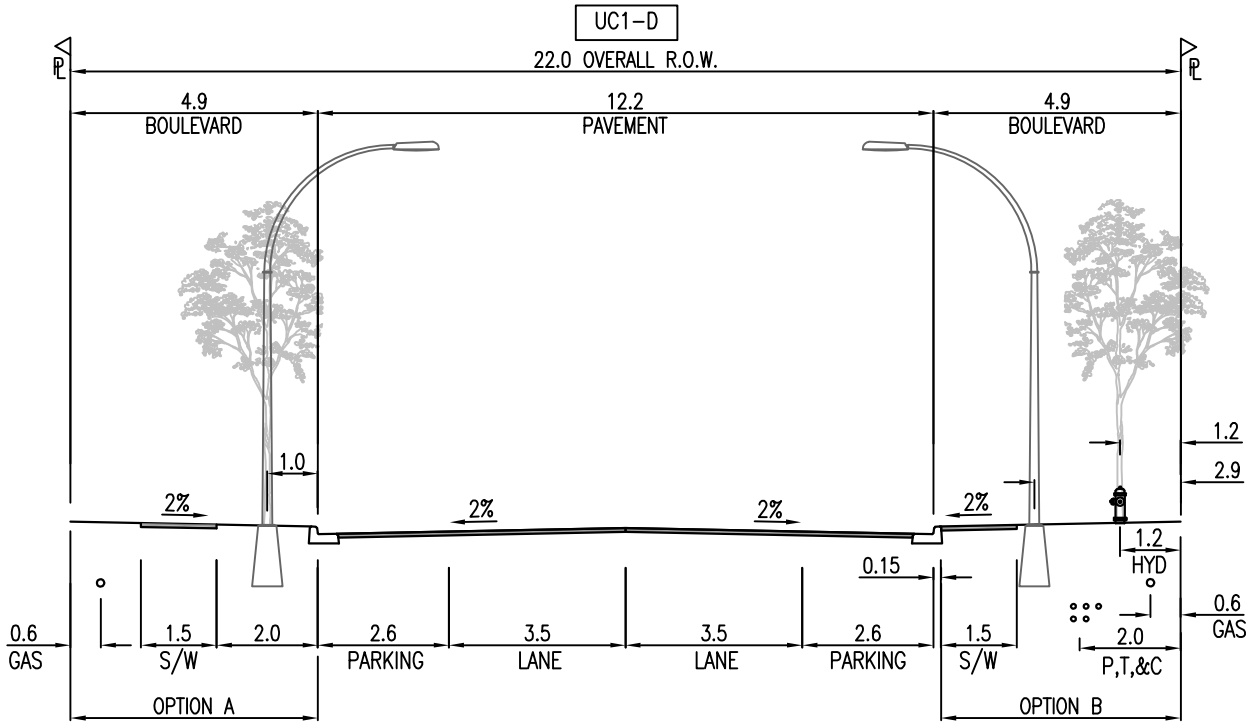
DATE APR 2019

APPROVED

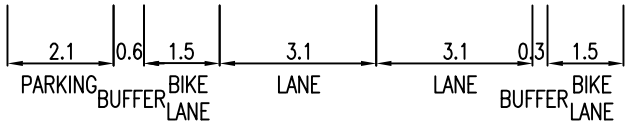
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TLR 08

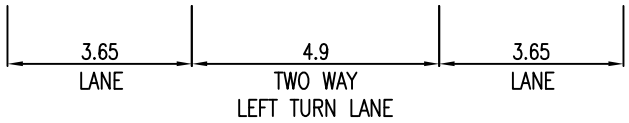
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LANING OPTION 1
2 TRAVEL LANES + 2 PARKING LANES



LANING OPTION 2
2 TRAVEL LANES + 1 PARKING LANE + 2 BIKE LANES



LANING OPTION 3
2 TRAVEL LANES + TWO WAY LEFT TURN LANE
<=50km/hr

NOTES:

1) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL
5) UC1–D IS FOR RETROFITTING EXISTING ROADS. NEW ROADS USE UC1–B
6) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION & TYPICAL ZONING	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
URBAN MAJOR & URBAN MINOR – INDUSTRIAL/COMMERCIAL DESIGN SPEED <=50km/hr	UC1–D	2	22	12.2	4.9	B	LIMITED DRIVEWAY ACCESS

TITLE

INDUSTRIAL/COMMERICAL ROADS

Township of Langley Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

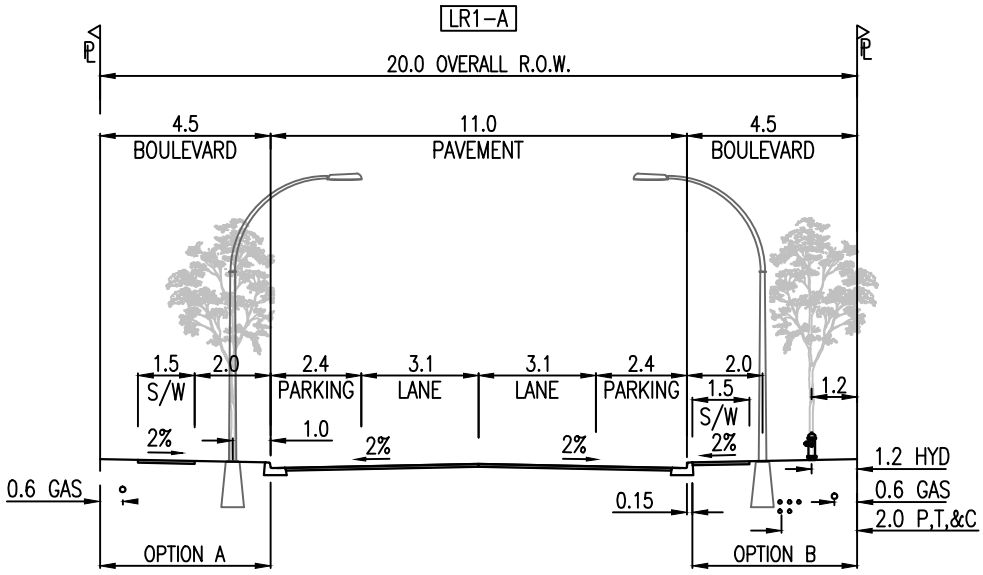
DATE APR 2019

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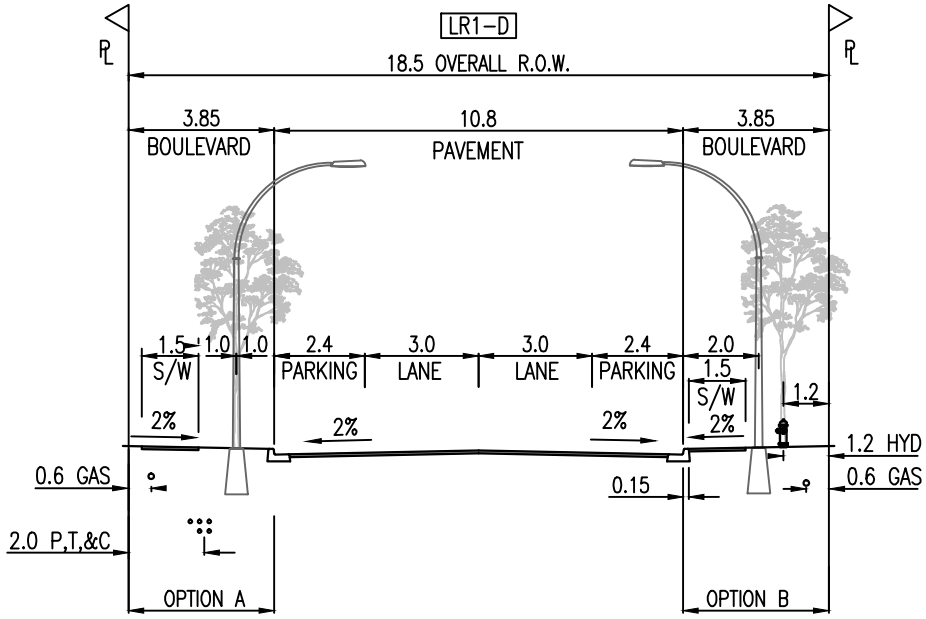
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TLR 09

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2 TRAVEL LANES + 2 PARKING LANES



2 TRAVEL LANES + 2 PARKING LANES

NOTES:

1) MB = MODIFIED BARRIER CURB SEE TLR 23 FOR DETAILS
2) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
3) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
4) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
LOCAL – STANDARD LOT RESIDENTIAL & MULTIFAMILY	LR1–A	2	20	11	4.5	B	PARKING BOTH SIDES
LOCAL – RESIDENTIAL	LR1–D	2	18.5	10.8	3.85	R/B	PARKING BOTH SIDES

TITLE

LOCAL RESIDENTIAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

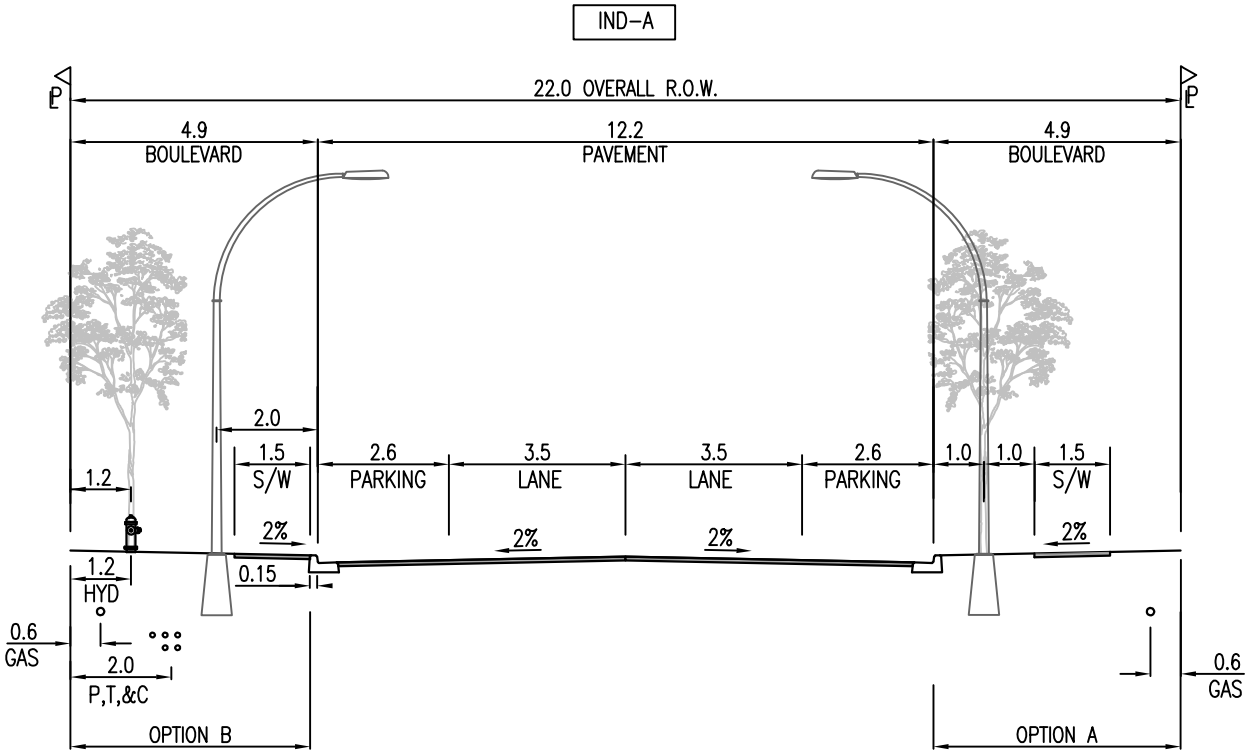
DATE APR 2019

APPROVED

S.D.S.B. No.:

TLR 10

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2 TRAVEL LANES + 2 PARKING LANES

NOTES:

1) TYPICAL SECTION SHOWS BOULEVARD STANDARD DEPENDING ON SIDEWALK LOCATION
2) MB = MODIFIED BARRIER CURB – SEE TLR 23 FOR DETAILS
3) PAVEMENT WIDTH MEASURED FROM FACE OF CURB TO FACE OF CURB
4) SEE TLP 28 FOR STREETLIGHT LOCATIONS
5) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS, KEEP ALL UTILITIES CLEAR OF CURBS
6) WHERE GREENWAY EXISTS, BOULEVARD TO BE IN ADDITION TO GREENWAY PARCEL

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION & TYPICAL ZONING	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
LOCAL INDUSTRIAL	IND–A	2	22	12.2	4.9	B	PARKING BOTH SIDES

TITLE

LOCAL INDUSTRIAL ROADS

Township of Langley

Est.1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

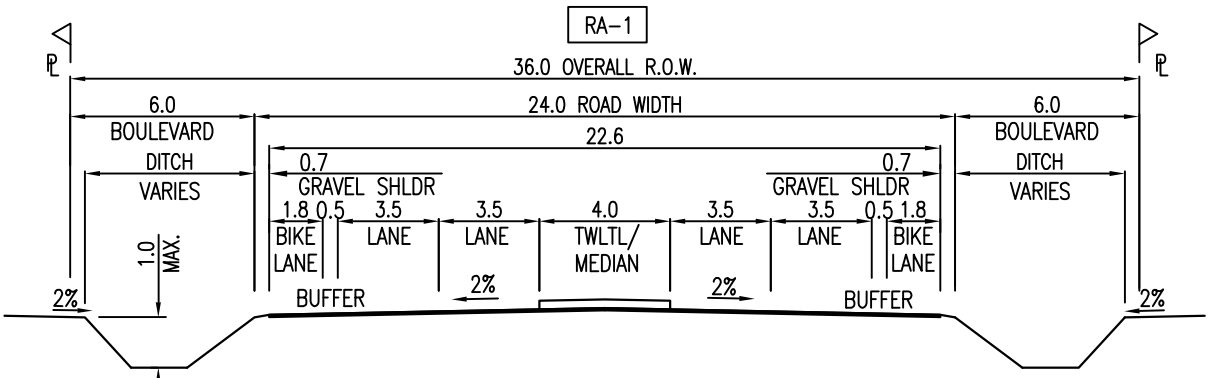
DATE APR 2019

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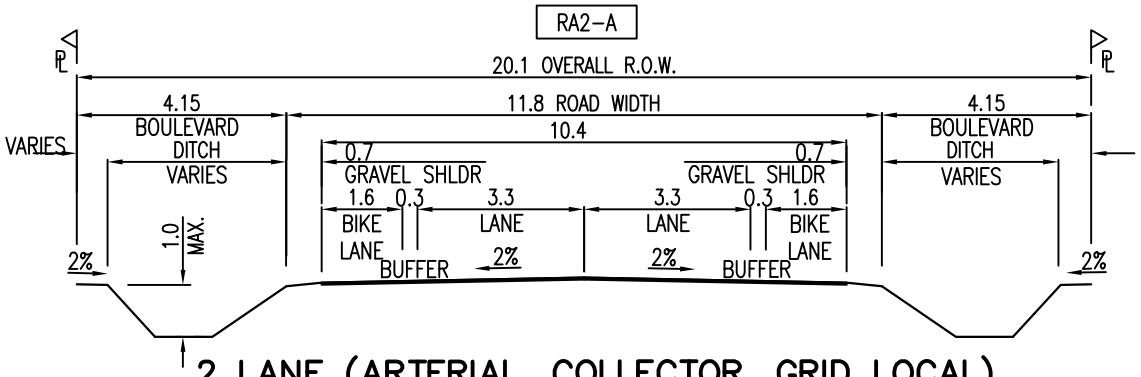
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TLR 11

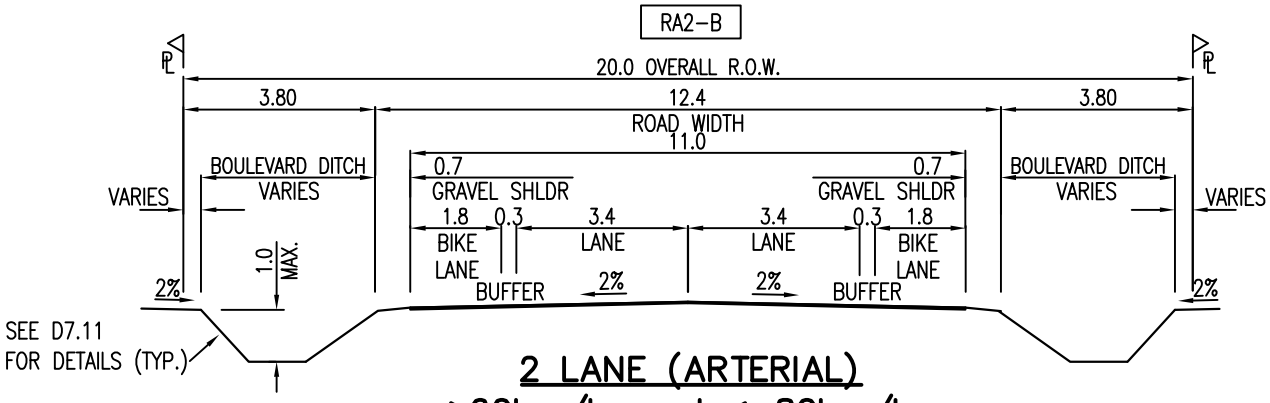
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4 LANE (TWO-WAY LEFT TURN LANE OR DIVIDED)



2 LANE (ARTERIAL, COLLECTOR, GRID LOCAL)
<=60km/hr



2 LANE (ARTERIAL)
>60km/hr and <=80km/hr

NOTE:

1) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS
2) DELINEATOR POSTS MAY BE CONSIDERED WHERE APPROPRIATE

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
ARTERIAL – RURAL (4 LANE)	RA-1	36	22.6	6.0	N/A	1.8M BIKE LANE, 0.7M GRAVEL SHOULDER
ARTERIAL, COLLECTOR, GRID LOCAL – RURAL DESIGN SPEED <=60km/hr	RA2-A	20	10.4	4.15	N/A	1.6M BIKE LANE, 0.7M GRAVEL SHOULDER
ARTERIAL – RURAL (2 LANE) DESIGN SPEED >60km/hr	RA2-B	20	11.0	3.80	N/A	1.8M BIKE LANE, 0.7M GRAVEL SHOULDER

TITLE

RURAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

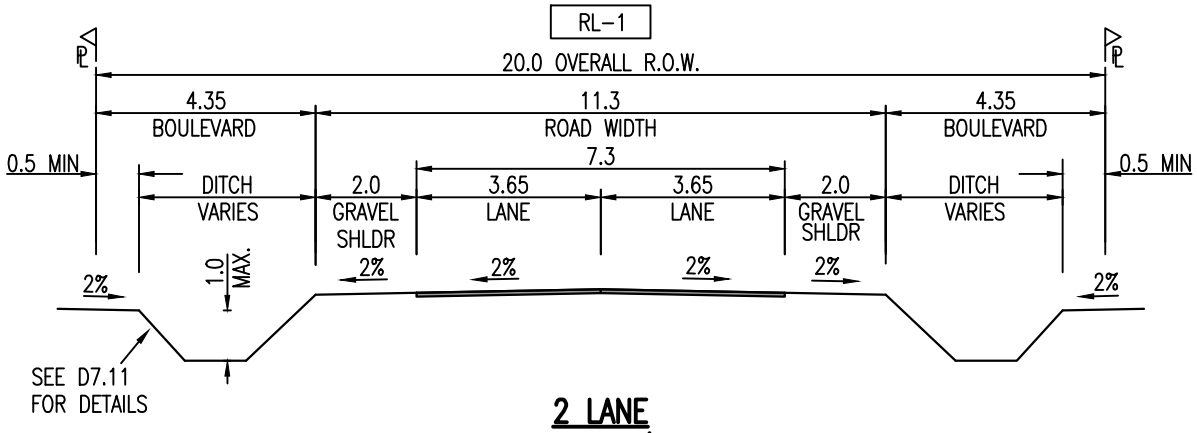
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S.D.S.B. No.:

TLR 12

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2 LANE
<=60km/hr

NOTE:

1) WATER, STORM, & SANITARY LOCATIONS VARY, KEEP MANHOLES CLEAR OF WHEELPATHS

ALL DIMENSIONS IN METERS

ROAD CLASSIFICATION	ROAD TYPE	NO. OF S/W	ROW	PVMT	BLVD	CURB TYPE	OPERATIONAL CHARACTERISTICS
2 LANE LOCAL DESIGN SPEED <=60km/hr	RL-1	0	20	7.3	4.35	N/A	2.0 GRAVEL SHOULDER

TITLE

LIMITED LOCAL RURAL ROADS

Township of Langley

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019

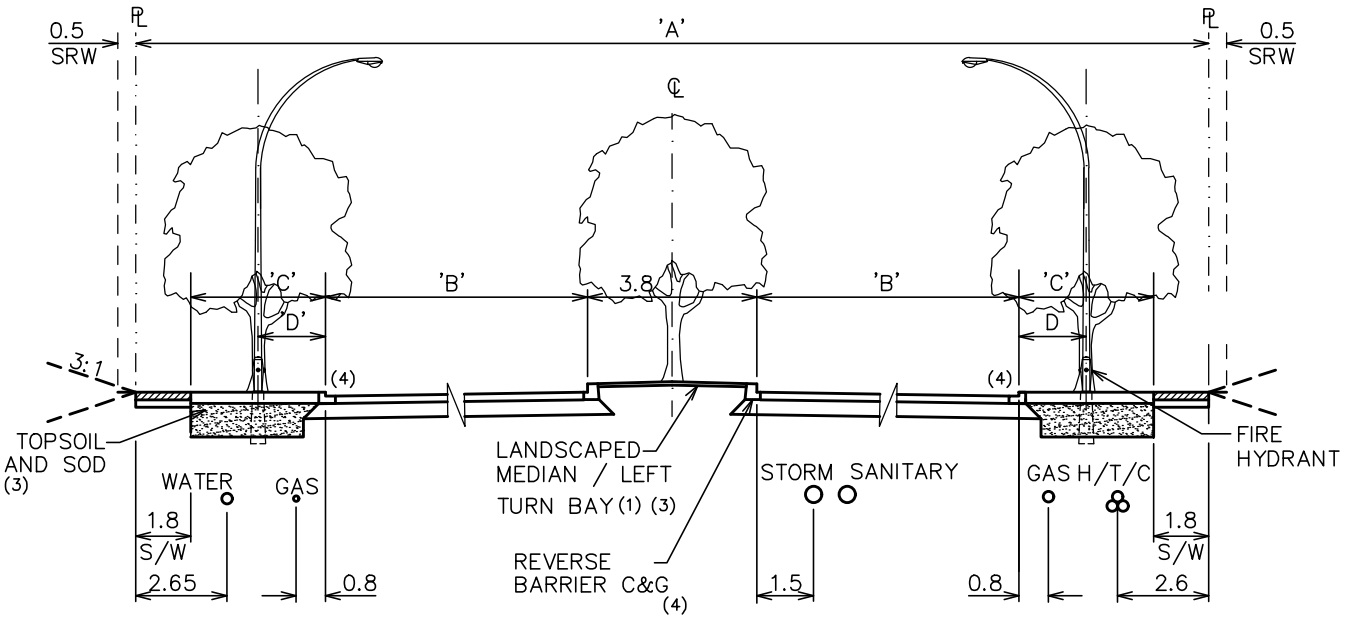
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S.D.S.B. No.:

TLR 13

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ATTACHMENT B



ROAD ALLOWANCE	PAVEMENT	UTILITY STRIP	OFFSET FROM CURB	LANE CONFIGURATION
'A'	'B'	'C'	'D'	WITHIN 'B' (*)
27	8.1	1.7	1.0	1.8–3.0–3.3
30	8.1	3.2	1.0	1.8–3.0–3.3
34	11.1	1.9	1.0	1.8–3.0–3.3–3.3
37	11.6	3.2	1.0	1.8–3.0–3.3–3.3

*AS ACCEPTED BY THE CITY ENGINEER:

- BIKE LANES CAN BE CONVERTED TO PROTECTED BIKE LANES RANGING IN WIDTH BETWEEN 1.5m TO 1.8m OR COMBINED WITH THE SIDEWALK TO CREATE A MULTI-USE PATHWAY WITH A WIDTH NO GREATER THAN 3.0m.
- TRAVEL LANES CAN RANGE BETWEEN 3.0-3.3m AND LEFT TURN LANES CAN RANGE FROM 3.0-3.2m.
- IN CONSTRAINED LOCATIONS BOULEVARD WIDTHS CAN BE REDUCED TO 1.2m.

NOTES:

1. LANDSCAPED MEDIAN AS PER SSD–R.16, LEFT TURN BAY AS PER SSD–R.15
2. FOR 70 km/h DESIGN SPEED OR GREATER USE MMCD C–6 MEDIAN CURB.
3. 600mm GROWING MEDIUM
4. CURB AND GUTTER TO BE BIKE FRIENDLY BARRIER CURB AS PER SSD–D.9, UNLESS APPROVED OTHERWISE.

3	APRIL 2020	SCOTT NEUMAN
2	JANUARY 2016	JAIME BOAN
1	JANUARY 2004	KOK KUEN LI
	Revision Date	Approved

All Dimensions Shown In Metres, Unless Otherwise Noted

Title

ROAD SECTIONS, ARTERIAL ROADS

CITY OF SURREY the future lives here.

SUPPLEMENTARY STANDARD DRAWINGS

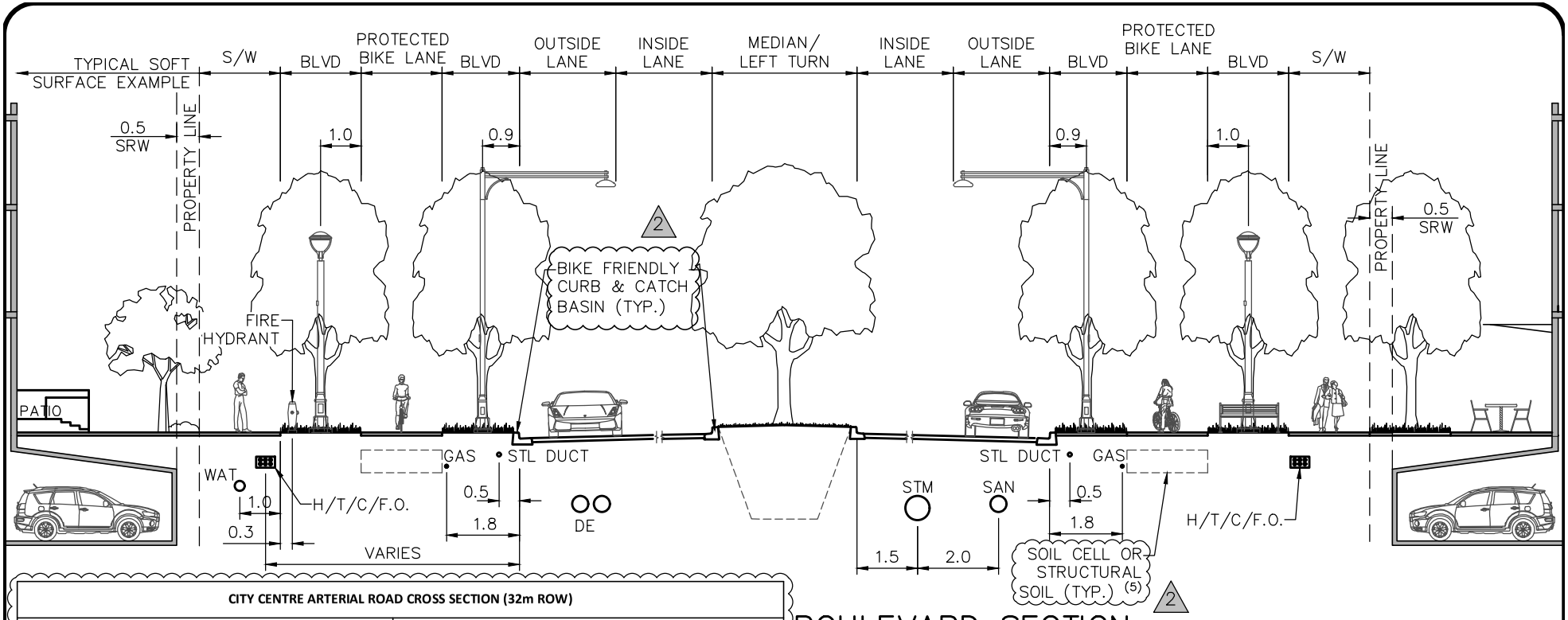
Approved By :

APRIL 2020

G.M. Engineering

DRAWING NUMBER

SSD–R.1



BOULEVARD SECTION

N.T.S

CITY CENTRE ARTERIAL ROAD CROSS SECTION (32m ROW)	
ELEMENTS	ACCEPTABLE RANGES* (m)
TRAVEL LANE (OUTSIDE/INSIDE)	3.1-3.3
LEFT TURN LANE	3.0-3.2
PROTECTED BIKE LANE	1.5-2.0
CURB SIDE BOULEVARD	1.5-1.9**
BOULEVARD (BETWEEN CT AND SW)	0-2.0**
SIDEWALK	1.8-2.0
* AS ACCEPTED BY THE CITY ENGINEER	
** BOULEVARD WIDTHS LESS THAN 0.7M SHALL BE CHARCOAL GREY STAMPED CONCRETE OR ASPHALT. BOULEVARD WIDTHS BETWEEN 0.7M TO 1.09M WILL BE PLANTED WITH LOW LEVEL DROUGHT TOLERANT PLANTS. BOULEVARD WIDTHS 1.1M AND GREATER WILL BE PLANTED WITH TREES	

NOTES:

(1) LANDSCAPED MEDIAN AS PER SSD–R16, LEFT TURN BAY AS PER SSD–R15.
(2) REFER TO SPECIFIC TREATMENT OPTION FOR CIVIC CENTRE, COMMERCIAL, AND RESIDENTIAL FRONTAGE.
(3) STRUCTURAL SOIL TO MEET SECTION 02727 SURREY PARK STANDARDS.

3		
2	APRIL 2020	S. NEUMAN
1	JULY 2017	
	Revision Date	Approved

CITY OF SURREY the future lives here.

CITY CENTRE STANDARD DRAWINGS

All Dimensions Shown In Metres, Unless Otherwise Noted

Title: **TYPICAL ARTERIAL ROAD CROSS SECTION 32m ROW**

Approved By :

APRIL 2020 G.M. Engineering

DRAWING NUMBER: CCSD–5a

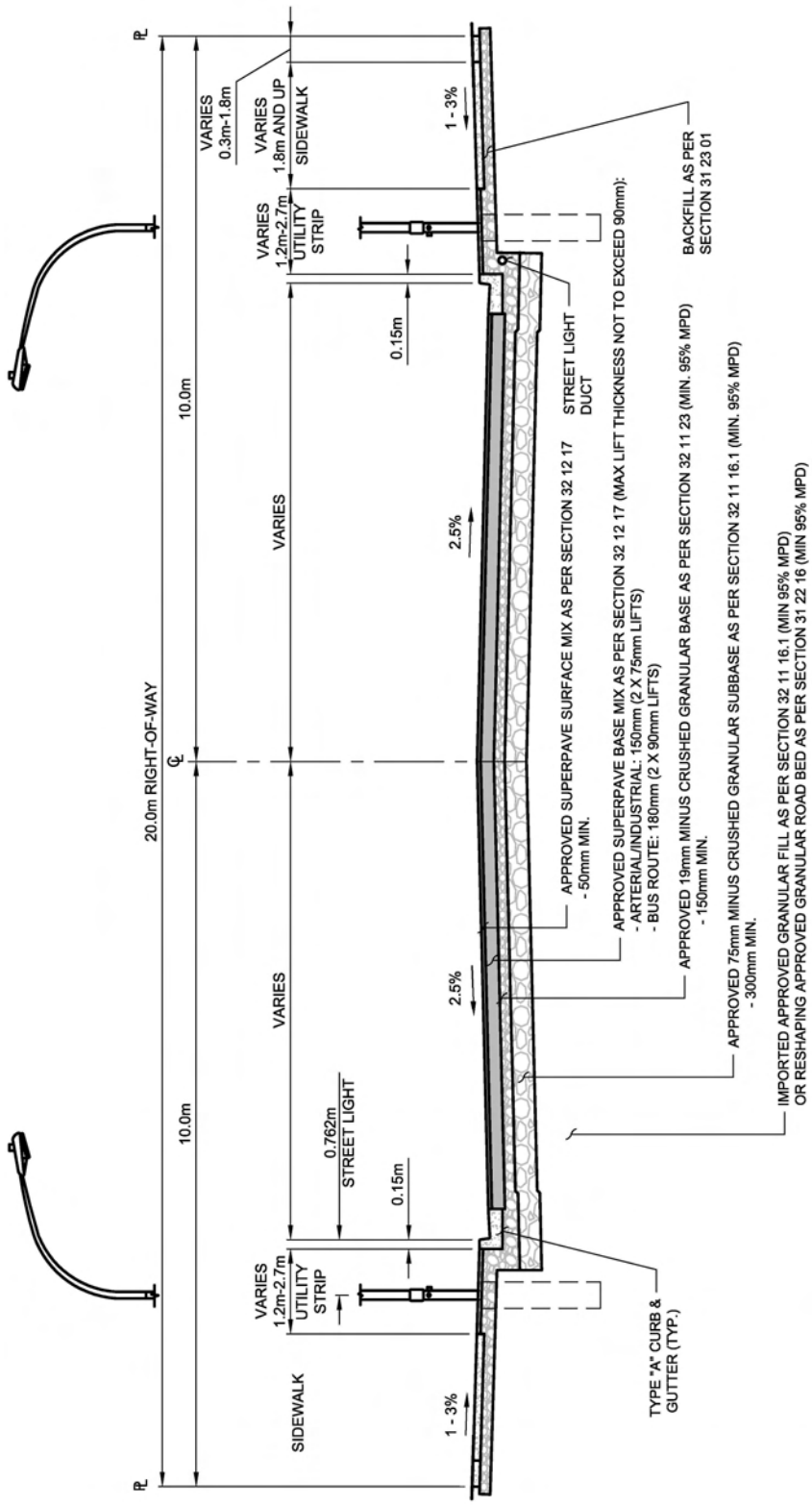
K.2

CITY OF VANCOUVER

STANDARD DETAIL DRAWINGS
ENGINEERING SERVICES - VANCOUVER, B.C.

DRAWING No.
R2.3

SCALE: N.T.S.



NOTES:
1. ONLY TO BE USED FOR NEW ROAD CONSTRUCTION.
2. R2.3 SPECIFICATION TO BE USED ONLY UPON THE APPROVAL OF THE CITY ENGINEER. R2.4 IS THE PREFERRED SPECIFICATION TO BE USED FOR THE NEW ROAD CONSTRUCTION OF INDUSTRIAL, ARTERIAL AND BUS ROUTES.
3. FOR SUBGRADE SOIL CLASS SC, ML, OR CL ONLY. OTHER SOIL CLASSES REQUIRE SPECIAL TREATMENT GEOTECHNICAL ENGINEER REQUIRED TO DETERMINE SUBGRADE SOIL CLASSIFICATION.
4. FOR PORTLAND CEMENT CONCRETE ROADS, USE THE ROAD STRUCTURE ON G5.5.

REV.	REVISION DATE	APPROVED
1	2019-03-13	J. LEE

TYPICAL CROSS SECTION
INDUSTRIAL, ARTERIAL, & BUS ROUTES

ISSUE DATE: SEPTEMBER 2018

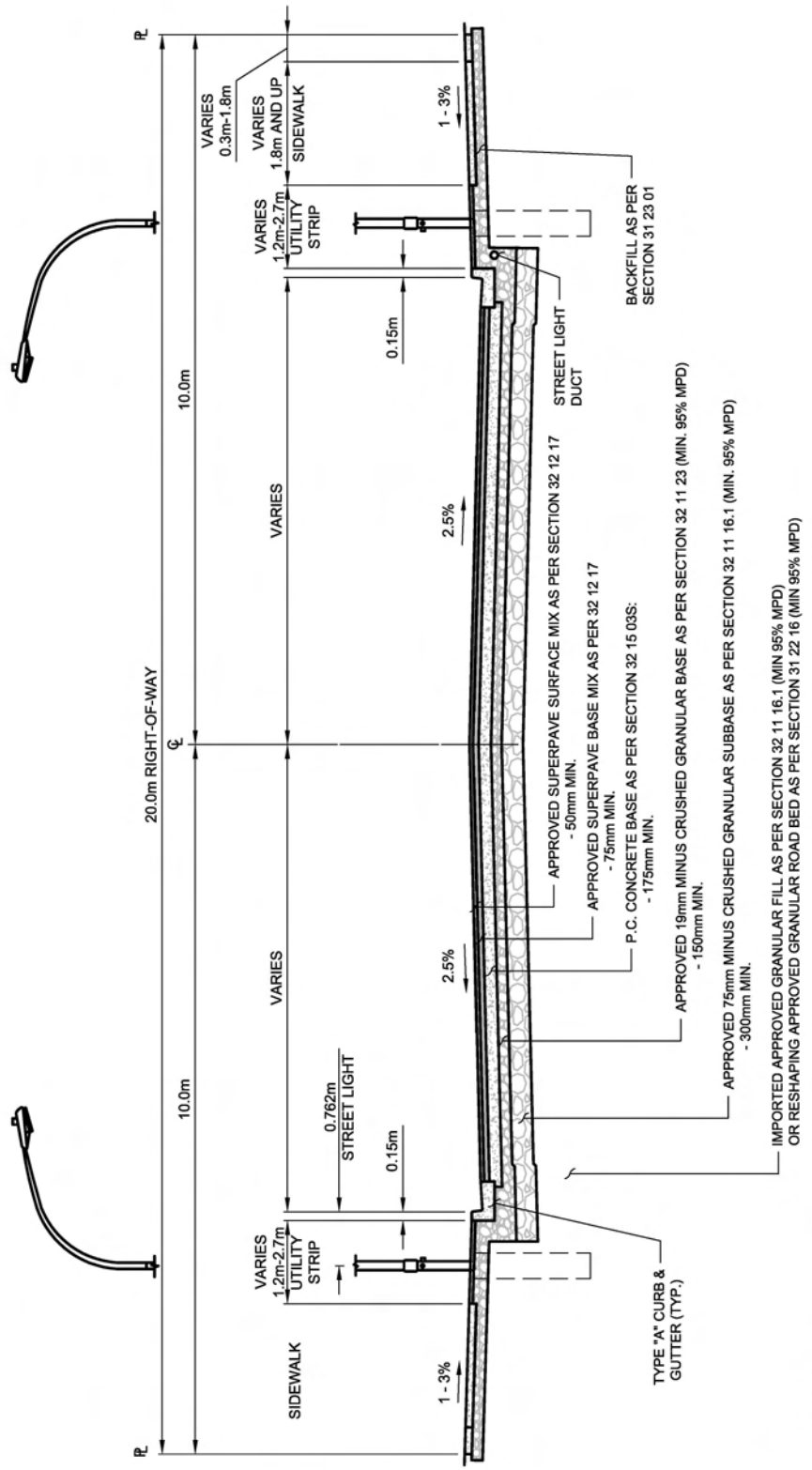
APPROVED BY: J. LEE

CITY OF VANCOUVER

STANDARD DETAIL DRAWINGS
ENGINEERING SERVICES - VANCOUVER, B.C.

DRAWING No.
R2.4

SCALE: N.T.S.



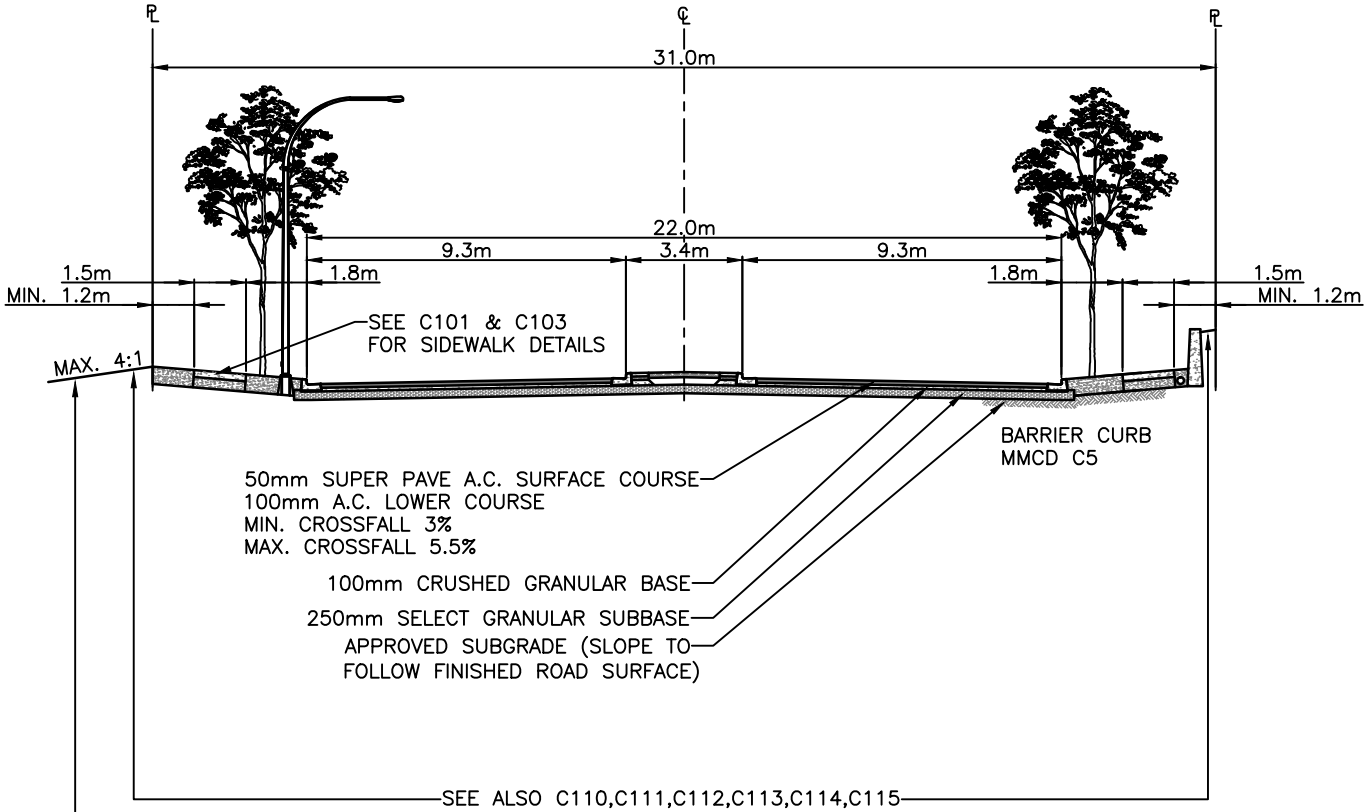
NOTES:
1. ONLY TO BE USED FOR NEW ROAD CONSTRUCTION.
2. R2.4 IS THE PREFERRED SPECIFICATION TO BE USED FOR THE NEW ROAD CONSTRUCTION OF INDUSTRIAL, ARTERIAL AND BUS ROUTES.
3. FOR SUBGRADE SOIL CLASS SC, ML, OR CL ONLY. OTHER SOIL CLASSES REQUIRE SPECIAL TREATMENT GEOTECHNICAL ENGINEER REQUIRED TO DETERMINE SUBGRADE SOIL CLASSIFICATION.

REV.	REVISION DATE	APPROVED
1	2019-03-13	J. LEE

TYPICAL CROSS SECTION, P.C.C. BASE INDUSTRIAL, ARTERIAL & BUS ROUTES

ISSUE DATE: SEPTEMBER 2018
APPROVED BY: J. LEE

FIGURE 6.8



NOTE:
WHERE DEVELOPER CONTROLS ABUTTING PROPERTIES, SIDEWALK GRADE EXTENDED TO PROPERTY LINE THEN 4:1 SLOPE.

NOTE:
1. WHERE DEVELOPMENT ABUTS EXISTING PROPERTIES, SIDEWALK GRADE EXTENDED TO 0.6m BACK OF WALK THEN 4:1 SLOPE AND/OR RETAINING WALL TO MEET EXISTING GRADE AT PROPERTY LINE.
2. SEE C108 FOR DRAIN TILE APPLICATIONS.
3. PLANTING AND SOD IN FRONT AND REAR BOULEVARDS TO MMCD STANDARDS AND BURNABY SUPPLEMENTALS.
4. MEDIAN HARDSCOPE TO BE "ASHLAR SLATE" PATTERN WITH FINE TEXTURE COMPARABLE TO ITALIAN SLATE AND "LAFARGE–ARTERIA LAFARGE SLATE, PREMIUM" COLOUR.

NO.	DATE	REVISION	APP'D	BY

City of Burnaby
ENGINEERING DEPARTMENT

ARTERIAL SECONDARY
BURNABY MAJOR ROADS

DRAWN BY: KADTEC	SCALE: N.T.S.	BBY-	K.2 - Page 31
APPRV'D BY:	DATE: 2014–05–27		

Table 6.1 Road Cross-Section Elements

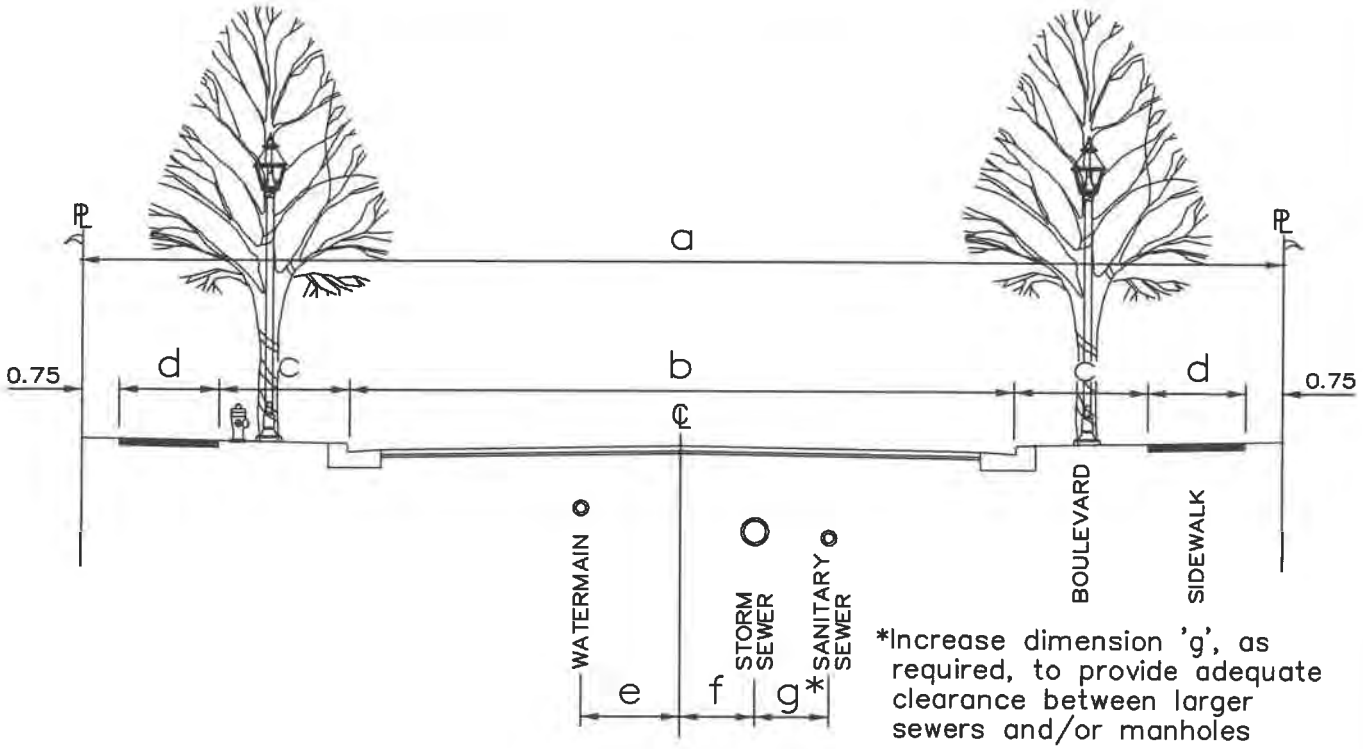
Road Classification	Right-of-Way[1] (m)	Pavement Width[1] (m)	Minimum Travel Lanes	Travel Lane (m)	Parking Lane[2] (m)	Bike Lanes[1]	Number of Sidewalks	Median (m)
Local Residential	20	8.5	2	2.5	2.5	N/A	2	N/A
Local Collector	20	11.0	2	3.0	2.5	TBD	2	N/A
Major Collector Secondary	20	11.0	2	3.1	2.4	TBD	2	N/A
Major Collector Greenway	24.4	11.0	2	3.1	2.4	2 x 1.8 m	2	4.4
Major Collector Primary	27.6	18.6	4	3.3 + 3.5	2.5	TBD	2	N/A
Arterial Secondary	31	18.6	4	3.3 + 3.5	2.5	TBD	2	3.4
Arterial Primary	39.3	26	6	3.5	2.5	2 x 1.8 m	2	4.3
Lane	6	5.2	N/A	N/A	N/A	N/A	N/A	N/A
Walkway and Bike Path	4.5	2.5	N/A	N/A	N/A	N/A	N/A	N/A

Notes: [1] Where the Burnaby Transportation Plan identifies a road as a Cycle Road, the outside travel lane shall be widened to 4.2 m (Major Collector Greenway) or 4.3 m (Arterial Primary) on both sides or a 1.8 m lane added on both sides, and the right-of-way width adjusted to accommodate the extra width. For right and left-turn lanes, use a minimum lane width of 3.1 m.

[2] The provision of parking lanes may be restricted in certain areas.

Coquitlam

STANDARD DETAIL DRAWINGS



ROAD, SIDEWALK AND BOULEVARD DIMENSIONS

Street type	RoW width a	Curb to Curb width[1] b	Vehicle lanes	Bike facility[2]	Vehicle Volume	Parking[3]	Boulevard c	Sidewalk[4] d	e	f	g*
City Arterial/MRN (with Bike Route)	27.0m	14.0 – 16.1m	varies	separate or MUP	>15,000	not desirable OR pocket in blvd (2x2.7m)	2x2.7	2x2.0	5.25	4.75	1.0
City Arterial/MRN (w/o Bike Route)	27.0m	14.0m+	4x3.5	n/a	>15,000	not desirable	2x2.7	2x2.0	5.25	4.75	1.0
						OR pocket in blvd (2x2.7m)	2x4.2	2x2.0	5.25	4.75	1.0

1. Representative of mid–block sections, auxiliary lane(s) at intersections are not included. Up to 5.0m of additional ROW may be required.
2. Bicycle facilities are to be implemented on designated routes in accordance with the Strategic Transportation Plan and OCP/Neighborhood Plans (as amended).
3. Parking is for general guidance and in commercial retail areas only. Parking may be restricted on one or both sides of the street for all periods or certain periods of the day at the discretion of the City.
4. Utility corridor varies between sidewalk/multi use pathway and property line. Utility corridors are located under sidewalks fronting urban commercial uses.

PLOTTED: 29–Jun–18

ARTERIAL STREETS	DATE: JAN/2015	DRAWING NUMBER: COQ-R2A
	DRAWN: REY	
	SCALE: N.T.S.	

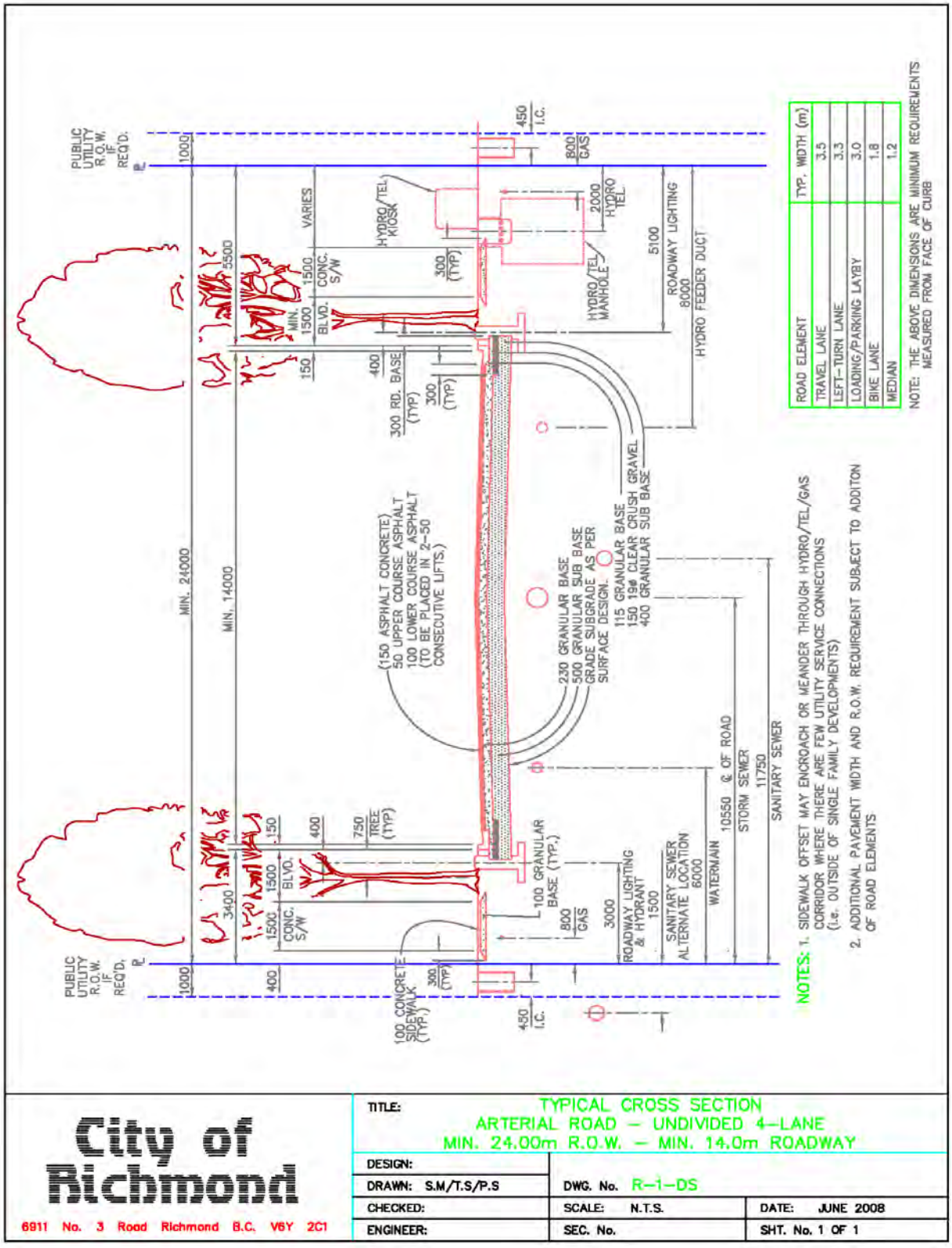

PUBLIC UTILITY R.O.W. IF REQ'D.
1000
450 I.C.
800 GAS
HYDRO/TEL KIOSK
2000 HYDRO TEL
VARIES
1500 CONC. S/W
300 (TYP)
HYDRO/TEL MANHOLE
5100 ROADWAY LIGHTING 8000
HYDRO FEEDER DUCT
MIN. 5500
MIN. 1500 BLVD.
150
400
300 RD. BASE (TYP)
300 (TYP)
MIN. 24000
MIN. 14000
(150 ASPHALT CONCRETE)
50 UPPER COURSE ASPHALT
100 LOWER COURSE ASPHALT
(TO BE PLACED IN 2-50 CONSECUTIVE LIFTS.)
230 GRANULAR BASE
500 GRANULAR SUB BASE
GRADE SUBGRADE AS PER SURFACE DESIGN.
115 GRANULAR BASE
150 19ø CLEAR CRUSH GRAVEL
400 GRANULAR SUB BASE
750 TREE (TYP)
100 GRANULAR BASE (TYP.)
3400
1500 BLVD.
1500 CONC. S/W
800 GAS
3000
ROADWAY LIGHTING & HYDRANT 1500
SANITARY SEWER ALTERNATE LOCATION 6000
WATERMAIN
10550 ℄ OF ROAD
STORM SEWER
11750
SANITARY SEWER
100 CONCRETE SIDEWALK (TYP.)
300 (TYP)
450 I.C.
ROAD ELEMENT | TYP. WIDTH (m)
TRAVEL LANE | 3.5
LEFT-TURN LANE | 3.3
LOADING/PARKING LAYBY | 3.0
BIKE LANE | 1.8
MEDIAN | 1.2
NOTE: THE ABOVE DIMENSIONS ARE MINIMUM REQUIREMENTS MEASURED FROM FACE OF CURB
NOTES: 1. SIDEWALK OFFSET MAY ENCROACH OR MEANDER THROUGH HYDRO/TEL/GAS CORRIDOR WHERE THERE ARE FEW UTILITY SERVICE CONNECTIONS (i.e. OUTSIDE OF SINGLE FAMILY DEVELOPMENTS)
2. ADDITIONAL PAVEMENT WIDTH AND R.O.W. REQUIREMENT SUBJECT TO ADDITON OF ROAD ELEMENTS
City of Richmond
6911 No. 3 Road Richmond B.C. V6Y 2C1
TITLE: TYPICAL CROSS SECTION
ARTERIAL ROAD – UNDIVIDED 4-LANE
MIN. 24.00m R.O.W. – MIN. 14.0m ROADWAY
DESIGN:
DRAWN: S.M/T.S/P.S
DWG. No. R-1-DS
CHECKED:
SCALE: N.T.S.
DATE: JUNE 2008
ENGINEER:
SEC. No.
SHT. No. 1 OF 1

Table 7.1- Road Cross Section Requirements

Road Classification	Road Dedication	Pavement Width *	Sidewalks/ Edge Treatment	Curb/Gutter
1. Arterial (Undivided)	24.0 m (min) at mid-block + 1.8 m (per Bike lane) + 3.0 m (per parking bay) + 3.3 m (at intersection per left turn bay) + 1.2 m (divided arterial per centre median)	14.0 m (min) at mid-block + 1.8 m (per Bike lane) + 3.0 m (per parking bay) + 3.3 m (at intersection per left turn bay) + 1.2 m (divided arterial per centre median)	Both sides with lighting/planting strips. Sidewalk to be on the outside of the lighting/planting strips, away from pavement.	Barrier curb on both sides and raised median

	Township of Langley	Surrey		Vancouver		Burnaby	Coquitlam	Richmond
		Rest of Surrey	Surrey Central	Min.	Preferred			
ROW	30	30	30	20		39.3	27	24 (minimum)
Pavement + Median	21.4	20	18	See Table 8.11		26	14 – 16.1 (minimum)	14 (minimum)
Median/LT	3.8	3.8	3.6	Varies		4.3	Varies	3.3 (LT) + 1.2
Offset from Curb to S/W	1.5	1	1.5 – 1.9 (to the protected Bike Lane)	0.6 – 1.5		1.8	2.7	1.5 (minimum)
Bike Lane Feature	Within Pavement w/ 0.5 buffer (or raised curb)	Within Pavement/Protected/ MUP	Protected	• Painted Bike Lane (1.2) • One-Way Protected Bike Lane (1.5) • Two-Way Protected Bike Lane (2.7) • Off-street Bike Path (case-by-case)		Within Pavement/Protected/MUP	• Bike Lane (1.5) • Shared Wide Curb Lane (4.3) • MUP (3.0) • Paved Shoulder (2.0)	Varies
Bike Lane Width	1.7	1.5 – 1.8	2	1.2 – 2.0	1.8 – 3.0	1.8	See Above	1.8
Sidewalk	1.5	1.8 (or >=3.0 MUP)	2	1.8 – 2.4	1.8 – 2.4 / 3.0 – 4.0	1.5	2	1.5
Lane Configuration	3.3 – 3.3	3.1 – 3.3	3.1 – 3.3	2.8 – 3.0 (Outer) – 3.0 – 3.3 (inner)		2.5 (Parking)/3.5 – 3.5 – 3.5	3.5 (min)	3.5 (Travel Lane), 3.3 (LT)

	TAC			National Association of City Transportation Officials (NACTO)			BC Active Transportation Guideline		
ROW	Varies								
Pavement + Median	Varies								
Median/LT	2.0 median/min. 3.0 LT (5.0 – 6.0)								
Offset from Curb to S/W	2.0 – 3.0						Furnishing Zone: 0.6 – 2.0 (basic), 3.0 – 5.0 (enhanced)		
Bike Lane Feature									
		Min	Preferred		Min	Preferred		Min	Preferred
Bike Lane Width	Unbuffered:	1.5 – 1.8 (less than 100m)	2.1	Unbuffered:	1.52 3.66 (including parking lane)	1.83 4.42 (including parking lane)	Unbuffered:	1.5	1.8
	Buffered:	1.8 – 2.1 (including buffer)	3.0 – 3.5	Buffered:	2.13 (including buffer)	2.44 (including buffer)	Buffered:	1.8	2.1 – 2.4
	Protected:	1.8 – 2.1 (unidirectional), 2.7 – 3.3 (bidirectional)	3.5 – 5.0 (unidirectional), 4.6 – 6.0 (bidirectional)	Protected:	2.44 (3 ft buffer + 5 ft lane)	3.05 (to allow passing) (3 ft buffer + 7 ft lane)	Protected:	1.8 (unidirectional) 3.0 (bidirectional)	2.5 (unidirectional) 4.0 (bidirectional)
	Bike Paths:	1.5 – 1.8 (unidirectional), 2.4 – 3.0 (bidirectional)	2.5 – 3.0 (unidirectional), 3.6 – 4.0 (bidirectional)	Bike Paths:	2.44 (uni)/3.35 (bi) (1 ft buffer + 5/8 ft lane)	2.90 (uni)/4.57 (bi) (3 ft buffer + 6.5/12 ft lane)	Bike Paths:	1.8 (unidirectional) 3.0 (bidirectional)	2.0 (unidirectional) 4.0 (bidirectional)
	MUP:	2.7 – 3.0	6.0				MUP	3.0 0.6 buffer	4.0 >= 2.0 buffer
Sidewalk	1.5 – 2.3						1.8 (Single-Family)) – 2.4 (Multi-Family) – 3.0 (Commercial) – 4.0 (high pedestrian activity)		
Lane Configuration	Varies between 3.0 and 3.7								

Additional Notes:

1. Vancouver – With the exception of ROW, all dimensions vary.
    a. Streetscape design guidelines | City of Vancouver
2. Surrey – minimum raised median width of 2.9m
3. Buffer for bike lane where on-street parking exists: 0.6 – 0.9

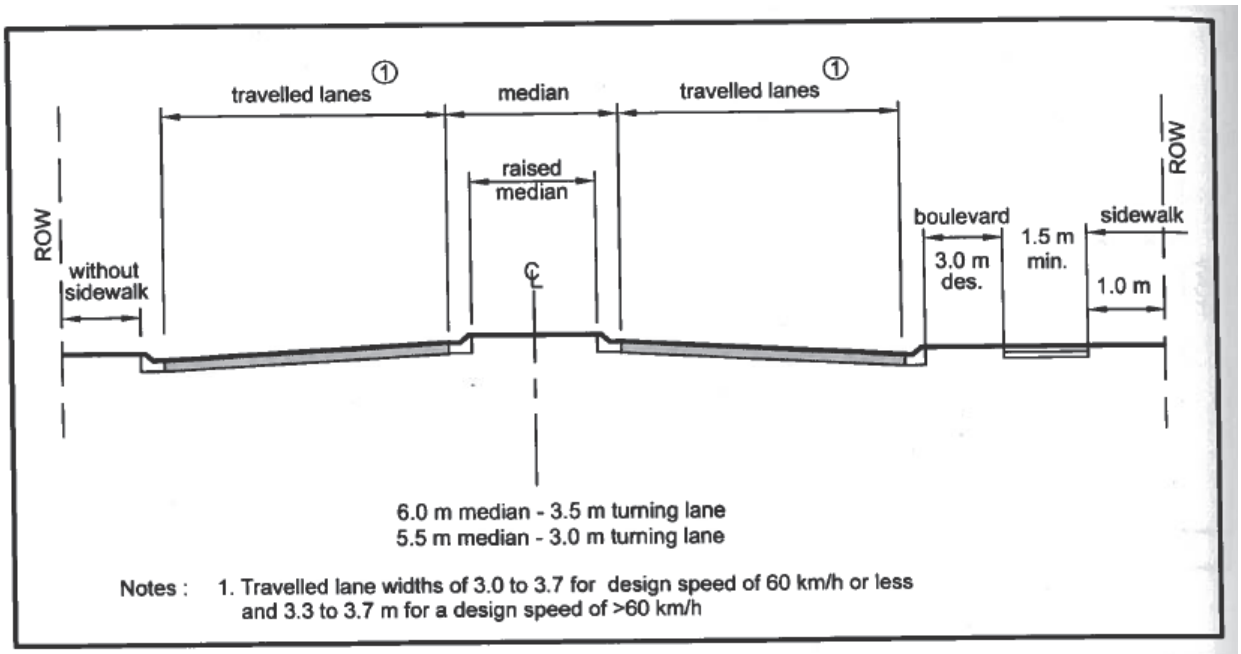


Figure 4.13.11: Typical Section – Urban Arterial Divided Road

TABLE C-5 // PEDESTRIAN THROUGH ZONE RECOMMENDED WIDTHS

Land Use Context	Road Type	Separation	Desirable (m)	Constrained Limit (m)*
Single- Family Residential	Local	Non-Separated or Separated	1.8	1.8
	Collector/Arterial**	Separated	1.8	1.8
Multi- Family Residential	Local	Non-Separated or Separated	2.1	1.8
	Collector/Arterial**	Separated	2.4	1.8
Industrial	Any**	Separated	2.1	1.8
Commercial	Any**	Separated	2.4-3.0	2.1
Area of high pedestrian activity (including temporary, special event, or seasonal)***	Any	Separated	3.0-4.0	2.4

City of Vancouver:

Table 8-3: Sidewalk Widths

Land Use	Street Type	Minimum Width	Preferred Width
Single Family Residential	Local	1.8m	1.8m
Single Family Residential	Collector or Arterial	1.8m	2.1m to 2.4m
Multi Family Residential	Local	1.8m	2.1m to 2.4m
Multi Family Residential	Collector or Arterial	2.1m	2.4m
Commercial	Local, Collector or Arterial	2.4m	3.0m - 4.0m

Notes:
1) Sidewalk widths shall be modified on a case-by-case basis based on considerations including adjacent land use, pedestrian volumes, transit, being part of a greenway etc.
2) Additional frontage zones may be required on a case-by-case basis.

Table 8-6: Bicycle Facility Widths

Bicycle Facility	Absolute Minimum Width	Minimum Width	Preferred Width
Two-Way Protected Bicycle Lane	2.7m	3.0m	3.5m-4.5m
One-Way Protected Bicycle Lane	1.5m	2.0m	2.4m-3.0m
Painted Bicycle Lane	1.2m	1.5m	1.8m-2.0m
Off-Street Bicycle Paths	case-by-case basis, generally according to protected bicycle lanes above		

Notes:
1) For high volumes facilities such as the seawall, use the higher end of the design range.
2) Edge conditions must be considered when determining appropriate bicycle lane width. If vertical obstructions such as lamp poles are present, then an additional width of 0.3m (0.6m preferred) should be added to the values in the table above. Gutter pans and drainage grates must also be considered as they can reduce usable bicycle lane width.
3) The use of absolute minimum widths is intended for short distances (e.g. past bus stops) and requires approval from the Director of Transportation.

Table 8-11: Lane Widths

Lane	Absolute Minimum Width	Minimum Width	Preferred Width
Parking Lanes			
Marked Parking Lane Only	2.2m	2.5m	2.5m
Single Lane with Parking	5.5m	5.5m	5.7m-6.2m
Curb Lane with Full-Time Parking	5.2m	5.5m	5.5m-6.2m
Non-Bus / Truck Route Travel Lanes			
Non-Curb (general) Lane	2.8m	3.0m	3.2m
Curb Lane	2.8m	3.0m	3.4m
Bus / Truck Route Travel Lanes			
Non-Curb (general) Lane	2.8m	3.0m	3.2m-3.4m
Curb Lane	3.0m	3.3m	3.5m-3.7m
Curb Lane with Full-Time Parking	5.8m	6.2m	6.2m-6.5m
Single Lane against curb	3.5m	3.6m	3.6m-3.8m

Notes:
1) Existing City streets may not meet these requirements.
2) Single lane means per direction.
3) Lane widths are measured from gutter line (curb face) when adjacent to curb and gutter.
4) Lane widths for buses and trucks assume large vehicles regularly operating in the lane.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-146
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-072
SUBJECT:	CAPITAL REQUEST: BROOKSWOOD HEIGHTS PUMP STATION		

RECOMMENDATION:

That Council authorize an additional $500,000 from Water Development Cost Charges ($495,000) and Water Capital Works Reserve ($5,000) for design and construction of the Brookswood Heights Pump Station.

ANALYSIS:

The Engineering Servicing Plan (ESP) for Brookswood-Fernridge identifies the need for a water booster pump station to service properties at higher elevations with adequate water pressure. These areas are generally east of 208 Street between 24 Avenue and 36 Avenue and south of 24 Avenue between 200 Street and 208 Street. The pump station is to be located adjacent to the Brookswood reservoirs on Township-owned property at 20679 – 32 Avenue. Design costs were initially contributed by developers in the area in 2018, prior to creation of the ESP. The updated ESP identified a larger service area and population than originally designed for, requiring additional design work to increase capacity accordingly. Construction of the pump station is expected to take 12 months once redesigned and tendered.

Community Implications:

Construction of the Brookswood Heights Water Booster Station is required to allow some areas of Brookswood and Fernridge to develop.

Cost and Resource Allocations:

This project is in the current DCC Bylaw as project 18W034, with a value of $2,079,000. In the proposed DCC Bylaw, this value has been increased to $3,000,000, due to increased capacity requirements, and cost escalations experienced recently on Capital Works projects. This project was carried forward for 2023 with $2,700,841 in available funding. Additional funding is required to be able to tender the redesign once complete. If the proposed DCC bylaw is not approved, a substitute source of funding will be required to complete the project.

Township of Langley Capital Project Description						
Project Title:	Brookswood Heights Booster Pump Station					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$500,000				
Budget Remaining	$2,700,841					
Total Projected Cost	$2,700,841	$500,000				

Project Description *(Phased Project)	Design and Construction of a water booster pump station in the Brookswood neighbourhood.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The pump station is required to provide adequate water pressure to areas of Brookswood and Fernridge subject to growth due to development.

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):	6	Initial Year of Approval:	2018

Township of Langley Capital Project Description						
Project Title:	Brookswood Heights Booster Pump Station					
Work Breakdown	WTR1173					
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	$2,475,000	$495,000				
Reserve: Water Capital Works	$25,000	$5,000				
Debt						
Translink						
ICBC						
Other: NRDWTR-011 (Brookswood Booster)	$200,841					
Total Currently Funded	$2,700,841	$500,000				
Total Currently Unfunded						
Estimated Annual Operating Impact	$48,175.62					
Climate Action Category						
Climate Action ID						

Respectfully submitted,

Dave McCormick
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 – REGULAR MEETING	**REPORT:**	**23-159**
FROM:	FINANCE DIVISION	**FILE:**	**1700-01**
SUBJECT:	TOWNSHIP OF LANGLEY BUDGET POLICY		

RECOMMENDATION:

That Council adopt the Budget Policy, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

At the December 5, 2022, Regular Meeting, Council directed staff to prepare and propose a new Council Policy for Budget Directives and Process for Council's consideration at its conclusion, for consistent, established future processes.

The Budget Policy proposes to establish guidelines and timelines to add consistency year over year to the budget process.

PURPOSE:

This report responds to Council's direction for staff to formulate a Council Policy for the Budget process. A policy is meant to provide a system of principles to guide decisions and process to achieve strategic outcomes. The adoption of this policy will ensure that the budget process is not only consistent year over year but meets the needs of Council.

BACKGROUND:

Council has not previously adopted a formal overarching policy with respect to the Budget process or timeline. Staff have worked under an informal policy to ensure that Council has adequate information and time to make decisions regarding the budgets and that statutory regulations are met. All expenditures of the Municipality are required to be authorized therefore it is prudent to ensure that the budget is approved prior to the beginning of the fiscal year or within 30 days of the start of the fiscal year.

Statutory requirements:

Per the Community Charter Section 165:

> All B.C. Municipalities must adopt a Five-Year Financial Plan annually by bylaw. This must be adopted before May 15 and before the annual property tax bylaw is adopted. The financial plan must set out the following for each year of the five- year period: proposed expenditures; proposed funding sources and the proposed transfer to or between funds.

In compliance with section 166 of the Community Charter the Five-Year Financial Plan must be available for public consultation prior to being adopted.

Conclusion:

The adoption of a formal Budget Policy will provide guidance to staff and ensure a more consistent budget process to assist Council with decision making.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

ATTACHMENT A Budget Policy Draft

ATTACHMENT A

BUDGET DIRECTIVES POLICY

1. Policy Statement

   This budget policy sets forth the principles and guidelines that govern the development, implementation, and monitoring of the Township of Langley budget. It seeks to guide the decision making on current and long-term operating and capital decisions. This policy aims to ensure transparent and accountable financial management, efficient resource allocation and the achievement of Council priorities to meet the needs of the community within the regulatory framework.

2. Policy Context

   In compliance with Section 165 of the Community Charter, all B.C. Municipalities must adopt a five-year financial plan annually by bylaw before May 15 each year and before the annual property tax bylaw is adopted. The financial plan must be balanced and set out the following for each year of the five- year period: proposed expenditures; proposed funding sources and the proposed transfer to or between funds. In compliance with section 166 of the Community Charter, the Five-Year Financial Plan must be available for public consultation prior to being adopted.

3. Objectives and Guiding Principles

   3.1 Ensure fiscal responsibility: The budget policy aims to maintain sound fiscal practices, promote long term financial sustainability, and manage resources efficiently and effectively – balancing financing strategies available between.
   a. Pay-as-you go funding current users pay
   b. Debt financing – future users pay to meet the needs of the Community

   3.2 Enhance accountability: This policy emphasizes accountability in the budget process.

   3.3 Align with Council priorities: The budget will be aligned with the Township Council priorities and provides an action plan to assist staff in focusing resources on those priorities.

   3.4 Maintain operational flexibility: The budget policy allows for flexibility in responding to unforeseen circumstances, economic changes and emerging needs while maintaining good financial management principals.

   3.5 Provide timely information: The budget will be completed in a timely manner consistent with good financial management practices.

   3.6 Public input: The budget process will encourage public input.

4. Budget Structure

   4.1 The budget is organized and presented by fund, consisting of both Operating and Capital budgets for:

   - Universal fund
   - Water Utility
   - Sewer Utility
   - Solid Waste Utility

4.2 The Universal fund is further disaggregated into operating divisions or business units of responsibility
4.3 One-time expenditures are presented separately

5. Process and timeline

5.1 The key steps and approximate timeline:

Timeline	Process	Description
Jan- June	Define	Establish Council priorities for the following year; provide direction to staff
July- August	Prepare	Capital and Operating submissions are prepared by Divisions/Business Units
September	Submit	All budgets are submitted to Finance
Sept- October	Compile	Budgets are reviewed and consolidated
November	Presented	Budgets are presented to Council
November	Input	Public input period
December	Decision	Initial budget approval
January	Approval	Final adoption by Council of the Financial Plan and the financial plan bylaw

5.2 Steps:

5.2.1 Define – through Council discussion the priorities for the community are established and staff is given direction to ensure that all programs, services, and capital requests align with Council's priorities and goals.
5.2.2 Prepare/Submit – Divisions/business units prepare the financial plan at a detailed level and forward to Finance. Non-discretionary updates are made to labour contracts, operating expenditures, revenue, and rates. Discretionary funding requests can be detailed for consideration by Council. Project summaries are also prepared for capital projects. In addition, one time funding requests are detailed for Council consideration.
5.2.3 Compile – all budgets are reviewed and consolidated for further review and funding considerations.
5.2.4 Presented – Financial Plan is presented to Council for consideration and adjustments as requested by Council.
5.2.5 Input – In accordance with the Community Charter, the Financial Plan is made available for public comment and feedback is provided to Council.
5.2.6 Decision – Council receives the five-year Financial Plan
5.2.7 Approval – Council gives final reading of the Financial Plan and Bylaw. The Tax Rates bylaw will be presented and adopted by Council prior to May 15 as required by the Community Charter.

6. Operating Budget Presentation for Approval

6.1 All proposed budget adjustments shall be submitted to Finance in the budget format specified by Finance for approval by Council.
6.2 The format provided to Finance will include adequate details for presentation to Council.
6.3 Council will receive detailed changes by division/business unit.

7. Operating Budget Inclusion and Commitments

    7.1 Where the capital budget contemplates debt financing, the estimated cost to fund debt obligations must be included in the operating budget in the year in which the debt obligation is expected to occur.
    7.2 Amounts transferred to reserves or to the capital budget must be included in the operating budget.
    7.3 If actual expenditures and transfers to other funds for a year exceed actual revenues and transfers from other funds for the year, the resulting deficiency must be included in the next year's financial plan as an expenditure in that year per Community Charter 165 (9).
    7.4 Where the proposed funding to an existing program or a new program is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.

8. Capital Project Presentation for Approval

    8.1 The proposed expenditures for capital projects and the related financing shall be included in the budgets in a format specified by Finance for approval by Council.
    8.2 This format will include details of the proposed project including drawing as suitable, justification, risks (financial and otherwise) as well as the following financial information:
        8.2.1 Total project cost for all years of the project
        8.2.2 Multi year cashflow if approvable and
        8.2.3 Operating Budget impact (OBI) with detail on the timing of the OBI as well as the nature of the OBI
    8.3 Council will receive a current debt schedule including information on renewals to occur during the budget year for approval of renewals
    8.4 Council will receive a schedule of reserve balances

9. Capital Budget Inclusion and Commitments

    9.1 Where the proposed funding for a capital item is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.
    9.2 Where a budgeted capital asset has been ordered but delivery will not be made until a subsequent budget year, or where a capital project is in progress, the amount of the funding required to fund the entire capital asset expenditure shall be retained in the applicable capital project.
    9.3 If a capital project has been open for a minimum of 2 years and is not progressing in a reasonable and timely manner, a review by the Business Unit Manager and Finance will be completed and unless there are conditions to warrant retaining the funding, staff will recommend to Council to close the project and return the funding to the originating source
    9.4 Business unit managers are to notify Finance staff of all capital assets that are put in service.

9.5 The status of all projects must be assessed at least annually and any funding greater than required to complete the expenditures will be returned to the originating funding source.
9.6 Where capital project expenditures are expected to exceed the approved capital budget the expenditure must be approved by Council. Additional commitments for a capital project shall not be authorized if the value of the work will cause the project to be over expended until such expenditure is approved by council and the additional funding source is determined.

10. Roles and Responsibilities

10.1 Council approves the five-year financial plan.
10.2 Council is responsible for the Budget and delegates authority to carry out the approved expenditures to Township staff.
10.3 Finance department in consultation with the business units, is responsible to provide the tools necessary for the Business Unit managers to prepare, manage and monitor budgets.
10.4 Business unit managers have the responsibility to provide the level of service approved by Council within the approved operating and capital budget for their division.
10.5 Finance department monitors the annual operating and capital budgets and reports material variances between budgeted and actual expenditures and revenues.
10.6 No Business Unit manager shall incur a capital expense unless it has been approved by Council (except in an emergency to protect assets of the Township).
10.7 If a projected operating expenditure will create an over expenditure in the budget, the business unit shall propose a plan to reduce expenditures to cover the expected deficit. Details of the plan are to be provided to the Finance Department for reallocation of the budget.
10.8 Council will review the budget policy periodically to assess its effectiveness, identify areas for improvement and incorporate emerging best practices as appropriate.

11. Other Principals

11.1 A Department or Business Unit shall not incur any exceptional or new expenditure that alters the budgets unless it is approved by Council.
11.2 Reallocation of operating budgets between accounts within a business unit are permitted on the condition that the over expenditures in one account within a business unit will not overspend the total of all accounts for that Business unit.
11.3 Significant unanticipated revenues from senior government or funding from external sources and the related expenditure plans require a report to Council.
11.4 All grant applications must be approved by Council.
11.5 Unexpended funds at year end in the annual budget of any Business Unit and not otherwise allocated by Council direction shall become part of the Surplus.
11.6 Requests for increases in budget are to be provided to Council with justification and divided into discretionary and nondiscretionary.
11.7 One-time expenditures are for items which are one times such as studies etc. and are funded from prior year surplus to the extent it is available and is approved by Council through the budgeting process.

11.8 One time carry forwards from prior years are to be summarized with justification for review by Council during the budgeting process.

11.9 One-time transfers from reserve funds should not be used to offset property taxes

11.10 All reports to Council must include a Financial Implications section whenever there are significant financial issues, budget impacts or funding requirements. These sections must be concurred with the Finance Department and such concurrence must be evidenced.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-169
FROM:	MUNICIPAL ADMINISTRATION	**FILE:**	BA000041
SUBJECT:	ZONING BYLAW AMENDMENT FOR ON-SITE AMENITY AREAS		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (On-Site Amenity Areas) No. 5913.

EXECUTIVE SUMMARY:

At its Regular Meeting on January 30, 2023, Council directed staff to prepare a report outlining amendments to the Age Friendly Amenity Area requirements in Section 111.5 of the Zoning Bylaw for Council's consideration. The proposed amendments to the Zoning Bylaw (Bylaw No. 5913) include:

- maximum area thresholds for each amenity area
- removal of sole discretion delegation
- addition of cash-in-lieu provisions
- addition of indoor amenity space requirements for apartments, townhouses, and seniors housing, with provisions for a proportion to be used for commercial child care
- exclusion of floorspace for indoor amenity space where density is measured by floor space ratio
- amendments to the amount of total on-site amenity space including an increase for apartments and decrease for townhouses to align with regional trends and improve livability
- addition of dimensional minimums to ensure utility for users
- provisions for outdoor Age Friendly Amenity Areas to be provided above grade

Bylaw No. 5913 is consistent with the Official Community Plan. In lieu of a Public Hearing, public notice has been provided as per Development Application Procedures Bylaw No. 5760.

PURPOSE:

To propose amendments to Section 111.5 of the Township's Zoning Bylaw 1987 No. 2500 regarding Age Friendly Amenity Areas in response to Council's direction at the January 30, 2023 Regular Meeting.

BACKGROUND/HISTORY:

On August 29, 2005, Council adopted Bylaw No. 4395 which added new requirements for Child Friendly Amenity Areas in multi-family and residential Comprehensive Development zones to the Zoning Bylaw. In 2017, Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2017 No. 5248 was adopted to revise the terminology from "Child Friendly Amenity Area" to "Age Friendly Amenity Area" to reflect spaces designed for use by residents of all ages. The amendments also provide for flexibility and equivalency to be considered to allow more effective design solutions.

Recognizing the evolution of residential development forms, densities and economics over time, Council passed a motion on January 30, 2023 providing the following direction:

"Therefore be it resolved that Council hereby directs staff to prepare a report to Council with the necessary bylaw amendment(s) for Council to consider updates to Age Friendly Amenity Area requirements:

- *(a) with a proposed maximum area, based on a Floor Space Ratio (FSR) or a functional equivalent;*
- *(b) without sole discretion delegation;*
- *(c) an increased range of cash-in-lieu provisions that can be considered on a per site basis, as may be appropriate; and*
- *(d) a portion can potentially be located indoors."*

DISCUSSION/ANALYSIS:

A review of on-site common amenity requirements in the Township and select municipalities in BC informed the directions proposed in Bylaw No. 5913. Of municipalities that have on-site amenity space provisions and/or requirements, it is common to include both outdoor and indoor space exempting indoor space from floor area where density is calculated by floor space ratio. Some municipalities include cash-in-lieu provisions typically where a minimum space threshold is achieved.

Proposed Maximum Area

Where amenity space is based on a per unit requirement, large developments may reach an amenity space threshold. Amenity space above the threshold may exceed expectations based on market demand. Provision of underutilized space is not an intended outcome of amenity space requirements in the Township's Zoning Bylaw. As proposed, Bylaw No. 5913 reduces the per unit amenity space requirements from 3 m^2 to 1 m^2 per unit where a threshold maximum area of 558 m^2 (6006 ft^2) is reached. The threshold would be reached for developments with 186 or more units.

Sole Discretion Delegation

Council direction includes the removal of sole discretion delegation. The proposed bylaw amendments include the requirement that on-site amenities shall "be acceptable to the Township." Within the municipal context, this statement refers to the approval of the Director of Development Services or designate.

Cash-in-lieu Provisions

Cash-in-lieu provisions allow flexibility on development sites with constraints and cash can be used for the Township to construct additional amenities in lieu of those that would be provided on site. There is more than one approach to the collection of cash-in-lieu of on-site amenities within Metro Vancouver such as a Council Policy or Official Community Plan policies. Bylaw No. 5913 includes cash-in-lieu provisions within the Zoning Bylaw for ease of implementation. The dollar value per square metre for outdoor space is based on the approximate cost per square metre for a pocket park in the Township. The dollar value per square metre for indoor space is based on the hard cost of construction for the applicable building type as reported in recent pro forma analyses conducted by a land economist for the Township.

Indoor Common Amenity Area

Indoor amenity space is an important aspect of livability for residents of multiple-attached and seniors housing, providing all-season opportunities for recreation and social gatherings. There are various programming options that can accommodate market demand including multi-purpose rooms, lounges, game rooms and exercise centres.

The City of Surrey is the only municipality of those considered to include provisions for indoor amenity space to be used for commercial child care. This approach incentivizes the creation of much needed child care spaces, which are an amenity for residents of a development, neighbourhood and community in general. This can simultaneously contribute to the first priority of the Child Care Action Plan: “increase the number of licensed child care spaces”. As such, Bylaw No. 5913 includes provisions for a proportion of indoor common amenity area to be used for commercial child care.

An exemption from floor area for density calculations ensures a seamless transition between past and current practice in the Township, where density has most often been determined by a units per acre measurement and has recently changed to floor space ratio for apartments in Willoughby. With units per acre, indoor amenity space has no effect on density because indoor amenity space is not considered to be a unit.

Additional Amendments

Bylaw No. 5913 proposes additional changes to the base common amenity area requirements to align with regional trends and improve livability for future residents. The total amount of required amenity space for townhouses is proposed to be changed from 8 m^2 per unit to 6 m^2 per unit. With some of this space being indoors, future residents will have amenity space that can be used in all seasons. This change will also open valuable site area that can accommodate private ground-oriented outdoor space associated with individual townhouse units, potentially accommodating larger trees between townhouse buildings. Recognizing that apartment residents require amenity space to a similar extent as townhouse residents, the total required amenity space for apartments is increased to from 4 m^2 to 6 m^2 per unit, with half this space indoors. These changes are subject to nuances described in the “Proposed Maximum Area” section above.

Bylaw No. 5913 includes provisions for outdoor Age Friendly Amenity Spaces to be located above grade on common decks or balconies, which can encourage greening on roofs and opportunities to take advantage of view corridors. It also includes dimensional minimums to ensure utility of spaces, ensuring that they are not disproportionately long compared to their width, for example.

Conclusion:

As per Section 464(2) of the Local Government Act, Bylaw No. 5913 does not require a Public Hearing as it is consistent with the Official Community Plan. Section 467 of the Local Government Act and Development Procedures Bylaw No. 5760 require public notice where a Public Hearing is waived therefore, public notice has been provided.

Respectfully submitted,

Aaron Penner
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ZONING BYLAW 1987 NO. 2500

AMENDMENT (ON-SITE AMENITY AREAS) BYLAW NO. 5913

EXPLANATORY NOTE

Bylaw No. 5913 amends Section 111.5 – Age Friendly Amenity Area to include indoor common amenity area requirements, change outdoor common amenity area requirements and add cash-in-lieu provisions.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ZONING BYLAW 1987 NO. 2500

AMENDMENT (ON-SITE AMENITY AREAS) BYLAW NO. 5913

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 (On-Site Amenity Areas) Bylaw No. 5913".

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

   (a) Adding to Section 102 – Definitions after the definition of "Adult Retail Store" the following:

   "AGE-FRIENDLY AMENITY AREA" means a common outdoor area located within a development site either at grade or on an uncovered above grade deck, accessible to all residents of a site including residential rental tenants, that is equipped with children's play components, seating, lighting, a mixture of hard and soft surfaces, and decorative landscaping, and may include various seating and informal gathering spaces, garden plots, and natural play materials such as rocks, logs, and water.

   (b) Adding the following to the definition of "Floor Space Ratio" in Section 102:

   d) those areas used as indoor *common amenity areas* are excluded from floor area.

   (c) Renaming Section 111.5 from "Age Friendly Amenity Area" to "On-Site Amenity Areas";

   (d) Replacing Section 111.5 with the following:

   1) Each development that includes *townhouse*, *manorhome*, *apartment,* or *seniors' housing dwelling units,* or a combination thereof, with more than four (4) *dwelling units*, shall provide an *age-friendly amenity area(s)* in accordance with the following:
      a) a minimum of 3 m^2 per *dwelling unit;*
      b) a minimum of one (1) *age-friendly amenity area* per *seniors' housing* development, which need not include children's play components.
   2) In addition to the per *dwelling unit* requirements in Section 111.5 1), each *age-friendly amenity area* shall:
      a) be a minimum contiguous size of 70 m^2;
      b) not be located within required *lot line* setbacks;
      c) have a width no less than one quarter of the length;
      d) be designed such that no dimension is less than 6.0 metres and no slope is greater than 5%; and
      e) be designed to a standard acceptable to the Township.

3) Each development that includes *townhouse*, *apartment,* or *seniors' housing dwelling units,* or a combination thereof, with more than four (4) *dwelling units*, shall provide an indoor *common amenity area(s)* as follows:
   a) 3m^2 per *dwelling unit* for the first 186 *dwelling units* (up to 558 m^2);
   b) 1 m^2 per *dwelling unit* for those beyond the first 186 *dwelling units*;
   c) designed to a standard acceptable to the Township.
4) up to 1.5 m^2 per *dwelling unit* of indoor *common amenity area(s)* provided may be used for *group children's daycare.*
5) Cash may be provided in lieu of the requirements of Sections 111.5 1) and 3) where *age-friendly amenity area(s)* and indoor *common amenity area(s)* comprise the following areas:

	First 186 *dwelling units*	*Dwelling units* exceeding 186
Age-friendly amenity area	1.5 m^2 per *dwelling unit*	0.5 m^2 per *dwelling unit*
Indoor *common amenity area*	1.5 m^2 per *dwelling unit*	0.5 m^2 per *dwelling unit*

6) Where cash is provided in lieu of a portion of *age-friendly amenity areas* and/or indoor *common amenity areas,* the area for which cash is paid in lieu shall be determined by subtracting the area provided from the area required as per Sections 111.5 1) and 3), but in no case shall actual *age-friendly amenity areas* and indoor *common amenity areas* be less than the area as determined by Section 111.5 5), and the cash amounts shall be as follows:

	Townhouse and *Manorhome*	*Apartment* up to 12 *storeys*	*Apartment* greater than 12 *storeys*
Age-friendly amenity area	$1000 per m^2	$1000 per m^2	$1000 per m^2
Indoor *common amenity area*	*Townhouse*: $2600 per m^2 *Manorhome*: N/A	$3000 per m^2	$3800 per m^2

NOTICE WAS ADVERTISED	31, 7	day of	August, September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

DISTRIBUTED:	SEPTEMBER 25, 2023	**REPORT:**	23-194
FROM:	FINANCE DIVISION	**FILE:**	1830-02
SUBJECT:	FINANCIAL REPORT UPDATE – JUNE 30, 2023		

RECOMMENDATION:

That Council receive the Financial Report Update – June 30, 2023 report for information.

EXECUTIVE SUMMARY:

The June 30, 2023 Financial Report includes the following schedules:

- Revenue and Expenses for each fund.
- Capital Expenditures for each fund.
- Legal expenditures.
- Development Cost Charge receipts.
- Contracts awarded over $1 million.

For the six months, ending June 30, 2023 (compared to the same period in 2022):

- Township's financial activities are within the authority prescribed by 2023-2027 Five-Year Financial Plan Bylaw No. 5867.
- Construction values of $410.6 million is an increase of 15% *($358.4 million in 2022).*
- 1,825 building permits were issued representing a 21% increase from 2022 *(1,504 in 2022).*
- Building permit revenue of $4.0 million is an increase of 28% from 2022 *($3.2 million in 2022).*
- Year-to-date development cost charge revenue of $22.9 million is an increase of 205% *($7.5 million in 2022).*

PURPOSE:

The purpose of this report is to provide Council with an update on the Township's financial activity for the first six months of 2023 and compare this activity with the adopted 2023 Financial Plan and for the same period in 2022. This report will also provide Council an update on additional financial indicators with the potential to impact current and future performance.

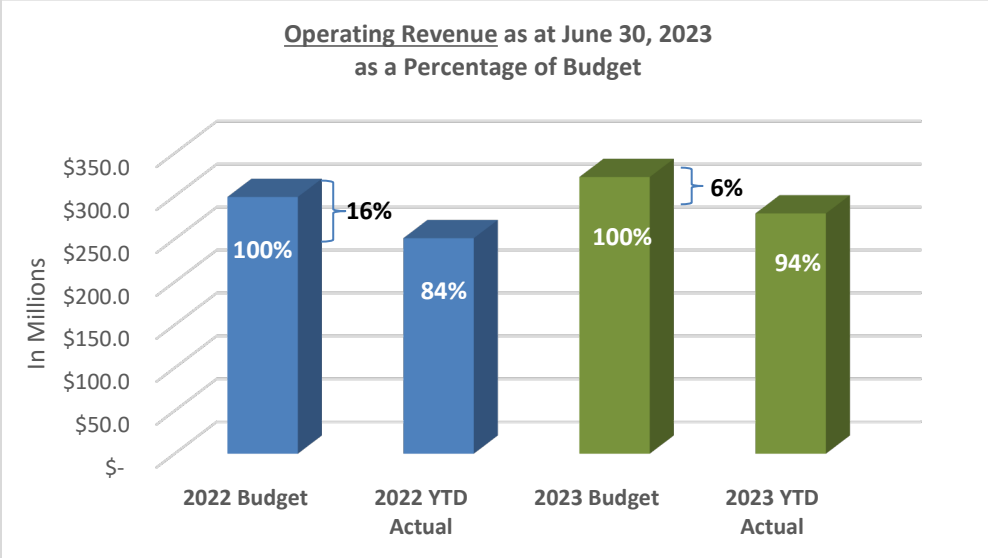
DISCUSSION/ANALYSIS:

Operating Revenue and Expenses

As at June 30, 2023, operating revenue and expenses are within authority provided by the 2023-2027 Five-Year Financial Plan Bylaw No. 5867. Schedule 'A' presents revenue and expenses for General, Parks, Transportation, Stormwater, Sanitary Sewer, Water and Solid Waste Funds. The charts below provide an overall summary.

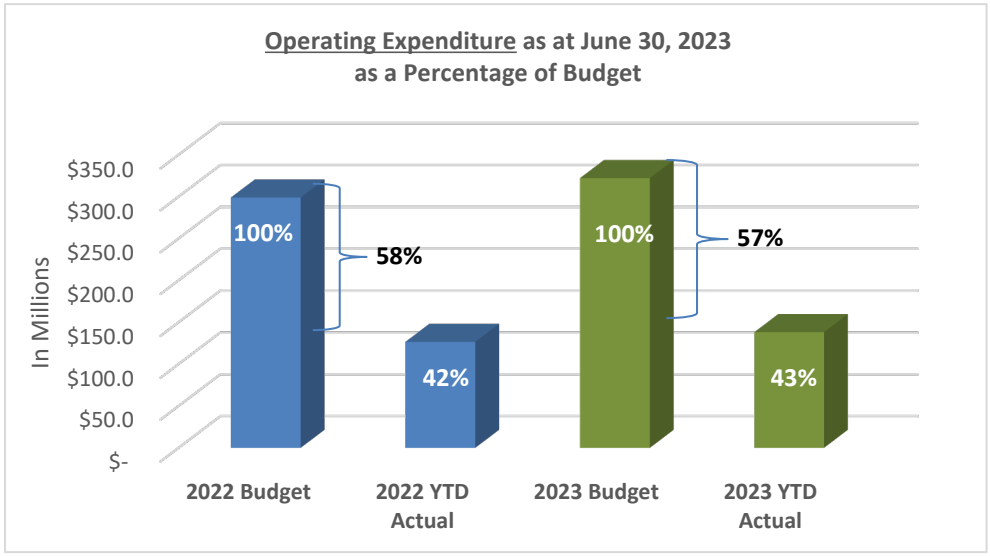
REVENUE

Revenue is always more than fifty percent of the annual budget at this point in the year because the property tax and utility billing for the entire year is levied in May.



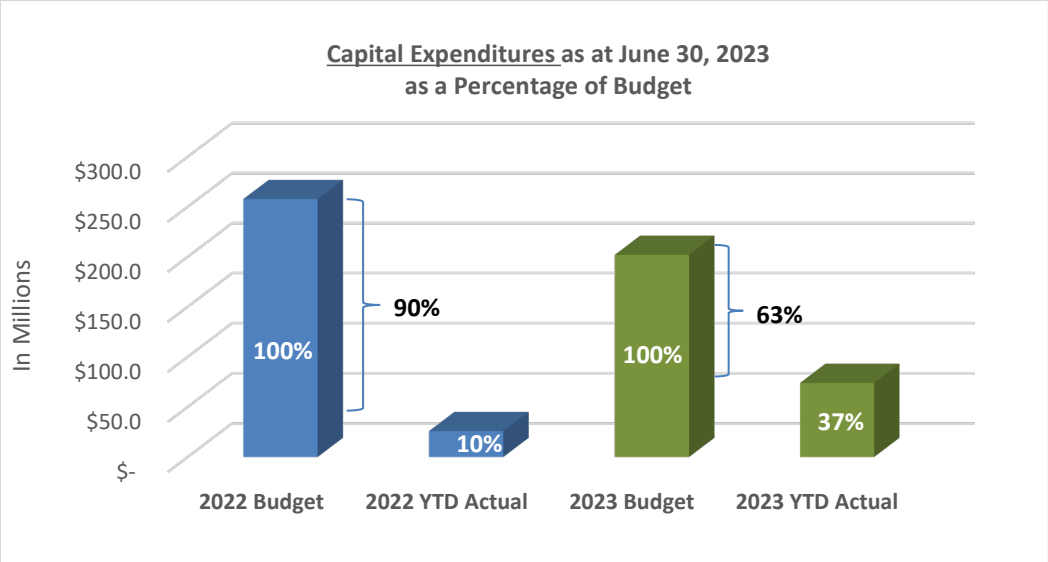
EXPENSES

Expenses are usually less than fifty percent of the annual budget at this point in the year due to the seasonality of Township business (i.e. major maintenance July through December).



Capital Budget Expenditures

Schedule B presents capital expenditures for all funds for the six months ending June 30, 2023. The actual YTD column reflects actual capital expenditures where goods and/or services have been received or rendered. After removing *placeholder capital budget authority*[1], approximately 37% of the Township's 2023 Capital Budget (10% in 2022) has been expended as at June 30, 2023.



The budget had a late adoption of April 17, 2023 after which staff began the process of requisitioning needed resources. The 2023 budget includes a number of large dollar capital projects (Schedule B) whereby, for a number of reasons, construction had not begun, or had just begun, as of the drafting of this report.

Listed below are a few reasons for low capital expenditures on capital projects:

- RFP processes delayed until approval of capital budget.
- Large multi-year projects undergoing design phase.
- Budget approved but insufficient to proceed at this time.
- Projects pending environmental or fisheries approval or property acquisitions.
- Placeholder provided annually.

Legal Fees

Schedule C presents legal expenditures for the six-month period ending June 30, 2023.

[1] Funding envelopes provided for Property/Land Acquisition, Contributed Assets from Developments and Unidentified Externally Funded.

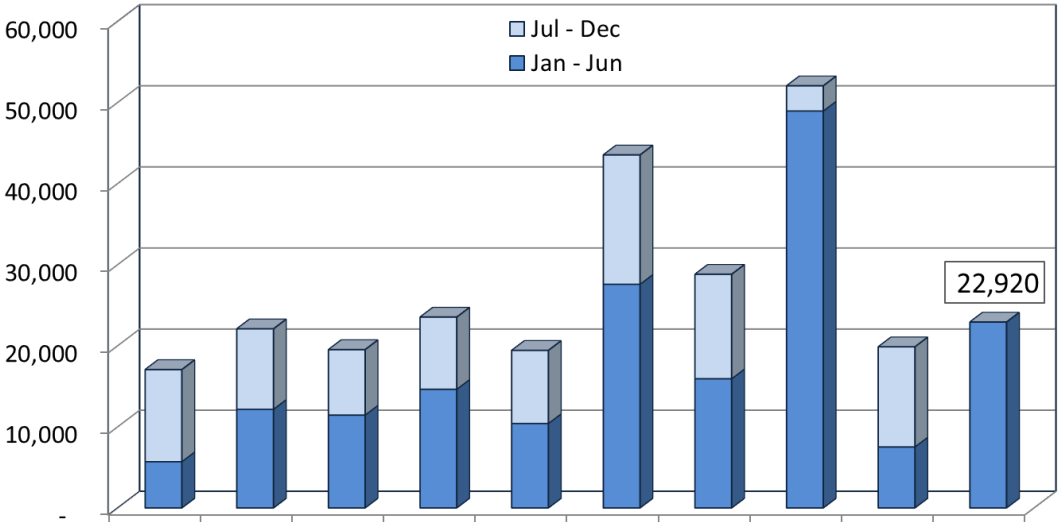
Development Cost Charge Receipts

Schedule D presents a breakdown of annual Development Cost Charge (DCC) receipts for 15 years from 2009 to 2023. Results for the current year include only January to June 30, 2023.

The chart below shows a comparison between the first and second half of each fiscal year from 2014 to 2022 and the first six months of 2023. Total DCC receipts of $22.9 million as at June 30, 2023 represents an increase of $15.4 million (205%) from the $7.5 million collected for the same period in 2022. The increase in DCC receipts in 2023 is mainly because more permits were issued due to improved issuance timelines and more permits with higher DCC values.

Development Cost Charges Receipts
First Six Months and Last Six Months

(In thousands of dollars)

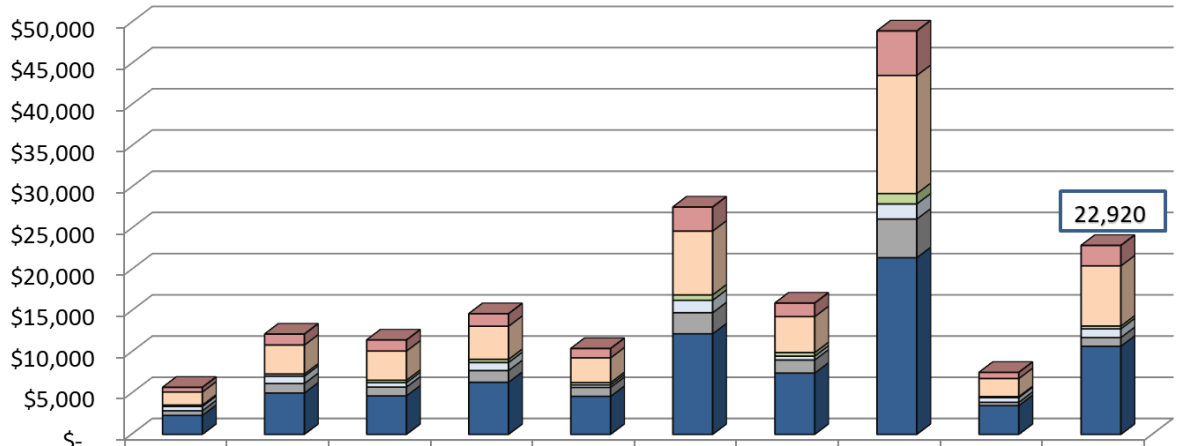


	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Jul - Dec	11,358	9,919	8,072	8,896	9,015	15,948	12,884	3,106	12,347	0
Jan - Jun	5,699	12,164	11,447	14,633	10,410	27,580	15,927	48,945	7,516	22,920

The following graph summarizes annual DCC receipts collected over the past ten years by type.

Development Cost Charge Receipts by Category
As at June 30th

(in thousands of dollars)



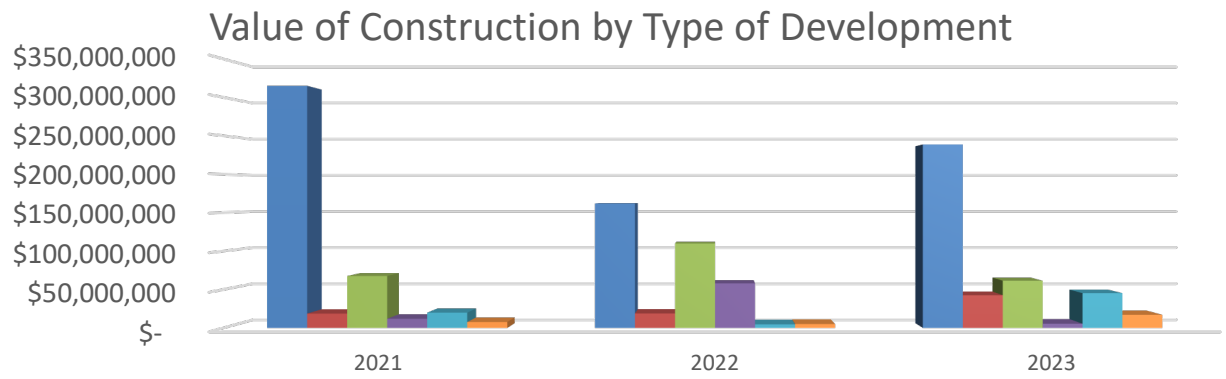
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Park Dev.	$563	$1,325	$1,336	$1,515	$1,130	$2,918	$1,644	$5,398	$744	$2,482
Parkland	$1,585	$3,516	$3,545	$4,020	$2,999	$7,745	$4,364	$14,333	$2,189	$7,299
Sewer	$164	$270	$298	$388	$289	$647	$432	$1,260	$129	$335
Drainage	$526	$887	$531	$973	$293	$1,507	$469	$1,836	$563	$1,057
Water	$563	$1,148	$1,075	$1,419	$1,090	$2,568	$1,584	$4,686	$406	$1,057
Roads	$2,298	$5,017	$4,663	$6,319	$4,609	$12,194	$7,434	$21,433	$3,486	$10,689

Contracts Awarded Over $1,000,000

Schedule E reflects four procurement contracts awarded, each over $1 million, for the six months ending June 30, 2023. The aggregate value of the four contracts were $11.3 million.

Development and Building Permit Values

The chart below presents the change in Construction Value by development category for the six months ended June 30, 2023, including comparatives in 2021 and 2022 for the same period.

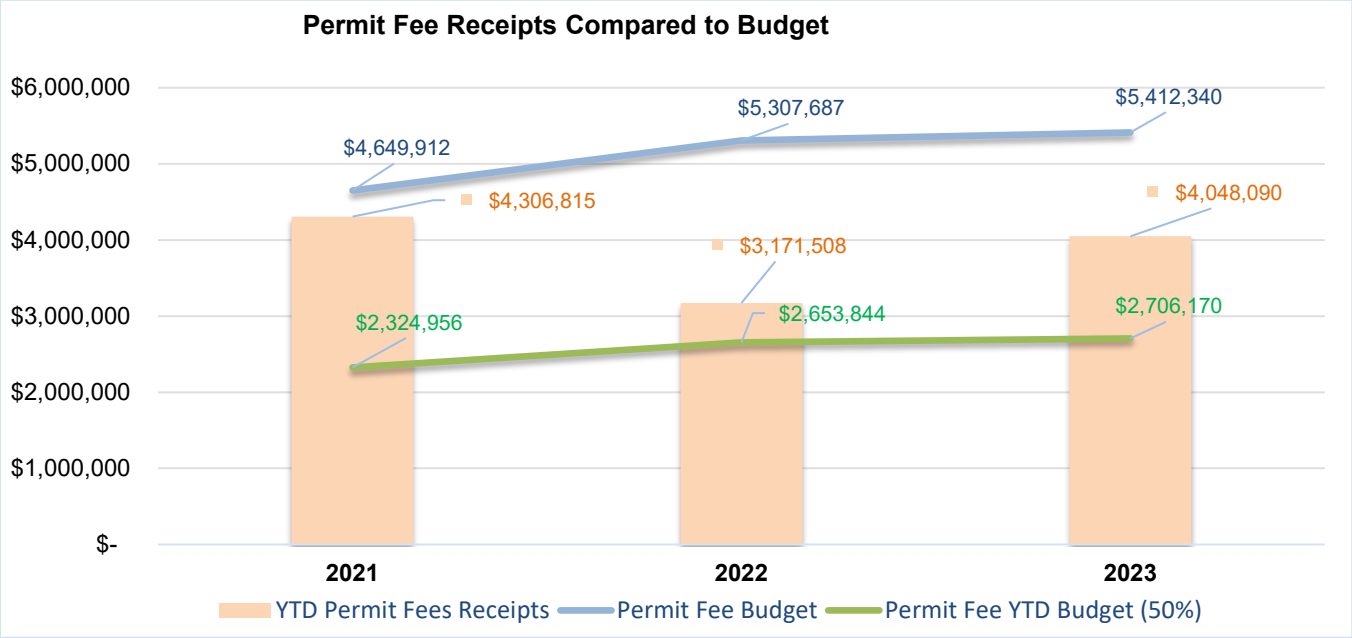


	2021	2022	2023
Residential	$315,057,257	$161,928,047	$238,686,451
Tenant Improvement	$18,666,463	$18,895,106	$42,596,155
Commercial	$67,563,066	$109,895,139	$61,419,461
Institutional	$12,000,000	$57,977,533	$5,509,992
Industrial	$19,914,447	$4,670,000	$45,253,097
Agricultural	$7,696,792	$5,035,793	$17,099,314

The table that follows shows a building construction value increase of 15% overall as compared to the same period in 2022. Although Commercial and Institutional construction values have a decrease year-over-year, the increase in Residential, Tenant Improvement, Industrial and Agricultural construction values contributed to the total increase year-over-year.

	2023 Over 2022		2022 Over 2021	
	Value of Construction Change	Contribution to Total % Change	Value of Construction Change	Contribution to Total % Change
Residential	$ 76,758,404	21%	$ (153,129,210)	(35%)
Tenant Improvement	$ 23,701,049	7%	$ 228,643	0%
Commercial	$ (48,475,678)	(14%)	$ 42,332,073	10%
Institutional	$ (52,467,541)	(15%)	$ 45,977,533	10%
Industrial	$ 40,583,097	11%	$ (15,244,447)	(3%)
Agricultural	$ 12,063,521	3%	$ (2,660,999)	(1%)
TOTAL	$ 52,162,852	15%	$ (82,496,407)	(19%)

1,825 building permits were issued from January to June 2023 representing a 21% increase from the 1,504 permits issued for the same period in 2022. $4.0 million permit fee receipts in year-to-date 2023 show an increase of $0.8 million (28%) from the $3.2 million collected in 2022. When compared to budget, year-to-date permit fees exceed the six-month budget by $1.3 million.



	June 30, 2021	June 30, 2022	June 30, 2023
Total Value of Construction	**$ 440,898,025**	**$ 358,401,618**	**$ 410,564,470**
Permits Issued	**1,620**	**1,504**	**1,825**
YTD Permit Fees Receipts	$ 4,306,815	$ 3,171,508	$ 4,048,090
Permit Fees to Meet Budget	$ 343,097	$ 2,136,179	$ 1,364,250
Permit Fee Budget	**$ 4,649,912**	**$ 5,307,687**	**$ 5,412,340**
YTD Permit Fees Receipts (1/2 year)	$ 4,306,815	$ 3,171,508	$ 4,048,090
Permit Fee YTD Budget (50%)	$ 2,324,956	$ 2,653,844	$ 2,706,170
Variance Favorable	**$ 1,981,859**	**$ 517,665**	**$ 1,341,920**

Respectfully submitted,

Chery Li,
MANAGER, FINANCIAL REPORTING
for
FINANCE DIVISION

ATTACHMENTS

Schedule A	Schedule of Operating Revenue and Expenditure by Division
Schedule B	Schedule of Capital Expenditure, All Funds
Schedule C	Schedule of Legal Expenditure
Schedule D	Schedule of Development Cost Charge Receipts
Schedule E	Schedule of Contracts Awarded over $1,000,000

Schedule A

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2023

	2023 Annual Budget	2023 YTD Actual	2023 YTD Actual as % Budget	2022 YTD Actual	2022 YTD Actual as % Budget
BY DIVISION	$	$		$	
REVENUE					
General Universal Services					
Corporation Administration	23,925,043	20,998,973	87.77%	17,696,608	84.22%
Human Resources	2,937,803	2,616,245	89.05%	2,268,056	87.17%
Finance	6,729,027	5,851,860	86.96%	5,509,168	87.68%
Fiscal Services	10,265,138	11,364,280	110.71%	3,980,274	71.65%
Police	48,194,178	43,210,693	89.66%	40,209,566	88.79%
Fire	23,168,186	21,867,743	94.39%	20,383,577	95.21%
Community Development	17,180,278	9,309,132	54.18%	8,482,720	50.95%
Facility Management	17,620,612	16,909,036	95.96%	17,471,870	95.95%
Recreation	17,675,106	13,955,583	78.96%	9,459,400	50.54%
Arts, Culture, and Community Initiatives	8,922,238	8,522,069	95.51%	8,227,434	89.79%
Total General Universal Services	**176,617,609**	**154,605,614**	**87.54%**	**133,688,673**	**81.08%**
Universal Utilities					
Parks	18,609,053	16,611,834	89.27%	17,354,764	91.25%
Transportation	43,177,843	35,854,081	83.04%	33,993,027	80.82%
Stormwater	9,971,054	8,754,127	87.80%	9,374,330	94.67%
Total Universal Utilities	**71,757,950**	**61,220,042**	**85.31%**	**60,722,122**	**85.55%**
User Pay Utilities					
Water	39,001,822	31,848,266	81.66%	27,868,030	87.12%
Sewer	24,997,501	22,766,151	91.07%	19,971,822	89.99%
Solid Waste	9,832,224	9,400,653	95.61%	8,730,280	97.89%
Total User Pay Utilities	**73,831,547**	**64,015,070**	**86.70%**	**56,570,133**	**89.65%**
TOTAL REVENUE	**322,207,106**	**279,840,726**	**86.85%**	**250,980,927**	**83.95%**
EXPENDITURE					
General Operating Fund					
Corporation Administration	23,925,043	11,300,614	47.23%	10,728,572	51.06%
Human Resources	2,937,803	1,488,474	50.67%	1,351,900	51.96%
Finance	6,729,027	2,870,836	42.66%	2,489,118	39.61%
Fiscal Services	10,265,138	2,265,554	22.07%	1,634,652	29.42%
Police	48,194,178	21,723,002	45.07%	17,685,777	39.06%
Fire	23,168,186	11,579,018	49.98%	10,703,927	50.00%
Community Development	17,180,278	6,956,732	40.49%	6,563,665	39.42%
Facility Management	17,620,612	7,967,108	45.21%	8,111,714	44.55%
Recreation	17,675,106	8,716,922	49.32%	6,617,860	35.36%
Arts, Culture, and Community Initiatives	8,922,238	3,773,267	42.29%	3,533,212	38.56%
Total General Universal Services	**176,617,609**	**78,641,528**	**44.53%**	**69,420,398**	**42.10%**
Universal Utilities					
Parks	18,609,053	8,866,376	47.65%	9,094,785	47.82%
Transportation	43,177,843	19,898,121	46.08%	18,355,927	43.64%
Stormwater	9,971,054	4,358,169	43.71%	4,974,309	50.24%
Total Universal Utilities	**71,757,950**	**33,122,666**	**46.16%**	**32,425,021**	**45.68%**
User Pay Utilities					
Water	39,001,822	15,770,633	40.44%	15,227,158	47.60%
Sewer	24,997,501	5,921,893	23.69%	5,020,649	22.62%
Solid Waste	9,832,224	4,788,599	48.70%	4,488,144	50.32%
Total User Pay Utilities	**73,831,547**	**26,481,126**	**35.87%**	**24,735,952**	**39.20%**
TOTAL EXPENDITURE	**322,207,106**	**138,245,320**	**42.91%**	**126,581,370**	**42.34%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2023

Tax Levy for Township Services (included in revenue above)	2023 Annual Budget	2023 YTD Actual	2023 YTD Actual as % Budget	2022 YTD Actual	2022 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	18,041,651	18,110,036	100.38%	15,438,247	101.76%
Human Resources	2,337,516	2,346,376	100.38%	2,032,222	101.88%
Finance	5,341,441	5,342,269	100.02%	4,933,333	101.53%
Fiscal Services	-	-	-	-	-
Police	38,329,282	38,474,565	100.38%	35,462,225	101.74%
Fire	20,644,678	20,722,929	100.38%	19,149,490	101.76%
Community Development	1,165,670	1,170,088	100.38%	(476,315)	99.80%
Facility Management	16,703,497	16,766,810	100.38%	16,976,552	101.11%
Recreation	9,447,504	9,483,314	100.38%	6,166,554	102.48%
Arts, Culture, and Community Initiatives	1,923,242	1,930,532	100.38%	1,930,746	102.05%
Total General Universal Services	**113,934,481**	**114,346,919**	**100.36%**	**101,613,055**	**101.69%**
Universal Utilities Operating Fund					
Parks	13,946,949	13,992,401	100.33%	15,225,480	101.68%
Transportation	29,812,626	29,914,806	100.34%	28,829,429	101.70%
Stormwater	8,420,438	8,450,620	100.36%	9,166,106	101.72%
Total Universal Utilities	**52,180,013**	**52,357,827**	**100.34%**	**53,221,015**	**101.70%**
User Pay Utilities					
Water	32,150,603	29,829,038	92.78%	25,648,427	92.22%
Sewer	24,011,573	22,185,322	92.39%	19,571,597	91.90%
Solid Waste	9,611,850	9,363,298	97.41%	8,697,342	99.94%
Total User Pay Utilities	**65,774,026**	**61,377,658**	**93.32%**	**53,917,367**	**93.26%**
TOTAL TAX LEVY	**231,888,520**	**228,082,404**	**98.36%**	**208,751,437**	**99.38%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2023

Non-Tax Revenue for Township Services (included in revenue above)	2023 Annual Budget	2023 YTD Actual	2023 YTD Actual as % Budget	2022 YTD Actual	2022 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	3,832,481	2,395,516	62.51%	2,093,950	64.43%
Human Resources	398,025	247,122	62.09%	235,834	50.94%
Finance	1,199,665	507,314	42.29%	575,249	45.79%
Fiscal Services	4,358,152	11,364,280	260.76%	3,793,646	234.30%
Police	8,478,985	4,736,128	55.86%	4,747,340	52.24%
Fire	2,267,531	1,144,813	50.49%	1,234,087	48.13%
Community Development	14,163,102	8,007,755	56.54%	8,788,647	59.40%
Facility Management	330,931	128,998	38.98%	401,418	61.87%
Recreation	8,143,532	4,472,269	54.92%	3,292,846	47.23%
Arts, Culture, and Community Initiatives	6,359,092	6,583,221	103.52%	6,296,688	97.56%
Total General Operating Services	**49,531,496**	**39,587,417**	**79.92%**	**31,459,707**	**66.78%**
Universal Utilities Operating Fund					
Parks	2,393,781	1,536,065	64.17%	1,248,220	59.78%
Transportation	8,893,610	4,771,399	53.65%	3,910,476	46.26%
Stormwater	1,148,961	282,876	24.62%	208,224	25.36%
Total Universal Utilities	**12,436,352**	**6,590,339**	**52.99%**	**5,366,920**	**47.24%**
User Pay Utilities					
Water	1,467,880	1,703,897	116.08%	1,743,410	122.57%
Sewer	938,297	580,829	61.90%	400,225	44.58%
Solid Waste	216,295	37,355	17.27%	32,938	15.21%
Total User Pay Utilities	**2,622,472**	**2,322,081**	**88.55%**	**2,176,573**	**85.81%**
TOTAL NON-TAX REVENUE	**64,590,320**	**48,499,837**	**75.09%**	**39,003,200**	**63.93%**

Transfer From Own Reserves (included in revenue above)	2023 Annual Budget	2023 YTD Actual	2023 YTD Actual as % Budget	2022 YTD Actual	2022 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	2,050,911	493,422	24.06%	164,411	6.35%
Human Resources	202,262	22,747	11.25%	-	0.00%
Finance	187,921	2,277	1.21%	585	0.35%
Fiscal Services	5,906,986	-	0.00%	186,628	4.74%
Police	1,385,911	-	0.00%	-	0.00%
Fire	255,977	-	0.00%	-	0.00%
Community Development	1,851,506	131,288	7.09%	170,387	7.31%
Facility Management	586,184	13,228	2.26%	93,900	12.20%
Recreation & Culture	84,070	-	0.00%	-	0.00%
Arts, Culture, and Community Initiatives	639,904	8,317	1.30%	-	0.00%
Total General Operating Services	**13,151,632**	**671,278**	**5.10%**	**615,911**	**3.45%**
Universal Utilities Operating Fund					
Parks	2,268,323	1,083,369	47.76%	881,064	45.02%
Transportation	4,471,607	1,167,876	26.12%	1,253,122	23.82%
Stormwater	401,655	20,630	5.14%	-	0.00%
Total Universal Utilities	**7,141,585**	**2,271,876**	**31.81%**	**2,134,186**	**29.29%**
User Pay Utilities					
Water	5,383,339	315,331	5.86%	476,193	17.29%
Sewer	47,631	-	0.00%	-	0.00%
Solid Waste	4,079	-	0.00%	-	0.00%
Total User Pay Utilities	**5,435,049**	**315,331**	**5.80%**	**476,193**	**17.29%**
TOTAL TRANSFER FROM OWN RESERVE REVENUE	**25,728,266**	**3,258,484**	**12.66%**	**3,226,291**	**11.57%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**322,207,106**	**279,840,726**	**86.85%**	**250,980,927**	**83.95%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**322,207,106**	**279,840,726**	**86.85%**	**250,980,927**	**83.95%**

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2023

	Budget 2023	Actual YTD 30-Jun-2023	2023 Budget Remaining %	Actual YTD 30-Jun-2022	2022 Budget Remaining %
	$	$	%	$	%
General Capital Fund	76,832,347	53,131,291	30.85%	9,345,866	79.69%
Parks Capital Fund	21,684,743	3,519,037	83.77%	1,907,673	93.74%
Transportation Capital Fund	64,374,889	13,879,832	78.44%	10,321,780	89.84%
Stormwater Capital Fund	13,899,256	281,088	97.98%	215,671	98.35%
Solid Waste Capital Fund	504,715	205,467	59.29%	166,458	44.51%
Sewer Capital Fund	9,332,707	849,489	90.90%	807,589	95.90%
Water Capital Fund	15,328,268	2,154,527	85.94%	3,203,310	93.12%
Subtotal	**201,956,925**	**74,020,731**	**63.35%**	**25,968,347**	**89.92%**
Place Holder Funding (Note 1)	314,084,249	-	100.00%	-	100.00%
Total 2023 Capital Expenditure	**516,041,174**	**74,020,731**	**85.66%**	**25,968,347**	**94.14%**
Total 2022 Capital Expenditure	442,979,070	25,968,347	94.14%		

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2023

Large Projects not fully underway as of June 30th, 2023

Divisions	Budget 2023 $	Actual YTD June 30, 2023 $
Parks		
Synthetic Turf Field Replacement: Aldergrove Athletic Park (R)	*1,950,000*	*-*
Fort Langley Community Park Sewer Upgrades	*1,000,000*	*-*
Transportation		
RDS - Railway Crossing Safety Improvements	*1,210,419*	*-*
Intersection Improvements: Rawlison & Glover	*1,194,300*	*4,844*
Slope Stability 56 Avenue – 24200 Blk	*1,032,401*	*18,771*
Urban Arterial Road Construction: 212 St from 76 Ave to 83 Ave	*1,247,437*	*-*
Road Widening: 208 Street - 84 to 76 Avenue	*2,225,004*	*-*
Road Widening: 80 Ave between 204 and 208 St	*4,120,452*	*22,825*
96 Ave Cycling Connector: Telegraph Trail to 201 St	*1,936,247*	*17,708*
Design: 206 Street between 78 Ave & Willoughby Town Centre Dr	*1,607,500*	*2,870*
Fraser Highway Widening: 24300 Block to 24600 Block	*8,443,000*	*54,597*
Snow and Ice Control Improvements Equipment	*2,100,000*	*80,330*
Stormwater		
STW - Drainage Improvements: Nathan Creek	*1,001,061*	*790*
STW - Dyking	*2,229,714*	*-*
STW - Yorkson Lowland at 102B Ave - Property Acquisition	*1,792,639*	*2,260*
Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	*1,764,943*	*-*
Salmon River: 56 Avenue Bridge Erosion Mitigation (EOC3)	*1,254,848*	*15,949*
Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	*1,041,684*	*29,515*

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2023

Sewer		
SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	*1,969,631*	*8,841*
Lift Station & Forcemain: 24 Ave 196 to 200 St	*2,284,825*	*48,242*
SWRLSTN - Lift Station: Milner	*1,664,446*	*-*
Water		
WTRRESV - Structural Improvements: Water Reservoir	*1,470,950*	*11,019*
WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	*1,150,656*	*2,500*
WTRSTNS - Brookswood Heights Booster Station	*2,700,841*	*-*
WTRMAIN - Watermain 28 Avenue	*1,496,052*	*-*
Asbestos Concrete Replacement: Various Locations	*1,000,000*	*8,700*
Fire		
Fire Depart Fleet Capital Replacement Fire Truck	*2,942,441*	*-*
Facilities Maintenance		
Smith Athletic Park: Youth Soccer Campus	*1,500,000*	*57,309*
Willoughby Community Centre	*3,500,000*	*-*
Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	*1,068,000*	*-*
Total Large Projects not fully underway	***59,899,491***	***387,068***

TOWNSHIP OF LANGLEY

2023 Year-to-Date 2nd Quarter Capital Expenditure Statements

- Summary of Capital Expenditure by Division

- Summary of Capital Expenditure by Department

Township of Langley
General Fund Schedule of Capital Expenditure
For the Six Months Ended June 30, 2023

	Budget 2023	Actual YTD 30-Jun-2023	2023 Budget Remaining	Actual YTD 30-Jun-2022	2022 Budget Remaining
Corporate Admin	49,090,017	46,798,793	4.67%	559,210	92.02%
Policing	852,556	169,914	80.07%	277,944	78.64%
Fire	3,300,959	142,961	95.67%	266,760	93.02%
Community Development	182,763	142,835	21.85%	15,706	85.88%
Recreation	770,205	135,212	82.44%	9,977	98.76%
Arts Culture & Community Initiatives	2,579,296	694,623	73.07%	-	100.00%
Facilities Maintenance	20,056,551	5,046,951	74.84%	8,216,269	73.53%
Capital Expenditure Before Place Holder Funding	**76,832,347**	**53,131,291**	**30.85%**	**9,345,866**	**79.69%**
Place Holder Funding (Note 1)	228,169,778	-	100.00%	-	100.00%
Total Capital Expenditure	**305,002,125**	**53,131,291**	**82.58%**	**9,345,866**	**95.33%**

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Corporate Admin Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
IT1001	IT Capital	1,593,368	351,353	1,242,015	77.95%
PROP0001/0005	Land Acquisitions	46,409,968	46,409,968	0	0.00%
PROP0007	Land Purchase (Alder Inn: 3 Lots)	-	2,290	(2,290)	-
PROP1000	Land Sales, Exchange and Preparation/Remediations for Disposal	992,212	3,745	988,467	99.62%
PROP1002	Smith Neighbourhood Proposal (council Nov 14/22)	94,469	31,437	63,032	66.72%
Total Capital Expenditure		**49,090,017**	**46,798,793**	**2,291,224**	**4.67%**

Township of Langley
Policing Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
CPO1001	CPO Capital	203,254	-	203,254	100.00%
CPO1002	CPO North Langley Capital	328,490	56,443	272,047	82.82%
PSS1001	PSS Capital	299,747	113,472	186,275	62.14%
PSS1002	PSS Shared Admin Pool Vehicle	21,065	-	21,065	100.00%
Total Capital Expenditure		**852,556**	**169,914**	**682,641**	**80.07%**

Township of Langley
Fire Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
FDAC1000	FD - Emergency Preparedness Storage Facilities	12,276	-	12,276	100.00%
FDFC1001	Fire Depart Fleet Capital Staff Vehicle	71,320	-	71,320	100.00%
FDFC1002	Fire Depart Fleet Capital Replacement Fire Truck	2,942,441	-	2,942,441	100.00%
FDFH1000	FD Fire Hall Feasibility Studies	154,514	64,783	89,731	58.07%
FDS1000	FD Suppression Training Equip Capital	45,014	16,047	28,967	64.35%
FDS1002	FD Suppression Firefighting Equip Capital	57,936	47,306	10,630	18.35%
FDSC1002	FD Mobile CAD Data Terminals	17,458	14,827	2,631	15.07%
Total Capital Expenditure		**3,300,959**	**142,961**	**3,157,996**	**95.67%**

Township of Langley
Community Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
FBE1002	CD Bylaw Vehicle	90,000	50,073	39,927	44.36%
NRDCD	Non Refundable Deposit Release	92,763	92,763	-	0.00%
Total Capital Expenditure		**182,763**	**142,835**	**39,927**	**21.85%**

Township of Langley
Recreation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
ACC1017	ACUCC - Waterpark Amenities Equipment Replacement	12,392	11,087	1,305	10.53%
GPC1022	GPC Arena Concession renovation	61,236	12,224	49,012	80.04%
GPC1024	GPC office renovation	53,000	-	53,000	100.00%
RCP1002	Aquatic Facility Equipment Replacements	262,877	33,370	229,507	87.31%
RCP1003	Fitness Equipment Replacement (various)	303,719	57,427	246,292	81.09%
RCP1005	Furniture and Equipment Replacement (various)	52,981	21,103	31,878	60.17%
WGC1027	WGC - Network Cable for Fitness Equipment	24,000	-	24,000	100.00%
Total Capital Expenditure		**770,205**	**135,212**	**634,994**	**82.44%**

Township of Langley
ACCI Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
ACCI1003	ACCI Museum Print Making Studio	58,243	10,407	47,836	82.13%
ACCI1005	Salishan Place - Exhibits	1,374,133	174,776	1,199,357	87.28%
ACCI1006	Salishan Place ACCI Office Furniture and Equipment	521,970	360,689	161,281	30.90%
ACCI1007	Public Art - Latimer Neighbourhood	188,310	98,440	89,870	47.72%
ACCI1008	Public Art - Airport Park	26,750	25,000	1,750	6.54%
ACCI1009	Salishan Place School Program Furniture and Equipment	143,500	-	143,500	100.00%
LIB1002	Libraries Furniture Replacement	51,390	25,311	26,079	50.75%
LIB1004	Fort Langley Library Furniture and Equipment	215,000	-	215,000	100.00%
Total Capital Expenditure		**2,579,296**	**694,623**	**1,884,673**	**73.07%**

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
ACC1004	ACUCC - Other	247,100	1,489	245,611	99.40%
ACC1015	ACUCC - Pool Covers	27,981	27,981	-	0.00%
ACSH1000	Aldergrove Community Station House Renovations	750,000	14,146	735,854	98.11%
CF1005	CF Air Handling Unit Replacements	7,988	7,988	-	0.00%
CF1018	Civic Facility: Low Carbon Mechanical Retrofits	159,661	12,424	147,237	92.22%
FAC1002	FAC - Annual Facility Improvements: Envelope, Mechanical, Electrical & Other	231,788	216,767	15,021	6.48%
FAC1015	FAC - HVUC EV Charging Station Installations	15,000	1,365	13,635	90.90%
FAC1017	FAC: Facility Security Upgrades	272,151	-	272,151	100.00%
FAC1025	Low Carbon Retrofit Plans	526,624	424	526,200	99.92%
FAC1028	Building Demo & Site Remediation:27030 Fraser Hwy (adjacent to ACUCC)	97,310	94,519	2,791	2.87%
FAC1033	Building Tune Up Program Advanced Controls: Various Locations	14,000	13,782	218	1.56%
FAC1034	Pool Pump Variable Frequency Drive Study	16,400	16,400	-	0.00%
FAC1035	Smith Athletic Park: Youth Soccer Campus	1,500,000	57,309	1,442,691	96.18%
FAC1036	Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	1,068,000	-	1,068,000	100.00%
FIRE1003	Fire Halls (Various): Emergency Preparedness Upgrades	73,992	-	73,992	100.00%
FIRE1007	Fire Hall #5: Low Carbon Mechanical Upgrades	84,892	-	84,892	100.00%
FIRE1009	Fire Hall 6: Roof Replacement	584,950	-	584,950	100.00%
MUS1000	MUS - Museum Heritage Centre and Development	6,999,250	4,148,465	2,850,785	40.73%
OPCF1001	Operations Centre: Repairs and Improvements	11,681	7,325	4,356	37.29%
OPCF1003	OPS Centre - Security Upgrades	9,084	-	9,084	100.00%
RCMP1014	RCMP Capital Renovation & Security (PSS1014)	546,910	-	546,910	100.00%
RCMP1015	RCMP Main Detachment EV Charging Station	438,000	19,513	418,487	95.54%
RCMP1016	RCMP Main Detachment: Building Improvements	673,138	-	673,138	100.00%
RCMP1020	RCMP Main Detachment - Fire Suppression and Electrical Upgrades	262,150	5,000	257,150	98.09%
RCMP1021	RCMP Main Detachment: Condenser Replacement	265,235	68,544	196,691	74.16%
RCMP1023	RCMP Main Detachment: Fitness & Security Pre-planning & Design	125,000	-	125,000	100.00%
RCMP1024	RCMP Main Detachment: Emergency Generator Replacement	75,000	-	75,000	100.00%
WCBF1005	WCB - WC Blair Recreation Centre: Facility, Mechanical, Electrical & Other	488,158	316,314	171,844	35.20%
WCBF1012	WC Blair: Roof Replacement	72,665	-	72,665	100.00%

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
WCBF1014	WC Blair: Ultraviolet System Upgrade	3,208	-	3,208	100.00%
WCBF1015	WC Blair: Rooftop HVAC Unit Upgrade	9,962	3,279	6,683	67.08%
WCBF1019	WC Blair: EV Charger Installation	14,591	7,873	6,718	46.04%
WCBF1020	WC Blair Recreation Centre: Operations Area Air Conditioning	125,000	-	125,000	100.00%
WCCF1000	Willoughby Community Centre	3,500,000	-	3,500,000	100.00%
WGCF1006	WGCF - Walnut Grove Community Park: Roof and Deck Replacement	50,000	-	50,000	100.00%
WGCF1007	Walnut Grove Community Centre: Pool Safety Improvements	99,527	4,190	95,337	95.79%
WGCF1011	Walnut Grove Community Centre: Pool Air Handling Unit Upgrades	85,155	-	85,155	100.00%
WGCF1012	Walnut Grove CC: Basement Mechanical Room AC	75,000	1,066	73,934	98.58%
WGCF1013	Walnut Grove CC: Fitness Room Air Handling Unit Ventilation Upgrade	450,000	789	449,211	99.82%
Total Capital Expenditure		**20,056,551**	**5,046,951**	**15,009,599**	**74.84%**

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
AAP1015	Aldergrove Athletic Park: Covered Gathering Area	132,000	-	132,000	100.00%
CEM1003	Cemetery Software	18,986	9,517	9,469	49.87%
CEM1004	Annual Cemetery Improvements: Fort Langley	171,381	3,880	167,501	97.74%
CEM1005	Annual Cemetery Improvements: Langley Lawn	9,993	9,993	-	0.00%
DDA1002	DDA - Construction	54,678	53,030	1,648	3.01%
DDA1006	Derek Doubleday Arboredtm Trails	7,261	3,750	3,511	48.35%
DRM1000	Denny Ross Memorial – Park Improvements	348,211	-	348,211	100.00%
FLCP1000	Fort Langley Community Park Sewer Upgrades	1,000,000	-	1,000,000	100.00%
FLOA1000	Fort Langley Outdoor Amphitheatre and Indigenous Garden	540,000	429,250	110,750	20.51%
FLW1000	Fort Langley Waterfront Project	125,000	5,848	119,152	95.32%
FTF1001	Fort to Fort Trail: Freshet Mitigation	143,951	17,621	126,330	87.76%
GPC1011	Brookswood Activity Park	13,499	-	13,499	100.00%
GPC1023	George Preston Recreation Centre: Driveway Improvements	180,000	-	180,000	100.00%
JWP1000	Jackman Park Development	139,491	32,000	107,491	77.06%
MAP1009	PDD - MAP Arrival Point & Plaza	27,751	27,527	224	0.81%
MARP1000	Marina Park Boat Launch	10,037	10,036	1	0.01%
MCP1001	McClughan Park Improvements	627	626	1	0.16%
NBP1006	Noel Booth Park Dugout Extension	15,000	15,000	-	0.00%
NBP1007	Noel Booth Community Park Upgrades	7,650,000	-	7,650,000	100.00%
NELP1000	NE Latimer Neighbourhood Park	2,527,833	608,198	1,919,635	75.94%
OPS1001	Operations Centre Renovations and Improvements	3,079	1,931	1,148	37.28%
PKSP0000	Parkland Property Acquisition	-	190,329	(190,329)	-
PKSP1002	Neighbourhood Improvement Program	8,843	5,000	3,843	43.46%
PKSP1012	Parks Playground Equipment Repl.	299,014	249,819	49,195	16.45%
PKSP1028	Annual Skatepark Improvements and Repairs	252,997	251,997	1,000	0.40%
PKSP1029	LED Lighting Upgrades: Various Park Locations	61,381	1,195	60,186	98.05%
PKSP1043	Synthetic Turf Field Replacement: Aldergrove Athletic Park (R)	1,950,000	-	1,950,000	100.00%
SRN1001	Salmon River Natural Area: Viewing Platform Repairs	9,248	1,326	7,922	85.66%
SWYP1000	Donna Gabriel Robins Neighbourhood Park	2,477,581	665,819	1,811,762	73.13%
TCUP1000	Tennis Courts Upgrading Program	50,612	50,612	-	0.00%
TRL1016	Trails - Walnut Grove Trail Improvements	26,782	-	26,782	100.00%
UFT1006	Non-Refundable Deposit Tree Planting	700,000	-	700,000	100.00%

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
UFT1007	Non-Refundable Deposit Tree Inspections	200,000	-	200,000	100.00%
WCP1025	WCP Park Repair, Improvement, and Enhancement	45,325	911	44,414	97.99%
WCP1026	Willoughby Community Park: Lighting Upgrade	150,000	24,218	125,782	83.85%
WCP1027	Willoughby Community Park Infrastructure	1,031,047	846,291	184,756	17.92%
WCP1029	Willoughby Community Park – Bocce Court Covers	250,000	-	250,000	100.00%
WCP1030	Willoughby Community Park: Site Improvements	950,000	-	950,000	100.00%
WGC1028	Walnut Grove Community Park Sewer Lift Station Upgrades	100,000	177	99,823	99.82%
YCT1001	Yorkson Creek Trail - Bridge Replacement	3,135	3,135	-	0.00%
Total Capital Expenditure		**21,684,743**	**3,519,037**	**18,165,707**	**83.77%**

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
AIR1005	AIRPORT - Airside Paving	87,800	-	87,800	100.00%
AIR1014	AIRPORT - Beacon and Light Panel	119,102	-	119,102	100.00%
AIR1015	AIRPORT - Apron Resurfacing	393,824	32,057	361,767	91.86%
AIR1018	AIR - Fencing	47,189	-	47,189	100.00%
AIR1022	AIR - Airfield Signage	20,000	-	20,000	100.00%
AIR1023	Airport - Runway 01/19 resurfacing	82,460	-	82,460	100.00%
AIR1025	Airport Security Upgrades	383,194	19,142	364,052	95.00%
AIR1026	Airport - Precision Approach Path Indicator (PAPI) & Taxiway Lighting	186,000	-	186,000	100.00%
AIR1029	Runway Rehabilitation Design	75,000	-	75,000	100.00%
AIR1030	Airport: Generator	250,000	-	250,000	100.00%
FLTC1192	Service Truck (Light) Replacement: 741-V051	102,000	-	102,000	100.00%
FLTC1198	Service Truck (Medium) Replacement: 34-V052	125,000	120,966	4,034	3.23%
FLTC1216	Propane Conversion on Existing Vehicles	67,914	-	67,914	100.00%
FLTC1226	Van Replacement 764-V042	55,000	-	55,000	100.00%
FLTC1232	Hybrid Vehicle Replacement 804-V046	65,000	-	65,000	100.00%
FLTC1245	FLT - Winter Maintenance Equipment Replacement	8,055	-	8,055	100.00%
FLTC1246	Service Truck Replacment: 716-V051	128,000	-	128,000	100.00%
FLTC1252	Passenger Vehicle Replacement: 805-V046	65,000	-	65,000	100.00%
FLTC1256	Passenger Vehicle Replacement: 718-V031	2,666	2,665	1	0.04%
FLTC1266	Van Replacement: 937-V042	120,000	-	120,000	100.00%
FLTC1268	Backhoe Replacement: 1111-E013	210,000	4,099	205,901	98.05%
FLTC1269	Backhoe Replacement: 1138-E013	152,000	-	152,000	100.00%
FLTC1270	Trailer Replacement: 967-V071	25,000	-	25,000	100.00%
FLTC1271	Pick Up Truck (Full Size) Replacement: 1038-V032	77,000	-	77,000	100.00%
FLTC1272	Passenger Vehicle Replacement 79-V031	65,000	-	65,000	100.00%
FLTC1274	Service Truck Replacement: 314-V052	117,000	-	117,000	100.00%
FLTC1275	Dump Truck (Heavy) Replacement 761-V013	390,000	-	390,000	100.00%
FLTC1276	Service Truck Replacement 762-V051	200,000	-	200,000	100.00%
FLTC1277	Dump Truck (Heavy) Replacement 1044-V012	150,000	-	150,000	100.00%
FLTC1278	Pick Up Truck (Large) Replacement 1100-V023	125,000	-	125,000	100.00%
FLTC1279	Passenger Vehicle Replacement 1031-V046	65,000	-	65,000	100.00%
FLTC1281	Ice Machine Replacement 1033-E071	24,324	-	24,324	100.00%
FLTC1282	Tractor Replacement 1053-E021	265,000	254,719	10,281	3.88%
FLTC1286	Pick Up Truck (Compact) Replacement 969-V031	70,000	-	70,000	100.00%
FLTC1287	Pick Up Truck (Compact) Replacement 970-V031	70,000	-	70,000	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
FLTC1288	Van Replacement 1016-V042	65,000	-	65,000	100.00%
FLTC1289	Van Replacement 1017-V042	65,000	-	65,000	100.00%
FLTC1291	Radio Equipment	100,000	-	100,000	100.00%
FLTC1292	Fuel Pump Replacement	25,000	24,741	259	1.04%
FLTC1294	Engine Replacement: 780-V028	32,116	32,115	1	0.00%
FLTC1295	Snow and Ice Control Improvements Equipment	2,100,000	80,330	2,019,670	96.17%
FLTC1296	Medium Dump Truck Replacement: 1882-V011	160,000	-	160,000	100.00%
FLTC1297	Pickup Truck Replacement: 1191-V032	60,000	-	60,000	100.00%
FLTC1298	Boom Lift Replacement: 1354-E043	180,000	-	180,000	100.00%
FLTC1299	Dump Truck (Heavy) Replacement: 1006-V013	410,000	-	410,000	100.00%
FLTC1300	Utility Tractor Replacement: 470-E022	125,000	-	125,000	100.00%
FLTC1301	Dump Truck (medium) Replacement: 1112-V011	160,000	-	160,000	100.00%
FLTC1302	Transmission Flushing Machine Replacement	15,000	-	15,000	100.00%
FLTC1303	Trailer Replacement: 677-V074	60,000	-	60,000	100.00%
FLTC1304	Dump Truck (Medium) Replacement: 1070-V011	180,000	-	180,000	100.00%
FLTC1305	Pick Up Truck (Full Size) Replacement: 1043-V032	105,000	-	105,000	100.00%
FLTC1306	Mower Replacement: 1206-E051	50,000	-	50,000	100.00%
FLTC1307	Backhoe Compactor Replacement: 1152-E093	16,000	-	16,000	100.00%
FLTC1308	Trailer Replacement: 264-V074	18,000	-	18,000	100.00%
FLTC1309	Cargo Van Replacement: 1075-V042	90,000	-	90,000	100.00%
FLTC1310	Dump Truck (Medium) Replacement: 1082-V032	160,000	-	160,000	100.00%
FLTC1311	A/C Refrigerant Machine	25,000	-	25,000	100.00%
RDS1044	RDS - Railway Crossing Safety Improvements	1,210,419	-	1,210,419	100.00%
RDS1049	RDS - 200 St at 68Th Ave; Ped Overpass	666,429	63,164	603,265	90.52%
RDS1127	Transit Improvements: Various Locations	459,299	40,222	419,077	91.24%
RDS1185	Arterial & Collector Road Pavement Overlay & Reconstruction	9,492	-	9,492	100.00%
RDS1188	TRNNCON - 216 St Interchange with Highway 1	10,000	2,902	7,098	70.98%
RDS1200	TRNSGNL - 62 Ave 20100 Blk to 203 - Intersection Improvements	446,607	-	446,607	100.00%
RDS1221	TRNSGNL - Intersection Improvements: 216 St & Glover Rd	4,422	4,422	-	0.00%
RDS1224	TRNCYCL - Annual Commuter Cycling Improvements	322,000	-	322,000	100.00%
RDS1226	TRNPEDS - Annual Pedestrian Improvements	170,000	-	170,000	100.00%
RDS1229	Pavement - Final lift on Mavis Rd Fort Langley	21,445	-	21,445	100.00%
RDS1238	Rail Safety Improvement: CN Rail	526,919	328,908	198,011	37.58%
RDS1241	Public Waste Receptacles: Various Locations (5 year implementation)	61,463	8,624	52,839	85.97%
RDS1242	Road Widening: Fraser Hwy 24500 to 25000 Blocks	13,780,554	6,391,553	7,389,001	53.62%
RDS1245	Intersection Improvements: Rawlison & Glover	1,194,300	4,844	1,189,456	99.59%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
RDS1256	North Langley Cycling Connector Phase 2	108,930	12,424	96,506	88.59%
RDS1258	Slope Stability 56 Avenue – 24200 Blk	1,032,401	18,771	1,013,630	98.18%
RDS1262	Road Widening: 221A Street from 50 to 52 Ave	368,418	-	368,418	100.00%
RDS1265	Permit Software	199,073	99,791	99,282	49.87%
RDS1266	North Langley Truck Route Network Improvements	187,685	-	187,685	100.00%
RDS1269	Road Widening: 216 St - 88 Ave to Telegraph Trail	75,000	13,738	61,262	81.68%
RDS1271	Design & Construction: 82 Ave Widening from 207 St to Yorkson Creek	48,995	18,392	30,603	62.46%
RDS1272	Jackman Reclamation	243,952	129,589	114,363	46.88%
RDS1277	216 Street Improvements: Hwy 1 to 96 Avenue	50,000	747	49,253	98.51%
RDS1282	Multi-Use Path: 201 Street Connector	870,512	33,548	836,964	96.15%
RDS1287	LED Street Light Program: Multiple Locations	704,501	46,658	657,843	93.38%
RDS1296	Southern Rail Improvements: 240 St (7000 Block)	4,513	-	4,513	100.00%
RDS1297	Southern Rail Improvements: 62 Ave (26600 Block)	733	732	1	0.14%
RDS1300	Horn Pit Reclamation	171,708	63,416	108,292	63.07%
RDS1302	Road Widening: 202A 7700 Block to 7900 Block	53,569	53,568	1	0.00%
RDS1306	Urban Arterial Road Construction: 212 St from 76 Ave to 83 Ave	1,247,437	-	1,247,437	100.00%
RDS1307	Road Widening: 96 Ave from 204 St to 208 St	347,305	-	347,305	100.00%
RDS1310	Intersection Improvements: 56 Ave & 240 Street	25,000	-	25,000	100.00%
RDS1315	Transit Study: 200 Street	54,596	16,729	37,867	69.36%
RDS1319	Road Widening: 208 Street - 84 to 76 Avenue	2,225,004	-	2,225,004	100.00%
RDS1324	Road Widening: 80 Ave between 204 and 208 St	4,120,452	22,825	4,097,627	99.45%
RDS1328	96 Ave Cycling Connector: Telegraph Trail to 201 St	1,936,247	17,708	1,918,539	99.09%
RDS1329	Intersection Improvements: 16 Avenue and 272 Street	413,686	1,855	411,831	99.55%
RDS1333	Road Widening: 80 Ave; 20100 Block to 202A Street	1,994,436	1,916,086	78,350	3.93%
RDS1335	CN Railway Improvements: 96 Ave 22200 Block	50,919	-	50,919	100.00%
RDS1337	Design: 206 Street between 78 Ave & Willoughby Town Centre Dr	1,607,500	2,870	1,604,630	99.82%
RDS1340	Road Widening: 56 Ave; 21100 block to 213A Ave	1,807,536	1,727,943	79,593	4.40%
RDS1341	Pedestrian Improvements: 72 Avenue between 202 to 208 Streets	146,040	8,300	137,740	94.32%
RDS1344	Railway Grade Crossing Improvements: Various Locations	1,164	1,163	1	0.09%
RDS1349	Intersection and Rail Crossing Improvements: River Road and 252 Street	621,684	17,005	604,679	97.26%
RDS1350	Slope Repairs 7900 Block 264 St	27,144	15,262	11,882	43.77%
RDS1353	Connected Communities	143,287	104,522	38,765	27.05%
RDS1354	Jackman Landfill Improvements	200,000	-	200,000	100.00%
RDS1355	Road Widening: 202A Street 7900 Block to 80 Avenue	1,901,364	882,734	1,018,630	53.57%
RDS1356	Fraser Highway Widening: 24300 Block to 24600 Block	8,443,000	54,597	8,388,403	99.35%
RDS1357	Traffic Signal: Fraser Highway at Old Yale Road	8,144	7,598	546	6.70%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
RDS1358	Signal Installation: 216 Street and 52 Avenue	410,864	330,974	79,890	19.44%
RDS1359	Signal Installation: 96 Ave at 216 St	150,000	-	150,000	100.00%
RDS1360	Pedestrian and Cycling Infrastructure: 96 Avenue Trattle to Wright	10,790	10,790	-	0.00%
RDS1361	Traffic Signal: 68 Avenue at 196 Street	126,900	-	126,900	100.00%
RDS1362	Sweeper: Protected Bike Lanes	250,000	-	250,000	100.00%
RDS1364	Annual Bridge Replacement Program	120,736	16,239	104,497	86.55%
RDS1366	Pedestrian Improvements: 216 Street-47A to 48 Avenue	2,275	2,275	-	0.00%
RDS1369	Pedestrian Improvements: 86 Ave and 202B Street	20,000	-	20,000	100.00%
RDS1370	Bridge Deck Replacement: 8600 Block Glover Road	343,135	315,177	27,958	8.15%
RDS1372	Intersection Improvements 204 Street and 84 Avenue	29,582	29,582	-	0.00%
RDS1373	Fraser Highway Design: 23400 to 24300 blks and 25000 blk to 264 Street	200,000	-	200,000	100.00%
RDS1375	Willowbrook Connector, 208 Street & 212 Connector	1,418,275	418,289	999,986	70.51%
RDS1377	Intersection Improvements: Fraser Highway and 272 Street	75,000	3,762	71,238	94.98%
RDS1378	Mufford Overpass Rehabilitation	131,250	-	131,250	100.00%
RDS1379	20400 Block 16 Avenue Bridge Rehabilitation	162,250	-	162,250	100.00%
RDS1380	Paving: 200 Street from 92A to 96 Ave	750,000	-	750,000	100.00%
RDS1382	Campbell River Bridge – Interim Abutment Repair	325,000	-	325,000	100.00%
RDS1383	Traffic Calming: 21200 Block 83 Avenue	100,000	-	100,000	100.00%
REC1000	Annual Recycling Carts	30,000	-	30,000	100.00%
TRN1000	TRN - Trans. Planning Misc Capital	582,662	5,458	577,204	99.06%
TRN1001	Traffic Calming: Various Locations	100,000	25,535	74,465	74.47%
TRN1005	TRN - Historic Old Yale Road	8,805	-	8,805	100.00%
TRN1008	Active Transportation Network Use Data Collection Strategy	49,937	5,486	44,451	89.01%
TRN1009	Active Transportation Network Assessment	50,000	10,719	39,281	78.56%
TRN1010	Annual Environmental Maintenance Works	12,500	1,503	10,997	87.98%
Total Capital Expenditure		**64,374,889**	**13,879,832**	**50,495,056**	**78.44%**

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
STW1048	STW - Integrated Stormwater Management Plan	1,216	-	1,216	100.00%
STW1062	STW - Drainage Improvements: Nathan Creek	1,001,061	790	1,000,271	99.92%
STW1086	STW - Dyking	2,229,714	-	2,229,714	100.00%
STW1116	STW - Yorkson Lowland at 102B Ave - Property Acquisition	1,792,639	2,260	1,790,379	99.87%
STW1139	STWADMN - Operations Centre: Repairs and Improvements	3,078	1,930	1,148	37.30%
STW1148	Flap Gate Install & SCADA: Salmon River Dyke Station	50,363	-	50,363	100.00%
STW1151	STW - Storm Pump Station PLC Replacement: Various Locations	37,610	-	37,610	100.00%
STW1156	STWCULV - Nicomekl River Culvert Replace; 21700 Blk of 64 Ave	902,490	3,485	899,005	99.61%
STW1157	Permit Software	16,613	8,328	8,285	49.87%
STW1167	Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	1,764,943	-	1,764,943	100.00%
STW1174	Howes Creek Cleaning and 272 St Culvert Replacement	127,076	6,586	120,490	94.82%
STW1176	Slope Failure: 4343 216 Street (EOC3)	330,339	110,591	219,748	66.52%
STW1180	Anderson Creek Culvert - 216 Street	8,937	997	7,940	88.84%
STW1181	24200 Block - 63 Ave Culvert	30,405	11,724	18,681	61.44%
STW1182	8700 Block - 252 St Culvert	5,948	-	5,948	100.00%
STW1184	Stormwater Climate Change Adaption Study	236,081	19,740	216,341	91.64%
STW1185	East Munday Creek Bank Erosion	150,000	-	150,000	100.00%
STW1186	Stormwater System Climate Change Integration Plan	100,021	-	100,021	100.00%
STW1190	Storm Sewer Replacement: 248 Street and 50 Avenue	9,176	-	9,176	100.00%
STW1191	Culvert Repair/Replacement 21400 Block 40 Avenue (EOC3)	112,721	18,446	94,275	83.64%
STW1192	Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	1,041,684	29,515	1,012,169	97.17%
STW1193	Storm Sewer Improvements: 224 Street Murrayville	675,000	-	675,000	100.00%
STW1194	Salmon River: 56 Avenue Bridge Erosion Mitigation (EOC3)	1,254,848	15,949	1,238,899	98.73%
STW1195	Culvert Replacement: 4800 Block 232 Street	968,774	15,255	953,519	98.43%
STW1197	STW Design Services: 27 Ave 196 to 200 Streets (Horne Pit)	16,181	5,976	10,205	63.07%
STW1198	STW – Annual Environmental Maintenance Works	12,500	-	12,500	100.00%
STW1199	Culvert Replacement: 5800 Block 232 Street	794,838	29,515	765,323	96.29%

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
STW1200	Culvert Replacement: 9100 Block 272 Street	225,000	-	225,000	100.00%
Total Capital Expenditure		**13,899,256**	**281,088**	**13,618,169**	**97.98%**

Township of Langley
Solid Waste Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
SWC1000	SWCOLLECT - Collection Carts	188,967	153,320	35,647	18.86%
SWC1002	SW - Equipment Replacement	315,748	52,147	263,601	83.48%
Total Capital Expenditure		**504,715**	**205,467**	**299,248**	**59.29%**

Township of Langley
Sewer Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
SWR1019	SWR - Scada System Upgrade	13,491	10,575	2,916	21.61%
SWR1026	SWR - Sewer Utility Contingency	237,000	-	237,000	100.00%
SWR1047	SWR - Power Outage Mitigation	150,000	-	150,000	100.00%
SWR1067	Non-DCC Development Coordinated Works	122,294	-	122,294	100.00%
SWR1099	SWRSTRC - Renovations and Improvements: Operations Centre (Cost Share)	124,938	78,347	46,591	37.29%
SWR1100	SWRADMN - Inflow and Infiltration Measurement	77,321	37,742	39,579	51.19%
SWR1107	SWRMAIN - Gravity Sewer System Deficiency Repairs	205,287	-	205,287	100.00%
SWR1111	SWRMAIN - Design & Construction: Fraser Hwy 264 to 270 St	13,000	-	13,000	100.00%
SWR1112	SWRLSTN - PLC Replacement: Various Locations	46,538	42,806	3,732	8.02%
SWR1113	SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	1,969,631	8,841	1,960,790	99.55%
SWR1122	SWRMAIN - Forcemain Bypass; Glover Rd. Smith to Maxwell	298,213	2,172	296,041	99.27%
SWR1123	SWRADMN - Permit Software (4 Way Split)	16,613	8,328	8,285	49.87%
SWR1140	Lift Station & Forcemain: 24 Ave 196 to 200 St	2,284,825	48,242	2,236,583	97.89%
SWR1141	SWRVEH - Vehicle: Utilities Van	39,089	-	39,089	100.00%
SWR1143	SWRLSTN - Lift Station: Milner	1,664,446	-	1,664,446	100.00%
SWR1148	203 Street Lift Station: Odour Controller	96,641	33,683	62,958	65.15%
SWR1153	Sewer Local Area Service: 36A Avenue 19900 Block	327,359	284,424	42,935	13.12%
SWR1154	Sanitary Sewer Upgrades: 80 Avenue between 20100 Block and 202A Street	110,639	68,966	41,673	37.67%
SWR1157	204 Street Sewer Main; 88 Ave to 96 Ave	250,000	-	250,000	100.00%
SWR1158	Electrical Upgrades: Gloucester Sewer Lift Station	95,748	352	95,396	99.63%
SWR1159	Electrical Upgrades: 28 Avenue Sewer Lift Station	145,748	352	145,396	99.76%
SWR1160	SWR Design Services: 27 Ave 196 to 200 Streets (Horne Pit)	16,180	5,976	10,204	63.07%
SWR1163	214B Street Sewer Lift Station Replacement	800,000	40,981	759,019	94.88%
SWR1164	240 Street Sanitary Sewer Upsizing	63,480	63,480	-	0.00%
SWR1165	Salmon River Uplands Servicing Plan	50,000	-	50,000	100.00%
SWR1166	Sewer Off Site Servicing: King Street	114,226	114,225	1	0.00%
Total Capital Expenditure		**9,332,707**	**849,489**	**8,483,215**	**90.90%**

Township of Langley
Water Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
WTR1030	WTR - Scada Systems Upgrades	137,915	23,965	113,950	82.62%
WTR1046	WTR - Non-DCC Development Coordinated Works	335,774	-	335,774	100.00%
WTR1048	WTR - Water Utility Contingency	500,000	-	500,000	100.00%
WTR1058	WTR - 83Ave at 200St; Prv Station	654,699	-	654,699	100.00%
WTR1096	WTR - Power Outage Mitigation	250,000	-	250,000	100.00%
WTR1131	WTRRESV - Reservoir: Jericho (Willoughby: 72 Ave @ 204 St	372,856	-	372,856	100.00%
WTR1144	WTRRESV - Structural Improvements: Water Reservoir	1,470,950	11,019	1,459,931	99.25%
WTR1147	WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	1,150,656	2,500	1,148,156	99.78%
WTR1161	WTRMAIN - Tall Timbers Connection	84,185	-	84,185	100.00%
WTR1162	WTRSTRC - Renovations and Improvements: Operations Centre (Cost Share)	124,952	78,356	46,596	37.29%
WTR1164	WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	249,221	249,221	(0)	0.00%
WTR1166	WTRQUAL - Chlorinator: East Aldergrove Reservoir	175,120	-	175,120	100.00%
WTR1167	WTRPOWR - Water Pump Stn PLC Replacement: Various Locations	85,734	46,800	38,934	45.41%
WTR1173	WTRSTNS - Brookswood Heights Booster Station	2,700,841	-	2,700,841	100.00%
WTR1175	WTRADMN - Permit Software (4 Way Split)	16,613	8,328	8,285	49.87%
WTR1177	WTRMAIN - Upsizing 30A Ave and 262 Street	115,310	1,331	113,979	98.85%
WTR1178	WTRMAIN - Fraser Hwy/264 St. Zone Upgrades	51,506	-	51,506	100.00%
WTR1184	WTRMAIN - Brawn Pump Station to Murrayville Reservoir	1,534,312	983,315	550,997	35.91%
WTR1199	WTRRESV - East Aldergrove Reservoir Piping Improvements	230,000	228,648	1,352	0.59%
WTR1201	WTRMETR - Water Meter Replacement	190,890	21,106	169,784	88.94%
WTR1202	WTRVEH - Vehicle: Utilities Van	41,038	-	41,038	100.00%
WTR1203	WTRMAIN - Watermain 28 Avenue	1,496,052	-	1,496,052	100.00%
WTR1211	WTRMAIN - 60 Avenue; 26400 block to 26600 block	16,617	5,698	10,919	65.71%
WTR1212	WTRQUAL - Brookswood & Murrayville Water Quality Improvements	400,000	263,469	136,531	34.13%
WTR1213	WTRQUAL - West Aldergrove Reservoir: Chlorinator	28,442	21,294	7,148	25.13%
WTR1214	WTRMAIN - 101 Avenue and 201 Street (Valves)	143,210	-	143,210	100.00%
WTR1215	WTRMTNK - Upgrade Design & Construction: 56 Ave	1,363	1,363	-	0.00%
WTR1217	WTRMAIN - Upsize 32 Ave at 205 St to TOL Well #9 (Brookswood)	336,000	-	336,000	100.00%
WTR1218	WTRSUPP - Carvolth Zone Meter: 86 Ave at 202 St	150,000	-	150,000	100.00%
WTR1220	Aldergrove Water Treatment Plant pH Adjustment	13,541	-	13,541	100.00%
WTR1223	Fire Hydrant Installation: 88 Avenue 217 St to 220 St	49,004	-	49,004	100.00%

Township of Langley
Water Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2023

		Budget 2023	Actual YTD 30-Jun-2023	Budget Remaining	Budget Remaining %
WTR1224	Leak Detection: East Langley Watermain	241,797	2,043	239,754	99.16%
WTR1226	36A Avenue Hydrogeological Study (NTCA)	60,000	-	60,000	100.00%
WTR1228	WTR Design Services: 27 Ave 196 to 200 Streets (Horne Pit)	16,181	5,976	10,205	63.07%
WTR1229	Aldergrove Water Treatment Plant Security Upgrades	144,263	70,104	74,159	51.41%
WTR1230	Watermain Design: Fraser Highway 22300 block to 264 Street	70,000	-	70,000	100.00%
WTR1232	Asbestos Concrete Replacement: Various Locations	1,000,000	8,700	991,300	99.13%
WTR1233	Salmon River Uplands Servicing Plan	25,000	-	25,000	100.00%
WTR1234	Ground Water Wells Decommissioning	550,000	7,066	542,934	98.72%
WTR1235	Water Off Site Servicing: King Street	114,226	114,225	1	0.00%
Total Capital Expenditure		**15,328,268**	**2,154,527**	**13,173,741**	**85.94%**

Township of Langley
Schedule of Legal Expenditures
For the Six Months Ended June 30, 2023

DIVISION	2023 Annual Budget	2023 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	696,345	(214,585)	144.54%
Human Resources	78,030	40,289	37,741	51.63%
Finance	22,000	17,787	4,213	80.85%
Fire	-	-	-	0.00%
Engineering	165,685	233,112	(67,427)	140.70%
Community Development	199,893	144,505	55,388	72.29%
Recreation	10,219	-	10,219	0.00%
Arts Culture & Community Initiatives	6,000	556	5,444	9.27%
TOTAL	**963,587**	**1,132,594**	**(169,007)**	**117.54%**

DIVISION	2022 Annual Budget	2022 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	653,736	(171,976)	135.70%
Human Resources	78,030	46,204	31,826	59.21%
Finance	18,000	8,049	9,951	44.72%
Fire	-	1,829	(1,829)	0.00%
Engineering	165,685	161,862	3,823	97.69%
Community Development	199,893	159,338	40,555	79.71%
Recreation	10,306	-	10,306	0.00%
Arts Culture & Community Initiatives	6,000	3,710	2,290	61.83%
TOTAL	**959,674**	**1,034,728**	**(75,054)**	**107.82%**

Schedule D

Township of Langley
Schedule of Development Cost Charge Receipts
2023

For the Six Months Ended June 30

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2009	1,113,909	257,285	334,511	129,379	614,239	57,452	2,506,774
2010	1,833,167	354,918	366,262	149,517	1,608,381	147,494	4,459,738
2011	1,640,021	372,276	573,887	159,586	1,214,824	109,606	4,070,200
2012	3,311,828	612,513	675,210	260,005	2,790,708	255,918	7,906,182
2013	2,716,130	573,639	647,699	237,487	2,006,797	204,101	6,385,853
2014	2,298,278	562,543	526,356	164,103	1,584,628	563,488	5,699,397
2015	5,016,974	1,148,106	886,818	270,459	3,516,410	1,325,022	12,163,791
2016	4,662,826	1,074,898	531,378	297,721	3,544,560	1,335,630	11,447,013
2017	6,319,302	1,418,766	972,872	387,539	4,019,752	1,514,686	14,632,918
2018	4,608,987	1,090,013	293,048	289,339	2,998,874	1,130,009	10,410,269
2019	12,194,364	2,567,923	1,506,578	647,288	7,745,248	2,918,493	27,579,894
2020	7,433,816	1,584,496	468,632	432,083	4,363,574	1,644,242	15,926,843
2021	21,432,658	4,685,922	1,836,023	1,260,253	14,332,543	5,397,873	48,945,272
2022	3,486,002	405,634	562,632	128,896	2,188,703	744,097	7,515,964
2023	10,689,020	1,056,855	1,057,335	335,372	7,299,380	2,481,918	22,919,880

For the Twelve Months Ended December 31

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2009	6,059,686	1,315,826	1,453,486	655,764	4,875,369	456,510	14,816,641
2010	5,316,984	1,045,805	1,102,199	441,351	4,479,324	410,867	12,796,530
2011	6,071,287	1,183,818	1,472,055	505,836	4,558,284	416,231	14,207,511
2012	5,539,170	1,054,485	1,530,282	446,008	4,111,816	377,068	13,058,829
2013	7,974,809	1,549,368	1,026,280	620,691	5,636,630	785,397	17,593,176
2014	7,161,576	1,645,444	1,188,222	462,379	4,817,849	1,781,801	17,057,271
2015	9,078,327	2,078,914	1,471,836	520,657	6,488,336	2,444,877	22,082,947
2016	8,172,189	1,841,139	792,583	505,923	5,960,934	2,246,146	19,518,914
2017	10,267,823	2,344,380	1,783,271	643,146	6,167,133	2,323,843	23,529,596
2018	8,296,180	1,905,656	912,795	523,931	5,655,129	2,130,915	19,424,605
2019	19,152,767	4,134,168	2,223,487	1,037,311	12,332,823	4,647,141	43,527,697
2020	12,829,544	2,794,728	1,155,985	765,614	8,181,941	3,083,045	28,810,857
2021	22,859,990	4,871,431	2,092,292	1,319,031	15,211,591	5,696,721	52,051,056
2022	8,886,142	962,333	1,386,916	251,313	6,251,274	2,125,319	19,863,297
2023 (6 Months)	10,689,020	1,056,855	1,057,335	335,372	7,299,380	2,481,918	22,919,880

Township of Langley
Contracts Awarded - Over $1,000,000
For the Period Ending June 30, 2023

Schedule E

Awarded January 1 to June 30, 2023

Cedar Crest Lands BC Ltd. FT 23-202 SW Yorkson Park Construction	$	1,983,600
Canadian Landscape & Civil Services Ltd. FT 23-201 NE Latimer Park Construction	$	2,967,780
Lafarge Canda INC. FT 19-205 Road Paving (year 5 of 5 possible years)	$	6,334,135

Note: In accordance with the Township Procurement Policy, contract awards greater than $1M are reported to Council in the quarterly report as presented above.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 25, 2023 - REGULAR MEETING	**REPORT:**	23-207
FROM:	COPORATE ADMINISTRATION DIVISION/FACILITIES AND CORPORATE PROJECTS DIVISION	**FILE:**	0810-20
SUBJECT:	POTENTIAL UPGRADES TO THE FRASER RIVER PRESENTATION THEATRE		

RECOMMENDATION:

That Council receive this report for information.

BACKGROUND:

The Fraser River Presentation Theatre at the Civic Facility was constructed over 18 years ago, with the primary function being to serve as the Council Chambers. Over the past number of years Council has made numerous inquiries about the infrastructure and technology, lack of proper lighting, challenges staff have had updating the technology, and Council discussion around the layout of the room. Much of the infrastructure and technology is nearing end of life and newer technology is available that could enhance meetings and public experience. Therefore, staff have conducted a review of the space, the results of which are contained within this report.

ANALYSIS:

Infrastructure and Technology Upgrades:

The current discussion management and conferencing system used to facilitate Council meetings in the Fraser River Presentation Theatre (FRPT) and Public Hearings was originally implemented in 2005. At that time, the only available option was to build a custom solution with capabilities such as microphone control, voting results, request to speak, room controls for lighting and blinds, and broadcasting on cable television.

Some of the original components are still in use while other components have been replaced over the years as equipment failed or new requirements arose. More recently the core audio system was upgraded to provide the ability for Mayor and Councillors in the chamber to participate in online Zoom or Microsoft Teams meetings. Although this audio upgrade allowed for hybrid meetings, the full feature set of a completely managed meeting is still not possible. During a hybrid meeting, remote participants are not able to be put in the request to speak queue nor can they vote on the existing platform; speakers and voting results must be manually tracked. The system also requires manual operation to switch cameras between active speakers and wide view of Council. There is a risk that a failure in the aging system would have an adverse impact on Council meetings and repairs may not be possible for several months.

At the original time of deployment, custom-built solutions were typical for a Council Chamber. Since that time, several manufacturers have developed and refined purpose-built solutions that encompass all the sub-systems and provide more capabilities such as touch control, video content streaming, internal document sharing, RF (radio frequency) card reader authentication and digital name plates to name a few. These purpose-built platforms provide a true integrated solution as opposed to a custom interfaced solution.

In the past few years, unique solutions have been brought to market to allow the in-room experience of microphone management, request to speak, and electronic voting to be paired with a remote experience for users who need to participate in managed meetings but are unable to attend in person. Remote participants could connect and the software would bridge the on-premises system and the browser-based client into a meeting that would be fully managed by the Mayor or Township Clerk. Other capabilities not available in the current Township system include integrated agenda items which display on the multimedia monitors and voting results that can be displayed with the specific agenda item on the video stream.

Technology in the proposed solution includes the following key capabilities:

- Multimedia workstations with touchscreen monitors, speakers, and microphones
- Integrated agenda items displayed on monitors
- Request to speak and speaker queue management
- Meeting operator control of active and muted microphones
- Electronic voting with results by specific agenda item on video stream
- Automatic camera tracking of active speaker
- Integrated request to speak and voting for hybrid Council meetings

Space Renovations/Modifications:

These Council Chambers were designed 20 years ago and over this time the needs of the space have changed, with a focus on improved functionality, accessibility to remove barriers, and technology upgrades. The furniture in the FRPT consists of the Council desk, the Municipal Administration desk, the Senior Management desk with four stations, the presenter's podium, media desk, and 160 fixed public seats.

Furniture Modifications for the New Technology

The FRPT technology upgrades will require modifications to the existing furniture as well as the existing millwork around the projector screens. Furniture modifications could benefit from an upgraded furniture design to more efficiently incorporate new equipment.

Accessibility Improvements

Improving overall accessibility of the Council Chambers is one of the drivers in modernizing the space. The current presentation podium used by speakers doesn't meet accessibility guidelines and standards. The podium is not adjustable and there isn't sufficient room behind to achieve accessible access. A renovation would include the replacement and relocation of the podium to make it fully accessible (automated sit/stand podium + sufficient space behind). The renovations

would also provide four designated and publicly accessible seating for public and for staff use. Currently, there are no designated spots.

New/Additional Senior Staff Seating

Currently, staff who have items on the Council agenda attend the meeting and sit in the audience and come to the podium to speak. This will provide more opportunities for staff to occupy a seat with a desk and a microphone which staff can rotate through for reports that are applicable. Further, with the significant growth of the Township, and projected growth, there is a greater need for more senior staff to participate in Council meetings. In the revised plan, the Senior Management desk located to the south-east corner of the room would be removed and new desks constructed behind the Municipal Administrator's desk. This will increase the number of senior staff desks from four to up to eight stations, all equipped with necessary technology. To accommodate this 51 of fixed public seats will be removed.

With the shift to more virtual meetings there has been less demand for public seating. In the event more public seating is required for a regular Council meeting or Public Hearing, similar to the current process, spill over rooms within the facility could be utilized.

The redesign of the Senior Management/staff desks would provide an opportunity for an improved sightlines and communication between most of Council.

New Council Desk

There is an opportunity to slightly change the layout of the Council desk to help improve some sightlines between members of the Council and senior staff.

Attachment A provides a preliminary layout by incorporating the changes identified above.

New Lighting

With the proposed new layout some of the lighting in the space can be aimed but would not address the current lighting issues of uniformity, glare, and illumination levels. As part of this review, a high-level cost for a full replacement has been provided. Further, with the current ceiling finish, this solution would involve more analysis and coordination.

FINANCIAL IMPLICATIONS:

The following table provides a list of the of the improvements and associated budgets for each item. This allows for a selection of the preferred items with the financial impact being

determined by adding the associated budgetary line. A funding source will need to be determined once the plan is established.

No.	Item	Description	Est. Budget
1	Infrastructure and Technology Upgrades	All the technology is upgraded, desks remain in current location, no accessibility improvements, and no lighting upgrade.	$450,000
2	Accessibility Improvements	Includes designed public seating and new sit/stand podium.	$50,000
3	New Senior Staff Seating	Seating moved behind the Municipal Administration desk.	$190,000
4	New Council Desk	Slight change in the curve to make it tighter and accommodate the new technology.	$210,000
5	New Lighting	Full replacement of the current lighting to new more advanced LED fixtures.	$400,000

Respectfully submitted,

Jim Makela
SENIOR MANAGER, INFORMATION TECHNOLOGY
for
COPORATE ADMINISTRATION DIVISION

and

Farzad Ardestani
MANAGER, FACILITIES PLANNING AND CONSTRUCTION
for
FACILITIES AND CORPORATE PROJECTS DIVISION

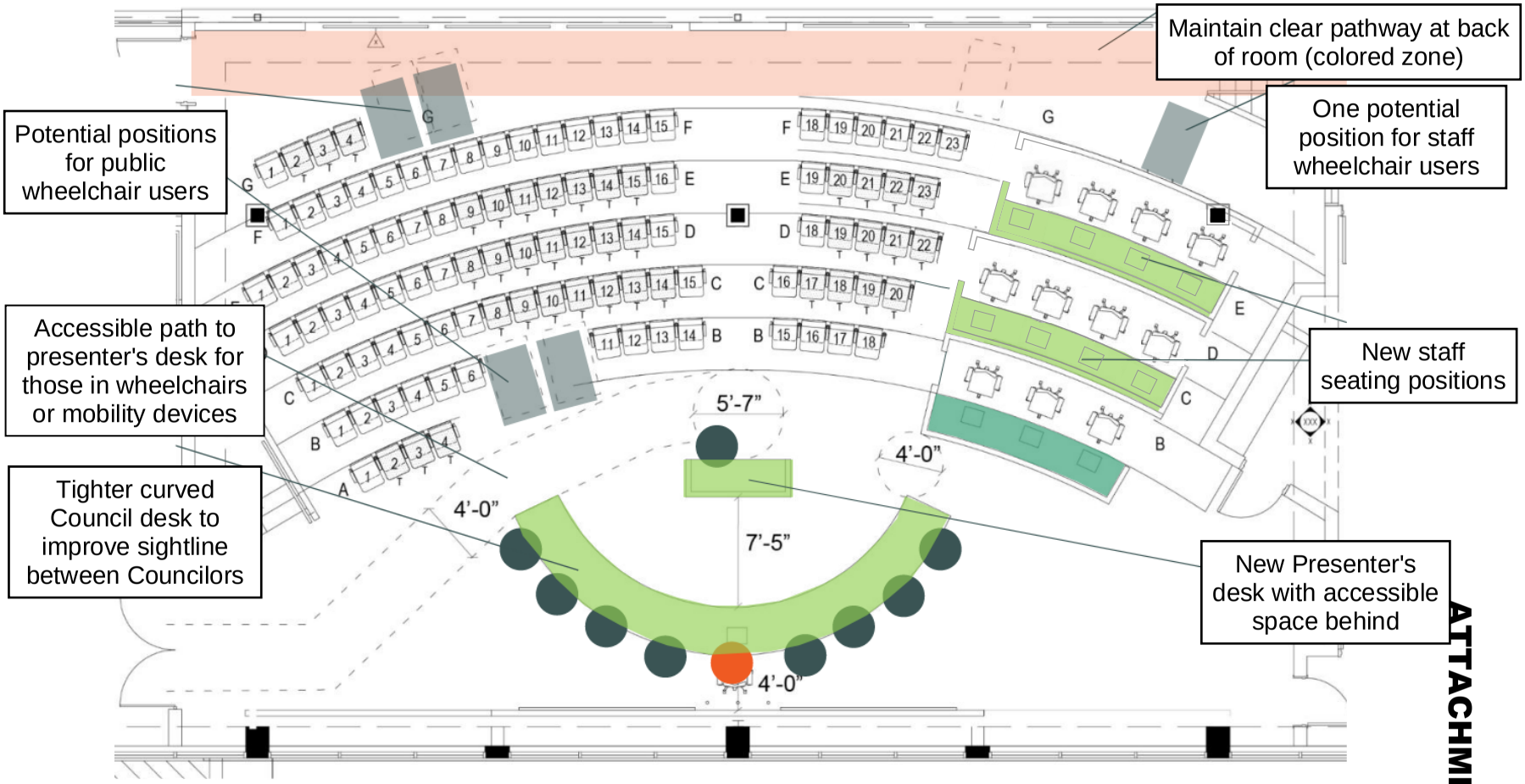
This report has been prepared in consultation with the following listed departments.

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

ATTACHMENT A – NEW LAYOUT OF THE FRASER RIVER PRESENTATION THEATRE

Council Table Layout – Refined Option

Tighter curve than existing desk whilst still maintaining accessible access to presenter's desk



Township of Langley Est. 1873

ATTACHMENT A O.2

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 25, 2023
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	LRP00012
SUBJECT:	WILLIAMS NEIGHBOURHOOD PLAN UPDATE OPEN HOUSE		

The purpose of this memorandum is to inform Mayor and Council of the upcoming Open House for the Williams Neighbourhood Plan update.

On July 24, 2023, Council authorized staff to conduct an Open House for the Williams Neighbourhood Plan update. Details of the Open House are as follows:

Date: September 27, 2023
Time: 4:00 to 8:00 pm
Place: Langley Events Centre, Banquet Hall (Level 3)
7888 – 200 Street
Langley, BC V2Y 3J4

The Open House will be communicated to the public through:

- the project webpage tol.ca/williams
- social media posts
- newspaper advertisements
- mail-outs to properties in and around the plan area

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 25, 2023
FROM:	FACILITIES AND CORPORATE PROJECTS DIVISION	**FILE NO:**	5360-05
SUBJECT:	2023 HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT		

The purpose of this memorandum is to provide Mayor and Council with information on the 2023 Household Hazardous Waste Collection Event (HHW), scheduled to take place on October 28 and 29 from 9:00am to 3:00pm at George Preston Recreation Centre (20699 – 42 Avenue). This two-day drive through event allows Township residents to safely and responsibly dispose of their household hazardous waste.

Residents attending the event will pass through a series of stations where staff will unload different categories of materials. These stations include:

1) Product Care Recycling (year-round recycling)
    - Paints, solvents and stains in their original container
    - Domestic pesticides
    - Flammable liquids in a ULC approved container (ex. jerry can)

2) HHW Materials
    - Fire extinguishers, propane tanks, adhesives, motor oil, antifreeze, brake fluid, transmission fluid, concentrated acids, pool chemicals, etc.

3) Electronics, Small Appliances, and More (year-round recycling)
    - Electronics and small appliances
    - Light bulbs and ballasts (removed from fixtures)
    - Batteries
    - Smoke/CO alarms and thermostats

Although some of the items accepted at the event have free year-round options available, the items each independently owned and operated depot accept varies. This can require residents to travel to multiple depots, including those in other municipalities, to recycle all of their hazardous waste. The annual HHW event acts as a one-stop location where residents can conveniently recycle or dispose of their household hazardous waste, including items not covered by provincial programs.

Full event details including a list of accepted items will be posted to **tol.ca/hhw**.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 25, 2023
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE NO:**	6440-02-001
SUBJECT:	HEAT PLANNING AND PREPARATION – FRASER HEALTH		

The purpose of this memorandum is to provide Mayor and Council an update on the cost of air conditioners for heat planning and preparation by Fraser Health.

At the July 24, 2023 Regular Council Meeting Council passed the following motion:

> *"That staff liaise with Fraser Health and report back to Council on the cost and type of six air conditioning units to be funded from Council contingency."*

At the July 24 Meeting, Dr. Emily Newhouse from Fraser Health and Carl Dragt, Director of Clinical Operations, Langley Memorial Hospital, provided a presentation regarding heat planning and preparation for reducing public health risks during heat related weather events. Carl Dragt discussed the importance of identifying highly and extremely vulnerable clients and that there are one or two air conditioners available to rent through the Regional Home Health Team. It was suggested that a partnership between the Township of Langley and Fraser Health could provide additional air conditioners.

Staff have reached out to Fraser Health and were provided with the following details:

- Air conditioner model: Airrex (AHSC-14) – Portable Heat Pump System
  - Purchase cost: $1,360 each
  - Rental cost: $675.00/28 days
  - Seller: Sunbelt Rentals – Port Coquitlam

AIRREX

www.airrexusa.com

AHSC-14

PORTABLE HEAT PUMP



Cooling and heating in one system I

AIRREX has designed portable heat pumps that can be utilized all year round applications.
AIRREX Portable heat pump has the ability to be switched from cooling to heating mode.

In cooling mode a heat pump works the same as an ordinary air conditioner(NC).
In heating mode the unit absorbs the heat from the refrigeration cycle and converts it into warm air(HEATER).

Ct Portable Heat pump System





0 Louver type

You can change wind direction up, down, right or left.



Ct Digital Controls

-Temperature Range: 64˚F to 86˚F
-High/Low Fan Speed
-Easy Cool and Heat changeable
-Programmable
-Timer



Ct Condensed Water Tank LCDI Protection

-5 Gallon Tank (Auto Shut Off)
-LCDI Recessed Power Cords
-Standard 115 volts Power



0 4-Way Reversing Valve

Core valve for hot and cool operating system

PORTABLE CLIMATE SOLUTIONS BY AIRREX
www.airrexusa.com

AIRREX

AHSC-14 Specifications

Item	Unit	Description
Cooling & Heating capacity	Btu/h	13,600 (COOL)/ 15,000 (HEAT)
Power Supply	-	115Vac 60Hz 1Ph
Size (WXDXH)	inch	19.3 X 23.6 X 49.8
Weight	lb	178
Current Consumption	A	11.8 (COOL)/ 11.9 (HEAT)
Circuit Breaker Size	A	15
Rated Power Consumption	kW	1.36 (COOL)/ 1.37 (HEAT)
Compressor Input	kW	1.1
Air Flow (CMP,High/Low)Evaporator	CFM	440 / 360
Air Flow(CMP)Condenser	CFM	920
Motor Input	kW	0.16
Air Filter	-	Aluminum Filter
Nema Plug	-	5 -15
Safety Device		• High/Low Pressure Switch • Fan Motor Protection • 3min, Delay Timer • Automatic Full Tank Shut-Off • Thermostat Protector for Compressor • Tank Position Detector
Power Cord	type	PLUG TYPE
Power Cord Length	ft	9.8
Refrigerant	lb	R-410A / 1.87
Operating Conditions	-	65°F DB 60%RH-113°F DB 40%RH (COOL)/ 50°F DB 70%RH-8ff DB 50%RH (HEAT)
Maximum Duct Length	ft	30
Static Pressure	psi	0.042
Outlet Air Velocity	ft/sec	38-33
Outlet Temp. Difference	°F	50(COOL) / 66(HEAT)
Condenaste pump	-	Optional
Dehumidification in gallon per day	-	18.4(gal/day) / 90°F 80% (MAX.) - 12.7(gal/day) / 8 f f 60% (AHAM)
Decibel	db	60.4

* Designs and specifications of products are subject to change without prior notice for the improvements. The colors of products may be different due to the printing process.

Ideal Applications for AIRREX PORTABLE HEAT PUMP



Industrial Sites High Temperature work sites, Car manufacturing plants, Ship building yards and steel mills
Repair Shops Car repair shops, Aircraft workshops, Farm machinery workshops, Gas stations & parking facilities
Heat Generating Equipment Server rooms and machine rooms
Leisure/ Outdoor Event Venues, Farm & Livestock Ranges

AIRREX USA Office Mailing Address:
1191 Jewell Dr Ste 101,Waco, TX 76712
TEL: 888-535-8841
FAX: 469-574-7924
E-mail: sales@airrexusa.com
Website: www.airrexusa.com

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 13, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	HG001595
SUBJECT:	TEMPORARY ROAD CLOSURE - 84 AVENUE BETWEEN 200A STREET AND 201 STREET		

The purpose of this memorandum is to inform Mayor and Council that a temporary road closure of 84 Avenue between 200A Street and 201 Street is scheduled for two weeks starting on October 16, 2023. The work is weather dependent and may be rescheduled or extended as required.

The road closure will facilitate development related works including road reconstruction on 84 Avenue between 200A Street and 201 Street. The full road closure is necessary due to insufficient road width to provide vehicle travel lanes during construction. A short detour route will be provided for residents in the area with a safe means of access around the construction site.

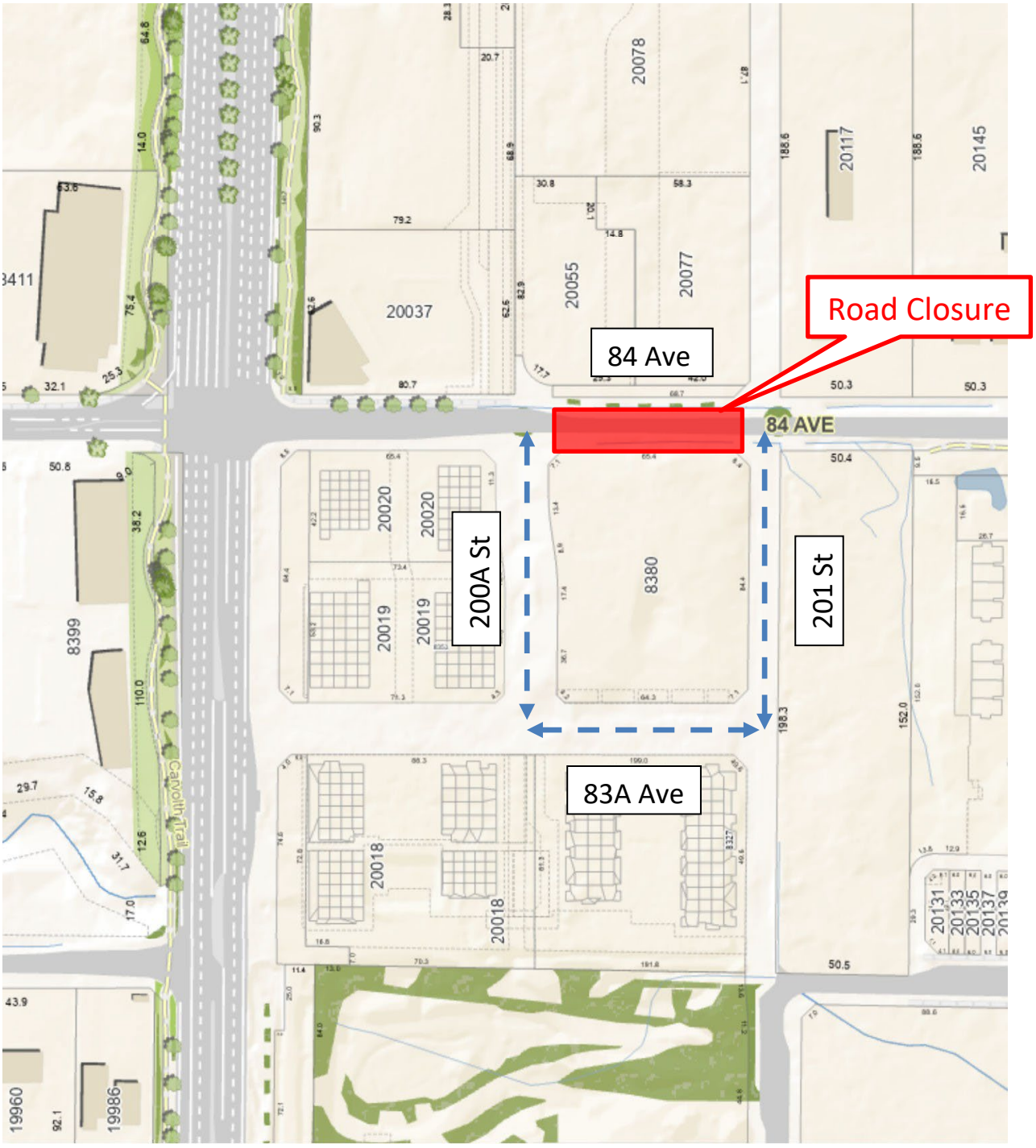
The closure is subject to the following conditions:

- notification to emergency services
- notification to adjacent properties
- notification to road users
- temporary detour route
- installation of information signs

The temporary road closure will be publicized through advertisements in the local newspapers and notifications on the Township's website and social media.

ATTACHMENT A Map of Detour Route

ATTACHMENT A



Map of Detour Route

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPT 19, 2003
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE NO:**	0550-07
SUBJECT:	ADIA LEWIS DELEGATION		

At the September 11, 2023 Regular Meeting of Council, Adia Lewis provided an overview of the housing and support services that are provided to single mothers and their children residing in her home. The services provided currently fall outside of existing provincial service programs.

Ms. Lewis asked Council to consider providing some financial relief for housing costs for a period of two (2) months while other sources of funding are explored and secured. There is also a desire to expand this service to assist more families, so a not-for-profit society was established by a group of stakeholders for this purpose.

Funding service programs such as this fall outside of the mandate of local government. Council encouraged Ms. Lewis to contact and discuss the program with the local MLA. Council also asked Staff to explore options to provide assistance to Ms. Lewis.

Ms. Lewis was able to provide a copy of her tenancy agreement confirming a rental rate of $2500/month.

Staff can confirm that this request falls outside of the existing grant program offered by the Township. Should Council decide to provide financial relief to Ms. Lewis, Council contingency could be used for this purpose.

Ms. Lewis is also seeking assistance with the identification of potential funding sources and other resources that align with the delivery of the services. Should Council wish to assist with this, the Township's Social Planner may be able to connect Ms. Lewis with other organizations that may be able to provide some assistance in this regard.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 20, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-105
SUBJECT:	FRASER HIGHWAY AND 248 STREET ROAD AND PAVING WORKS		

The purpose of this memorandum is to inform the Mayor and Council of upcoming road and paving works on Fraser Highway and 248 Street. The work is scheduled from Monday, October 16 to Friday, October 20, 2023, with crews working continuously 24 hours a day. This around-the-clock schedule is necessary for road and paving works at the intersection of Fraser Highway and 248 Street, conducted by the Township of Langley's (the Township's) contractor, to minimize the impact on vehicular traffic.

During the day shift, two-way traffic flow will be maintained, while at night, there will be a minimum of single lane alternating traffic flows. Most properties around this intersection are commercial, with only one residential property, notification letters will be sent out to all properties in the vicinity.

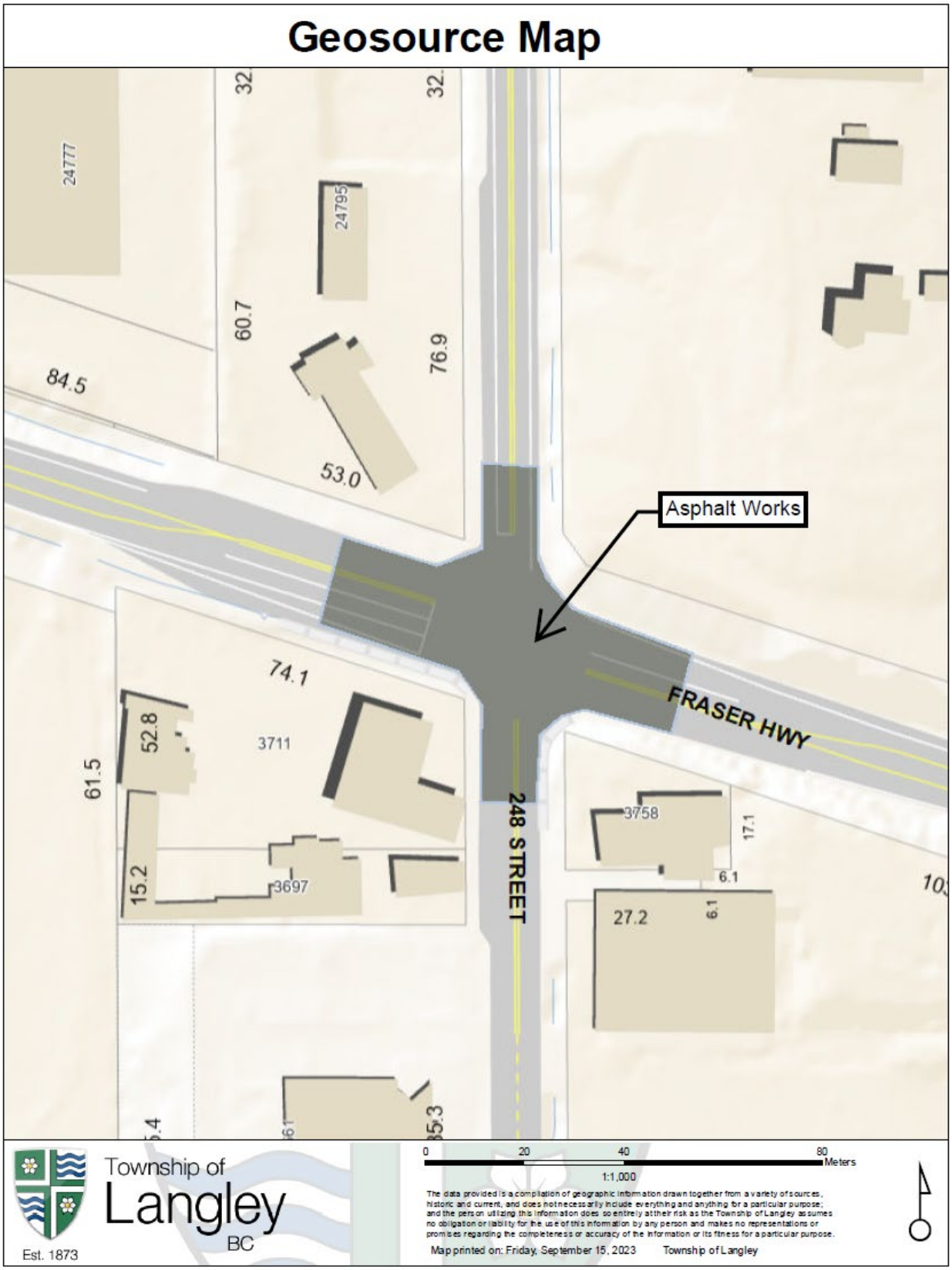
To ensure the public is well-informed, existing Notice of Construction signs and Portable Changeable Message sign boards will be updated. Furthermore, traffic impact and night work notifications will be posted on the Township's website and social media.

In order for the work to proceed with minimal disruption to the surrounding residents, businesses, and the traveling public, the following conditions will be met:

- provision of traffic control and a traffic management plan
- maintenance of local access for residents, businesses, and pedestrian traffic
- notification to affected property owners
- notification to emergency services
- notification to Coast Mountain Bus Company

The construction schedule is subject to changes based on weather and field conditions.

ATTACHMENT A Map of Asphalt Works Extent



Map of Asphalt Works Extent

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, September 6, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

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

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

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

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
September 6, 2023

Moved by T. Quiring,
Seconded by R. Ardron,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the September 6, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
June 7, 2023

Moved by F. Pepin,
Seconded by M. De Little,
That the Heritage Advisory Committee adopt the minutes of the June 7, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

No reports.

2. Report from Manager, Heritage Planning

S. Mikicich reported that the Heritage Review Panel, along with Heritage Consultant, J. Mosley, reviewed the Heritage Building Incentive Program (HBIP) to evaluate the impact of the program and to recommend improvements to grant eligibility and overall application process. The HBIP was established by Council in 2006 to support the preservation, restoration, or rehabilitation of identified heritage resources in the Township of Langley. The annual budget is $20,000 and there are three calls for applications per year. 48 grants have been approved between 2006-2022.

The recommendations are as follows:

1. Increase the annual funding for eligible projects under the existing grant program to $30,000 per year with annual budgetary increases tied to CPI
2. Consider establishing an additional funding category for conservation planning and access to professional heritage expertise with an initial annual budget of $15,000
3. Move to an “open call” for grant applications – owners of eligible properties could apply any time during the calendar year and consideration of grant awards would be made on a “first come/first served” basis, subject to funding availability
4. Establish a list of pre-qualified consultants/contractors for public information
5. Consider expanding the list of eligible projects to address emerging sustainability, safety, and other issues identified by owners of heritage property
6. Improve communications and public awareness around heritage conservation in the Township of Langley, including the HBIP
7. Confirm that grant eligibility is limited to those properties that are listed on the Community Heritage Register and properties that are legally protected

MOTION
Moved by T. Quiring,
Seconded by R. Ardron,
That the Heritage Advisory Committee endorse the recommendations for program improvements as presented in the Heritage Building Incentive Program Review report.
CARRIED

D. REPORTS

3. Heritage Review Panel

S. Mikicich reported that the Panel met to review a proposed 6-lot subdivision at 21485-21493 48 Avenue in the Murrayville Heritage Conservation Area. The proposed development includes the conservation and adaptive re-use of the circa 1900 Monahan Residence as a detached rental unit on one the proposed lots. The exterior will be restored along with reconstructing the wrap-around porch.

The Panel is very supportive of the proposed development, including the retention, conservation, and ongoing legal protection for the Monahan Residence, and provided its comments for consideration by the applicant and staff in further refining the project's design.

MOTION
Moved by T. Quiring,
Seconded by B. Mason.
That the Heritage Advisory Committee receive and endorse the recommendations of the Heritage Review Panel from June 19, 2023 regarding the proposed conservation and adaptive re-use of the Monahan Residence as part of a 6-lot subdivision in the Murrayville Heritage Conservation Area.
CARRIED

4. Museum Manager's Report

No report.

5. Douglas Day 2023 Planning Committee Report

R. Genberg reported that Township staff met with the Planning Committee to discuss changes to the Douglas Day event. More information will be presented at the October meeting.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2023 WORK PROGRAM

1. Update from Staff

S. Mikicich provided an update on the 2023 HAC Work Plan. He noted that the committee and staff continue to advance ongoing committee work which includes:

- Documenting Heritage Sites
- Review of applications to Heritage Building Incentive (grant) Program

Priority projects include:

- Langley's Rural Heritage
- Heritage Information, Education and Awareness
    - These Task Force mandates have ended and staff will prepare draft reports for committee consideration in fall 2023
- Heritage Strategy Update
    - Preliminary work has been undertaken on framing a review and update of the 2012 Heritage Strategy, and it is expected that further work would be undertaken in 2024 subject to other priorities of Council

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the Society held its annual picnic this summer, first time since pre-Covid. The CN Rail station opened to the public on Canada Day and had many visitors throughout the summer. The monthly speaker series at Milner Chapel is starting again in the fall.

2. Alder Grove Heritage Society Update

T. Quiring reported that Community Heritage Day was held on August 19, but attendance was down due to the Rib Fest taking place on the same day. They will hold the event on a different day next year. The Society will be participating in Cultural Days, September 22 – October 15, on Sundays. The theme is "A Place in History". The Museum will be open during the Langley Cruise-In on September 9.

I. NEXT MEETING

Date: Wednesday, October 4, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by M. De Little,
Seconded by F. Pepin,
That the meeting terminate at 8:53pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** SEPTEMBER 25, 2023

FROM: ENGINEERING DIVISION **FILE NO:** 5330-20

SUBJECT: JACOB HALDI BRIDGE FENCING OPTIONS

The purpose of this memorandum is to provide further options to Mayor and Council to restrict access to people attempting to recreationally jump from the Jacob Haldi Bridge into the Bedford Channel.

The first memorandum dated August 29, 2023, presented two fencing options which would be installed the full length of each side of the bridge with an overhang to mitigate people from climbing over top. The table below includes the original two options (1 and 2), plus three variations of the chain link fence, as well as an alternative to fencing for consideration.

Option	Supply and Install	Contingency (20%)	Total
1. Security Wire - full length, with overhang	$500,000	$100,000	$600,000
2. Chain Link – full length, with overhang	$150,000	$ 30,000	$180,000
3. Chain Link – full length, no overhang	$120,000	$ 24,000	$144,000
4. Chain Link – centre half, with overhang	$ 90,000	$ 18,000	$108,000
5. Chain Link – centre half, no overhang	$ 70,000	$ 14,000	$ 84,000
6. Plastic Deterrent Spikes – full length	$ 20,000	$ 4,000	$ 24,000

Options 4 and 5 would include fencing for only the centre half of each side of the bridge.

An alternative to fencing would be option 6 which is to install plastic deterrent spikes along the railing and posts to discourage people from climbing over and jumping from the bridge. These spikes have been successful in preventing people from climbing onto the roofs of Township buildings.

ATTACHMENT A - August 29, 2023 Memorandum

ATTACHMENT A

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** AUGUST 29, 2023

FROM: ENGINEERING DIVISION **FILE NO:** 5330-20

SUBJECT: JACOB HALDI BRIDGE FENCING OPTIONS

The purpose of this memorandum is to provide fencing options to Mayor and Council to restrict access to people attempting to recreationally jump from the Jacob Haldi Bridge into the Bedford Channel.

During the warm summer months some members of the public jump off the bridge into the channel. Jumping into bodies of water from heights presents risks, specifically in the Bedford Channel. These risks include murky water with little to no visibility beneath the surface and shallow waters which fluctuate with the tide and seasons. In July 2023, a person was injured when jumping from the bridge into the shallow waters.

The Township of Langley has five signs installed on the bridge which restricts diving and warns of the shallow waters. However, people ignore the signs and jump regardless. A photograph of an installed sign on the bridge is included as Attachment A.

Fencing installed along each side of the bridge would provide a physical barrier for those attempting to jump from the bridge, thus mitigating injuries. The fence could be fastened to the existing bridge structure rising approximately 2.2 metres from the sidewalk and include an overhang making it difficult to climb. Staff obtained pricing for two types of fencing, approximately 380 metres in length, as listed below with examples shown in Attachment B.

Type	Supply and Install	Contingency (20%)	Total
Chain Link	$150,000	$30,000	$180,000
Security Wire	$500,000	$100,000	$600,000

Other options could be investigated but the chain link fence option is expected to be the least expensive option. The installation of a fence along the bridge will change the look and character of the bridge and surrounding area.

ATTACHMENT A Signage Photos

ATTACHMENT B Fencing Examples

~~**ATTACHMENT A**~~



Current Signage



Chain Link Fence



Security Wire Fence