REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, November 6, 2023 at 1:30pm
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 – November 6, 2023

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 6, 2023.

2. Remembrance Day

A moment of silence will be observed for Remembrance Day.

B. ADOPTION OF MINUTES

1. Council Process Committee – October 23, 2023

That Council adopt the Minutes of the Council Process Committee held October 23, 2023.

2. Regular Council Meeting – October 23, 2023

That Council adopt the Minutes of the Regular Council meeting held October 23, 2023.

3. Public Hearing Meeting – October 23, 2023

That Council adopt the Minutes of the Public Hearing meeting held October 23, 2023.

C. DELEGATIONS

1. Sarah Beauvais
File 0550-07

Request by Sarah Beauvais, to appear before Council to discuss her tree removal permit.

2. Sandra Cameron
Fort Langley Community Improvement Society
File 0550-07

Request by Sandra Cameron, Fort Langley Community Improvement Society, to appear before Council to discuss snowflake decorations installed on posts for Christmas in Fort Langley.

Clerk's Note: Please refer to Item P.1.

3. Adia Lewis
File 0550-07

Request by Adia Lewis, to appear before Council to discuss Integrated Family Connections, a pilot project.

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D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Licencing Bylaw and Policy Amendment
Report 23-232
File PLI 4320-01

That Council endorse the draft Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878 and authorize staff to schedule the required notice pursuant to applicable regulations; and

That Council endorse amendments to Council Policy 07-411 Renewal of Existing Licences Enforcement.

E. REPORTS TO COUNCIL

2. Fraser Valley Intermunicipal Business Licence Bylaw and Intermunicipal Business Licence Agreement Bylaw
Report 23-233
File PLI 3900-25

That Council endorse the draft Intermunicipal Business Licence Bylaw No. 5960 and authorize staff to schedule the required public notice pursuant to applicable regulations; and

That Council endorse the draft Intermunicipal Business Licence Agreement Bylaw No. 5961.

3. Capital Request – Three-Stream Waste Receptacles
Report 23-236
File ENG 5360-01

That Council authorize the use of $96,840 of Non-Refundable Deposits for the installation of three-stream waste receptacles in Brookswood and Willoughby.

4. Firehall Loan Municipal Security Issuing Resolution
Report 23-231
File FIN 1760-30

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2024 long-term debt issue, $25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880.

That Metro Vancouver Regional District be requested to consent to our borrowing of $25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

5. Child Care Facilites
Report 23-234
File BLSI LSP00009

That Council direct staff to complete an impact study and early public engagement for the potential sites and rank them according to feasibility; and

That Council direct staff to engage with potential non-profit child care operators and report back with the ranked list of sites.

E. REPORTS TO COUNCIL

6. Development Variance Permit Application No. 100161
(0808469 BC Ltd. / 20537 – 75A Avenue)
Report 23-230
File CD 08-23-0226

That Council authorize Development Variance Permit No. 100161 for property located at 20537 - 75A Avenue subject to the following:

a. Section 408.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum rear lot line setback requirement as indicated in Schedule A and outlined below:

Proposed Units	Required Rear Lot Line Setback	Proposed Rear Lot Line Setback Variances
Unit A	13.0m	4.03m (west corner) 8.23m (east corner)
Unit B	13.0m	8.23m (west corner) 11.26m (east corner)
Unit C	13.0m	11.26m (west corner) 12.97m (east corner)
Unit D	13.0m	12.97m (west corner)

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100247 and
Development Permit Application No. 101379
(1364204 BC Ltd. / 8146 - 200 Street)
Bylaw No. 5951
Bylaw No. 5952
Report 23-237
File CD 08-26-0232

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 (1364204 BC Ltd.) Bylaw No. 5951 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-198 to facilitate the development of 88 apartment units and 28 townhouse units (including five live-work units), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in

F. BYLAWS FOR FIRST AND SECOND READING

accordance with the Township's Subdivision and Development Servicing Bylaw.

2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east 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. Registration of restrictive covenants acceptable to the Township:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
    b. prohibiting townhouse 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 apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting vehicular access to 200 Street
8. 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.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

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 (1364204 BC Ltd.) Bylaw No. 5951 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5952 authorize issuance of Development Permit No. 101380 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; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5951 and 5952 in conjunction with the hearing for proposed Development Permit No. 101379.

Explanation – Bylaw No. 5951

Bylaw No. 5951 amends the Latimer Neighbourhood Plan to increase the permitted height on a portion of the property at 8146 – 200 Street.

Explanation – Bylaw No. 5952

Bylaw No. 5952 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit a comprehensive development consisting of an apartment building, townhouse units and live-work townhouse units.

F. BYLAWS FOR FIRST AND SECOND READING

2. Rezoning Application No. 100748 and Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street)
Bylaw No. 5948
Bylaw No. 5949
Report 23-238
File CD 08-10-0042

That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948 discharging Land Use Contract No. 74 from the property located at 6350 – 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 apartment units and 281 m^2 (3,020 ft^2) of commercial space, subject to the following development prerequisites being satisfied to 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 Willowbrook Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
5. Compliance with Age-Friendly Amenity Area requirements.
6. Acceptance of final landscape drawings.
7. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Discharge parking restrictive covenants (CA6856890 and BK246256).
9. Approval of the bylaws by the Ministry of Transportation and Infrastructure.
10. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and

F. BYLAWS FOR FIRST AND SECOND READING

Green Infrastructure Services Administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5949 authorize issuance of Development Permit No. 101419 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.

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5948 and Rezoning Bylaw No. 5949; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5948 and 5949 in conjunction with the hearing for the proposed Development Permit No. 101419.

Explanation – Bylaw No. 5948

Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5949

Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m^2 of commercial area.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Advisory Committee Establishment Bylaw Amendment Bylaw – Agricultural Advisory Committee
Bylaw No. 5943
Report 23-235
File BLSI 3900-25

That Council give first, second and third reading to "Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943"; and

That Council adopt the "Council Advisory Committees Meeting Schedule Policy", Policy 01-033, as revised and included as Attachment A.

Explanation – Bylaw No. 5943

Bylaw No. 5943 retitles the "Council Agricultural Advisory and Economic Enhancement Committee" to the "Council Agricultural Advisory Committee".

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. 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 third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments) Bylaw No. 5903".

Explanation – Bylaw No. 5903

Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101194

Running concurrently with this Bylaw is Development Permit No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue) in accordance with Attachment G subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and 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.

I. BYLAWS FOR FINAL ADOPTION

1. Public Spaces Regulation Bylaw Amendment
Bylaw No. 5950
Bylaw No. 5953
Report 23-221
File ENG 3900-25

That Council give final reading to "Public Spaces Regulation No. 5298 Amendment Bylaw No. 5950", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amending Bylaw No. 5953".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5950

Bylaw No. 5950 updates the Public Spaces Regulation Bylaw 2018 No. 5298 by including a prohibition on the use and consumption of illegal drugs in all public places owned, operated, or under the jurisdiction of the Township of Langley or the Langley School District.

Explanation – Bylaw No. 5953

Bylaw No. 5953 updates the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide updated offence descriptions related to recent amendments to the Public Spaces Regulation Bylaw 2018 No. 5298 Amendment Bylaw No. 5950.

2. 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 final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 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.

J. ITEMS FROM PRIOR MEETINGS

The following items was deferred at the October 23, 2023 Public Hearing Meeting:

1. **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

   MOTION
   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   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 (Township of Langley) Bylaw No. 5861" and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862".

   DEFERRAL
   Moved by Mayor Woodward,
   Seconded by Councillor Martens,
   That Official Community Plan Amendment and Rezoning Application No. 100229 (Township of Langley / 20230 – 72B Avenue) Bylaw No. 5861 and Bylaw No. 5862 be deferred to the November 6, 2023 Regular Meeting.
   CARRIED

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

The following item was brought forward from the October 23, 2023 Closed Council meeting for public information:

1. **Fibromyalgia Well Springs Foundation at 2978 – 272 Street**

   MOTION
   That the Fibromyalgia Well Springs Foundation be provided the following settlement regarding their tenancy agreement:

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

- Rent free as of October 1, 2023
- October's payment to be refunded
- Deposit to be returned

With the expectation that they will provide vacant possession by March 31, 2024.
CARRIED

Section 90(1) (e) Property, (k) Negotiations

N. FOR INFORMATION

1. **Fort Langley Lions – Remembrance Day Ceremony**
   Memorandum – Engineering Division
   File HSP00077

2. **Destination Development Fund Grant – salishan Place by the River**
   Memorandum – Engineering Division
   File 1855-35

3. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – October 11, 2023
   File 0540-20

4. **Martini Town: Merry and Bright! Holiday Light Festival**
   Memorandum – Engineering Division
   File HSP00076

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

5. **Adoption Awareness Month**
   File 0630-01

   Letter from the Honourable Mitzi Dean, Minister of Children and Family Development, requesting the month of November be proclaimed as Adoption Awareness Month.

   Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

O. MOTIONS ARISING FROM INFORMATION

1. Council Process Committee Recommended Motion
File 0540-20

That Council consider the following motion, including adding a fifth direction which states that the tenants be consulted as the matter progresses:

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.

5. That the tenants be consulted as matter progress.

P. OTHER BUSINESS

At the October 23, 2023 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

1. Fort Langley Snowflakes

Whereas:

P. OTHER BUSINESS

1. The 14 Fort Langley Snowflakes are a $15,000 Holiday Decoration asset currently owned by the Fort Langley Community Hall following the dissolution of the Fort Langley Business Improvement Association;

2. The Board of the Fort Langley Community Hall voted in April 2023 to divest itself the Fort Langley Snowflakes as storage and installation of street light decorations is beyond its purpose and constitution;

3. The Fort Langley Community Hall Board wishes to see the snowflakes continue to be installed each December on Glover Road in downtown Fort Langley; and

4. The Fort Langley Community Hall Board has generously offered to give the snowflakes to the Township of Langley provided the Township takes over the responsibility for annual storage and installation of the snowflakes on Glover Road in Fort Langley.

Therefore be it resolved that Council request staff to accept the Fort Langley Community Hall's offer of the Fort Langley snowflakes in return for taking over the responsibility for the annual storage and installation of the snowflakes on Glover Road in Fort Langley.

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

2. Aldergrove Community Centre Expansion

Whereas:

1. Township of Langley completed Aldergrove Gateway Public Engagement regarding 27030 Fraser Highway and its potential for the expansion of the Aldergrove Community Centre in the Spring and Summer of 2022, summarized in Report to Council 22-91, dated July 25, 2022;

2. Within the public consultation completed for an "Aldergrove Gateway" expansion project adjacent to the Aldergrove Community Centre a number of common community requests, ideas, themes and options emerged, from restaurant and commercial uses to recreation and community indoor and outdoor spaces to housing options; and

3. By the end of 2025, 27030 Fraser Highway is expected to be free of existing commercial tenancies and available for the potential expansion of the Aldergrove Community Centre and/or other civic, recreation or housing uses;

Therefore be it resolved that Council hereby refers to the 2024 Budget process for potential funding from the Capital Projects Reserve to initiate conceptual design(s) and any necessary pre-project work(s) to advance to

P. OTHER BUSINESS

Council a potential expansion of the Aldergrove Community Centre at the adjacent property 27012 Fraser Highway for Council to consider;

That, if so included within the 2024 Budget and Five Year Financial Plan, staff shall report to Council with concepts and potential expansion options, with recommendations as it may be appropriate for Council to consider, to solicit public input via additional public open house(s) or other feedback processes within the calendar year of 2024, ideally completed prior to the 2025 budget process.

3. Cricket Pitch

Whereas there is only one partial cricket pitch in the Township of Langley, at Brown Park, within shared spaces of two soccer fields and two baseball diamonds, significantly decreasing the amount of time the pitch is available for usage;

Therefore be it resolved that Council hereby directs staff to report to Council with current options, potential new locations, design options, timelines, costs and cost sharing possibilities to implement a new cricket pitch within Aldergrove Athletic Park or elsewhere within the Township of Langley as it may be appropriate for Council to consider.

4. Gloucester TransLink Taxation without Transit

Whereas:

1. There is no transit service to Gloucester Industrial Estates, advocated for and requested by businesses, employees and the Township of Langley for many years;

2. Businesses and residents within Gloucester have paid and continue to pay TransLink millions of dollars in annual taxation via property taxes, fuel taxes and other levies without transit service; and

3. The lack of transit service impacts the cost of living for thousands of residents and employees unable to access their workplaces via transit, negatively impacting local business, staff recruitment and retention and employment prospects within The Township of Langley;

Therefore be it resolved that Council hereby endorses additional advocacy to TransLink and the Province of British Columbia that: (1) effective and reliable transit service be provided to Gloucester Industrial Estates; or (2) that it be excluded from TransLink property taxes with service to be provided by BC Transit and the Township of Langley.

P. OTHER BUSINESS

5. 203 Street, 202A Street, 202B Street and 202 Street within Willoughby

Whereas:

1. 203 Street, 202A Street, 202B Street and 202 Street from 65 Avenue to 86 Avenue represents a needed north-south corridor through Willoughby to connect Willowbrook to the Carvolth Transit Exchange and Walnut Grove;

2. Current conditions for 202A Street within the vicinity of RE Mountain and the Langley Events Centre remains an unacceptable situation for students, residents or taxpayers, insufficient to accommodate existing and growing neighbourhoods and current and future pedestrian, vehicle and active transportation needs within the area; and

3. Current conditions on 86 Avenue with Carvolth between 200 Street and 202 Street are unacceptable for access to the Carvolth Transit Exchange and the 202 Street underpass and HOV access to Highway;

Therefore be it resolved that Council hereby directs staff to report to Council with a road widening project plan(s) to complete: (1) 203 Street / 202A Street / 202B Street from 62 Avenue to 80 Avenue; (2) 202 Street from 80 Avenue to 86 Avenue; and (3) 86 Avenue from 200 Street to 202 Street.

6. Joint School Park Sites History and Financial Projections

Whereas:

1. The Township of Langley taxpayers have provided a significant quantity of school parks sites along with new schools within the Willoughby area at significant financial and intangible value to the Ministry of Education and School District 35 along with an ongoing annual operating subsidy;

2. The Province of British Columbia and the Government of Canada are calling upon municipalities within Metro Vancouver to provide more housing supply above and beyond current projections potentially placing significant financial pressure upon the Township of Langley for additional infrastructure, recreation and joint school park sites at mandated minimum sizes likely needed to be provided more quickly than anticipated;

3. Council Policies 06-023, 07-229 and 07-231 contemplate the process for the provision of joint school park sites, but do not require it per se, within approved Council Policy; and

4. Township of Langley Neighbourhood Parkland and Parkland Acquisition financial resources are being directed toward school park sites to the benefit of The Ministry of Education and School District 35 at the expense

P. OTHER BUSINESS

of nature preservation spaces and other urban park types also needed for well-balanced and healthy urban neighbourhoods;

Therefore be it resolved that Council hereby directs staff to report to Council, no later than December 4, 2023, with a high-level summary of:

A. The school park sites that have been acquired and/or provided by the Township of Langley since 2001 within the Willoughby area, including at the AS&ED and Yorkson Community Park, total land capital and park development costs, and the ongoing annual operating subsidies of joint school park sites provided by Township of Langley development revenue and property taxpayers to the Ministry of Education and School District 35;

B. The projected total land capital, parks development and annual operating costs projected for the remaining, known and identified school park sites within the Willoughby and Brookswood-Fernridge development area(s); and

C. The possible, projected quantity of additional school sites that may be needed based on the potential population increases contemplated for 200 Street and other areas as called for by the Province of British Columbia and the Government of Canada, and the potential capital and operating costs that could accrue to the Township of Langley for additional joint school park sites that may or may not be required.

Q. 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 C.1 - Section 90(2) (b) Intergovernmental Relations
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (e) Property
Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item I.1 - Section 90(1) (a) Personnel
Item I.2 - Section 90(2) (b) Intergovernmental Relations
Item I.3 - Section 90(1) (e) Property

R. TERMINATE

COUNCIL PROCESS COMMITTEE MINUTES

Monday, October 23, 2023 at 12:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

CHAIR: Councillor K. Richter

PRESENT:

Mayor E. Woodward and Councillors T. Baillie, S. Ferguson, B. Martens, M. Pratt, R. Rindt, and M. vanPopta

M. Bakken, H. Chohan, and R. Zwaag

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Richter acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Council Process Committee Agenda – October 23, 2023

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the Council Process Committee approve the agenda and receive the agenda items of the October 23, 2023 meeting.
CARRIED

Councillor Ferguson entered the meeting at 12:32pm.

B. ITEMS FOR DISCUSSION

1. Future Land Use for Langley Regional Airport

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;

B. ITEMS FOR DISCUSSION

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.*

Councillor Pratt provided further information regarding his Notice of Motion as follows:

1. Current and future land-use
   - To include all industrial and recreational areas of the airport.

2. Review and potential update to the land leasing model with a review of the ideal, long-term tenant mix with the greatest economic return.
   - The airport needs to be an asset that is self-preserved.
   - Review of current tenants and successes.
   - Revenue and expenses for the airport are balanced.
   - Airport reserve can be used to fund future projects. Need a sustainability plan to preserve this reserve for future use.

3. Evaluation of the airport's potential effect on adjacent Community Plan.
   - The airport is governed by Airport Zoning Regulations. These regulations impact the developability of areas around the airport such as the Willowbrook Community Plan which is currently being reviewed.
   - Need to look at ways to reach the full potential of Willowbrook (ie. higher buildings with greater density).

B. ITEMS FOR DISCUSSION

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.
    - Look at what role the airport can continue to play in the Township.

Discussion ensued and the following comments were provided:

M. Bakken explained that when the airport for first commercialized, revenue opportunities were pursued to lease the land. What happens when these terms/leases conclude needs to be reviewed and along with a review of the buildings themselves. He further explained the difference between rotary wing and fixed wing aircraft and the need for an improved runway to accommodate fixed wing aircraft. An option could be to restrict the airport to rotary wing only.

Councillor Pratt stated that input from the users is crucial for all future decisions regarding the airport.

Councillor Martens stated that it is fiscally responsible to review leases.

COUNCIL
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the Council Process Committee recommends that Council consider the following motion, including adding a fifth direction which states that the tenants be consulted as the matter progresses:

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;

B. ITEMS FOR DISCUSSION

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.

5. That the tenants be consulted as the matter progresses.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That the motion be amended to change #5 to have public consultation after Council has received the staff report.
DEFEATED

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

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

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That the meeting terminate at 1:35pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, October 23, 2023 at 1:48pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

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

W. Bauer, 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 Council Meeting – October 23, 2023

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 23, 2023.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That item R.4 be heard before item R.3.
CARRIED

Councillors Pratt and Richter opposed

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

Councillor Richter opposed

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 25, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council adopt the Minutes of the Regular Council meeting held September 25, 2023.
CARRIED

2. Public Hearing Meeting – September 25, 2023

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held September 25, 2023.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item D.1 - Section 90(2) (b) Intergovernmental Relations
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item E.5 - Section 90(1) (e) Property, (k) Negotiations
Item E.6 - Section 90(1) (e) Property, (k) Negotiations
Item E.7 - Section 90(1) (e) Property, (k) Negotiations
Item E.8 - Section 90(1) (f) Law Enforcement
Item E.9 - Section 90(2) (b) Intergovernmental Relations
Item E.10 - Section 90(1) (e) Property; (k) Negotiations
Item E.11 - Section 90(2) (b) Intergovernmental Relations
Item F.1 - Section 90(1) (k) Negotiations
Item F.2 - Section 90(1) (a) Personnel,
Section 90(2) Intergovernmental Relations
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item G.2 - Section 90(1) (k) Negotiations
Item G.3 - Section 90(1) (g) Legal
Item G.4 - Section 90(1) (f) Law Enforcement
Item H.1 - Section 90(1) (k) Negotiations
Item H.2 - Section 90(1) (f) Law Enforcement
Item I.1 - Section 90(1) (2) Intergovernmental Relations
Item I.2 - Section 90(1) (m) Another Enactment
Item I.3 - Section 90(1) (a) Personnel

Item I.4 - Section 90(1) (g) Legal
Item I.5 - Section 90(1) (a) Personnel
Item I.6 - Section 90(1) (e) Property, (k) Negotiations

CARRIED

Councillor Richter opposed

MEETING RECESSED
The meeting recessed at 1:53pm.

MEETING RECONVENED
The meeting reconvened at 3:00pm.

D. DELEGATIONS

1. Barbara Sharp
Christmas in Williams Park Society
File 0550-07

Barbara Sharp, President, Christmas in Williams Park Society, appeared before Council to request continued support from the Township of Langley for the Christmas in Williams Park Society's 32-year corporate event. She commented that the event started in 1991, supported by the Township of Langley. Volunteers were used for years to set up and take down, but Township staff took over this task five years ago as the availability of volunteers declined. Mayor and Council members have participated in previous years. She asked for staff to support of this event.

E. PRESENTATIONS

1. Langley Community Services Society

Sanjeev Nand, Executive Director, Langley Community Services Society, provided an overview of the Society's ongoing and upcoming projects, and to discuss potential collaborations and opportunities with the Township of Langley. The Society is a non-profit organization that was incorporated in 1971 to deliver programs and services to the Langley communities. Their mission is to empower and inspire individuals and families to enhance their lives and build inclusive, healthy communities. They serve over 9,000 individuals, couples, and families annually. Some of the services they provide include:

- Child and Family Services
- Community Counselling
- Family and Parent Programs
- Substance Use Services
- Employment Services
- Settlement and Integration Services

He asked Council for continued support.

F. REPORTS TO COUNCIL

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

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

2. Agricultural Land Commission Application
No. 100415 (Metro Vancouver Regional District / Campbell Valley Regional Park)
Report 23-218
File CD 07-14-0059

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council refer the non-farm use application by Metro Vancouver Regional District for planned park improvements including associated soil deposit for Campbell Valley Regional Park to the provincial Agricultural Land Commission for consideration of approval pursuant to procedural requirements of the Agricultural Land Commission Act and applicable regulations.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the motion be amended to read:

That Council **endorse** and refer the non-farm use application by Metro Vancouver Regional District for planned park improvements including associated soil deposit for Campbell Valley Regional Park to the provincial Agricultural Land Commission for consideration of approval pursuant to procedural requirements of the Agricultural Land Commission Act and applicable regulations.
CARRIED

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

F. REPORTS TO COUNCIL

3. Agricultural Advisory Committee
Report 23-217
File BLSI 0540-01

Moved by Councillor Rindt,
Seconded by Councillor Martens,
That Council endorse the Terms of Reference for the Agricultural Advisory Committee in the form presented substantially as Attachment A.

That Council direct staff to bring forward amendments to the Council Advisory Committees Meeting Schedule - Policy No. 01-033 and Council Advisory Committees Establishment Bylaw No. 4700 to reflect the renaming and operation of the Agricultural Advisory Committee.
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 4:04pm.

4. Liquor Licence Amendment Application No. 000066
(Brookswood Brewing Company / 102, 4061 – 200 Street)
Report 23-213
File CD 07-34-0063

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse the request for a structural change to add a patio (addition of a new licenced area), increase in person capacity and extension of hours of service for Brookswood Brewing Company Inc. at 102, 4061 – 200 Street; and

That Council adopt the following resolution:

"That Council has considered and ENDORSED the request by Brookswood Brewing Company Inc. for a structural change (addition of a new licenced area) and an increase in the person capacity to 60 (46 person interior and 14 person patio) characterized as having liquor service from 9:00AM to 11:00PM Sunday – Thursday and 9:00AM to 12:00AM Friday and Saturday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts;

F. REPORTS TO COUNCIL

zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the October 23, 2023 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

CARRIED

Councillor vanPopta opposed

Councillor Rindt re-entered the meeting at 4:09PM.

5. Horne Pit Layout and Rezoning/Subdivision Application
Report 23-225
File ENG 5330-28-014

MOTION
Moved by Mayor Woodward.
Seconded by Councillor Martens,
That Council endorse the attached layout plan for Horne Pit which is consistent with the Fernridge Neighbourhood Plan and direct staff to proceed with the rezoning and subdivision application with funding for the incidental studies and works necessary to facilitate the rezoning, subdivision, and sale provided from the land reserve.
CARRIED

Councillor Richter opposed

6. Age-Restricted Vape Stores
Report 23-228
File BLSI BA000044

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council endorse the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-restricted Vape Stores) No. 5959 in the form presented substantially as Attachment A; and

That Council direct staff to bring forward a final version of the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-restricted

F. REPORTS TO COUNCIL

Vape Stores) No. 5959 for consideration of first, second, third and final reading at a future meeting of Council.
CARRIED

7. 2023 BC Active Transportation Infrastructure Grants
Report 23-219
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve submission of grant applications to the BC Active Transportation Infrastructure Grant program for:

- $500,000 of cost sharing towards completion of 208 Street from 68 Avenue to 70 Avenue
- $500,000 of cost sharing towards completion of 208 Street from 70 Avenue to 72 Avenue

CARRIED

Councillor Ferguson left the meeting at 4:30pm.

8. TransLink 2024 Funding Requests
Report 23-222
File ENG 1855-60

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize applications of $6,413,233 for TransLink cost sharing and, if successful, approve Township of Langley cost sharing of $3,829,983 from various sources.

That Council accept the 2024 TransLink Operating Funding as set by TransLink at $4,835,000.
CARRIED

9. Capital Request - 206 Street from 78 Avenue to Willoughby Town Centre Drive
Report 23-223
File ENG 5330-23-104

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize the use of up to $485,000 from various funding sources to award the construction contract for 206 Street from 78 Avenue to Willoughby Town Centre Drive.
CARRIED

Councillor Ferguson re-entered the meeting at 4:33pm.

F. REPORTS TO COUNCIL

10. Additional Staff Request
Report 23-227
File PLI 2510-01

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize the hiring of two additional Regular Full-Time Plan Reviewers and one Regular Full-Time Engineering Technologist for the Permits, Licences and Inspections Division.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the motion be amended read as follows:

That Council authorize the hiring of two additional Regular Full-Time Plan Reviewers and one Regular Full-Time Engineering Technologist for the Permits, Licences and Inspections Division, **pre-approved within the 2024 Budget with a start date of January 1, 2024.**
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

11. Capital Request – Walkable Holiday Light Display
Report 23-216
File CA 0330-20

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the following motion be referred to the 2024 budget process:

That Council approve the proposed annual Walkable Holiday Light Display event to be hosted at the Derek Doubleday Arboretum.
That Council authorize the use of up to $50,000 in capital funds from the Capital Projects Reserve for purpose of acquiring the commercial grade lights and related equipment.

That Council pre-approve $34,400 in the 2024 budget for costs associated with operating the event.
CARRIED

Councilor Richter opposed

G. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100182 and Development Permit Application No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street)
Bylaw No. 5946
Bylaw No. 5947
Report 23-229
File CD 08-27-0066

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947 rezoning portions of a 4.6 ha (11.4 ac) parcel of land located at 8393 - 200 Street to Comprehensive Development Zone CD-197 to facilitate the development of 195 apartment units and 74 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. Provision of community stormwater management facility in accordance with the Township's Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
2. 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.
3. Provision of road dedications, widenings, greenways, and necessary traffic improvements to the west side of 200 Street, 83 Avenue, 198 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Carvolth NP.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Dedication and construction of a 4.5 m wide street greenway on the west side of 200 Street and a 6.0 m wide creek greenway on the south side of Latimer Creek including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Dedication of the Streamside Protection and Enhancement Area including final acceptance of the streamside restoration and enhancement plans, fencing, signage and security.
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with

G. BYLAWS FOR FIRST AND SECOND READING

Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

8. Provision of a public access right-of-way over and construction of a midblock pedestrian connection from 83 Avenue to the Latimer Creek greenway.
9. Registration of a shared driveway/access easement for the driveway to 83 Avenue.
10. Registration of covenants:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
    b. prohibiting garages for the townhouse units 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 and 10% for apartment units) required to comply with the adaptable housing requirements.
11. Review and discharge of BL65699, BV536137, BV536138 and BV536139 as appropriate to reflect proposed development.
12. Subdivision of the subject lands into two lots plus dedications.
13. Finalization of the landscape, including landscape design for the stormwater detention facility and architectural plans.
14. Approval of Bylaw No. 5947 by the Ministry of Transportation and Infrastructure.
15. Compliance with Age Friendly Amenity Area requirements including registration of an access easement to provide for sharing of the amenities between the two sites and covenant identifying the indoor amenity area.
16. Compliance with the Community Amenity Contributions Policy and the Willoughby Greenway Amenity Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Servicing administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5947 authorize issuance of Development Permit No. 101375 subject to the following conditions:

G. BYLAWS FOR FIRST AND SECOND 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 the required Public Hearing for Bylaws No. 5946 and 5947.
CARRIED

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Public Spaces Regulation Bylaw Amendment
Bylaw No. 5950
Bylaw No. 5953
Report 23-221
File ENG 3900-25

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Township of Langley Public Spaces Regulation Bylaw 2018 No. 5298 Amendment Bylaw No. 5950.

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council give first, second and third reading to the associated Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5953.
CARRIED

2. Rezoning Application No. 100665 and Development Variance Permit Application No. 100138 (Aulakh / Gill / 7625 – 204 Street)
Bylaw No. 5940
Report 23-211
File CD 08-23-0202

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Aulakh / Gill) Bylaw No. 5940 rezoning approximately 1.01 ha (2.5 ac) of land located at 7625 – 204 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of seven rowhouse units, six semi-detached units and eight single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Yorkson Neighbourhood Plan (as required by the Yorkson Neighbourhood Plan).
3. Provision of road dedications, widenings and necessary traffic improvements for 203 Street, 203B Street, 204 Street and 76 Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
    b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

Housing Requirements of the Township's Official Community Plan

c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD)
d. prohibiting access to 204 Street for proposed Lots 15 – 21.

7. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
8. 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 the time of final reading of Bylaw No. 5940 authorize the issuance of Development Variance Permit No. 100138 (siting variance) as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 and 5 as indicated in Schedule A.

CARRIED

Councillor Richter opposed

3. Rezoning Application No. 100731 (20442 and 20464 Joint Ventures Ltd. / 20418, 20442 and 20464 - 76 Avenue)
Bylaw No. 5939
Report 23-214
File CD 08-23-0224

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (20442 and 20464 Joint Ventures Ltd.) Bylaw No. 5939 rezoning approximately 1.4 ha (3.6 ac) of land located at 20418, 20442 and 20464 - 76 Avenue to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(CH), R-CL(SD) and R-CL(RH) to facilitate development of 10 rowhouse units, eight semi-detached units, and 18 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

accordance with the Township's Subdivision and Development Servicing Bylaw.

2. Provision of road dedications, widenings and necessary traffic improvements for 76 Avenue, 75A Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
    b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD)
    d. prohibiting access to 76 Avenue for proposed Lots 1–15
    e. prohibiting access to 75A Avenue for proposed Lots 16-36.
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

CARRIED

Councillor Richter opposed

4. Rezoning Application No. 100734
(Flowerchild Research Inc. / 204, 26730 – 56 Avenue)
Bylaw No. 5944
Report 23-212
File CD 14-06-0136

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

No. 5944 amending the text of General Industrial Zone M-2A by adding "cannabis processing and cannabis testing" as a permitted use for property located at 204, 26730 – 56 Avenue subject to the following development prerequisite 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.

DEFEATED

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

MEETING RECESSED
The meeting recessed at 4:55pm.

MEETING RECONVENED
The meeting reconvened at 5:02pm.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100733
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Bylaw No. 5899
Report 23-143
File CD 11-26-0022

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899".

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the Referral be amended to include a second Public Hearing once the application returns to Council.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

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

1. Zoning Bylaw Amendments – Age-Friendly Amenity Area
Bylaw No. 5913
Report 23-226
File BLSI BA000041

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-friendly Amenity Area) No. 5913; and

That Council direct staff to amend specific Comprehensive Development Zones that contain apartment units that have received third reading on or before October 23, 2023 and receive final reading on or before April 22, 2024 to retain the requirement for 4 m^2 age-friendly amenity area per apartment dwelling unit.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council add 2(c)(6) to 111.5: "A maximum of 50% of the required *age-friendly amenity area* can be provided indoors."
CARRIED

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

K. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, and Dedication Removal (Township of Langley)
Bylaw No. 5933
Report C23-58
File ADM 0890-45

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give final reading to "Highway Closing and Dedication Removal (Township of Langley) Bylaw No. 5933".
CARRIED

2. Strategic Land Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5893
Report 23-110
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Strategic Land Loan Authorization Bylaw No. 5893".
CARRIED

Councillor Richter opposed

L. ITEMS FROM PRIOR MEETINGS

1. The 2024 Council Calendar
Report 23-182/23-215
File ADM 0550-06

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the proposed 2024 Council Calendar, presented as Attachment A to this report.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That an additional meeting be added on May 27, 2024.
CARRIED

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Baillie,

L. ITEMS FROM PRIOR MEETINGS

That the July 29, 2024 meeting be removed and replaced with a meeting on September 9, 2024.
CARRIED

Councillor Ferguson opposed

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

Councillor Ferguson opposed

**2. 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

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919".

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5920".
CARRIED

Councillor Richter opposed

**3. Assessment Averaging
Report 23-11**
File FIN 1970-01

Placed on the agenda for discussion only.

4. Motion to Reconsider

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

L. ITEMS FROM PRIOR MEETINGS

DCC Frontending Agreement Mitchell
Williams Pond DWA Inc.
Report 21-119
File CD 08-25-0098
CARRIED

Councillor Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with Mitchell Williams Pond DWA Inc. in the substantial form of a document presented as Attachment A, for the provision of drainage infrastructure for the area of Williams in the Willoughby Community Plan.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council Refer consideration of the proposed Drainage DCC Front-ending Agreement with Mitchell Williams Pond DWA Inc. back to staff to work with the proponent to potentially consider a revised design that considers its alignment with the updated draft land use plan for the Williams Neighborhood Plan, Climate Action 2100, size, location, funding and possible revisions.
CARRIED

Councillor Richter opposed

5. Motion to Reconsider

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

Drainage Development Works Agreement Bylaw
(Mitchell Williams Pond DWA Inc.)
Bylaw No. 5624
Report 21-116
File CD 08-25-0098
CARRIED

Councillor Richter opposed

MOTION
That Council give final reading to "Drainage Development Works Agreement (Mitchell Williams Pond DWA Inc.) Bylaw 2021 No. 5624".

L. ITEMS FROM PRIOR MEETINGS

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council Refer proposed Bylaw 2021 No. 5624 back to staff to work with the proponent to potential consider a revised design that considers its alignment with the updated draft land use plan for the Williams Neighborhood Plan, Climate Action 2100, size, location, funding and possible revisions.
CARRIED

Councillor Richter opposed

M. MAYOR AND COUNCIL REPORT

Councillor Martens provided a Fraser Valley Regional Library update.

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Martens commented on the Meteor Shower event out on by Metro Vancouver Parks.

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

P. FOR INFORMATION

1. **Report on Mobile Integrated Crisis Response Team**
   Memorandum – Protective Services RCMP
   File 7400-01

2. **Traffic Concerns – 64 Avenue and 60 Avenue Update**
   Memorandum – Engineering Division
   File 5460-01

3. **Agricultural Land Commission Decisions**
   Third Quarter 2023 (July – September)
   Memorandum – Community Development Division
   File 6635-01

4. **Connected Communities Pilot Project Update and Next Steps**
   Memorandum – Engineering Division
   File 5330-23-156

P. FOR INFORMATION

5. Old Yale Road Open House
Memorandum – Engineering Division
File 5330-23-78

6. Douglas Day Celebration Update
Memorandum – Corporate Administration Division
File 0330-20-Doug1

7. 88 Avenue (River Road) and 252 Street Intersection and Rail Crossing Improvements Project Update
Memorandum – Engineering Division
File 5330-26-013

8. Jacob Haldi Bridge Deterrent Spikes
Memorandum – Engineering Division
File 5330-20

9. Seniors Shuttle Bus
Memorandum – Engineering Division
File 8500-01

10. Seniors Advisory Committee
Minutes – September 20, 2023
File 0540-20

11. Standing Committee on Police Priorities and Initiatives
Minutes – September 27, 2023
File 0540-20

12. Foster Family Month
File 0630-01

Letter from Minister Mitzi Dean, Ministry of Children and Family Development requesting the month of October be proclaimed as Foster Family Month.

Q. MOTIONS ARISING FROM INFORMATION

1. 88 Avenue (River Road) and 252 Street Intersection and Rail Crossing Improvements Project Update
Memorandum – Engineering Division
File 5330-26-013

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That this matter be referred to the 2024 budget process.
CARRIED

Q. MOTIONS ARISING FROM INFORMATION

2. Connected Communities Pilot Project Update and Next Steps
Memorandum – Engineering Division
File 5330-23-156

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That staff be directed to extend the pilot project for another year with the following changes being implemented:

- increase the spacing between the delineators to a minimum of 12 metres to allow for vehicles to pull onto the shoulder to let emergency vehicles pass
- periodically provide locations with a minimum spacing of 18 metres to allow larger vehicles to pull over to let emergency vehicles pass
- retain shorter spacings at approaches to locations with higher conflicting vehicle traffic as a measure to protect active transportation users
- replace delineators in poor condition from surplus stock
- continue training of staff on the usage of the new equipment for maintenance
- undertake updated surveys in the summer of 2024 and report back to Council

DEFEATED

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

3. Report on Mobile Integrated Crisis Response Team
Memorandum – Protective Services RCMP
File 7400-01

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council endorse the Mayor advocating to the province for a Mobile Integrated Crisis Response Team.
CARRIED

4. Jacob Haldi Bridge Deterrent Spikes
Memorandum – Engineering Division
File 5330-20

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That Council direct staff to proceed with option 2: consult with key stakeholders only, such as local Fort Langley businesses,

Q. MOTIONS ARISING FROM INFORMATION

Kwantlen First Nation, local user groups, and the general public to be conducted in person prior to next summer.
DEFEATED

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

R. OTHER BUSINESS

1. Voluntary Water Metering Program for Residential Areas

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

1. Multiple municipalities within the region, such as the City of Richmond and the City of Delta, have completed or have ongoing voluntary residential water metering programs where the municipality installs a water meter for a single-family home at no cost to the property owner, wherein the property owner can transition to water metering or continue to pay a flat fee within the water utility as they do now;

2. Water metering offers residents equitable billing to only pay for the water they use, potentially reducing living costs for those that wish to reduce water consumption but would not otherwise realize cost savings; and

3. Water metering on a wider scale of implementation encourages the conservation of water resources and is an effective detection system for leaks and water loss, further reducing costs and reducing water consumption when these leaks are promptly repaired;

Therefore be it resolved that Council directs staff to report to Council with:

A. A summary of current water metering bylaw(s) and/or policies, billing processes and the percentage of water metering implemented throughout the Township of Langley for non-residential, mixed-used, multi-family, multiple dwelling unit and single family properties where water metering may or may not be mandatory and/or required for new construction;

B. An outline of a potential, new multi-year voluntary program to start within the 1st quarter of 2025 for existing single family residential and/or other urban property type owners or strata corporations within the water utility (excluding any and all

R. OTHER BUSINESS

agricultural properties) without water metering to request the installation of a water meter at no cost for Council to consider no later than the 2nd quarter of 2024, informed by the 2019 Metro Vancouver Best Practices Guide for Local Governments for Residential Water Metering;

C. Capital and operating cost implications to the water utility with options including any needed additional staff resources, equipment, implementation and ongoing maintenance, potentially funded by Capital Works within the Water Utility specific to a voluntary water metering program, if so endorsed by Council;

D. Potential inclusion of a website portal similar in concept to the City of Abbotsford, such that residents can view their water usage information with methods and options to reduce water usage and to see usage levels in comparison to other properties throughout the Township of Langley of the same property type;

E. Consideration of a transition to quarterly or monthly billing for water utility users with water metering; and

F. Consideration of a process and cost for pubic input and consultation and/or an open house(s) on a potential voluntary residential water metering program, if so endorsed by Council, with sample quality promotional and educational materials for Council's consideration.

CARRIED

2. 80 Avenue and 212 Street Lane

Moved by Councillor Martens,
Seconded by Councillor Pratt,
Be it resolved that Council directs staff to initiate a design for a complete closure of the east end of the lane immediately North of 80 Avenue between 211 Street and 212 Street using accessible emergency bollards and or gates with provision of an adequate vehicle turnaround using the funds set aside in Prerequisite 16 in Project Number 08-25-0120.
CARRIED

The agenda order was varied.

4. Christmas in Williams Park

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
Whereas Christmas at Williams Park has been a tradition for many Township residents for over 30 years;

R. OTHER BUSINESS

Whereas the event is organized by the Christmas in Williams Park Society with assistance of Township staff in the set up and take down of the displays; and

Whereas the event continues to provide a low cost option event for residents of the Township and surrounding municipalities,

Therefore be it resolved:

That for the 2023 Christmas in Williams Park Event Council authorize staff support for the installation and take down of the displays within a cost amount to be estimated by staff, but not to exceed $50,000 from the Council contingency fund;

That staff work with volunteers, including but not limited to, the Christmas at Williams Park Society, the Christmas Bureau, Rotary Club, Lions Club and other service organizations and clubs to review options and locations, including the Derek Doubleday Arboretum, for future similar events.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Richter,
That the second “therefore” paragraph be removed from the motion.
CARRIED

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That “staff support” be changed to “financial support”.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Pratt, and Richter opposed

AMENDMENT
Moved by Councillor Martens,
Seconded Councillor Richter,
That the motion be amended to read as follows:
That for the 2023 Christmas in Williams Park Event Council authorize staff support for the installation and take down of the displays within a cost amount **NOT** to exceed $50,000 from the Council contingency fund.
CARRIED

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the Christmas in Williams Park Society be permitted to use Williams Park for future Holiday light displays.
DEFEATED

R. OTHER BUSINESS

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

AMENDMENT
Moved by Councillor Baillie
Seconded by Councillor Martens,
That staff be directed to meet with the Christmas in Williams Park Society in early 2024 to discuss the future of holiday light events in Williams Park.
CARRIED

Mayor Woodward and Councillors Rindt and vanPopta opposed

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

3. Christmas in Williams Park (CIWP)

Moved by Councillor Richter,
RECEIVED NO SECONDER
Whereas:

1. Christmas in Williams Park (CIWP) has been a free family-oriented holiday lights event held in the Township's Williams Park for over 3 decades, and is considered by many of all ages to be a long-standing and cherished community/family holiday tradition;

2. The CIWP holiday lights event was originally run by the Township with the help of community volunteers;

3. In 2017, the Township requested the community volunteers to form a CIWP Society which they did, and Township staff continued to annually
support the event with the holiday lights set-up and take-down help;

4. In 2018, the Township informed the volunteer CIWP Society that from then on, Township would take over the holiday lights set-up and take-down which they did;

5. In December 2022, 25,000 people toured the CIWP holiday lights event;

6. In September 2023, the Township informed the volunteer CIWP Society that staff support would no longer be provided as CIWP was not an "authorized" event; and

7. The current Council did not discuss, or pass a resolution removing staff support from CIWP, nor did the current Council discuss,

R. OTHER BUSINESS

authorize, or fund a replacement holiday lights event in another location.

Therefore be it resolved that:

1. Langley Township Council authorizes the continuation of the CIWP Holiday Lights Event to be held annually in December in Williams Park for as long as the volunteer CIWP Society continues to exist and wants to continue holding this annual community event;

2. Langley Township Council authorizes $50,000 be allocated for staff 'lights set-up/take-down/storage' support of the 2023 CIWP Holiday Lights Event to be paid for from the 2023 Council Contingency account, or some other available account with excess funds; and

3. Langley Township Council requests staff to annually budget $50,000 for ongoing staff 'lights set-up/take-down/storage' support of the CIWP Holiday Lights Event in 2024 and all subsequent years.

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

5. Fort Langley Snowflakes

Whereas:

1. The 14 Fort Langley Snowflakes are a $15,000 Holiday Decoration asset currently owned by the Fort Langley Community Hall following the dissolution of the Fort Langley Business Improvement Association;

2. The Board of the Fort Langley Community Hall voted in April 2023 to divest itself the Fort Langley Snowflakes as storage and installation of street light decorations is beyond its purpose and constitution;

3. The Fort Langley Community Hall Board wishes to see the snowflakes continue to be installed each December on Glover Road in downtown Fort Langley; and

4. The Fort Langley Community Hall Board has generously offered to give the snowflakes to the Township of Langley provided the Township takes over the responsibility for annual storage and installation of the snowflakes on Glover Road in Fort Langley.

Therefore be it resolved that Council request staff to accept the Fort Langley Community Hall's offer of the Fort Langley snowflakes in return for taking over the responsibility for the annual storage and installation of the snowflakes on Glover Road in Fort Langley.

S. RECONVENE THE CLOSED MEETING

T. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 6:39pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Deputy Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, October 23, 2023 at 7:25pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, S. Richardson 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 – October 23, 2023

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held October 23, 2023.
CARRIED

B. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (Essence Properties (Jericho Crossing) Inc.) Bylaw 5926 Report C23-68

File BLSI PM003165

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

B. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council give first, second and third reading to "Highway Closing and Dedication Removal (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5926".
CARRIED

C. PUBLIC HEARING

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

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936" and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937"

Explanation – Bylaw No. 5936

S. Richardson explained that 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. 74 public notices were mailed out.

Explanation – Bylaw No. 5937

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

Submissions from the public:

The following written submission was received from the public:

1. K. Chohan, a Langley resident, expressing support for this proposal.

Explanation by the proponent.

K. Norbury, Rising Tide Consultants, was in attendance and stated that this was an ideal location for a liquor store and asked Council to approve this application.

C. PUBLIC HEARING

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936" and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937".
CARRIED

MOTION
Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936" and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937".
CARRIED

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

"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" and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862"

Explanation – Bylaw No. 5861

S. Richardson explained that 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)'. 360 public notices were mailed out.

C. PUBLIC HEARING

Explanation – Bylaw No. 5862

S. Richardson explained that 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.

Submissions from the public:

1. R. Oleksy, a Langley resident, was in attendance and commented on how busy 72B Avenue is and how all the townhouse complexes must use this road for access to their homes, and further expressed concerns regarding the below market housing.

The following written submissions were received from the public:

1. I. Margulis, a Langley resident, expressing concerns about traffic, access to the homes already on 72B, below-market rental housing and safety concerns, and lack of infrastructure.
2. A. Alvarez, a Langley resident, expressing concerns about increased traffic, overcrowding at schools, and emergency vehicle access to 72B Avenue.
3. J. Fantillo, a Langley resident, expressing concerns about having a low-income rental building in this area and the potential for crime.
4. K. and M. Wilkins, Langley residents, expressing concerns about low-income rentals and the increase in traffic on 72B Avenue.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie
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 (Township of Langley) Bylaw No. 5861" and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862"
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
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 (Township of Langley) Bylaw No. 5861" and
"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862".

C. PUBLIC HEARING

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Official Community Plan Amendment and Rezoning Application No. 100229 (Township of Langley / 20230 – 72B Avenue) Bylaw No. 5861 and Bylaw No. 5862 be deferred to the November 6, 2023 Regular Meeting.
CARRIED

3. 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

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments) Bylaw No. 5903"

Explanation – Bylaw No. 5903

S. Richardson explained that Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units. 74 public notices were mailed out.

Development Permit No. 101194

Running concurrently with this Bylaw is Development Permit No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue) in accordance with Attachment G subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and 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. PUBLIC HEARING

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:

1. D. Hunter, a Langley resident, was in attendance and commented that 28A is a quiet, safe road and asked that the road remain a dead-end street and not become a through road. She expressed concerns regarding safety on the road if it were to be opened and widened. She asked Council to consider alternative measures for 28A Avenue.
2. A. Hunter, a Langley resident, was in attendance and commented on the height of the proposed building and the amount of sunlight he will lose on his property, roughly 4-6 hours. He asked for the rezoning to not be considered until solar impacts are addressed.

The following written submissions were received from the public:

1. R. Charpentier, a Langley resident, expressing concerns about the proposed five-storey building disrupting the current aesthetic of the community and the plan to construct a road behind his complex.
2. M. Massey, a Langley resident, expressing concerns about the proposed lane and safety concerns.
3. J. Hunter, a Langley resident, expressing concerns regarding the proposal to create a through-road on 28A Avenue and the potential impact on the safety of children and the peaceful atmosphere of the community.
4. J. Halliday, a Langley resident, requesting that the east end of 28A Avenue remain as it is today and not connect to 273 Street due to safety, quality of life, and climate change concerns.
5. H. Hunter, a Langley resident, provided comment regarding access to the proposed development, a cul-de-sac or turnaround at the subject property, further extension of 28A, and the shadow affect of this development.
6. D. Kask, a Langley resident, expressing concerns about traffic safety on 28A between 272 and 273 Street.
7. D. Hunter, a Langley resident, expressing concerns about opening 28A as a throughfare from 272 to 273 and submitted a 159-signature petition again the throughfare.
8. A. Matthews, a Langley resident, expressing concerns about opening 28A.
9. A. Hunter, a Langley resident, expressing concerns about the shadow and solar effect from this development on their home.

C. PUBLIC HEARING

10. D. Hohm, a Langley resident, expressing concerns about increasing density and the impact on local roads and infrastructure.
11. A. Hunter, a former 28A Avenue resident, expressing concerns about opening 28A Avenue and safety issues.
12. B. Henderson and L. Cohen, Langley residents, expressing concerns regarding making 28A Avenue a through road.
13. D. Kask, a Langley resident, expressing concerns regarding making 28A Avenue a through road.

4. Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 23-152
File MA LRP00012

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799"

Explanation – Bylaw No. 5799

S. Richardson explained that Bylaw No. 5799 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related and consequential amendments to land use of the Willoughby Community Plan.

Submissions from the public.

1. N. Cicuto, a Langley resident, was in attendance and stated that the existing plan has a balanced approach between urban and rural, but that the new plan does not. She stated that the new plan proposes a 139% population increase and that local infrastructure is not sufficient to handle this increase. She stated her opposition to the proposed update.
2. R. Bailey, a Langley resident, was in attendance and commented on the increased density proposed and lack of green space and infrastructure in this area.
3. M. Chehil, a Langley resident, was in attendance and commented on the single-family designation for his property and the difficulties of trying to build a single family home on such a slope. He asked Council to consider a different designation for this area.
4. J. Kusch, a Langley resident, was in attendance and commented on the lack of parking in the area.
5. D. Davis, a Langley resident, was in attendance and provided pictures of traffic in the area and the lack of buffer on 216 Street. He expressed concerns about the increased density and the urban/rural conflict that will occur. He asked Council to put in a better agriculture buffer along

C. PUBLIC HEARING

216. He further commented on drainage issues with increased density.
6. D. Kask, a Langley resident, was in attendance and stated that the proposed plan has many positive things but that apartments built so close to farmland is not ideal. A greenbelt is needed to serve as a buffer between urban and rural.

The following written submissions were received from the public:

1. W. Martin, a Langley resident, expressing concerns about having enough social housing.
2. S. Bouchard, COO, Lorval Developments, stating that preserving the original neighbourhood plan, including the commercial component, serves the best interests of both the Township and its residents.
3. D. Kask, a Langley resident, expressing the need for a greenbelt along 216 to provide privacy and protection for residents from noise and fumes from vehicles.
4. Z. Xu, a Langley resident, expressing opposition to building a high density apartment on 212 Street close to 80 Avenue due to privacy and blocking the sunlight.
5. A. Bullock, a Langley resident, expressing opposition to high/medium density apartments due to increase traffic and crime.
6. M. Percival, a Langley resident, expressing concerns regarding traffic on 83 Avenue.
7. P. Randhawa, a Langley resident, expressing concerns about the urban park being located on his property.
8. B. Mills, a Langley resident, requesting that the transition area on 212 Street between 82 and 81A to be reserved for detached homes only.
9. W. Martin, a Langley resident, requesting that all buildings be net zero, solar ready, 100% electric, accessible, and fire resistant.
10. C. Clark, a Langley resident, expressing concerns about increased property taxes, and sufficient infrastructure being in place.
11. JD Gilliland, a Langley resident, stating that this is a much needed development of these lands.
12. P. Windover, a Langley resident, stating that he does not wish to see 83 Avenue continue past 211 Street.
13. M. Bott, a Langley resident, asking for regular parking for the shops, not just underground which many large trucks do not fit in to.
14. F. Arnold, a Langley resident, expressing opposition to increasing the density.
15. R. O'Connell, a Langley resident, expressing concerns about infrastructure not being in place before development.
16. A. Moreno, a Langley resident, expressing concerns about not protecting forests and ancient trees.
17. C. Duprat, a Langley resident, asking for a grocery store to be developed in the area.

C. PUBLIC HEARING

18. L. Johnson, expressing opposition to increasing density before better infrastructure is in place.
19. S. Lafreniere, a Langley resident, expressing opposition to increasing density when the local hospital and schools are overburdened.
20. K. Arens, a Langley resident, expressing opposition.
21. K. Reisdorf, a Langley resident, expressing concerns about lack of transit and through-roads in the area.
22. C. Chang, a Langley resident, asking to stop building and instead put energy into protecting trees and wildlife.
23. J. Graham, a Langley resident, expressing concerns about lack of schools, roads, and hospitals.
24. E. Trigg, expressing concerns about lack of tree canopy and green space.
25. E. Vogt, a Langley resident, expressing concerns about the townhouse development at 84 Avenue and 212 Street and the increase in traffic.
26. J. Vogt, a Langley resident, suggesting the entrances and access roads for the new developments be from 80 Avenue or 212 Street.
27. L. Semenowich, a Langley resident, expressing concerns about lack of infrastructure.
28. J. Hansra, Isle of Man Property Group, asking for the zoning of 7703-216 Street be changed from Single Family Mixed Residential to Townshouse Strata to accommodate their proposed detention and sanitary pump station.
29. C. Taratino, a Langley resident, asking for trees to be planted in the rear lane of residential properties.
30. Better Langley, asking Council to consider referring these housing projections to an independent consultant to adequately assess the impact of 5,770 homes on our school system, and that Council work with the school board and Minister of Education to lobby for a two-storey double capacity elementary school for this urban environment where land value is at a premium.
31. Horbay Family, Langley residents, opposing placement of parkland on their property and asking to have the park relocated.
32. N. and N. Cicuto, Langley residents, stating opposition to the proposed update due to the types of housing, increased density, and traffic concerns.
33. J. Kusch, a Langley resident, expressing concerns about parking on 80 Avenue and 212 Street.
34. D. Kask, a Langley resident, expressing concerns about apartments being built so close to farmland.
35. C. Loong, Senior Planner, TransLink, provided formal comments on the proposed amendment.
36. D. Davis, a Langley resident, provided pictures of traffic in the area.

C. PUBLIC HEARING

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council consider third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council grant third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council refer Consideration of 3rd and Final Reading back to Staff to:

A. Update the proposed single-family designations fronting the 212th Connector to a Townhouse designation, without adjustment to the contemplated park or nature space(s);

B. Update proposed medium and low density apartment designations fronting 216th Street north and south of 78th Avenue to a Townhouse designation;

C. Reduce and/or remove the requirement for mandatory office space(s) within mixed-use or residential development south of 80th Avenue, as it may be appropriate for Council to consider, permitting separate building entrances for commercial and residential uses;

D. Permit the grocery use of a maximum permitted size of 4,500 m2 to be provided within subsequent phases of development beyond the first, when otherwise identified and confirmed to be provided within High Density Mixed-Use;

E. Include a new land use designation and location for a Civic Institutional Use and primary Municipal Operations Centre north of 80th Avenue adjacent to 216th Street, potentially contiguous with the contemplated detention pond for the area; and

C. PUBLIC HEARING

F. Include a new land use designation and location(s) for non-market housing potentially fronting the 212th Connector, 80th Avenue and/or south of 79th Avenue.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the following be added to the referral:

G. Reduce the quantity of apartments to townhouses, as it may be appropriate for Council to consider.

CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the following be added to the referral:

H. Consider an improved Agricultural Land Reserve buffer, as it may be appropriate for Council to consider.

CARRIED

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

MOTION
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That staff Report to Council with a draft development phasing Council Policy framework for residential and mixed-use development applications within the Williams Neighbourhood Plan south of 80th Avenue only advancing to Council for Final Adoption, and potentially other areas that Council may wish to consider, potentially subject to:

1) an annual review by Council;
2) the commencement of construction of multiple, additional school(s) within the Willoughby Community Plan area(s);
3) additional development proceeding within the Latimer, Yorkson, Carvolth and Smith Neighbourhood Plans with significant progress towards the completion of arterial roads and sidewalk infrastructure within these areas and the consideration of additional school sites;
4) the provision of arterial roads and sidewalks outlined within the Williams Neighbourhood Plan; and
5) a known, reliable timeline and funding commitment(s) for needed capacity upgrades for Provincial Highway 10 from the Langley Bypass

C. PUBLIC HEARING

to the 232nd interchange and its connection to the 216th Street interchange.

CARRIED

D. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the meeting terminate at 8:42pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Sarah Beauvais
Date: Friday, October 20, 2023 9:57:24 AM

Please note the following response to Delegation Requests has been submitted at Friday October 20th 2023 9:54 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  11/06/2023
- **Name of delegate or organization wishing to appear**
  Sarah Beauvais
- **Topic**
  Tree removal permit
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Lower the fee of tree removal
- **Desired resolution**
  To lower the fee.
- **Full name**
  Sarah Beauvais
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Sandra Cameron
Date: Saturday, October 21, 2023 10:07:24 PM

Please note the following response to Delegation Requests has been submitted at Saturday October 21st 2023 10:07 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  11/6/2023

- **Name of delegate or organization wishing to appear**
  Fort Langley Community Improvement Society, Fort Langley Community Hall

- **Topic**
  Christmas snowflakes decorations installed on posts for Christmas in Fort Langley.

- **Purpose of presentation**
  Other

- **Desired resolution**
  That the TOL accept the FLCIS offer of accepting the snowflakes for free, and store in a municipal building and installed by TOL staff. Snowflakes must be agreed to being installed in Fort Langley only. Complete documentation packages have already been submitted to the Mayor and Council. No further documents will be presented.

- **Full name**
  Sandra Cameron

- **Email address**
  FOIPPA s.22(1)

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

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

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Adia Lewis
Date: Sunday, October 22, 2023 3:47:59 PM

Please note the following response to Delegation Requests has been submitted at Sunday October 22nd 2023 3:45 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  11/06/2023
- **Name of delegate or organization wishing to appear**
  Adia Lewis
- **Topic**
  Integrated Family Connections - A Pilot Project
- **Purpose of presentation**
  Request funds, Other
- **for other, describe here:**
  Request Township partnership in social planning
- **Desired resolution**
  That the Township of Langley will implement Integrated Family Connections as a social planning program which addresses the need for high-density housing, social support, and 2nd stage housing for single parent families, with the pilot project being I AM With You House which is already in operation.
- **Full name**
  Adia Lewis
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**

FOIPPA s.22(1)

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-232
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	4320-01
SUBJECT:	LICENCING BYLAW AND POLICY AMENDMENT		

RECOMMENDATIONS:

That Council endorse the draft Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878 and authorize staff to schedule the required notice pursuant to applicable regulations; and

That Council endorse amendments to Council Policy 07-411 Renewal of Existing Licences Enforcement.

EXECUTIVE SUMMARY:

The Township of Langley (the Township) issues Secondary Suite Licences (Licence) pursuant to the Township of Langley Licencing Bylaw 2016 No. 5192, as amended from time to time. Licences are required for authorized secondary suites located in the Township. An authorized secondary suite is one that is in compliance with the Township of Langley Zoning Bylaw and Building Bylaw. Unauthorized secondary suites are not licenced by the Township and are subject to enforcement policies which are not discussed in this Report.

A Licence is not issued until such time as the application has been approved by the Manager, Licencing & Policies, or their designate, and all required fees have been paid. Licences are renewable on an annual basis from the date of the original Licence application. Licences are not transferrable, with a new Licence being required for new property owners. Licences are not required for secondary suites that have been decommissioned to the satisfaction of the Township, and thus are unavailable for use as a dwelling, to the satisfaction of the Township.

Staff use a variety of methods to advise Licencees as to when Licences are approaching expiration and need to be renewed, or that a new Licence is required for a new property owner. Invoices, reminder notices, phone calls, and letters are sent to Licencees or new property owners advising that the required Licence fees are outstanding or that a new Licence is required. Included in the notification are gradual reminders stating that not renewing or obtaining the required Licence may result in escalating enforcement action, including the issuance of Bylaw Offence Notice tickets.

Consistent with historical practice in the Township, staff aim for voluntary compliance with Licence requirements; however, there are Licencees who disregard repeated notifications and escalating enforcement action taken by staff. The revised Bylaw and Council Policy, which has been reviewed by legal counsel, authorizes staff to recover outstanding Licence fees in accordance with Sections 231 and 258 of the Community Charter in the same manner and by the same means as annual property taxes for the subject properties.

PURPOSE:

To obtain Council approval to recover outstanding Secondary Suite Licence fees in the same manner and by the same means as annual property taxes.

BACKGROUND/HISTORY:

Licences are required for authorized secondary suites located in the Township. Unauthorized secondary suites are not licenced by the Township and are subject to enforcement policies. The licencing of secondary suites is regulated under the Township of Langley Licencing Bylaw which provides for the issuance of Licences for secondary suites subject to compliance with the Township of Langley Zoning and Building Bylaws.

Current procedures for Licence renewals are as follows:

1. Approximately 30 days before a Licence is due for renewal, an invoice is generated and mailed to the Licencee. Included on the invoice is a due date to pay the licence fees and notations stating that a secondary suite without a valid Licence may result in the issuance of Bylaw Offence Notice tickets.
2. Where the required Licence fees have not been paid by the due date indicated on the first invoice, a reminder notice is sent to the Licencee. The reminder invoice again advises the Licencee that operating without a Licence may result in the issuance of Bylaw Offence Notice tickets.
3. Where the required Licence fees have not been paid by the due date indicated on the reminder invoice, a second reminder notice is sent to the Licencee. The second reminder invoice again advises the Licencee that operating without a Licence may result in the issuance of Bylaw Offence Notice tickets.
4. Where staff receive no response from the Licencee to the second notification, a formal letter is sent to the Licencee advising them that the Licence fees must be paid by a certain date. Generally included with the formal letter is a Bylaw Offence Notice ticket.
5. If staff again receive no response from the Licencee, and fees are not paid by the required date, a second letter is sent, and one or more Bylaw Offence Notice tickets are issued.
6. If these steps do not result in the Licencee paying the invoice and renewing or obtaining a Licence, the fees continue to accumulate year after year. Staff may continue to issue additional Bylaw Offence Notice tickets or proceed with legal action in accordance with Council Policy 07-411 Renewal of Existing Licences Enforcement. However, to date, staff have never proceeded with legal action for any unpaid Licences.

DISCUSSION/ANALYSIS:

At the time of this report, there is approximately $117,000 in outstanding Licence fees owed to the Township where an invoice and at least one reminder notice has been sent. Continued enforcement of Licences that are not paid after the above process is followed and compliance is still not obtained requires staff to pursue legal action in accordance with Council Policy 07-411 Renewal of Existing Licences Enforcement.

Authorization to proceed with collecting outstanding Licence fees by way of property taxes ensures the payment of fees without pursuing legal action saving considerable staff time and legal fees.

Recovering fees through the property taxation process will not be contemplated until staff have exhausted all reasonable efforts to have the Licence voluntarily renewed or obtained including continuing to follow the escalating notice and enforcement steps outlined above. Prior to recovering fees as property taxes, staff will send a “final notice” letter to the registered owner(s) advising the Licencee of the next steps should the Licence not be obtained or renewed by a specific date, including specific notice that the unpaid fees will be recovered in the same manner and by the same means as property taxes in accordance with the Bylaw and the Policy. Such a letter may also include additional Bylaw Offence Notice tickets.

Property owners are also at any time able to avoid having to pay Licence fees by having the secondary suite decommissioned, and thus unavailable for use as a dwelling, to the satisfaction of the Township. Decommissioning a secondary suite requires removal of cooking and laundry facilities and other items and amenities that comprise a secondary suite. Secondary suites that have been decommissioned are not subject to Licence fees.

Respectfully submitted,

Britta Bieberstein
MANAGER, LICENCING & POLICIES
for
PERMITS, LICENCES & INSPECTIONS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	K. Kenward

ATTACHMENT A Amended Council Policy 07-411

ATTACHMENT B Draft Bylaw No. 5878

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Renewal of Existing Licences Enforcement

Policy No: 07-411
Approved by Council: 2020-06-15
Revised by Council:

1. Purpose

1.1 To set out conditions for enforcement where:

(a) an existing Licence has not been renewed or the fees have not been paid within the required timeframe; or

(b) a new owner or operator of an existing business or secondary suite has not obtained a new ~~license~~licence.

2. Background

2.1 Licences are renewed on an annual basis. Annual fees for a Licence are addressed in "Schedule A" of the Licencing Bylaw.

3. Related Bylaw

3.1 Licencing Bylaw 2016 No. 5192, as amended or replaced (the "Licensing Bylaw").

4. Definitions:

4.1 The following terms in this Policy shall have the below set out definitions:

"**Licence**" means a valid and subsisting licence granted pursuant to the Licencing Bylaw.

"**Licencee**" means a person to whom a Licence has been granted pursuant to the Licencing Bylaw.

5. Policy

5.1 Departmental Enforcement of Licences

5.1.1 Where a Licence has been issued, it must be renewed on an annual basis and fees paid in accordance with the Licencing Bylaw.

5.1.2 Where a Licence has been issued, and is up for renewal, an invoice for the outstanding fees payable pursuant to the Licensing Bylaw (the "Licencse Fees") is sent to the Licencee approximately 30 days prior to expiry of the Licence (the "Invoice"). The Invoice includes a "Due Date" by which the Licence Fees must be paid (the "Due Date"). The Invoice also contains notations stating that the Licence fees are payable by the Due Date indicated, and should the Licencee not have a valid Licence, the Licencee may result in the issuance of municipal fines.

5.1.3 Where no response to the Invoice is received from the Licencee, and the Licence fees have not been paid by the Due Date indicated on the Invoice, a reminder invoice is sent to the Licencee (the "Reminder Invoice"). The Reminder Invoice again advises the Licencee that operating without a Licence may result in the issuance of municipal fines.

5.1.4 Where no response to the Reminder Invoice is received from the Licencee, and the Licence Fees have not been paid by the Due Date indicated on the Invoice, a Second Reminder Invoice is sent to the Licencee (the "Second Reminder invoice"). The Second Reminder Invoice again advises the Licencee that operating without a Licence may result in the issuance of municipal fines.

~~5.1.4~~5.1.5 Where no response to the Second Reminder Invoice is received from the Licencee, and the Licence Fees have not been paid and are over 90 days past the Due Date, a notification letter is sent to the Licencee (the "Letter Notice"), which ~~letter~~ may include Bylaw Offence Notice ticket(s) issued under the Licencing Bylaw.

~~5.1.5~~5.1.6 Where no response to the Letter Notice is received from the Licencee within 30 days, and the Licen~~s~~ce Fees remain outstanding, a second letter, including Bylaw Offence Notice ticket(s) issued under the Licence Bylaw, is sent to the Licen~~s~~cee.

~~5.1.6~~5.1.7 Where there is a new owner or operator for a business or secondary suite with an existing Licen~~s~~ce (the "New Owner"), and the New Owner has not obtained a new Licen~~s~~ce from the Township pursuant to the Licensing Bylaw, a letter is sent to the New Owner to advise that an application and new Licence from the Township are required for the New Owner to continue operating the business or secondary suite. If no Licence application is received, and no new Licen~~s~~ce issued to the New Owner by the Township, follow-up letters will be sent to the New Owner, which may include Bylaw Offence Notice ticket(s) issued under the Licen~~s~~ing Bylaw, until compliance is obtained, and subject to section 5.1.~~8~~7 below.

5.1.8 Where no response is received to the Letter Notice for secondary suite licences and where the licence fees have not been paid as at December 31 in each year, the licence fees may be recovered in the same manner and by the same means as ordinary property taxes in arrears.

5.1.9 Where attempts by staff in the Permit, Licence & Inspection Services Department to gain voluntary compliance, through renewal of an existing Licence, including full payment of the Licen~~s~~ce Fees, or a new Licen~~s~~ce is not obtained by a New Owner, all in accordance with this

Policy, Council authorizes the Director, Permit, Licence & Inspection Services ~~General Manager, Engineering & Community Development,~~ or their delegate, to commence and proceed with legal proceedings, in his or her discretion. The approval of this Policy by Council will constitute a resolution authorizing such legal proceedings as required by section 274 of the Community Charter, SBC 2003, c. 26, as may be amended or replaced.

5.1.10 Where the registered property owners of an owner-occupied dwelling containing an unoccupied secondary suite submit a formal request to be exempt from licencing the secondary suite, an inspection will be conducted by Township staff and the property owners must swear or affirm a statutory declaration that is signed by a Commissioner for taking affidavits in the Province of BC, confirming the secondary suite is not being occupied as a secondary suite. Upon receipt of the statutory declaration and confirmation by Township staff through an inspection that the secondary suite is not being occupied as a secondary suite, the registered property owners will be exempt from licencing the suite and the utility fees generally applied to secondary suites (if applicable) for as long as the secondary suite continues to not be occupied as a secondary suite.

~~5.1.7~~5.1.11 Licences are not required for secondary suites where they have been decommissioned, and are unavailable for use as a dwelling, to the satisfaction of the Township.

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5912

AMENDMENT BYLAW NO. 5878

EXPLANATORY NOTE

Bylaw No. 5878 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to allow for unpaid secondary suite licence fees to form a charge on the Lands to be recovered in the same manner and by the same means as ordinary property taxes in arrears.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5912

AMENDMENT BYLAW NO. 5878

A Bylaw to Amend Licencing Bylaw 2016 No. 5192

WHEREAS it is deemed necessary and desirable to regulate businesses within the Municipality; and

WHEREAS Council wishes to amend the Licencing Bylaw 2016 No. 5192;

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

1. This Bylaw may be cited for all purposes as “Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878”.

2. The Township of Langley Licencing Bylaw 2016 No. 5192, as amended, is further amended by:

    a. Adding the following to “**PART 3 LICENCE REQUIREMENTS**”

    Unpaid Secondary Suite Licence Fees

    3.5 All Secondary Suite Licence fees, if due and payable, but unpaid as of December 31 in each year, will form a charge on the lands for which the Secondary Suite Licence fee was charged, and may be recovered in the same manner and by the same means as ordinary property taxes in arrears.

NOTICE WAS ADVERTISED the	day of	, 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:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-233
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	3900-25
SUBJECT:	FRASER VALLEY INTERMUNICIPAL BUSINESS LICENCE BYLAW AND INTERMUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW		

RECOMMENDATIONS:

That Council endorse the draft Intermunicipal Business Licence Bylaw No. 5960 and authorize staff to schedule the required public notice pursuant to applicable regulations; and

That Council endorse the draft Intermunicipal Business Licence Agreement Bylaw No. 5961.

EXECUTIVE SUMMARY:

Since January 1, 2013, construction industry related businesses have been able to purchase a Fraser Valley Intermunicipal Business Licence (IMBL) to operate in neighbouring municipalities including the City of Abbotsford, City of Chilliwack, City of Delta, District of Hope, District of Kent, City of Merritt, City of Langley, City of Maple Ridge, District of Mission, City of Pitt Meadows, City of Surrey, Harrison Hot Springs and the Township of Langley.

Working in collaboration with the Provincial Ministry of Small Business, the IMBL group consisting of representatives from each of the participating municipalities meet on a quarterly basis to review the bylaw and determine any updates or changes necessary. At this time, the City of Merritt will be withdrawing from the IMBL program requiring the remaining 12 municipalities participating in the Fraser Valley IMBL to amend their bylaws. In addition, the remaining municipalities wish to enter into a formal agreement bylaw and make some minor wording changes to the existing bylaw. Due to the number of minor wording changes to the existing Intermunicipal Business Licence Bylaw, staff feel repealing and enacting a new IMBL Bylaw is the best option.

PURPOSE:

To seek Council's approval to remove the City of Merritt from the participating municipalities and enter into a formal IMBL Agreement Bylaw.

BACKGROUND/HISTORY:

An IMBL is formed through common bylaws enacted by each participating municipality. The IMBL Agreement Bylaw allows municipalities to enter into an agreement with partner municipalities. It addresses terms such as the fee, revenue sharing formula and distribution, and overall administration of the licence. A second bylaw, the IMBL Bylaw, is the formal mechanism through which the IMBL is implemented in each municipality and sets out the various terms and conditions that apply to the IMBL across the participating municipalities. In ratifying the IMBL Bylaws in the Fraser Valley, participating municipalities agree to the following:

- Trades contractors and other professionals related to the construction industry may be eligible to purchase an IMBL covering communities in the Fraser Valley. When a business is located in one of the participating municipalities and the business owner can obtain a standard base business licence, an application may be submitted to obtain an IMBL from the municipality that issued the base licence.
- Eligible businesses include mobile trades contractors or other professionals related to the construction industry who perform maintenance and or repair of land and buildings.
- The cost of the IMBL is $250 in addition to the fee for the base licence. The revenue generated from the IMBL fees collected from January 1 to December 31 inclusive is distributed by February 28 of the year following the year in which the fees were collected. The principal municipality retains 90% of the fee collected and the remaining 10% is distributed to the remaining participating municipalities. In 2022, the Township of Langley issued 628 IMBL's resulting in a revenue of $157,000, out of which $6485.42 was distributed to participating municipalities.
- Businesses are required to comply with municipal bylaws and regulations of each participating municipality. Each municipality retains authority to enforce its own bylaws such as local business licence regulations and to suspend or cancel and IMBL where necessary. Staff in participating municipalities have established a shared protocol for escalating enforcement and have agreed to communicate enforcement actions to each other for compliance of business licence regulations.

DISCUSSION/ANALYSIS:

The Fraser Valley IMBL process requires that the Township of Langley enter into an agreement with all participating municipalities under one agreement. Each participating municipality will ratify the agreement for the Fraser Valley IMBL program that has been operating since 2013. All participating municipalities are part of the program with the exception of the City of Merritt who will be opting out of the Fraser Valley IMBL program.

Since this is a multi-jurisdictional program, each participating municipality will present to their respective Council in 2023 with the final agreement to be in place by January 1, 2024. The Province of BC will be providing the final agreement documents once all participating municipalities have ratified the Fraser Valley IMBL Agreement and Bylaw.

To allow for the City of Merritt to leave and add minor wording adjustments to the Fraser Valley IMBL bylaw, each participating municipality must approve and enact a new IMBL Agreement Bylaw and amendment bylaw. Staff recommend Council enact the Bylaws to continue the

Township of Langley's participation in the Fraser Valley Intermunicipal Business Licence program.

Respectfully submitted,

Britta Bieberstein
MANAGER, LICENCING AND POLICIES
for
PERMITS, LICENCES & INSPECTIONS DIVISION

ATTACHMENT A Draft Bylaw No. 5960

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

EXPLANATORY NOTE

Bylaw No. 5960 is a Bylaw enabling the Township of Langley to participate in an Inter-municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one another to permit certain categories of Businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this Bylaw;

NOW THEREFORE, the Municipal Council of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. There is hereby established an Inter-Municipal Business Licence scheme, pursuant to Section 14 of the Community Charter, and according to the terms and conditions of this Bylaw.

2. This Bylaw may be cited for all purposes as "Inter-municipal Business Licence Bylaw No. 5960.

3. In this Bylaw:

"Business" has the meaning as defined by the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c.26;

"Mobile Business" means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings from other than their Premises;

"Inter-municipal" means a business licence which authorizes a "mobile business licence" Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities in accordance with this Bylaw and will be in addition to a Municipal Business Licence;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means those of the following municipalities that have adopted this Bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
City of Delta	City of Mission
District of Hope	City of Pitt Meadows

District of Kent	City of Surrey
City of Langley	Village of Harrison Hot Springs

"*Person*" has the meaning as defined by the *Interpretation Act*, RSBC 1996, c. 238;

"*Premises"* means a fixed or permanent location where the Person ordinarily carries on Business; and

"*Principal Municipality"* means the Participating Municipality where a business is located or has a Premises.

4. Subject to the provisions of the inter-municipal Business Licence bylaw, the Participating Municipalities will permit a Person who has obtained an Inter-municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.

5. A Principal Municipality may issue an Inter-municipal Business Licence to an applicant for an Inter-municipal Business Licence provided the applicant is a Mobile Business and meets the requirements of this Bylaw in addition to the requirements of the Municipal Business Licence bylaw of the Principal Municipality.

6. Notwithstanding that a Person may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the Person carries on Business.

7. A Person that operates a Mobile Business may only apply for an Inter-municipal Business Licence from the Participating Municipality in which they maintain a Premises.

8. Neither this Bylaw nor the issuance of an Inter-municipal Business Licence eliminates a requirement of a holder of an Inter-municipal Business Licence to obtain a Municipal Business Licence for each Premises that is maintained within the jurisdiction of the Participating Municipality.

9. The Inter-municipal Business Licence fee is $250 and is payable to the Principal Municipality. The Inter-municipal Business Licence fee is separate and additional to any Municipal Business Licence fee that may be required.

10. Notwithstanding that some Participating Municipalities pro-rate their Municipal Business Licence fee, the Inter-municipal Business Licence fee must not be pro-rated.

11. The revenue generated from Inter-municipal Business Licence fees is shared amongst all Participating Municipalities using the revenue sharing formula referred to in Schedule "A" of this Bylaw.

12. The Participating Municipalities agree that the revenue sharing formula will be reviewed from time to time and will be altered as necessary upon agreement of all Participating Municipalities.

13. The revenue generated from Inter-municipal Business Licence fees collected by the Participating Municipalities will be distributed by each Participating Municipality to the other Participating Municipalities as follows:

    a. The revenue generated from Inter-municipal Business Licence fees collected from January 1 to December 31 inclusive will be distributed by February 28 of year following the year in which the fees were collected.

14. The term of the Inter-municipal Business Licence is the same as the term for the Municipal Business Licence issued by the Principal Municipality for that Business category.

15. An Inter-municipal Business Licence issued within the 12 month term of the inter-municipal business licence scheme established by this Bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the Participating Municipalities.

16. Each Participating Municipality shall provide the other Participating Municipalities with information regarding the Inter-municipal Business Licences that it issues by way of regular updates on a shared database that is available to all Participating Municipalities.

17. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the Community Charter or the Municipal Business Licence Bylaw or regulation of the Participating Municipality. The suspension shall be in effect throughout all of the Participating Municipalities and it shall be unlawful for the holder to carry on the Business authorized by the Inter-municipal Business Licence in any Participating Municipality for the period of the suspension.

18. If the Council of a Participating Municipality is of the opinion that reasonable cause exists to cancel an Inter-municipal Business Licence issued by another of the Participating Municipalities, then it may by resolution reciting the details of such reasonable cause request the Principal Municipality that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the Community Charter.

19. Any resolution made under section 18 of this Bylaw shall be communicated in writing to the Principal Municipality that issued the Inter-municipal Business Licence, together with such documentary evidence of the reasonable cause as may be available, and such Principal Municipality shall as soon thereafter as reasonably possible consider whether the Inter-municipal Business Licence should be cancelled.

20. In making any decision as to whether to cancel an Inter-municipal Business Licence under section 19 of this Bylaw or section 15 or section 60(2) of the Community Charter, the Principal Municipality shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.

21. The Principal Municipality will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of Inter-municipal Business Licences.

22. Nothing in this Bylaw affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the Community Charter.

23. The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability of any other provisions of this Bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

24. In the event of an inconsistency between this Bylaw and any other bylaw relating to business licensing of a Participating Municipality, the provisions of this Bylaw shall take precedence.

This Bylaw shall come into force and take effect on the 1 day of January 2024.

Effective the 1 day of January 2024, Bylaw 2012 No. 4966 is repealed.

NOTICE WAS ADVERTISED the	day of	
READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Schedule A

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

(a) The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-236
FROM:	ENGINEERING DIVISION	**FILE:**	5360-01
SUBJECT:	CAPITAL REQUEST – THREE-STREAM WASTE RECEPTACLES		

RECOMMENDATION:

That Council authorize the use of $96,840 of Non-Refundable Deposits for the installation of three-stream waste receptacles in Brookswood and Willoughby.

ANALYSIS:

In 2018, an enhanced public spaces waste receptacle program began with the installation of multi-stream receptacles in Township of Langley (Township) parks and road rights-of-way. As of October 2023, over 400 receptacles have been installed in the community.

In newly developed areas the Township requires developers to install concrete pads for the receptacles in pre-determined locations. The developers are also required to provide a Non-Refundable Deposit (NRD), to fund the purchase and installation of the receptacle by the Township. The amount of NRD contribution increases over time to reflect increased costs to procure and install the receptacles and is currently $4,400 per location for 2023.

Following completion of developed areas, the Township installs the receptacles utilizing the collected NRD funding. Twenty-three (23) receptacles are scheduled for installation in Brookswood and Willoughby. The map included as Attachment A, identifies the general areas where the receptacles are to be installed with an estimated timeline for installation by the end of summer 2024, subject to any supply chain constraints.

Financial Implications:

Funding totalling $96,840 has already been paid to the Township as a condition of development. Purchase and installation of the required three-stream receptacles will be completed at no cost to the Township and is detailed in the following capital sheets.

Carry forward funding identified in capital project RDS1241 (Public Waste Receptacles: Various Locations) is a continuation of the initial program and is required to install the receptacles in parks and on Township boulevards required outside of the development process but is anticipated to be fully spent by the end of 2024.

Township of Langley Capital Project Description						
Project Title:	Public Waste Receptacles: Various Locations					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount		$96,840				
Budget Remaining	$61,463					
Total Projected Cost	$61,463	$96,840				

Project Description *(Phased Project)	Purchase and installation of 23 three-stream waste receptacles in Brookswood and Willoughby. Development projects are required to provide public waste receptacles as a condition of their development. As a result, the Township collects non-refundable deposits as a condition of development for waste receptacles.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The public spaces waste receptacle program is aimed at managing waste produced in public spaces in such a way that maximizes waste diversion from landfill and minimizes the Township's exposure to penalties and fines at Metro Vancouver transfer stations. If the Township does not separate the waste generated in public spaces, it could face surcharges of 50% of the applicable tipping fee on each load brought to the transfer station and could even be refused access for not complying with Metro Vancouver's banned materials bylaw.

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

Length of Project (years):	Ongoing	Initial Year of Approval:	2018

Township of Langley Capital Project Description						
Project Title:	Public Waste Receptacles: Various Locations					
Work Breakdown	RDS1241					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$61,463					
Debt						
Translink						
ICBC						
Other: Non-Refundable Deposits		$96,840				
Total Currently Funded	**$61,463**	**$96,840**				

Total Currently Unfunded						

Respectfully submitted,

Brian Edey
ROADS OPERATIONS MANAGER
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 Three-Stream Receptacle Installation Map

ATTACHMENT A

20144 86 AVENUE
1 BIN

20189 84 AVENUE
1 BIN

8177 202 STREET
1 BIN

8045 204 STREET
1 BIN

7661 197 STREET
2 BINS

19897 75A AVENUE
1 BIN

7506 199A STREET
5 BINS

8117 200A STREET
2 BINS

20362 72B AVENUE
2 BINS

7937 206 STREET
1 BIN

19700 32 AVENUE
1 BIN

2740 204 STREET
2 BINS

20065 27 AVENUE
3 BINS



LEGEND

Triple Stream Bin ★

Township of Langley: 2023 Triple Stream Receptacle Locations

Printed Date: Friday, October 27, 2023

Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

Path: F:\data\Eng2004\5400 Streets & Roads\23 - Boulevards\07 - Triple Stream Bin Drawings\2023\Map\Triple Stream Bin_MapGraphics_2.mxd

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-231
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	FIREHALL LOAN MUNICIPAL SECURITY ISSUING RESOLUTION		

RECOMMENDATIONS:

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2024 long-term debt issue, $25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880.

That Metro Vancouver Regional District be requested to consent to our borrowing of $25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

EXECUTIVE SUMMARY:

On September 11, 2023, Council gave final reading to Firehall Loan Authorization Bylaw No. 5880 for $25.25 million to construct the replacement of Firehall #5 in Brookswood.

Under the *Community Charter*, all long-term borrowing with a term longer than five years, must be undertaken with the Municipal Finance Authority (MFA) through the Municipality's Regional District. The Municipality is required to approve the borrowing from the Municipal Finance Authority through a Municipal Security Issuing Resolution which acts as Council's request to borrow from Metro Vancouver Regional District (MVRD).

The Township will place the Firehall debt with the MFA through the long-term debenture debt program. Principal and interest will be repaid from the General Operating Fund over a maximum of 20 years.

PURPOSE:

The purpose of the report is to obtain Council's approval for a Municipal Security Issuing Resolution as required under the *Community Charter* with respect to long term debt.

DISCUSSION/ANALYSIS:

On September 11, 2023, Council gave final reading to Firehall Loan Authorization Bylaw No. 5880 for $25.25 million.

Under the *Community Charter*, all long-term borrowing, with a term longer than five years, must be undertaken with the Municipal Finance Authority (MFA) through the Municipality's Regional District. Borrowing from the MFA requires that a Council approved Municipal Security Issuing Resolution, Loan Authorization Bylaw and the Certificate of Approval from the Ministry of Municipal Affairs be forwarded to Metro Vancouver Regional District (MVRD). MVRD also requires a completed Liability Servicing Limit Statement, the 2023-2027 Financial Plan with annual debt servicing costs, sources of revenues for debt servicing and schedule of anticipated future borrowings. As part of the request, we must also submit the most recently Audited Financial Statements with a Schedule of Reserves. Upon consent of the undertaking, the MVRD will proceed with issuing the Regional District Security Issuing Bylaw to the MFA on behalf of the Township.

The Township will place the Firehall debt with the MFA through the long-term debenture debt program. The Firehall debt will be repaid from general revenue with a maximum term of 20 years.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-234
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LSP00009
SUBJECT:	CHILD CARE FACILITES		

RECOMMENDATIONS:

That Council direct staff to complete an impact study and early public engagement for the potential sites and rank them according to feasibility; and

That Council direct staff to engage with potential non-profit child care operators and report back with the ranked list of sites.

EXECUTIVE SUMMARY:

Following a review of the Child Care Action Plan and the BC New Spaces Fund (NSF), a preliminary review has been conducted to identify park sites with potential to accommodate a child care facility. The NSF will cover the cost of construction where the land can be provided by a municipal government such as the Township of Langley. 13 potential sites have been identified and the following next steps are recommended:

- complete an impact analysis of the selected sites and rank for feasibility
- conduct preliminary public engagement
- engage with the NSF to pursue funding
- liaise with child care developers and non-profit operators to identify potential partnerships

Fraser Health is the licensing agency for child care in the Township and their data shows that the Township has 560 fewer child care spaces since 2020. Staff recommend undeveloped or passive park space within developed parks as a unique opportunity to provide affordable child care through Provincial funding and Township land. The identified parks are located close to existing community infrastructure such as schools and recreation centres and are intended to be convenient for families.

PURPOSE:

This report is in response to Council's direction at the July 24, 2023 Regular Meeting with respect to the improvement of the Child Care Action Plan in the context of the BC New Spaces Fund.

BACKGROUND/HISTORY:

BC has been grappling with a shortage of licensed child care spaces, leading to long waitlists for parents seeking quality care for their children. This crisis has far-reaching implications, as it impacts parents' ability to work or pursue education and career opportunities while also affecting early childhood development and the overall well-being of children. The federal and provincial governments have taken steps to address the issue including the introduction of various subsidies and initiatives to create more affordable child care options. However, the demand still outpaces the available resources making the child care crisis a pressing issue in BC with ongoing efforts to find sustainable solutions.

As of January 2020, there were a total of 3,954 licensed child care spaces in the Township of Langley delivered through 197 child care programs. As of October 2023, there are 154 programs with a total of 3,387 spaces.

Child Care Action Plan

At the December 13, 2021 Regular Meeting, Council endorsed the Child Care Action Plan which defines the primary role for local government as identifying appropriate locations for child care, ensuring health and safety standards, compiling and sharing information and collaborating with stakeholders and other levels of government. The Plan identifies the need for more child care spaces to meet current demand and projected population growth. Space needs are the greatest for infant/toddler (under three years) and school aged (6-12 years). Challenges for parents and guardians include high costs, typically $1,000 per child or more, and difficulty accessing locations close to home or near schools.

To reach the Plan’s target coverage rate of 70% by the year 2030, an average of 284 spaces needs to be created each year for children under the age of three and 148 spaces per year for ages three to five. The 2030 target coverage rate of 55% requires an average of 575 spaces to be created each year.

BC New Spaces Fund (NSF)

The NSF is a grant program established by the BC Government to support the creation of new licensed child care spaces. The funding is targeted at non-profit organizations, local governments, school districts and Indigenous organizations with the aim of encouraging partnerships and collaboration among different stakeholders to maximize the impact of the funds. A key component of the eligibility is that the proponent must be a non-profit entity.

The fund provides financial support for various aspects of creating child care spaces including capital costs, equipment, renovations and site development. This means that the funds can be used for new construction projects or the conversion of existing spaces into licensed child care facilities. The exact amount of funding provided is determined based on the type of project and the number of child care spaces being created.

Funding is subject to assurances that child care spaces will be affordable, and providers are required to apply for and enrol in Child Care Operating Funding (CCOF), the Child Care Fee Reduction Initiative (CCFRI), Early Childhood Educator Wage Enhancement (ECE-WE) and any future government operating funding initiatives.

At the July 24, 2023 Regular Meeting, Council passed a resolution directing staff to report on the potential for an improved, updated Child Care Action Plan based on the NSF with the goal to achieve a significant expansion of affordable, attainable, high-quality child care spaces throughout the Township of Langley.

DISCUSSION/ANALYSIS:

Child Care Site Considerations

In pursuit of expanding child care services in the Township, the Child Care Action Plan identifies actions to leverage provincial capital funding (Action E) and to transform underused spaces (Action F). As such, staff reviewed a total of 65 Township owned properties, with a focus on parks and community centres. It appears that the most efficient way to start a demonstration project(s) is to use undeveloped or passive park space within developed parks, as this offers the least complications and disruption in terms of construction.

Preliminary engagement with potential child care partners has been undertaken to determine site needs and requirements. A facility with capacity for 37 kids has been used to determine minimum space requirements. Based on regional examples, it is anticipated that approximately 6,500 ft^2 would be required for the building footprint and outdoor play area with additional space required for access and parking. These requirements informed the preliminary review of available park space and the selection of the 13 potential sites identified in this report.

13 Locations Identified for Further Review

The site selection process was conducted using a matrix identifying over 65 park sites for potential feasibility based on existing conditions such as location, size, access and availability of servicing connections. Effort was taken to identify sites in each community across the Township. Parking requirements and the ability to share parking or provide all parking on site were also considered. 13 sites have been identified for further review (Attachment A) as follows:

Aldergrove
- Site 1A: Aldergrove Athletic Park 26700 – 29 Avenue & 2707 – 268 Street
- Site 1B: Philip Jackman Park 27155 – 32 Avenue

Brookswood-Fernridge
- Site 2A: Bell Park 20550 – 38 Avenue
- Site 2B: New Fire Hall Site (Horne Pit)

Fort Langley
- Site 3A: Fort Langley Park 23055 St. Andrews Street
- Site 3B: Hudson Bay Park 23022 – 88 Avenue

Murrayville
- Site 4A: Denny Ross Memorial Park 21960 Old Yale Road
- Site 4B: Mcleod Athletic Park 21574 – 58 Avenue
- Site 4C: Porter Park Unaddressed (215 Street)

Walnut Grove
- Site 5A: McClughan Park 9085 – 206 Street
- Site 5B: Topham Park 9199 – 216 Street

Willoughby
- Site 6A: Yorkson Community Park 20656 – 82 Avenue
- Site 6B: Langley Events Centre 7888 – 200 Street

Impact Study and Public Engagement

It is recommended that an impact study and a broad public engagement program be conducted to evaluate each site. Impact studies would include a review of infrastructure and user group operations for each site. Public engagement would be done through a communications strategy and public survey hosted on the Township website. The survey would seek feedback from the

surrounding communities, user groups and any groups in existing facilities located at the 13 potential park sites where the child care facilities are being proposed.

Further feasibility assessments would be done to identify the size and location of the facility at each park location including driveway access, parking and outdoor amenities association with child care facilities such as playgrounds, equipment and open space.

Operational Considerations

Public sector organizations that receive funding through the NSF must either directly operate the program or work with a not-for-profit organization (society) to deliver the child care. If a public sector organization is unable to secure a public or not-for-profit organization to offer the services, and is unable to provide the service themselves, they are required to provide written justification of the extenuating circumstances requiring them to partner with a for-profit provider on their application. The ministry will review these partnerships on a case-by-case basis. Concurrent with public consultation and the NSF application, it is recommended that a call-out for potential non-profit operators be completed. The call-out would result in a short list of potential operators and reduce the lead time required to establish operation contracts.

Financial Implications:

Should Council endorse the recommendations in this report, staff would report back following the completion of the impact study and public engagement. The impact study would present a ranked list of potential sites. At that time, following further Council direction to proceed, staff would begin to pursue funding for the proposed child care sites through the NSF. Once funding is approved, all capital costs for the design, construction and furnishing of the child care facilities will be covered by the Fund. Any capital costs incurred prior to approval are ineligible. Anticipated ineligible expenses are staff costs associated with preliminary site design and public engagement efforts.

Conclusion:

The NSF is available to provide capital funding to local governments for the construction of new child care facilities. 13 potential sites have been identified for further review. Next steps would include an impact study and public engagement program, preliminary consultation with the NSF program and discussions with child care developers and operators.

Respectfully submitted,

Aubrey Jensen
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

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

CONCURRENCES	
Division / Department	**Name**
PARKS DESIGN AND DEVELOPMENT	Chris Marshall
TRANSPORTATION ENGINEERING	Paul Cordeiro

ATTACHMENT A 13 Potential Sites for Child Care Facilities

ATTACHMENT A

13 Potential Sites for Child Care Facilities

1A. Aldergrove: Aldergrove Athletic Park



Site Details:

Address: 26700 - 29 Avenue & 2707 - 268 Street

Zoning: P-1 & SR-2

1B. Aldergrove: Philip Jackman Park

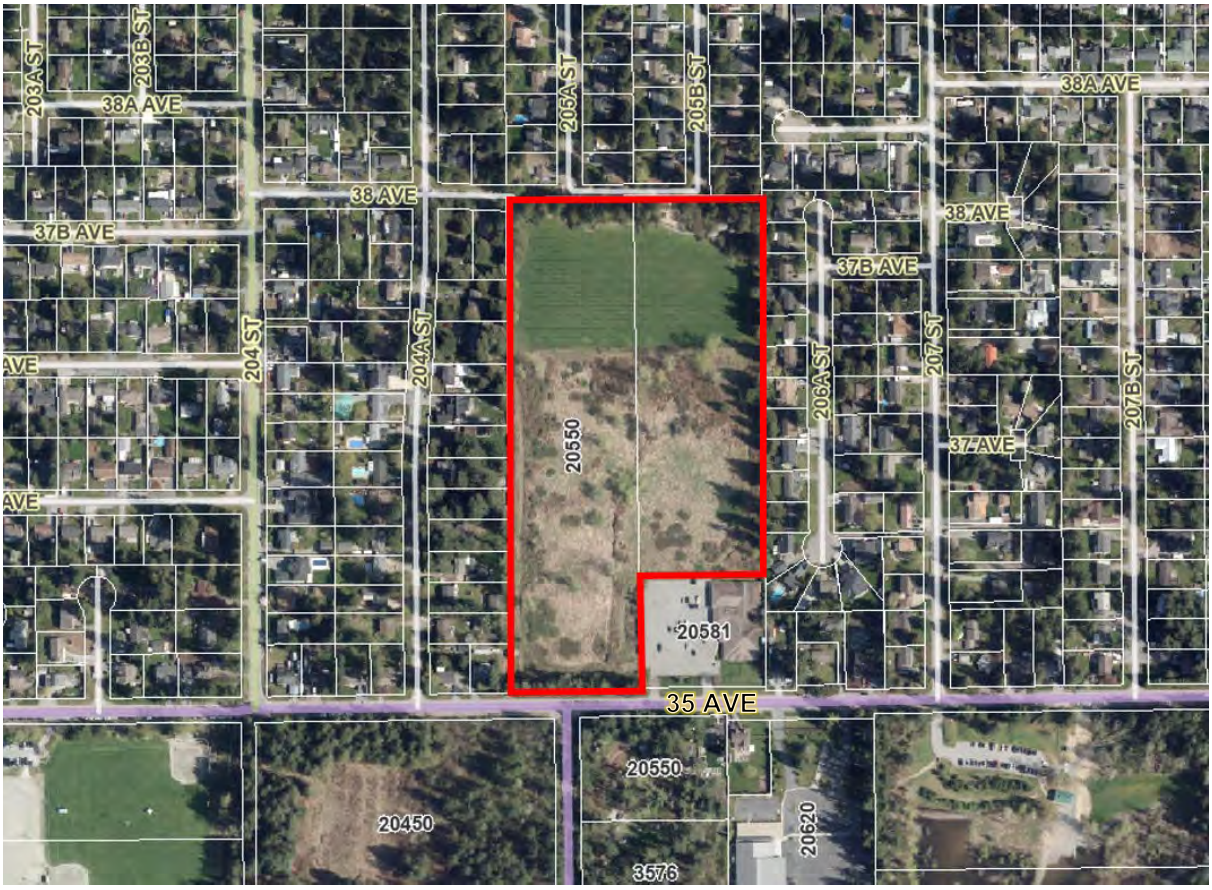


Site Details:

Address: 27155 - 32 Avenue

Zoning: P-1

2A. Brookswood-Fernridge: Bell Park



Site Details:

Address: 20550 - 38 AVE

Zoning: R-1E

2B. Brookswood-Fernridge: New Fire Hall (Horn Pit)



Site Details:

Address: Horne Pit Fire Hall Site

Zoning: SR-2

3A. Fort Langley: Fort Langley Park



Site Details:

Address: 23055 St. Andrews Avenue

Zoning: P-1

3B. Fort Langley: Hudson Bay Park



<u>Site Details:</u>

Address: 23022 - 88 Avenue

Zoning: P-1

4A. Murrayville: Denny Ross Memorial Park

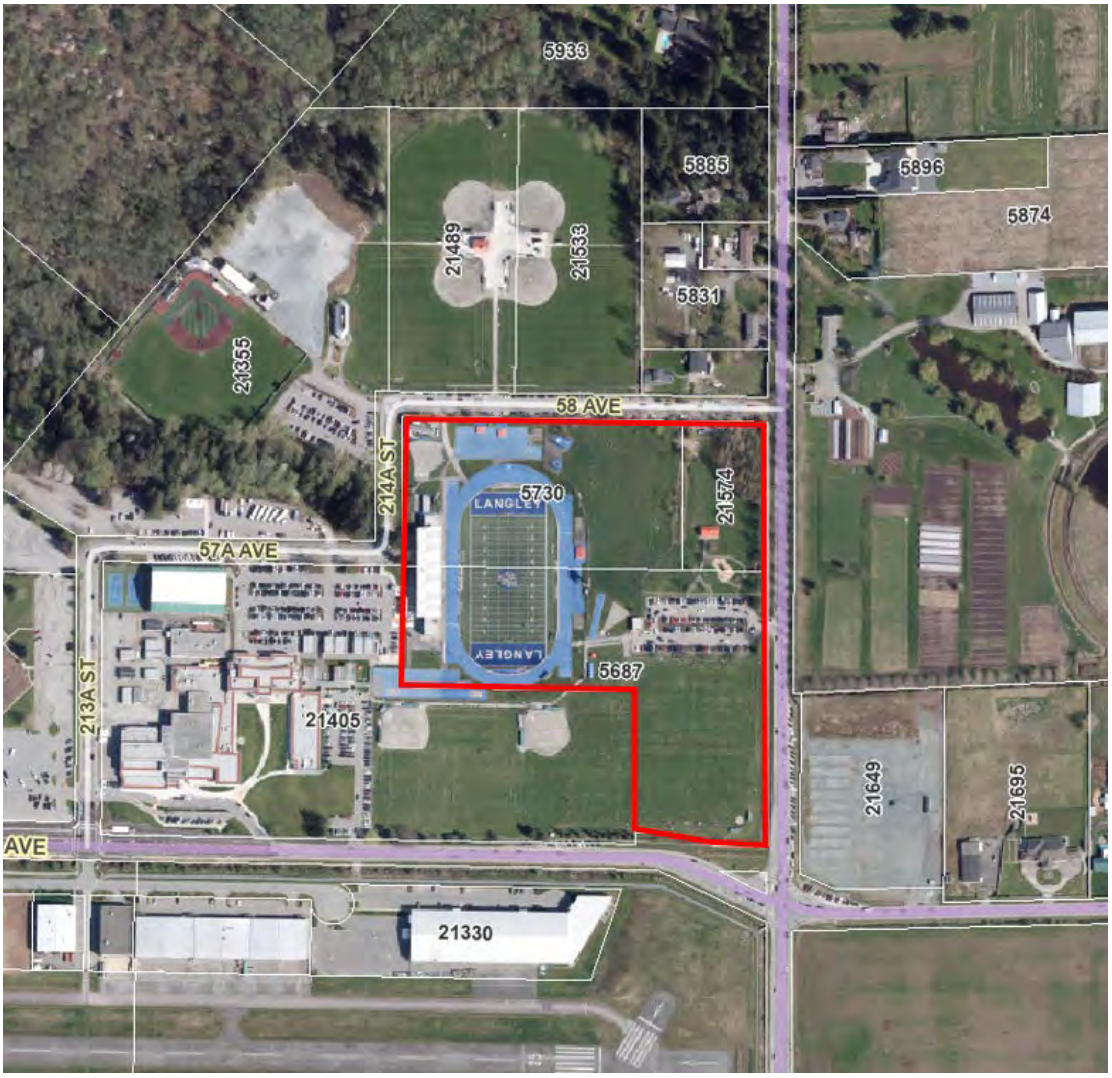


Site Details:

Address: 21960 Old Yale Road

Zoning: P-1

4B. Murrayville: Mcleod Athletic Park

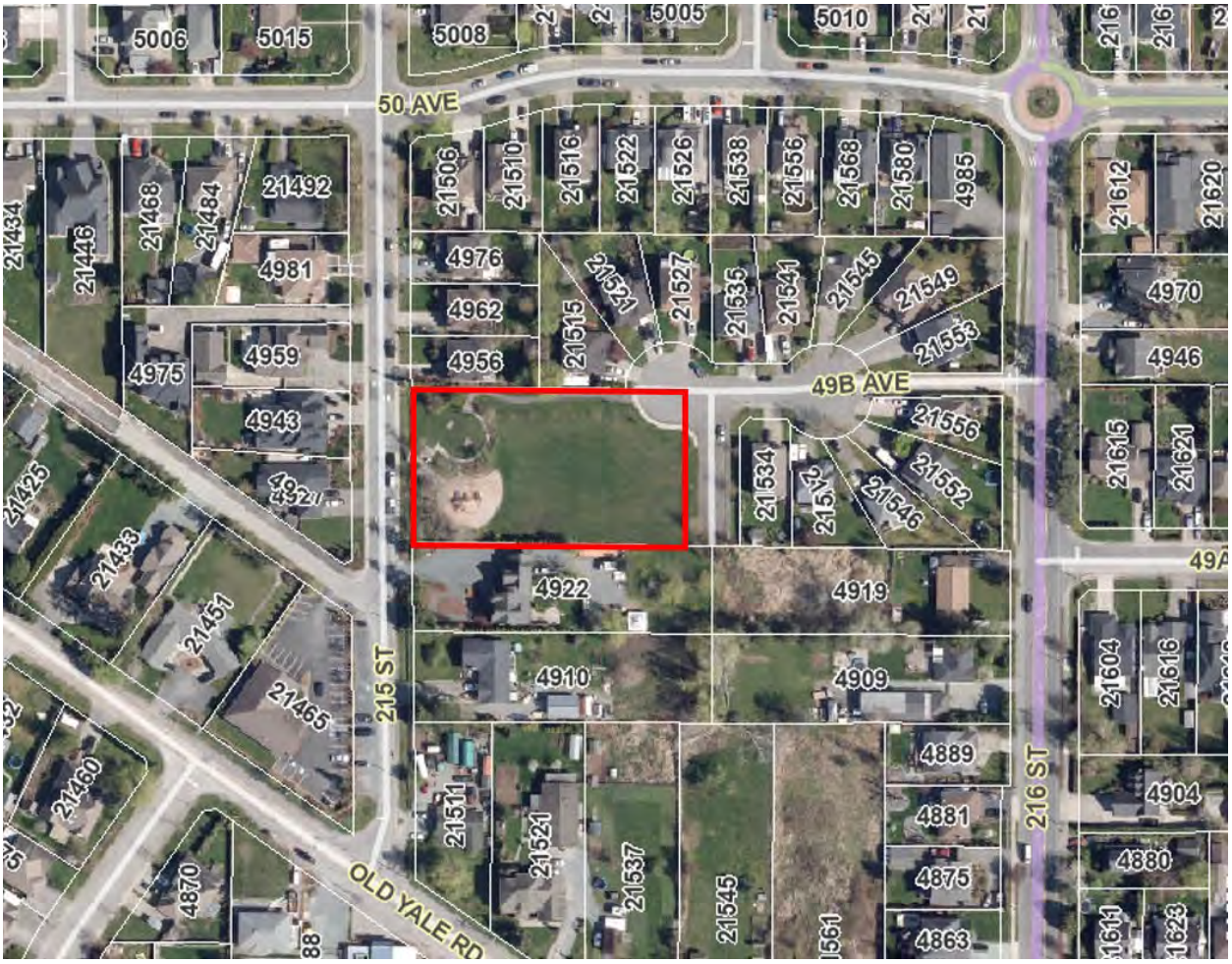


<u>Site Details:</u>

Address: 21574 - 58 Avenue

Zoning: P-1

4C. Murrayville: Porter Park

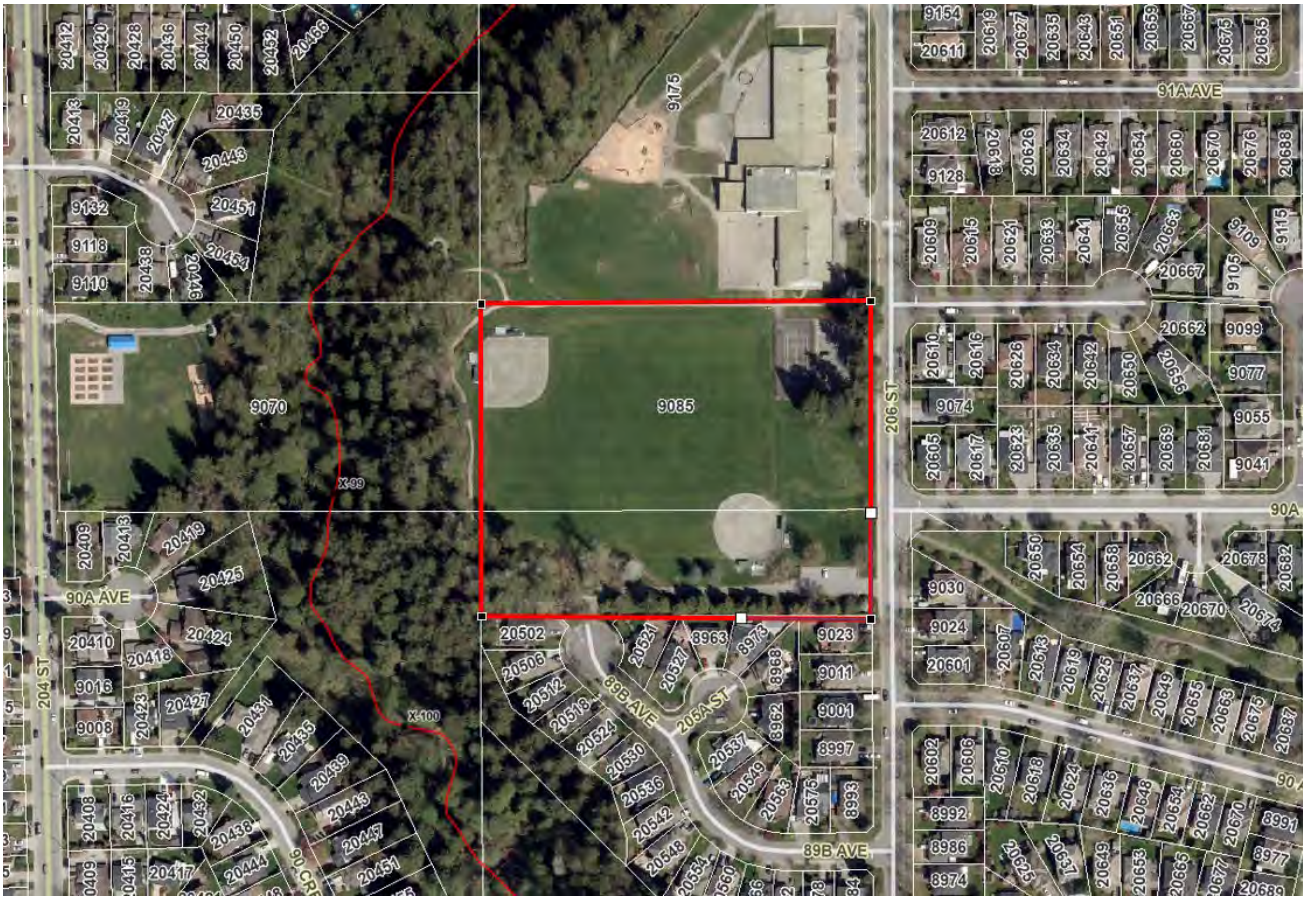


Site Details:

Address: Unaddressed 215 Street

Zoning: SR-1

5A. Walnut Grove: McClughan Park

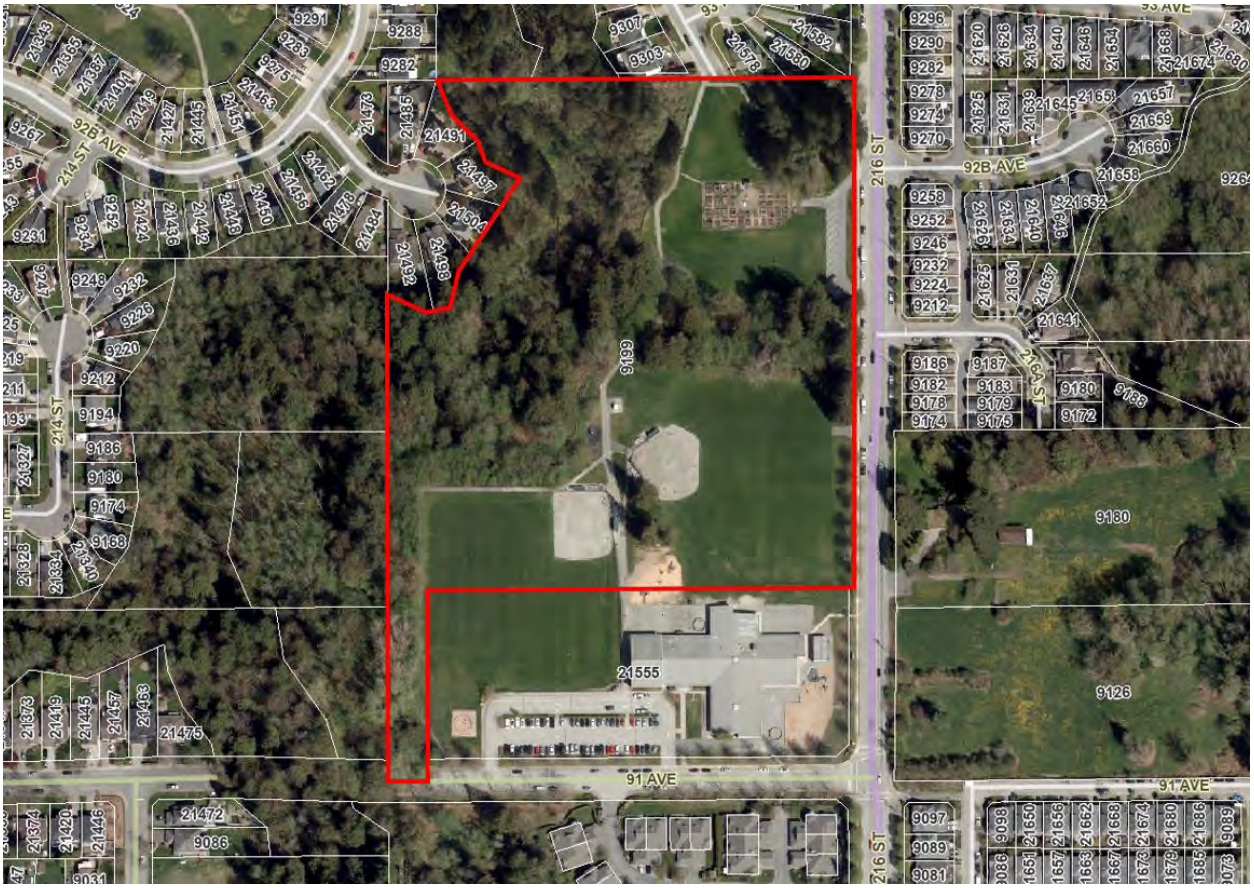


Site Details:

Address: 9085 - 206 Street

Zoning: SR-2

5B. Walnut Grove: Topham Park

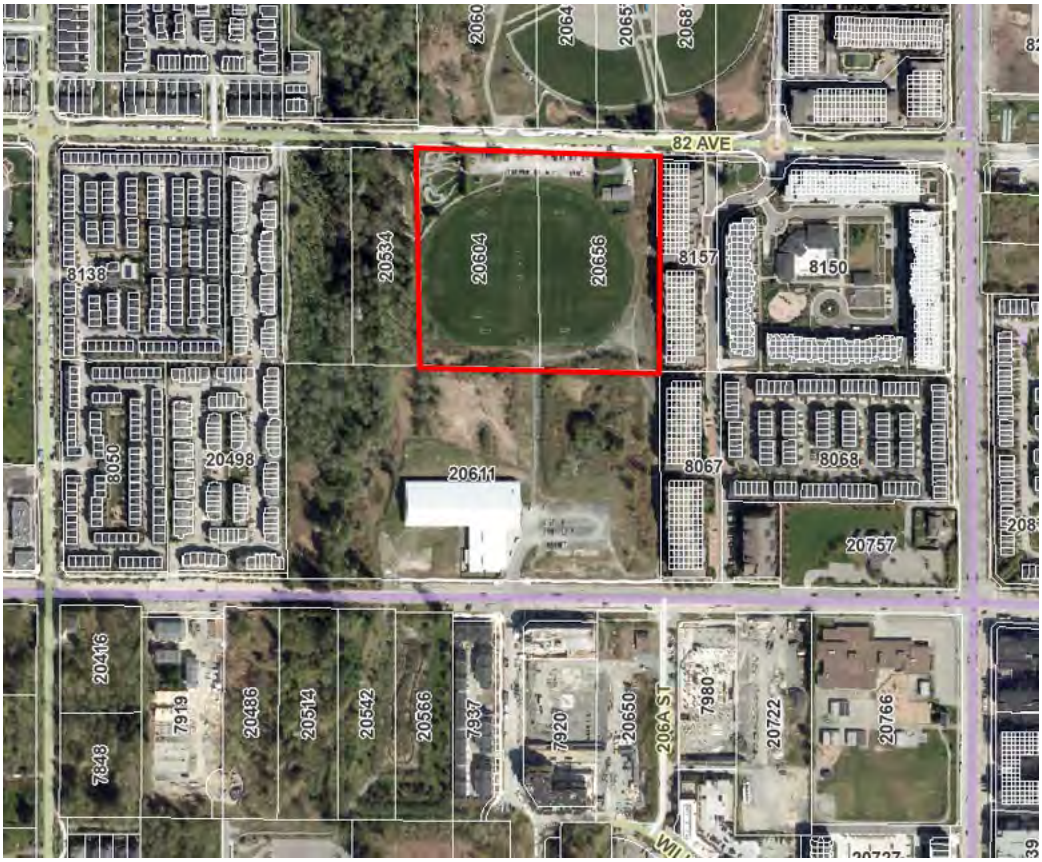


Site Details:

Address: 9199 - 216 Street

Zoning: P-1

6A. Willoughby: Yorkson Community Park



Site Details:

Address: 20656 - 82 Avenue

Zoning: P-1

6B. Willoughby: Langley Events Centre



Site Details:

Address: 7888 - 200 Street

Zoning: SR-2

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 – REGULAR MEETING	**REPORT:**	23-230
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0226
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100161 (0808469 BC LTD. / 20537 - 75A AVENUE)		

PROPOSAL:

Development Variance Permit application to vary Section 408.5 of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum rear lot line setback of the proposed manorhome (four dwelling unit residential building) as indicated in Schedule A.

RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100161.

RATIONALE:

Given the subject lot's configuration, the proposed rear lot line setback variance supports street orientation of the manorhome units and provides for compability to the future single family dwelling to the south.

RECOMMENDATION:

That Council authorize Development Variance Permit No. 100161 for property located at 20537 - 75A Avenue subject to the following:

a. Section 408.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum rear lot line setback requirement as indicated in Schedule A and outlined below:

Proposed Units	Required Rear Lot Line Setback	Proposed Rear Lot Line Setback Variances
Unit A	13.0m	4.03m (west corner) 8.23m (east corner)
Unit B	13.0m	8.23m (west corner) 11.26m (east corner)
Unit C	13.0m	11.26m (west corner) 12.97m (east corner)
Unit D	13.0m	12.97m (west corner)

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary the minimum rear lot line setback for the manorhome units. In support of the proposed variance, the applicant provided a rationale (Attachment C). Staff recommend that Council issue Development Variance Permit No. 100161.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100161 for property at 20537 - 75A Avenue.

REFERENCE:

Owner:	0808469 BC Ltd. 316, 5455 – 152 Street Surrey, BC V3S 5A5
Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey, BC V3T 5X3
Location:	20537 - 75A Avenue
Legal Description:	Lot 23 Section 23 Township 8 New Westminster District Plan EPP109206
Area:	0.13 ha / 0.32 ac
Existing Zoning:	Residential Compact Zone R-CL(MH)
Yorkson Neighbourhood Plan:	Mixed Residential

BACKGROUND/HISTORY:

The subject site is zoned Residential Compact Zone R-CL(MH) accommodating a four dwelling unit residential building and was part of a larger mixed residential development consisting of 89 units (ToL Project No. 08-23-0181) approved by Council on March 22, 2021.

Adjacent Uses:

	Existing Use	Yorkson NP Designation	Existing Zoning
North:	Lane and single family lots	Mixed Residential	Residential Compact Zone R-CL(A) and Residential Zone R-1(A)
South:	Road and single family lot	Mixed Residential	Residential Compact Zone R-CL(A)
East:	Site under development (ToL Project No. 08-23-0220)	Mixed Residentai	Suburban Residential Zone SR-2
West:	Lane, road and single family lot	Mixed Residential	Residential Compact Zone R-CL(A)

DISCUSSION/ANALYSIS:

The applicant has submitted a Development Variance Permit application to vary the minimum rear lot line setbacks for the proposed manorhome located at 20537 - 75A Avenue. The subject site is zoned Residential Compact Zone R-CL(MH) and is designated “Mixed Residential” in the Yorkson Neighbourhood Plan.

Proposed Variance:

The applicant has proposed to vary Section 408.5 Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 as follows:

Proposed Units	Required Rear Lot Line Setback	Proposed Rear Lot Line Setback Variances
Unit A	13.0m	4.03m (west corner) 8.23m (east corner)
Unit B	13.0m	8.23m (west corner) 11.26m (east corner)
Unit C	13.0m	11.26m (west corner) 12.97m (east corner)
Unit D	13.0m	12.97m (west corner)

In support of the applicant's request to vary the minimum rear lot line setback, the applicant has provided a letter of rationale (Attachment C) that states in part the following:

- *Significantly reduces the impact of the proposed manor home on the rear yard privacy of the neighbour to the south.*
- *The proposed orientation of the manor home addresses the street view holistically and follows the arc of the cul-de-sac creating a natural transition that flows between the dwellings along 205A Street and 75A Avenue.*
- *All front entries are now clearly visible from the street with none compromising the privacy of the adjacent dwelling and reinforce a pedestrian orientation.*

Proposed Development Variance Permit No. 100161 is included as Attachment A to this report.

Development Permit:

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

Policy Considerations:

Development Variance Permit No. 100161 proposes to vary Section 408.5 of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum rear lot line setbacks for the proposed manorhome units. Staff recommend that Council issue Development Variance Permit No. 100161 provided as Attachment A to this report.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No. 100161

ATTACHMENT B Maps and Graphics

ATTACHMENT C Letter of Rationale

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100161

This Permit is issued this _____day of _____, 2023

1. Name: 0808469 BC Ltd.

   Address: 316, 5455 – 152 Street
   Surrey, BC V3S 5A5

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 23 Section 23 Township 8 New Westminster District Plan EPP109206

   CIVIC ADDRESS: 20537 - 75A 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 408.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum rear lot line setback requirements as indicated in Schedule A and outlined below:

Proposed Units	Required Rear Lot Line Setback	Proposed Rear Lot Line Setback Variances
Unit A	13.0m	4.03m (west corner) 8.23m (east corner)
Unit B	13.0m	8.23m (west corner) 11.26m (east corner)
Unit C	13.0m	11.26m (west corner) 12.97m (east corner)
Unit D	13.0m	12.97m (west corner)

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.

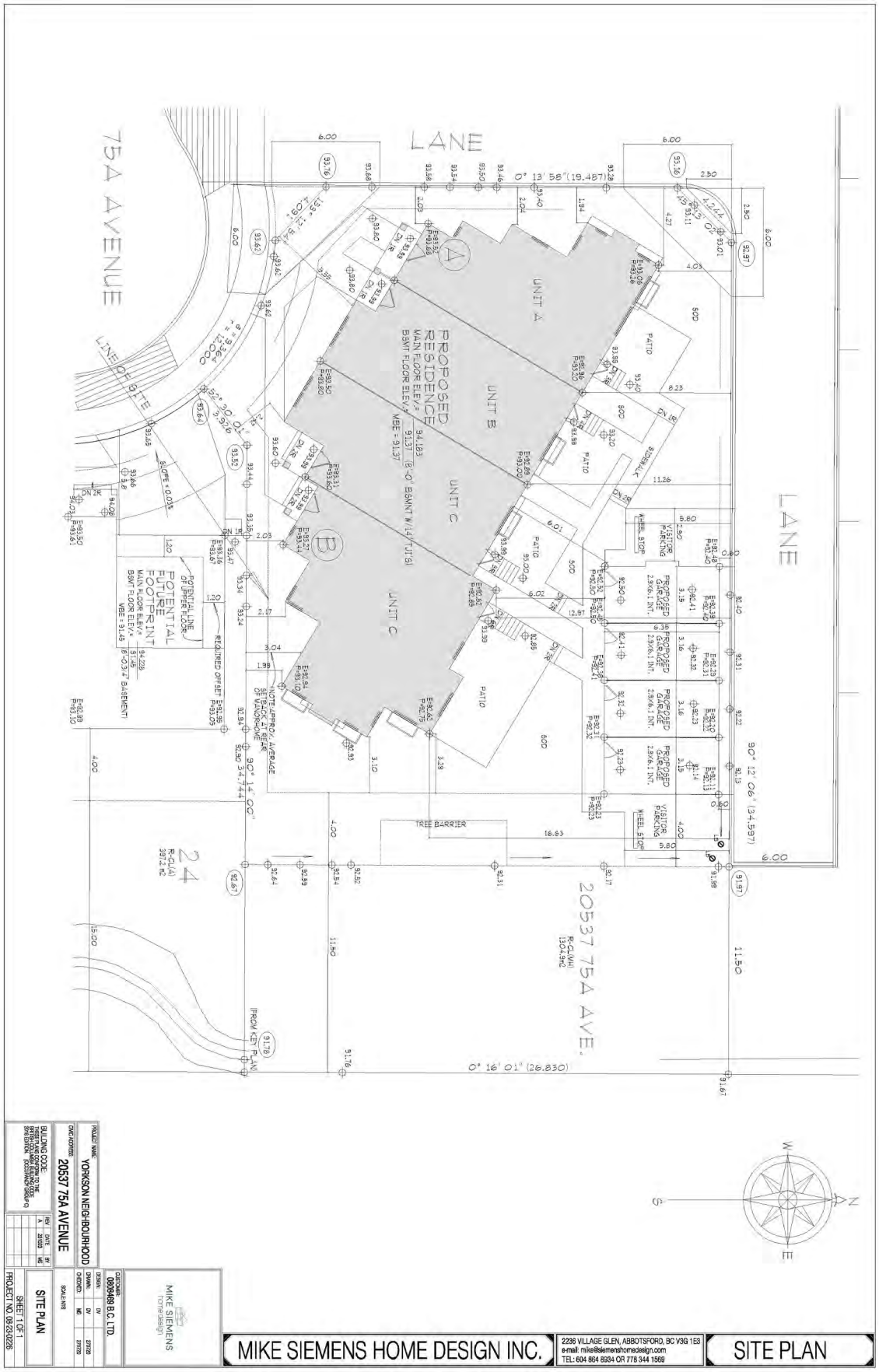
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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

SCHEDULE A Site Plan

SCHEDULE A



BUILDING CODE: 2018 BCBC 12 STOREY RESIDENTIAL BRN BURDEN, OCCUPANCY GROUP C	REV	DATE	BY
	A	20/03/28	MS
PROJECT NAME: YORKSON NEIGHBOURHOOD			
CIVIC ADDRESS: 20537 75A AVENUE			
SHEET NO.: SHEET 1 OF 1 PROJECT NO.: 0809/0226	SCALE: 1/16"=1'-0"	DESIGN:	DV
		DRAWN:	DV
		CHECKED:	MS
SITE PLAN			20/07/20
			20/07/20

CLIENT NAME: 0809/469 B.C. LTD.

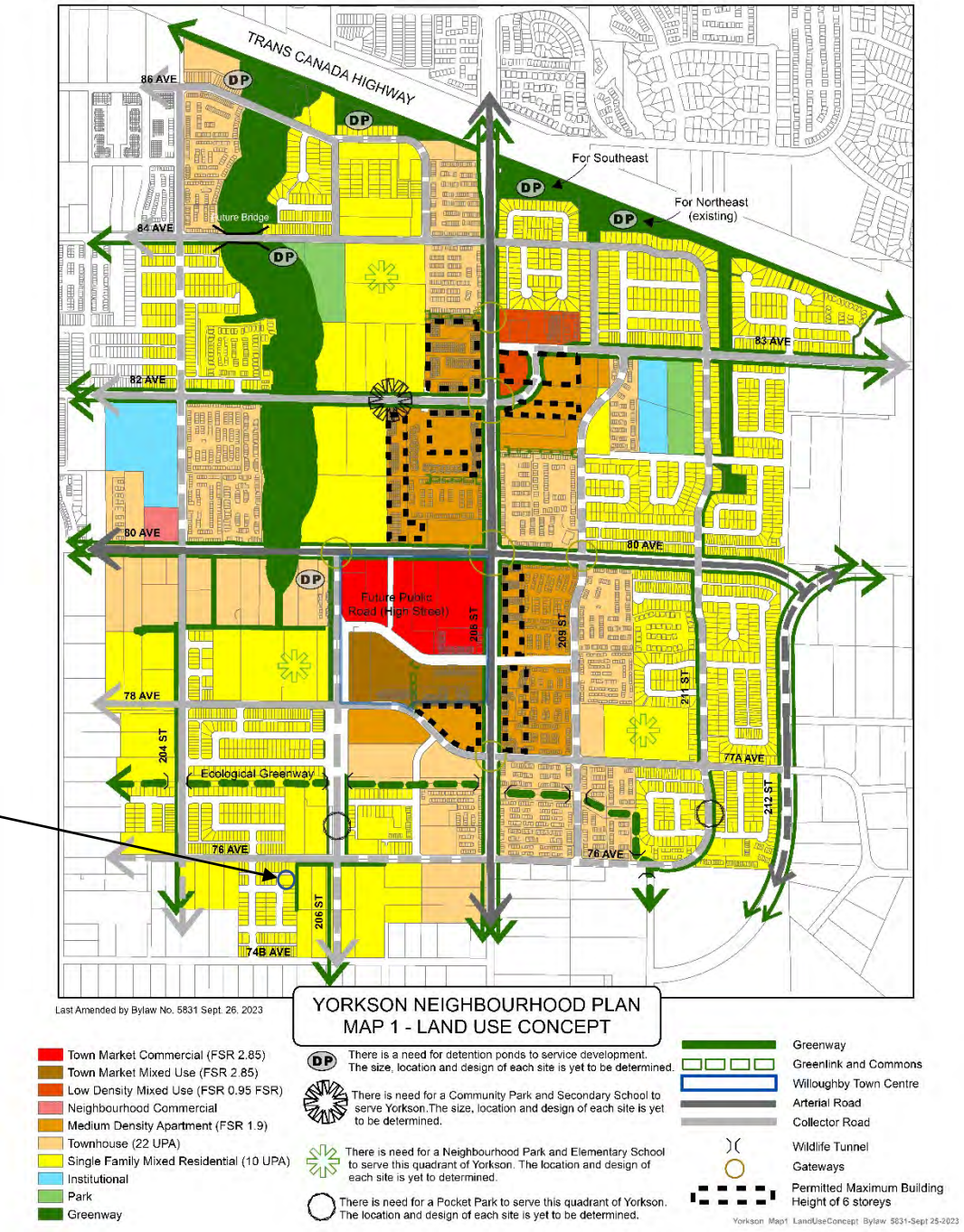
MIKE SIEMENS HOME DESIGN INC. | 2236 VILLAGE GLEN, ABBOTSFORD, BC V3G 1E8 e-mail: mike@siemenshomedesign.com TEL: 604 864 8934 OR 778 344 1568 | SITE PLAN

ATTACHMENT B



AERIAL PHOTO

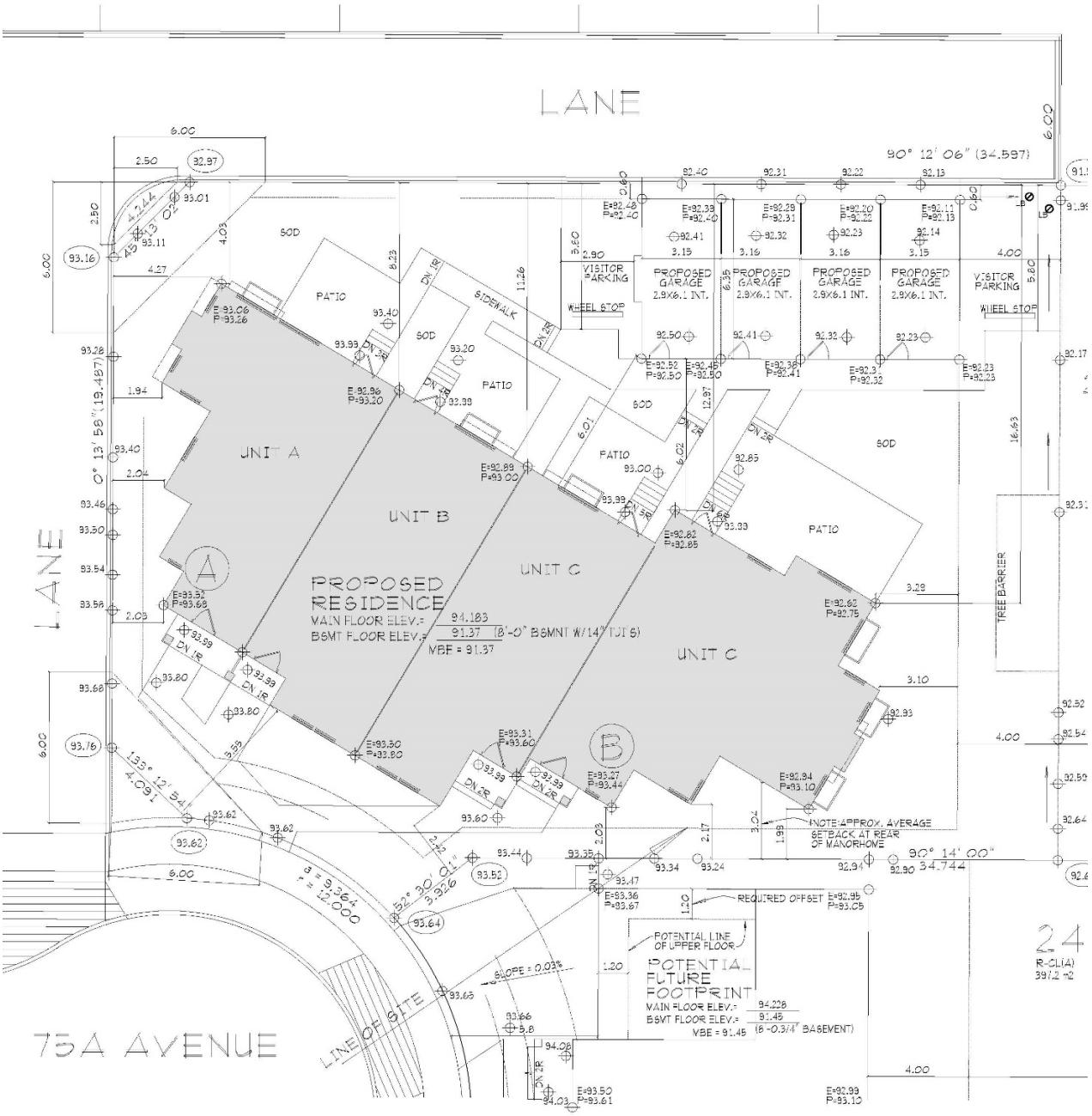
SUBJECT



YORKSON NEIGHBOURHOOD PLAN



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Our File: 2111-05073-00

October 24, 2023

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

Proposed Development Variance Permit Application – Yorkson Neighbourhood, Township of Langley

This letter provides rationale concerning the Development Variance Permit applied for under Township of Langley Project 08-23-0226 for an R-CL(MH) zoned lot located at 20537 75A Avenue in the Willoughby Community Plan area in the Township of Langley.

DEVELOPMENT VARIANCE PERMIT RATIONALE

The proposed development site is within the Yorkson Neighbourhood Plan (YNP) in the Township of Langley. The subject site is zoned R-CL(MH) to allow for the development of a four (4) unit manor home. To facilitate the construction of the manor home, a Development Variance Permit to reduce rear yard setbacks is required. The requested variance is detailed as follows in Table 1. The site plan, attached, labels the four (4) units within the manor home as Units A, B, C, and D. The units in Table 1 correspond with the site plan provided.

Table 1: Requested Variances to Rear Yard Setbacks

	Required Rear Yard Setback	Proposed Rear Yard Setback
Unit A	13.0m	4.03m – 8.23m
Unit B	13.0m	8.23m - 11.26m
Unit C	13.0m	11.26m – 12.97m
Unit D	13.0m	12.97m – 16.63m

Figure 1 - Proposed Rear Yard Setbacks

To facilitate the development of the proposed manor home, a Development Variance Permit to reduce the rear yard setback from 13.0m to 4.03m is being requested. As shown on Table 1, the rear yard setback for each unit varies due to the orientation of the proposed building on the lot. The variance being requested is based on the smallest rear yard setback (4.03m) so that Units A-D will comply.

Per the Zoning Bylaw for R-CL(MH) lots, the principle function of the required 13m rear yard setback is to achieve the required 6.0m separation between the home and the garage to provide a usable rear yard.

For this purpose, the required 6.0m setback between the principle building and the detached garages has been maintained.

The proposed reduced setback at the northwest corner of the dwelling (Unit A) allows the dwelling to have been rotated to face the cul-de-sac frontage, which reduces the rear yard setback but allows for the following:

1. Significantly reduces the impact of the proposed manor home on the rear yard privacy of the neighbour to the south (7538 202A St).

2. Allows for the manor home to be further set back from the south property line adjacent to 7538 202A St, additionally reducing the impact on the neighbouring home.

3. Windows on the south side of the manor home are now rotated relative to the neighbour and now look ‘past’ the home at 7538 202A St rather than directly into the side of the home, once again increasing the privacy of the neighbour to the south by reducing the impact of the proposed manor home.

4. The proposed orientation of the manor home addresses the street holistically and follows the arc of the cul-de-sac, creating a natural transition that flows between the dwellings along 205A Street and 75A Avenue.

5. All front entries are now clearly visible from the street with none compromising the privacy of the adjacent dwelling and reinforce a pedestrian orientation.

6. Opposite the rear of the dwelling at the proposed 4.03m setback will be the detaches garages so that the closer proximity of the manor home to the lane will not have a notably negative impact on any of the other nearby lots, and therefore neighbouring lots should not be a consideration in judging the feasibility of the proposed variance.

7. The required view corridor at the lane-to-lane intersection is not compromised, and in fact allows for more visibility than may have been achieved with the detached garage situated within allowable setbacks.

CONCLUSION

The original proposal for the manor home located at 20537 75A Avenue, which was designed to comply with the setbacks for the R-CL(MH) zone, introduced concerns regarding the impact on the neighbouring home to the south at 7538 205A Street. After significant feedback and review from the Township and other consultants working on the project, it was decided to explore an alternate approach that would involve a variance to the rear setback. The variance to the rear yard setback (reduced from 13.0m to 4.03m) allows for a potential solution that addresses many of the concerns expressed and presents a solution for the manor home that fits more naturally than that allowed for by the required setbacks. The result of the revised layout significantly reduces the impact on the neighbour to the south, addresses the street view much more positively, and has little if any impact on other surroundings.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,
McElhanney Ltd.



Victoria Venner, MPLAN
Planner / Project Manager
vvenner@mcelhanney.com
604-424-4789

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-237
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0232
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100247 AND DEVELOPMENT PERMIT APPLICATION NO. 101379 (1364204 BC LTD. / 8146 - 200 STREET)		

PROPOSAL:

Application to amend the Latimer Neighbourhood Plan and rezone approximately 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-198 and issue a Development Permit to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5951 and 5952 subject to nine (9) development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5952) of Development Permit No. 101379; 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 Latimer 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-198 to facilitate the development of 88 apartment units and 28 townhouse units (including five live-work units), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east 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. Registration of restrictive covenants acceptable to the Township:
    a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
    b. prohibiting townhouse 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 apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting vehicular access to 200 Street.
8. 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.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges;

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 (1364204 BC Ltd.) Bylaw No. 5951 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5952 authorize issuance of Development Permit No. 101380 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; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5951 and 5952 in conjunction with the hearing for proposed Development Permit No. 101379.

EXECUTIVE SUMMARY:

1364204 BC Ltd. has applied to develop 1.15 ha (2.83 ac) of land located at 8146 - 200 Street with 88 apartment units and 28 townhouse units (including five live-work units). To facilitate the development, the applicant has proposed to amend the Latimer Neighbourhood Plan to increase the permitted height of the apartment portion of the site from 4-storeys to 6-storeys. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-198 to accommodate the proposal.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposed development supports the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the neighbourhood plan amendment and rezoning request subject to completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Latimer Neighbourhood Plan Amendment Bylaw No. 5951, Rezoning Bylaw No. 5952 and Development Permit No. 101379.

REFERENCE:

Owner:	1364204 BC Ltd. 5775 – 126 Street Surrey, BC V3X 3G8
Legal Description:	Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295
Location:	8146 - 200 Street
Area:	1.15 ha (2.83 ac)
Willoughby Community Plan:	Multi-Family
Development Permit Area	Area 'B' Residential
Latimer Neighbourhood Plan:	Low Density Apartment (1.4 FSR), Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-198

BACKGROUND/HISTORY:

The site is designated under the Latimer Neighbourhood Plan as a combination of Low Density Apartment (1.4 FSR) on the western portion of the site, Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA) on the eastern portion of the site.

DISCUSSION/ANALYSIS:

- The applicant has provided a preliminary site plan that proposes approximately 88 apartment units and 28 townhouse units (including five live-work units).
- A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the units.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	An existing church, and an existing townhouse development (ToL Project No. 08-26-0187)	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (22 UPA)	Civic Institutional Zone P-1 and Comprehensive Development Zone CD-131

South:	A development currently under construction for 117 apartment units as part of ToL Project No. 08-26-0197.	Live-Work (Townhouse) (22 upa), Low Density Apartment (1.4 FSR – 6-storeys permitted)	Comprehensive Development Zone CD-144
East:	201 Street beyond which is a development currently under construction for 19 townhouse units as part of ToL Project No. 08-26-0197.	Rowhouse / Townhouse (22 UPA), Live-Work (Townhouse) (22 UPA), Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-144
West:	200 Street, beyond which are several properties within the Business Office Park Langley Tech-Campus	Business Office Park	Comprehensive Development Zone CD-57

Community / Neighbourhood Plan Amendment:

- The site is split designated Low Density Apartment (westerly portion) that allows up to 1.4 FSR and a maximum height of 4-storeys, Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) (easterly portion).
- The applicant has applied to increase the apartment building height to 6-storeys, consistent with the development currently under construction to the south (ToL Project No. 08-26-0197).

Zoning Amendment:

- The subject site is proposed to be rezoned to Comprehensive Development Zone CD-198.
- Bylaw No. 5952 proposes to rezone the site to a new Comprehensive Development Zone to facilitate development of 88 apartment units at a 1.38 FSR and 28 townhouse units (including five live-work units) at 20 UPA.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-198 zoning in terms of height, use and density.

Development Permit:

The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. As part of the development proposal, the applicant has submitted Development Permit No. 101379 to permit Council the opportunity to consider the landscaping, building form and character of the site.

Community Amenity Contributions:

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

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

	Units	**Rate**	**Total**
Apartments	88	$11,000 / unit	$968,000
Townhouses	28	$14,400 / unit	$403,200
Total			**$1,371,200**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
1	63	82	5	87

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Latimer Neighbourhood Plan amendment and rezoning application will facilitate the development of 88 apartment units and 28 townhouse units (including five live-work units).

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5951 and 5952 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing.

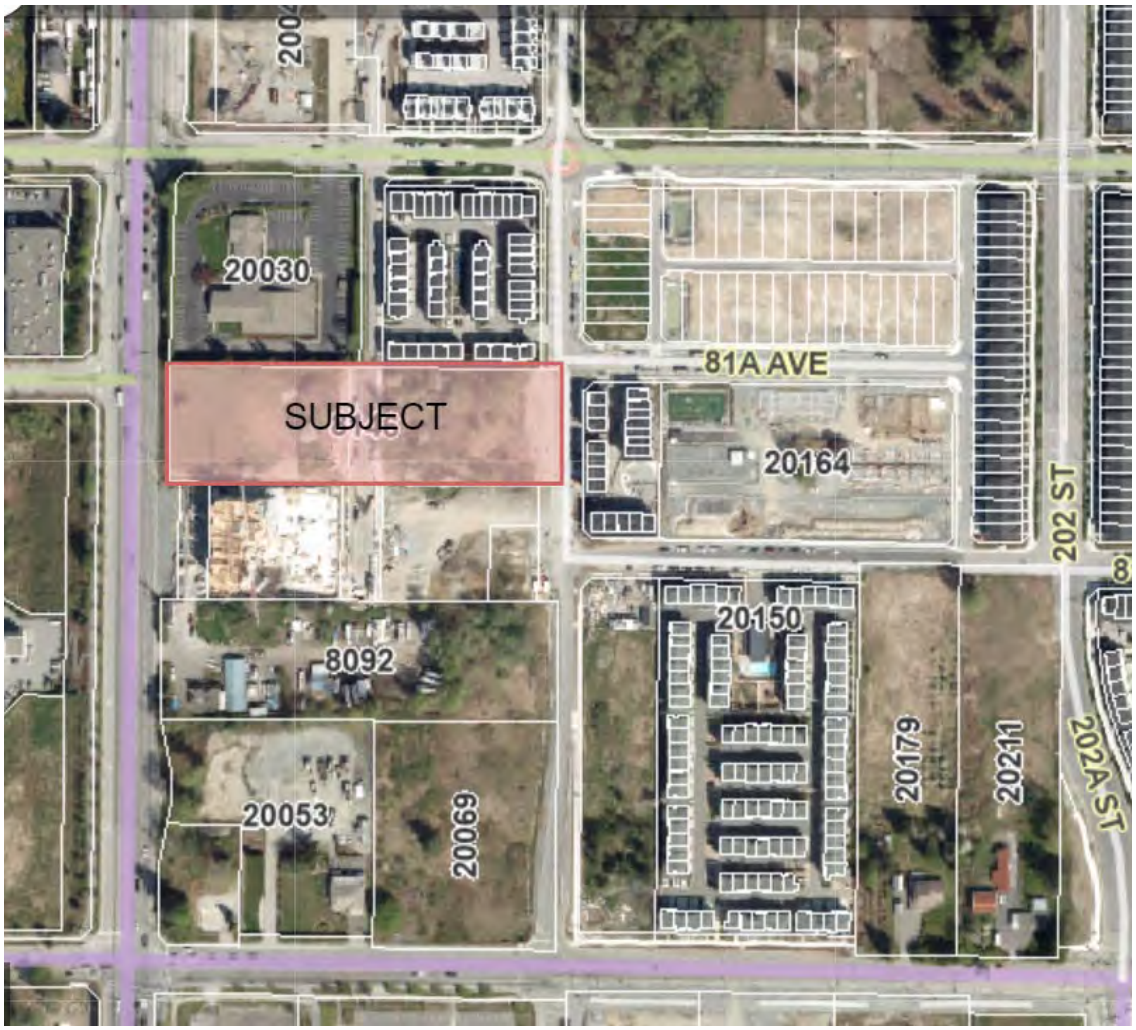
Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

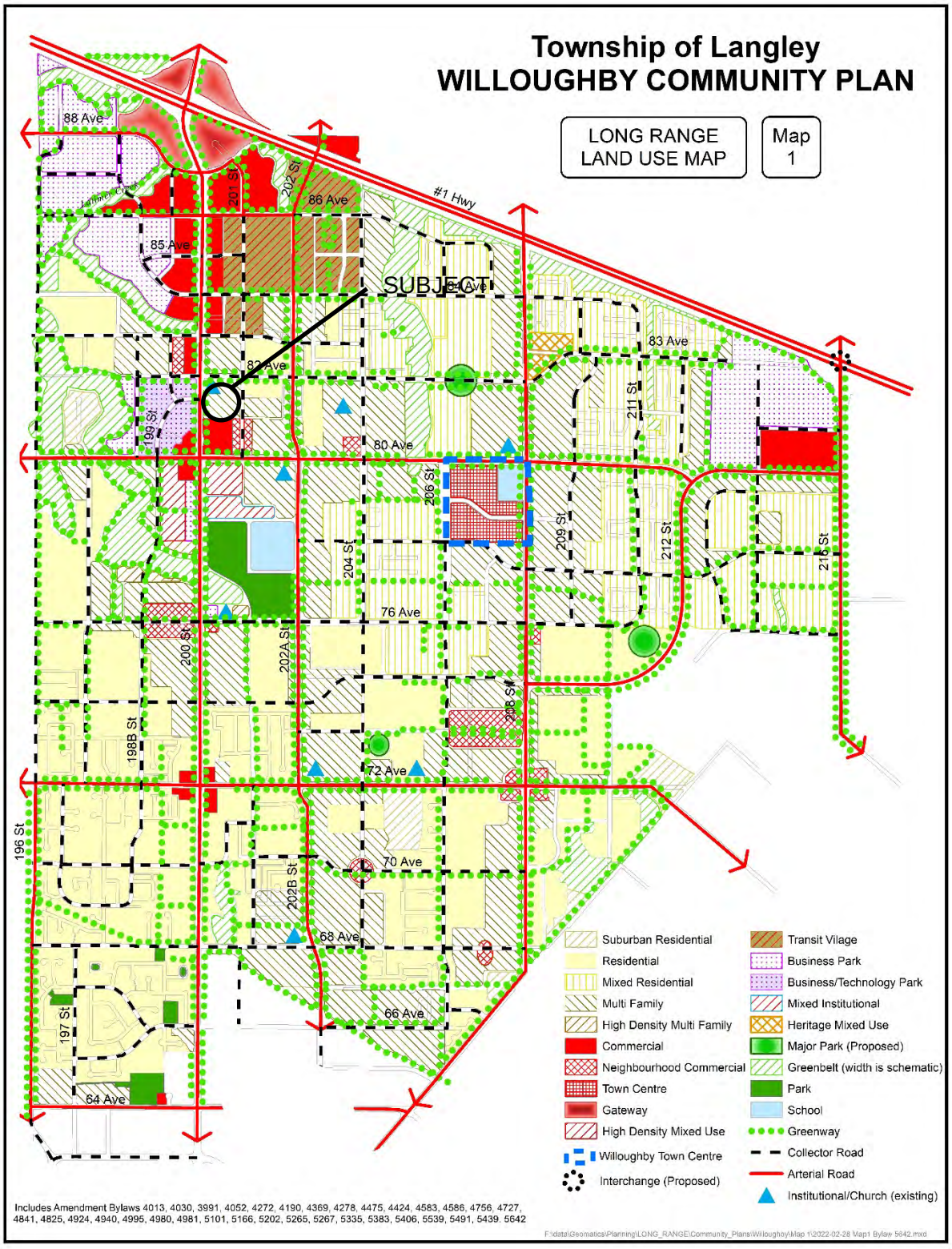
ATTACHMENT A Maps and Graphics

ATTACHMENT B Development Permit No. 101379

ATTACHMENT A

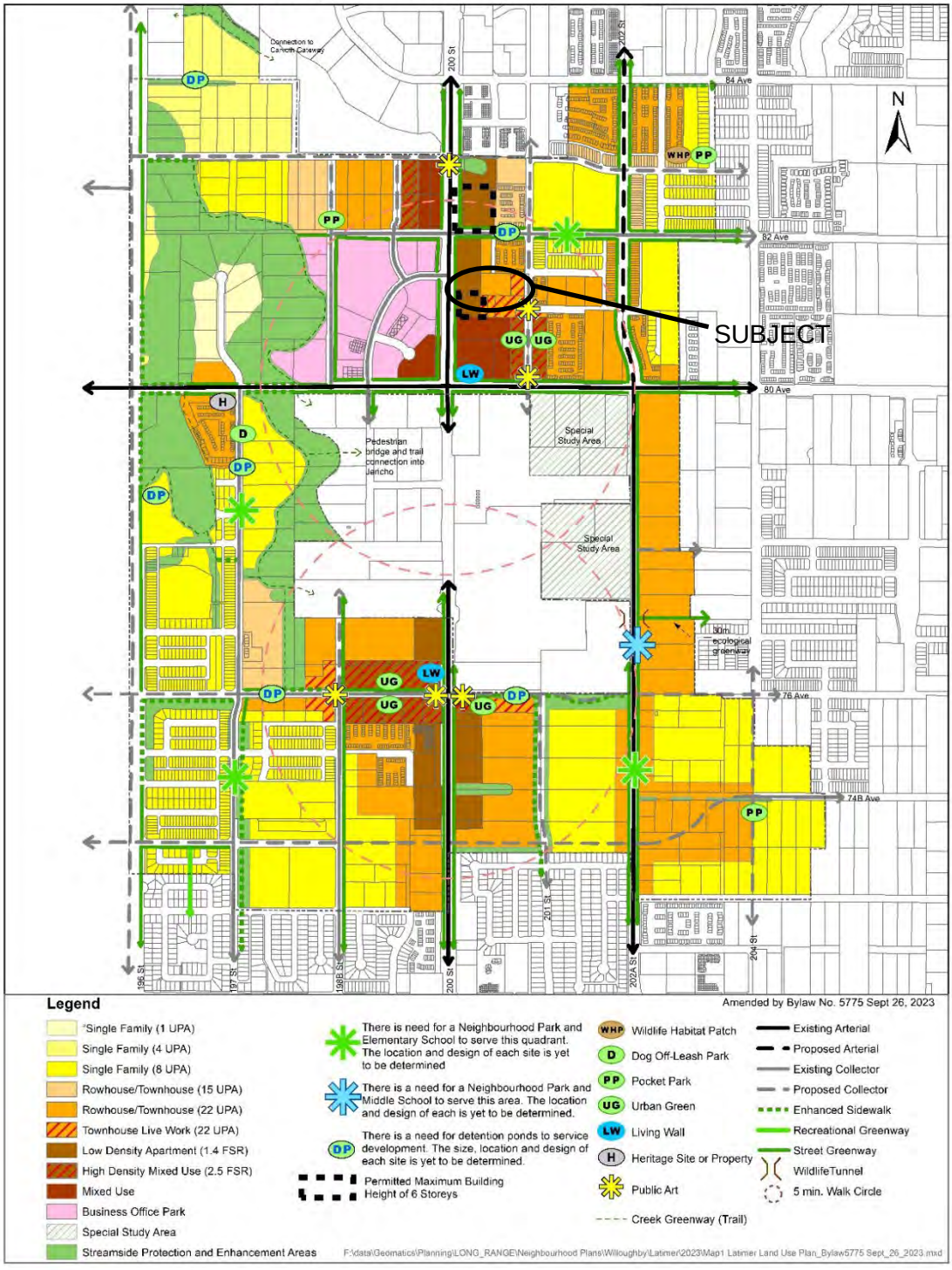


AERIAL PHOTO

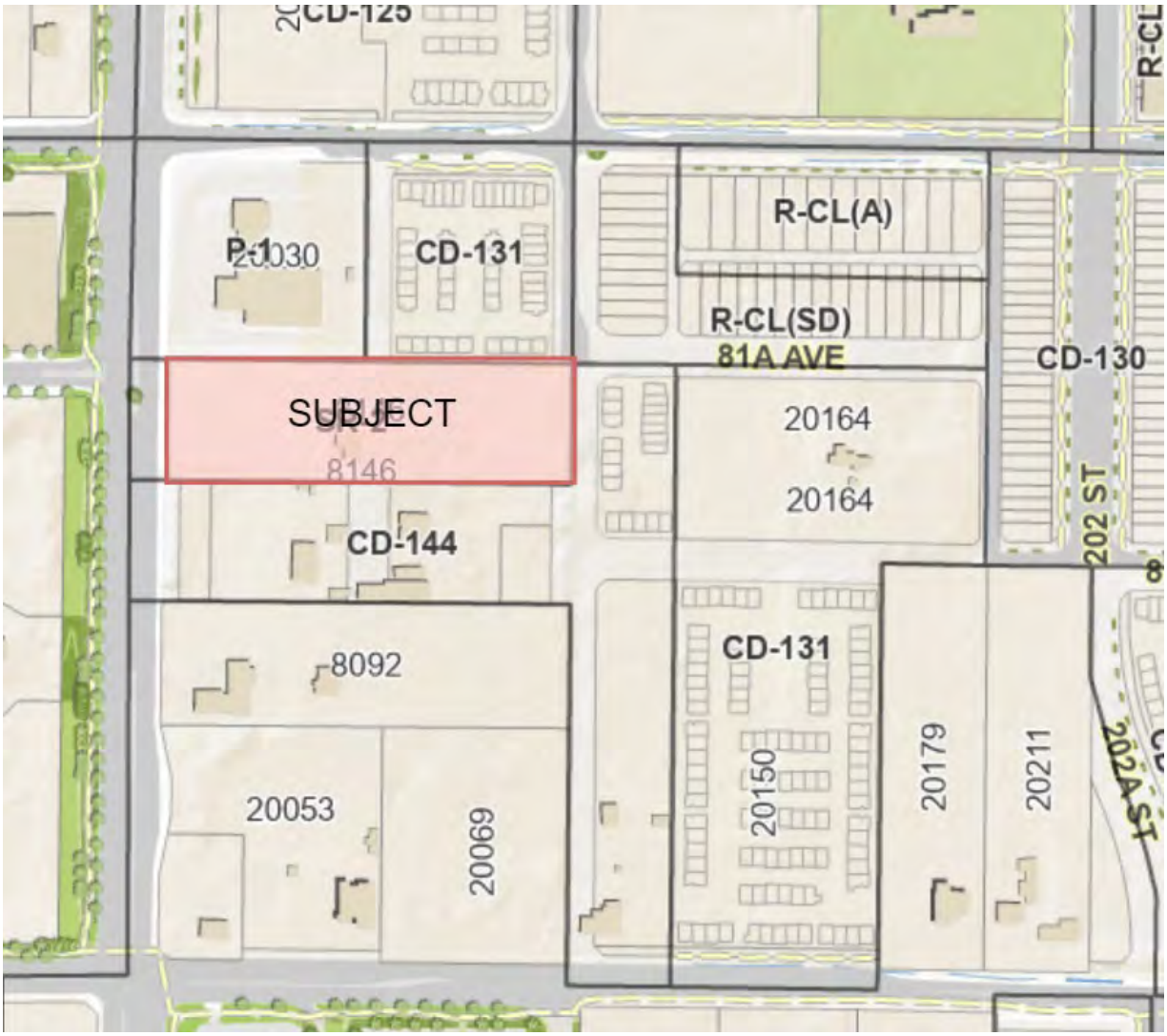


WILLOUGHBY COMMUNITY PLAN

Map 1 - Latimer Land Use Plan



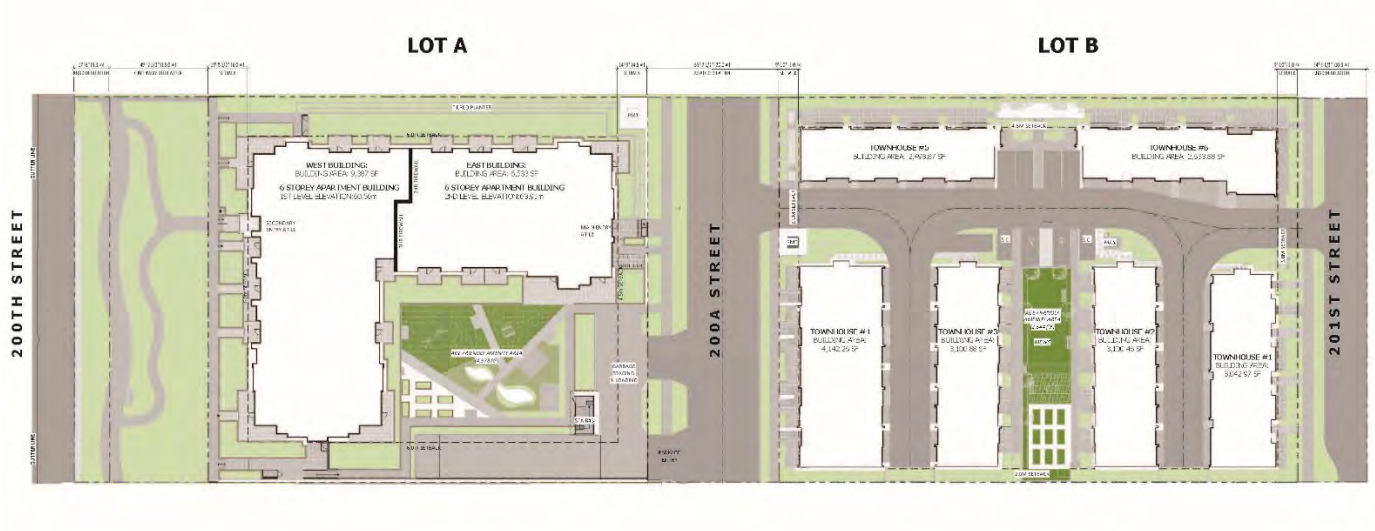
LATIMER NEIGHBOURHOOD PLAN



ZONING BYLAW NO. 2500



RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101379

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

1. NAME: 1364204 BC Ltd.

   ADDRESS: 5775 – 126 Street
   Surrey BC, V3X 3G8

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

   LEGAL DESCRIPTION: Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295

   CIVIC ADDRESS: 8146 – 200 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 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 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.

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



sheet schedule

overall

SD0.01	COVER PAGE
SD1.01	CONTEXT PLANS
SD1.02	DESIGN RATIONALE
SD1.10	PROJECT DATA - OVERALL
SD2.00	SITE PLAN - OVERALL

lot a

SD1.20A	PROJECT DATA - LOT A
SD1.21A	PROJECT DATA - LOT A
SD1.22A	PROJECT DATA - LOT A
SD2.01A	SITE PLAN - LOT A - 1ST LEVEL - 2ND ENTRY
SD2.02A	SITE PLAN - LOT A - 2ND LEVEL -MAIN ENTRY
SD2.10A	1ST LEVEL PLAN - LOT A
SD2.11A	2ND LEVEL PLAN - LOT A
SD2.12A	3RD LEVEL PLAN - LOT A
SD2.13A	4TH LEVEL PLAN - LOT A
SD2.14A	5TH LEVEL PLAN - LOT A
SD2.15A	6TH LEVEL PLAN - LOT A
SD2.16A	ROOF LEVEL PLAN - LOT A
SD2.17A	P1 LEVEL PLAN - LOT A
SD2.30A	UNIT PLANS - APARTMENT
SD2.31A	UNIT PLANS - APARTMENT
SD2.32A	UNIT PLANS - APARTMENT
SD2.33A	UNIT PLANS - APARTMENT
SD2.34A	UNIT PLANS - APARTMENT
SD3.00A	BUILDING ELEVATIONS - LOT A
SD3.01A	BUILDING ELEVATIONS - LOT A
SD4.00A	MATERIAL BOARD - LOT A
SD6.00A	SITE SECTIONS - LOT A
SD7.00A	SITE PLAN LAYOUT - LOT A
SD7.10A	SITE CODE PLAN - LOT A - 1ST LEVEL
SD7.11A	SITE CODE PLAN - LOT A - 2ND LEVEL

lot b

SD1.40B	PROJECT DATA - LOT B
SD1.41B	PROJECT DATA - LOT B
SD2.20B	SITE PLAN - LOT B
SD2.40B	LEVEL PLANS - TOWNHOUSE 1
SD2.41B	LEVEL PLANS - TOWNHOUSE 2
SD2.42B	LEVEL PLANS - TOWNHOUSE 3
SD2.43B	LEVEL PLANS - TOWNHOUSE 4
SD2.44B	LEVEL PLANS - TOWNHOUSE 5
SD2.45B	LEVEL PLANS - TOWNHOUSE 6
SD2.50B	UNIT PLANS - TOWNHOUSE
SD2.51B	UNIT PLANS - TOWNHOUSE
SD2.52B	UNIT PLANS - TOWNHOUSE
SD2.53B	UNIT PLANS - TOWNHOUSE
SD2.54B	UNIT PLANS - TOWNHOUSE
SD2.55B	UNIT PLANS - TOWNHOUSE
SD2.56B	UNIT PLANS - TOWNHOUSE
SD3.20B	ELEVATIONS - TOWNHOUSE 1
SD3.21B	ELEVATIONS - TOWNHOUSE 2
SD3.22B	ELEVATIONS - TOWNHOUSE 3
SD3.23B	ELEVATIONS - TOWNHOUSE 4
SD3.24B	ELEVATIONS - TOWNHOUSE 5
SD3.25B	ELEVATIONS - TOWNHOUSE 6
SD4.10B	MATERIAL BOARD - LOT B
SD6.20B	SITE SECTIONS - LOT B
SD6.21B	SITE SECTIONS - LOT B
SD7.20B	SITE PLAN LAYOUT - LOT B
SD7.30B	SITE CODE PLAN - LOT B

reports

issue date	name	report #	note
2022-09-28	DEVELOPMENT PERMIT AREA LATIMER NEIGHBOURHOOD APPLICATION REPORT		LOT B
2022-10-21	SUNMARK 200TH ST. RESIDENTIAL DEVELOPMENT | PASSIVE COOLING ANALYSIS	1197-01-R1	LOT A

sunmark developments ltd.

T 604.597.7896 | #109-12827 76th avenue surrey, bc v3w2v3

keystone architecture & planning ltd.

T 604.850.0577 F 1.855.398.4578 | 300 - 3313 1 south fraser way abbotsford, bc v2s 2b1

T 587.391.4768 | 410 - 333 11th avenue sw calgary, ab t2r 1w9

e-mail: mail@keystonearch.ca
website: keystonearch.ca

design rationale

project description

THE PROJECT IS LOCATED ALONG THE EAST SIDE OF 200TH STREET BETWEEN 80TH & 82ND AVENUE IN THE TOWNSHIP OF LANGLEY, B.C. THE DEVELOPMENT PROPOSES TO SPLIT THE SITE INTO HALVES ON EITHER SIDE OF THE EXTENSION OF 200A STREET. THE SIDE FACING 200TH STREET IS PROPOSED TO BE A SIX-STOREY, WOOD-FRAME MULTI-FAMILY RESIDENTIAL BUILDING WITH 88 UNITS ON TOP OF A CONCRETE PARKADE PODIUM. THE PODIUM FORM PROVIDES A SENSE OF SECURITY AND SEPARATION FROM THE BUSY STREETSCAPE, WHILE ALLOWING FOR A LARGE MULTI-USE INTERIOR COURTYARD AMENITY SPACE. SPACIOUS UNIT PATIOS AROUND THE FIRST LEVEL BRING A SENSE OF SCALE AND FUNCTION TO THE SURROUNDING CONTEXT. THE WEST SIDE OF THE SITE PROPOSES 28 TOWNHOUSE UNITS CONSISTING OF 6 BUILDINGS FACING THE SURROUNDING STREETS TO PROVIDE A HUMAN SCALE, AS WELL AS A TRANSITION FROM THE LARGE MULTIFAMILY BUILDING TO THE WEST.

massing, form & character

THE SITING OF THE BUILDINGS IS RATIONALIZED TO SCALE WITH THE ORGANIZATION OF THE STREET NETWORK AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS TO INCREASE LIVABILITY. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE CENTRE TO RECEIVE AFTERNOON SUN WHEN THE SPACE WILL MOST COMMONLY BE ENJOYED, AS WELL AS SHIELD IT FROM ADJACENT PUBLIC STREETS. THE BUILDING FAÇADES ARE RHYTHMICALLY LAYERED WITH BOTH VERTICAL AND HORIZONTAL MASSINGS IN SUCH A WAY AS TO CREATE A SENSE OF INDIVIDUALITY AND A REDUCED SCALE. THE GROUND FLOOR LEVEL SCALE ALLOWS EACH BUILDING TYPE TO CONNECT TO THE STREET GRID IN RESPONSE TO ITS VEHICULAR SPEED AND SCALE. THE GROUND FLOOR IS ARTICULATED TO BRING REDUCED HUMAN SCALE ALONG THE STREET SCAPE AND TO PROVIDE PEDESTRIAN ACCESS AND A CONNECTION TO THE SURROUNDING CONTEXT.

THE EXTERIOR TREATMENT REFLECTS THAT OF URBAN CONTEMPORARY MODERN VERNACULAR WITH THE USE OF GRAY, WHITE AND BLACK TONES ON CLEAN ARCHITECTURAL FEATURES. PROJECTIONS AROUND THE APARTMENT BUILDING ADD VISUAL INTEREST ON A BACKDROP OF NEUTRAL, SMOOTH SURFACED MATERIALS AND ACT AS "BOOKENDS", BALANCING THE ELEVATIONS. THIS FORMS A RHYTHM WHICH BREAKS UP AND REDUCES THE SCALE OF THE FACADE ALONG THE STREET. SIMULTANEOUSLY, DARK SIDING MATERIALS GIVE THE OVERALL MASSING A SENSE OF STRENGTH AND BALANCE, GROUNDING THE FORM. THE BALCONY PROJECTIONS BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AS WELL AS ALLOW A SENSE OF INTEREST, OPENNESS, AND LIVABILITY. THE INTERFACE WITH THE PUBLIC REALM AND ENHANCED VIEWS ALLOW THE RESIDENTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THEIR HOMES. ADDITIONAL MATERIAL TEXTURES AND TONES HAVE BEEN PROVIDED TO THE LOWER SCALE BUILDINGS TO INCREASE THEIR CONNECTION TO THE GROUND PLANE AND HUMAN SCALE.

environmental sustainability

AS A REQUIREMENT OF THE DEVELOPMENT PERMIT WITHIN THE LATIMER DEVELOPMENT PERMIT AREA IN THE TOWNSHIP OF LANGLEY, THE PROPOSED DEVELOPMENT IS DESIGNED TO PROMOTE ENERGY CONSERVATION, REDUCE GREENHOUSE GAS EMISSIONS, AND REDUCE THE ANNUAL ENERGY CONSUMPTION. THE PROJECT WILL BE DESIGNED IN ACCORDANCE WITH BC ENERGY STEP CODE 3. ENVIRONMENTAL SUSTAINABILITY IS ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF:

-BIKE STORAGE
-EV READY STALLS
-LARGE OPEN GREEN SPACES
-HIGH THERMALLY PERFORMING WINDOWS AND DOORS
-NATURAL VENTILATION
-ENERGY EFFICIENT HVAC SYSTEMS
-STORAGE AND COLLECTION OF RECYCLABLES
-HEAT ISLAND REDUCTION BY MINIMIZATION OF SURFACE PARKING AND MAXIMIZATION OF DENSITY.

crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGH THE PERIMETER, INTERIOR COURTYARDS, AND PARKADE LEVELS USING CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF ALL POTENTIAL DARK AREAS, CLEARLY DEFINED BUILDING ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING AREAS.



west entrance - along 200th street



east entrance - along 200a street



apartments from north-west corner at 200th st.



townhomes from 201 st.

0.1.0 project data summary - overall

PROJECT:	SUNMARK RESIDENTIAL DEVELOPMENT
CURRENT ZONING:	SR-2 (SUBURBAN RESIDENTIAL)
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT)
OFFICIAL COMMUNITY PLAN:	WILLOUGHBY
COMMUNITY PLAN:	LATIMER
CIVIC ADDRESS:	8146 200 STREET, LANGLEY, BRITISH COLUMBIA, (TOWNSHIP OF LANGLEY)
LEGAL DESCRIPTION:	TOPOGRAPHIC PLAN OF PARCEL "ONE" (J3124E) OF PARCEL "G" LOTS 6 AND 7; EXCEPT: FIRSTLY: PART SHOWN AS HIGHWAY ON PLAN 43050; SECONDLY: PART ROAD ON PLAN NWP87571; THIRDLY; PART ON STATUTORY RIGHT OF WAY PLAN NWP87889; SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 3295
VARIANCES APPLIED FOR:	APARTMENT: 1) CANTILEVERED BALCONIES PROJECT INTO SETBACKS (BYLAW : MAXIMUM 0.6m) - NE CORNER 0.64m - SE CORNER 0.66m - NW CORNER 0.73m 2) LATIMER NEIGHBOURHOOD PLAN AMENDMENT: BUILDING HEIGHT MAX 4 STOREYS - TO PROPOSED 6 STOREYS 3) CANOPY PROJECT INTO SETBACKS (BYLAW : MAXIMUM 0.6m) - MAIN ENTRY 1.96m - SECONDARY ENTRY 2.02m TOWNHOMES 1) CANTILEVERED LANDING/STAIRS PROJECT INTO SETBACKS FOR TOWNHOME 4, 5 & 6(BYLAW : MAXIMUM 0.6m) - TOWNHOME 4: 0.67m (WEST SETBACK) - TOWNHOME 5: 0.62m (NORTH SETBACK) - TOWNHOME 6: 0.88m (NORTH SETBACK) 2) BUILDOUTS PROJECT INTO SETBACKS FOR TOWNHOME 4, 5 & 6 - TOWNHOME 4: 0.21m (WEST SETBACK) - TOWNHOME 5: 0.22m (NORTH SETBACK) - TOWNHOME 6: 0.26m (NORTH SETBACK)
BYLAW EXEMPTIONS:	SITING: CHIMNEYS, GUTTERS, SILLS, STEPS, EAVES, SUNLIGHT CONTROL PROJECTIONS, CANOPIES, CANTI-LEVERED BALCONIES, OPEN PORCHES OR ORNAMENTAL FEATURES: MIN DISTANCE TO ABUTTING LOT LINE MAY BE REDUCED BY MAX. 0.6m. WHERE A STAIRWELL, PROVIDING ACCESS TO THE BASEMENT FROM THE REAR YARD, PROJECTS BEYOND THE FACE OF THE BUILDING, THE MIN. DISTANCE TO THE REAR LOT LINE MAY BE REDUCED BY NOT MORE THAN 1.2M, PROVIDING THAT THE STAIRWELL LANDING PROJECTING INTO THE SETBACK DOES NOT EXCEED AN AREA OF 1.55M AND THAT SUCH REDUCTION SHALL ONLY APPLY TO THE BASEMENT STAIRWELL AND LANDING WHERE A STAIRWELL, PROVIDING ACCESS TO THE BASEMENT FROM THE SIDE YARD, PROJECTS BEYOND THE FACE OF THE BUILDING, THE MIN. DISTANCE TO THE SIDE LOT LINE MAY BE REDUCED BY NOT MORE THAN 1.2m, PROVIDING THAT: A) BOTH THE FRONT LOT LINE AND THE REAR LOT LINE ABUT A STREET, B) THE STAIRWELL LANDING PROJECTING INTO THE SETBACK DOES NOT EXCEED AN AREA OF 1.5 SM, C) SUCH REDUCTION SHALL ONLY APPLY TO THE BASEMENT STAIRWELL AND LANDING
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
GRADE DEFINITION (BCBC 2018):	THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
FIRST STOREY DEFINITION (BCBC 2018):	THE UPPERMOST STOREY HAVING ITS FLOOR LEVEL NOT MORE THAN 2m ABOVE GRADE
HEIGHT DEFINITION (ZONING):	MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF A BUILDING OR STRUCTURE TO: A) THE HIGHEST POINT OF A BUILDING OR STRUCTURE; OR B) THE AVERAGE LEVEL BETWEEN THE EAVES AND RIDGE OF A BUILDING WITH A GABLE, HIP, OR GAMBREL ROOF.
GROSS FLOOR AREA DEFINITION (ZONING):	SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	APARTMENT : 6 STOREYS (BCBC-3.2.2), 4 STOREYS (ZONING-CD, LATIMER APARTMENT DESIGNATION) TOWNHOUSES: 3 STOREYS (ZONING)
BCBC STEP CODE:	APARTMENT : STEP 3 (GHG DPA) TOWNHOUSES : STEP 3 (GHG DPA)
OVERALL GROSS SITE AREA:	123,414 S.F. (11,465.54 S.M.) (2.833 AC)
OVERALL NET SITE AREA:	91,414.16 S.F. (8,492.65 S.M.) (2.098 AC)
OVERALL LOT COVERAGE (NET):	(35,097 S.F. + 18,519 S.F.) / 91,414.16 S.F. = 58.7%

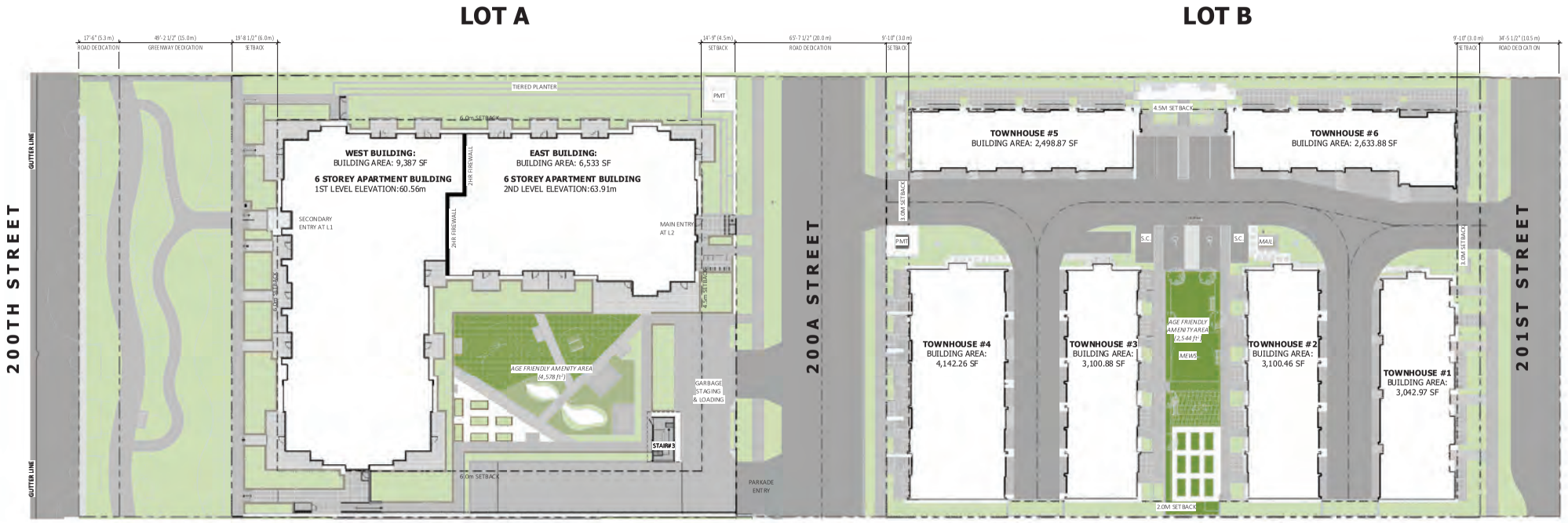
0.1.0.1 project data - unit count

LOT A (APARTMENT)	**UNIT COUNT**
EAST BUILDING:	36
WEST BUILDING:	52
TOTAL:	**88**

LOT B (TOWNHOUSE)	**UNIT COUNT**
BUILDING 2:	5
BUILDING 3:	5
BUILDING 4:	6
BUILDING 5:	4
BUILDING 6:	3
TOTAL:	**23**

LOT B (TOWNHOUSE) LIVE / WORK UNIT	**UNIT COUNT**
BUILDING 1:	4
BUILDING 6:	1
TOTAL:	**5**

TOTAL UNITS:	**116**



Keystonearch.ca

SUNMARK 200TH ST. RESIDENTIAL DEV.
8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

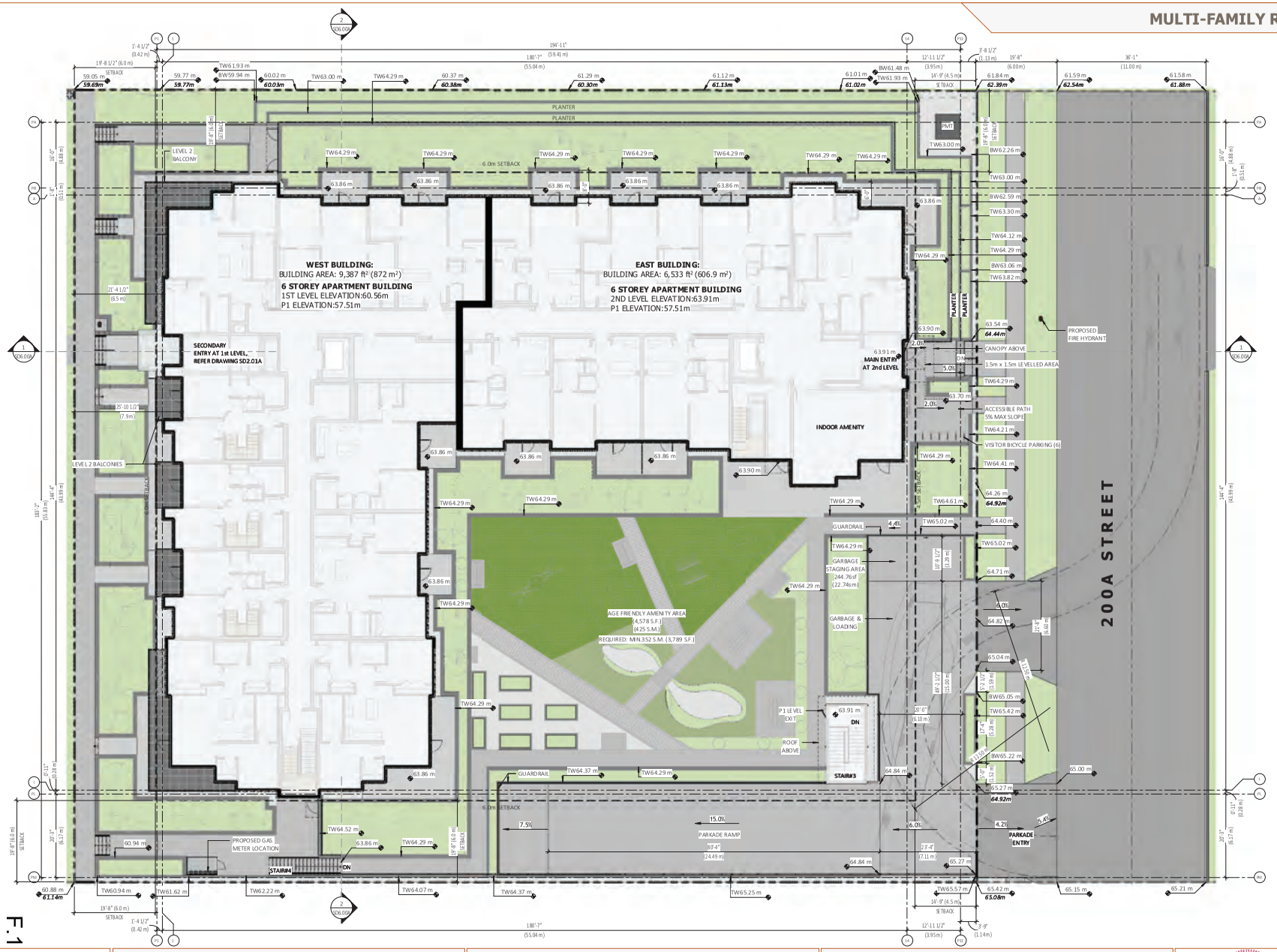
SITE PLAN - OVERALL
SCALE: 1" = 20'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
23-08-28 REVISION#: 2
TOWNSHIP OF LANGLEY FILE #: 08-26-0232
PROJECT NUMBER: 21219.1

2023-08-29

Sunmark

F.1
SD2.00



general site notes

1. REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
2. REFER TO SITE CODE PLAN.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
4. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
6. TW = TOP OF WALL
   BW = BOTTOM OF WALL
   BOC = BOTTOM OF CURB
   TOC = TOP OF CURB
7. NEW ELEVATION — 00.00 m
   EXISTING ELEVATION — 00.00m

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SUNMARK 200TH ST. RESIDENTIAL DEV.
8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.

SITE PLAN - LOT A - 2ND LEVEL -MAIN ENTRY
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
23-08-28 REVISION #: 2
TOWNSHIP OF LANGLEY FILE #: 08-26-0232
PROJECT NUMBER: 21219.1

2023-08-29

Sunmark

F.1
SD2.02A

material legend - lot A

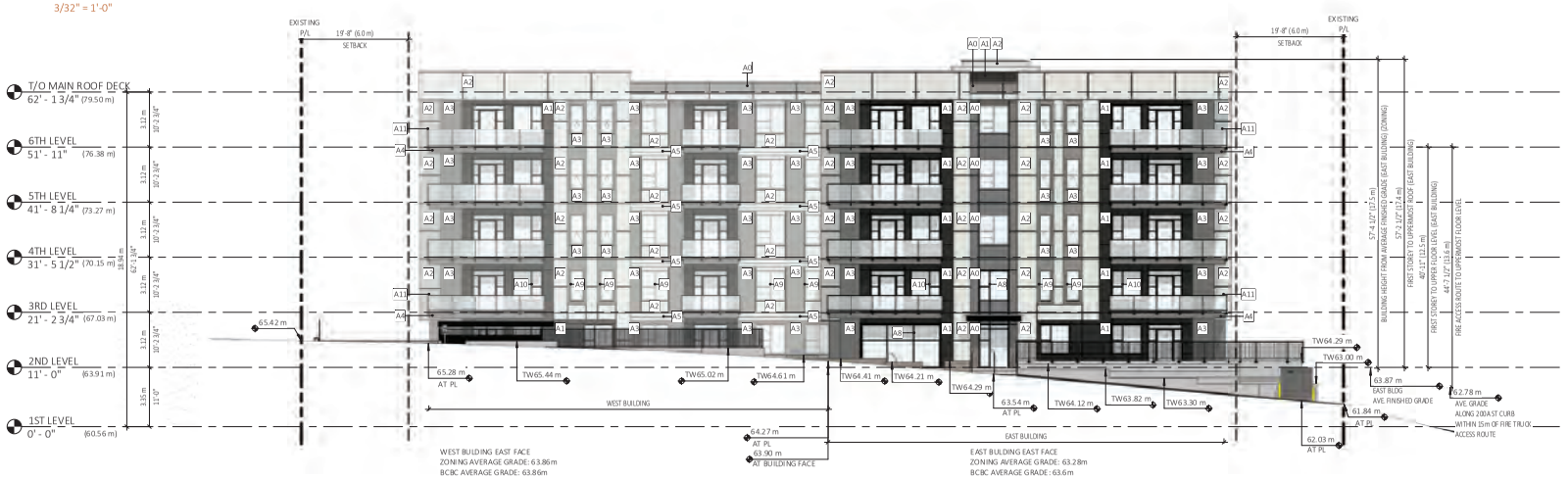
A0	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'MID GRAY'
A1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : PAINTED : BLACK
A2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'WHITE'
A3	CEMENT BOARD CEDAR LAP SIDING, : -COLOUR : 'MID GRAY'
A4	BALCONY FASCIA: -COLOUR : 'MID GRAY'
A5	BALCONY FASCIA: -COLOUR : 'WHITE'
A6	CEMENT BOARD FASCIA BOARD: -COLOUR : 'WHITE'
A7	ALUMINUM/GLASS PATIO PRIVACY SCREEN: -COLOUR : 'BLACK'
A8	ALUMINUM GLAZED SYSTEM: -COLOUR : 'BLACK'
A9	VINYL WINDOW: -SILVER FINISH
A10	WINDOW: -COLOUR : 'BLACK EXT. / WHITE INT.'
A11	ALUMINUM/GLASS BALCONY RAILING: -COLOUR : 'BLACK'
A12	ALUMINUM GUARD/RAILING -COLOUR : 'BLACK'
A13	CONCRETE WALL: -COLOUR : 'CLEAR SEALER'

note:
ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



north elevation

3/32" = 1'-0"



east elevation

3/32" = 1'-0"



material legend - lot A

A0	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'MID GRAY'
A1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : PAINTED : BLACK
A2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'WHITE'
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A9	VINYL WINDOW: -SILVER FINISH
A10	WINDOW: -COLOUR : 'BLACK EXT. / WHITE INT.'
A11	ALUMINUM/GLASS BALCONY RAILING: -COLOUR : 'BLACK'
A12	ALUMINUM GUARD/RAILING -COLOUR : 'BLACK'
A13	CONCRETE WALL: -COLOUR : 'CLEAR SEALER'

note:
ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).

south elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend - lot A

A0	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'MID GRAY'
A1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : PAINTED : BLACK
A2	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): -COLOUR : 'WHITE'
A3	CEMENT BOARD CEDAR LAP SIDING, : -COLOUR : 'MID GRAY'
A4	BALCONY FASCIA: -COLOUR : 'MID GRAY'
A5	BALCONY FASCIA: -COLOUR : 'WHITE'
A6	CEMENT BOARD FASCIA BOARD: -COLOUR : 'WHITE'
A7	ALUMINUM/GLASS PATIO PRIVACY SCREEN: -COLOUR : 'BLACK'
A8	ALUMINUM GLAZED SYSTEM: -COLOUR : 'BLACK'
A9	VINYL WINDOW: -SILVER FINISH
A10	WINDOW: -COLOUR : 'BLACK EXT. / WHITE INT.'
A11	ALUMINUM/GLASS BALCONY RAILING: -COLOUR : 'BLACK'
A12	ALUMINUM GUARD/RAILING -COLOUR : 'BLACK'
A13	CONCRETE WALL: -COLOUR : 'CLEAR SEALER'



Keystonearch.ca	SUNMARK 200TH ST. RESIDENTIAL DEV. 8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.	MATERIAL BOARD - LOT A SCALE: N.T.S.	RE-ISSUED FOR DEVELOPMENT PERMIT 23-08-28 REVISION #: 2 TOWNSHIP OF LANGLEY FILE #: 08-26-0232 PROJECT NUMBER: 21219.1	2023-08-29	Sunmark	F.1 SD4.00A


200A STREET
201ST STREET
TOWNHOUSE #5
TOWNHOUSE #6
TOWNHOUSE #4
TOWNHOUSE #3
TOWNHOUSE #2
TOWNHOUSE #1
UNIT #1 (ADAPTABLE)
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
UNIT #22
UNIT #23
UNIT #24
UNIT #25
UNIT #26
UNIT #27
UNIT #28
AGE FRIENDLY AMENITY AREA 2,544 [Y] (236m²)
MEWS
GUARDRAIL 42" ABOVE FINISHED GRADE
4.5M SETBACK
2.0M SETBACK
3.0M SETBACK
PARTY WALL
GARAGE ENTRY
LIVE/WORK
TRENCH DRAIN
SIGNAGE
MAIL
PMT

F.1 - Page 22



east elevation
1/8" = 1'-0"



north elevation
1/8" = 1'-0"

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: "WHITE"
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: "LIGHT GRAY"
B4	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "MID GRAY"
B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "LIGHT SAGE"
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: "MID GRAY"
B9	CEMENT BOARD SHINGLE - COLOUR: "LIGHT SAGE"
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



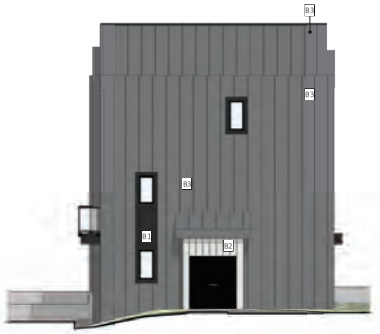
west elevation
1/8" = 1'-0"



south elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"



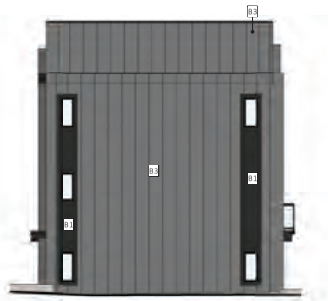
north elevation
1/8" = 1'-0"

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: 'WHITE'
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: 'LIGHT GRAY'
B4	CEMENT BOARD CEDAR LAP SIDING - COLOUR: 'MID GRAY'
B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: 'LIGHT SAGE'
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: 'MID GRAY'
B9	CEMENT BOARD SHINGLE - COLOUR: 'LIGHT SAGE'
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



east elevation
1/8" = 1'-0"



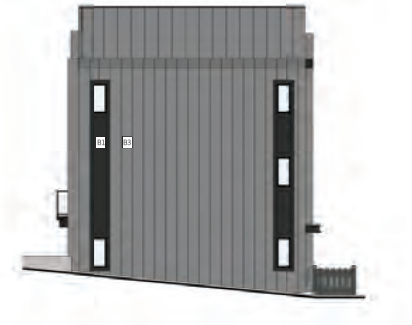
south elevation
1/8" = 1'-0"

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: "WHITE"
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: "LIGHT GRAY"
B4	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "MID GRAY"
B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "LIGHT SAGE"
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: "MID GRAY"
B9	CEMENT BOARD SHINGLE - COLOUR: "LIGHT SAGE"
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



east elevation
1/8" = 1'-0"



south elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"



north elevation
1/8" = 1'-0"

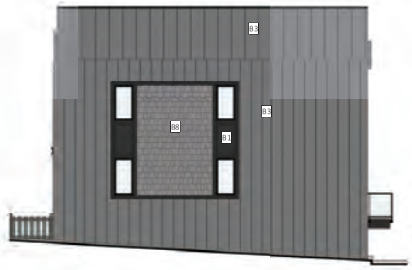
Keystonearch.ca	SUNMARK 200TH ST. RESIDENTIAL DEV. 8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.	ELEVATIONS - TOWNHOUSE 3 SCALE: 1/8" = 1'-0"	RE-ISSUED FOR DEVELOPMENT PERMIT 23-08-28 REVISION #: 2 TOWNSHIP OF LANGLEY FILE #: 08-26-0232 PROJECT NUMBER: 21219.1	2023-08-29	Sunmark F.1 SD3.22B

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: 'WHITE'
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: 'LIGHT GRAY'
B4	CEMENT BOARD CEDAR LAP SIDING - COLOUR: 'MID GRAY'
B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: 'LIGHT SAGE'
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: 'MID GRAY'
B9	CEMENT BOARD SHINGLE - COLOUR: 'LIGHT SAGE'
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



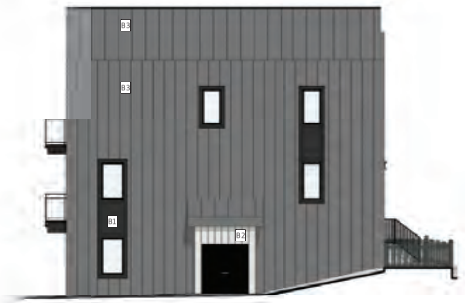
west elevation
1/8" = 1'-0"



south elevation
1/8" = 1'-0"



east elevation
1/8" = 1'-0"



north elevation
1/8" = 1'-0"

Keystonearch.ca	**SUNMARK 200TH ST. RESIDENTIAL DEV.** 8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.	**ELEVATIONS - TOWNHOUSE 4** SCALE: 1/8" = 1'-0"	**RE-ISSUED FOR DEVELOPMENT PERMIT** 23-08-28 REVISION #: 2 TOWNSHIP OF LANGLEY FILE #: 08-26-0232 PROJECT NUMBER: 21219.1	2023-08-29	Sunmark F.1 SD3.23B



south elevation
1/8" = 1'-0"



east elevation
1/8" = 1'-0"

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: "WHITE"
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: "LIGHT GRAY"
B4	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "MID GRAY"
B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: "LIGHT SAGE"
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: "MID GRAY"
B9	CEMENT BOARD SHINGLE - COLOUR: "LIGHT SAGE"
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



north elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"

keystonearch.ca	SUNMARK 200TH ST. RESIDENTIAL DEV. 8146 - 200TH STREET, TOWNSHIP OF LANGLEY B.C.	ELEVATIONS - TOWNHOUSE 5 SCALE: 1/8" = 1'-0"	RE-ISSUED FOR DEVELOPMENT PERMIT 23-08-28 REVISION #: 2 TOWNSHIP OF LANGLEY FILE #: 08-26-0232 PROJECT NUMBER: 21219.1	2023-08-29	Sunmark F.1 SD3.24B



north elevation
1/8" = 1'-0"



east elevation
1/8" = 1'-0"

material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: 'WHITE'
B3	STANDING SEAM METAL PANEL & ROOF - COLOUR: 'LIGHT GRAY'
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B5	CEMENT BOARD CEDAR LAP SIDING - COLOUR: 'LIGHT SAGE'
B6	CEMENT BOARD BALCONY FASCIA: - COLOUR: PAINTED, BLACK
B7	VINYL WINDOW - BLACK
B8	CEMENT BOARD SHINGLE - COLOUR: 'MID GRAY'
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B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE



south elevation
1/8" = 1'-0"



west elevation
1/8" = 1'-0"



material legend - lot B

B1	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: PAINTED, BLACK
B2	CEMENT BOARD SIDING BOARD & BATTEN (C/W COLOUR MATCHED REVEALS): - COLOUR: 'WHITE'
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B9	CEMENT BOARD SHINGLE - COLOUR: 'LIGHT SAGE'
B10	CEMENT BOARD WIDE SPACING LAP SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: WHITE
B11	CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): - COLOUR: DARK BLACK
B12	EXTERIOR DOOR -BIRCH WOOD FINISH
B13	EXTERIOR DOOR -PAINTED, BLACK
B14	CEMENT BOARD FASCIA: - COLOUR: PAINTED, BLUE

B1. cement board panel - black



B2. cement board siding - white

B4. cement board cedar lap siding - mid gray



B5. cement board cedar lap siding - light sage



B8. cement board shingle - mid gray



B9. cement board shingle - light sage





section 1 - W/E - TH

3/32" = 1'-0"



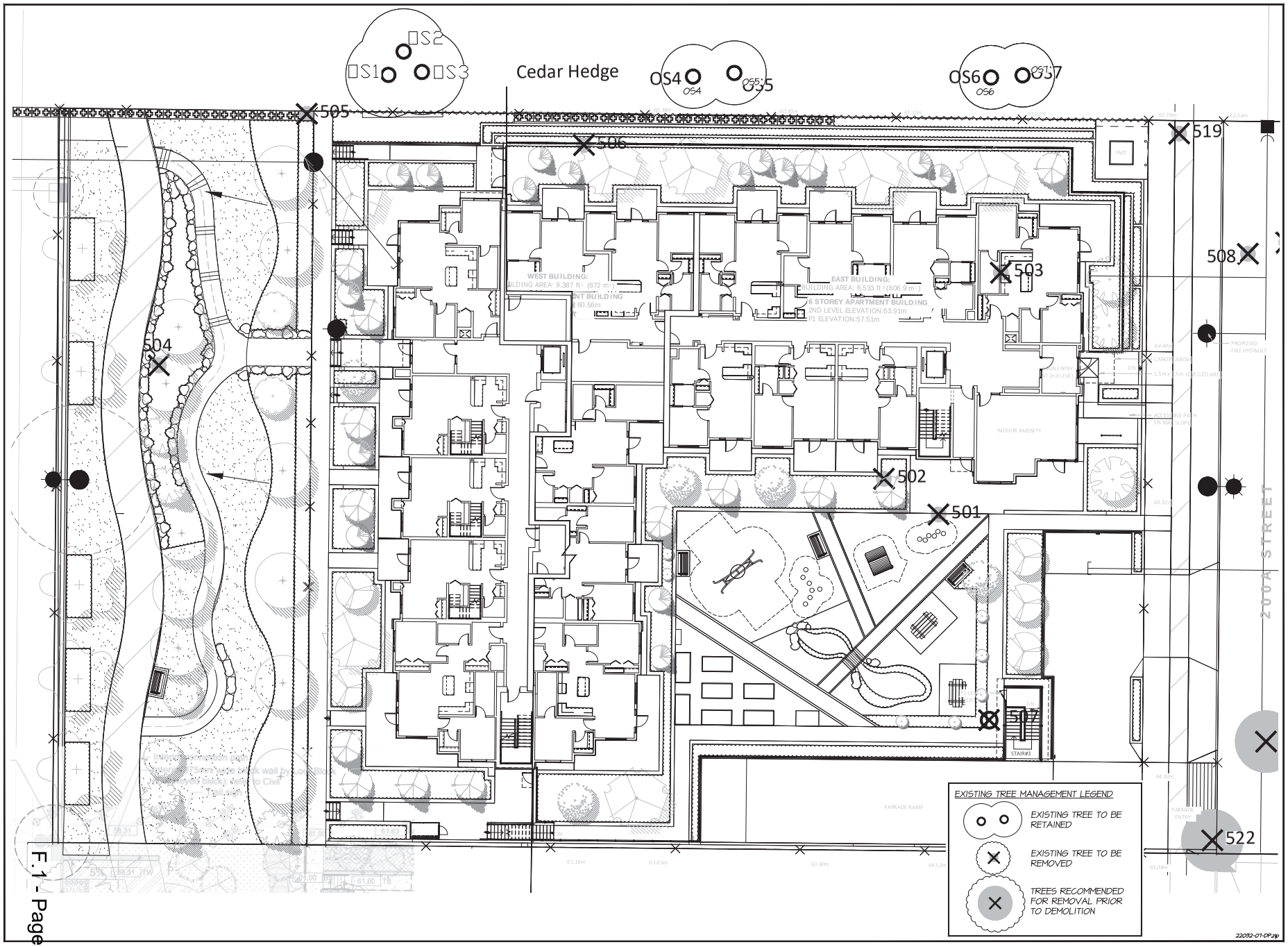
section 2 - W/E - TH

3/32" = 1'-0"



section 3 - W/E - TH

3/32" = 1'-0"



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LANDSCAPE ARCHITECTURE
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NO.	DATE	REVISION DESCRIPTION	DR.
7	2023.07.31	SUBMISSION FOR DP	GL
6	2023.07.19	SUBMISSION FOR DP	GL
5	2023.07.07	SUBMISSION FOR DP	GL
4	2022.10.04	SUBMISSION FOR DP	GL
3	2022.10.24	SUBMISSION FOR DP	GL
2	2022.09.12	PRELIMINARY DESIGN	GL
1	2022.07.29	PRELIMINARY DESIGN	GL

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED
Meredith Mitchell
337

PROJECT:

SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT
LOT A
8[illegible] - 200th STREET
TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

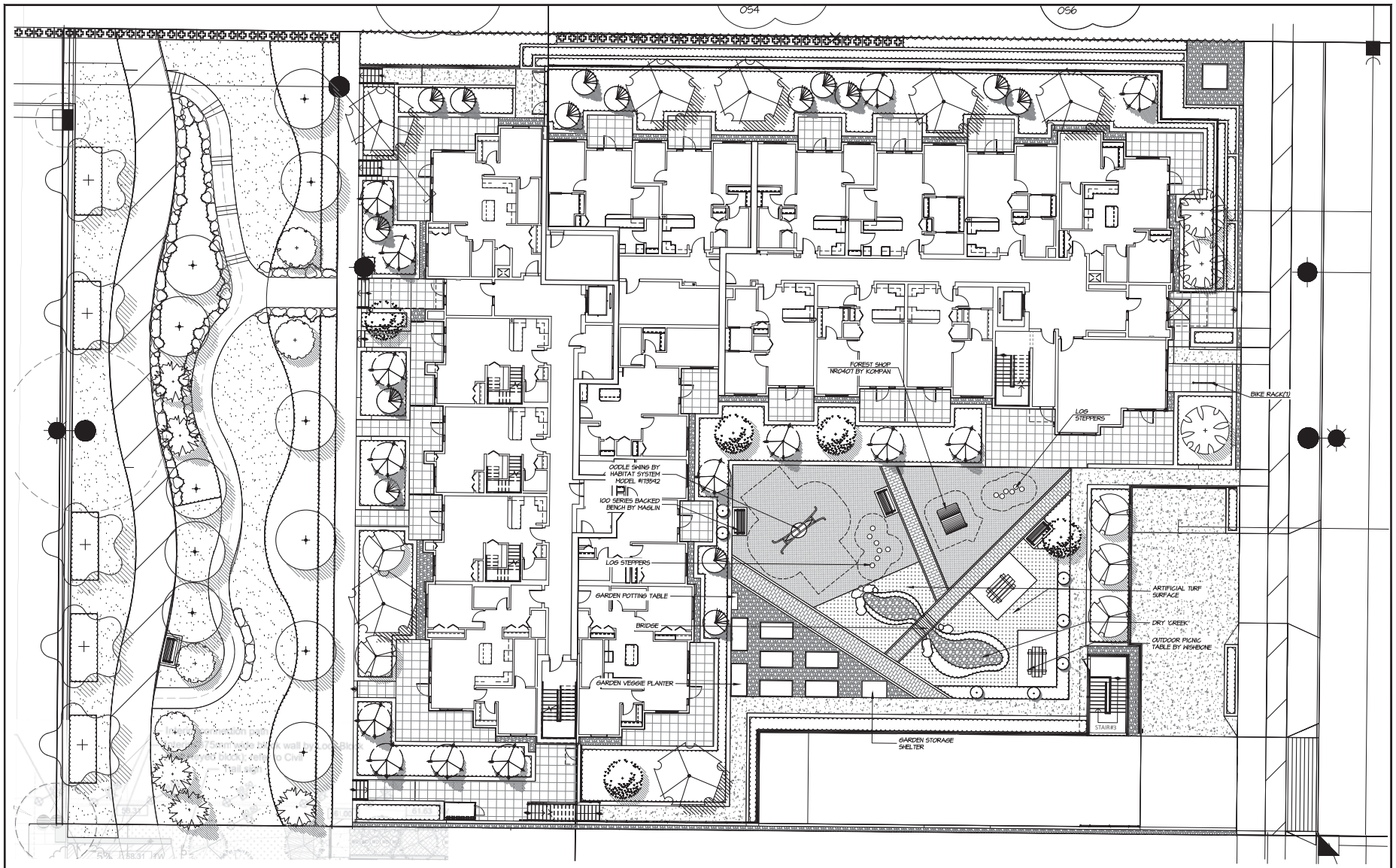
TREE MANAGEMENT PLAN

DATE:	2022.07.29
SCALE:	3/64"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM
M2LA PROJECT NUMBER:	22 032

DRAWING NUMBER: L1

OF 8

SCHEDULE B



PLANT SCHEDULE - LOTA ONSITE

M2 JOB NUMBER: 22-032

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			
5	ACER CAPILLIPES	STRIPE BARK MAPLE	6CM CAL; 1.5M STD;B&B
7	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; B&B
3	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
7	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2M HT; B&B
7	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	6CM CAL;2M HT; B&B
7	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SWEETGUM SLENDER SILHOUETTE	5CM CAL
16	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B

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

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

PLANT SCHEDULE - LOTA OFFSITE

M2 JOB NUMBER: 22-032

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			
5	DAVIDIA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; B&B
4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	6cm CAL; B&B
11	MALUS x 'ROYALTY'	ROYALTY FLOWERING CRAB	6CM CAL; B&B
5	PICEA PUNGENS 'FASTIGIATA'	FASTIGIATE COLORADO SPRUCE	2M HT B&B

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

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

HARDSCAPE LEGEND
- CONCRETE UNIT PAVERS
- GRAVEL SURFACE
- 2'X2' HYDRAPRESSED CONCRETE SLAB PAVERS
- SAW CUT CONCRETE

SOFTSCAPE LEGEND
- SOD / LAWN
- PLANTING BED

22032-01-DP.zip

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NO.	DATE	REVISION DESCRIPTION	DR.
7	2023.01.31	SUBMISSION FOR DP	GL
6	2023.01.19	SUBMISSION FOR DP	GL
5	2023.01.03	SUBMISSION FOR DP	GL
4	2022.10.04	SUBMISSION FOR DP	GL
3	2022.10.24	SUBMISSION FOR DP	GL
2	2022.09.12	PRELIMINARY DESIGN	GL
1	2022.07.29	PRELIMINARY DESIGN	GL

SEAL:

PROJECT:

SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT A

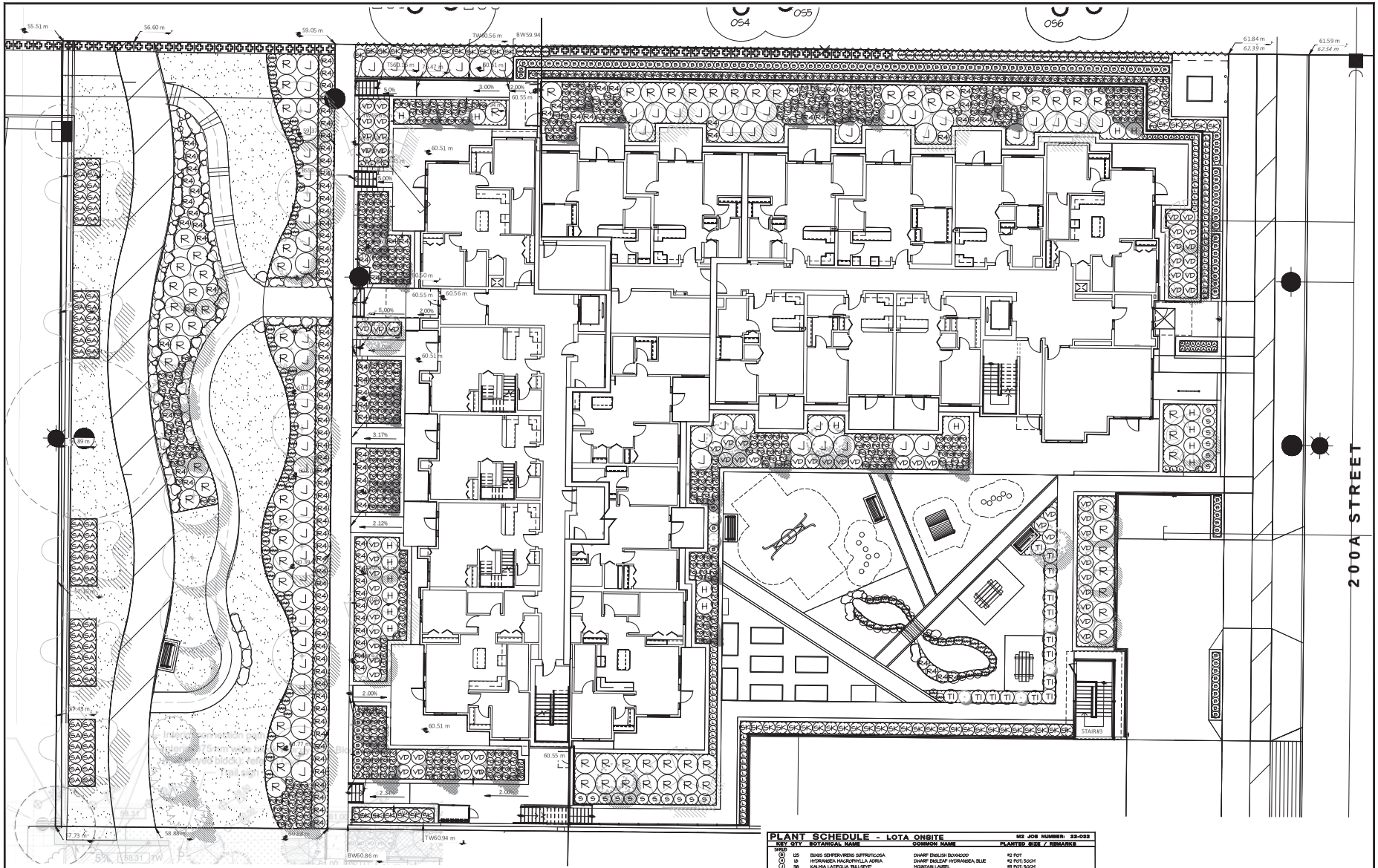
8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

LAYOUT PLAN

DATE:	2022.07.29
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM
M2LA PROJECT NUMBER:	22 032

DRAWING NUMBER: L3 OF 8



PLANT SCHEDULE - LOTA OFFSITE

M2 JOB NUMBER: 22-032

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
(C) 31	KALMIA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#5 POT; 50CM
(R4) 24	RHODODENDRON 'CREST'	RHODODENDRON 'YELLOWHAY'	#5 POT
(R) 35	ROSA RUBOSA 'ALBA'	RUBOSA ROSE	#2 POT
(S) 60	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM
GRASS/GC			
(H) 64	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT
FERN			
(VD) 65	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

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

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PLANT SCHEDULE - LOTA ONSITE

M2 JOB NUMBER: 22-032

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
(B) 125	BUXUS SEMPERVIRENS 'SUFFRUTICOSA	DWARF ENGLISH BOXWOOD	#2 POT
(H) 15	HYDRANGEA MACROPHYLLA 'ADRIA	DWARF BIGLEAF HYDRANGEA; BLUE	#2 POT; 50CM
(K) 38	KALMIA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#3 POT; 50CM
(R4) 48	RHODODENDRON 'CREST'	RHODODENDRON 'YELLOWHAY'	#5 POT
(R) 45	ROSA RUBOSA 'ALBA'	RUBOSA ROSE	#2 POT
(S) 54	SKIMMIA JAPONICA (50% MALE)	JAPANESE SKIMMIA	#5 POT
(T) 11	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT
(TI) 14	THUJA OCCIDENTALIS 'BRANDON'	PYRAMIDAL CEDAR	#5 POT; 80CM
(VD) 68	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 50CM
GRASS/GC			
(H) 67	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT
PERENNIAL			
(E) 24	ERIM X BORISII	DWARF ERIM	#1 POT
(P) 88	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	#1 POT
FERN			
(VD) 501	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

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

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

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3	2022.10.24	SUBMISSION FOR DP	GL
2	2022.09.12	PRELIMINARY DESIGN	GL
1	2022.07.29	PRELIMINARY DESIGN	GL

SEAL:

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PROJECT:

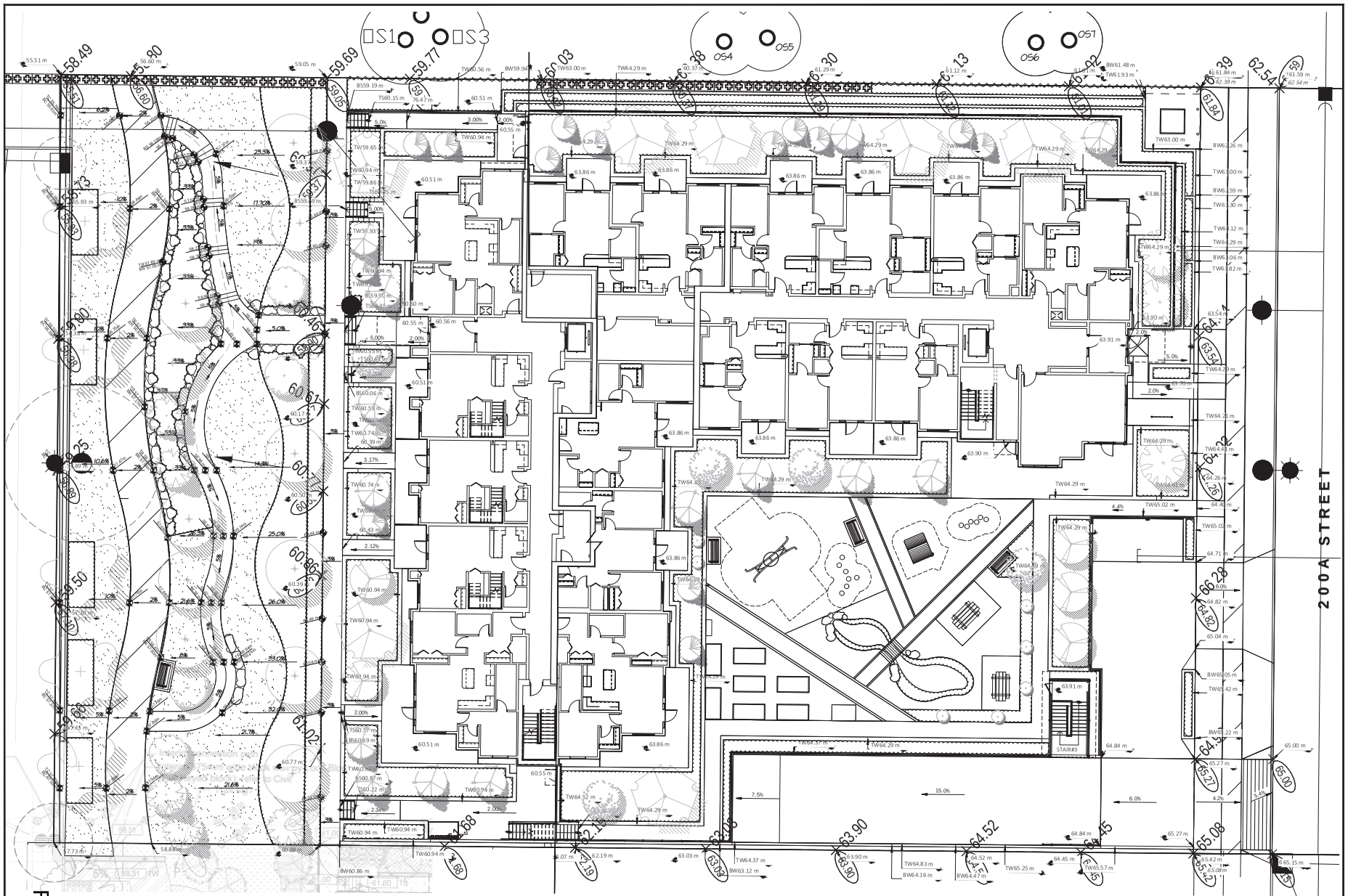
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT A

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

SHRUB PLAN

DATE: 2022.07.29	DRAWING NUMBER: L3
SCALE: 3/32"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 8
M2LA PROJECT NUMBER:	22 032



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1	2022.07.29	PRELIMINARY DESIGN	GL

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PROJECT:

SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT A

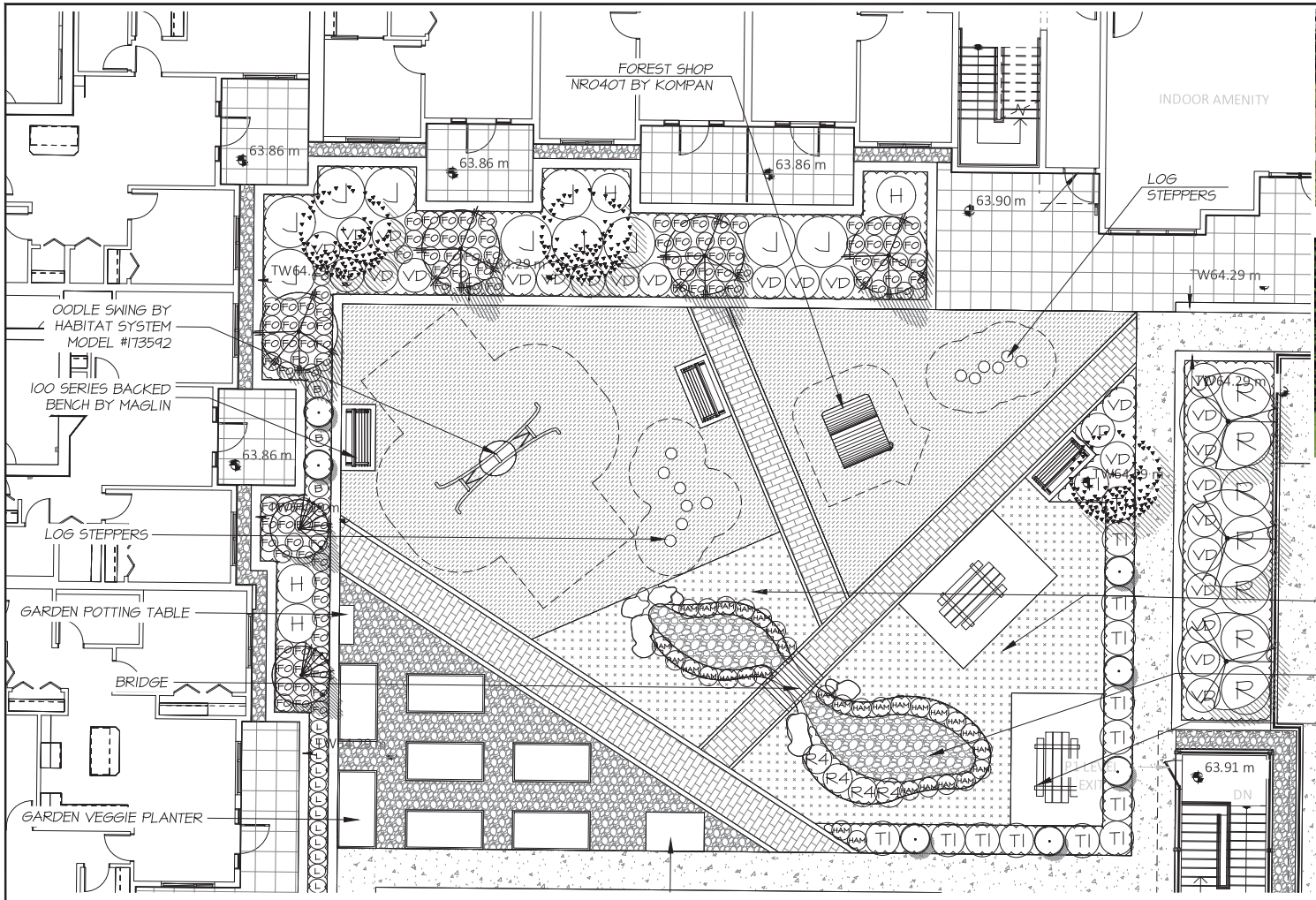
8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

GRADING PLAN

DATE:	2022.07.29
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM
M2LA PROJECT NUMBER:	22 032

DRAWING NUMBER: L4 OF 8





PICNIC TABLE



FOREST SHOP BY KOMPAN



VEGGIE GARDEN PLANTER



SWING



DRY CREEK AND BRIDGE



LOG STEPPERS

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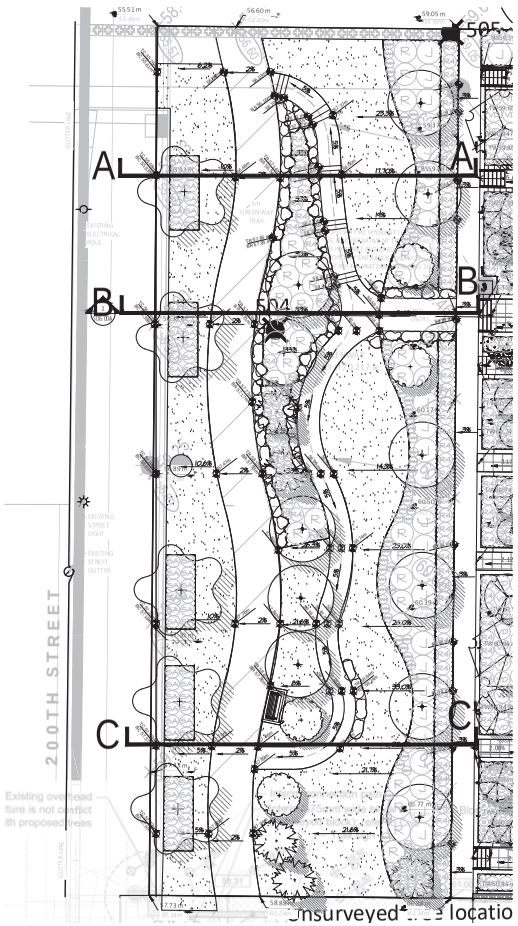
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT A

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

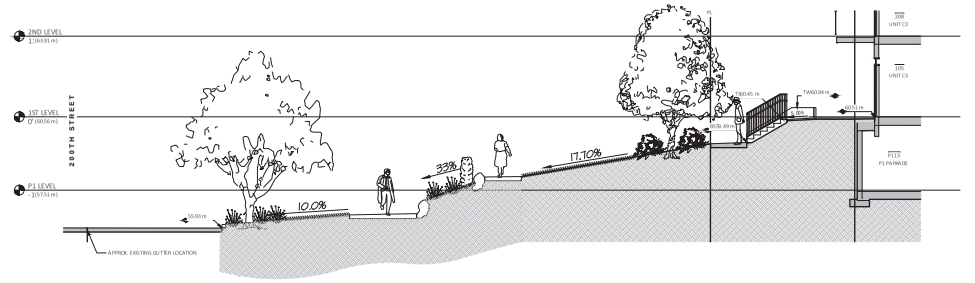
DRAWING TITLE:

OUTDOOR AMENITY AREA

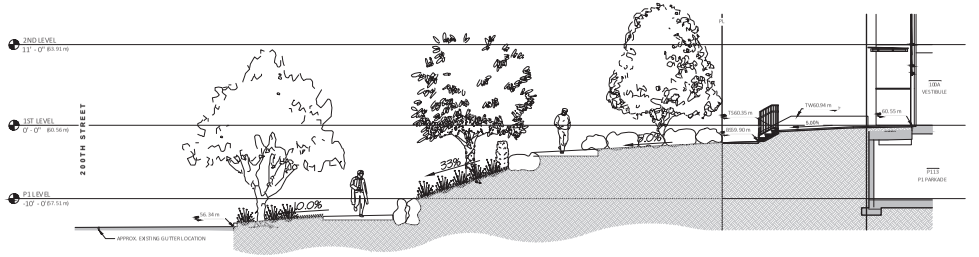
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DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 8
M2LA PROJECT NUMBER:	22 032



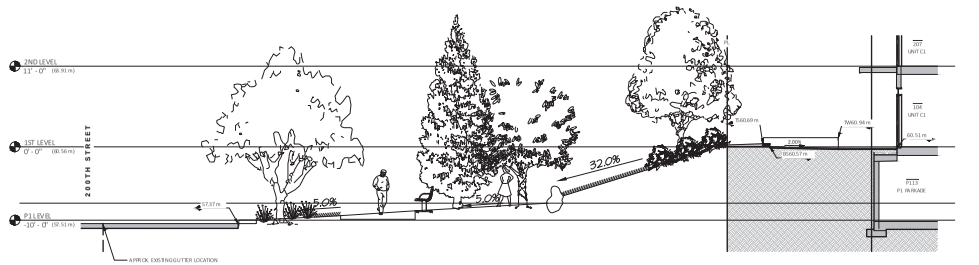
01 L6 KEY PLAN



02 L6 SECTION A-A'



03 L6 SECTION B-B'



04 L6 SECTION C-C'

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REGISTERED MEMBER
Meredith Mitchell
337

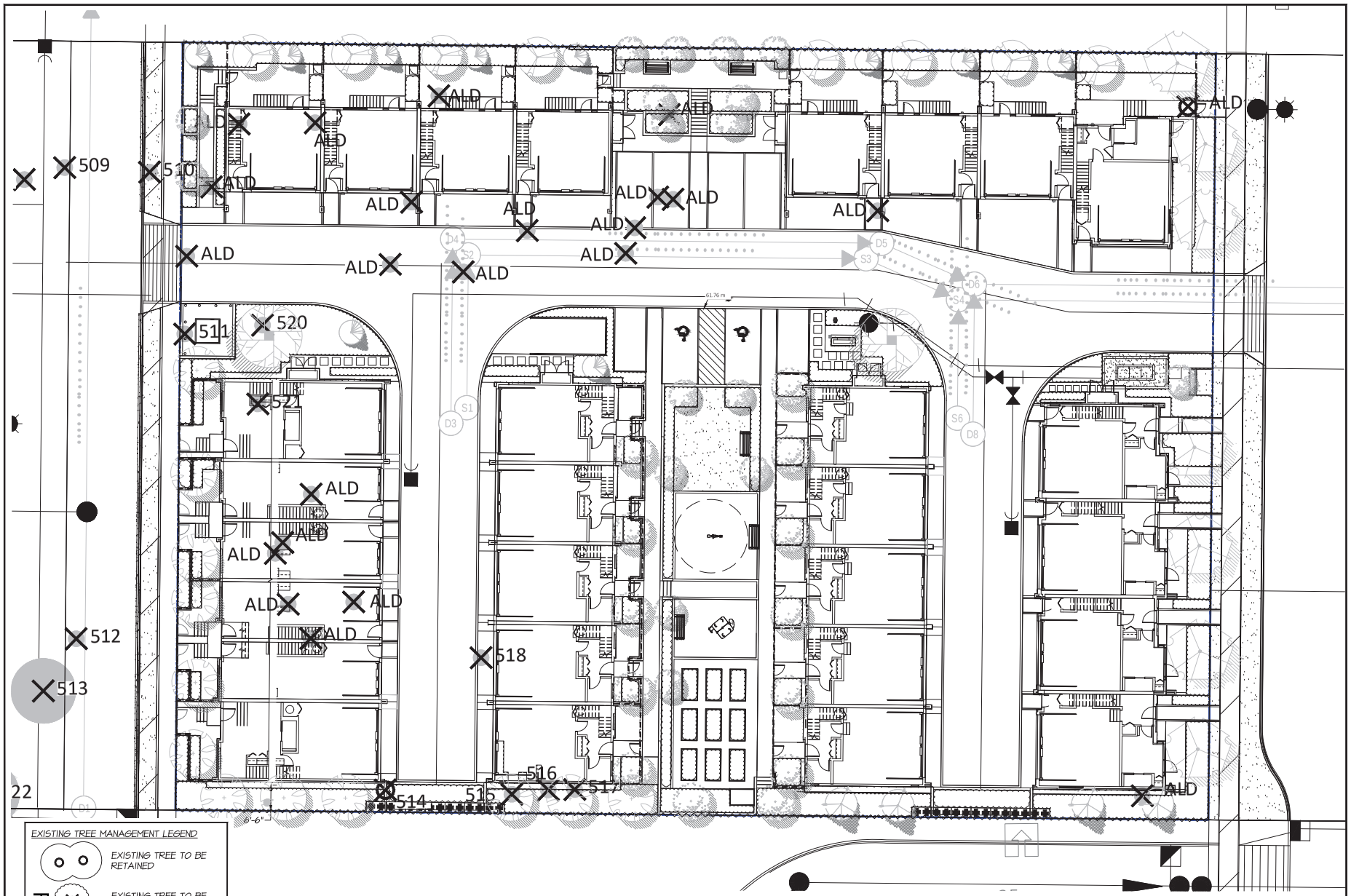
PROJECT:
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT A

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:
GREENWAY SECTIONS

DATE:	2022.07.29
SCALE:	3/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM
M2LA PROJECT NUMBER:	22 032

DRAWING NUMBER: L6
OF 8



EXISTING TREE MANAGEMENT LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- TREES RECOMMENDED FOR REMOVAL PRIOR TO DEMOLITION

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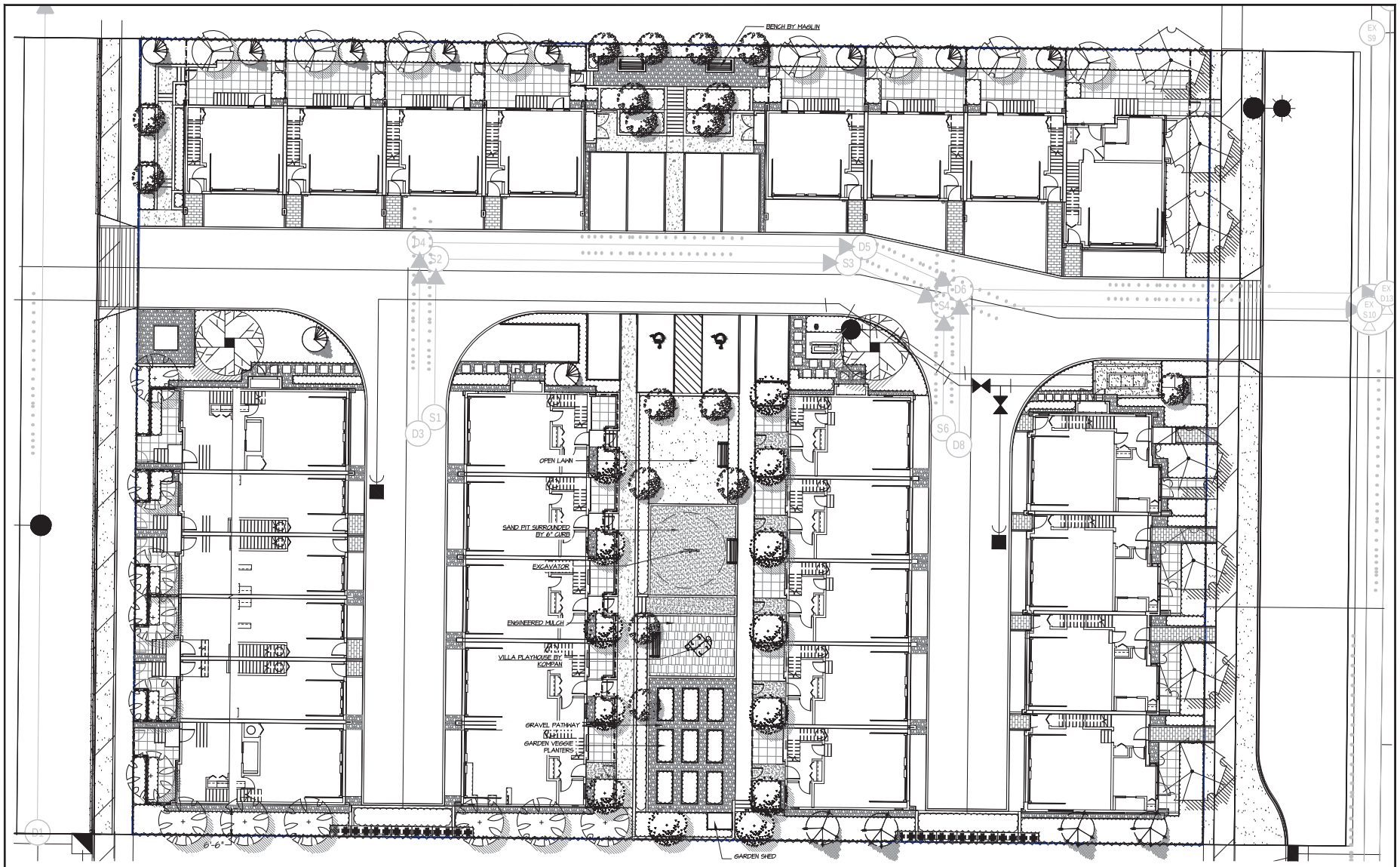
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT B

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 2022.07.29	DRAWING NUMBER: L1
SCALE: 3/32"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 7
M2LA PROJECT NUMBER:	22 032



PLANT SCHEDULE - LOTS — M2 JOB NUMBER: 22-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	8	ACER CAPILLIPES	STRIPE BARK MAPLE	6CM CAL; 1.5M STD; B&B
	7	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; B&B
	12	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
	4	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	2M HT; B&B
	18	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	6CM CAL;8M HT; B&B
	11	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B&B
	10	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	2	PRUNUS YEDOENSIS	YOSHINO CHERRY	5CM CAL; B&B

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

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

HARDSCAPE LEGEND
- CONCRETE UNIT PAVERS
- GRAVEL SURFACE
- 2'X2' HYDRAPRESSED CONCRETE SLAB PAVERS
- SAW CUT CONCRETE

SOFTSCAPE LEGEND
- SOD / LAWN
- PLANTING BED

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PROJECT:

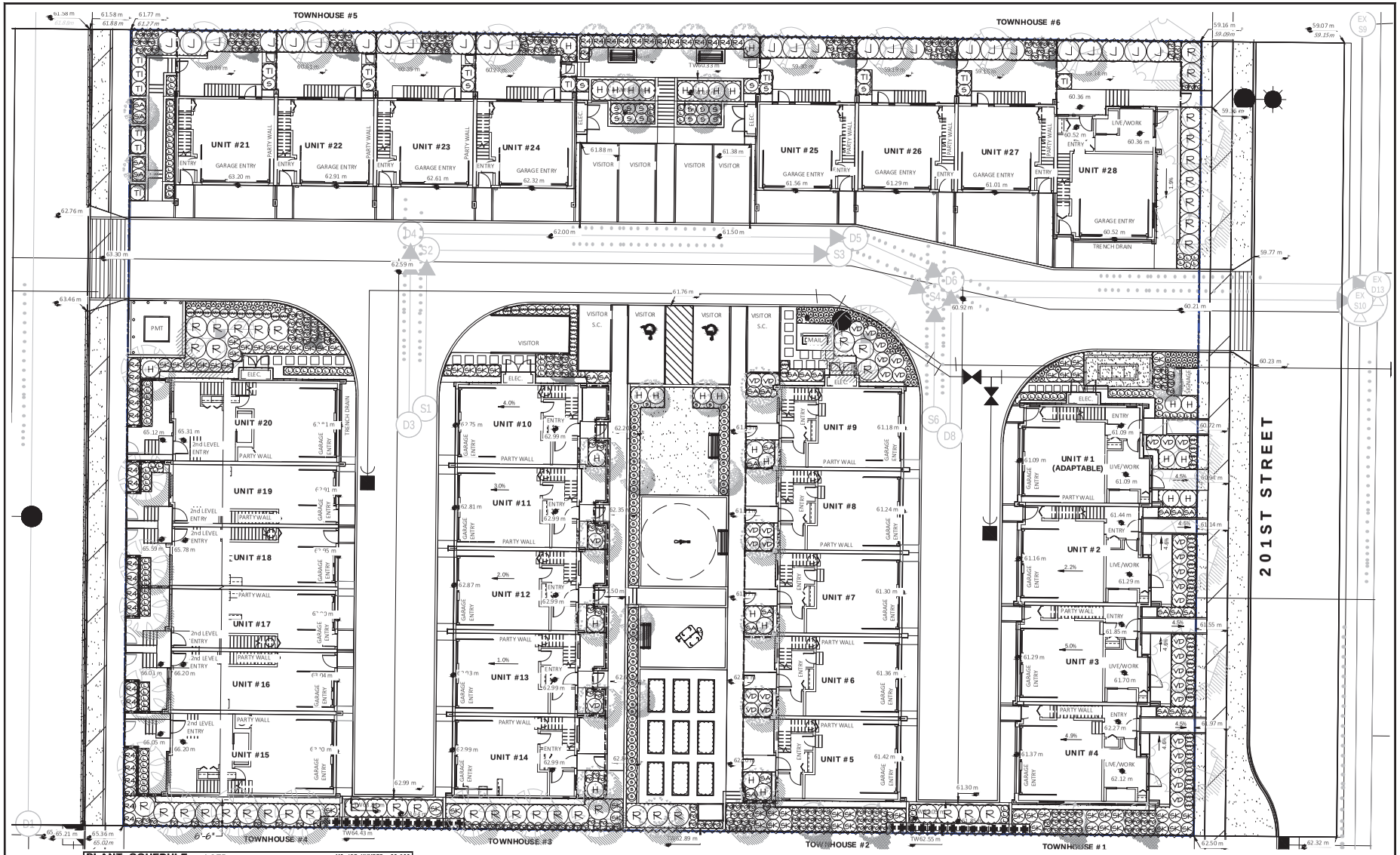
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT B

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

LAYOUT PLAN

DATE:	2022.07.29
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MH
DRAWING NUMBER:	L3
	OF 7
M2LA PROJECT NUMBER:	22 032



PLANT SCHEDULE - LOTB

M2 JOB NUMBER: 22-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	50	HYDRANGEA MACROPHYLLA ADRIA	DWARF BIGLEAF HYDRANGEA; BLUE	#2 POT; 50CM
	26	KALMIA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#3 POT; 50CM
	55	RHODODENDRON 'CREST'	RHODODENDRON; YELLOW/MAY	#3 POT
	46	ROSA RUBOSA 'ALBA'	RUBOSA ROSE	#2 POT
	26	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT; 30CM
	58	SKIMMIA JAPONICA (50% MALE)	JAPANESE SKIMMIA	#3 POT
	64	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT
	14	THUJA OCCIDENTALIS 'BRANDON'	PYRAMIDAL CEDAR	#5 POT; 200CM
	31	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
	58	HAKONECHLOA MACRA 'AUREOLA'	HAKONE GRASS	#1 POT
PERENNIAL				
	47	GEUM X BORISII	DWARF GEUM	#1 POT
	11	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	#1 POT
GC				
	248	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

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

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SEAL:

PROJECT:

SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT B

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

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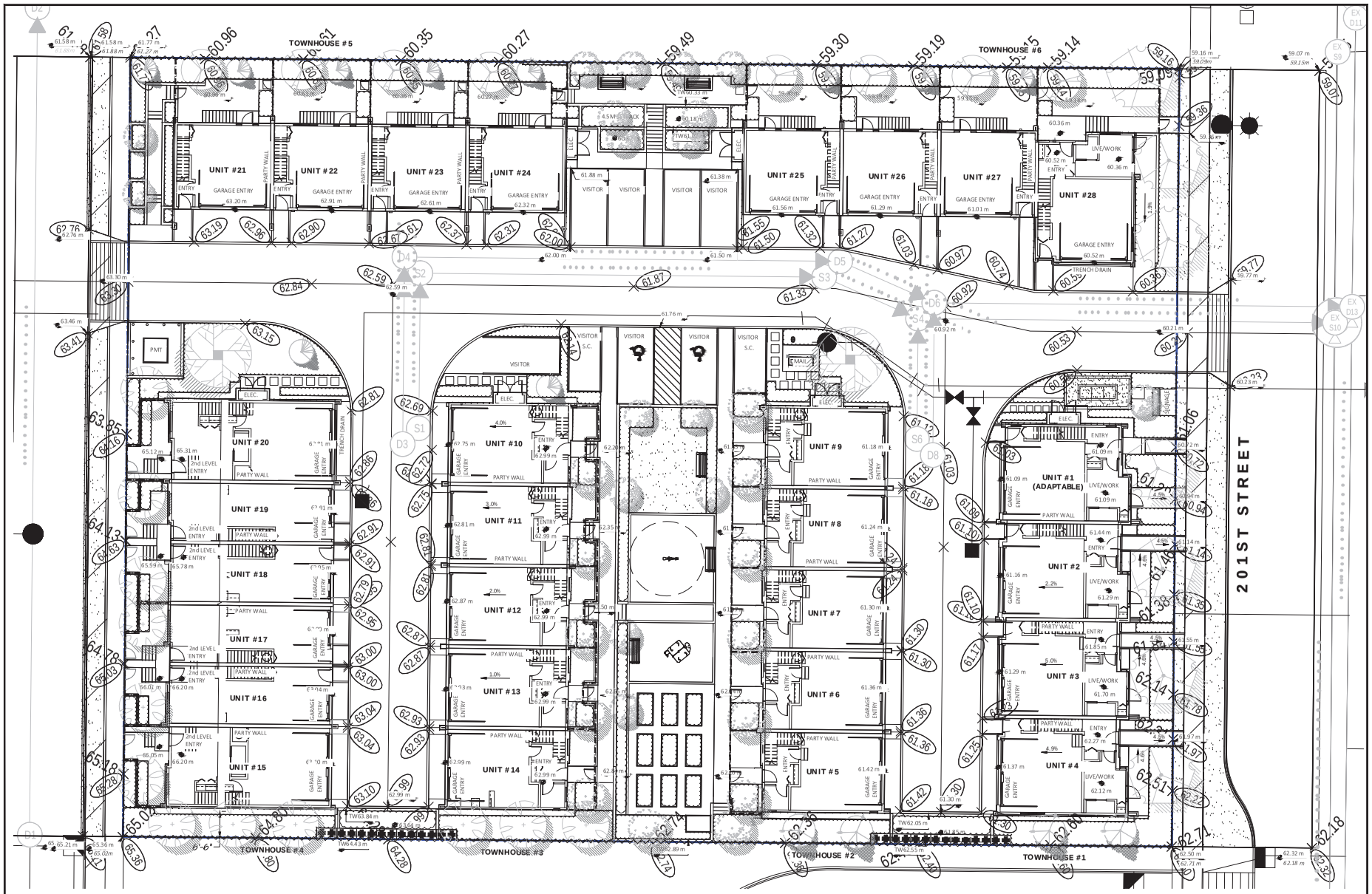
SHRUB PLAN

DATE:	2022.07.29
SCALE:	3/32"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MM

DRAWING NUMBER: L3

OF 7

M2LA PROJECT NUMBER: 22 032



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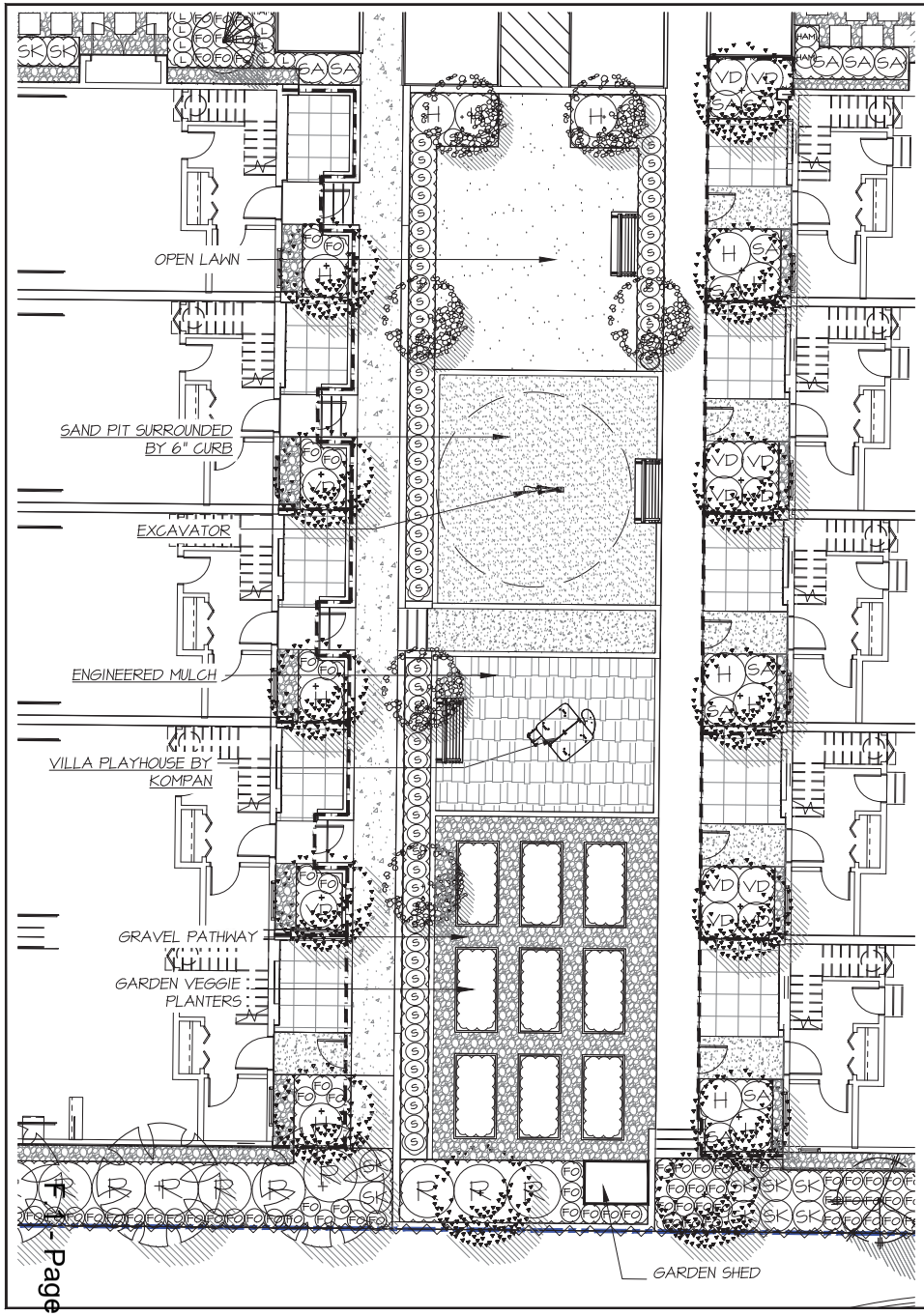
SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT B

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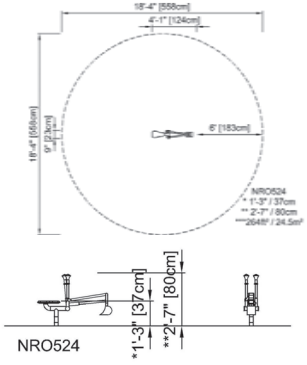
GRADING PLAN

DATE: 2022.07.29	DRAWING NUMBER: L4
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DRAWN: BN	
DESIGN: BN	
CHK'D: MM	OF 7
M2LA PROJECT NUMBER:	22 032



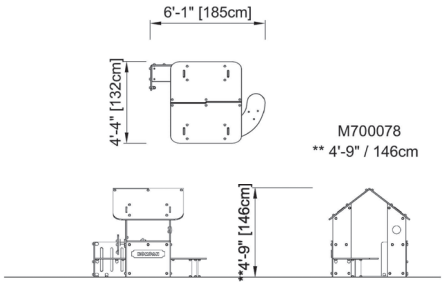


EXCAVATOR BY KOMPAN





VILLA PLAYHOUSE BY KOMPAN



M700078
1:100



VEGGIE GARDEN PLANTER



OPEN LAWN

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SEAL:



PROJECT:

SUNMARK 200th STREET RESIDENTIAL DEVELOPMENT LOT B

8146 - 200th STREET TOWNSHIP OF LANGLEY, B.C.

DRAWING TITLE:

OUTDOOR AMENITY AREA

DATE: 2022.07.29	DRAWING NUMBER: L5
SCALE: 3/16"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MH	OF 7
M2LA PROJECT NUMBER:	22 032

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (1364204 BC LTD.) BYLAW NO. 5951

EXPLANATORY NOTE

Bylaw No. 5951 amends the Latimer Neighbourhood Plan to increase the permitted height on a portion of the property at 8146 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (1364204 BC LTD.) BYLAW NO. 5951

A Bylaw to amend Latimer Neighbourhood Plan Bylaw No. 5101

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

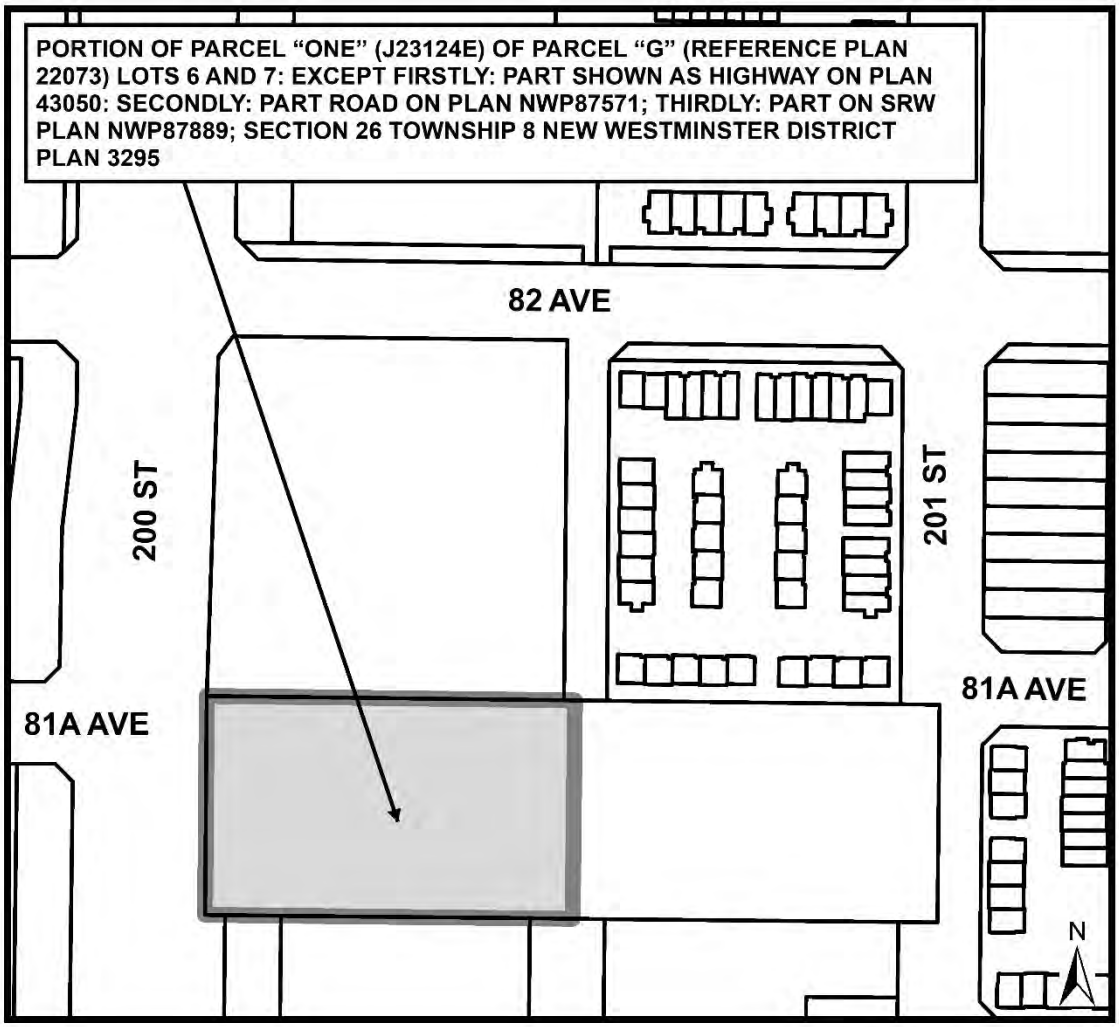
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2001 No. 5101 is further amended by amending Map 1 – Land Use Concept by including the property shown on Schedule A attached to and forming part of this bylaw in the “Permitted Maximum Building Height of 6 storeys”.

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. 5951



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 5952

EXPLANATORY NOTE

Bylaw No. 5952 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit a comprehensive development consisting of an apartment building, townhouse units and live-work townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 5952

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 (1364204 BC Ltd.) Bylaw No. 5952".

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-198" after the words "Comprehensive Development Zone CD-197"
   (2) Adding to Section 110.1 after the words "CD-197" the words "CD-198 – 3000 m²"
   (3) Adding after Section 1097 "Comprehensive Development Zone CD-197" the following as Section 1098 "Comprehensive Development Zone CD-198"

1098 **COMPREHENSIVE DEVELOPMENT ZONE CD-198**

Uses Permitted

1098.1 In the CD-198 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 1098.2

Residential Uses

1098.2 *Residential uses* shall consist of *apartments, townhouses,* and *live-work townhouses* on lands zoned Comprehensive Development Zone CD-198 and are only permitted to be located as shown in Section 1098.12.

Density

1098.3 The maximum *floor space ratio* of the *apartment* portion of the site is 1.4. A maximum of 23 *townhouse* units and 5 *live-work townhouse* units are permitted in Comprehensive Development CD-198.

Lot Coverage

1098.4 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1098.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1098.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 3 storeys for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1098.7 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

1098.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1098.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

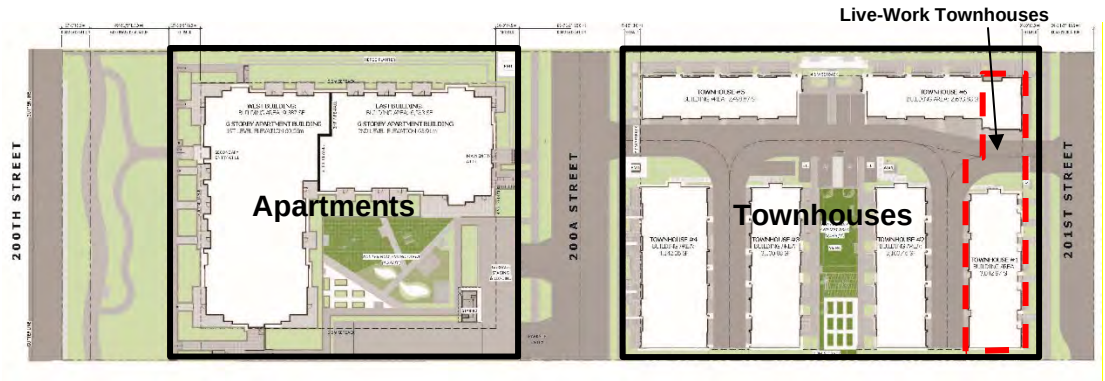
1098.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1098.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1098.12 Development in this zone shall conform substantially with the site plan as shown below:



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

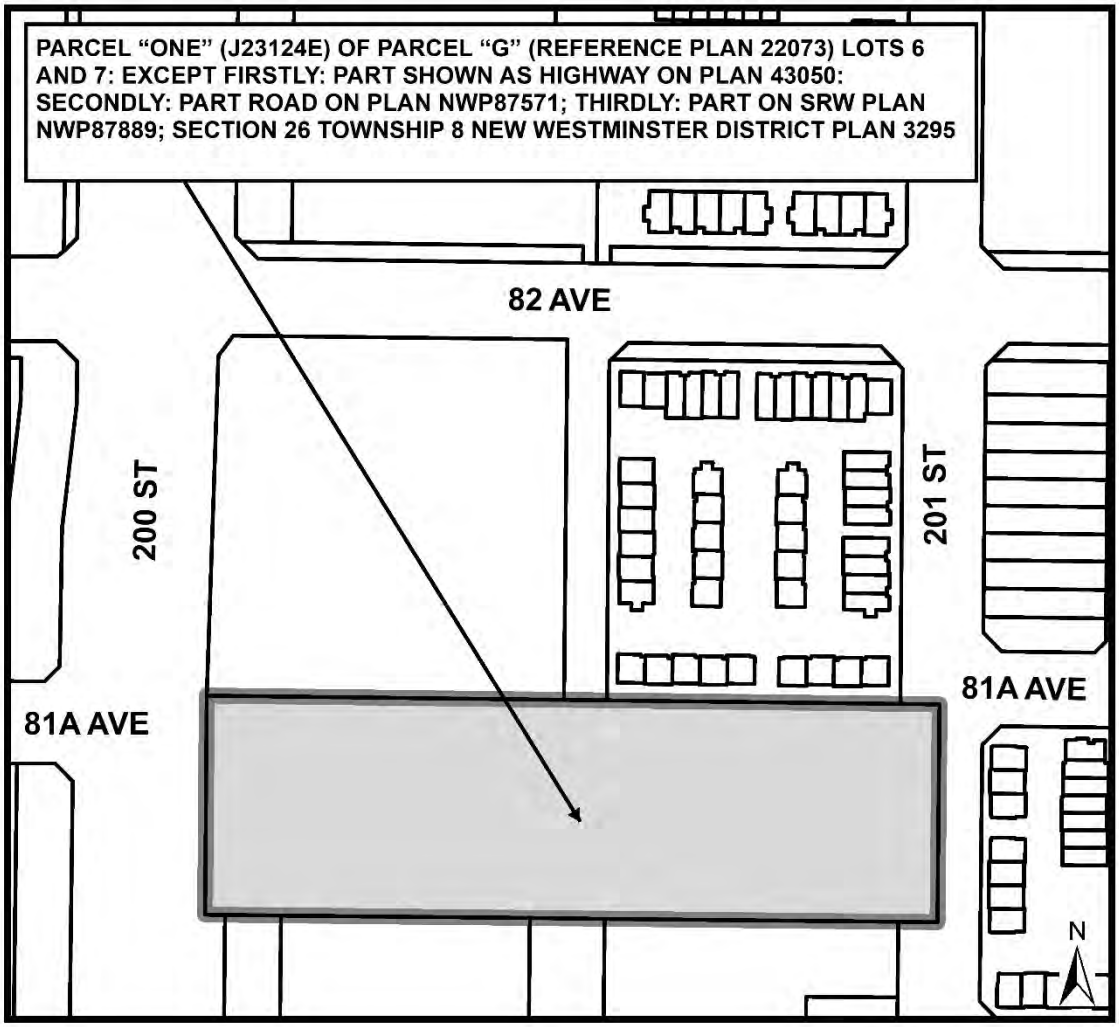
Parcel “One” (J23124E) of Parcel “G” (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-198.

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. 5952



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-238
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-10-0042
SUBJECT:	REZONING APPLICATION NO. 100748 AND DEVELOPMENT PERMIT NO. 101419 (MANORLANE PROPERTIES (WILLOWBROOK) / 6350 – 197 STREET)		

PROPOSAL:

Application to discharge Land Use Contract No. 74 and rezone approximately 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 and issue a Development Permit to facilitate development of 133 apartment units and 281 m^2 (3,020 ft^2) of commercial space.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Land Use Contract Discharge Bylaw No. 5948 and Rezoning Bylaw No. 5949 subject to 11 development prerequisites, authorize issuance (at time of final reading of Bylaw No. 5949) of Development Permit No. 101419 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willowbrook Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948 discharging Land Use Contract No. 74 from the property located at 6350 – 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 apartment units and 281 m^2 (3,020 ft^2) of commercial space, subject to the following development prerequisites being satisfied to 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 Willowbrook Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

5. Compliance with Age-Friendly Amenity Area requirements.
6. Acceptance of final landscape drawings.
7. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Discharge parking restrictive covenants (CA6856890 and BK246256).
9. Approval of the bylaws by the Ministry of Transportation and Infrastructure.
10. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services Administration fees, Development Works Agreement (DWA) and Latecomer charges;

That Council at time of final reading of Rezoning Bylaw No. 5949 authorize issuance of Development Permit No. 101419 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;

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5948 and Rezoning Bylaw No. 5949; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5948 and 5949 in conjunction with the hearing for the proposed Development Permit No. 101419.

EXECUTIVE SUMMARY:

DF Architecture Inc. has applied on behalf of Manorlane Properties (Willowbrook) to discharge Land Use Contract No. 74 and rezone 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of a mixed-use 6-storey building with three ground level commercial retail units (totaling 281 m^2 / 3020 ft^2) and 133 apartment units.
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Willowbrook Community Plan. Staff recommend that Council consider the land use contract discharge and rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5949) of Development Permit No. 101149

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Land Use Contract Discharge Bylaw No. 5948, Rezoning Bylaw No. 5949 and Development Permit No. 101419.

REFERENCE:

Owner:	Manorlane Properties (Willowbrook) 201, 204 Cayer Street Coquitlam, BC V3K 5B1
Agent:	DF Architecture 350, 10851 Shellbridge Way Richmond, BC V6X 2W9
Legal Description:	Lot 1 Section 10 Township 8 NWD Plan LMP25699
Location:	6350 – 197 Street
Area:	0.42 ha (1.05 ac)
Existing Zoning:	Land Use Contract No. 74 with underlying Regional Commercial Zone C-1
Proposed Zoning:	Comprehensive Development Zone CD-161
Willowbrook Community Plan:	Regional Commercial

BACKGROUND/HISTORY:

- The subject site is designated Regional Commercial in the Willowbrook Community Plan and is currently governed by Land Use Contract No. 74 with the underlying zone of Regional Commercial Zone C-1.
- A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) which was enabled by the province through the Municipal Act for a limited time period in the mid 1970's. LUC No. 74 was adopted by Council in 1974. The LUC regulates items such as permitted uses, lot size and setbacks in a manner similar to a Zoning Bylaw.
- In the late 1970s the province amended the Municipal Act to eliminate the LUC provisions, resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted amendments to the Local Government Act, which require the termination of existing LUC's by June 30, 2024.
- On June 14, 2021, a LUC discharge and rezoning application was advanced to Council for the subject property to facilitate a 6-storey mixed-use development consisting of three ground floor commercial retail units (totaling 281 m^2 / 3020 ft^2) and 133 rental apartment units, with 30% (40) proposed to be affordable. An accompanying Development Permit for form and character and Development Variance Permit to reduce the total parking were also advanced as part of the application.
- Council considered the application and accompanying bylaws for final reading at its Regular Meeting of February 27, 2023 and did not grant final reading.
- The applicant has now revised this application to remove the rental/affordable housing component and parking variance.

DISCUSSION/ANALYSIS:

- DF Architecture Inc. has applied on behalf of Manorlane Properties (Willowbrook) to discharge LUC No. 74 and rezone 0.42 ha (1.05 ac) of land in the Willowbrook

Community Plan area to Comprehensive Development Zone CD-161. The project facilitates a 6-storey mixed-use development consisting of three ground floor commercial retail units (totaling 281 m² / 3020 ft²) and 133 apartment units.

- The Regional Commercial designation in the Willowbrook Community Plan allows for a combination of retail and office development, as well as multi-family residential uses to be considered. The proposed density of 133 units (313 uph / 133 upa) and 6-storey height of the project complies with the provisions of the plan.
- Staff are supportive of the proposal as the proposed use and form is consistent with the Willowbrook Community Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	4-storey mixed-use building;	Regional Commercial	Land Use Contract No. 74 (underlying zone Regional Commercial Zone C-1)
South:	4-storey mixed-use building	Regional Commercial	Land Use Contract No. 74, (underlying zone Regional Commercial Zone C-1)
East:	3-storey mixed-use building;	Regional Commercial	Land Use Contract No. 74, (underlying zone Regional Commercial Zone C-1)
West:	197 Street, beyond which is a 3-storey commercial building	Regional Commercial	Land Use Contract No. 74, (underlying zone Regional Commercial Zone C-1)

Land Use Contract Discharge:

- The subject property is governed by LUC No. 74 (with underlying Regional Commercial Zone C-1 zoning). Consistent with the provincial mandate to terminate all LUCs in 2024, the applicant is seeking to discharge the land use contract and replace with a new comprehensive development zone to facilitate redevelopment.
- Staff have no objections to discharging LUC No. 74 from the subject site.

Zoning Amendment:

- Bylaw No. 5949 proposes to rezone the site to a new Comprehensive Development Zone CD-161, to facilitate development of 6-storey mixed use building comprised of 133 rental apartment units and 281 m^2 of commercial area.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-161 zoning in terms of siting, site coverage (93%), height, use, and density.

Development Permit:

- The site has been considered in accordance with the existing Development Permit Area "A" and "B" guidelines included in the Willowbrook Community Plan.

- Proposed Development Permit No. 101419 is attached to this report and includes renderings, site plans, building elevations and tree and landscaping plans.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- To support the proposed land use plan amendments, the applicant proposes an additional contribution of $1,537,000 ($3,000,000 in total) in support of the development as follows:

	Count	**Rate**	**Total**
Low Rise Apartments (6-storeys or less)	133	$11,000 / unit	$1,463,000
Additional Contribution			$1,537,000
Total			**$3,000,000**

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**
22	0	30	30	0	30

- The landscape plans propose extensive plantings of trees, shrubs and groundcovers on the rooftop amenity space.

Policy Considerations:

The proposed rezoning application facilitates the development of 133 units and 281 m^2 (3,020 ft^2) of commercial space.

The proposal is consistent with the Willowbrook Community Plan. Staff recommend Council give first and second reading to Bylaws No. 5948 and 5948 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5948) of accompanying Development Permit No. 101419 and authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5948 and Rezoning Bylaw No. 5949.

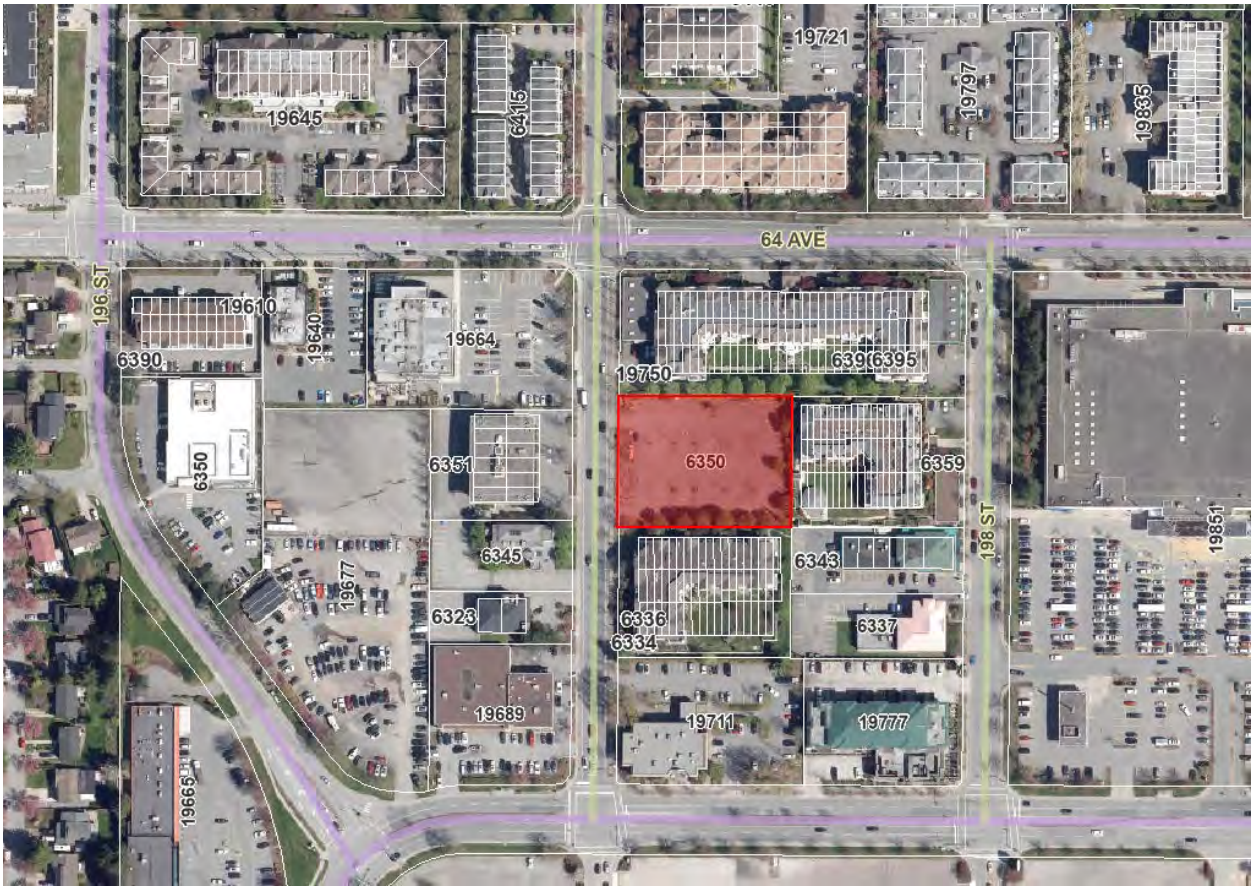
Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

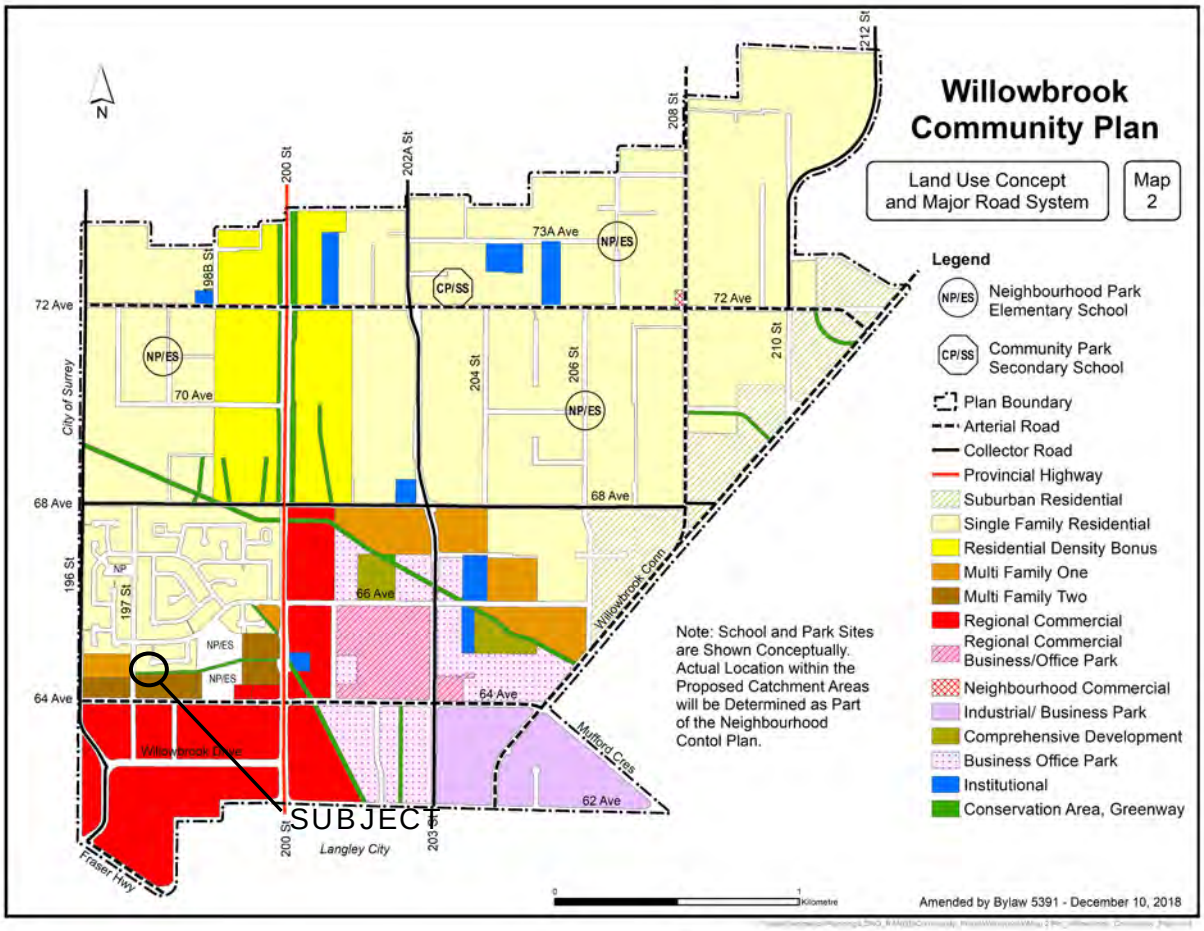
ATTACHMENT A Maps & Graphics

ATTACHMENT B Development Permit No. 101419

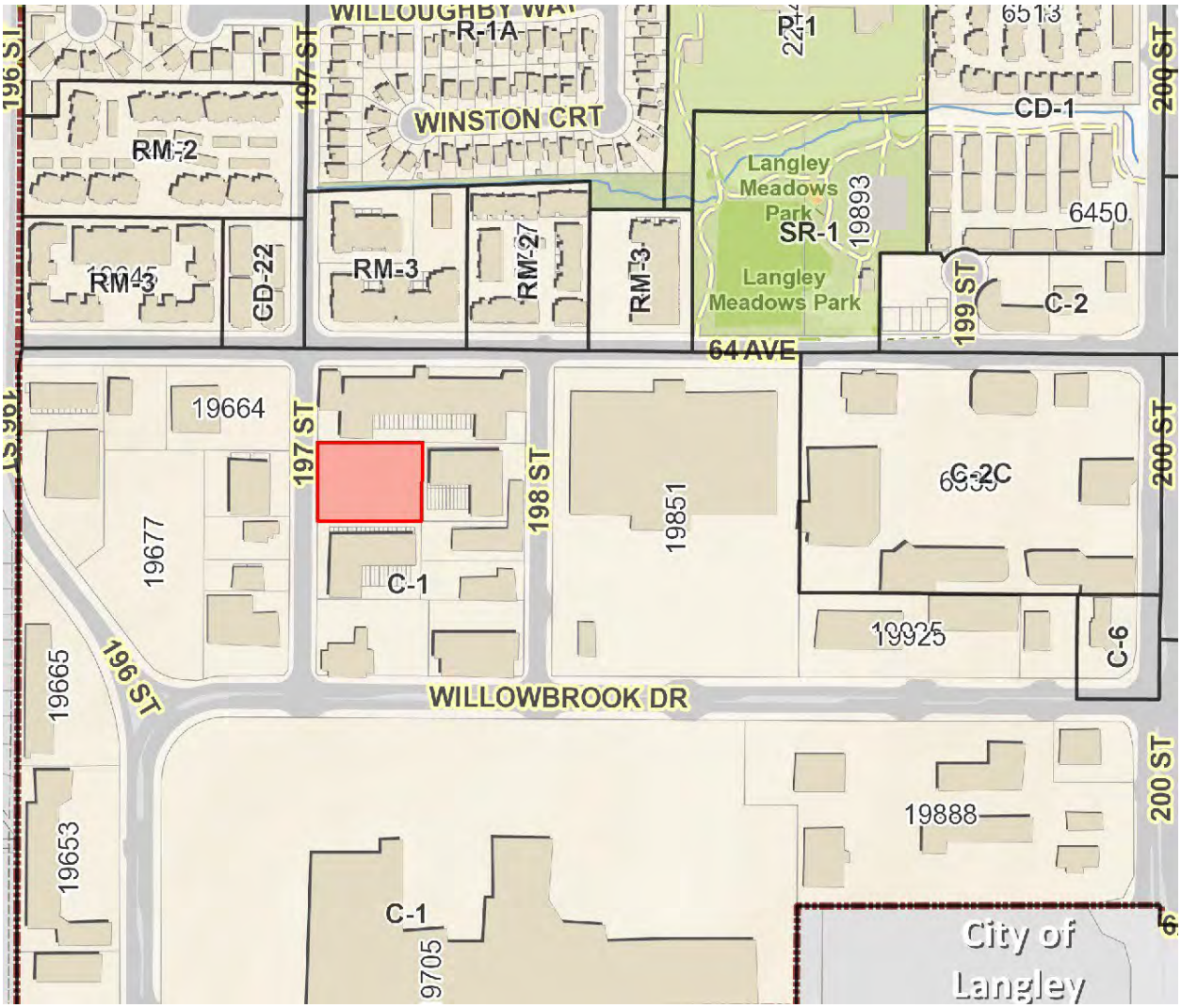
ATTACHMENT A



AERIAL PHOTO



WILLOWBROOK COMMUNITY PLAN

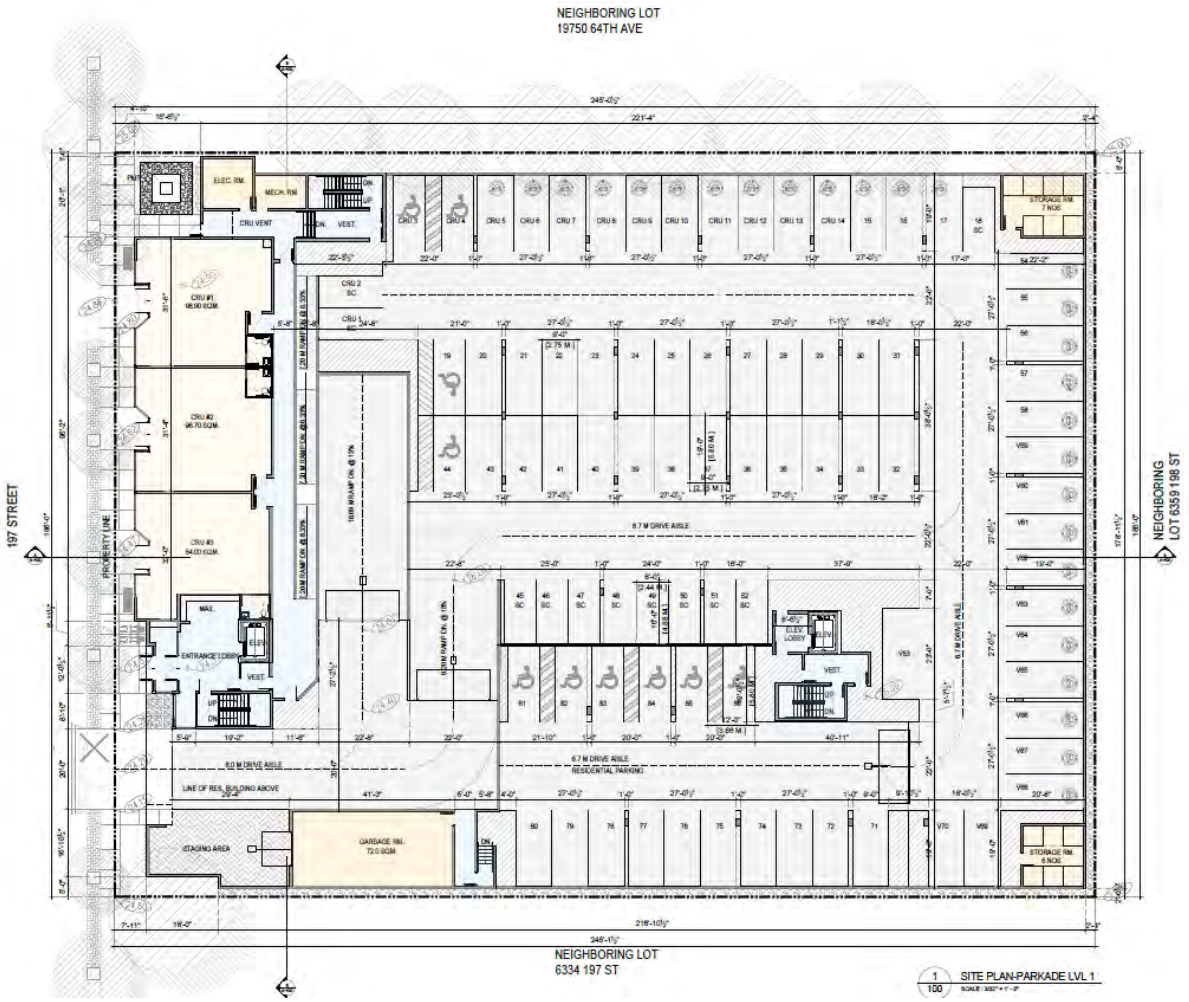


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



LEVEL 1

SITE PLANS – SUBMITTED BY APPLICANT



LEVEL 2

SITE PLANS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101419

This Permit is issued this _____day of _____, 2023 :

1. Name: Manorlane Properties (Willowbrook)
   Address: 201, 204 Cayer Street
   Coquitlam, BC V3K 5B1

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 10 Township 8 NWD Plan LMP25699

   CIVIC ADDRESS: 6350 – 197 Street

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

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED MIXED-USE DEVELOPMENT

6350 197 STREET, LANGLEY, BC

PROJECT DIRECTORY

CLIENT:
MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC
CONTACT: BALRAJ MANN
bmann@polycreterestorations.com

ARCHITECTURAL :
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEYOR:
DHALIWAL AND ASSOCIATES LAND SURVEYING INC
216-12899 76TH
AVENUE,SURREY,BC V3W1E6
CONTACT: SUKHVIR GREWALI
T 604-501-6188
info@dhaliwalsurvey.com

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREEK
DRIVE,BURNABY,BC,V5C6G9
CONTACT:MARY CHAN YIP
T 604-294-0011
mary@pmglandscape.comm

CIVIL:
COASTLAND ENGINEERING AND SURVEYING LTD.
101-19292,60 AVENUE,SURREY,BC
V3S3M2
CONTACT: MIKE HELLE
T 604-532-97-00
hell@coastland.bc.ca

ARBORIST:
ARBORTECH CONSULTING
145-12051 HORSESHOE
WAY,RICHMOND,BC V7A4V4
CONTACT: NORM HOL
T604-275-3884
norm@acigroup.ca

PROJECT INFO

LEGAL DESCRIPTION:
LT 1, SEC 10, TWP 8, NWD, PL LMP25699

CIVIC ADDRESS:
6350 197ST, LANGLEY,BC

ZONING INFORMATION:

ZONE:
EXISTING: C-1
PROPOSED: CD

OCP:
EXISTING: WILLOWBROOK COMMUNITY PLAN

LOT AREA:
GROSS SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)
NET SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)

SHEET LIST TABLE

A-001	COVER PAGE
A-002 A-003	PROJECT DATA
A-004	BASE PLAN
A-100	SITE PLAN/PARKADE PLAN
A-101	PARKADE PLAN
A-102 A-106	BUILDING PLANS
A-220 A-226	UNIT PLANS
A-300 A-301	ELEVATIONS
A-350 A-351	RENDERINGS



STREETSCAPE



19750- 64 AVE	SUBJECT LOT	6334- 197 ST	19711 WILLOWBROOK DR

NOTES:

REVISION		
20180504	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN: NN
CHECKED: ZB
SCALE: –
JOB No.: LAN–025
DATE: DECEMBER 2018

SHEET TITLE:
COVER PAGE

SCHEDULE A

DRAWING NO.:
A-001 A

T:\LANGLEY\LAN-025\DRAWINGS\A-001 COVERPAGE.dwg

F.2

PROJECT DATA

CIVIC ADDRESS :	6350-197 STREET, LANGLEY, BC
LEGAL DESCRIPTION :	LT 1, SEC 10 TWP 8, NWD, PL LMP25699

LOT INFO		
LOT AREA	45,586.8 SQFT	4,235.2 SQM

ZONING	
EXISTING	C-1
PROPOSED	CD

SETBACKS		
NORTH (NEIGHBORING LOT-19750 64TH AVE)	24.6 '	7.50 M
SOUTH (NEIGHBORING LOT-6334 197 ST.)	24.6 '	7.50 M
WEST (FROM 197 ST.)	4.9 '	1.50 M
EAST (NEIGHBORING LOT 6359 198 ST.)	24.6 '	7.50 M

HEIGHT	
ALLOWED	6 STOREY
PROPOSED	6 STOREY (20.28m)

SITE COVERAGE		
PROPOSED	42,556.0 SQFT	93%

FAR CALCULATIONS

GROSS FLOOR AREA-RESIDENTIAL (EXCLUDING PARKING)

LEVEL	AREA	
MAIN FLOOR LEVEL (RES. LOBBY)	887.00 SQFT	82.40 SQM
SECOND FLOOR LEVEL (EXCLUDING INDOOR AMENITY)	20,704.0 SQFT	1,923.5 SQM
THIRD FLOOR LEVEL	22,437.0 SQFT	2,084.5 SQM
FOURTH FLOOR LEVEL	22,437.0 SQFT	2,084.5 SQM
FIFTH FLOOR LEVEL	22,287.0 SQFT	2,070.5 SQM
SIXTH FLOOR LEVEL	21,602.8 SQFT	2,007.0 SQM
TOTAL	**110,354.8 SQFT**	**10,252.3 SQM**

GROSS FLOOR AREA-COMMERCIAL

LEVEL	AREA	
MAIN FLOOR LEVEL	3,019.08 SQFT	280.5 SQM
TOTAL AREA PROPOSED	**113373.9 SQFT**	**10532.8 SQM**

FAR PROPOSED 2.49

UNIT COUNT

UNIT TYPE	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	FIFTH LEVEL	SIXTH LEVEL	UNIT	PERCENTAGE
STUDIO	1	1	1	1	1	5	3.76%
1 BEDROOM	3	3	4	4	4	18	13.53%
1 BEDROOM . ADAPTABLE	4	6	2	2	0	14	10.53%
1 BEDROOM + DEN	9	8	11	11	13	52	39.10%
2 BEDROOM	3	3	3	3	3	15	11.3%
2 BEDROOM +DEN	4	4	4	4	4	20	15.0%
3 BEDROOM	1	1	1	1	1	5	3.8%
3 BEDROOM + FLEX	0	1	1	1	1	4	3.0%
TOTAL ON EACH FLOOR	25	27	27	27	27	133	100.0%
TOTAL NO. OF UNITS							**133**

UNIT SCHEDULE

UNIT TYPE		AREA	NO OF UNITS LEVEL 2	NO OF UNITS LEVEL 3	NO OF UNITS LEVEL 4	NO OF UNITS LEVEL 5	NO OF UNITS LEVEL 6
TYPE A	1 BEDROOM+DEN	649.1 SQFT	7	1			
TYPE A1	1 BEDROOM+DEN	673.0 SQFT		6	6	6	
TYPE A2	1 BEDROOM+DEN	631.0 SQFT					10
TYPE A3	1 BEDROOM+DEN	615.1 SQFT					2
TYPE A5	1 BEDROOM+DEN	679.0 SQFT		1			
TYPE A6	1 BEDROOM+DEN	676.0 SQFT			4	4	
TYPE A7	1 BEDROOM+DEN	656.0 SQFT			1	1	1
TYPE B	2 BEDROOM+DEN	1065.7 SQFT	1				
TYPE B1	2 BEDROOM+DEN	1070.3 SQFT		1	1		
TYPE B2	2 BEDROOM+DEN	1050.3 SQFT				1	
TYPE B3	2 BEDROOM+DEN	1020.5 SQFT					1
TYPE C	2 BEDROOM+DEN	1089.0 SQFT	1				
TYPE C1	2 BEDROOM+DEN	1107.0 SQFT		1	1		
TYPE C2	2 BEDROOM+DEN	1072.0 SQFT				1	
TYPE C3	2 BEDROOM+DEN	1039.0 SQFT					1
TYPE D-ADAPTABLE	1 BEDROOM	649.0 SQFT	3				
TYPE D1-ADAPTABLE	1 BEDROOM	673.0 SQFT		3			
TYPE D2-ADAPTABLE	1 BEDROOM	608.0 SQFT		2	2	2	
TYPE E-ADAPTABLE	1 BEDROOM	624.0 SQFT	1				
TYPE E1-ADAPTABLE	1 BEDROOM	647.0 SQFT		1			
TYPE E2	1 BEDROOM	646.0 SQFT			1	1	
TYPE E3	1 BEDROOM	607.0 SQFT					1
TYPE F	1 BEDROOM	480.0 SQFT	1	1	1	1	1
TYPE F1	1 BEDROOM	484.0 SQFT	1	1	1	1	1
TYPE G	2 BEDROOM+DEN	914.2 SQFT	1	2	1	1	1
TYPE G1	2 BEDROOM+DEN	916.0 SQFT	1		1	1	1
TYPE H	2 BEDROOM	826.7 SQFT	1	1	1	1	1
TYPE I	1 BEDROOM+DEN	710.1 SQFT	1				
TYPE J	3 BEDROOM+FLEX	1015.0 SQFT		1	1		
TYPE J1	3 BEDROOM+FLEX	1100.8 SQFT				1	1
TYPE K	2 BEDROOM	1057.5 SQFT	1				
TYPE K1	2 BEDROOM	1041.3 SQFT		1	1		
TYPE K2	2 BEDROOM	1041.3 SQFT				1	
TYPE K3	2 BEDROOM	1007.9 SQFT					1
TYPE L	1 BEDROOM	511.9 SQFT	1				
TYPE L1	1 BEDROOM	531.7 SQFT		1	1	1	
TYPE L2	1 BEDROOM	497.2 SQFT					1
TYPE M	STUDIO	418.0 SQFT		1	1	1	1
TYPE M1	STUDIO	537.8 SQFT	1				
TYPE M2	STUDIO	426.6 SQFT	1				
TYPE N	3 BEDROOM	1055.0 SQFT	1				
TYPE N1	3 BEDROOM	1082.0 SQFT		1	1		
TYPE N2	3 BEDROOM	1058.0 SQFT				1	1
TYPE O	2 BEDROOM	845.0 SQFT	1				
TYPE P	2 BEDROOM	843.0 SQFT			1		
TYPE P1	2 BEDROOM	804.0 SQFT				1	
TYPE P2	2 BEDROOM	780.0 SQFT					1
TYPE P3	2 BEDROOM	827.0 SQFT		1			
			25	27	27	27	27

OFF STREET PARKING (RESIDENTIAL & COMMERCIAL)

RESIDENTIAL PARKADE REQUIRED

UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
STUDIO	5	1	5	5
1BEDROOM & ABOVE	128	1.5	192	192
VISITOR PARKING(10% OF TOTAL RES. PARKING)	-5		0.5	20
NO. OF PARKING REQUIRED(INCLIDING 10% RESIDENTIAL PARKING)				**197**

COMMERCIAL PARKADE REQUIRED

COMMERCIAL	1 CAR/35 SQM.		
NO. OF PARKING REQUIRED	**280.5**	8.0	**8**

RESIDENTIAL & COMMERCIAL PARKADE PROVIDED

PARKADE LVL 1 (VISITOR AND CRU PARKING)			26
PARKADE LVL 1 (RESIDENTIAL PARKING)			62
PARKADE LVL-2 (RESIDENTIAL PARKING)			116
TOTAL NO. OF PARKING PROPOSED			**205**
SMALL CAR STALLS PROPOSED		41	20%
ACCESIBLE CAR STALLS PROPOSED		18	9%

BIKE STORAGE	NO. OF UNIT	REQUIRED (1 PER UNIT)	PROVIDED
PROVIDED	**133**	**133**	**133**

LOCKER SPACES	
PROVIDED	**13**

AMENITY CALCULATION

OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA	
REQUIRED	133	4.0 SQM	**5,724.3 SQFT**	**532.0 SQM**
PROVIDED ON SECOND FLOOR (LOUNGE+PLAY AREA)			**4,337.2 SQFT**	**402.9 SQM**
PROVIDED ON SECOND FLOOR (TOTAL COMMON OUTDOOR AREA)			**12,217.7 SQFT**	**1135.0 SQM**
INDOOR AMENITY	**NO. OF UNITS**	**AREA PER UNIT**	**AREA**	
PROVIDED ON SECOND FLOOR			**1,134.4 SQFT**	**105.4 SQM**

GARBAGE RM. CALCULATION

REQUIRED	133		671.1 SQFT	62.37 SQM
COMMERCIAL				
REQUIRED		0.0182 SQM	94.7 SQFT	8.80 SQM
TOTAL REQUIRED			**765.8 SQFT**	**71.17 SQM**
TOTAL PROVIDED			**774.7 SQFT**	**72.00 SQM**

NOTES:

NO.	BY	DESCRIPTION
2023-10-30	C	CITY COMMENTS
2023-10-11	B	CITY COMMENTS
2023-05-02	A	RE-ZONING & DP SUBMISSION

df ARCHITECTURE inc.
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CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:

BMG HOUSE
6350 197TH STREET
LANGLEY, BC

CLIENT:

MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC

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DRAWN:	NN
CHECKED:	JA
SCALE:	
JOB NO :	LAN- 025
DATE:	SEPT. 2019

SHEET TITLE:

DEVELOPMENT DATA

DRAWING No.: **A-003**

F.2 C

NOTES:

2019-09-09 A RE-ZONING SUBMISSION
NO/ISSUANCE

df ARCHITECTURE INC.
105-14901 SHELLBRIDGE WAY
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PROJECT:
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COQUITLAM,BC

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DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-035
DATE: SEPT. 2019
SHEET TITLE: BASE PLAN

DRAWING No. A-100 | REV. A

NEIGHBORING LOT 6359 198 STREET

PROPERTY LINE

SETBACK LINE

STARTING OUT POINT

LINE OF BUILDING AT 2ND LEVEL

LINE OF BUILDING AT GRADE

56.69 m
186' - 0"
41.69 m
136' - 9 1/2"
7.50 m SETBACK
24' - 7 1/4"
24.60
23.97
2' - 4 3/8"
0.72 m
7.50 m SETBACK
24' - 7 1/4"
25.09
23.90
4' - 11"
1.50 m SETBACK

NEIGHBORING LOT 19750 64 AVENUE

PROPERTY LINE

6350 197TH STREET

SETBACK LINE

LINE OF BUILDING AT GRADE

BLINDSIDE WATERPROOFING MAY BE REQUIRED AS THE EXCAVATION MAY NOT BE POSSIBLE FOR POSITIVE SIDE WATERPROOFING

245' - 0 3/4"
74.70 m
215' - 6 1/2"
65.70 m
24' - 7 1/4"
7.50 m SETBACK
4' - 11"
1.50 m SETBACK
1.53 m
5' - 0"
7.44 m
24' - 4 3/4"

NEIGHBORING LOT 6334 197 STREET

PROPERTY LINE

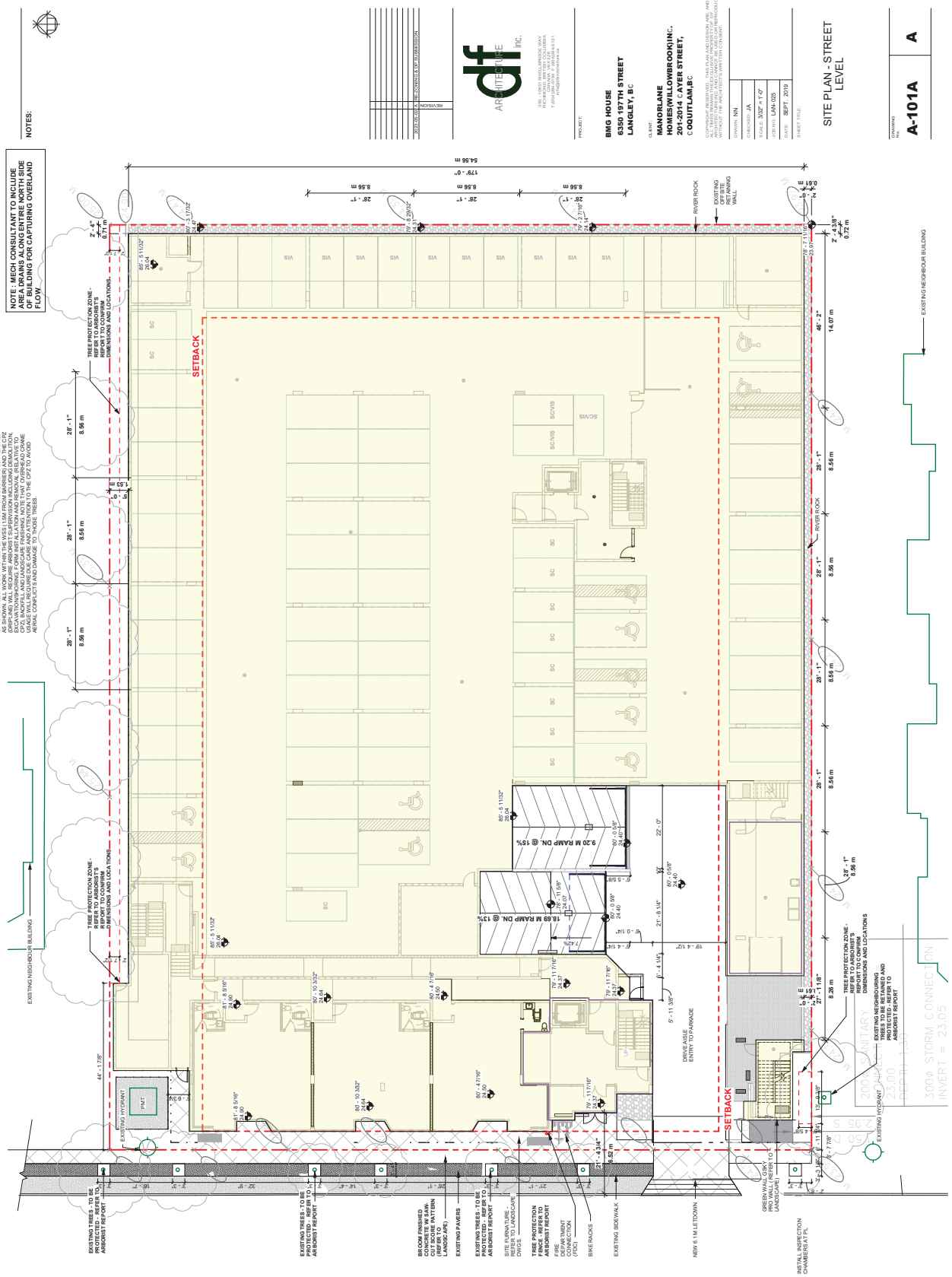
LINE OF BUILDING AT GRADE

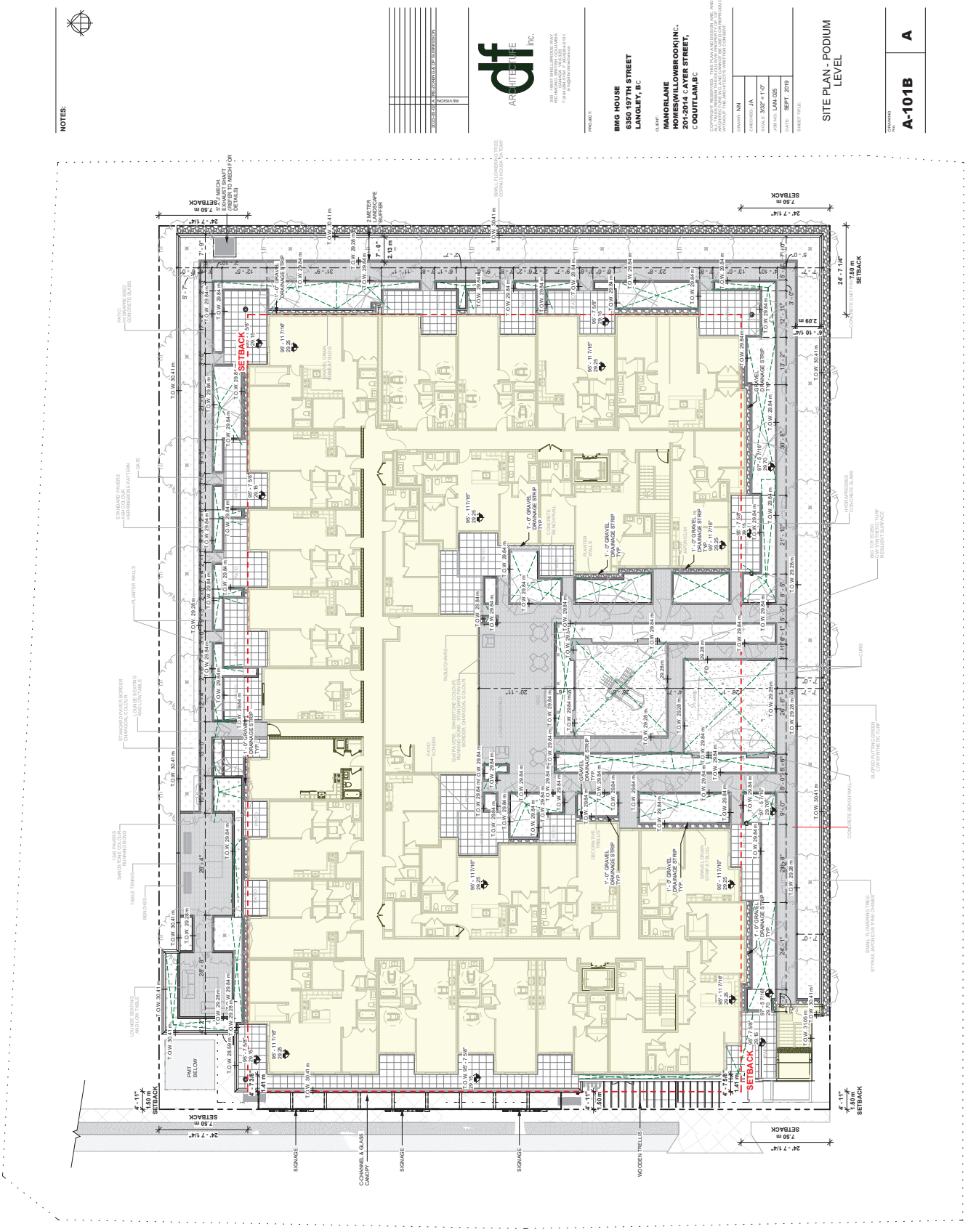
BLINDSIDE WATERPROOFING MAY BE REQUIRED AS THE EXCAVATION MAY NOT BE POSSIBLE FOR POSITIVE SIDE WATERPROOFING

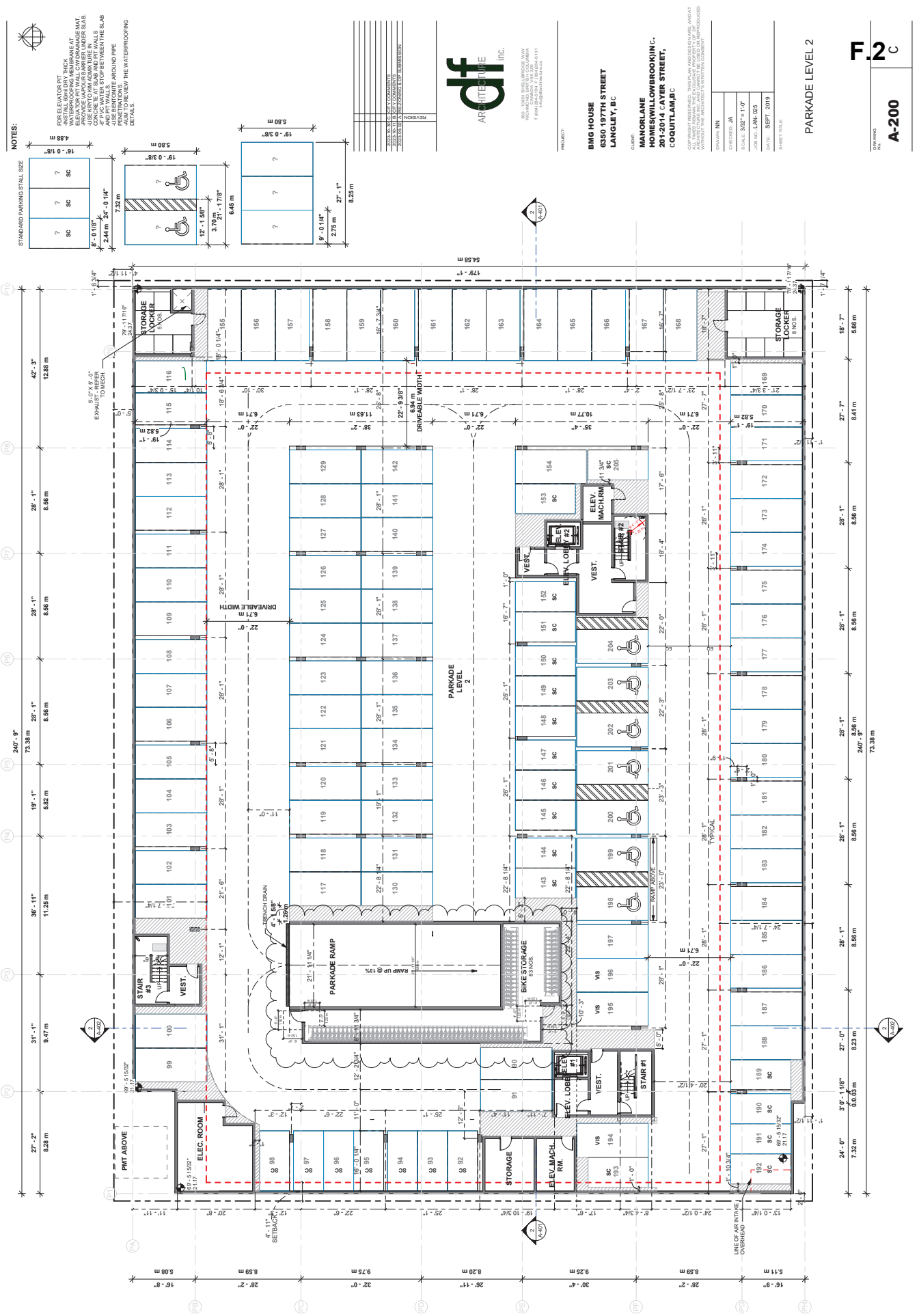
245' - 11 1/2"
74.72 m
215' - 7 1/8"
65.71 m
24' - 7 1/4"
7.50 m SETBACK
4' - 11"
1.50 m SETBACK
0.61 m
2' - 0"

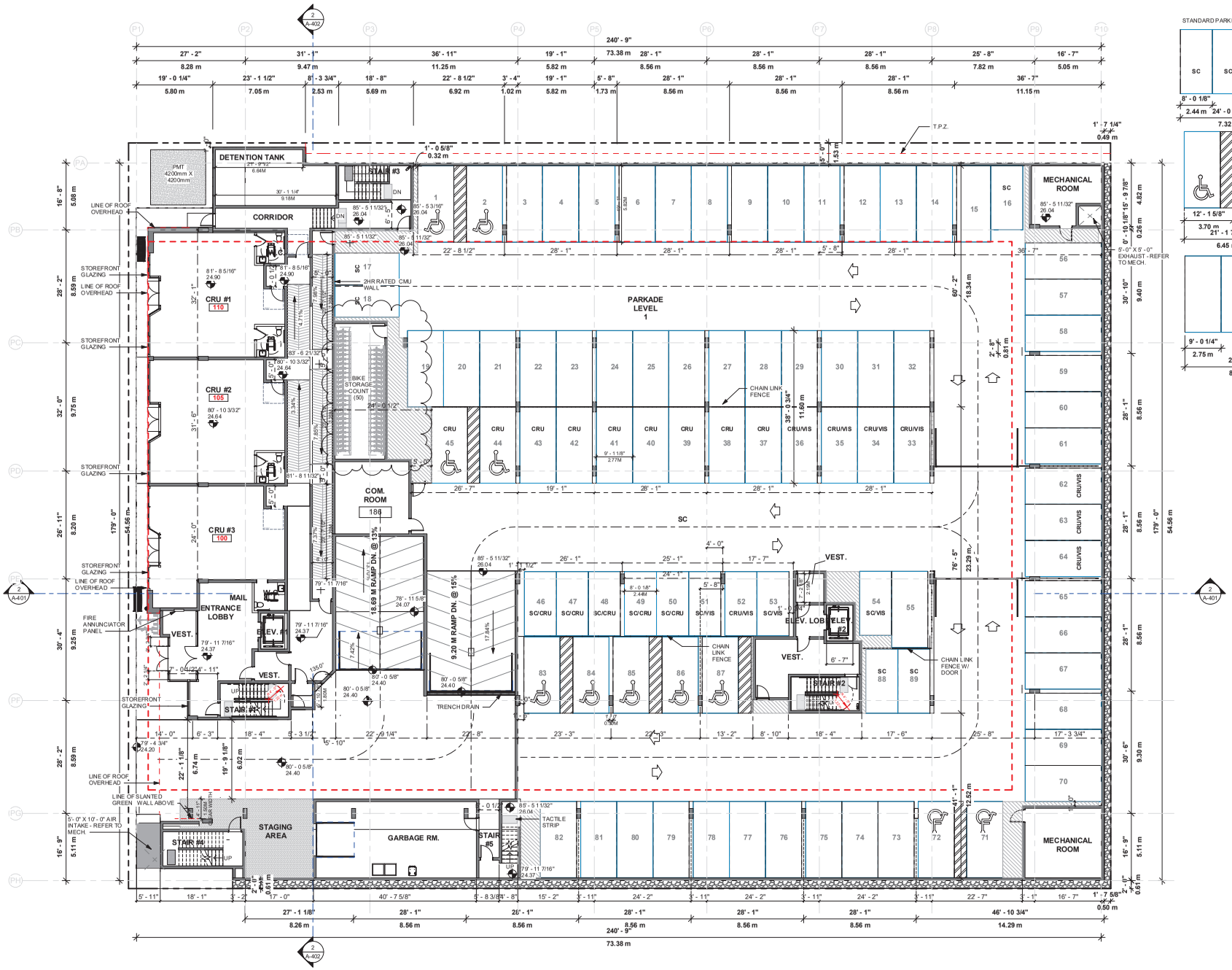
197 STREET

1 A-100 BASE PLAN 3/32" = 1'-0"


NOTES:
NOTE : MECH CONSULTANT TO INCLUDE AREA DRAINS ALONG ENTIRE NORTH SIDE OF BUILDING FOR CAPTURING OVERLAND FLOW
2020-03-03 RE-ZONING SUBMISSION
df ARCHITECTURE INC.
PROJECT:
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
CLIENT:
MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-025
DATE: SEPT. 2019
SHEET TITLE:
SITE PLAN - STREET LEVEL
DRAWING NO.
A-101A
REV
A
SETBACK
SETBACK
SETBACK
9.20 M RAMP DN. @ 15%
18.69 M RAMP DN. @ 13%
EXISTING NEIGHBOUR BUILDING
EXISTING NEIGHBOUR BUILDING
TREE PROTECTION ZONE- REFER TO ARBORIST'S REPORT TO CONFIRM DIMENSIONS AND LOCATIONS
EXISTING HYDRANT
DRIVE AISLE ENTRY TO PARKADE
RIVER ROCK
EXISTING OFF SITE RETAINING WALL
EXISTING TREES - TO BE PROTECTED - REFER TO ARBORIST REPORT
BROOM FINISHED CONCRETE W SAW-CUT SCORE PATTERN (REFER TO LANDSCAPE)
EXISTING PAVERS
SITE FURNITURE - REFER TO LANDSCAPE DWGS.
TREE PROTECTION FENCE -REFER TO ARBORIST REPORT
FIRE DEPARTMENT CONNECTION (FDC)
BIKE RACKS
EXISTING SIDEWALK
INSTALL INSPECTION CHAMBERS AT PL
GREEN WALL GSKY (REFER TO LANDSCAPE)
EXISTING NEIGHBOURING TREES TO BE RETAINED AND PROTECTED - REFER TO ARBORIST REPORT
300ø STORM CONNECTION
INVERT = 23.05
200ø SANITARY
INVERT = 25.00
OF SITE TREES TO BE PROTECTED WITH A CONTINUOUS BARRIER ALIGNED AS SHOWN ON PLAN. WORK WITHIN THE PROTECTED AREA (DRIP LINE) WILL REQUIRE ARBORIST'S SUPERVISION INCLUDING DEMOLITION, EXCAVATION, GRADING, PAVING, PLANTING AND FENCING. ALL EXISTING GRADES (CP2), BACKFILL AND LANDSCAPE FINISHING. NOTE THAT OVERHEAD CRANE USAGE WILL REQUIRE DUE CARE AND ATTENTION TO THE CPZ TO AVOID ANY DAMAGE TO TREES.

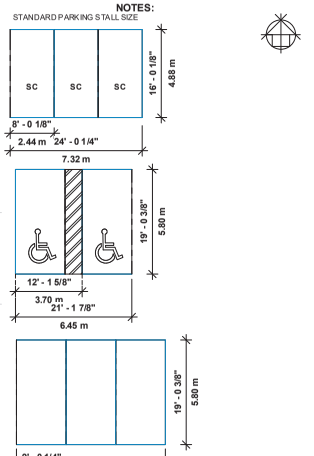

NOTES:
2020-05-05 A RE-ZONING TYP. SUBMISSION
NO/ISS/DESCRIPTION
df
ARCHITECTURE INC.
PROJECT:
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
CLIENT:
MANORLANE
HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-035
DATE: SEPT. 2019
SHEET TITLE:
SITE PLAN - PODIUM LEVEL
DRAWING No.
A-101B
A
SETBACK
7.50 m
1.50 m
2.13 m
SIGNAGE
WOODEN TRELLIS
GRAVEL DRAIN STRIP


NOTES:
STANDARD PARKING STALL SIZE
PARKADE LEVEL 2
PARKADE RAMP
RAMP UP @ 13%
BIKE STORAGE
33 NOS.
STORAGE LOCKER
8 NOS.
ELEC. ROOM
PMT ABOVE
STAIR #1
STAIR #2
STAIR #3
ELEV. MACH. RM.
ELEV. LOBBY #1
ELEV. LOBBY #2
VEST.
STORAGE
TRENCH DRAIN
DRIVEABLE WIDTH
RAMP ABOVE
TYPICAL
LINE OF AIR INTAKE OVERHEAD
SETBACK
EXHAUST - REFER TO MECH.
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
MANORLANE HOMES(WILLOWBROOK)INC.
201-20114 LAYER STREET,
COQUITLAM,BC
ARCHITECTURE INC.
PARKADE LEVEL 2
F.2 C
A-200



NOTES:

STANDARD PARKING STALL SIZE



REVISION		
2023-10-30	C	CITY COMMENTS
2023-10-11	B	CITY COMMENTS
2023-05-02	A	RE-ZONING & DP SUBMISSION

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PROJECT:

BMG HOUSE
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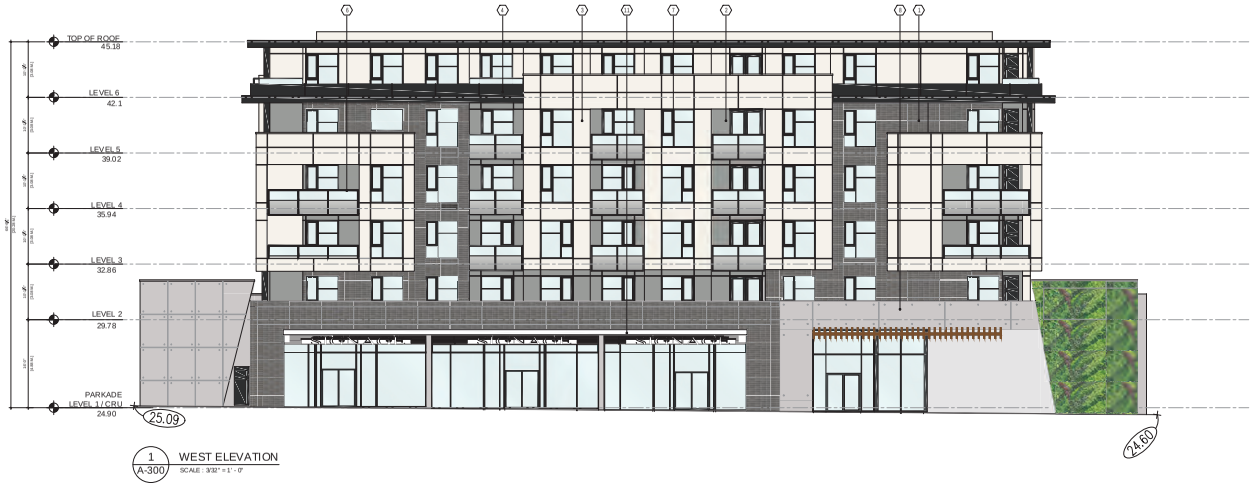
DRAWN:	NN
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB NO.:	LAN- 025
DATE:	SEPT. 2019

SHEET TITLE:

PARKADE LEVEL 1 / CRU

DRAWING No.: **A-201**

F.2 C



1 A-300 WEST ELEVATION
SCALE : 3/32" = 1' - 0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
RUSTICSERIES LAP
COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH
SAFETY GLASS (TRANSPARENT) COLOR TO
MATCH SW7674-PEPPERCORN- GRAPHITE
WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE
FLOUR
10. SOFFIT COLOR TO MATCH
SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12* SMOOTH FINISH HARDIE FASCIA
BOARD PAINTED TO MATCH
SW7674-PEPPERCORN



2 A-300 SOUTH ELEVATION
SCALE : 3/32" = 1' - 0"

NOTES:

REVISION		
1	2023/05/12	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.

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info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	MN
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.: A-300

F2A

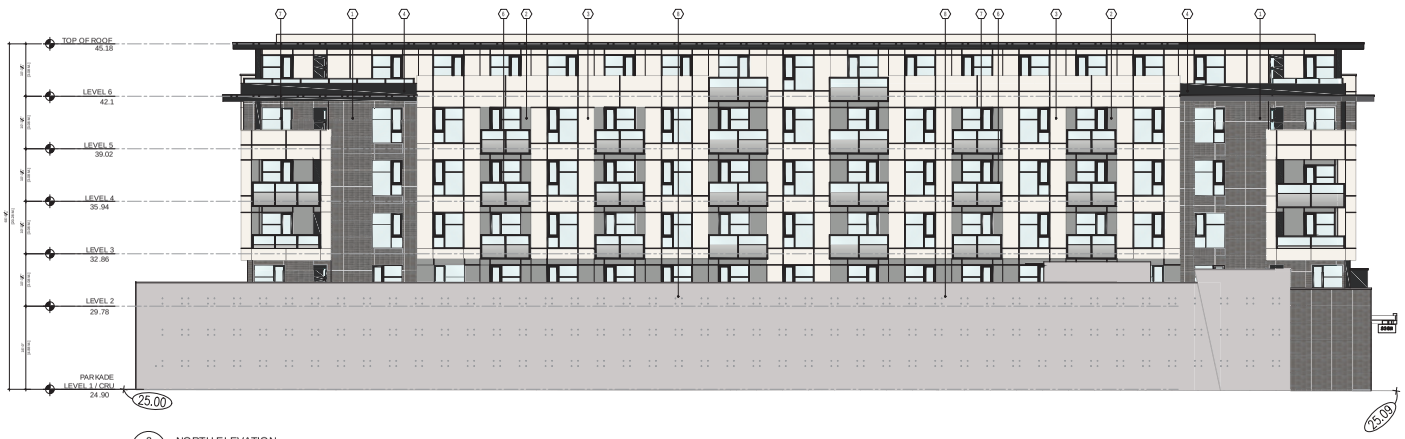
T:\LANGLEY\DRAWINGS\CURRENT\A-300 ELEVATION-3D 0.00.00.dwg



1 A-301 EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
   COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
   RUSTICSERIES LAP
   COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH
   SAFETY GLASS (TRANSPARENT) COLOR TO
   MATCH SW7674-PEPPERCORN- GRAPHITE
   WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
   COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE
   FLOUR
10. SOFFIT COLOR TO MATCH
    SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12" SMOOTH FINISH HARDIE FASCIA
    BOARD PAINTED TO MATCH
    SW7674-PEPPERCORN



2 A-301 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTES:

REVISION		
2020/05/04	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN: NN	
CHECKED:NA	
SCALE: 3/32" = 1'-0"	
JOB No.: LAN--025	
DATE: DECEMBER 2018	
SHEET TITLE:	

ELEVATIONS

DRAWING NO.: A-301 | A

T:\LAN-025\DRAWINGS\SUPPRINTS\ 000-ELEVATION-20 20-05-28.dwg



1 A-300 RENDERING FROM 197 STREET
SCALE : NTS.



2 A-300 RENDERING FROM RESIDENTIAL ENTRANCE
SCALE : NTS.

NOTES:

REVISION		
2020/05/04	A	RE-ZONING & DP SUBMISSION

df ARCHITECTURE inc.
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

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201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	JA
SCALE:	NTS.
JOB No.:	LAN-025
DATE:	DECEMBER 2018

SHEET TITLE:

RENDERINGS

DRAWING NO.: A-350 A

F.2

T:\LAN-025\DRAWINGS\CURRENT\A-350 RENDERINGS.dwg



1 A-301 RENDERING FROM 197 STREET
SCALE : NTS.



2 A-301 RENDERING FROM SECOND LEVEL COURTYARD
SCALE : NTS.

NOTES:

REVISION	
20180502	RE-ZONING & DP SUBMISSION

df ARCHITECTURE inc.
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	JA
SCALE:	NTS.
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

RENDERINGS

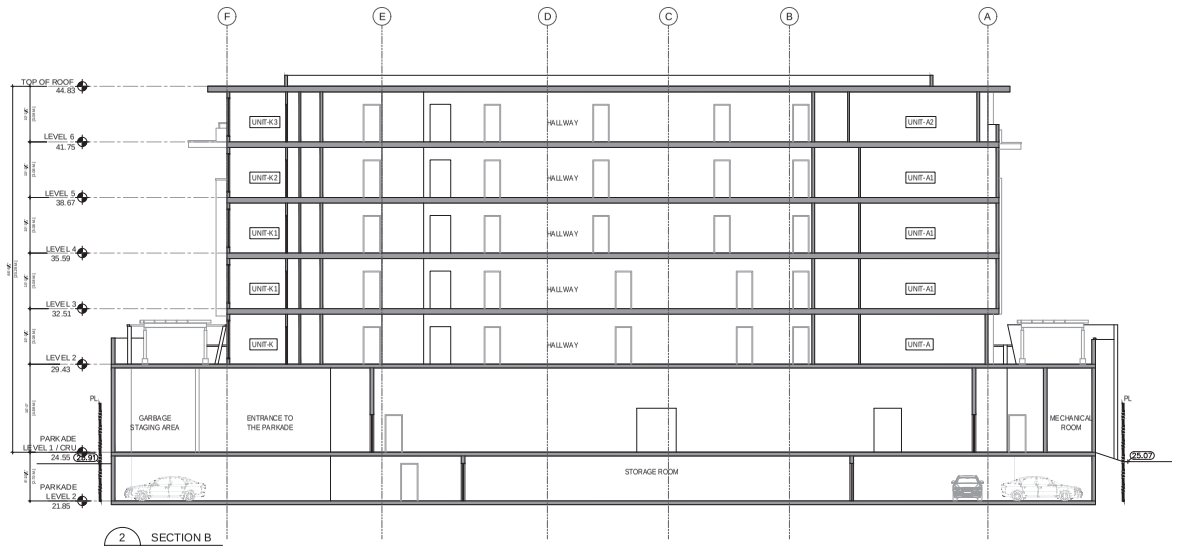
DRAWING NO.: A-351 A

F.2

T:\LAN-025\DRAWINGS\CURRENT\A-350 RENDERINGS.dwg



1 A-400 SECTION A
SCALE : 3/32" = 1' - 0"



2 A-400 SECTION B
SCALE : 3/32" = 1' - 0"

NOTES:

REVISION		
2023/05/12	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
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CLIENT:

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201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	ZB
SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

SECTIONS

DRAWING NO.:
A-400

F2A

T:\LAN\02 SERVICING\DRAWINGS\CURRENT\A-400 SECTION- 202 6.dwg

PLANT SCHEDULE

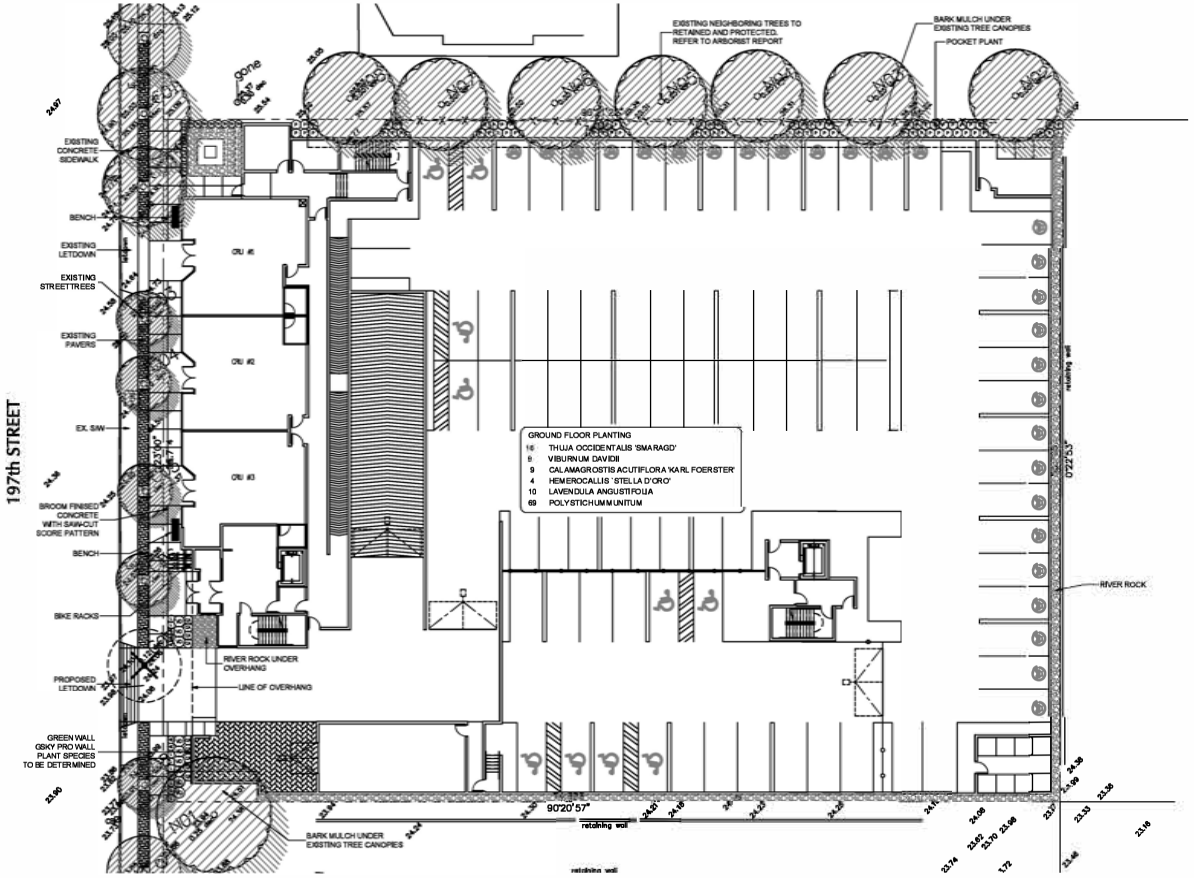
PMG PROJECT NUMBER: 19-134

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
	11	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	17	STYRAX JAPONICUS'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; B&B
SHRUB				
	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	17	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#3 POT; 80CM
	58	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	142	PIERIS JAPONICA 'FORESTFLAME'	PIERIS; WHITE BLOOMS	#3 POT;50CM
	114	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT;30CM
	25	RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON; CREAM PINK	#2 POT; 30CM
	7	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	97	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
	10	SYRING AVULGARIS	LILAC	#3 POT; 80CM
	122	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.2MB&B
	16	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT; B&B
	149	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
	14	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 60CM
GRASS				
	38	CALAMAGROSTIS ACUTIFLORA 'KARLFOERSTER	FEATHER REED GRASS	#1 POT
	64	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
	25	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
	231	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
	50	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT
GC				
	39	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
	82	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



GREENWALL: GSKY PRO WALL



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	20.AUG.21	REMOVE RAISING MTTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.06	ARCH. COMMENTS	DO
1	20.JUN.19	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOTAL PROJECT: 08-10-0042

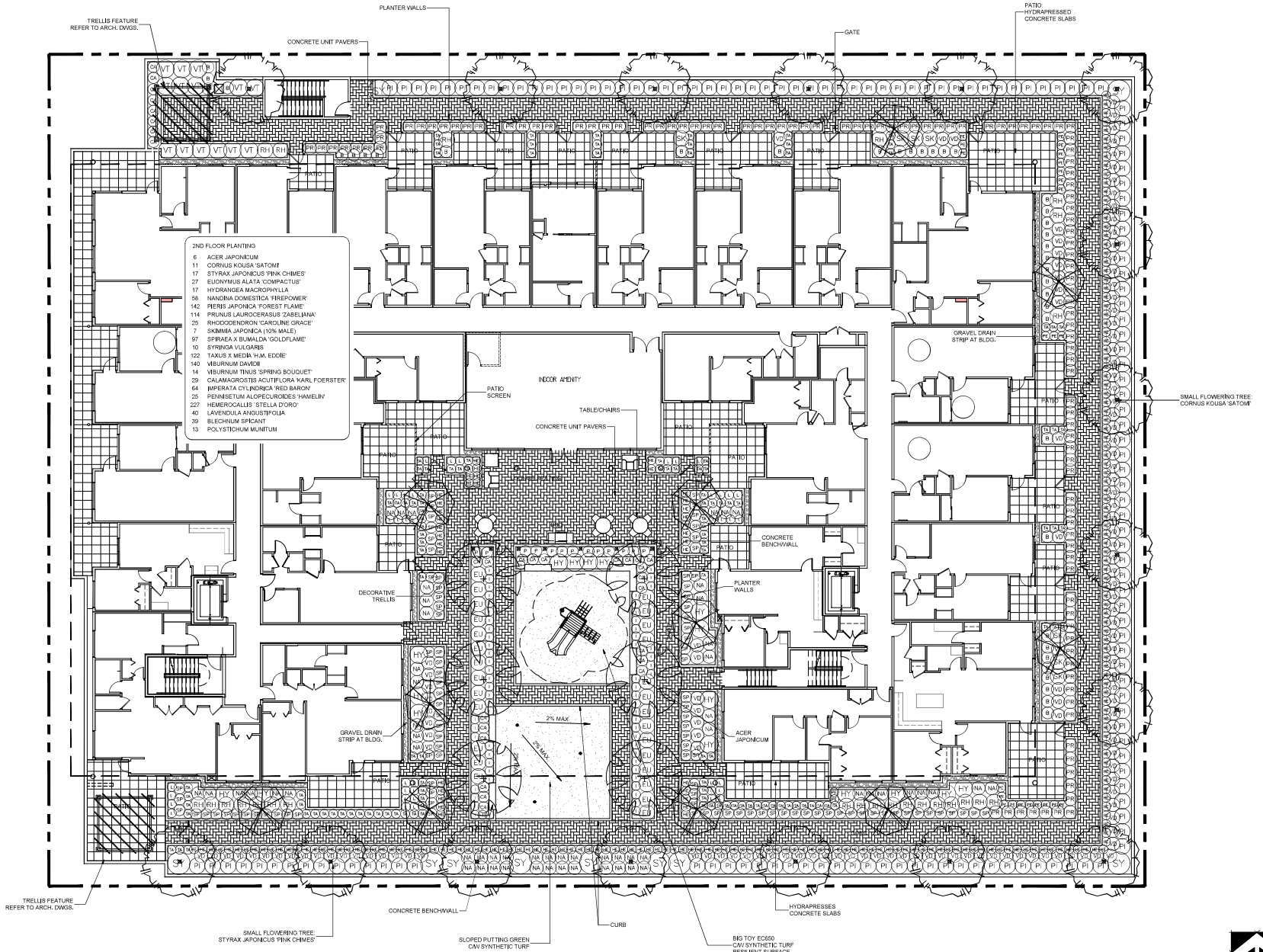
DRAWING TITLE:

LANDSCAPE PLAN
GROUND FLOOR

SCHEDULE B

DATE:	19.SEP.05	DRAWING NUMBER:	L1.2
SCALE:	1/16"=1'-0"		
DRAWN:	DO		OF 3
DESIGN:	DO		
CHK'D:	MCY		
PMG PROJECT NUMBER			19-134

19134-6.ZIP



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	20.AUG.21	REMOVE RAILING NOTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.08	ARCH. COMMENTS	DO
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

DRAWING TITLE:

LANDSCAPE PLAN SECOND FLOOR

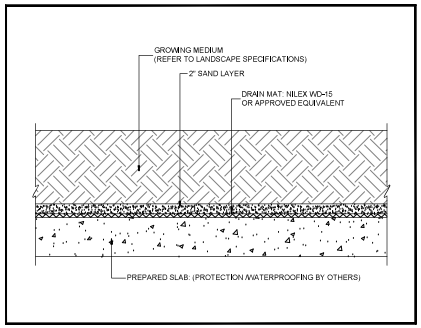
DATE:	19.SEP.05
SCALE:	1"=10'-0"
DRAWN:	DO
DESIGN:	DO
CHK'D:	MCY

DRAWING NUMBER: L2

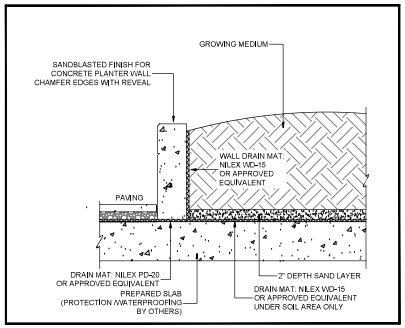
OF 3

19134-6.ZIP

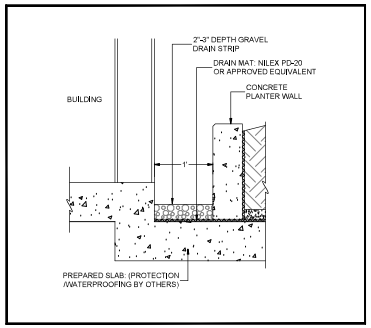
PMG PROJECT NUMBER: **19-134**



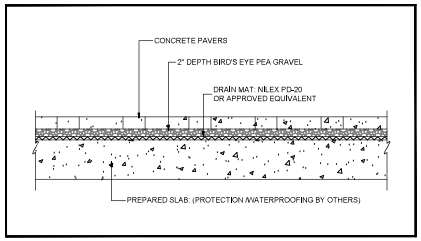
1 PLANTING ON SLAB
1"=1'-0"



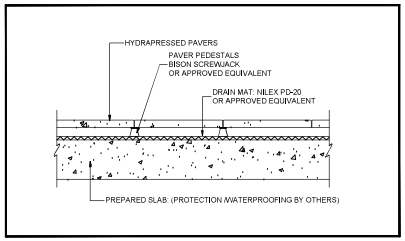
2 PLANTER WALL ON SLAB
1"=1'-0"



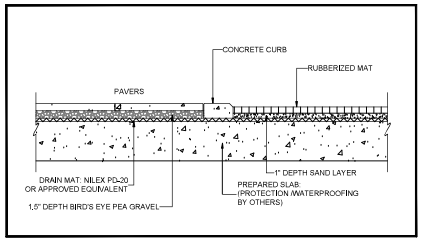
3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"



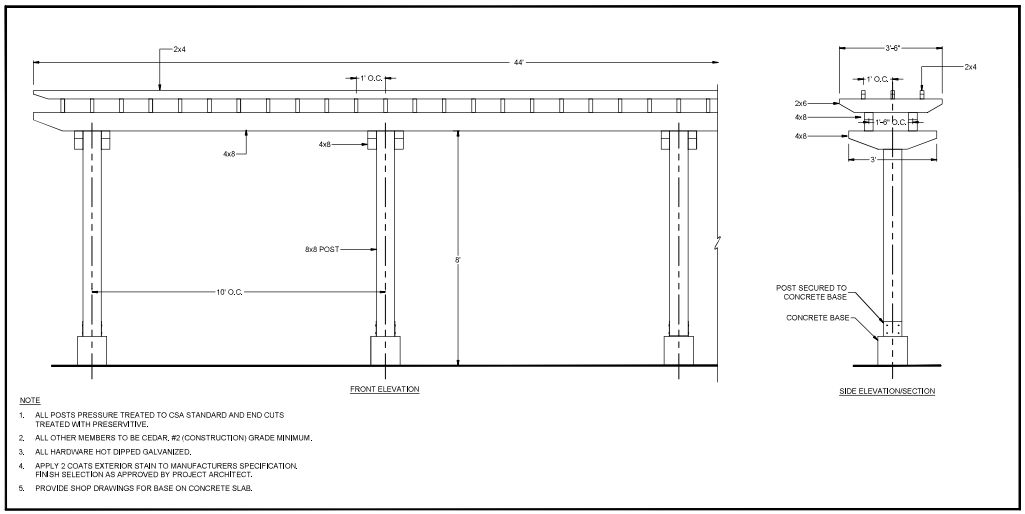
4 PAVERS ON SLAB
1"=1'-0"



5 HYDRAPRESSED PAVERS ON SLAB
1"=1'-0"



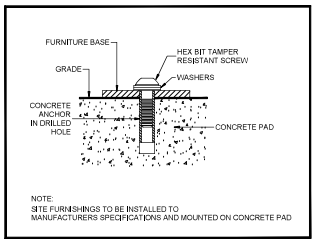
6 PLAY SURFACE ON SLAB
L2 1"=1'-0"



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. PROVIDE SHOP DRAWINGS FOR BASE ON CONCRETE SLAB.

7 WOOD TRELLIS DETAIL
1/2"=1'-0"



8 FURNITURE MOUNTING
1"=6"

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 19.SEP.05
SCALE: AS SHOWN
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: L3
OF 3

19134-3.ZIP

PMG PROJECT NUMBER: **19-134**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO.74 DISCHARGE (MANORLANE PROPERTIES (WILLOWBROOK)) BYLAW NO. 5948

EXPLANATORY NOTE

Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO.74 DISCHARGE
(MANORLANE PROPERTIES (WILLOWBROOK))
BYLAW NO. 5948

A Bylaw to discharge Land Use Contract No. 74

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 Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under P52452 is hereby discharged with respect to the lands described as:

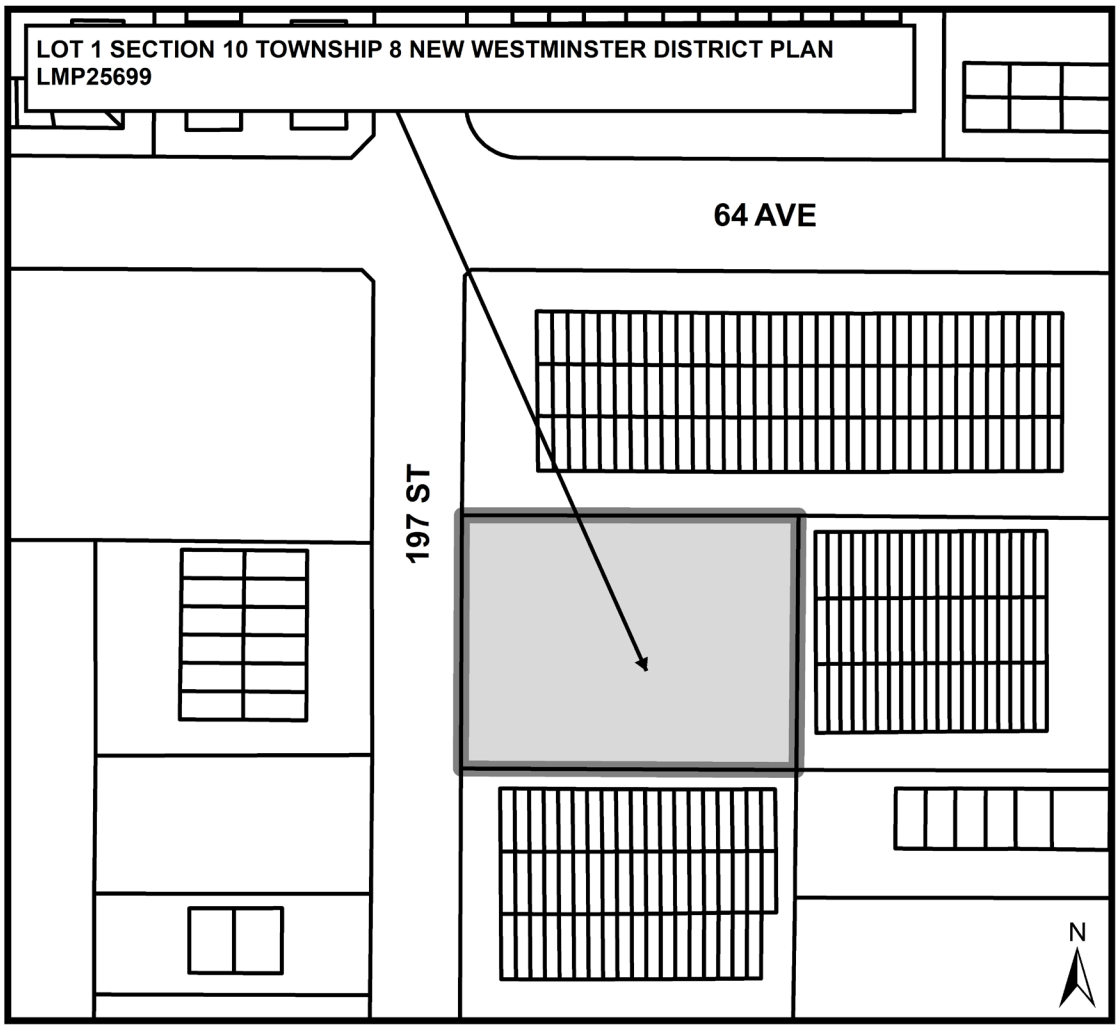
   Lot 1 Section 10 Township 8 NWD Plan LMP25699

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2023.
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2023
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5948



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK)) BYLAW NO. 5949

EXPLANATORY NOTE

Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m^2 of commercial area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK))

BYLAW NO. 5949

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 (MANORLANE PROPERTIES (WILLOWBROOK)) Bylaw No. 5949".

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-161" after the words "Comprehensive Development Zone CD-160"
   (2) Adding to Section 110.1 after the words "CD-160" the words "CD-161 – 3,500 m²"
   (3) Adding after Section 1060 "Comprehensive Development Zone CD-160" the following as Section 1061 "Comprehensive Development Zone CD-161"

1061 **COMPREHENSIVE DEVELOPMENT ZONE CD-161**

Uses Permitted

1061.1 In the CD-161 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 1061.2
4) *commercial uses* subject to Section 1061.3
5) *licensee retail store* subject to Section 1061.3
6) *group children's day care* subject to Section 1061.3

Residential Uses

1061.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-161 and are only permitted on *storeys* above the first *storey*. A maximum of 133 *dwelling units* are permitted in Comprehensive Development CD-161.

Commercial Uses

1061.3 *Commercial uses, group children's day care,* and *licensee retail store* are only permitted on the first *storey*

Lot Coverage

1061.4 The maximum permitted *lot coverage* of *buildings* and *structures* shall be 95%.

Siting of Buildings and Structures

1061.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1061.6 Except as provided for in Section 104.5 the *height* of *buildings and structures* shall be no more than six *storey*s. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1061.7 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

1061.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1061.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1061.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1061.11 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:

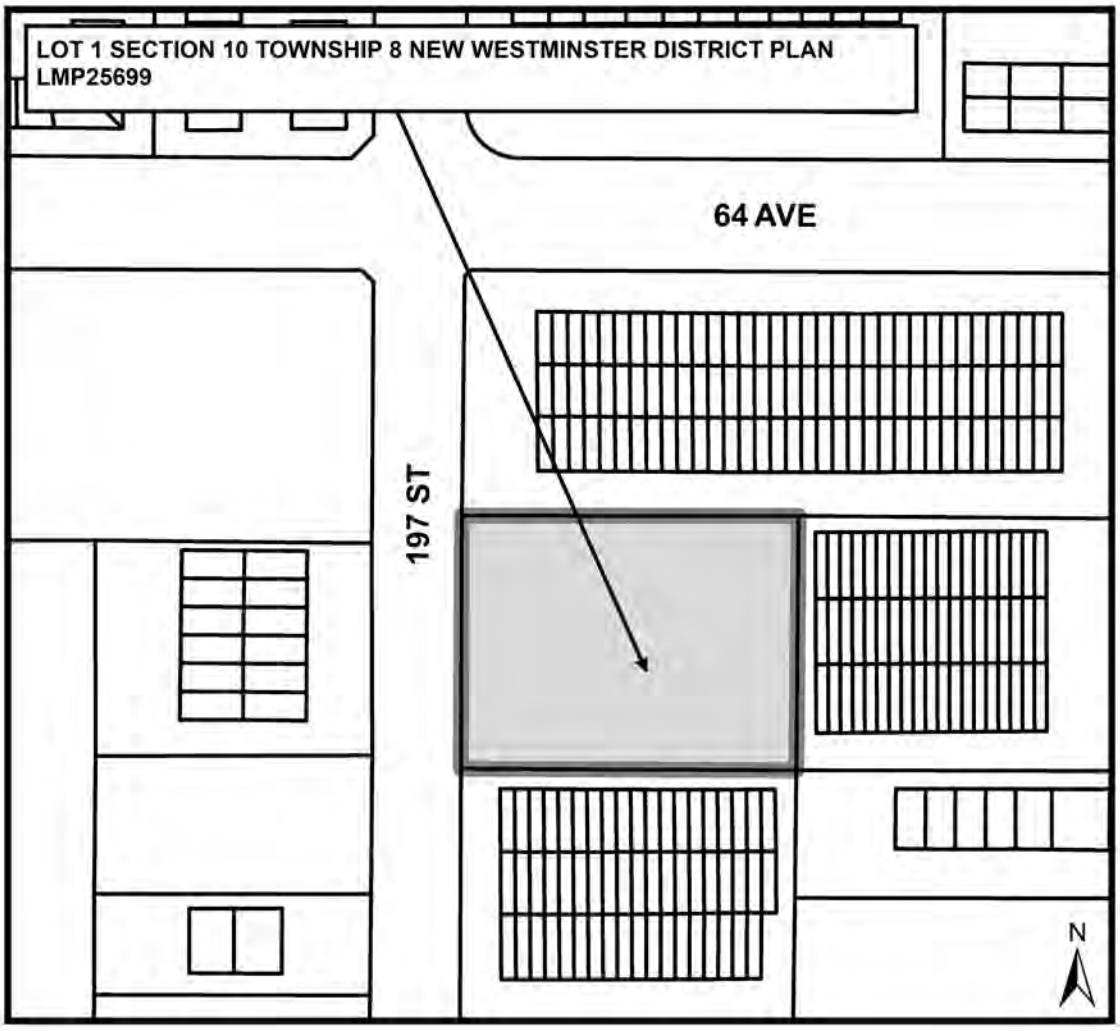
Lot 1 Section 10 Township 8 NWD Plan LMP25699

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-161.

READ A FIRST TIME the	day of	, 2023.
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5949



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-235
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL ADVISORY COMMITTEE ESTABLISHMENT BYLAW AMENDMENT BYLAW – AGRICULTURAL ADVISORY COMMITTEE		

RECOMMENDATIONS:

That Council give first, second and third reading to "Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943;" and

That Council adopt the "Council Advisory Committees Meeting Schedule Policy", Policy 01-033, as revised and included as Attachment A.

DISCUSSION/ANALYSIS:

At the October 23, 2023 Regular Meeting, Council received Report 23-217, "Agricultural Advisory Committee" (Attachment B), and adopted the following resolutions:

> *That Council endorse the Terms of Reference for the Agricultural Advisory Committee in the form presented substantially as Attachment A.*
>
> *That Council direct staff to bring forward amendments to the Council Advisory Committees Meeting Schedule - Policy No. 01-033 and Council Advisory Committees Establishment Bylaw No. 4700 to reflect the renaming and operation of the Agricultural Advisory Committee.*
> **CARRIED**

As directed by Council, staff have prepared the amending bylaw and updated policy for Council's consideration.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Legislative Services Division	W. Bauer

ATTACHMENT A Council Advisory Committees Meeting Schedule Policy 01-033
ATTACHMENT B Report 23-217, "Agricultural Advisory Committee"

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Council Advisory Committees Meeting Schedule		
	Policy No:	**01-033**
	Approved by Council:	**2015-09-14**
	Revised by Council:	**2016-05-30**
	Revised by Council:	

1. Purpose

1.1 To formalize the Council Advisory Committees' meeting schedule.

2. Background

2.1 A holist review of the Council Advisory Committee structure was completed. It was identified that standardizing the meeting schedule of the Council Advisory Committees would be advantageous to both members of the Committees and the staff supporting the Committees.

3. Related Policy

3.1 Council Advisory Committee Establishment Bylaw No. 4700, as amended

3.2 Policy 01-008, Appointment to Committees, Boards, and Task Forces

4. Policy

4.1 Meetings of Council Advisory Committee will typically be scheduled monthly with the exception of meetings for July and August of each year when the Committees will recess.

4.2 By agreement of the Co-Chairs a scheduled meeting may be cancelled if it is determined there is insufficient business on a meeting agenda or if the Co-Chairs are advised that quorum will not be present.

4.3 Council Advisory Committee meetings shall typically be scheduled as follows:

Heritage Advisory Committee	First Wednesday of each month
Recreation Culture and Parks Advisory Committee	Second Wednesday of each month
Seniors Advisory Committee	Third Wednesday of each month
Agricultural Advisory Committee	Fourth Wednesday of each month

4.4 In the event that a meeting is scheduled to occur on a statutory holiday, the Advisory Committee will choose an alternative meeting date by resolution.

ATTACHMENT B

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 23, 2023 - REGULAR MEETING	**REPORT:**	23-217
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	0540-01
SUBJECT:	AGRICULTURAL ADVISORY COMMITTEE		

RECOMMENDATIONS:

That Council endorse the Terms of Reference for the Agricultural Advisory Committee in the form presented substantially as Attachment A; and

That Council direct staff to bring forward amendments to the Council Advisory Committees Meeting Schedule - Policy No. 01-033 and Council Advisory Committees Establishment Bylaw No. 4700 to reflect the renaming and operation of the Agricultural Advisory Committee.

EXECUTIVE SUMMARY:

The Agricultural Advisory Committee (AAC) was put in place in 2001 to establish and maintain communication between the rural/agricultural community and Township Council. In 2015, the ACC was merged with the Economic Development Advisory Committee to become the Agricultural Advisory and Economic Enhancement Committee (AAEEC).

Recently, staff were directed to amend the purpose of the Agricultural Advisory and Economic Enhancement Committee (AAEEC) to exclusively focus the mandate and membership of the AAEEC on agriculture.

It is recommended that the name of the committee be reverted back to the Agricultural Advisory Committee and that Council Advisory Committee Establishment Bylaw 2008 No. 4800 and Council Advisory Committees Meeting Schedule - Policy No. 01-033 be amended to reflect the name change. The AAC Terms of Reference have been revised to include representatives who possess knowledge and expertise in farming, agri-business, agri-tourism and food systems planning. Additional consideration has been given to those from the food processing industry and youth representatives from the Young Agrarians' Land Matching Program in Langley and the Learning Farms at Langley Secondary School and Aldergrove Community Secondary School.

PURPOSE:

This report provides information and recommendations for an Agricultural Advisory Committee.

BACKGROUND/HISTORY:

The Agricultural Advisory Committee (AAC) held its inaugural meeting on January 18, 2001. The purpose of the ACC was to establish and maintain communication between the rural/agricultural community and Township Council regarding rural issues. More specifically, the mandate of the AAC was to:

1. advise and assist Township Council in developing a plan to:
    - sustain the agricultural community
    - improve agricultural visibility
    - protect the character of the rural area
    - encourage and facilitate “good neighbour” communications
2. make recommendations on all aspects of the rural community including land use, municipal services/infrastructure, environmental issues and socio-economic matters
3. review and comment from the rural perspective on the issues, plans and specific development applications referred by Council or staff
4. promote awareness and education of rural issues in Langley
5. submit an annual information report to Council regarding the projects and progress of the Committee
6. review the objectives of the Committee every year and recommend relevant changes

On September 29, 2008, Council Advisory Committee Establishment Bylaw 2008 No. 4700 was adopted. It provided for the establishment and operation of Council-appointed Advisory Committees and included the AAC.

In 2014, Council reviewed the purpose, work program and membership structure of Council Advisory Committees and reduced the number of committees from eight to four. As a result, Bylaw 2008 No. 4700 was amended by Bylaw 2015 No. 5162 and the ACC was merged with the Economic Development Advisory Committee to become the Agricultural Advisory and Economic Enhancement Committee (AAEEC), among other changes.

Direction was provided to staff to focus the mandate and membership of the AAEEC on agriculture starting January 2024.

DISCUSSION/ANALYSIS:

Both the Ministry of Agriculture and the Agricultural Land Commission encourage local governments to establish AACs to ensure that there is an appreciation of agriculture and an understanding of critical issues affecting farming. One of the first in British Columbia, the Township of Langley’s AAC has met its stated purpose to act as a communication link between the rural/agricultural community and Council with the following notable accomplishments:

- prepared the Agricultural Viability Strategy which was endorsed by Council in 2013
- provided advice on critical rural issues and recommended policies such as the Audible Bird Scare Devices Farm Bylaw, Migrant Agricultural Workers Accommodation Farm Bylaw and Cannabis Production Farm Bylaw
- hosted the annual Farm Tour to showcase and promote outstanding farmers and farms

Council’s direction to have an Advisory Committee with a focus on agriculture is consistent with the Agricultural Viability Strategy (AVS) and a farm organization study conducted in 2020. A key initiative in the AVS is to have an active and effective AAC to confirm commitment to agriculture and strengthen farming in the Township (Initiative 2.1.2). On October 26, 2020, Council received a presentation by the Langley Environmental Partners Society and the Langley Small Farm

Network on the Langley Farm Organization Study. The Study advocated for a standalone AAC in the Township separate from economic enhancement.

It is recommended that the name of committee be reverted back to “Agricultural Advisory Committee”, as the “original” name is used in various adopted documents such as the Agricultural Viability Strategy.

Council Advisory Committee Establishment Bylaw 2008 No. 4800 and Council Advisory Committees Meeting Schedule - Policy No. 01-033 are recommended to be changed to reflect the committee’s focus.

Using the AAC Terms of Reference effective prior to 2015, a revised version (see Attachment A) seeks community members who possess knowledge and expertise in farming, agri-business, agri-tourism and food systems planning, with additional consideration of members from the food processing industry and youth representatives from the Young Agrarians’ Land Matching Program in Langley and the Learning Farms at Langley Secondary School and Aldergrove Community Secondary School.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Terms of Reference

~~ATTACHMENT A~~

TERMS OF REFERENCE

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Approved by Council: September 29, 2008
Amended: March 31, 2014
Amended:

1.0 ESTABLISHMENT

The AGRICULTURAL ADVISORY COMMITTEE (the "Committee", AAC) is established pursuant to the Advisory Committee Establishment Bylaw 2008 No. 4700, as amended. It is an advisory committee subject to the provisions of this Bylaw and as supplemented by the purpose and mandate of this document.

2.0 PURPOSE

The purpose of the AAC is to provide advice on public policies and priorities to advance the Township of Langley Sustainability Charter, specifically the following objectives:

2.1 to strengthen the agricultural economy;

2.2 to recognize the rural character as an essential community feature;

2.3 to protect views, characteristic landscapes, and rural roads; and

2.4 to preserve the agricultural land base for food production.

3.0 MANDATE

The mandate of the AAC is to:

3.1 establish, facilitate, and maintain communication between the rural / agricultural community, and Council, regarding rural issues;

3.2 advise Council on rural / agricultural related issues;

3.3 advocate for the rural / agricultural perspective;

3.4 make recommendations on all aspects of the rural community, including land use, municipal services / infrastructure, environmental issues, and socio-economic matters;

3.5 assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability, encourage the advancement of agriculture while respecting rural lifestyles, and enhance “good neighbor” communications;

3.6 review and comment on the issues, plans, and specific development applications referred by Council or staff;

3.7 promote awareness and education of rural issues in Langley;

3.8 promote tourism and economic development initiatives with a rural or agricultural theme, including promotion of farm products;

3.9 review the objectives of the Committee at the end of each calendar year and prepare an annual Work Program for Council approval;

3.10 submit an Annual Report to Council, regarding the projects and progress of the Committee; and

3.11 liaise with other Advisory Committees, as necessary.

4.0 TASK FORCES / SUB-COMMITTEES

4.1 Pursuant to section 15 of the “Advisory Committee Establishment Bylaw 2008 No. 4700”, as amended, the AAC may establish a Task Force for specific purposes that have a maximum ninety (90) day duration, unless Council approves the Committee’s Terms of Reference which outlines a different term for the Task Force.

4.2 When, and as required by other levels of government, and in maintenance of professional standards, accreditations or best practices, Council may consider and allow the formation of subcommittees with specific expertise and oversight. As these subcommittees are not ad hoc or task force specific, the establishment of a subcommittee must be by a resolution of Township Council.

4.3 Where another organization has requested or it is deemed necessary by Council, to have representation on the AAC or its sub-committees, the appointment must be approved by Council.

5.0 COMPOSITION AND STRUCTURE

5.1 Community Representatives

In making its appointments to the AAC, Council will consider the Township’s geographic and agricultural diversity, and appoint applicants who possess knowledge and expertise in farming, agri-business, agri-tourism and food systems planning. More specifically, the AAC will consist of up to nine (9) voting members, as follows:

- Up to five (5) “farming representatives” who are Township of Langley residents from commodity groups such as vegetable, blueberry, dairy, poultry, greenhouse, organic and small lot direct marketing (A “farming representative” is defined as a farmer who derives at least 75% of his/her income from farming);

- Up to one (1) representative who is an owner or employee of an agri-tourism business in the Township of Langley;

- Up to one (1) representative from the food processing industry in the Township of Langley; and

- Up to two (2) youth representatives from the Young Agrarians' Land Matching Program in Langley and the Learning Farms at Langley Secondary School and Aldergrove Community Secondary School.

5.2 Remuneration

A member may be reimbursed for incidental and out-of-pocket expenses incurred for work on behalf of and approved by the Committee upon prior approval of Council.

6.0 ROLES AND RESPONSIBILITIES

6.1 Responsibilities of Committee Members

6.1.1 Co-Chairs

The AAC will be co-chaired by the Council representative appointed to the Committee (non-voting) and a Community Representative (voting) as elected by the Committee. The Co-Chairs facilitate the Committee meetings and work with staff on related tasks between meetings. The Co-Chairs will consult with staff and Committee members to appoint liaison representatives to support the work of affiliated committees.

6.1.2 Committee Members

Committee members work together to contribute community knowledge, expertise and advice in matters related to agri-business, farming and food systems planning.

7.0 MEETINGS

7.1 Staff Support

The Manager, Community Planning, or designate, shall attend and support Committee meetings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL ADVISORY COMMITEE ESTABLISHMENT BYLAW 2008 NO. 4700

AMENDMENT BYLAW NO. 5943

EXPLANATORY NOTE

Bylaw No. 5943 retitles the “Council Agricultural Advisory and Economic Enhancement Committee” to the “Council Agricultural Advisory Committee”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL ADVISORY COMMITEE ESTABLISHMENT BYLAW 2008 NO. 4700

AMENDMENT BYLAW NO. 5943

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 “Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943”.

2. The “Council Advisory Committee Establishment Bylaw No. 2008 No. 4700” as amended is further amended:

   (a) Section 3.1
   Replace the following:

   “Agricultural Advisory Economic Enhancement Committee”

   With the following:

   “Agricultural Advisory Committee”

   (b) Section 4.1.1
   Delete the following:

   “One (1) voting member position of the Agricultural Advisory Economic Enhancement Committee with be offered to a representative of the Langley Chamber of Commerce.”

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

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903

EXPLANATORY NOTE

Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903

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 (OAP Developments) Bylaw No. 5903".

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-188" after the words "Comprehensive Development Zone CD-187"

   b. Adding to Section 110.1 after the words "CD-187" the words "CD-188 – 0.3 ha"

   c. Adding after Section 1087 "Comprehensive Development Zone CD-187" the following as Section 1088 "Comprehensive Development Zone CD-188"

1088 **COMPREHENSIVE DEVELOPMENT ZONE CD-188**

Uses Permitted

1088.1 In the CD-188 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*

Density

1088.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-188 shall not exceed 2.0.

Lot Coverage

1088.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1088.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1088.5 The *height* of *buildings* and *structures* shall not exceed 6 storeys or 20 m.

Parking and Loading

1088.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1088.7 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

1088.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1088.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1088.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

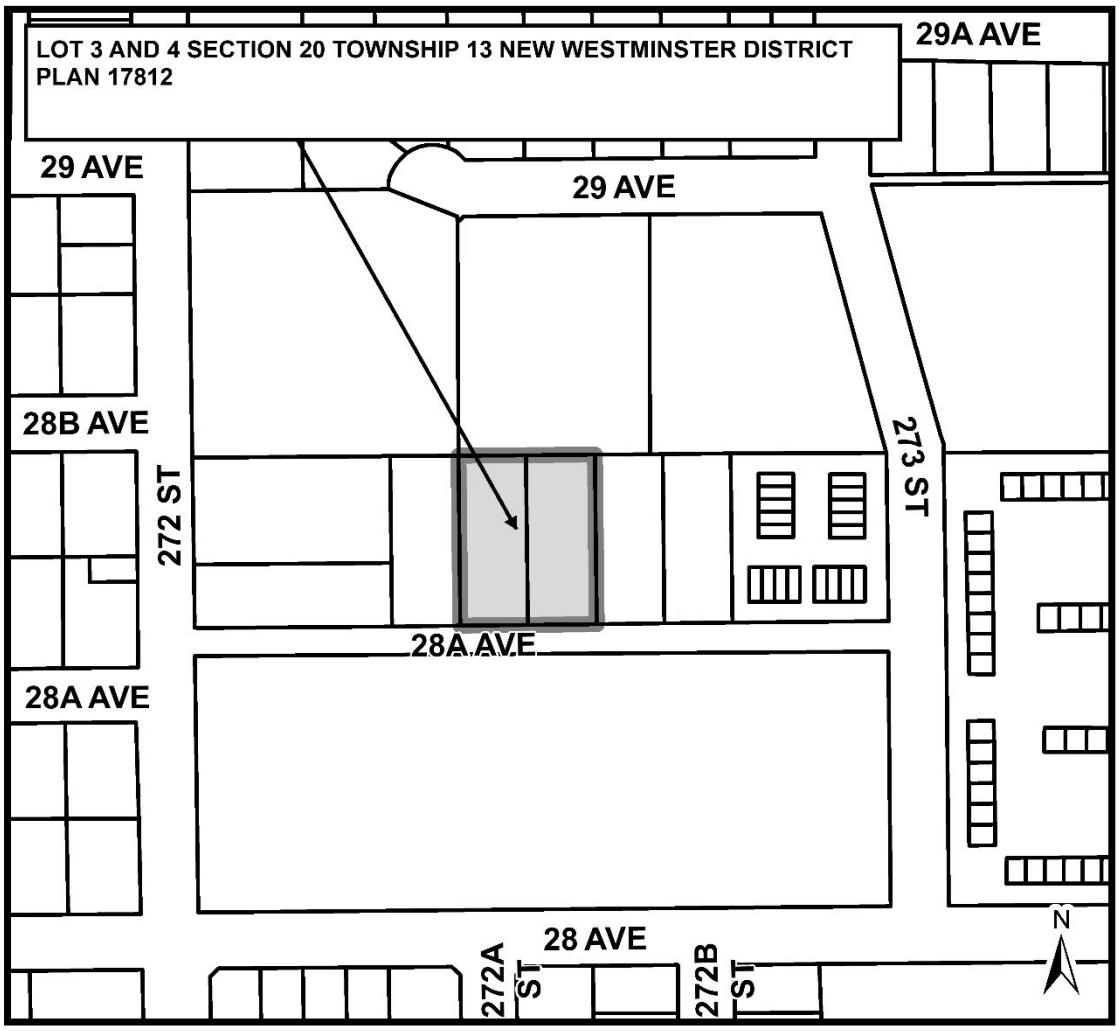
Lot 3 and 4 Section 20 Township 13 New Westminster District Plan 17812

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-188.

NOTICE ADVERTISED the	31, 7	day of	August, September	, 2023.
READ A FIRST TIME the	11	day of	September	, 2023.
READ A SECOND TIME the	11	day of	September	, 2023.
PUBLIC HEARING HELD the	23	day of	October	, 2023.
READ A THIRD TIME the		day of		, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5903



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-168
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0151
SUBJECT:	REZONING APPLICATION NO. 100645 AND DEVELOPMENT PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS LTD. / 27257 AND 27265 – 28A AVENUE)		

PROPOSAL:

Application to rezone approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 and issue a Development Permit to facilitate development of a 5-storey 43 unit apartment building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5903 subject to 10 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first, second and third 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:

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.

EXECUTIVE SUMMARY:

David Danyluck, on behalf of OAP Developments Ltd., has applied to rezone 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 a 43 unit apartment building.

A development permit (Attachment G) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the rezoning request subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5903 and Development Permit No. 101194.

REFERENCE:

Owner:	OAP Developments Ltd. 29213 Simpson Road Abbotsford, BC V4X 1H9
Agent:	David Danyluck Architect 108, 20460 Douglas Crescent Langley, BC V3A 0C6
Legal Description:	Lot 3 and 4 Section 20 Township 13 New Westminster District Plan 17812
Location:	27257 and 27265 – 28A Avenue
Area:	0.3 ha (0.7 ac)
Existing Zoning:	Residential Zone R-1B
Proposed Zoning:	Comprehensive Development Zone CD-188
Aldergrove Community Plan:	Medium Density Residential (2.0 FSR)

BACKGROUND/HISTORY:

- The Aldergrove Community Plan designates the site Medium Density Residential (2.0 FSR) with a north/south greenway along the west property line.

DISCUSSION/ANALYSIS:

- The proposal to rezone the site to Comprehensive Development CD-188 with 43 apartment units with a Floor Space Ratio of 1.93 is consistent with the site's Medium Density Residential designation.
- The applicant has also applied for a concurrent Development Permit application, which requires finalization to both architectural and landscape plans prior to final reading.
- Dedication of a 10 m greenway identified in the Aldergrove Community Plan along the western property line has been included as a prerequisite of final reading.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Aldergrove Rotary Park	Civic/Recreational	Civic Institutional Zone P-1
South:	Church	Low Density Residential	Civic Institutional Zone P-1
East:	A single family lot	Medium Density Residential (2.0 FSR)	Residential Zone R-1B
West:	A single family lot	Medium Density Residential (2.0 FSR)	Residential Zone R-1B

Zoning Amendment:

- Bylaw No. 5903 proposes to rezone the site to a new Comprehensive Development Zone CD-188 to facilitate the development of 43 apartment units in a 5-storey building.

- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-188 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "D" of the Aldergrove Community Plan. Proposed Development Permit No. 101194 (Attachment G) includes renderings, site plans, building elevations, and tree and landscaping plans.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development pre-requisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy exempts properties located in the Aldergrove Core Area Plan per Section 5.3 e) if the property receives third reading prior to July 31, 2024. CAC contributions will become effective August 1, 2024 for projects located in this area.

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
10	2	11	13	3	18

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit facilitate the development of 43 apartment units within a 5-storey building with a density of 1.93. The proposal is consistent with the Aldergrove Community Plan and staff recommend Council give first, second and third reading to Bylaw No. 5903 (subject to 10 development prerequisites).

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

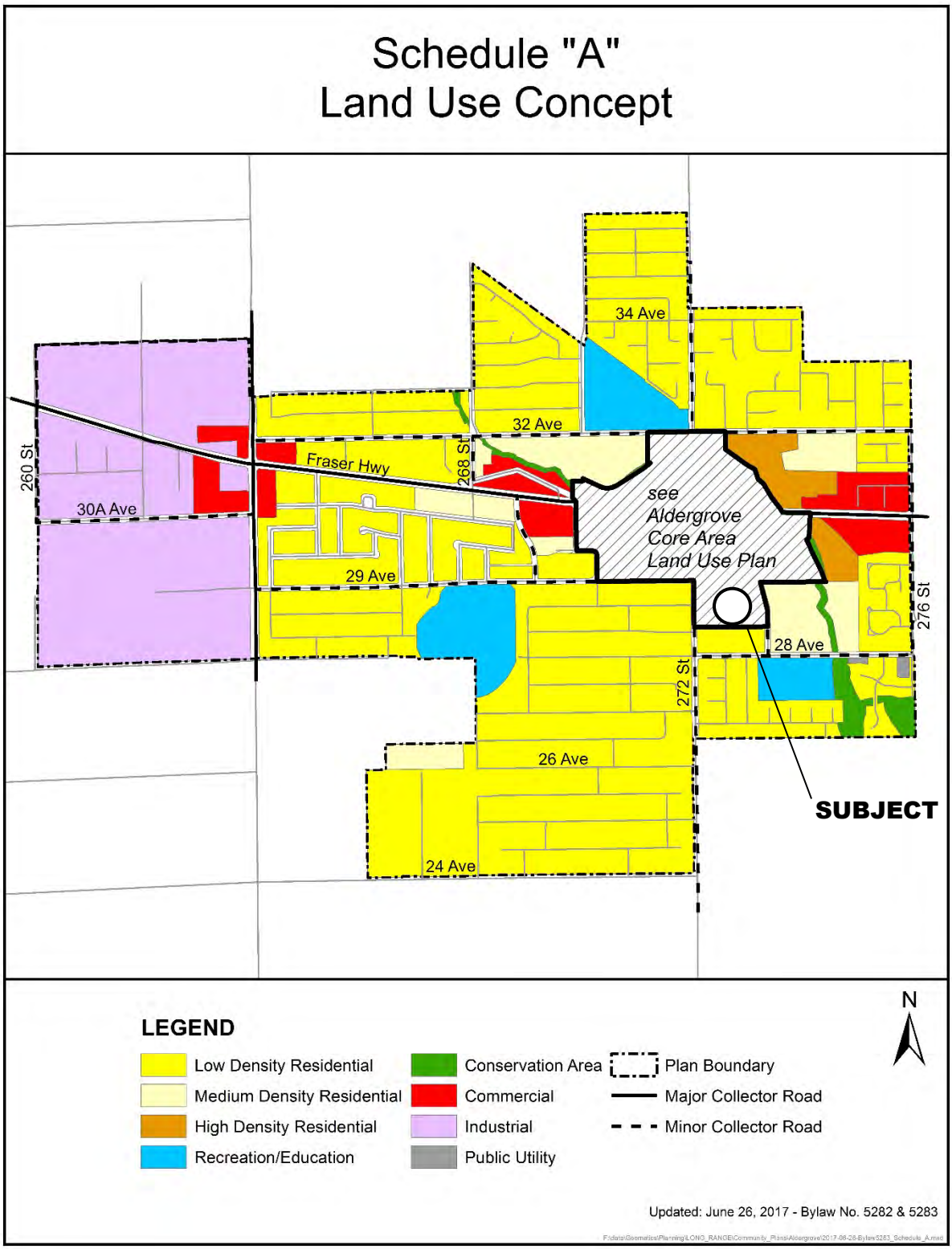
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Aldergrove Community Plan Map
ATTACHMENT C	Aldergrove Core Land Use Map
ATTACHMENT D	Zoning Bylaw No. 2500
ATTACHMENT E	Building Elevations (Rendering) – Submitted by Applicant
ATTACHMENT F	Site Plan – Submitted by Applicant
ATTACHMENT G	Development Permit No.101194

ATTACHMENT A

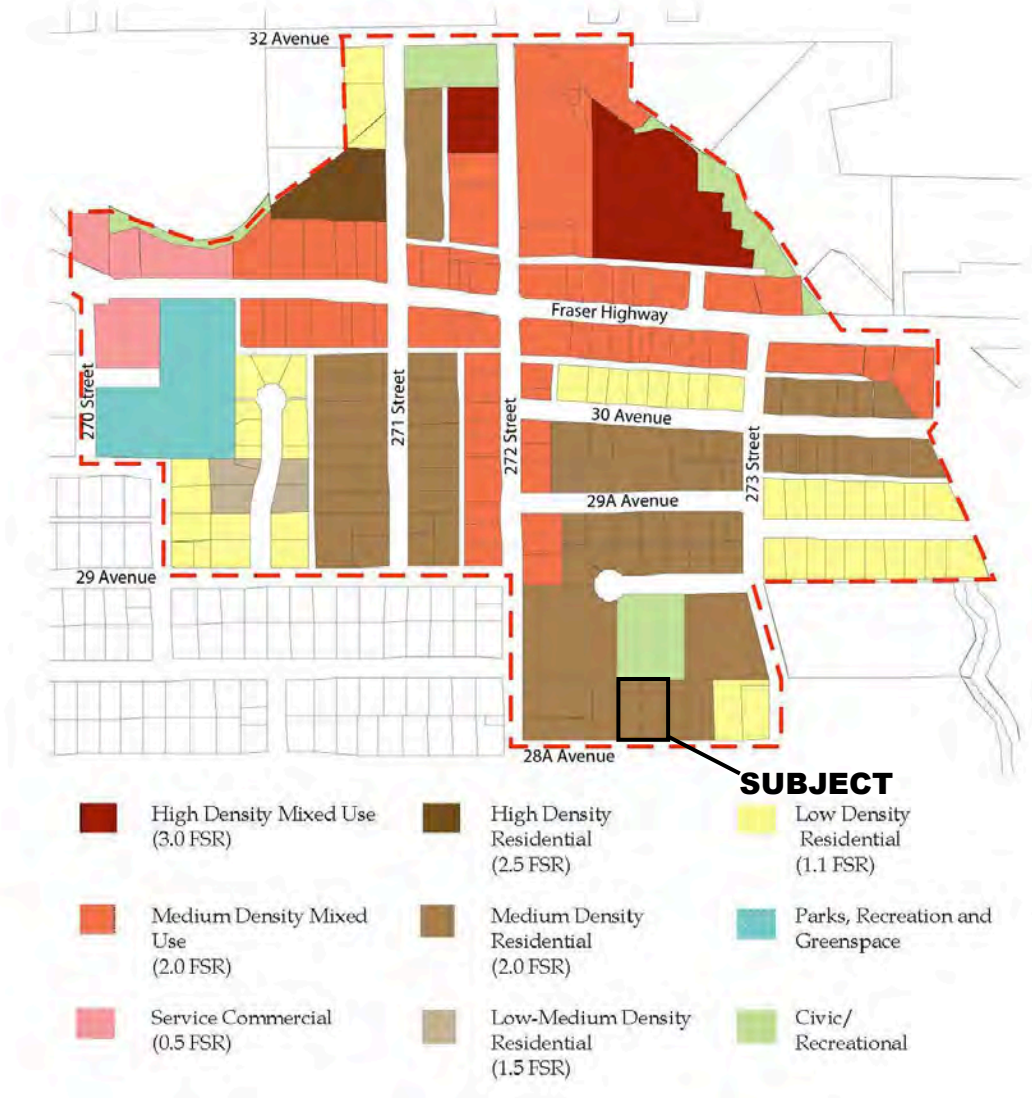


AERIAL PHOTO

ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



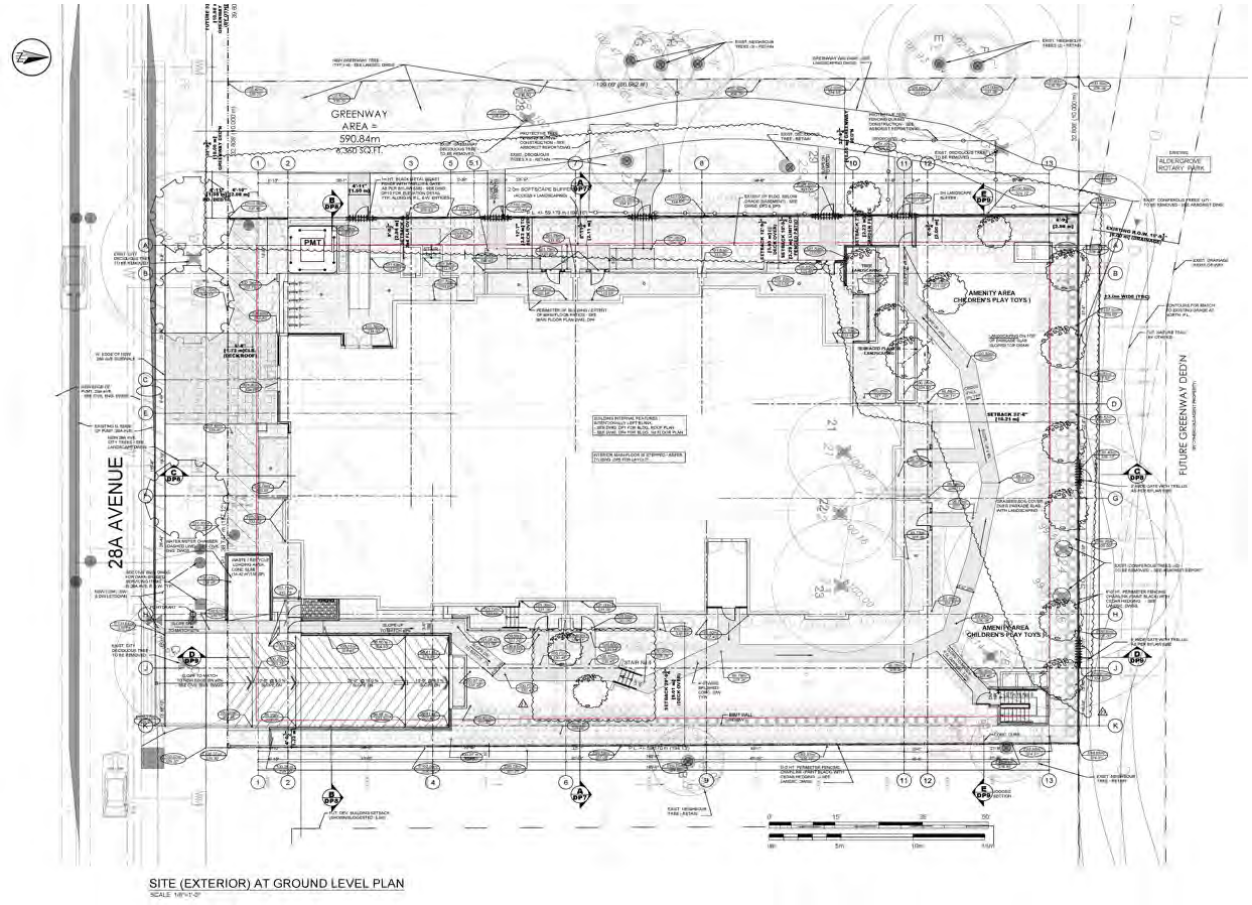
ZONING BYLAW NO. 2500

ATTACHMENT E



RENDERING – SUBMITTED BY APPLICANT

ATTACHMENT F



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT G

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101194

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

1. Name: OAP Developments Ltd.

   Address: 29213 Simpson Road
   Abbotsford, BC V4X 1H9

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

   LEGAL DESCRIPTION: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   CIVIC ADDRESS: 27257 and 27265 – 28A 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.
   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.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



NEIGHBOURHOOD CONTEXT PLAN

SCALE: 1:3,000



KEY PLAN

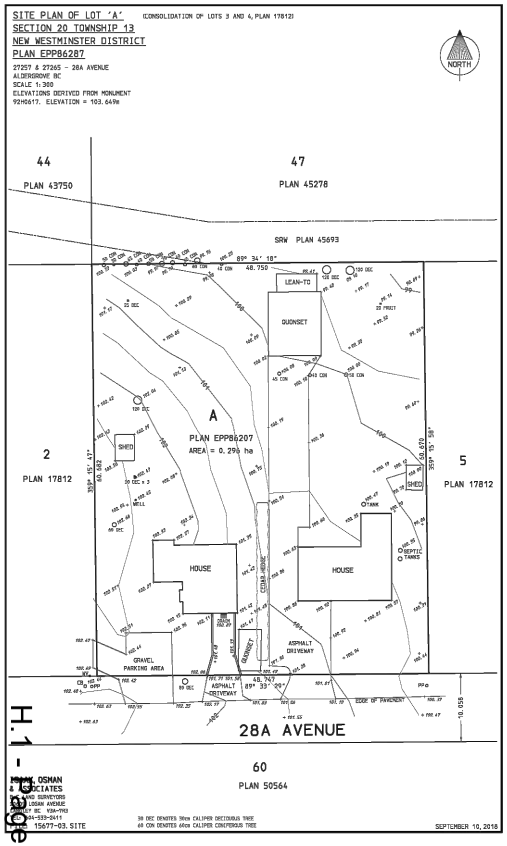
SCALE: 1:1,500



DESIGN CONCEPT & PROPOSED FINISHES

RENDERING N.T.S. - BY T. AJTONY

1	Proj. Statistics - Areas & Parking pdated for removal Level P3 12 Apr.2023
1	Project Statistics updated for (2023) revised Res-areas layouts & Parking Levels 7 Mar.2023
1	Proj. Statistics - Areas updated for Lobby expansion (Level 1) 6 Jun.2022
1	Proj. Statistics - Areas updated for N-side dropped slab re-design; 3 Mar.2022
1	Parking Statistics updated for add'n of P3 22 Dec. 2021



PROPOSED SITE

COPY OF TOPOGRAPHIC SURVEY - FULL SCALE (SEE LEGEND)

27257-65 28A AVENUE MULTI-FAMILY HOUSING PROJECT - PROJECT INFORMATION

ZONING: EXISTING: R1-B PROPOSED: CD

CIVIC ADDRESS: 27257-65 28 AVENUE, LANGLEY, B.C.

SITE AREA: GROSS (BEFORE RD DED'N) = 0.296 HECTARES
NET = 0.229 HECTARES = 0.567 ACRES = 24,686 SQ.FT. (LESS GREENWAY & ROAD DEDICATION)

LEGAL DESCRIPTION: LOTS 3 & 4 SECTION 20 TOWNHIP 13 NWD PLAN 17812

LOT COVERAGE: PROPOSED = 1,140.16 m^2 (ROOF PLUS DECK PROTRUSIONS AREA) / 0.229 Ha = 49.8%.

FLOOR SPACE RATIO: FSR PROPOSED =GROSS B.A. 4,435.23 m^2 / NET SITE AREA (AFTER 28A AVE. & 10m GREENWAY DEDICATIONS) 0.2293 Ha = 1.93
MAX. PERMITTED = 2.0

RESIDENTIAL AREAS:

type	# of Bedrooms per # of units	Unit Areas
A1 ADAPTABLE	1 x 1 B	
A2	1 x 1 B	
A3	2 x 2 B	
B1 ADAPTABLE	2 x 2 B	
B2 ADAPTABLE	2 x 2 B	
B3	2 x 2 B	
C1	1 x 1 B	
C2	1 x 1 B	
C3 ADAPTABLE	1 x 1 B	
D1	1 x 1 B	
D2	1 x 1 B	
D3	1 x 1 B	
E1	2 x 2 B	
E2	2 x 2 B	
E3	2 x 2 B	
F1	2 x 2 B	
F2	2 x 2 B	
F3	2 x 2 B	
G1	2 x 2 B	
G2	2 x 2 B	
G3	2 x 2 B	
H1	2 x 2 B	
H2	2 x 2 B	
H3	2 x 2 B	
J1	2 x 2 B	
J2	2 x 2 B	
J3	2 x 2 B	
K1	2 x 2 B	
K2	2 x 2 B	
K3	2 x 2 B	
(Amenity)		
P1	2 x 2 B	
P2	2 x 2 B	
P3	2 x 2 B	
Total		

TOTAL UNIT COUNT = 43
TOTAL BEDROOM COUNT = 74

TOTAL RESIDENTIAL AREA =39,300 SQ. FT. / 3,650.97 m^2

SETBACKS PROPOSED:

EAST	= 8.98 m
NORTH	= 10.26 m
WEST	= 3.90 m
SOUTH (28A AVENUE)	= 1.73 m

PARKING REQUIRED: **1.5 SPACES / APT. x 43 UNITS = 65 RESIDENTIAL**
10% VISITOR PARKING = INCLUDED
10% ADAPTABLE x 43 UNITS = 5 STALLS

20% SC MAX. = 66 x 0.2 = 13.2 SC STALLS (12 RES. + 2 VISITOR)
5% HC MIN. = 4 STALLS (RES);
ADAPTABLE VISITOR = 1 STALL

PARKING PROVIDED: EV CHARGING STATIONS = 66
LEVEL P1: 18 RESIDENTIAL (3 SC, 1 HC)
8 VISITOR (2 SC, 1 HC)

LEVEL P2: 40 RESIDENTIAL (8 SC, 3 HC)

TOTAL RESIDENTIAL: 58 STALLS (11 SC, 4 HC)
TOTAL VISITOR: 8 STALLS (2 SC, 1 HC)
TOTAL PARKING: 66 STALLS (13 SC, 5 HC)

BIKE PARKING (SINGLE FLOOR-MOUNT RACKS):

RESIDENTS + VISITORS REQUIRED: 22 RESIDENTS, 7-8 VISITORS
RESIDENTIAL CALC. METHOD REQ'D: 0.5 PER UNIT x 43 UNITS = 21.5 (22)
VISITOR CALC. METHOD REQUIRED: 6 / APARTMENT BLDG +1,2 / SECURE U/G

PROVIDED: 24 RESIDENTS (BSMT.P1= 14; BSMT.P2 =10)
9 VISITORS (6 SURFACE, 3 SECURE U/G)

AMENITY SPACE: REQUIRED = 4 m^2 / APARTMENT UNIT

= 43 APARTMENT UNITS x 4 m^2 = 172 m^2 REQUIRED (MIN.)

PROVIDED = INDOOR (1st Flr): 117.43 m^2
+ OUTDOOR - COVERED (ROOF) 126.72 m^2 = 244.15 m^2
+ OUTDOOR - UNCOVERED (ROOF) 130.88 m^2 = 375.03m^2

DENSITY : PROVIDED = 9.847 U/Ha (43 UNITS X 0.229 Ha)

EXISTING AVE. GRADE OF SITE:

SOUTH	=	100.44m + 102.38 m = 202.82 m / 2 = 101.41 m
EAST	=	98.85 m + 100.44 m = 199.29 m / 2 = 99.65 m
WEST	=	102.38 m + 99.80 m = 202.18 m / 2 = 101.09 m
NORTH	=	99.80 m + 98.85 m = 198.65 m / 2 = 99.33 m
TOTAL	=	401.48 m
AVERAGE	=	401.48 m/ 4 = 100.37 m / 329.30'

BUILDING HEIGHT:

HEIGHT means the vertical distance from the average finished grade level at the perimeter of a building to the highest point of the roof structure if a flat roof.

PROPOSED Average Perimeter Finished Grade at:
North Wall = 100.47 m
East Wall = 100.65 m
South Wall = 102.03 m
West Wall = 101.85 m

Average Building Perimeter Fin. Grade = 100.47 + 100.65 + 102.03 = 101.85 = 405.00 / 4 = **101.25 m**

MAXIMUM BUILDING HEIGHT ELEVATION = 101.25 m + 20 m = 121.25 m

PROPOSED HEIGHT: 120.85 m

NUMBER OF STOREYS: 6

COMMON AREAS:

GROUND FLOOR	= 186.26 m^2 / 2,005 SQ.FT. / (EXCLUDES AMENITY ROOM)
AMENITY ROOM	= 117.43 m^2 / 1,264 SQ.FT.
2nd -3rd FLOORS	= 114.17 m^2 / 1,229 SQ.FT. x 2 FLOORS = 228.35 m^2 / 2,458 SQ.FT.
4th- 5th FLOORS	= 113.15 m^2 / 1,218 SQ.FT. x 2 FLOORS = 226.30 m^2 / 2,436 SQ.FT.
TOTAL COMMON	= 758.34 m^2 / 8,163 SQ.FT.

BASEMENT (PARKADE) AREA: LEVEL P1 = 18,030 SQ.FT. / 1,674.99 m^2
LEVEL P2 = 17,720 SQ.FT. / 1,646.19 m^2
TOTAL 35,750 SQ.FT. / 3,321.18 m^2

GROSS BUILDING AREA:

GROUND FLOOR	= 882.74 m^2 / 9,502 SQ.FT.
2nd & 3rd FLOORS	= 946.93 m^2 / 10,193 SQ.FT. x 2 FLOORS = 1,893.86 m^2 / 20,386 SQ.FT.
4th & 5th FLOORS	= 828.30 m^2 / 8,916 SQ.FT. x 2 FLOORS = 1,656.59 m^2 / 17,832 SQ.FT.
TOTAL	= 4,433.19 m^2 / 47,720 SQ.FT

ADAPTABLE HOUSING UNITS:
REQUIRED = 10% x 43 UNITS = 5
PROVIDED = 5 (2 @ GROUND FLOOR, 1 @ 2nd FLOOR, 1 @ 4th FLOOR, 1 @ 5th FLOOR)

ON-SITE STORAGE:

REQUIRED (MIN.) GROSS = MIN. STORAGE UNIT = 5.67 m^3 (200.23 CU.FT.);
MIN. HT. =1.8m (5.90 FT)
HTS. PROVIDED = 2.44 m (8'-0")
MIN. FLOOR AREAS REQUIRED: = 5.67 m^3 / 2.44 m = 2.32 m^2 (25 sq.ft.)

PROVIDED : 1 STORAGE UNIT PER HOUSING UNIT = 43 TOTAL
LEVEL P1 = 2 STORAGE ROOMS, 15 UNITS
LEVEL P2 = 3 STORAGE ROOMS, 28 UNITS
(AREAS > 2.32m^2 ARE QUOTED ON PLANS - SEE DWGS. DP2 & DP3)

DRAWING LIST

DP0 Cover Sheet / Project Information
DP0.1 Fut. Development Plan
DP0.2 ISDC
DP1 Site Plan
DP2 Basement Plan Level P2
DP3 Parking Plan Level P1
DP4 Main Floor Plan
DP5 2nd/3rd floor Plan
DP6 4th/5th floor Plan
DP7 Building Sections 1: A-A
DP8 Building Sections 2: B-B, C-C
DP9 Building Sections 3: D-D, E-E, F-F
DP10 Elevations 1: South; West
DP11 Elevations 2: North; East

MULTI-FAMILY HOUSING PROJECT - CONSULTANTS

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CIVIL:	CIVIC CONSULTANTS ABBOTSFORD LTD.	604-852-4252 F: 604-852-6810	John Haavisto
LANDSCAPE ARCHITECT:	KAVOLINA & ASSOCIATES	604-850-2368	Clark Kavolinas
ARBORIST:	CENTRAL VALLEY ARBORIST CONSULTING LTD.	604-309-4171	Brian Kwak
SURVEYOR:	ISAAC OSMAN & ASSOCIATES	604-533-2411	Heinz Borok

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1	Re-issued for DP 25 Jun.2021
1	Residential Areas updated 22 Jun.2021
1	Unit F&G areas updated per revised DP4/5; Bldg. area & FSR updated 12 Apr.2021
1	Key plan revised 30 Mar.2021
1	Reissued for DP 30 Nov.2020
1	Unit areas (E-types) revised 24 -Nov.2020
1	Unit "E"-type areas revised 13 -Nov.2020
1	Unit areas added 26 -Apr.2020
1	Building Hts. table revised 30 -Mar.2020
1	Rooftop Amenity area revised 23 -Mar.2020
1	Coordination 4 -Mar.2020
1	Preliminary/Review 18-Sep.2019
	Revisions

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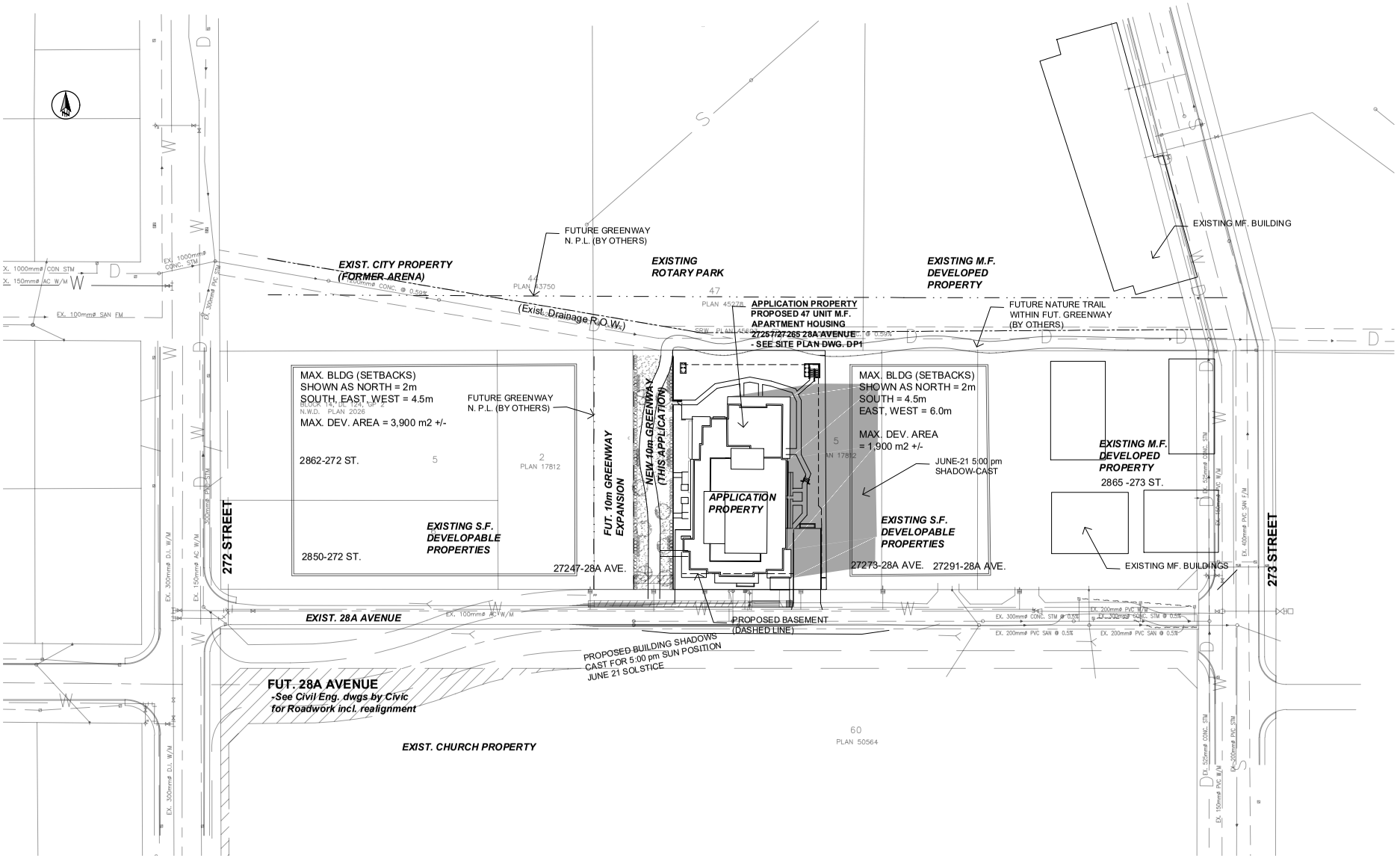
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
COVER SHEET: PROJECT INFORMATION, KEY/CONTEXT PLANS, SITE INFORMATION

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn: KB	Checked: DD
Date: 21 JULY 2019	Scale: AS NOTED
Sheet No: DP0	16

SCHEDULE A



FUTURE DEVELOPMENT KEY PLAN with CONCEPT PLAN

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

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1	Sidewalks revised; Portion-Roof drop added 24 Feb.2022
2	Civil servicing underlay updated 18 Jul.2022
3	Re-issued for DP 25 Jun.2021
4	28A Ave. Realignment civil & roadworks objects underlaid 24-Jun.2021
5	Preliminary 12-Apr.2021
	Revisions

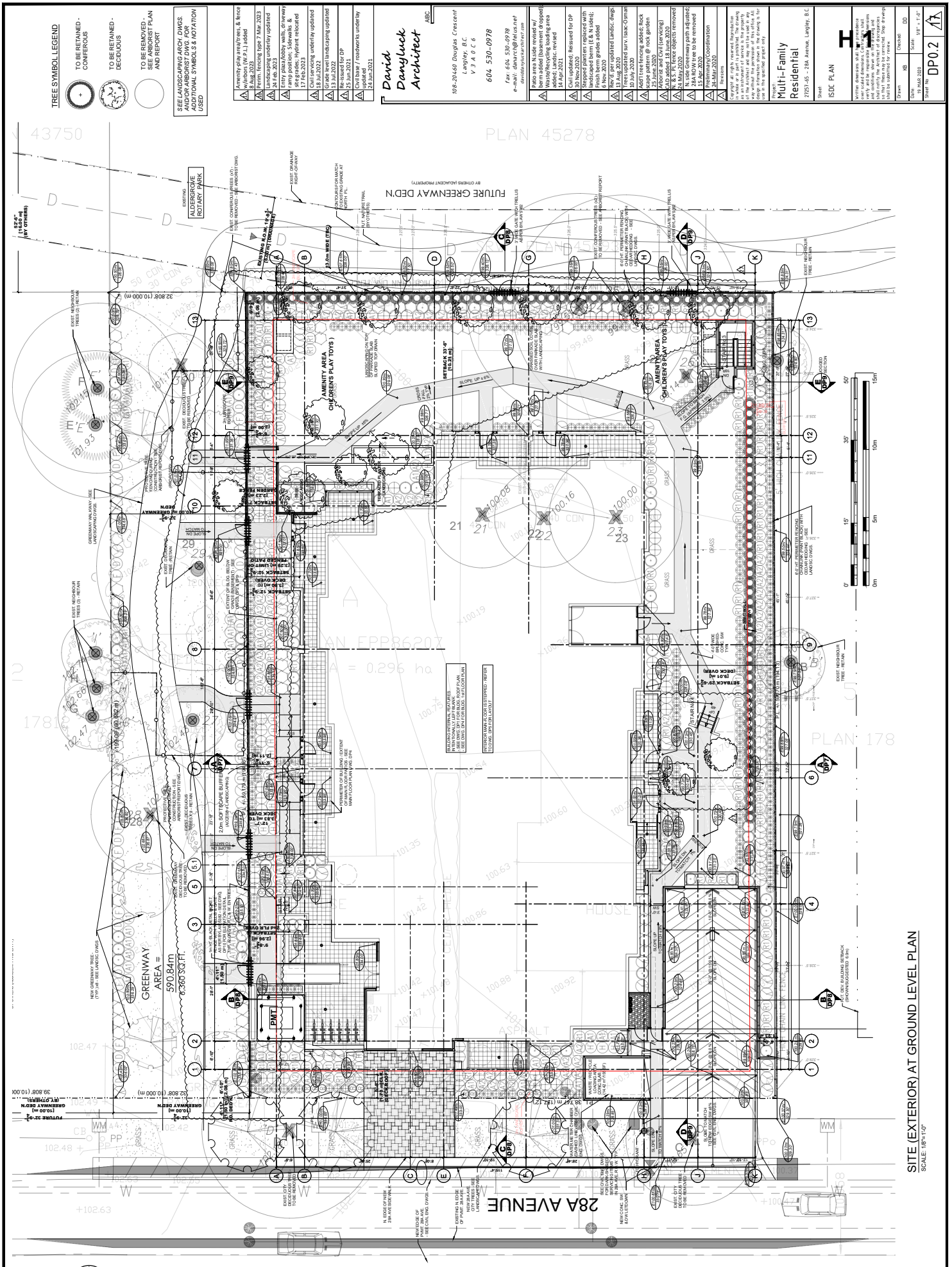
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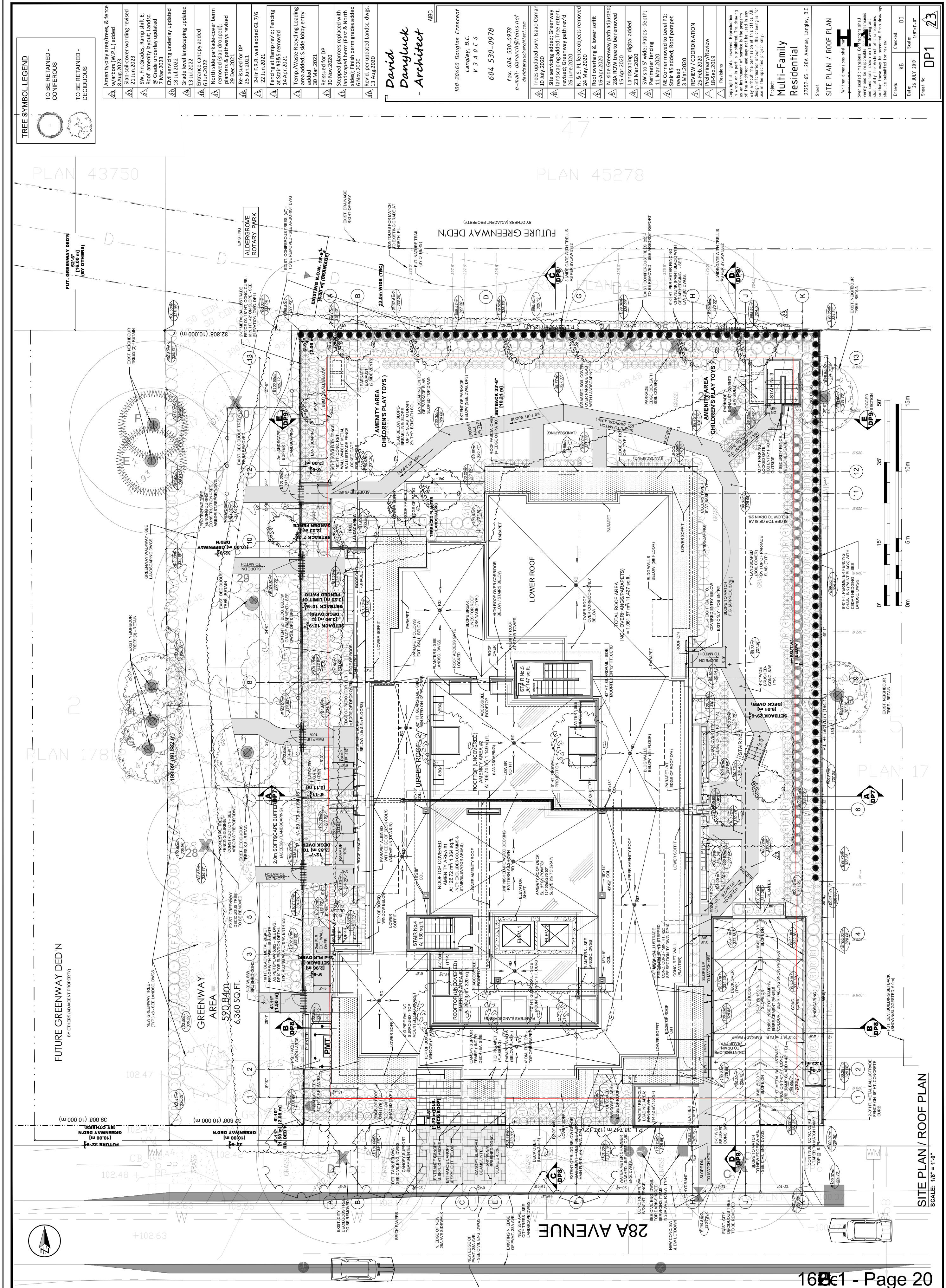
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
FUTURE DEVELOPMENT KEY PLAN WITH CONCEPT PLAN

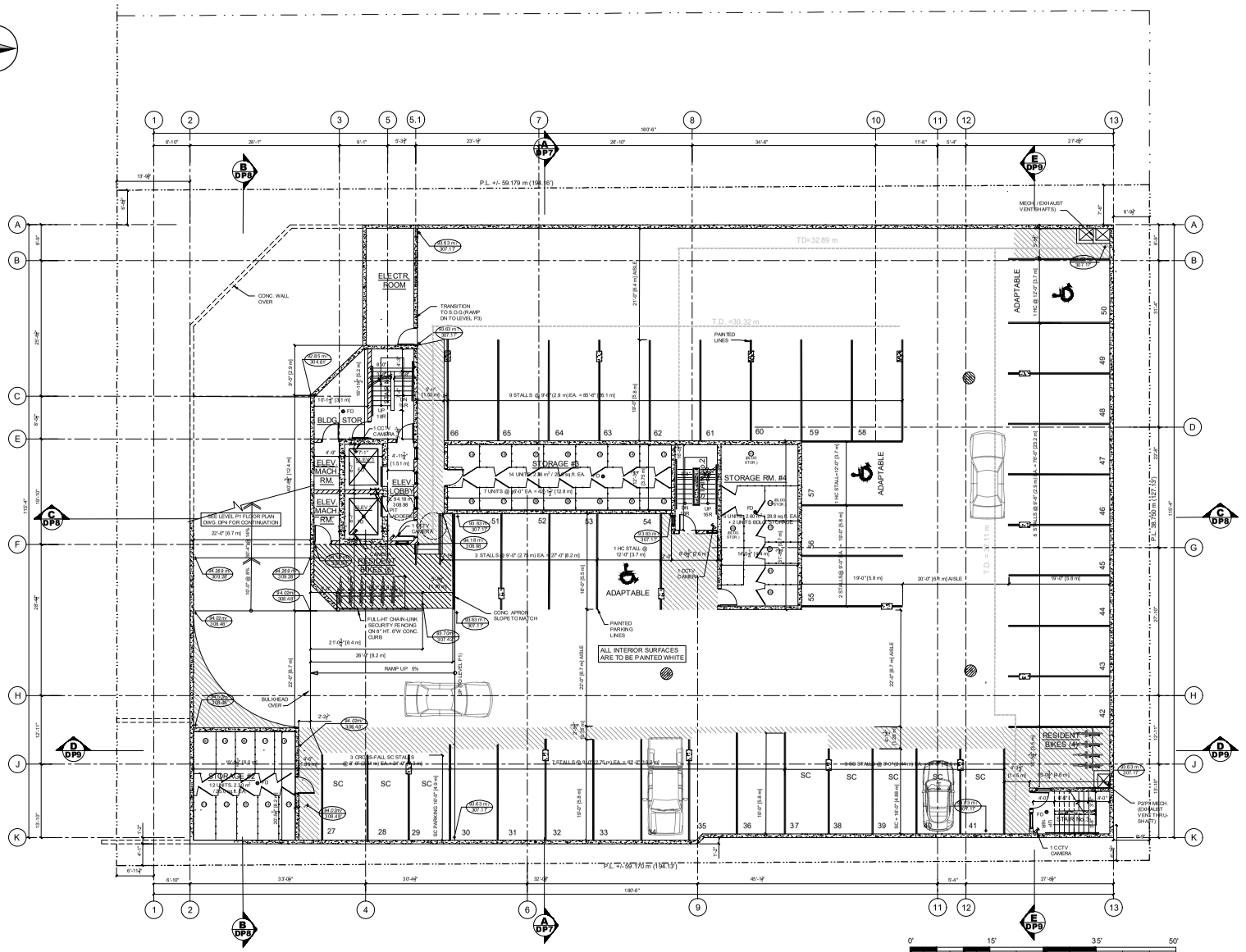
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Drawn:	Checked:
KB	DD
Date: 26 Mar 2021	Scale: 1/32" = 1'-0"
Sheet No: DP0.1	4


TREE SYMBOL LEGEND
TO BE RETAINED - CONIFEROUS
TO BE RETAINED - DECIDUOUS
TO BE REMOVED - SEE ARBORIST PLAN AND REPORT
SEE LANDSCAPING ARCH. DWGS. AND/OR ARBORIST DWG. FOR ADDITIONAL SYMBOLS & NOTATION USED
Amenity play area/trees, & fence w/arbors (W.F.L.) added 8 Aug. 2023
Perim. fencing type 7 Mar. 2023
Landscaping underlay updated 24 Feb. 2023
Civil servicing; Utility wells, driveway ramp position, Sidewalks, & str.grades; Hydrant relocated 17 Feb. 2023
Civil servicing underlay updated 18 Jan. 2023
Grade level landscaping updated 13 Jul. 2022
Re-issued for DP 25 Jun. 2021
Civil base / roadworks underlay 6 Jul. 2021
24 Jun. 2021
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Patio area N.side revised w/ berm added (basement dropped)
Waste/Recycling loading area added; Landsc. revised 14 Dec. 2020
Civil updated; Reissued for DP 30 Nov. 2020
Stepped planters replaced with landscaped berm (E & N sides); Rock garden upgrades added 6 Nov. 2020
Rev'd. per updated Landsc. dwgs 13 Aug. 2020
Utilities updated/ surv. data; Domestic water service added 10 Jul. 2020
Add'l tree fencing added; Rock scape pattern @ rock garden 25 June 2020
Civil updated; Re-issued (service) 23 June 2020
Add'l. Civil updated 18 June 2020
N. & S. PL fence objects removed; N. side driveway path adjusted; 28A ROW tree to be removed 15 Apr. 2020
Preliminary/Coordination 26 Mar. 2020
Revisions
Project
Multi-Family Residential
27257-45 - 28A Avenue, Langley, B.C.
Sheet
ISDC PLAN
H
Drawn: RB
Checked: DD
Date: 19 MAR 2020
Scale: 1/8" = 1'-0"
Sheet No: DP0.2
AMENITY AREA CHILDREN'S PLAY TOYS
FUTURE GREENWAY DED'N
28A AVENUE
ALDERGROVE ROTARY PARK
GREENWAY AREA = 590.84m² 6,360 SQ.FT.
SITE (EXTERIOR) AT GROUND LEVEL PLAN
SCALE: 1/8"=1'-0"



TREE SYMBOL LEGEND
TO BE RETAINED - CONIFEROUS
TO BE RETAINED - DECIDUOUS
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Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.
SITE PLAN / ROOF PLAN
DP1
FUTURE GREENWAY DED'N
28A AVENUE
SITE PLAN / ROOF PLAN
SCALE: 1/8" = 1'-0"



BASEMENT LEVEL P2 PLAN

SCALE: 1/8" = 1'-0" 1,646.19 m² / 17,720 SQ.FT.

0' 15' 35' 50'

0m 5m 10m 15m

H.1 - Page 21

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A	Ramp to (removed) P3 deleted; Area revised; Stor-Rm#4 layout 12 Apr.2023
A	Stair #2; Adaptables parking revised; Parking stalls dimensions 7 Mar.2023
A	Ramp to (new) P3 added; Layout revised; Cameras added 3 Jan.2021
A	PMT-over added SW corner 20 Sep.2021
A	Re-issued for DP 25 Jun.2021
A	Change to cross-fall slab; Lobby windows; Storage Rm #5 layout 30 Mar.2021
A	Storage Rm.#2 added; Reissued for DP 30 Nov.2020
A	Bsmt. column-grids added 6 Apr.2020
A	REVIEW / COORDINATION 25 Feb.2020
A	Preliminary/Review 20-Sep.2019
A	Revisions

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Project:
Multi-Family Residential

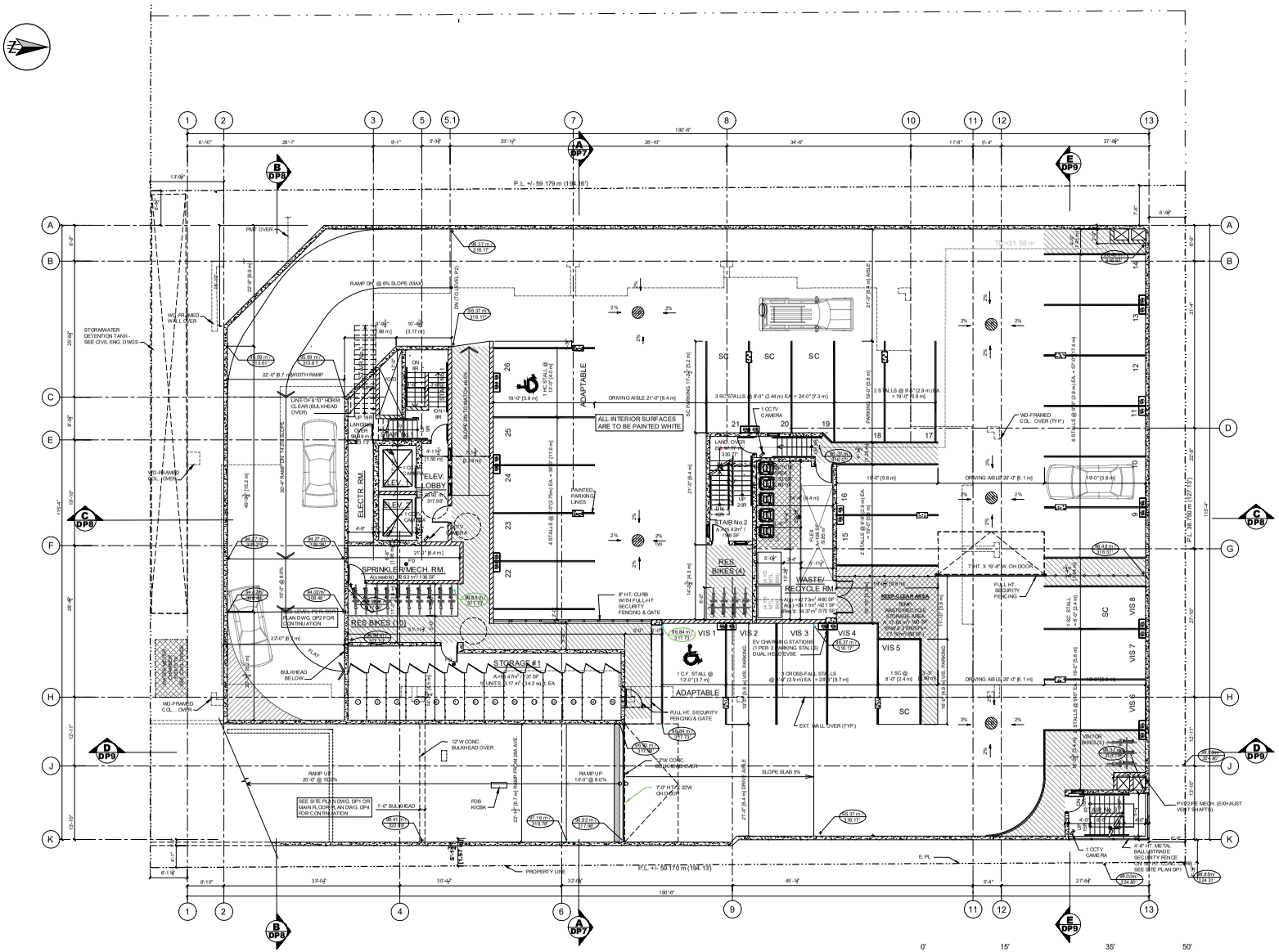
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
P2 (PARKADE) BASEMENT PLAN

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
KB	DD
Date:	Scale:
26 JULY 2019	1/8" = 1'-0"

Sheet No: **DP2** 9



BASEMENT PLAN P1

SCALE: 1/8" = 1'-0" 1,674.99 m² / 18,030 SF (EXCLUDE ENTRY RAMP AND STAIR 3 OPEN TO OUTSIDE)

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7	Ramp shifted E; Stair #2; Parking stalls dimensions 7 Mar.2023
6	Entry ramp extended (slab drop) & revised layout; Cameras added 3 Jan.2021
5	PMT-over added SW corner 20 Sep.2021
4	Re-issued for DP 25 Jun.2021
3	Basement to cross fall; Lobby windows; Garbage Rm layout 30 Mar.2021
2	Garbage/Recycling Room enlarged; Stor #2 moved to P2 Reissued for DP 30 Nov. 2020
1	Bsmt. column-grids added 6 Apr.2020
0	Exit Door @Grade NE Corner (Stair #3) 2 Mar.2020
	REVIEW / COORDINATION 25 Feb.2020
	Preliminary/Review 20-Sep. 2019
	Revisions

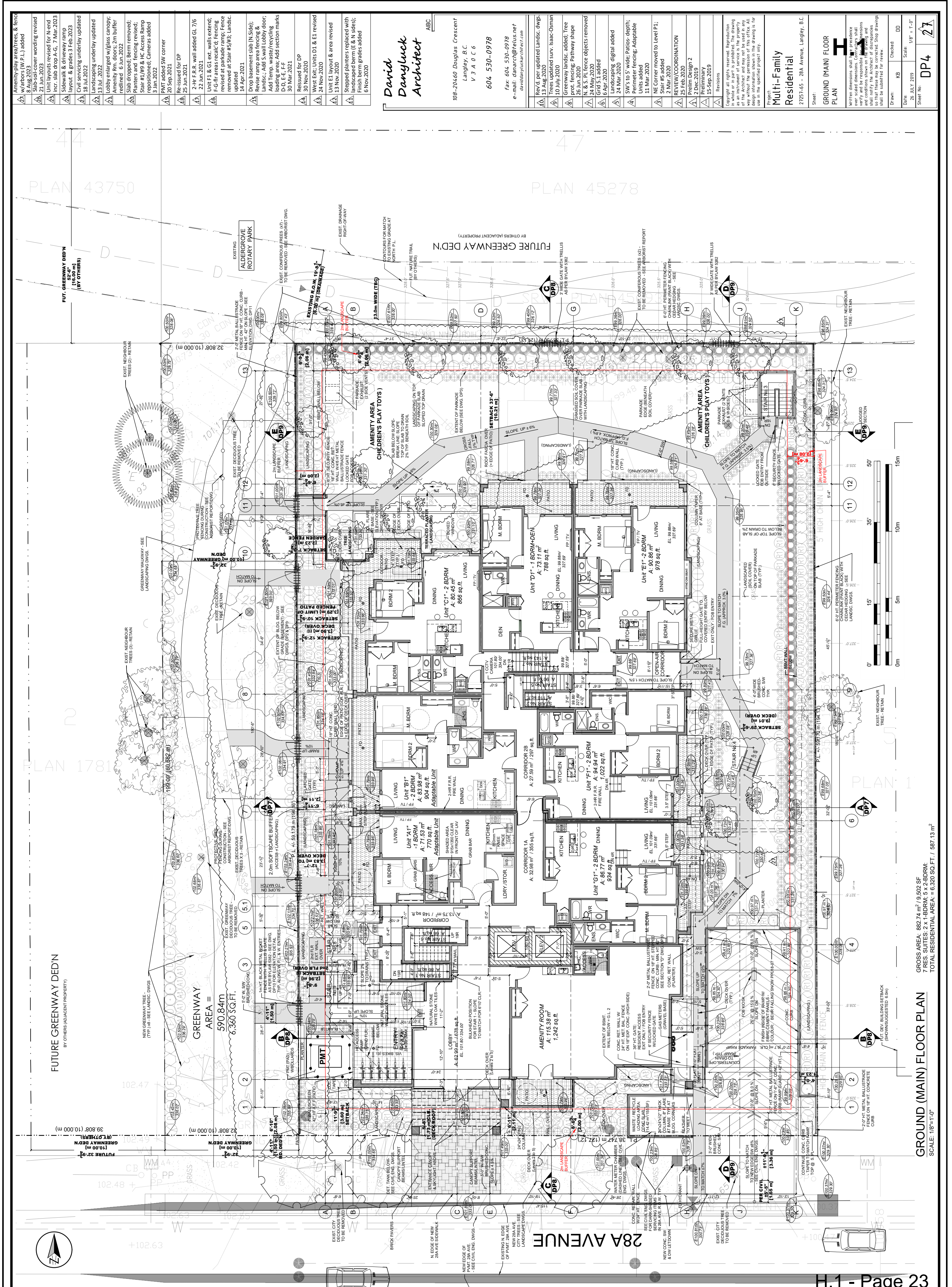
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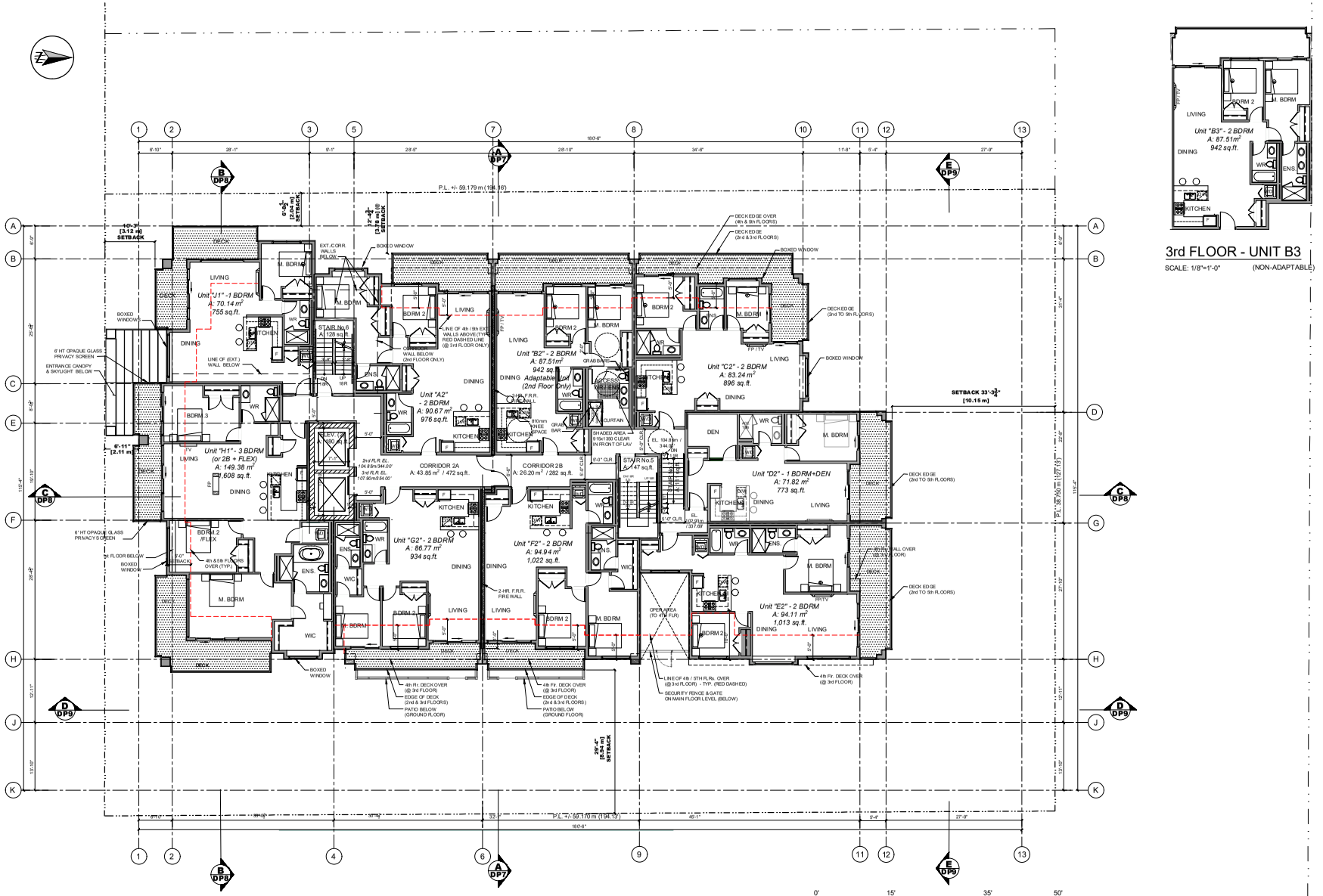
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
P1 (PARKADE) BASEMENT PLAN

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Drawn:	Checked:
KB	DD
Date: 21 July 2019	Scale: 1/8" = 1'-0"
Sheet No: DP3	9


GROUND (MAIN) FLOOR PLAN
SCALE: 1/8"=1'-0"
28A AVENUE
FUTURE GREENWAY DED'N
GREENWAY
David Danyluck Architect
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.
GROUND (MAIN) FLOOR PLAN
DP4
H.1



2nd & 3rd FLOOR PLANS

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

FLOOR AREA: 10,193 SQ.FT. / 946.93 m²
10 RES. SUITES: 4 x 1-BDRM; 6 x 2-BDRM (1 ADAPTABLE -- 2nd FLOOR ONLY)
TOTAL RESIDENTIAL AREA: = 8,837 SQ.FT. / 820.96 m²

3rd FLOOR - UNIT B3

SCALE: 1/8"=1'-0" (NON-ADAPTABLE)

1	South side units layout revised 12 Apr.2023
1	Entrance Canopy below added 6 Jun.2022

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1	Re-issued for DP 25 Jun.2021
1	2-Hr F.R.R. wall added GL 7 /6 22 Jun.2021
1	Units F2/G2 Ext. Wall extended; Ext-walls-over line to red 12 Apr.2021
1	Reissued for DP 30 Nov.2020
1	Ext. Wall; Units D2/E2 revised 24 Nov.2020
1	Unit E1 layout & area revised 13 Nov.2020
1	Remove balcony enclosures 10 July.2020
1	Glass Encl. S-corner balconies 12 Mar.2020
1	Adaptable Unit added 11 Mar.2020
1	REVIEW/COORDINATION 25 Feb.2020
1	Preliminary Design 2 2 Dec.2019
1	Preliminary 15-Sep.2019
	Revisions

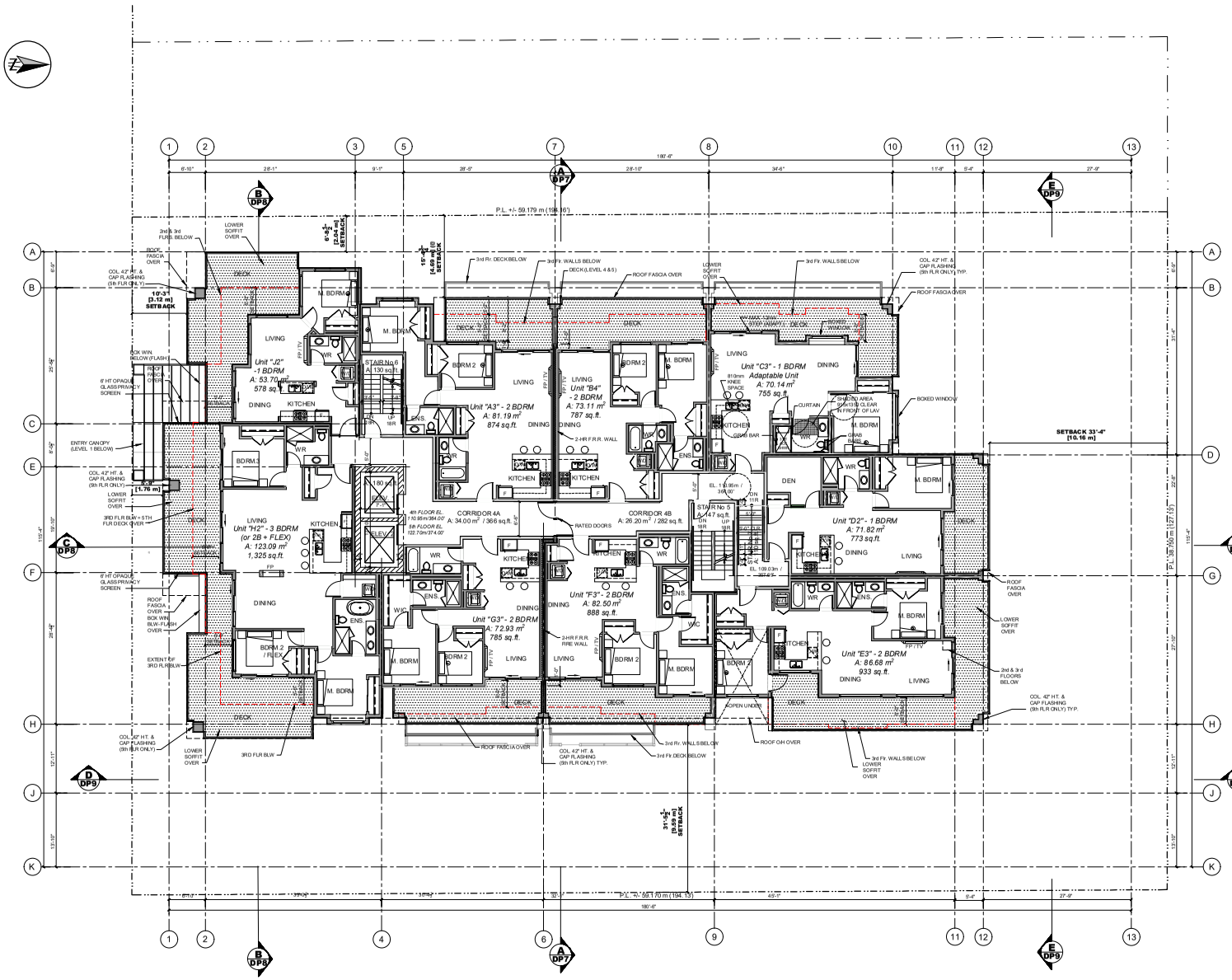
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Sheet:
2nd & 3rd FLOOR PLANS

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked
KB	DD
Date: 8 AUG 2019	Scale: 1/8" = 1'-0"
Sheet No: DP5	13



4TH & 5th FLOOR PLAN

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

AREA: 8,916 SQ.FT. / 828.30 m²

10 RES. SUITES: 5 x 1-BDRM; 5 x 2-BDRM; 2 ADAPTABLE (1 EACH FLOOR)

TOTAL RESIDENTIAL AREA: = 7,553 SQ.FT. / 701.67 m²

0' 15' 35' 50'

0m 5m 10m 15m

1	South side units layout revised 12 Apr.2023

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1	Layouts C, H, J, K; Setbacks added 7 Mar.2023
1	Re-issued for DP 25 Jun.2021
1	2-Hr F.R.R. wall added GL 7 /6 22 Jun.2021
1	Reissued for DP 30 Nov.2020
1	Ext. Wall; Units D4/D5/E4 revised 24 Nov.2020
1	Unit E1 layout & area revised 13 Nov.2020
1	Remove balcony enclosures 10 July.2020
1	Glass Encl. S-corner balconies 12 Mar.2020
1	Adaptable Unit added 11 Mar.2020
1	REVIEW/COORDINATION 25 Feb.2020
1	Preliminary Design 2 Dec.2019
1	Preliminary (Design 1) 15-Sep.2019
1	Revisions

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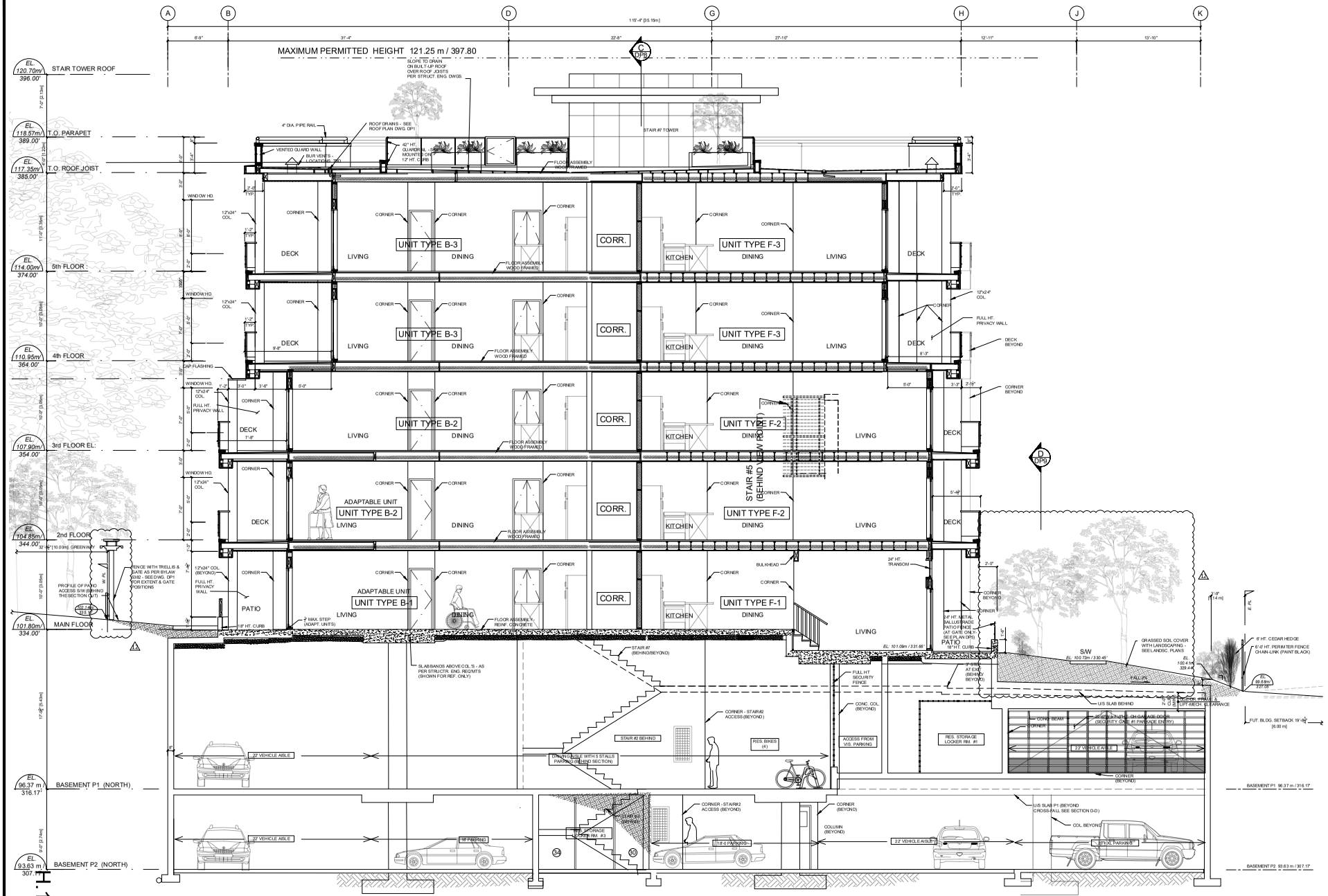
Project:
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Sheet:
4th & 5th FLOOR PLAN

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Drawn: KB	Checked: DD
Date: 12 AUGUST 2019	Scale: 1/8" = 1'-0"
Sheet No: DP6	12



Fence & ARBOUR-gate added W. side; trees added E. side 4 Aug.2023

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- Slab-soil-cover wording revised 21 Jun.2023
- Level P3 removed 7 Apr.2023
- Unit F1 & slab beyond dropped; Unit B1 to Adapt.; P3 reduced 28 Feb.2023
- Ramp extended (P1 & P2 Slab dropped); P3 added 3 Jan.2022
- Berm lowered 10 Sep.2021
- Re-issued for DP 25 Jun.2021
- Unit F1-2/G1-2 ext. wall extend 14 Apr.2021
- Basement slabs dropped 30 Mar.2021
- Reissued for DP 30 Nov.2020
- Stepped planters replaced with landscaped berm(east side) 6 Nov.2020
- Roof & Lower Soffit overhangs 16-Apr.2020
- Coordination/Review 19-Mar.2020
- Revisions

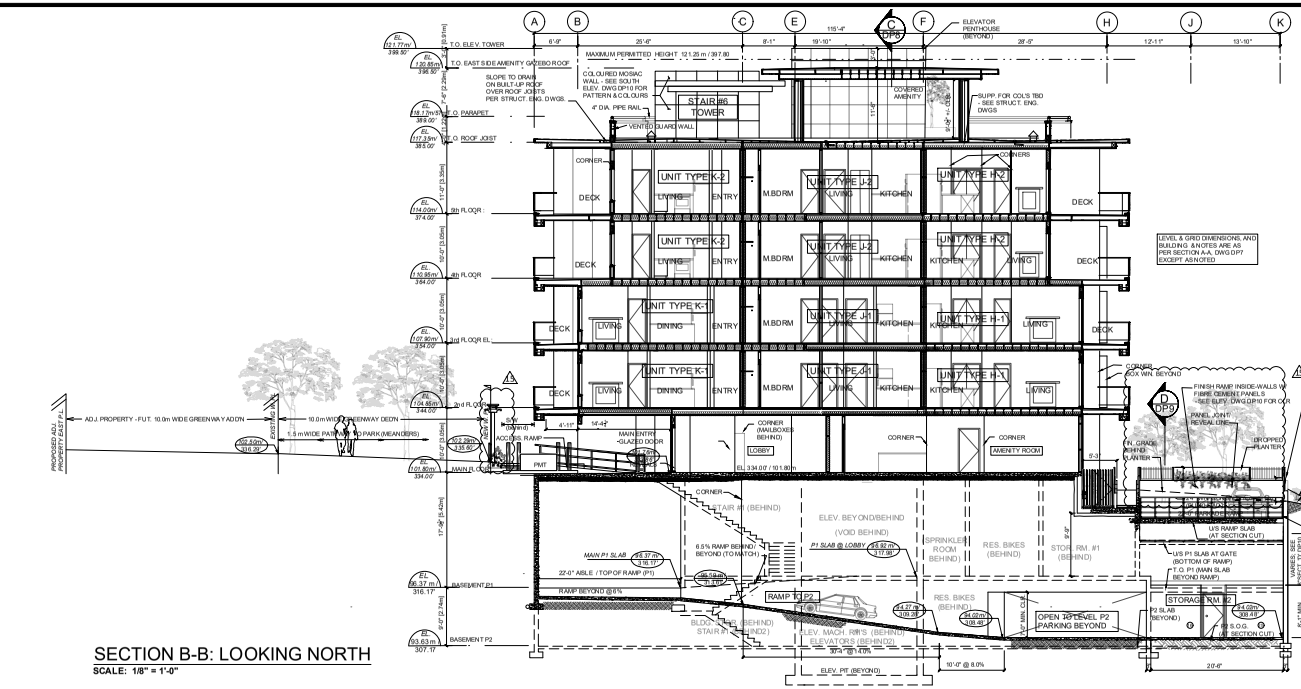
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Sheet:
SECTION A-A

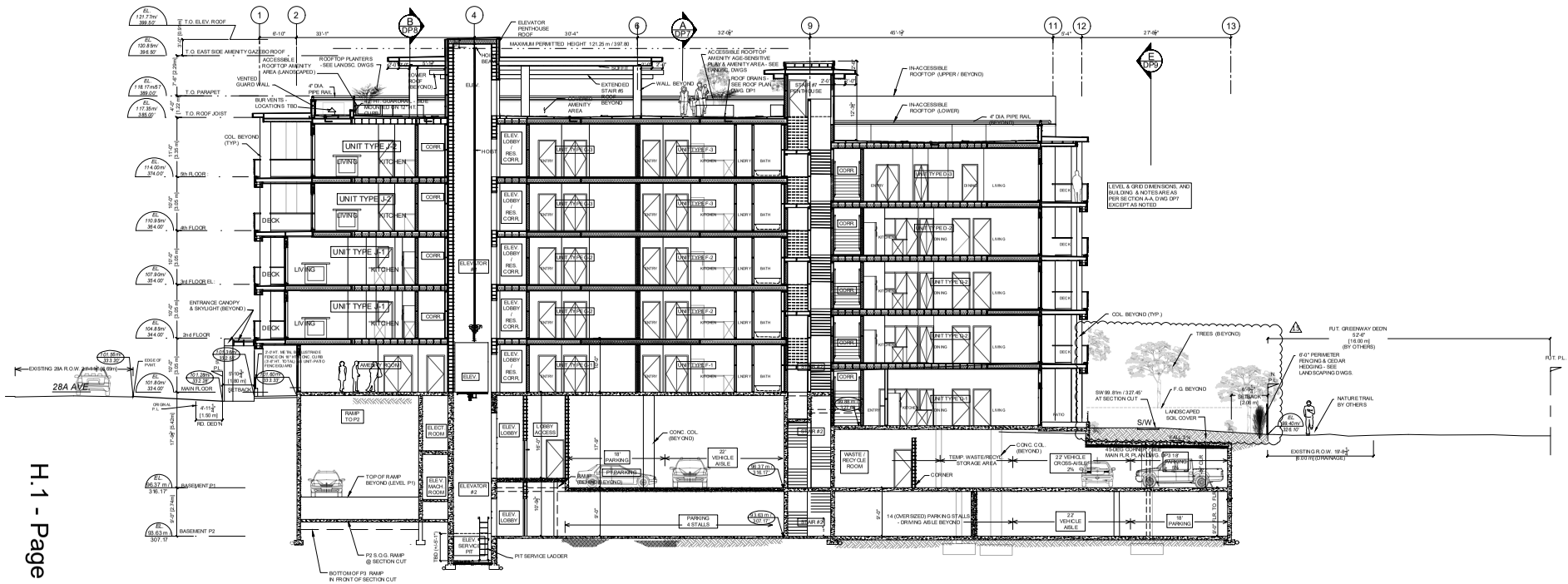
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked
KB	DD
Date: 19 Mar 2020	Scale: 1/4" = 1'-0"
Sheet No: DP7	12



SECTION B-B: LOOKING NORTH

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



SECTION C-C: LOOKING WEST

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

1	Fence & ARBOUR-gate added W. side; trees added E. side 8 Aug.2023
1	Slab-soil-cover wording revised 21 Jun.2023
1	Level P3 removed 7 Apr.2023
1	Levels 4 & 5 ext. walls set in; P3 parking reduced 28 Feb.2023

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e-mail: danarch@telus.net
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1	Entrance canopy added Section C-C 6 Jun.2022
1	Sections B & C P1/P2 dropped; Partial level P3 added 7 Mar.2022
1	Berm lowered 10 Sep.2021
1	Re-issued for DP 25 Jun.2021
1	Fencing at S/W beside Ramp revised Sec. B-B 14 Apr.2021
1	Basement slabs dropped 30 Mar.2021
1	Reissued for DP 30 Nov.2020
1	Stepped planters replaced with landscaped berm (north side) 6 Nov.2020
1	Roof & Lower Soffit overhangs 16-Apr.2020
1	Elev. shaft to masonry 6-Apr.2020
1	Setback dimensions at Sec. C-C 1-Apr.2020
1	Preliminary 18-Mar.2020
1	Revisions

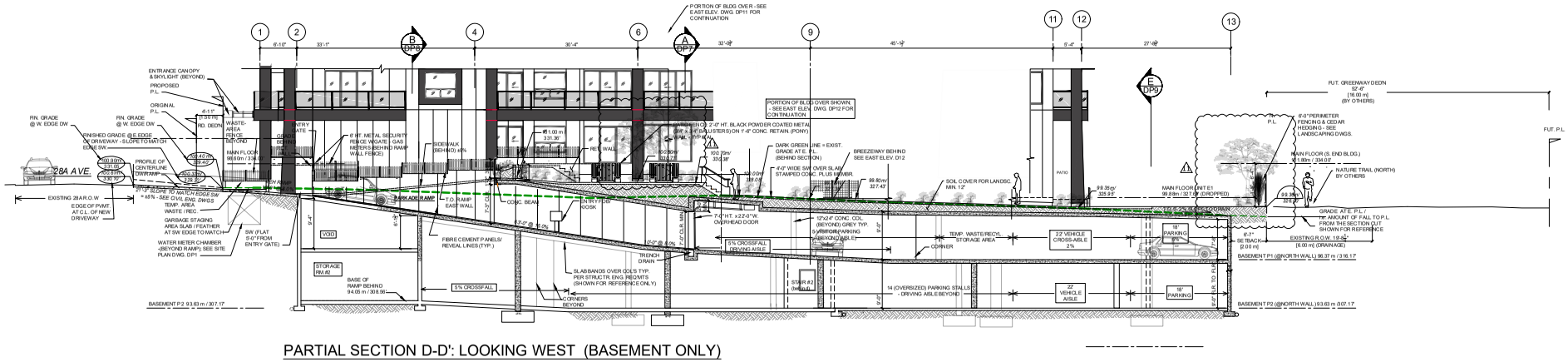
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Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BUILDING SECTIONS B-B & C-C

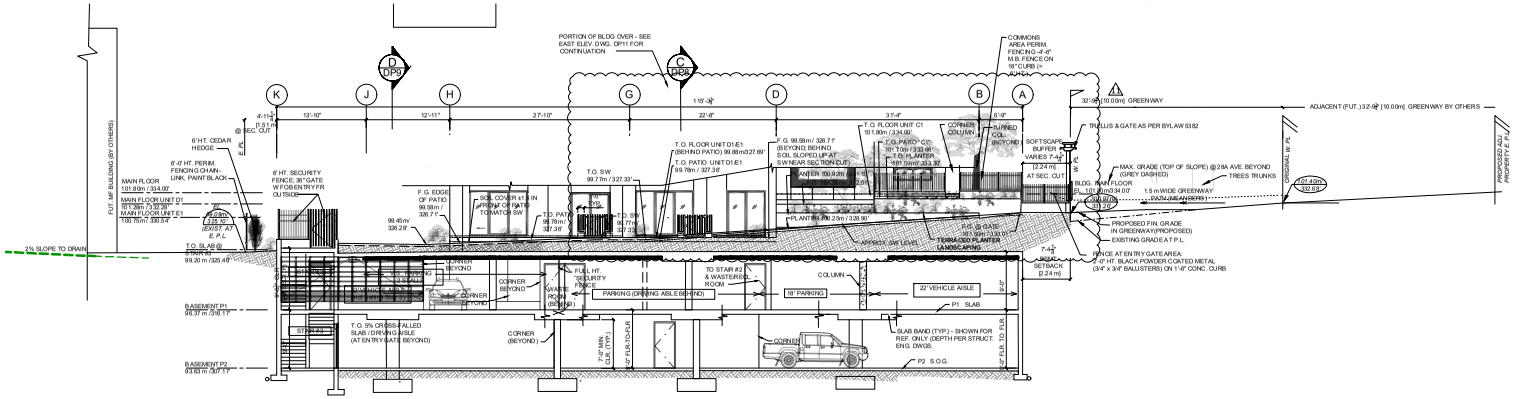
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn: KB	Checked: DD
Date: 5 Mar. 2020	Scale: 1/8"=1'-0"
Sheet No. DP8	15



PARTIAL SECTION D-D': LOOKING WEST (BASEMENT ONLY)

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



SECTION E-E: LOOKING SOUTH

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

1	Terraced planters (N. side) & trees added (N & E sides) 8 Aug.2023

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1	Slab-soil-cover wording revised 21 Jun.2023
1	Level P3 removed 7 Apr.2023
1	Section D & E Sidealk Profiles (N-end unit drop) 7 Mar.2023
1	Entrance canopy added Section D-D 6 Jun.2022
1	Section F removed 7 Mar.2021
1	Slab stepped (dropped N-end); W and N P.L. soil berms removed 3 Jan.2021
1	PMT added Elev. E-E 20 Sep.2021
1	Berm lowered 10 Sep.2021
1	Re-issued for DP 25 Jun.2021
1	Fencing at Ramp revised (E.Elev.) Fencing replaced w/conc. wall & handrail at Stair #5 (N. Elev.) 14-Apr.2021
1	New dwg sheet: add'l sections 30-Mar.2021
1	Revisions

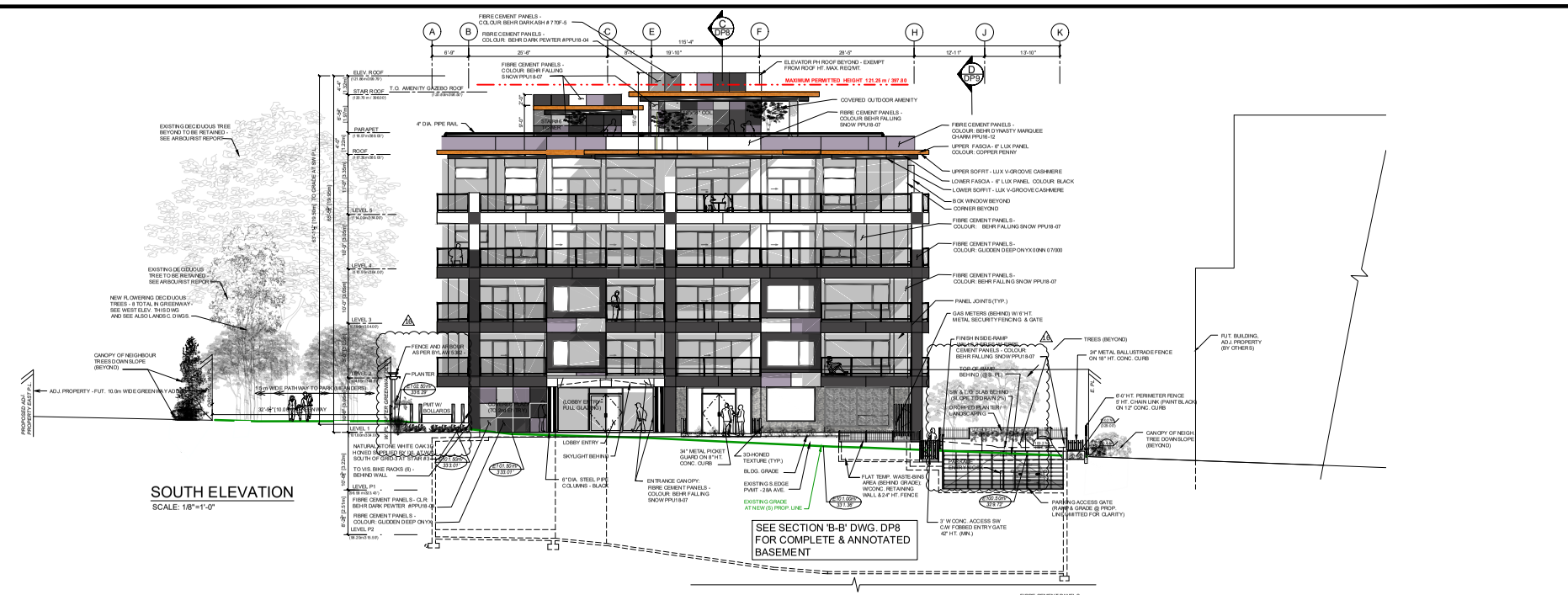
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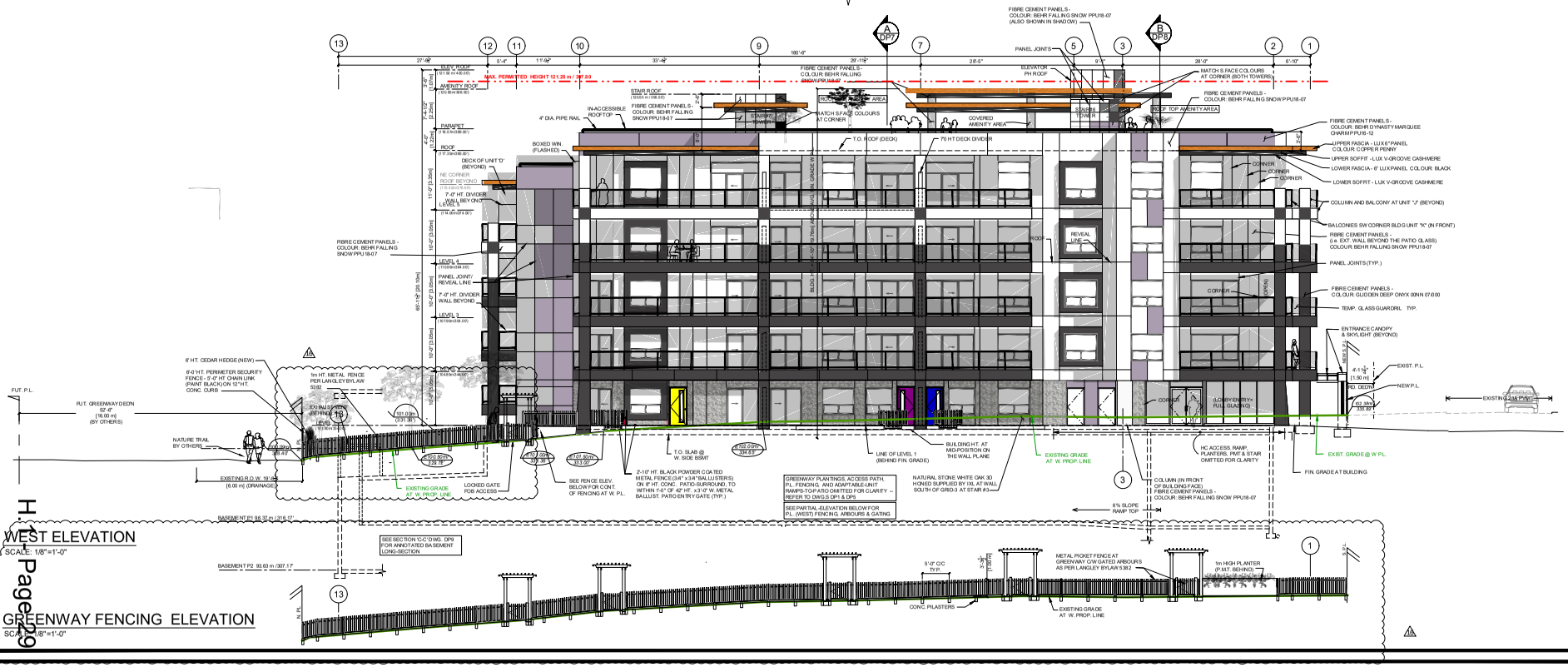
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BASEMENT SECTIONS: D-D, E-E, & F-F

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
KB	DD
Date: 5 Mar 2020	Scale: 1/8"=1'-0"
Sheet No. DP9	11





1	1m P.L. Fence & ARBOURs added (W. side); trees-beyond added (E. side) 4 Aug.2023
2	South Elevations, L4&5 windows at eastmost side ; P3 removed 7 Apr.2023
3	SW Upper corner walls set-in; Amenity roof lowered; Fencing & patio slab at NW side, D-beyond units dropped N side 7 Mar.2023
4	Entrance canopy added (S & W elevations); Colour change 6 Jun.2022
5	Building Ht. dimensions shown mid-point of wall plane 7 Mar.2022
6	South Elevation PMT added; N. side West elevation fencing & patio over garage revised; S & W elevation basement updated 25 Feb.2022
7	Re-issued for DP 25 Jun.2021
8	Fence removed at Stair #5 NE corner; Fencing revised at Ramp 14 Apr.2021

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A	Patio-area (behind ramp) removed; Dwg. renumbered 30 Mar.2021
1	Ext. colours & annotation rooftop towers & W face; Reissued for DP 2 Dec.2020
5	Stepped planters replaced with landscaped berm (north side of building on W. elevation) 6 Nov.2020
4	Balcony enclosures removed; Colour #'s added & y ell. revised; Neighbour tree added 10-Jul.2020
3	Retained trees - heights 26-Jun.2020
2	Roof & Lower Soffit overhangs 17-Apr.2020
1	S. Prop. Line info., W. elevation 1-Apr.2020
1	Coordination 11-Mar.2020
1	Preliminary 15-Feb.2020
1	Revisions

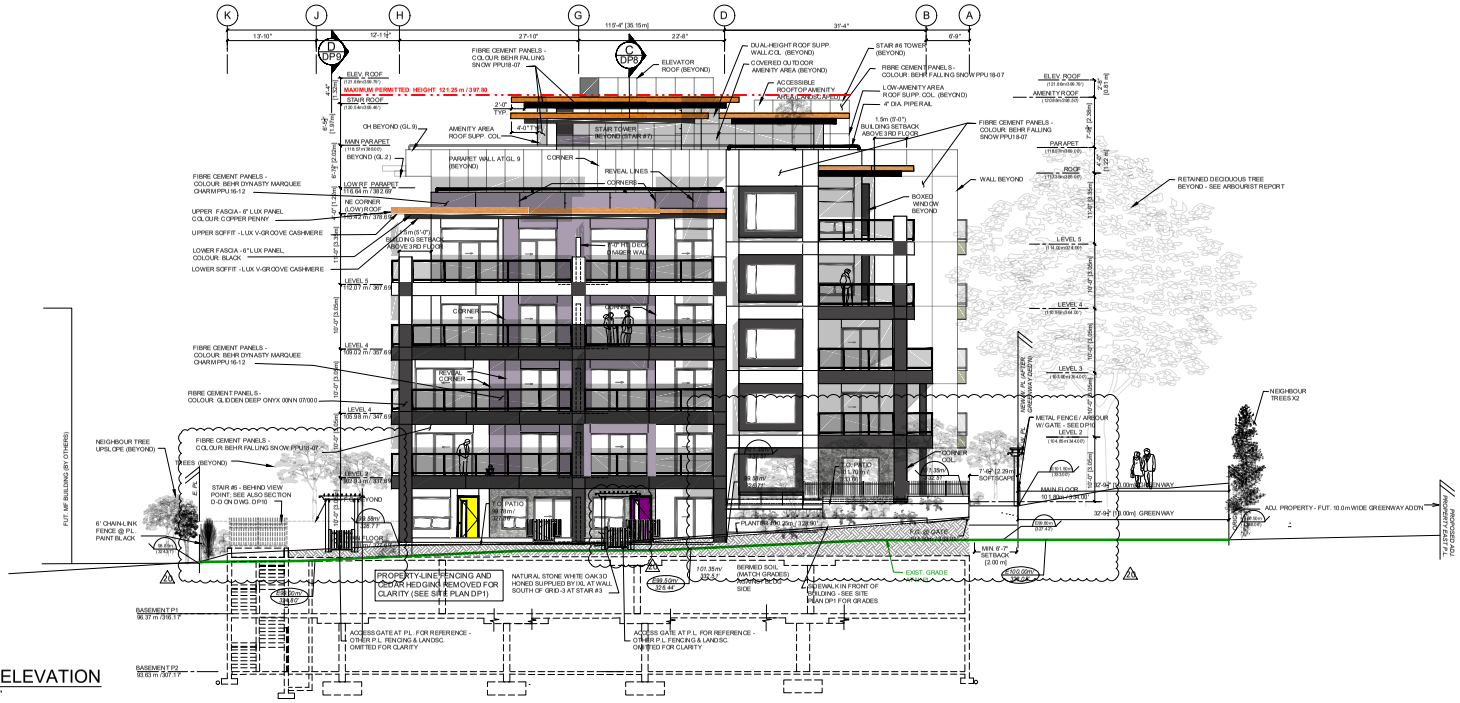
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Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

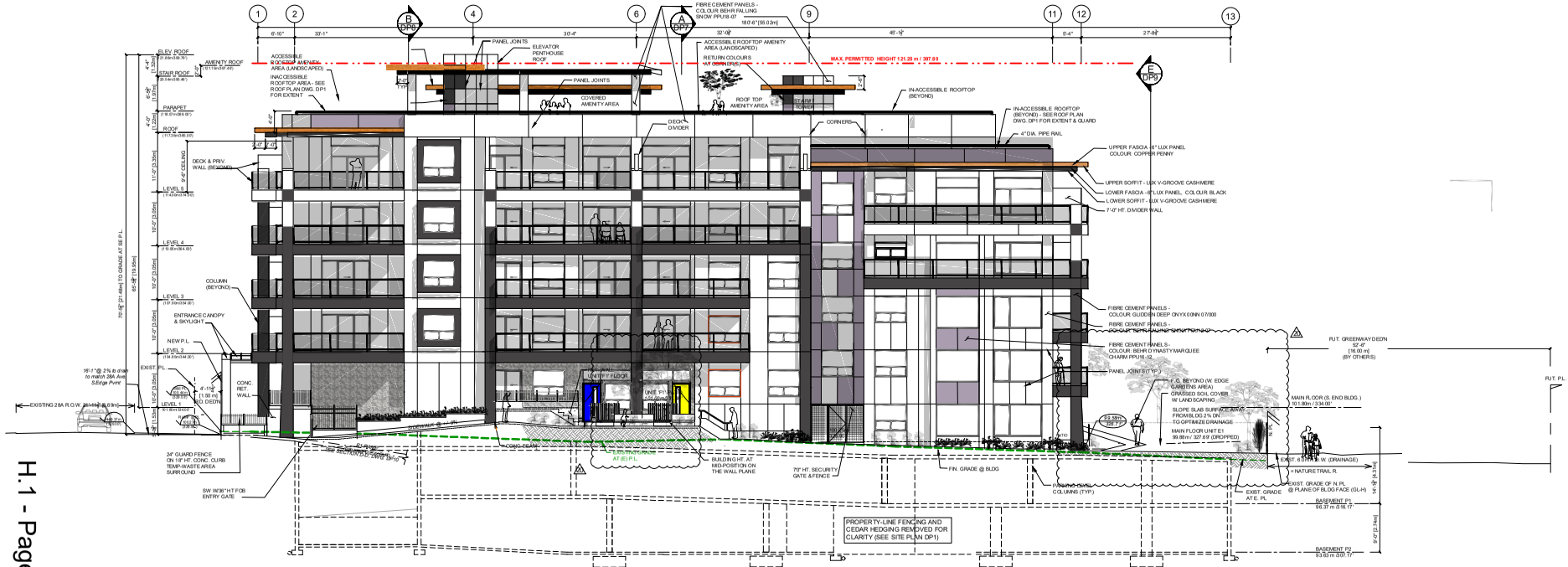
Sheet:
BUILDING ELEVATIONS: SOUTH; WEST

Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of any discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked
KB	DD
Date: 11 SEPT 2019	Scale: 1/8" = 1'-0"
Sheet No. DP10	16



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

H.1 - Page 30

1	Terraced planters (N. side) & trees added (N & E sides) 8 Aug.2023
1	Slab-soil-cover wording revised 21 Jun.2023
1	E Elev. windows for units H1/H2 11 Apr.2023
1	SE Upper corner walls set-in; Amenity roof lowered; E- & D units dropped N/NE side 7 Mar.2023
1	Entrance canopy added W Elev.; Colour change 6 Jun.2022
1	Building Ht. dimensions shown mid-point of wall plane 7 Mar.2022
1	Perimeter fencing & hedges removed for clarity 24 Feb.2022
1	Slab stepped (dropped N-end); W and N P.L. soil berms removed 29 Dec.2021
1	Re-issued for DP 25 Jun.2021
1	Fence removed at Stair #5 NE corner; Fencing revised at Ramp 14 Apr.2021
1	Basement dropped fully below grade; Drawing renumbered 30 Mar.2021

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1	Annotations rev'd; Wall at Units "E" (W. elevation) Reissued for DP 30 Nov.2020
1	Windows "E"-units (N&E Elev.) 13 Nov.2020
1	Stepped planters replaced with landscaped berm (North & East sides of building) 6 Nov.2020
1	Balcony enclosures removed; Colour #'s added & yell. revised; Neighbour tree added 10-Jul.2020
1	Retained trees - heights 26-Jun.2020
1	Roof & Lower Soffit overhangs 16-Apr.2020
1	Correction to ramp area E. Elev. 1 Apr.2020
1	Coordination 11 Mar.2020
1	Replot / Coordination 4-Mar.2020
1	Preliminary 30-Jan.2020
1	Revisions

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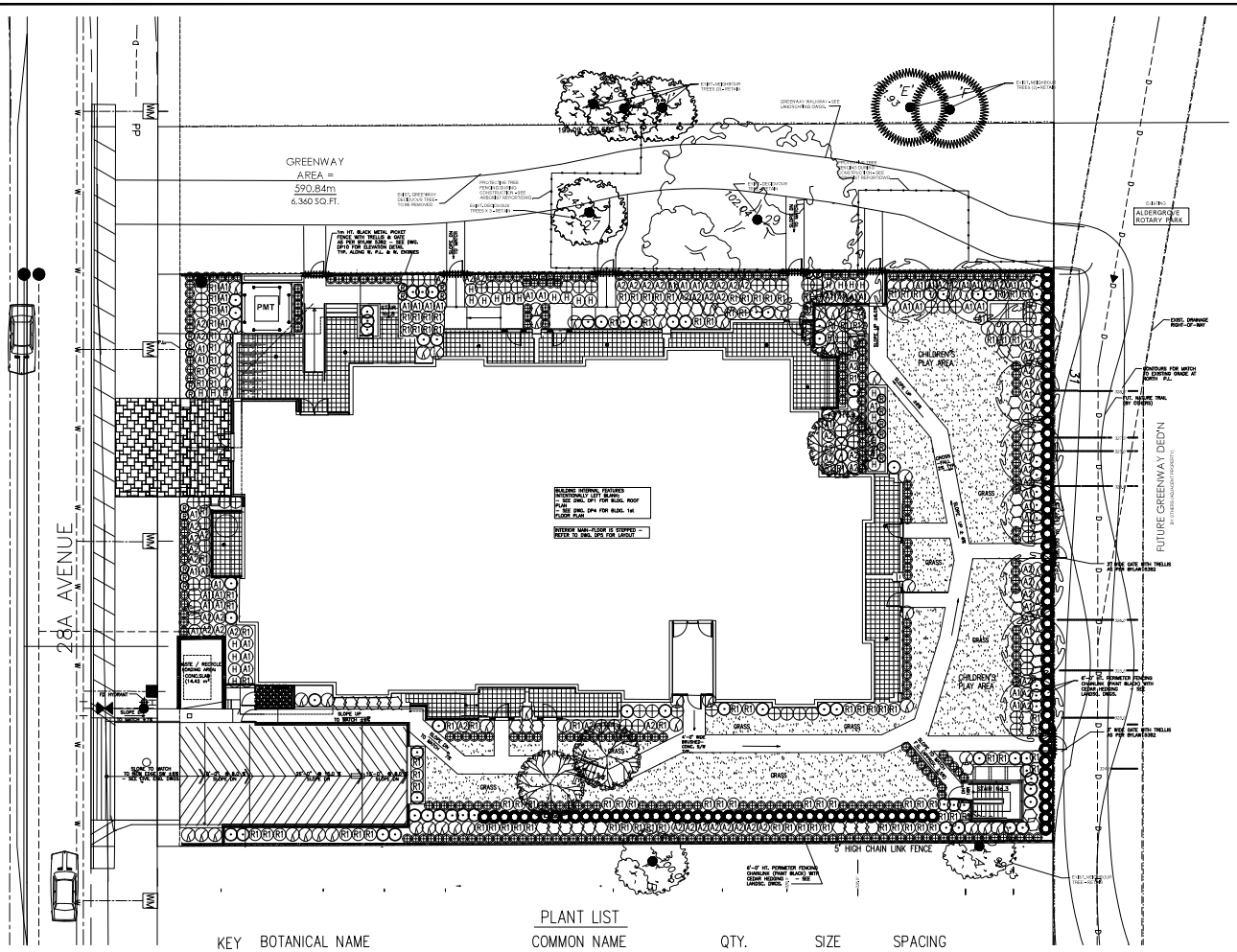
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BUILDING ELEVATIONS: NORTH; EAST

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on [redacted] and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked:
KB	DD
Date: 11 SEPT 2019	Scale: 1/8" = 1'-0"

Sheet No: DP11 | 20



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	
	ACER PALMATUM	JAPANESE MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	4	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	62	#2 POT	85 CM. O.C.	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	51	#3 POT	90 CM. O.C.	
A2	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	68	#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	54	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	73	#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	129	#3 POT	90 CM. O.C.	
H	HOSTA (VARIOUS)	HOSTA	25	#3 POT	90 CM. O.C.	
◯	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	66	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	300	#3 POT	70 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	95	1.50 METERS	70 CM. O.C.	
⊛	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	24	#3 POT	45 CM. O.C.	

DATE	REVISIONS	NO.
AUG/23	REVISED SITE PLAN T.O.L. COMMENTS	6
MAR/23	REVISED SITE PLAN	5
FEB/23	REVISED SITE PLAN	4
JUN/22	REVISED SITE PLAN	3
APR/21	REVISED SITE PLAN	2
DEC/20	RETAINING WALLS REMOVED	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. DAVID DANYLUCK
DAVID DANYLUCK ARCHITECT
SUITE #108
20460 DOUGLAS CRESCENT
LANGLEY, B.C.
V3A 0C6

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
MULTI-FAMILY DEV.
27257 - 28A AVENUE
LANGLEY, B.C.

SCHEDULE B

SCALE	1:150	DATE	MAR/23
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED
JOB No.
DRAWING No. L-1 (4)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION BYLAW 2018 NO. 5298

AMENDMENT BYLAW NO. 5950

EXPLANATORY NOTE

Bylaw No. 5950 updates the Public Spaces Regulation Bylaw 2018 No. 5298 by including a prohibition on the use and consumption of illegal drugs in all public places owned, operated, or under the jurisdiction of the Township of Langley or the Langley School District.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC SPACES REGULATION BYLAW 2018 NO. 5298

AMENDMENT BYLAW NO. 5950

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 "Public Spaces Regulation No. 5298 Amendment Bylaw No. 5950".

2. The "Public Spaces Regulation Bylaw No. 5298" is amended by:

   (1) In the Definitions Section:
   a) Adding a new definition of "Drugs" after the definition of "Director" as follows: "means "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced;"
   b) Replacing the definition of "Drug Paraphernalia" with "any product, equipment, thing or material of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a "controlled substance" as defined in the *Controlled Drugs and Substances Act* (S.C. 1996, c. 19), as amended or replaced;"

   (2) In the Drug Paraphernalia Section:
   a) Replacing the heading "Drug Paraphernalia" with the heading "Drugs and Drug Paraphernalia".
   b) Replacing section 5.11 with the following:
   "No person shall use or consume Drugs or possess or use Drug Paraphernalia in a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District, including, without limitation, any natural areas, playgrounds, driveways, highways, roadways, sidewalks, paths, trails, boulevards, beaches, wading pools, swimming pools, spray parks, skateboard parks, community recreation centres, Sport Fields, cemeteries, buildings, structures. Further, no person shall use or consume Drugs or possess or use Drug Paraphernalia in any area within 15 metres of a Public Space or any other place under the ownership, custody, care, operation, or management of the Township of Langley or the School District, but excluding any property under the ownership, custody, care, operation, oversight or management of a provincial health authority, and any private property, including private residences, unless under the ownership, custody, care, operation, or management of the Township of Langley or the School District."

READ A FIRST TIME the	23	day of	October	, 2023
READ A SECOND TIME the	23	day of	October	, 2023
READ A THIRD TIME the	23	day of	October	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDING BYLAW No. 5953

EXPLANATORY NOTE

Bylaw No. 5953 updates the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide updated offence descriptions related to recent amendments to the Public Spaces Regulation Bylaw 2018 No. 5298 Amendment Bylaw No. 5950.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDING BYLAW No. 5953

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

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amending Bylaw No. 5953”.

2. The “Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended is further amended by replacing the Offence in the Public Spaces Regulation Bylaw 2018 No. 5298 list of offences related to Section 5.11 ‘Unauthorized use or possession of Drug Paraphernalia’ with the words ‘Unauthorized use or consumption of Drugs or possession or use of Drug Paraphernalia.”

READ A FIRST TIME the	23	day of	October	, 2023
READ A SECOND TIME the	23	day of	October	, 2023
READ A THIRD TIME the	23	day of	October	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

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 1979 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 1979 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	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023
PUBLIC HEARING HELD the	23	day of	October	, 2023
READ A THIRD TIME the	23	day of	October	, 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	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023
PUBLIC HEARING HELD the	23	day of	October	, 2023
READ A THIRD TIME the	23	day of	October	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	01	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

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.

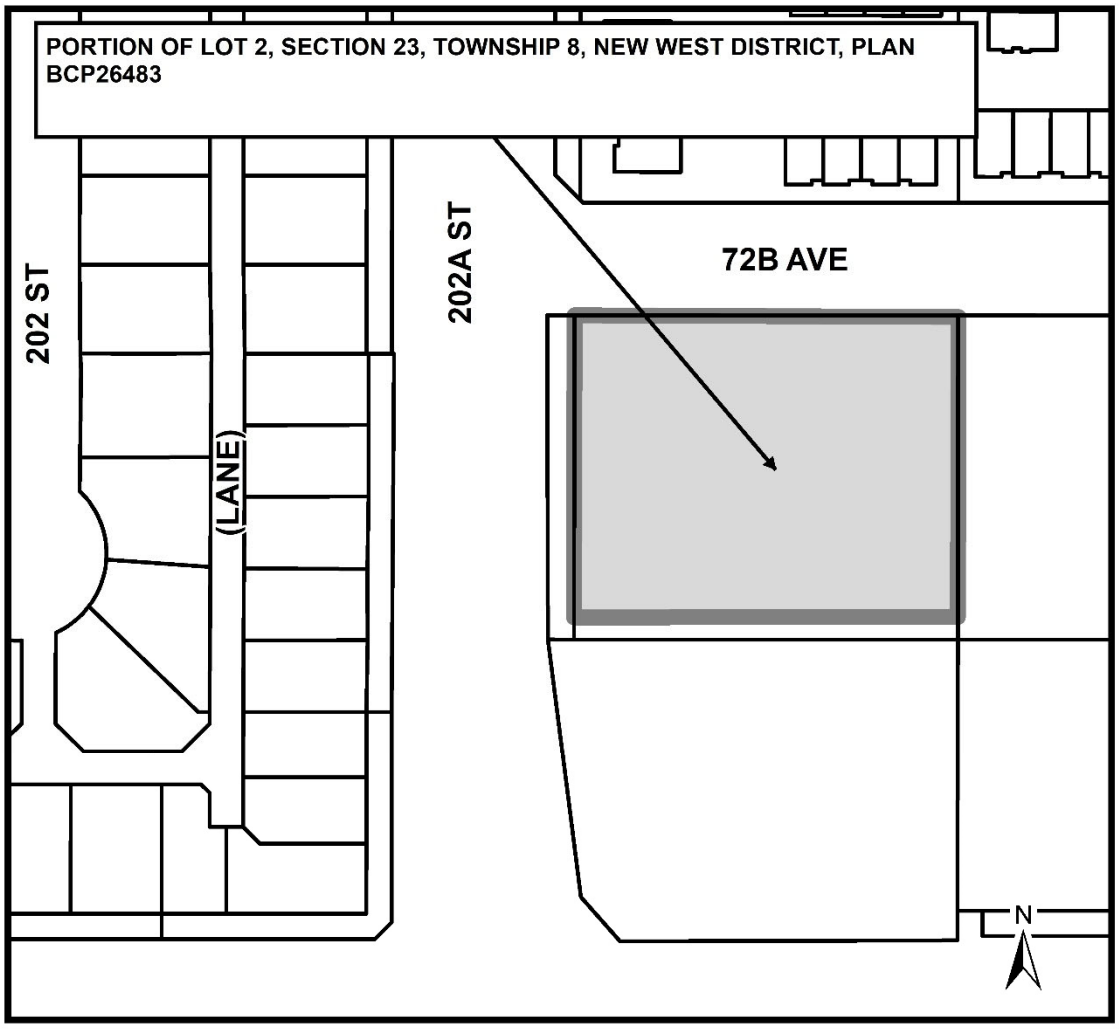
        - The new designation will permit base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis.
        - Six (6) storey maximum height
        - All buildings which contain residential units shall comply with the Low Density Apartment (1.4 FSR) policies above in Section 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	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023.
PUBLIC HEARING HELD the	23	day of	October	, 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*
4) *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

1093.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1093.5 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1093.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1093.7 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

1093.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1093.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1093.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

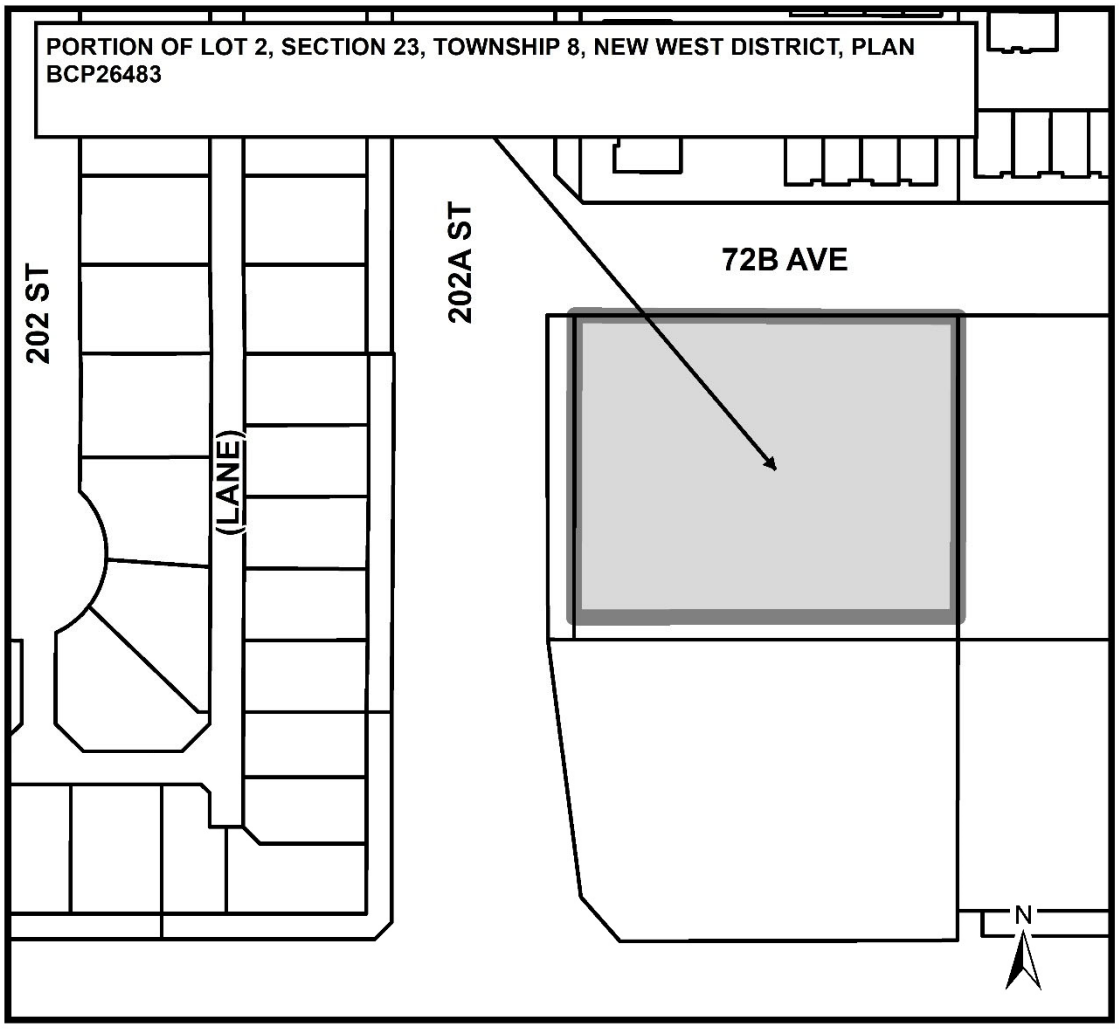
Portion of Lot 2 Section 23 Township 8 New Westminster District Plan BCP26483

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	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023.
PUBLIC HEARING HELD the	23	day of	October	, 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:**	23-199
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.

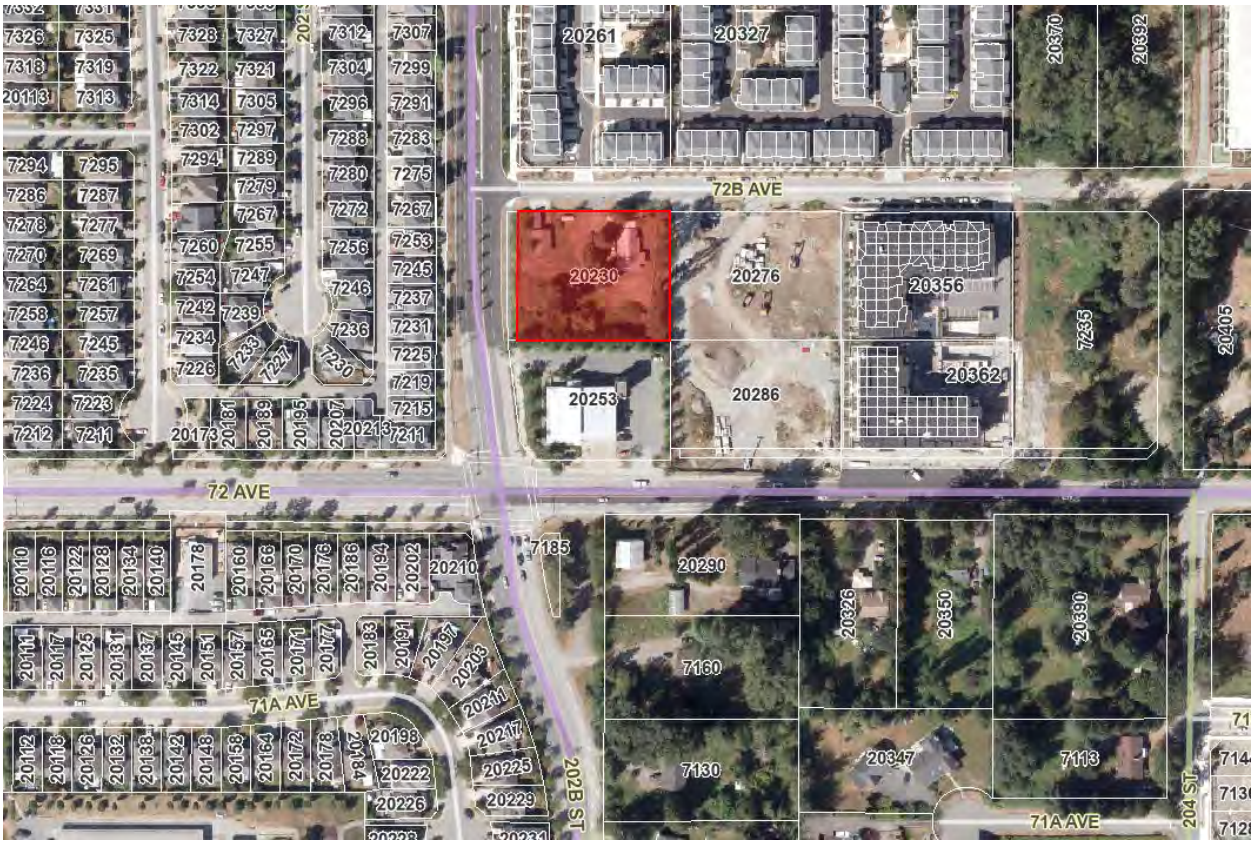
Staff recommend that Council give first and second reading to Bylaws No. 5861 and 5862 (subject to two (2) development prerequisites); and authorize staff to schedule the required public hearing.

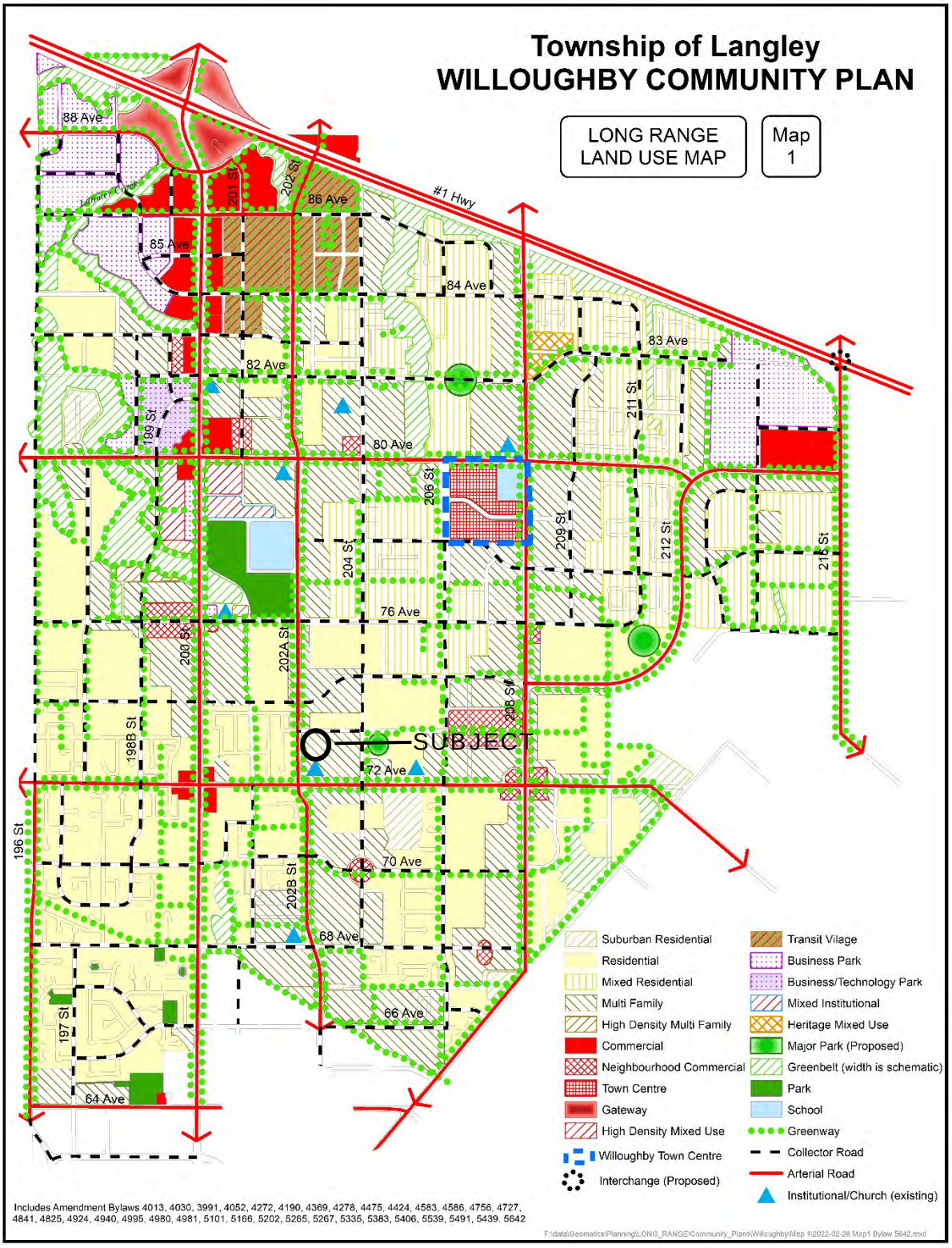
Respectfully submitted,

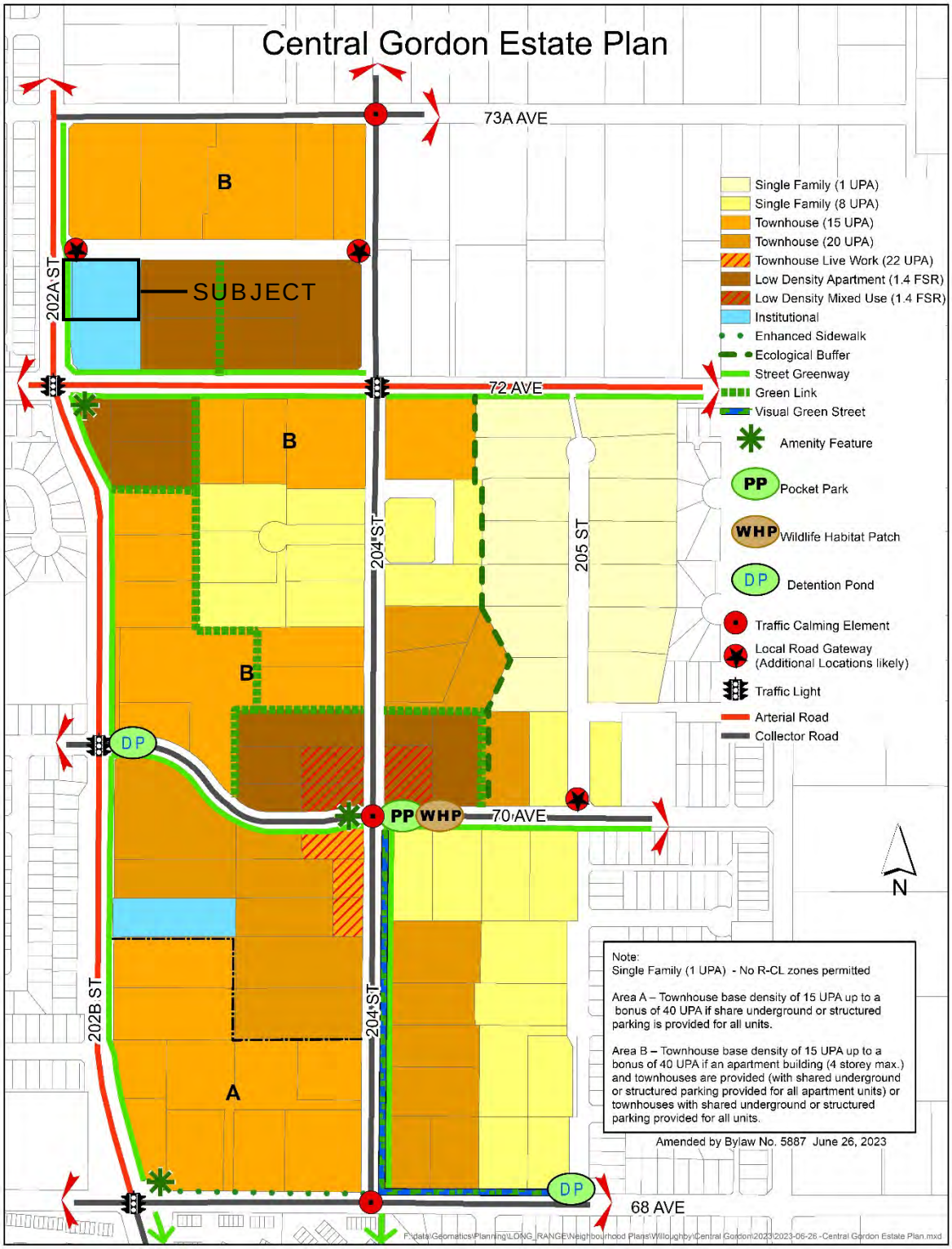
Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

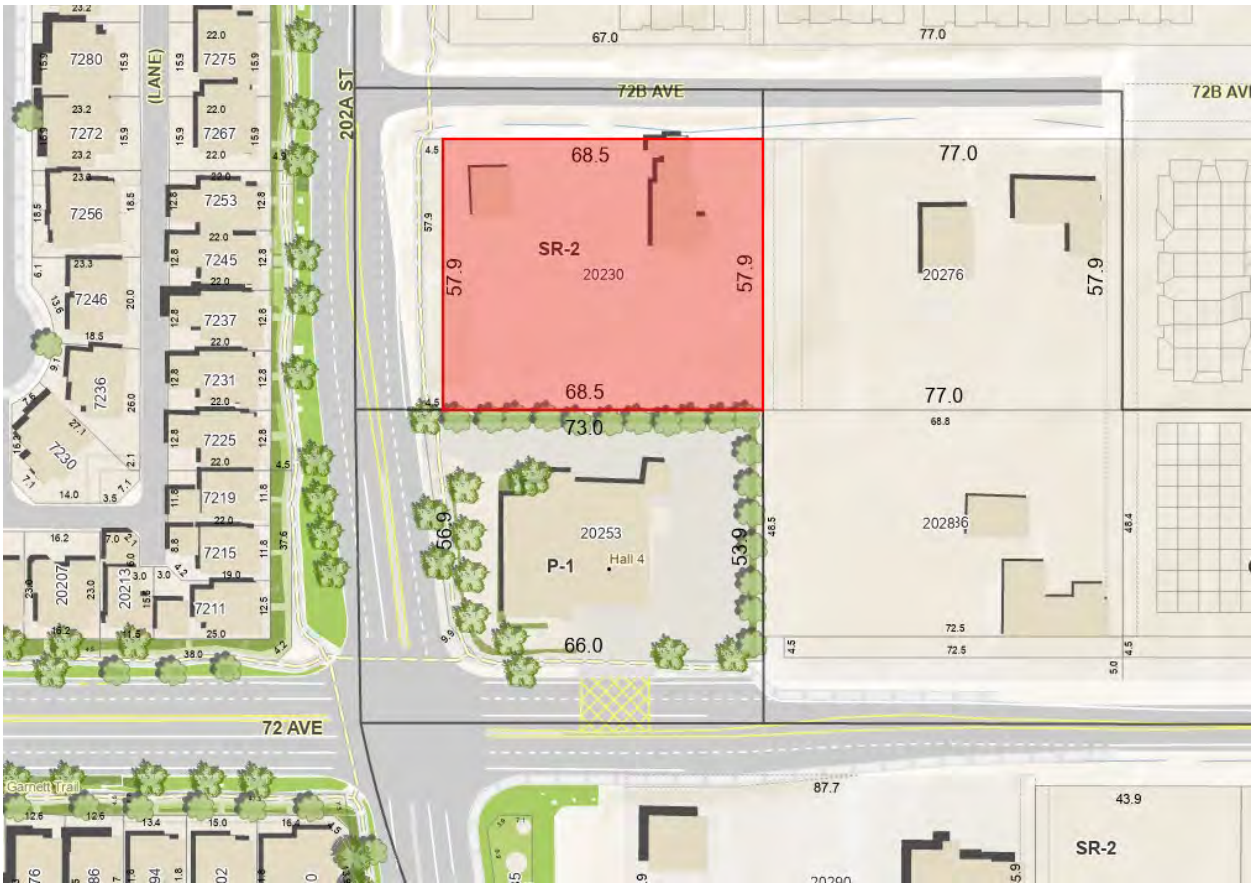
ATTACHMENT A Maps and Graphics

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
198B St
208 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


7280
7275
7272
7267
7256
7253
7246
7245
7237
7236
7231
7230
7225
7219
7215
7211
20207
20213
(LANE)
202A ST
72B AVE
72B AVE
67.0
77.0
68.5
SR-2
20230
57.9
57.9
77.0
20276
57.9
68.5
77.0
68.8
73.0
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

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 30, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	HSP00077
SUBJECT:	FORT LANGLEY LIONS - REMEMBRANCE DAY CEREMONY		

The purpose of this memorandum is to inform Mayor and Council that a request (Attachment A) was received from Fort Langley Lions Club, to hold the annual Remembrance Day Ceremony in Fort Langley on Saturday, November 11, 2023 from 10:00am to 12:00pm.

Please see the event route map (Attachment B) for details on the route to be taken by participants.

Staff has completed a review of the request and will be able to issue a Highway Use Permit for this event, subject to the following conditions:

- provision of liability insurance identifying the Township of Langley as additional insured
- notification of emergency services
- application and payment of permit fees

Attachment A Letter from Lynda Davidson, Fort Langley Lions, October 10, 2023

Attachment B Event route map

Fort Langley Lions

We Serve

Oct. 10, 2023

Mayor Eric Woodward and Council Members of the Township of Langley

It is with great pride that I would like to inform you of the upcoming Remembrance Day Ceremony that will be held in the Fort Langley Cemetery, November 11th.

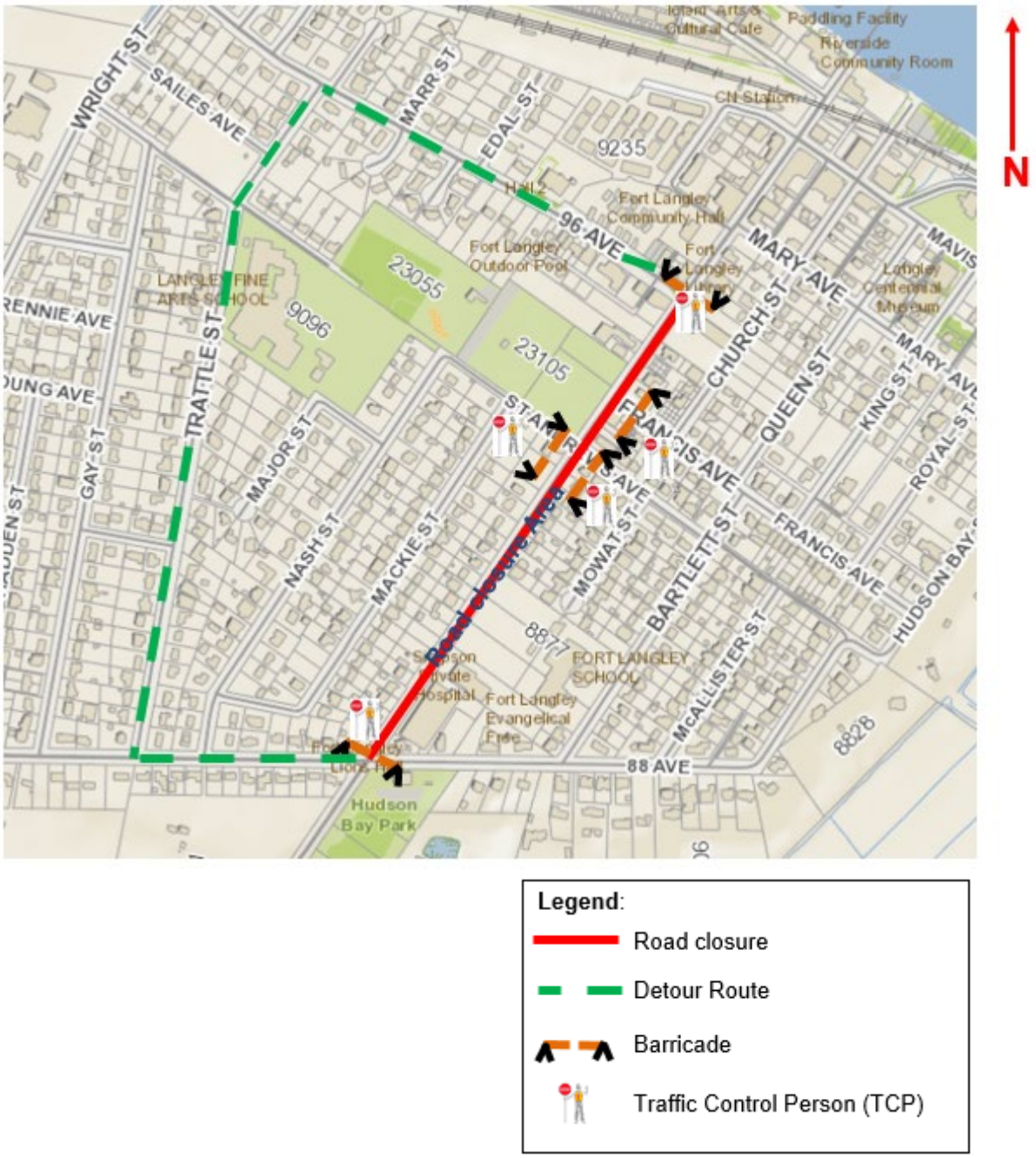
This will be a special day for the older veterans and the many thousands that attend the service. Each year it seems to get busier. The service will start at 10:15.

We hope that you join us on this very special day.

Lynda Davidson
Fort Langley Lions
For the May Day Committee

ATTACHMENT B

Event Route Map



Legend:

- Road closure
- Detour Route
- Barricade
- Traffic Control Person (TCP)

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 30, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	1855-35
SUBJECT:	DESTINATION DEVELOPMENT FUND GRANT - SALISHAN PLACE BY THE RIVER		

The purpose of this memorandum is to inform Mayor and Council of the successful funding award from the Province of British Columbia under the BC Destination Development Fund to Tourism Langley of $1 million towards Audio Visual Enhancements at salishan Place by the River.

The BC Destination Development Fund aims to build a resilient and globally competitive tourism sector that fosters vibrant communities across the province and invests in projects that strengthen a year-round visitor economy, increase community vibrancy and resident support for tourism, and support sustainability, accessibility, and inclusion. Available to local and Indigenous governments and development and not-for-profit organizations, the Destination Development Fund supports projects that build or rejuvenate tourism infrastructure, visitor amenities, and tourist attractions.

The Province's contribution will allow for audio-visual improvements to salishan Place by the River that elevate existing program opportunities as well as expand the types of events that can be hosted. All equipment will be fully funded by grant monies and require no funding contribution by the Township.

Council originally approved application to the Destination Development Fund in partnership with Tourism Langley on June 26, 2023. Staff are currently working to finalize the required funding contribution agreement and partnership agreement with Tourism Langley and will proceed with implementation of the project thereafter. Pursuant to the grant program requirements, the works are to be completed by September 15, 2025.

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

October 11, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
D. Kang, (Committee Co-Chair)
Councillor T. Baillie (Council Co-Chair)

G. Abreo, S Cook, R. Jhaj, T. Taylor, and R. Thandi

School Board Representative:
H. Dickinson

Guest:
J. Sleiman, Library Manager, Fraser Valley Regional Library

Staff:
W. Cook, Recreation Programmer
R. Stare, Acting Director, Recreation
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – October 11, 2023

Moved by G. Abreo,
Seconded by S. Cook,
That Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the October 11, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – May 10, 2023

Moved by G. Abreo,
Seconded by S. Cook,

B. ADOPTION OF MINUTES

That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the May 10, 2023 meeting.
CARRIED

2. Recreation, Culture, and Parks Advisory Committee – September 13, 2023

Moved by G. Abreo,
Seconded by T. Taylor,
That the Recreation, Culture, and Parks Advisory Committee receive the Notes of the September 13, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Library Services

J. Sleiman, Library Manager, Fraser Valley Regional Library, provided a presentation on library services in the Township of Langley. She noted that there are six libraries throughout the Township.

Some of the services offered in the library include:

- Computers and printers
- Wifi
- Technology help
- Readers Advisory
- Library tours
- Passive activities
- Contests
- Reference

Physical Collections include:

- Books, graphic novels
- Magazines
- Newspapers
- Movies and documentaries on DVD
- Multimedia kits
- Music and books on CD
- Grab and Go bags
- Book Club sets

Digital collections include:

- eBooks, eAudio
- Digital magazines
- Streaming video
- Databases for all
- Creative Bug
- Mango Languages
- LinkedIn Learning

C. DELEGATIONS AND PRESENTATIONS

- Ancestry
- Consumer Reports

The “Playground” supports science, technology, engineering, arts and mathematics learning with such items as:

- Telescopes
- Ukuleles
- Birding backpacks
- Bat packs
- Solar panels
- Disc golf kits
- Sunshine lamps
- Puzzle cubes
- Virtual Reality Sets

Some of the Programs offered in the library include:

- Babytime/Storytime
- Book clubs
- Craft and Social Clubs
- Conversation Circles
- Game Nights
- Guest presentations
- Author Events

Ongoing Initiatives:

- 1000 stories before kindergarten
- Teen Imagine Contest
- Indie Authors
- Reading Link Challenge
- Adventure Passports

Many collaborations and outreach events take place including:

- Community Organizations Initiatives
- Community Volunteer Tax Program
- Community Displays and events
- School visits
- ESL class visits
- StrongStart and Early Learning Programs

Library Updates:

- The Fort Langley library is moving to salishan Place by the River in the near future.

2. Adult Programs and Services

W. Cook, Recreation Programmer, provided a presentation on Adult Programs and Services provided by the Township. She noted that the programming philosophy is to build individuals and communities to be active and healthy for life. This is accomplished by:

C. DELEGATIONS AND PRESENTATIONS

- Providing a variety of program offerings
- Creating a welcoming environment
- Removing barriers to encourage participation whenever possible
- Provide opportunities in our community for residents to connect, workout, learn, and create to improve their quality of life

Programs include:

- Fitness
- Aquatics
- Gymnasium Drop-in Sports
- Arenas Programs

New program offerings in 2023 include:

- Cardiac Maintenance
- TIME
- Intro to Cycle/Yoga
- Beginner Pickleball lessons
- Beginners and Women's weight training
- Adult Tap
- Wheelchair accessible equipment at WC Blair

General challenges include:

- Staff shortages
- Limited spaces
- Fluctuating seasonal trends
- Childcare
- Cultural/Social differences
- Marketing
- Adult commitments/schedules
- Cost of living
- Fear of trying something new

Opportunities and Future Plans:

- Align indoor/outdoor programs to suit trends and fluctuating seasons
- Expand learn to play options
- Expand dance programs
- Adult and tot programming
- Increase and re-introduce program offerings

D. REPORTS

1. Co-Chairperson's Report

D. Kang reported that he attended the recent basketball championships at the Langley Events Centre which was a great event.

Cllr. Baillie reported that the Township announced the building of three new ice arenas and two new dry floors at the Langley Events Centre.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Museum Advisory Group

R. Stare reported that the group has not met this year but will provide an update once they have met.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Toque Tuesday

Councillor Baillie reported that he is organizing "Toque Tuesday" which is a ball hockey tournament to raise awareness of homelessness in the Township. The event will take place Tuesday, February 6, 2024 and will provide an opportunity for local social service agencies to have display booths to educate people on the services they provide. Any organization is encouraged to register a team to play hockey. All money raised through hot dog sales and donations will go toward youth homelessness in the Township. More information to follow.

I. NEXT MEETING

Date: November 8, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Cook,
Seconded by R. Jhaj,
That the meeting terminate at 8:16pm.
CARRIED

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 1, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	HSP00076
SUBJECT:	MARTINI TOWN: MERRY AND BRIGHT! HOLIDAY LIGHT FESTIVAL		

The purpose of this memorandum is to inform Mayor and Council that a request (Attachment A) was received from Martini Film Studios, to hold the Martini Town: Merry and Bright! Holiday Light Festival for the first time in Aldergrove from December 1, 2023, to January 2, 2024.

This event will be held on private property at Martini Town, located at 1123 272 Street (Attachment B). Operating hours are from 2:00pm to 10:00pm on weekdays, and from 12:00pm to 10:00pm on weekends. To manage crowd size and ensure smooth traffic flow, advanced ticket purchases are required for this event. Additionally, traffic control personnel will be stationed at the entrance and throughout the site to prevent congestion on 272 Street.

Staff have completed a review of the request and will be able to issue a Highway Use Permit for this event subject to the following conditions:

- provision of liability insurance for three (3) million dollars identifying the Township of Langley as an additional insured
- application and payment of permit fees
- notification of emergency services

Attachment A Letter from Gemma Martini, Martini Film Studios

Attachment B Event Location Map

MARTINI
FILM STUDIOS

September 20, 2023

His Worship Mayor Eric Woodward
20338 65 Avenue
Langley, BC
V2Y 3J1

Subject: Letter of Intent for December 2023 Event

Dear Mayor and Council,

I am writing to express my sincere intention and excitement to propose hosting a ticketed public event at Martini Town, our New York-themed backlot in Aldergrove. As a dedicated community member and business owner in Langley, I would like to open Martini Town to public visits from December 1st, 2023, to January 2nd, 2024.

We kindly request Mayor and Council's endorsement to host a Holiday Light Festival at Martini Town in Aldergrove during the upcoming holiday season.

Event Details:

Event Name: Martini Town: Merry and Bright!

Date: December 1, 2023, to January 2, 2024

Time: Monday to Friday from 2:00pm to 10:00pm, Saturday and Sunday from 12:00pm to 10:00pm

Location: Martini Town, 1123 272 St, Aldergrove

Martini Town: Merry and Bright! will be a family-friendly event designed to celebrate the holiday season by illuminating our New York-themed backlot with a dazzling display of lights and decorations. Our vision is to create a magical and festive atmosphere that will bring residents and visitors together and support local businesses while offering guests the opportunity to tour a working film back-lot.

Here are some key highlights of our proposed event:

- A stunning display of Christmas lights and decorations throughout the backlot to providing guests with numerous photo opportunities.
- A self-guided tour of a working film backlot.
- Festive music, carolers, and entertainment from local musicians and choirs to create a joyful ambiance.
- Food vendors offering seasonal treats and warm beverages – with a priority given to Langley-based vendors.

MARTINI
FILM STUDIOS

- Local restaurants in Aldergrove will be provided with free advertising and promotion to encourage attendees to dine locally; as only snacks will be served at our event.
- Opportunities for local artisans and businesses to showcase and sell their products.
- Strict adherence to safety protocols and measures

The following traffic and crowd management techniques will be employed:

- Advanced ticket sales only.
- 30-minute arrival time slots.
- All guests will need to pre-book parking. The maximum number of tickets sold per timeslot will not exceed our parking capacity.
- We expect no more than 1200 guests on our backlot at any one time.
- We propose that vehicles will access Martini Town via the TOL access through Raptors Knoll Park and exit through the main entrance gates at 1123 272 Street to create circular flow.
- Traffic will be managed by certified Traffic Control Personnel. One at each our entry and exit and another overseeing the parking lot.
- The entire event takes place on private property aside from the access from Raptors Knoll Park.

We believe that our Holiday festival will be a significant contribution to the Township of Langley's holiday festivities! We would be happy to address any questions or concerns you may have and can be reached at 604-862-4362. Your consideration of an endorsement in making this event a reality is greatly appreciated.

Thank you for your consideration.

Gemma Martini
Chief Operating Officer
Martini Film Studios

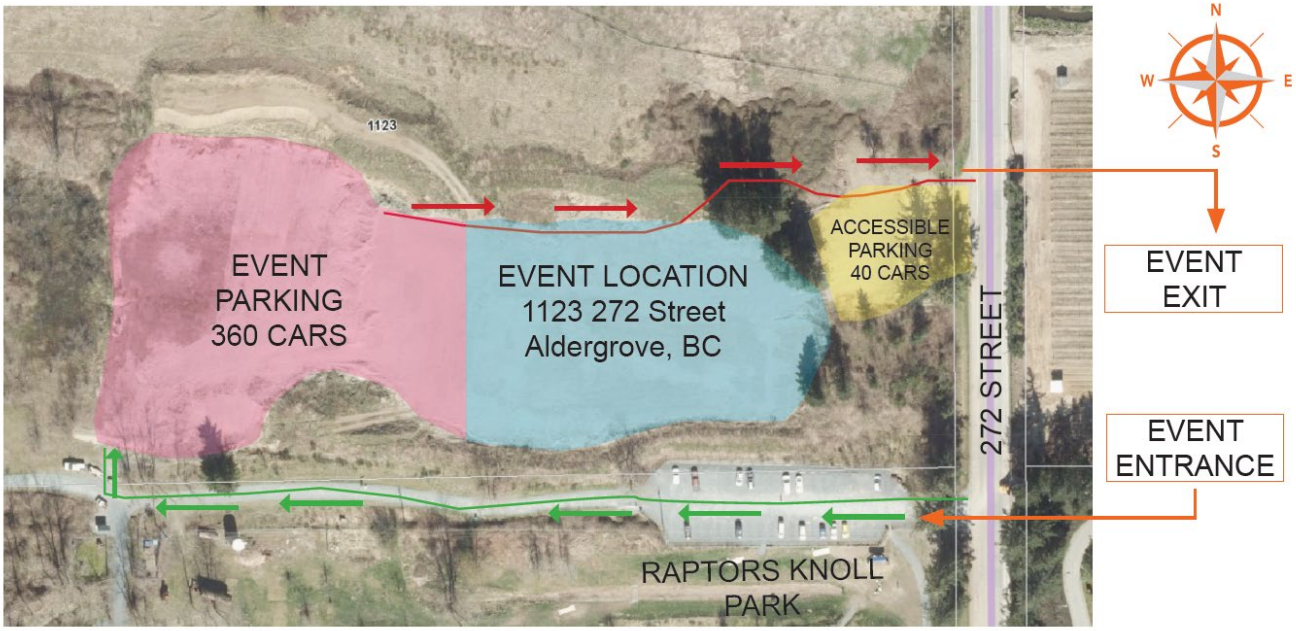
Enclosures: Highway Use Permit Application & plan documents required therein.

MAKE IT HAPPEN.

ATTACHMENT B

MARTINI TOWN Merry & Bright Event Map

EVENT LOCATION, ENTRANCES AND EXITS



MARTINI FILM STUDIOS
604.546.0306 | marketing@martinifs.com
martinifilmstudios.com

MARTINI FILM STUDIOS

Event Location Map

From: MCF Info MCF:EX <MCF.Info@gov.bc.ca>
Sent: Tuesday, October 31, 2023 11:36 AM
To: INFO <info@tol.ca>
Subject: [EXTERNAL] Letter from the Honourable Mitzi Dean, Minister of Children and Family Development

VIA E-MAIL

Ref: 282965

Your Worship Mayor Eric Woodward and Council
Langley
E-mail: info@tol.ca

Dear Mayor Woodward and Council:

As Minister of Children and Family Development, I am once again honoured to declare that November will be recognized as Adoption Awareness Month, and I invite you to celebrate with me and help raise awareness for children and youth still waiting for permanent families.

Adoptive families make a difference in the lives of children and youth by providing care, stability, and a sense of belonging. This month, the province is celebrating the families that give children and youth love and support as permanent members of their family. These families ensure that children and youth have a strong foundation to build their lives and stay connected to their community and culture.

November is also about recognizing that there are children who are still in need of permanent homes. Every child deserves the love and support of a nurturing family. There continues to be a need for more adoptive families in British Columbia to provide children with permanent, secure, and loving homes.

I encourage you to share the following resources with your community members who are interested in becoming an adoptive or permanent family in British Columbia, including:

- The Ways to Adopt in British Columbia Website provides information on adoption in British Columbia, such as infant adoption, relative and step-parent adoption, and adopting a child or youth from another country;
- Adopt BC Kids is an online portal that provides British Columbians wishing to adopt children and youth from foster care with information and guidance through their adoption application; and
- The Adoptive Families Association of British Columbia website provides information and support services for families who wish to adopt now or in the future.

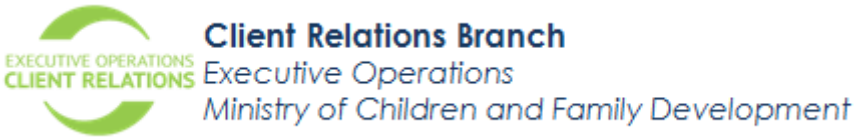
Please join me in celebrating November as Adoption Awareness Month. On behalf of the Government of British Columbia, thank you for your continued leadership in supporting adoptive and permanent families in your community.

Sincerely,

Mitzi Dean

Minister

Sent on behalf of the Minister by:



This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 25, 2022 - REGULAR MEETING	**REPORT:**	22-91
FROM:	ENGINEERING DIVISION	**FILE:**	6120-01-AGP
SUBJECT:	ALDERGROVE GATEWAY PUBLIC ENGAGEMENT		

RECOMMENDATION:

That Council receive the Aldergrove Gateway Public Engagement Report for information; and direct staff to include funding necessary to complete conceptual design options based on public feedback for inclusion as part of the 2023 budget process for consideration.

EXECUTIVE SUMMARY:

On March 7, 2022, Council approved the terms of reference and costs to complete the public engagement process for the Aldergrove Gateway site; a Township of Langley owned property located at 27030 Fraser Highway. Staff retained the services of Modus Planning, Design & Engagement ("Modus") to facilitate the public engagement including additional consultation with the relevant Council advisory committees and the Fraser Valley Regional Library.

Modus collected, categorized, and provided analysis of the survey responses and workshop data received, which is presented as a summary report titled Aldergrove Gateway Public Engagement (Attachment A). Three major themes emerged as outlined in this report for consideration; namely: a) recreational spaces; b) restaurant and retail opportunities; and c) transportation and parking.

In general terms, residents indicated a high level of excitement with the prospect of creating a gateway for downtown Aldergrove that would add to the vitality and sense of identity created by the Aldergrove Credit Union Community Centre (ACUCC).

Respondents expressed a desire for a public space that offers all members of the community the opportunity to meet, socialize, develop bonds of friendship, and strengthen community character. As an overall summary, the key themes that developed through the public engagement process reflect Aldergrove as a proud community that is looking to enhance and diversify its retail and restaurant opportunities and ensure adequate attention to parking, transportation, and recreational facilities.

Staff recommend that based on results of the public engagement process and input received, design options be developed and shared with the public with associated costs estimated at approximately $75,000 included as part of the 2023 budget process, subject to Council's approval.

PURPOSE:

This report is in response to the March 7, 2022 Council resolution directing staff to commence a public engagement strategy regarding Aldergrove Gateway.

BACKGROUND/HISTORY:

Situated at the corner of 270 Street and Fraser Hwy, 27030 Fraser Highway is a property owned by the Township with commercial leases that expired in 2020 with the exception of the KFC restaurant. The KFC lease expires in 2025. Staff identified this property as a favourable location for a public space that could serve as a gateway to the Aldergrove Core Area, for which a Plan was adopted by Council on September 13, 2010. The concept became known as the "Aldergrove Gateway."

The impetus for proposing an outdoor public space at 27030 Fraser Highway arose from federal grant funding available through the Canada Community Revitalization Fund (CCRF) which pledged funding for up to 75% of project costs, to a maximum contribution of $750,000.

Council did not approve moving forward with the grant funding application and directed staff on January 24, 2022 as follows:

A. *Staff be directed to proceed to remove any and all vacant buildings, to be replaced with gravel interim parking, similar in concept to holding property at the Langley Events Centre, funded by available reserves within the 2022 budget; and*

B. *Staff be directed to initiate and complete an open public input process to solicit input from the community of Aldergrove for potential uses and ideas for the corner property at Fraser Highway and 270 Street, within the Spring and/or Summer of 2022.*

In response, staff prepared a report to Council outlining the terms of reference and estimated costs to complete a public input process for Council's consideration. At the March 7, 2022 Regular Council meeting, the following was resolved:

> *That Council approve the Terms of Reference, presented as Attachment A, outlining the various components and associated costs, as well as proposed timelines as outlined in this report, in relation with a proposed public engagement strategy for the Aldergrove Gateway Site located at 27030 Fraser Highway with overall estimated costs of up to $50,000 funded from Council Contingency.*

DISCUSSION/ANALYSIS:

As approved by Council, staff retained the services of Modus Planning, Design and Engagement to facilitate the public engagement process and in collaboration with staff, completed the following public consultation milestones:

Public Consultation Item	Outcome	Dates
Surveys – online and paper	346 respondents	May 9 – June 1
Workshop with RCP Advisory Committee	10 attendees	May 11
Workshop with SAC	12 attendees	May 18
Workshop with ACUCC staff	8 attendees	May 15
Workshop with Betty Gilbert School students	56 attendees	May 12 & 13
Workshop with Aldergrove Secondary students	72 attendees	May 12 & 17
Ideas Jam Workshop	23 attendees	May 18
Public Open House	9 attendees	June 1
First Nations Consultation	Invitation letters sent	
Fraser Valley Regional Library Ideas Jam	2 delegates	May 18

Modus collected, categorized, and provided analysis of the survey responses and workshop data received, which is presented as Attachment A. Three major themes emerged that deserve consideration: restaurants & retail, transportation & parking, and recreation space.

The following table summarizes the responses and comments coded into themes:

Theme	Number of Comments
Restaurants and retail	305
Transportation and parking	225
Recreation	265
Parks, green and open space	174
Community	133
Amenities and social services	120
Children and youth	88
Housing and rentals	27
Arts and culture	24
Seniors	12
Climate change	9
Medical services	7

Of those who submitted online and paper surveys, 52% live in Aldergrove, 13% work in Aldergrove, and 5% own a business in Aldergrove. When comparing the online and in-person feedback, similar themes emerged. Residents are excited about the prospect of creating a “gateway” for downtown Aldergrove that adds to the sense of place created by the ACUCC. Respondents would like to see a space that offers everyone in Aldergrove a place to meet and socialize. Overall, the key themes shared by participants demonstrate that Aldergrove is a proud community that is looking to enhance and diversify its retail, restaurants, and recreational facilities.

The following is a selection of highlights from the public consultation methods listed above, with the exception of First Nations consultation as no responses have been received yet.

Online and Paper Surveys

Description:
The survey asked residents to reflect on what Aldergrove currently has to offer and identify the types of places, resources, and assets that could be added to enhance the community. Places for outdoor gatherings, local business spaces, childcare and affordable housing options, and sport and recreation facilities are just some of the ideas put forth in the survey. Residents were also asked to consider goals and objectives of the Township’s Sustainability Charter, Official Community Plan, Aldergrove Community Plan, and specifically the growing, ageing, and diversifying population, resilience to climate hazards, access to community services, and economic prosperity when providing their thoughts.

Key survey question:
What types of places do you think are missing in Aldergrove? Please select all that apply:

Available answers:

a) Spaces for outdoor events and gatherings, such as music nights or food trucks
b) Social services
c) Recreation facilities
d) Shops, restaurants, cafes, bars
e) Theatres, event spaces, and other entertainment facilities
f) Affordable housing options
g) Childcare
h) Sports and athletic facilities
i) Other (please specify)

Most common four selections:

1) Theatres & event spaces: 20.4%
2) Shops, restaurants, cafes & bars: 19.5%
3) Spaces for outdoor events: 14.5%
4) Other: 11.9% (Transportation & parking: 33 entries, Restaurants & retail: 27 entries, Recreation: 24 entries)

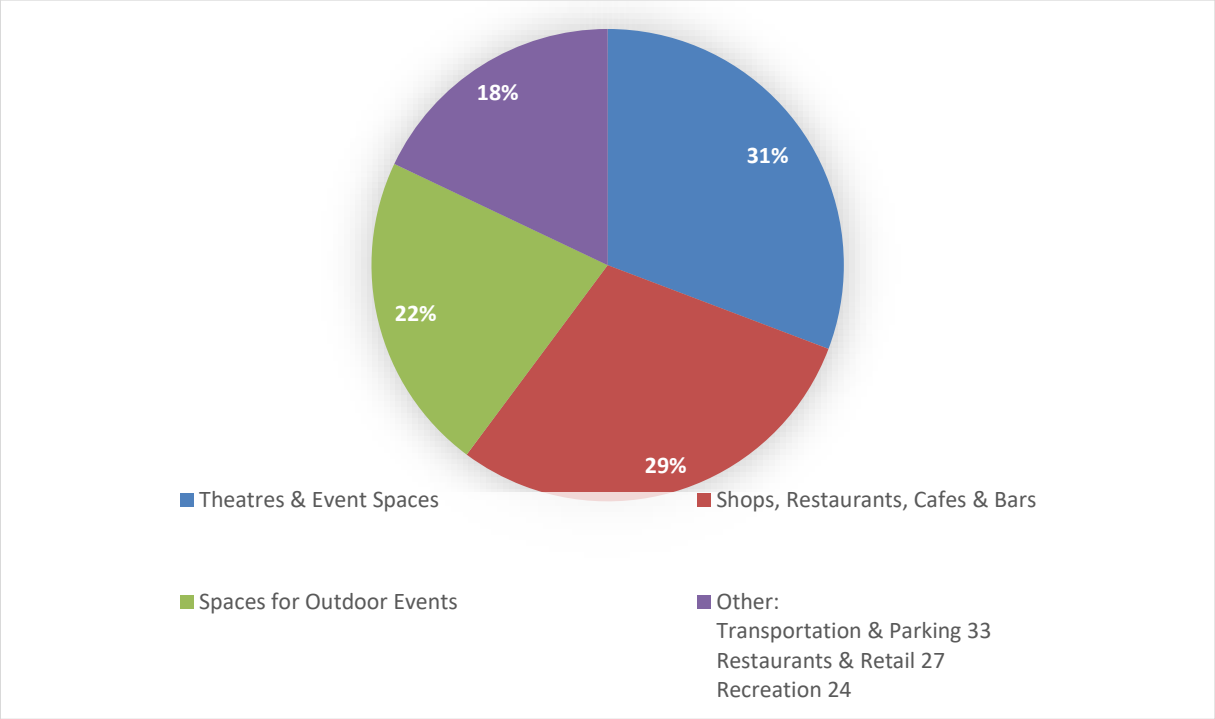


**chart shows percentage of top four selections only.*

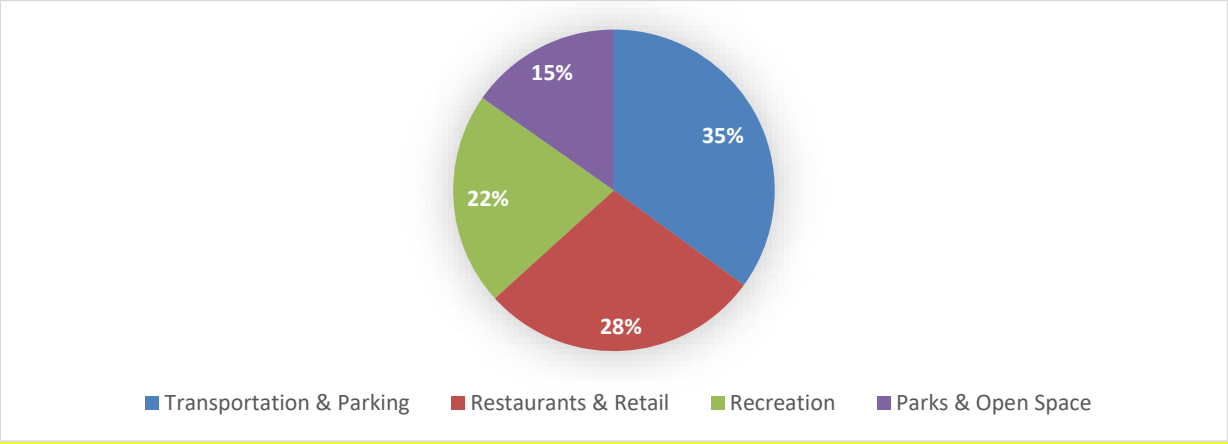
Most common four theme descriptions (from written survey comments):

Transportation and parking (62)
Respondents made specific note of parking demands not being met and particularly, the need for more parking to support activity at ACUCC. Traffic congestion was commented on, and suggestions included adding more driving lanes.

Restaurants and retail (50)
Respondents described the many restaurant options available as a valued part of their experience of Aldergrove. Additional comments added that they would like to see these options grow to include more retail and food options for the community.

Recreation (38)
Respondents appreciate the start to the gateway that ACUCC has provided and would like to build upon it to service the many recreation activities that residents enjoy. Respondents find that there is an unsatisfied demand for lounge spaces for all and places for youth to “hang out” and they would like to see complimentary facilities to ACUCC. Specific mentions were basketball courts, indoor entertainment spaces, and a gym.

Parks and green spaces (27)
Respondents would like to see a preservation of existing and expansion of green and natural spaces, adding that Aldergrove could really benefit from more greenery and varied ecosystems. The Athletic Park, bike park, and greenways were all mentioned by respondents as places of community value.



Key survey question:
What do you think is the best use for the space at 27030 Fraser Highway (Fraser Highway and 270 Street)?

Most common three themes:

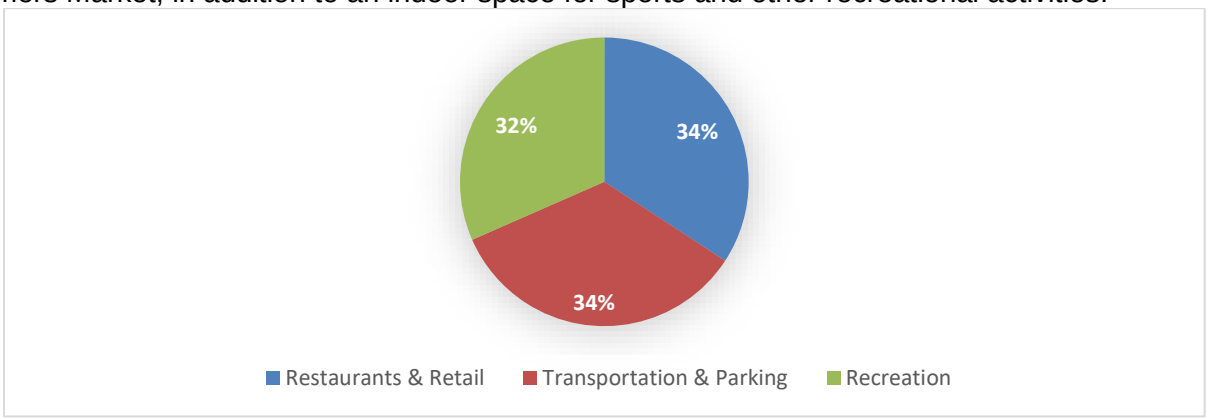
1) Restaurants and retail
2) Transportation and parking
3) Recreation

Most common three theme descriptions:

Restaurants and retail (104)
Rotating food trucks, diverse restaurants, a brewery, and cafes were all examples of respondent suggestions for food and beverage options. Additionally, they suggested creating a space for local retailers and markets.

Transportation and parking (104)
Respondents felt that increasing the amount of parking would alleviate traffic congestion and general frustration around the ACUCC and local retailers. They added that they wanted more transit options and for different modes of transportation to be accommodated.

Recreation (96)
Respondents requested an outdoor space for seasonal pop-up shops, community events, and a Farmers Market, in addition to an indoor space for sports and other recreational activities.



Workshops with Recreation, Culture, & Parks Advisory Committee, Seniors Advisory Committee and ACUCC Staff

Description:

Separate workshops were held with the Seniors Advisory Committee, the Recreation, Culture, and Parks Advisory Committee and recreation and facilities staff from the ACUCC. These engagement events focused on understanding the group's perceptions of Aldergrove's existing assets and needs by posting sticky note answers on maps of Aldergrove for the following questions:

1. What community assets exist in Aldergrove?
2. What does the community need?
3. What do you think the site should be used for?

Key engagement question:

What types of places do you think are missing in Aldergrove?

Most common three themes:

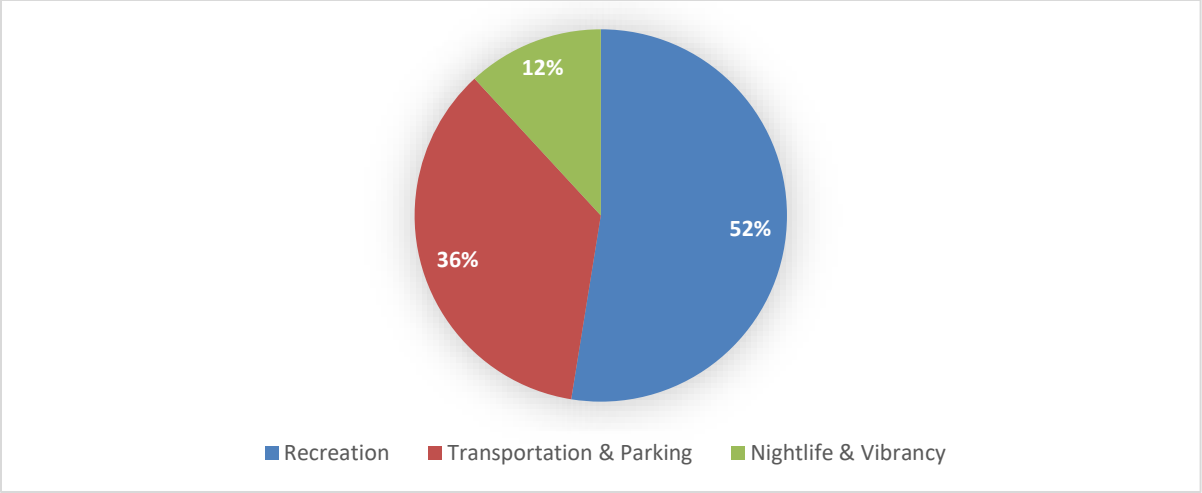
1) Recreation
2) Transportation and parking
3) Nightlife and vibrancy

Most common two theme descriptions:

Recreation (31)
Respondents suggested providing accessible community spaces and amenities including dedicated safe spaces for seniors and youth to gather and multi-purpose drop-in recreation spaces. Respondents would like to see a mix of indoor and outdoor recreation areas. Gymnasiums, climbing centres, tennis, and mountain biking were all included in the suggestions. Respondents shared that they would like there to be more activities to partake in during the evening. They listed an open market, a mall, or cinema as some examples.

Transportation and parking (21)
Respondents noted several concerns around transportation such as: transit accessibility, the site's proximity to the Fraser Highway, and how parking is an issue for the ACUCC. Additionally, lack of easy accessibility to the site was commented on because it is not easy to access without a car, especially for residents who live away from the Aldergrove Core Area.

Nightlife & vibrancy (7)
Some comments were made by respondents around the need for safe evening activities that could provide an outlet for entertainment.



Key engagement question:
What is your idea?

Seniors Advisory Committee and Recreation, Culture, and Parks Advisory Committee members commented on parking more than any other group. They would like to see parking be incorporated into future development of the site. Additionally, participants proposed a versatile indoor/outdoor multi-purpose space that has space for youth and seniors with additional usable green space; complimentary to the ACUCC.

Youth Workshops with students from Betty Gilbert and Aldergrove Secondary Schools

Description:

Students from Betty Gilbert Middle School and Aldergrove Community Secondary School were engaged separately over two sessions (each) and guided through an exercise that involved a series of questions. They were asked to individually consider what they love about Aldergrove and what they feel is missing. Subsequently, they were asked to form groups to discuss their ideas for the space. Most of the feedback fell into three categories: recreational spaces, retail and restaurants, and food options.

Key engagement question:
What types of places do you think are missing in Aldergrove?

Most common three themes:

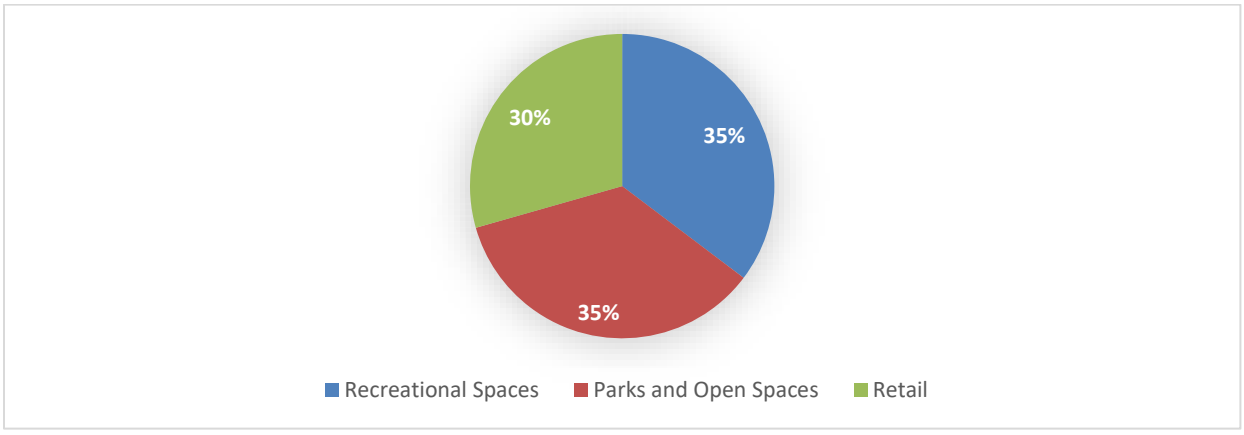
1) Recreation spaces
2) Parks and open spaces
3) Retail

Most common three theme descriptions:

Recreational spaces (48)
Respondents felt that there is a strong need for space that everyone in the community can “hang-out” in. Respondents desire more indoor recreation spaces like basketball courts, gyms, and arcades.

Parks and open spaces (48)
Respondents expressed the importance of outdoor green space. They predominantly wanted to see more parks, to service all needs and abilities. Respondents made specific note of wanting: skate, water, and trampoline parks.

Retail (40)
Respondents suggested that the community needs more stores and retail spaces to shop at. They would like to see clothing, grocery, and bookstores.



Key engagement question:

What is your idea?

The most popular idea that surfaced was around indoor recreational activities. Respondents noted the need for spaces that can be used by everyone, all year round. These spaces, the youth suggested, should have courts for a variety of sports and fun programmed activities; and spaces containing retail and restaurant options, with coffee and bubble tea shops, as suggestions. The inclusion of green space, green roof, indoor botanical garden, and pedestrian oriented public space.

Ideas Jam Workshop

Participants were asked to describe on sticky notes what they love about Aldergrove, what they think is missing, and what ideas they have for the site. Participants were divided into five groups and led through the exercise by a facilitator who encouraged discussion of diverse experiences of Aldergrove and the site. Following, there was a plenary discussion that summarised each group's findings.

Key engagement question:

What types of places do you think are missing in Aldergrove?

Most common four themes:

1) Restaurants, retail, and businesses
2) Recreation
3) Transportation
4) Children and youth services

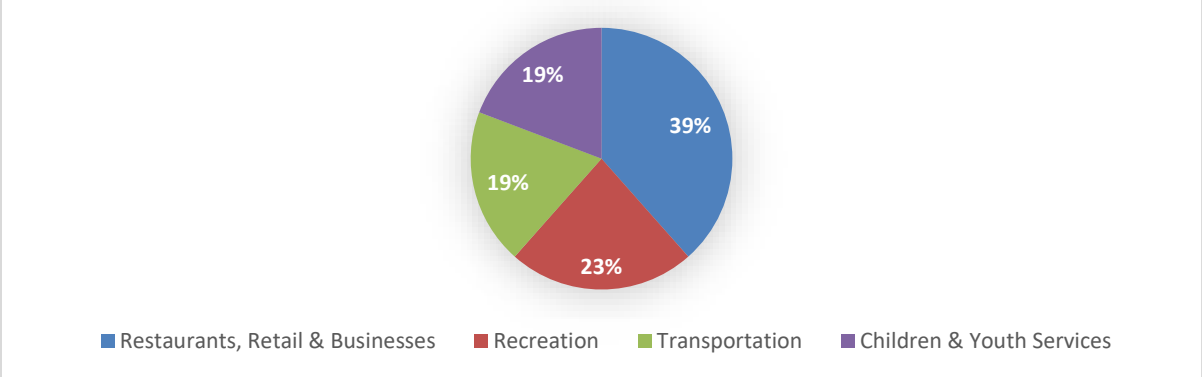
Most common four themes descriptions:

Restaurants, retail, and businesses (20)
Generally, participants would like to see an increase in the number of restaurants added to Aldergrove, particularly family-style restaurants. Grocery/convenience stores, coffee shops and specialized shopping stores were also suggested.

Recreation (12)
Respondents find that there are not enough recreational spaces available for all community groups. They found that an indoor multi-purpose gym space for a variety of sports is important as it could be used by all demographics. Other suggestions included mini golf, fairground, and lounge.

Transportation (10)
Respondents suggested that there needs to be better transit connectivity and parking.

Children and youth (10)
Respondents desire more spaces and programs for youth and children. They mentioned that childcare and a youth drop-in centre with activities would be a positive addition to the community.



Key engagement question:
What is your idea?

Community members described wanting this site to secure a sense of arrival to Aldergrove. Amid the many ideas proposed, the most common suggestion was for a multi-purpose space that could house recreation facilities (like basketball and pickleball) or a new library on the bottom floor with housing above. Another recurring theme was inclusion of a community-minded hub with social services for children to play, teens to socialize, and adults/seniors to meet. Aldergrove's arts and culture scene was considered with ideas for the site to accommodate a theatre, performance stage, urban park, or plaza. Meanwhile, other ideas focused on incorporating small local businesses like a health foods market or a coffee shop surrounded by a community garden.

Public Open House

Description:

An open house was held for all members of the community who wished to learn about the site and share their ideas and had not gotten the opportunity to do so at the previous events. Participants were greeted with a large floor map and five display boards that gave context to the site, explained the process, and prompted similar questions to what had been included in previous engagements.

Key engagement question:

What types of places do you think are missing in Aldergrove?

Most common three themes:

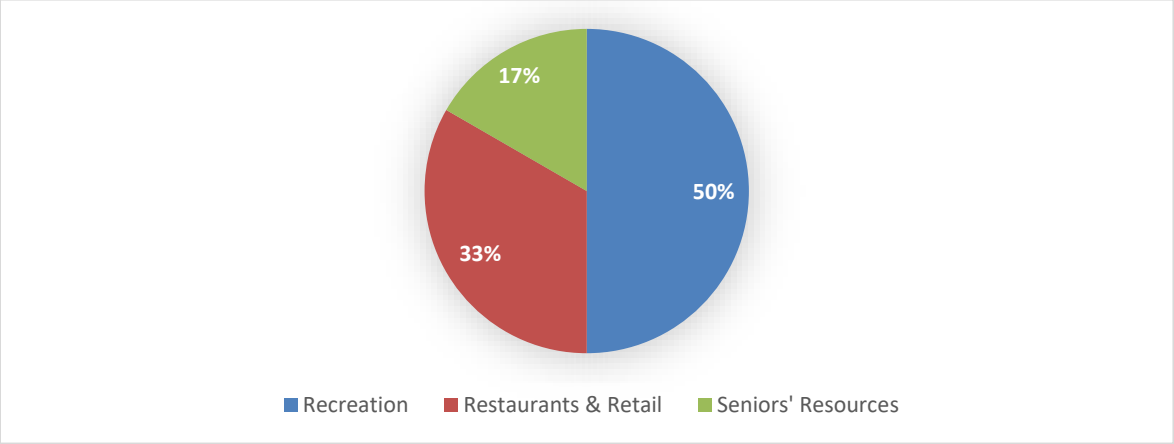
1) Recreation
2) Restaurants and retail
3) Seniors' resources

Most common three themes descriptions:

Recreation (6)
Respondents find that there is an unsatisfied demand for lounge spaces and places for youth to 'hang out' and they would like to see complimentary facilities to the ACUCC.

Restaurants and retail (4)
Respondents would like to see more variety and options for restaurants and retail.

Seniors' resources (2)
Community members mentioned wanting a place seniors can use all year round that offers seniors programming while encouraging intergenerational connections.



Key engagement Question:
What is your idea?

The ideas shared in the open house focused on intergenerational spaces. Respondents described a place for members of the community from all walks of life to come and form connections; one that has indoor spaces for everyone, from youth to seniors, to use throughout the entire year. Program suggestions included: meeting rooms, health services, and gymnasiums.

Financial Implications:

The total cost of the public engagement process was covered as part of the allocated $50,000 from Council contingency.

Respectfully submitted,

Niall McGarvey
ASSISTANT MANAGER, PARKS DESIGN & DEVELOPMENT
for
ENGINEERING DIVISION

ATTACHMENT A Aldergrove Gateway Public Engagement Summary Report

Aldergrove Gateway Public Engagement

Summary Report of Public Engagement

DRAFT v3

July 5th, 2022

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3

INTRODUCTION 3

WHAT WE DID 5

WHAT WE HEARD 6

- Senior Advisory Committee, ACUCC Staff and Recreation, Culture, and Parks Advisory Committee 6
- Youth Sessions 8
- Ideas Jam Workshop 12
- Open House 16
- Online and Paper Survey 19

CONCLUSION AND NEXT STEPS 30

APPENDICES 31

- Advertisements 31
- Display Boards 34
- Engagement Exercises 36

EXECUTIVE SUMMARY

The Township of Langley owns the property at 27030 Fraser Highway (the 'Aldergrove Gateway') and is in the early stages of re-imagining this site's use. The Township hired MODUS Planning, Design & Engagement to facilitate a series of engagement events with the aim of understanding the community's perceptions of Aldergrove's existing assets and gaps, and to generate ideas for the best possible uses for the Aldergrove Gateway. The feedback received through these engagement events is outlined in the subsequent sections of this report. In large part the feedback of ideas and concerns for the site falls under three categories: *Recreational spaces*, *Restaurants and retail* and *Transportation*. The sum of all the feedback is coded into the following themes, starting with the most common mentions.

- Restaurants and retail - 305 comments
- Transportation and parking - 225 comments
- Recreation - 265 comments
- Parks, green and open space - 174 comments
- Community - 133 comments
- Amenities and social services - 120 comments
- Children and youth - 88 comments
- Housing and rentals - 27 comments
- Arts and culture - 24 comments
- Seniors - 12 comments
- Climate change - 9 comments
- Medical services - 7 comments

INTRODUCTION

The Township of Langley solicited community input on how to best use the Township-owned site at Fraser Highway and 270th street. This site, located at the west entrance to the 'Aldergrove Core Area', adjacent to the Aldergrove Credit Union Community Centre (ACUCC), is currently a strip mall with only one commercial tenant remaining on site. With the tenant's lease expiring in 2025, the Township has an opportunity to use the site in ways that address community needs and enhance the quality of life in Aldergrove.

This report summarises community perspectives on Aldergrove's assets and gaps, and presents ideas for how the Township can use this site.

WHAT WE DID

Between May 9th and June 1st, we conducted the following engagement activities:

- **Online and Paper Survey** | 346 respondents, May 9th – June 1st
- **Workshop with Recreation, Culture, and Parks Advisory Committee**
  10 attendees, May 11th
- **Workshop with Seniors Advisory Committee**
  12 attendees, May 18th
- **Workshop with ACUCC recreation and facilities staff**
  8 attendees, May 15th
- **Workshop with Youth from Betty Gilbert Middle School**
  56 attendees over 2 sessions, May 12th and 13th
- **Workshop with Youth from Aldergrove Community Secondary School**
  72 attendees over 4 sessions, May 12th and 17th
- **Ideas Jam Workshop** | 23 attendees, of which 14 were invited participants from various local stakeholder groups, 9 were members of the public who pre-registered. May 18th
- **Public Open House** | 9 attendees, June 1st
- **First Nations Consultation** | Invitation Letters to participate sent: Katzie, Kwantlen, Matsqui, Semiahmoo.

We promoted the process by conducting the following activities:

- Advertisements ran in the Aldergrove Star and Langley Advance Times on May 12th, 19th, and 26th
- Posts on Facebook, Twitter and Instagram
- A news release was published on May 9th
- The project webpage was kept up-to-date

WHAT WE HEARD

Seniors Advisory Committee, ACUCC Staff, and Recreation, Culture, and Parks Advisory Committee

Separate workshops were held with the Seniors Advisory Committee ACUCC Staff, and the Recreation, Culture, and Parks Advisory Committee. These engagement events focused on understanding the group's perceptions of Aldergrove's existing assets and needs by posting sticky note answers on map of Aldergrove for the following questions: 1) what community assets exist in Aldergrove? 2) what does the community need?, and 3) what do you think the site should be used for?

What are the places that you love in Aldergrove?

Themes

- Recreation
- Community

Theme descriptions

Recreation and food options (4)
Respondents emphasised the water park and ACUCC as places they love in the community, in addition to the restaurants.

Community (2)
Respondents appreciate the small-town community feel in Aldergrove.

What types of places do you think are missing in Aldergrove?

Themes

- Transportation & parking
- Recreation
- Nightlife & vibrancy

Theme descriptions

Transportation & Parking (21)
Respondents noted several concerns around transportation, such as: that services in Aldergrove could be more accessible by transit, the site's proximity to the Fraser Highway, and that parking is presently an issue for the ACUCC. Additionally, ease of access to the site was commented on because it is not easy to access without a car, especially for residents who live away from the Aldergrove Core Area.

Recreation (31)
Respondents suggested providing accessible community spaces and amenities, including dedicated safe spaces for seniors and youth to gather and multi-purpose drop-in recreation spaces. Respondents would like to see a mix of indoor and outdoor recreation areas. Gymnasiums, climbing centres, tennis, and mountain biking were all included in the suggestions. Respondents shared that they would like there to be more activities to partake in during the evening. They listed an open market, a mall, or cinema as some examples.

Nightlife & vibrancy (7)
Some comments were made by respondents around the need for safe evening activities that could provide an outlet for evenings.

What is your idea?
Council Advisory Committee and Recreation, Culture, and Parks Advisory Committee members commented on parking more than any other group. They would like to see parking be incorporated into future development of the site. Additionally, participants proposed a versatile indoor/outdoor multi-purpose space that has space for youth and seniors with additional usable green space; complimentary to the ACUCC.



Youth Sessions

Youth from Betty Gilbert Middle School and Aldergrove Community Secondary School were engaged separately over 2 sessions (each) and guided through an exercise that involved a series of questions. They were asked to consider, individually, what they love about Aldergrove and what they feel is missing. Subsequently, they were asked to form groups to discuss their ideas for this space. In large part the feedback received falls under 3 categories: *Recreational spaces*, *Retail*, and *Restaurants and food options*.

What are the places that you love in Aldergrove?

Themes

- Restaurants and retail
- Parks and recreational spaces
- Social services
- Library

Theme descriptions

Restaurants and retail (87)
Participants appreciate the variety of food choices available in the community. In particular, the most mentioned places were: Starbucks and other cafes nearby, sushi restaurants, Dairy Queen, McDonalds, and White Spot. Youth participants like the grocery stores, including Save On Foods and Freshco, as well as, the thrift store, Dollarama, and Indigo.

Parks and recreational spaces (43)
Youth enjoy the many parks that Aldergrove has to offer, as well as the Aldergrove Credit Union Community Centre (ACUCC).

Amenities and social services (13)
There were several comments expressing appreciation for the schools in Aldergrove. The library was mentioned amongst the list of places that the youth love in Aldergrove.

Quotes

“I like that we are a small town. Yet we have hotels, restaurants, schools and lots of shops”
“I like the basketball court near the middle and high school. I use the weight room at the Aldergrove community secondary school. I like the parks in Aldergrove”
“I love the community pool and water park”
“I like that they moved the dollar store near Freshco, kids can stroll around while the parents shop. I like that there's playgrounds for kids to enjoy. Starbucks and other cafes/restaurants nearby. The gas prices are also good, they're cheaper than Surrey”

What types of places do you think are missing in Aldergrove?

Themes

- Recreational spaces
- Retail
- Restaurants and food options
- Parks, green, and open spaces
- Social services
- Arts and culture
- Medical clinics
- Library

Theme descriptions

Recreational spaces (48)
Respondents felt that there is a strong need for space that everyone in the community can “hang-out” in. Respondents would like to see more indoor recreation spaces like basketball courts, gyms, and arcades.

Retail (40)
Respondents suggested that the community needs more stores and retail spaces to shop at. They would like to see clothing, grocery, and bookstores.

Parks, green, and open spaces (48)
Respondents expressed the importance of outdoor green space. They predominantly wanted to see more parks, to service all needs and abilities. Respondents made specific note of wanting: skate, water, and trampoline parks.

Amenities and social services (12)
Respondents suggested that the community is missing social services with specific reference to an animal shelter, soup kitchen, day-care, and youth care center. Respondents regard the Library as a safe place to gather and would like to see a new library in a more central location.

Arts and culture (7)
Respondents noted that the community is in need of more cultural spaces. Suggestions included a concert stage, art gallery/museum, and a street art/legal graffiti area.

Medical services (5)
Respondents commented on the need for general medical services in Aldergrove.

Quotes

"I feel like a nice addition would be a cozy library that is also a coffee/ bake shop. I feel like Aldergrove lacks places to relax that also give an aesthetically pleasing/cozy vibe. I'm tired of seeing grays because it makes the town look dull"
"Something fun and social where you can hang out with friends"
"More fun places for teens and families to go, arcade, diverse restaurants, clothing stores"

What is your idea?

The most popular idea that surfaced was around indoor recreational activities. Respondents noted the need for spaces that can be used by everyone, all year round. These spaces, the youth suggested, should have courts for a variety of sports and fun programmed activities. They added their desire to see this space contain retail and restaurant options. Some common suggestions were coffee and bubble tea shops. The inclusion of green space was also noted. Respondents came up with ideas for a green roof, indoor botanical garden, as well as a pedestrian oriented or public space.



Quotes

“To have a safe and fun space for young adults and kids”
“Create an indoor court that each day of the week belongs to a different sport for everyone and organise a day for community game/tournament for different sports.”
“A mixed usage building. On the bottom an art gallery café and next to it an arcade with hang out space. On top of the building some housing”

Ideas Jam Workshop

Members of the community were engaged on May 18th in the same way youth were in the Youth Workshops. Participants were asked to describe on sticky notes what they love about Aldergrove, what they think is missing and what ideas they have for the site. Participants were divided into five groups and led through the exercise by a facilitator who encouraged discussion of participants' diverse experiences of Aldergrove and the site. Following this, there was a plenary discussion that summarised each group's findings.

What are the places that you love in Aldergrove?

Themes

- Amenities and services
- Parks, recreation and green space
- Community

Themes descriptions

Amenities and social services (27)
Respondents had many positive things to say about Aldergrove. A highlight for many respondents is the ACUCC, as well as the library.

Parks and green space (21)
Respondents shared an appreciation for the parks and trails in Aldergrove, with specific acknowledgement of Philip Jackman Park, Aldergrove Regional Park, Aldergrove Athletic Park, and the community garden.

Community (20)
Respondents noted the sense of community as something they value about Aldergrove. There were a lot of reasons offered to demonstrate this such as; parades and events like Family Day, and the community garden. Respondents appreciate the community spirit and small town feel.

Quotes

“Friendly neighbours and great community atmosphere”
“Growing amount of families in the neighbourhood”
“Mix of rural and community”

What types of places do you think are missing in Aldergrove?

Themes

- Restaurants, retail and businesses (20)
- Recreation (12)
- Transportation (10)
- Children and youth (10)
- Social services (8)
- Community (7)
- Parks and green space (5)
- Seniors (3)
- Medical services (2)

Theme descriptions

Restaurants, retail and businesses (20)
Generally, participants would like to see an increase in the number of restaurants added to Aldergrove, particularly family-style restaurants. Grocery/convenience stores, coffee shops and specialised shopping stores were also suggested.

Recreation (12)
Respondents find that there are not enough recreational spaces available for all community groups. They found that an indoor multi-purpose gym space for a variety of sports is important as it could be used by all demographics. Other suggestions included mini golf, a fairground, and a lounge area with air conditioning.

Transportation (10)
Respondents suggested that there needs to be better transit connectivity and parking.

Children and youth (10)
Respondents made it clear that there needs to be more spaces and programs for youth and children. They mentioned that child care and a youth drop-in centre with activities would be a positive addition to the community.

Social services (8)
Respondents suggested that there should be a greater focus on social services in Aldergrove. Some comments centred around the need for income assistance within the community and social service programs in a concentrated area.

Community (7)
Respondents described wanting spaces for community events and groups to gather and socialise.

Parks, green, and open space (5)
Respondents would like to see more green and walkable community spaces.

Seniors (3)
Respondents noted the desire to see a seniors centre, housing, and a gym facility.

Medical services (2)
Urgent medical facilities and doctors offices were amongst the suggestions.

Quotes

“More green spaces to sit and socialise in the community”
“Places in downtown core to sit and enjoy a coffee *could attract tourists and encourage others to shop local”
“Community living room in city core, i.e. move library to city centre core to serve teens and youth”

What is your idea?

Community members described wanting this site to secure a sense of arrival to Aldergrove. Amid the many ideas proposed the most common suggestion was for a multi-purpose space that could house recreation facilities (like basketball and pickleball) or a new library on the bottom floor with housing above. Another recurring theme was inclusion of a community-minded hub with social services for children to play, teens to socialise and adults/seniors to meet. Aldergrove's arts and culture scene was considered with ideas for the site to accommodate a theatre, performance stage, urban park or plaza. Meanwhile, other ideas focused on incorporating small local businesses like a health foods market or a coffee shop surrounded by a community garden.



Quotes

"Multi-use space for multi-generation and multi-ability residents"

"Multipurpose space: market, coffee shop, community spaces in a 2-storey community building"

"Entry plaza at Fraser and 270th. Covered outdoor space at the entrance with seats and trees for shade"

Open House

An open house was held for all members of the community who wished to learn about the site and share their ideas and had not gotten the opportunity to do so at the previous events. Participants were greeted with a large floor map and five display boards that gave context to the site, explained the process and prompted similar questions to what had been included in the previous engagement activities.

What places do you love in Aldergrove?

Themes

- Community (5)
- Recreation (4)
- Walkable (4)
- Parks and open space (2)

Theme descriptions

Community (5)
Respondents described Aldergrove as a peaceful community with a diverse population of intergenerational families.

Recreation (4)
Respondents mentioned that they find enjoyment from the recreational facilities in Aldergrove's parks and the ACUCC.

Walkable (4)
Respondents value how walkable Aldergrove is and how it allows them to access daily necessities by foot.

Parks and open space (2)
Dog parks and natural open spaces were mentioned as a valued part of Aldergrove.

Quotes

"More diverse than greater Vancouver municipalities"
"Walkable to get groceries, going to the bank, etc."

What types of places do you think are missing in Aldergrove?

Themes

- Recreation
- Restaurants and retail
- Seniors
- Transportation

Theme descriptions

Recreation (6)
Respondents find that there is an unsatisfied demand for lounge spaces and places for youth to 'hang out' and they would like to see complimentary facilities to the ACUCC.

Restaurants and Retail (4)
Respondents would like to see more variety and options for restaurants and retail.

Seniors (2)
Community members mentioned wanting a place seniors can use all year round that offers seniors programming while encouraging intergenerational connections.

Transportation (2)
Parking and a C-train station bus terminal were mentioned as missing in Aldergrove.

Quotes

"Complementary facilities to ACUCC (more food options, gym, lounge, kids space)"
"Places for seniors to hang out in all weather conditions"

What is your idea?

The ideas shared in the open house focused on intergenerational spaces. Respondents describe a place for members of the community from all walks of life to come and form connections. One that has indoor spaces for everyone, from “youth to seniors” to use throughout the entire year. Program suggestions included: meeting rooms, health services, and gymnasiums.



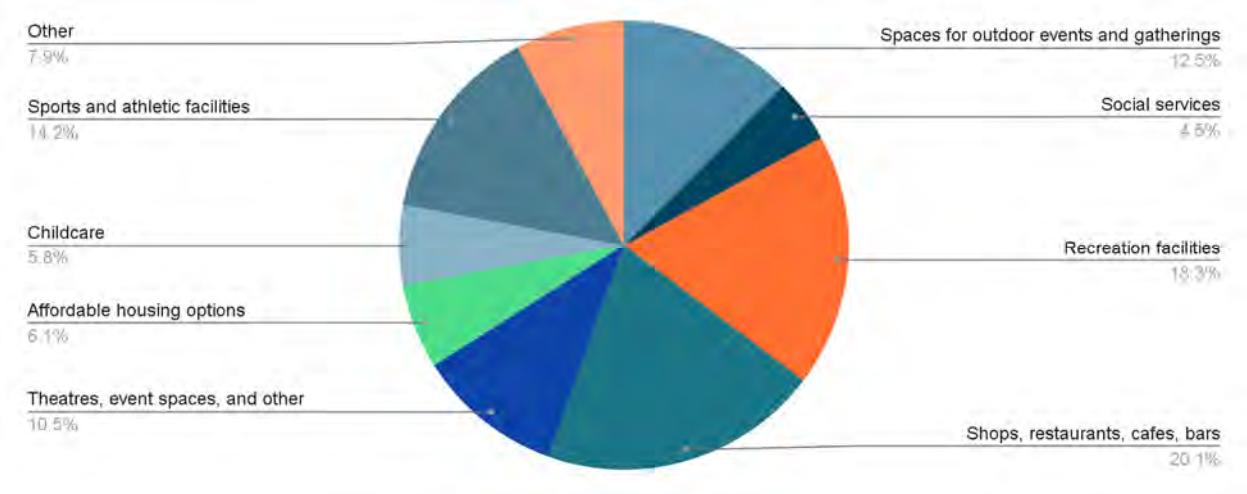
Quotes

“Would love to see a mix of plaza in public space, underground parking for the rec centre and flexible community space within the building. Lots of privately owned land in Aldergrove. Great opportunity to do something that the private sector wouldn't! Safe gathering space is key!”

Online and Paper Survey

The survey asked residents to reflect on what Aldergrove currently has to offer and identify the types of places, resources, and assets that could be added to enhance the community. Places for outdoor gatherings, local business spaces, childcare and affordable housing options, and sport and recreation offerings are just some of the ideas put forth in the survey. Residents were also asked to consider goals and objectives of the Township's Sustainability Charter, Official Community Plan, Aldergrove Community Plan, and specifically the growing, ageing, and diversifying population, resilience to climate hazards, access to community services, and economic prosperity when providing their thoughts.

What types of places are assets within Aldergrove? *These are the places you frequent, make use of regularly, or feel are important to your experience of living in Aldergrove. Please select all that apply.*



Other (83)

Themes

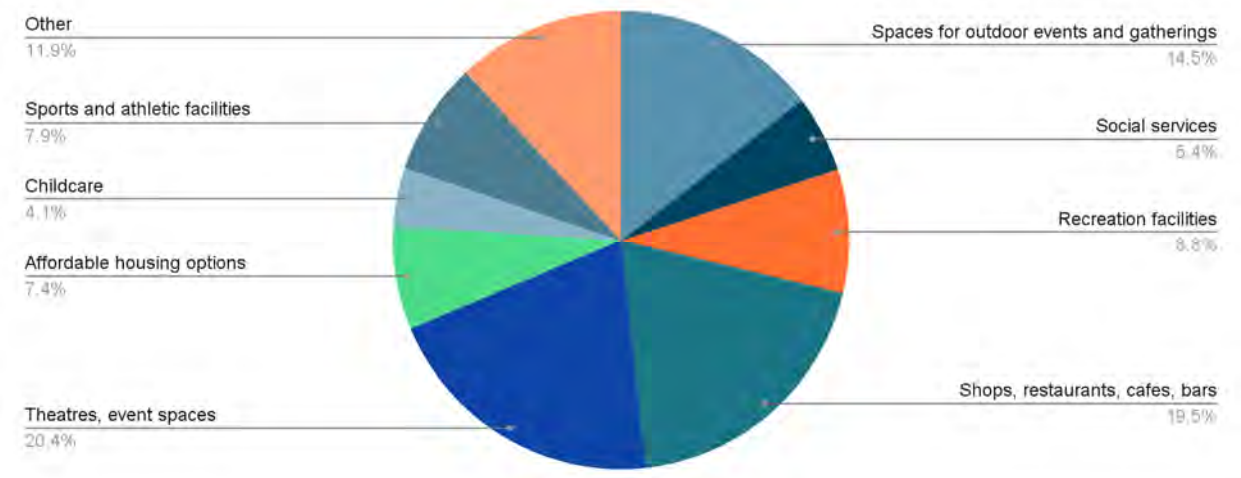
- Transportation and parking (29)
- Restaurants and retail (23)
- Recreation (14)
- Community (13)
- Parks and green space (10)
- Children and youth (8)
- Arts and culture (7)
- Housing and rental (5)
- Climate change (3)

Respondents repeated their sentiment across this and the following question and so the theme descriptions were combined.

Quotes

"Maybe something that would attract other people from other cities, so that Aldergrove could be more busy than alone all the time."
" There is currently no arts centre in Langley. We need a mid-sized theatre with a black box studio theatre, a gallery and studios/classrooms all contained in a facility operated by a non-profit society."
"Facility or part of a facility dedicated to the teens of Aldergrove. A place where they can gather for activities, to hang out in a safe environment, a gymnasium where they can drop in to play basketball etc."
"The community centre was a start to revitalizing Aldergrove, this intersection is the start to cleaning up and enhancing the Fraser hwy corridor to the east. Work with the community centre and build off its recreation services (ex. Gym/tennis/etc similar to what is offered at walnut grove community centre, no services exist for eastern Langley)."

Think about all the shops, services, parks, and other places you visit on a regular basis that are located outside of Aldergrove. ***What types of places do you think Aldergrove is missing?*** *Please select all that apply.*



Other (108)

Themes

- Transportation and parking (33)
- Restaurants and retail (27)
- Recreation (24)
- Parks and green space (17)
- Social services (17)
- Children and youth (7)
- Community (6)
- Arts and culture (3)
- Housing and rentals (2)

Theme descriptions (combined for previous two questions)

Transportation and parking (62)

Respondents made specific note of parking demands not being met and particularly, the need for more parking to support activity at the ACUCC. Traffic congestion was commented on, and suggestions included adding more driving lanes.

Restaurants and retail (50)

Respondents described the many restaurant options available as a valued part of their experience of Aldergrove. Additional comments added that they would like to see these options grow to include more retail and food options for the community.

Recreation (38)
Respondents appreciate the start to the gateway that the ACUCC provided and would like to build upon that to service the many recreation activities that residents enjoy. Respondents find that there is an unsatisfied demand for lounge spaces for all and places for youth to 'hang out' and they would like to see complimentary facilities to ACUCC. Specific mentions were basketball courts, indoor entertainment spaces, and a gym.

Parks and green space (27)
Respondents would like to see a preservation of existing and expansion of green and natural spaces, adding that Aldergrove could really benefit from more greenery and varied ecosystems. The Athletic Park, bike park, and greenways were all mentioned by respondents as places of community value.

Community (19)
Respondents expressed a desire for this site to be one that the community can gather throughout the year including during emergencies. Respondents expressed wanting more family friendly events that are needed for the growing community. Presently, they appreciate the facilities available through the ACUCC and Library.

Social services (17)
Respondents expressed wanting more social services to support the growing needs of all residents. Suggestions included "counselling for all (LGBT, youth, elderly, marriage etc.)" and urgent care facilities.

Children and youth (16)
Respondents of the survey, much like participants of the other engagement events, felt that there should be a facility for teenagers and more childcare. They added that this should be a safe place for youth to gather with both programmed and unprogrammed spaces.

Arts and culture (10)
Respondents felt that arts facilities are important and should be considered like a sculpture park. Noting that there presently are none within the boundaries of Aldergrove.

Housing and rentals (7)
Respondents had conflicting views on housing, however, the majority who commented on housing felt that there should be more supply of affordable housing and rental units. Further, respondents raised concerns about the increasing cost of rent for businesses across Aldergrove.

Climate change (3)
Respondents would like mature trees and green space incorporated into the downtown to mitigate climate change and would positively impact the local environment and the community.

Quotes
“Aldergrove is missing character and sorely missing a centre. The temp "park" created at the old Alder Inn site is quite frankly insulting. The only real character building (Aldergrove Elementary) was torn down, which was a shame. For east bound traffic this is the entrance to a long time farming village. I'd like to see a park with some character that plays to that history. A meeting place that could be used for celebrations, parades, remembrance day, car shows, etc. Or you could do the same at the other property (Alder Inn). Aldergrove needs a small town core; Fort Langley has one.”
“Multiple indoor Gym spaces that can be used for basketball, volleyball, floor hockey, indoor soccer. Kind of like the gym space available at Walnut Grove or Cloverdale Rec Centre. Would be nice to be attached or near to the Pool.”
“Green and naturalized spaces. The nearest natural area is Aldergrove Regional Park. Aldergrove could really benefit from more greenery and ecosystems.”

Consider Aldergrove’s current assets and what could be improved. In addition, consider our growing, ageing, and diversifying population, and worsening climate hazards (flooding, extreme heat, wildfire). ***What do you think is the best use for the space at 27030 Fraser Highway*** *(Fraser Highway and 270 Street)****?***

Themes
- Restaurants and retail
- Transportation and parking
- Recreation
- Children and youth
- Social services
- Parks and green space
- Housing and rentals
- Arts and culture
- Community
- Seniors

Theme descriptions

Restaurants and retail (104)
Rotating food trucks, diverse restaurants, a brewery and cafes were all examples of respondent suggestions for food and beverage options. Additionally, they suggested creating a space for local retailers and markets.

Transportation and parking (104)
Respondents felt that increasing the amount of parking would alleviate traffic congestion and general frustration around the ACUCC and local retailers. They added that they wanted more transit options and for different modes of transportation to be accommodated.

Recreation (96)
Respondents described desiring an outdoor space for seasonal pop-up shops, community events and farmers market in addition to an indoor space for sports and other recreational activities.

Children and youth (35)
Respondents made it clear that there needs to be more spaces and programs for youth and children. They mentioned that child care and a youth drop-in centre with activities would be a positive addition to the community.

Social services (29)
Respondents suggested that there should be a greater focus on social services in Aldergrove. Some comments made centred around the need for income assistance within the community and social service programs in a concentrated area.

Parks and green space (21)
Respondents would like to see more green and walkable community spaces.

Housing and rentals (20)
Respondents commented on the need for more housing in Aldergrove. Suggestions were high density apartment buildings, affordable housing/rentals for residential and commercial uses, and mixed-use buildings.

Arts and culture (7)
Respondents mentioned providing a mixed use space for gatherings, creative and performing arts. They noted this as a way to bring the community together.

Community (5)
Respondents described wanting spaces for community events and groups to gather and socialise.

Seniors (3)
Respondents would like to see more space dedicated and accessible by seniors.

Quotes

“Build a youth hub to help them deal with addiction and mental health issues.”
“Parking facilities attached to the amenities provided. The new building on the mall site will provide parking, but it's too far from the pool facilities so visitors will continue to clog side streets and annoy surrounding residents.”
“The community centre was a start to revitalizing Aldergrove, this intersection is the start to cleaning up and enhancing the Fraser hwy corridor to the east. Work with the community centre and build off its recreation services (ex. Gym/tennis/etc similar to what is offered at walnut grove community centre, no services exist for eastern Langley).”

How does your suggestion work toward: Building community? Increasing access to services? Supporting the local economy? Increasing our community's resilience to climate hazards?

Themes

- Community
- Local economy
- Recreation
- Children and youth
- Transportation and parking
- Social services
- Parks and green space
- Climate change
- Seniors
- Arts and culture
- Housing and rentals

Theme descriptions

Community (77)
Building community was mentioned the most number of times as a lever for growth. Respondents described a strong sense of community as an important consideration as it welcomes diverse groups of people, builds friendships and neighbourliness.

Local Economy(46)
For most respondents, the options listed in this question are interrelated. Supporting a thriving economy is facilitated by a supportive, connected community. Respondents added that locating retail on this site near the ACUCC would help to concentrate a feeling of arrival for Aldergrove, in addition to creating a more walkable hub.

Recreation (30)
Respondents commented that a mixed use space with complimentary programming to the ACUCC would be very beneficial for the community. It was noted that this could strengthen this site's performance as a gateway to Aldergrove.

Children and youth (28)
Respondents often mentioned that there is a need for more childcare. The majority of respondents feel that youth need a safe space to gather and take part in wholesome activities.

Transportation and parking (26)
The strong majority of respondents who commented on this theme shared a frustration with congestion as a result of the traffic around the ACUCC. They point to a lack of parking for the number of people that use the facility, as a reason to use the site as / include a parking structure in the redevelopment. Other responses outlined a desire for greater/easier access to services and the ACUCC.

Social services (14)
The majority of respondents who would like to see social services on this site would like those services to be targeted to: youth at risk, low-income families, community emergencies, mental health, and education.

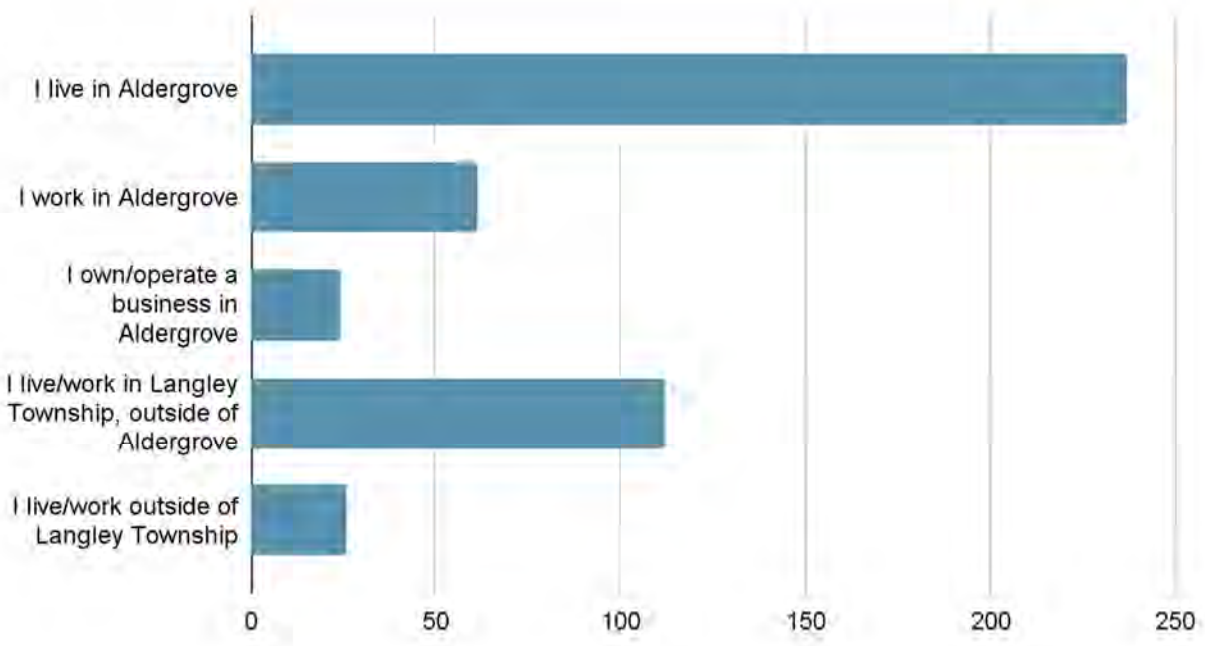
Parks and green space (7)
Respondents shared an interest in the community becoming increasingly walkable, allowing for greater use of the existing greenspace and expansion of the parks.

Climate change (6)
A few respondents commented on climate hazards. Some suggestions were switching to electric buses, diversification/densification of uses on site, and better access to services and walkability.

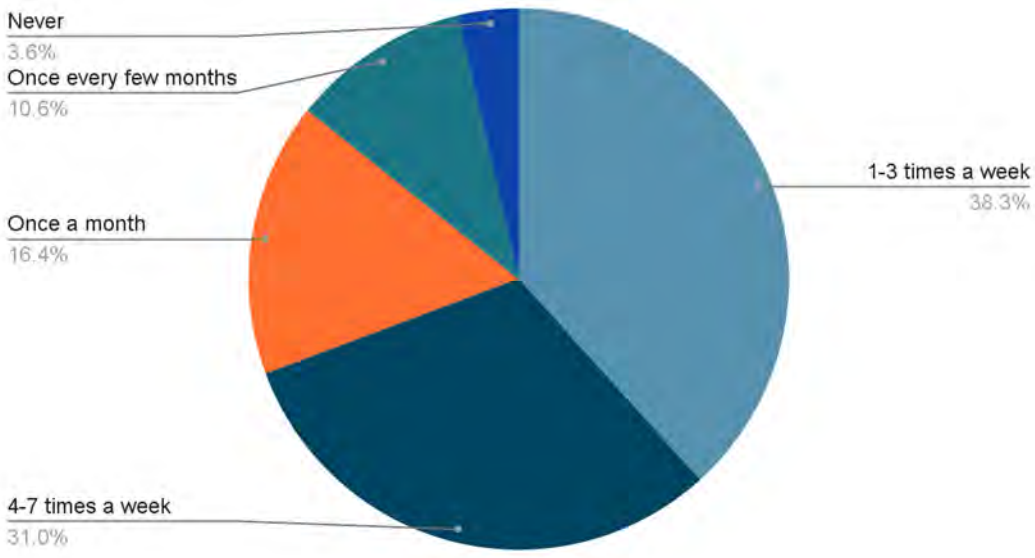
Seniors (4)
Respondents would like to see more space dedicated and accessible by seniors.

Quotes
“By building a resource centre for people with addictions and mental health this will strengthen the overall community. “
“It teaches our community to grow, thrive and produce goods together. I think family, home based businesses should be priority”
“By building a resource centre to people with addictions and mental health this will strengthen the overall community.”

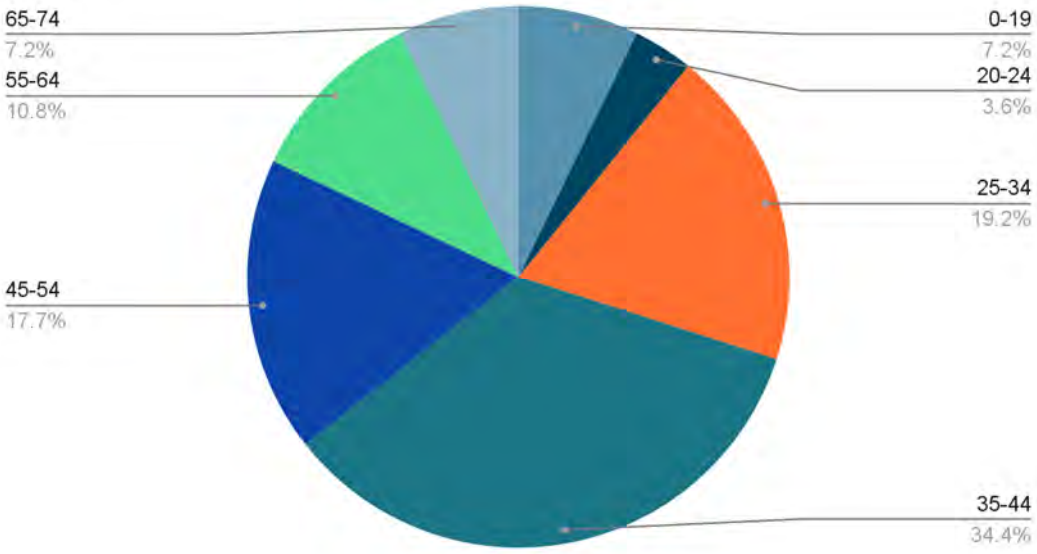
Please select all the descriptions that best apply to yourself.



How often do you visit this area of Aldergrove (shops, facilities, and parks around 270 Street and Fraser Highway)?



What age bracket do you fall within?



CONCLUSION AND NEXT STEPS

When comparing both the online and in-person feedback, similar themes emerged. Residents are excited at the prospect of creating a gateway for downtown Aldergrove that adds to the sense of place that was started with the ACUCC. Respondents would like to see a place that offers everyone in Aldergrove a place to meet and socialise. Overall, the key themes shared by participants demonstrate that Aldergrove is a proud community that is looking to enhance and diversity its retail, restaurants and recreational facilities.

This report will be submitted for Council review on July 11 or July 25th, 2022. Ultimately, this report will provide Township of Langley staff and Council early direction on the values and priorities that should guide any future development of the Aldergrove Gateway site.

APPENDICES

Advertisements



Township Page **News** tol.ca

Burning Season Ended May 6

The Township of Langley Fire Department would like to remind residents that the Spring burning season has now ended. Outdoor burning is only permissible with a valid burning permit during a burning season.

For more information, visit **www.tol.ca/burning**

Outdoor cooking is permitted only over charcoal, natural gas, or propane fires contained within Canadian Standards Association-approved appliances for the sole purpose of cooking food.

For more information, visit **www.tol.ca/outdoorcooking**

Residents are reminded that if you see smoke or fire, including backyard burning to note the location as best as you can and report it by calling 911.

Township of Langley Fire Department | www.tol.ca/burning

What's on at Langley Events Centre

Vancouver Giants (Western Hockey League Playoffs)
- Game 6 vs. Kamloops Blazers: May 15, 7:00pm (if necessary)

Langley Thunder Junior A Lacrosse
- Victoria Shamrocks: May 15, 5:00pm
- New Westminster Salmonbellies: May 26, 7:30pm

Langley Thunder Junior Tier 1 Lacrosse
- New Westminster Salmonbellies: May 24, 7:30pm
- Nanaimo Timbermen: May 29, 7:30pm

www.langleyeventscentre.com

Aldergrove Gateway Public Engagement

Help us plan for the future of 27030 Fraser Highway. By 2025, this downtown Aldergrove property will be vacant and there is an opportunity to reimagine the site's use. We want to hear your ideas about how this site can be best used to address the community's needs.

We invite you to get involved:

- Take an online survey at **www.tol.ca/aldergrovegateway** available now through Friday, May 27.
- Attend an in-person workshop at the Aldergrove Credit Union Community Centre on Wednesday, May 18 from 7:00-8:30pm. Residents are invited to attend; however, registration is required as space is limited and attendance is first-come, first-serve. Register online by Monday, May 16 at **www.tol.ca/aldergrovegateway**.

Engineering Division | 604.532.7300 | opsinfo@tol.ca

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604.534.3211 | After-Hours Emergency Contact: 604.543.6700



Township Page **News** tol.ca

Salishan Place by the River Open House

Township of Langley would like your feedback to help shape the galleries and exhibits at Salishan Place by the River. Attend the Open House on June 9 to learn about plans for the new museum. Salishan Place in Fort Langley is under construction with a planned opening in 2023. The project is being developed in partnership with qwantlen (Kwantlen) First Nation, and in collaboration with partners including tsʔay (Katzie) First Nation, Máthekwi (Matsqui) First Nation, and səlmɑ́ɬməx (Semiahmoo) First Nation.

Please visit **www.tol.ca/SalishanPlanning** for more information on the project and upcoming opportunities to provide your feedback in an online survey.

Open House (In Person)
Date: Thursday, June 9, 2022, 3:00 pm to 7:00 pm
Location: Fort Langley Community Hall
9167 Glover Road

This project is supported by the Government of Canada, the Province of BC, Stronger BC, and the BC Arts Council.

Arts, Culture, and Community Initiatives | 604.532.3536 | museum@tol.ca

Dates to Note

Monday, May 30 | 1:00pm
Regular Council Meeting

Council Meetings can be viewed online at: **www.tol.ca/councilstream**

Legislative Services | 604.533.6100 | legservices@tol.ca

Aldergrove Open House

Provide feedback on the future use of 27030 Fraser Highway at an Open House. No registration is required.

Date: Wednesday, June 1, 2022, 6:00 pm to 8:00 pm
Location: Aldergrove Credit Union Community Centre
27032 Fraser Highway

Plus, take an online survey at **www.tol.ca/aldergrovegateway**

Engineering Division | 604.532.7300 | opsinfo@tol.ca

Township of Langley | 20338 – 65 Avenue, Langley BC V2Y 3J1 | 604.534.3211 | After-Hours Emergency Contact: 604.543.6700



Township Page **News** tol.ca

Aldergrove Gateway Public Engagement

Help us plan for the future of 27030 Fraser Highway. By 2025, this downtown Aldergrove property will be vacant and there is an opportunity to reimagine the site's use. We want to hear your ideas and learn what is most important to you with respect to the future of this property.

Share your thoughts by taking an online survey at **www.tol.ca/aldergrovegateway**, available now through Friday, May 27.

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Township of Langley
NEWS RELEASE

FOR IMMEDIATE RELEASE: May 9, 2022

Residents Called on to Help Reimagine Downtown Aldergrove Location

Langley, BC – The Township of Langley is in the early stages of planning for the future of 27030 Fraser Highway, a municipally-owned property located in downtown Aldergrove. Opportunities for public feedback, including an online survey and an upcoming in-person workshop, are underway.

Situated just west of the Aldergrove Credit Union Community Centre, the property is currently an underutilized retail business location. With the lease of the sole tenant expiring in 2025, there is potential to reimagine the anticipated vacant space. To ensure the community's needs are addressed, the Township is calling on residents to share their thoughts.

The survey, available via **tol.ca/aldergrovegateway**, asks residents to reflect on what Aldergrove currently has to offer and identify the types of places, resources, and assets that could be added to enhance the community. Places for outdoor gatherings, local business spaces, childcare and affordable housing options, and sport and recreation offerings are just some of the ideas put forth in the survey. Residents are also asked to consider goals and objectives of the Township's Sustainability Charter, Official Community Plan, Aldergrove Community Plan, and specifically the growing, aging, and diversifying population, resiliency to climate hazards, access to community services, and economic prosperity when providing their thoughts.

To complement the survey, residents are invited to take part in an evening workshop at the Aldergrove Credit Union Community Centre on Wednesday, May 18. This workshop will include representatives from businesses, event organizers, and community-based organizations. These groups, alongside Township residents, will work together to generate ideas on how this site can best enhance the quality of life in Aldergrove.

Those interested in participating in the workshop are encouraged to register as soon as possible, as space is limited and is first-come, first-serve. A link to the online registration form can be found at **tol.ca/aldergrovegateway**. Registration for the workshop closes Monday, May 16.

The survey is open until Friday, May 27. The results of the public engagement opportunities will be shared with Council for consideration in early summer.

For full project details, visit **tol.ca/aldergrovegateway**.

###

Photo cutline: 27030 Fraser Highway. By 2025, this downtown Aldergrove property will be vacant, and residents are invited to provide feedback on the site's future use.

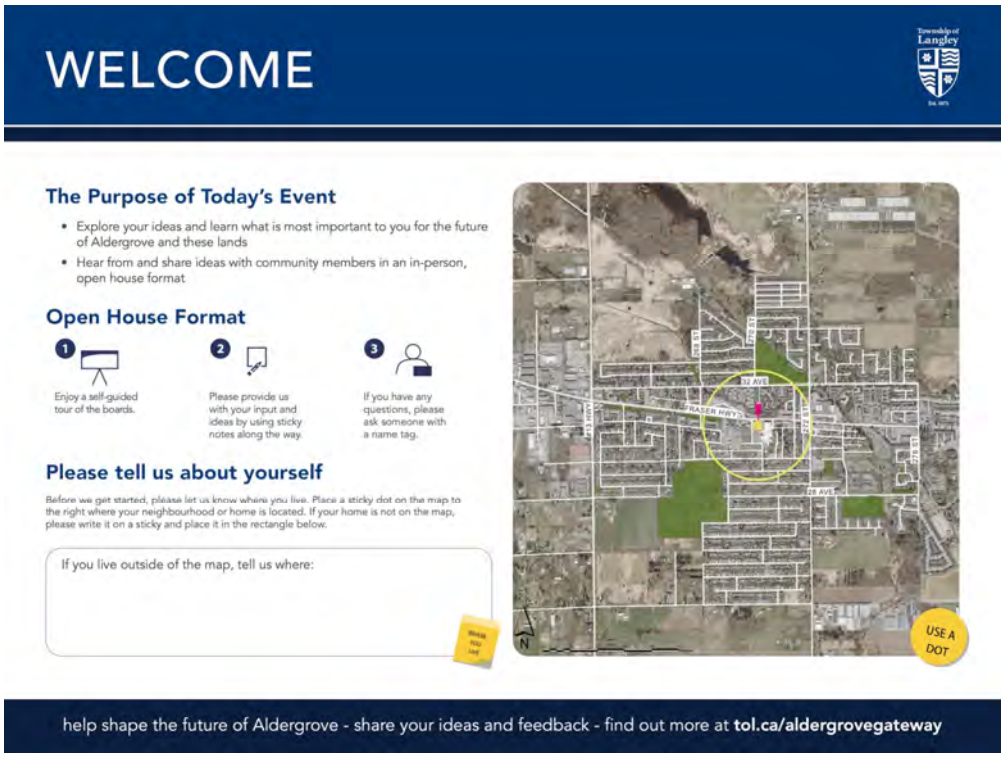


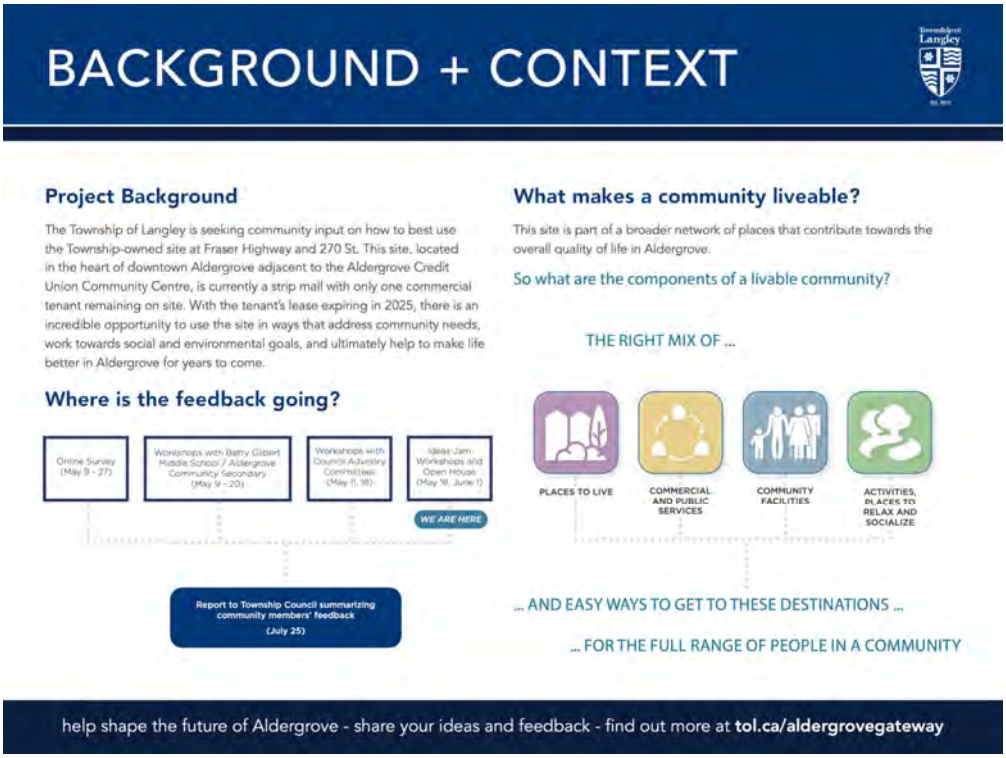
Media inquiries on this or other Township of Langley topics can be submitted at: tol.ca/mediainquiries.

Township of Langley

Township of Langley
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada
tol.ca

Display Boards





WHAT DO YOU LOVE?



What places do you love in Aldergrove?

PLACES YOU LOVE

help shape the future of Aldergrove - share your ideas and feedback - find out more at **tol.ca/aldergrovegateway**

WHAT'S MISSING?



What places do you think are missing from Aldergrove?

WHAT'S MISSING

help shape the future of Aldergrove - share your ideas and feedback - find out more at **tol.ca/aldergrovegateway**

YOUR IDEAS



The size of the site is 65m x 65m. For reference, that translates to ½ of a soccer field or 2 ice rinks side by side.

How can we best use this site to enhance the quality of life in Aldergrove?

YOUR IDEAS

help shape the future of Aldergrove - share your ideas and feedback - find out more at **tol.ca/aldergrovegateway**

Engagement Exercises



YOUR EXPERIENCES OF ALDERGROVE

We want to know the places you love in Aldergrove, and what you think is missing from Aldergrove. Flip over this page to find a map of the Aldergrove to orient yourself.

1. **What are the places that you love in Aldergrove?** These are the places that you use regularly, or are important to your experience of living in Aldergrove. Please write down as many as you can in the space below.

2. **What types of places are missing in Aldergrove?** These are the places that you visit on a regular basis or are important to you that are located **outside** of Aldergrove. Please write down as many as you can in the space below.

IMAGINE THIS SITE

Building off of the previous exercise, **how do you think this space at Fraser Highway and 270 Street could be best used?**

- *Consider what you think is missing from Aldergrove.*
- *Consider the wide range of people that live in our community (young children, elderly, people with disabilities, people new to the community, people who may not have that much money.*

1. **What is your idea?**

2. **How does it address something that your group feels is missing from Aldergrove?**.

3. **How does it consider people beyond yourself?**



LEGEND

Yellow pin: Location of the site (Fraser Highway and 270 Street)

Yellow circle: Approximate 5 minute walk from the site (400 m)

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: **Parks and Playing Fields Development**

Policy No: **06-023**
Approved by Council: **October 17, 2016**
Revised by Council:

1. Purpose

1.1 To advance the development of parks and playing fields through a defined process.

2. Background

2.1 As the population of the Township of Langley grows, there is a need to plan park infrastructure for new and/or existing neighbourhoods. The planning process for parks and playing fields includes stakeholder and general community input guiding the creation of design concepts from which base acquisition and construction strategies are formed, and budgets are considered or approved by Council.

3. Related Policy

3.1 06-001 Public Input to Recreation, Culture, and Parks Facilities

4. Policy

The Township of Langley will undertake the following steps towards the development and creation of parks and playing fields in the community:

4.1 OCP Plans, OCP amendments, Community Plans, and Neighbourhood Control Plan preparation will be used as the primary instruments to determine the need and location for the establishment of parks and playing fields.

4.2 The adopted standards for Recreation, Culture & Park facilities will be used as a basis for determining the quantity, location, and size of parks and park facilities that are required to serve projected populations.

4.3 Preliminary design concepts will be prepared by staff to evaluate potential sites for parks and park facilities prior to or concurring with acquiring properties.

4.4 The preliminary design concepts will be circulated to School District 35 staff for input to sites that will be jointly shared.

4.5 The preliminary design concepts will be included for information purposes in the reports to Council for new site acquisitions.

4.6 Once property acquisition has been completed for park allocations, the preliminary design concepts will be presented to the Recreation, Culture, and Parks Advisory Committee for their information and input.

4.7 The preliminary design concepts will shared with organized stakeholders for their information and input.

4.8 An open house shall be arranged and advertised by press release and paid advertisement in local newspapers for all residents of the community or neighbourhood within which the park will be constructed.

4.9 Invitations to the open house will be delivered to residents within a 100 metre radius of the facility site.

4.10 The open house shall be staffed by a minimum of one representative of the Recreation, Culture, & Parks Division and one member of the Recreation, Culture, & Parks Advisory Committee who will be available to answer questions and receive comments regarding the displays and plans for the proposed facility development. The open house shall be held in the school or community hall nearest the proposed facility development.

4.11 Comments and suggestions received from the open house and from the groups will be assessed and, where feasible, incorporated into a preliminary parks and playing fields design concept plan

4.12 The proposed concept plans will be presented to Council as part of budget deliberations for consultant services and/or construction phases.

4.13 While the Park Concept Plan may serve as a guiding document for staff to create parks and playing fields in neighbourhoods; opportunities, partnerships, funding, Council Budget deliberations and other non-predetermined factors may drive timelines and effect final park infrastructure configurations.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: New School Locations

Policy No:	**07-229**
Previous Policy No:	**07-125**
Approved by Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To ensure adequate and timely liaison between the local jurisdictions responsible for growth and provision of schools.

2. Background

2.1 It is advantageous and desirable, where possible, to integrate neighbourhood and community parks and open space requirements associated with new schools for optimum and efficient use of resources.

2.2 It is important that liaison and coordination occurs between the School Board and Council and their respective staff regarding location of new schools and parks.

3. Related Policy

3.1 N/A

4. Policy

4.1 It is Township Council's desire that the location of new schools be discussed by Council and the School Board before a final decision on a new school location is made.

4.2 Community Development staff shall prepare a report for Council in consultation with School District staff on possible new school locations.

4.3 Township Council and the School Board shall share the results of their discussions.

4.4 Where feasible, joint park and school locations shall be resolved as part of the Neighbourhood Planning process.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Neighbourhood Park Land

Policy No:	**07-231**
Previous Policy No:	**07-616**
Approved by Council:	**2009-02-16**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To provide a consistent approach to secure and fund Neighbourhood Park Land as regulated by the *Local Government Act* (the "Act").

2. Background

2.1. In accordance with the Langley Development Cost Charges Bylaw approved by Council in July of 2008, Park land acquisition charges do not include Neighbourhood Level Parks. The Act allows for up to 5% of land being subdivided to be provided to meet park land requirements. Alternatively, this requirement can be met by the property owner providing monies equal to 5% of the value of the land at time of preliminary approval of subdivision, or if no preliminary approval is given, a date within 90 days before the final approval of the subdivision. These funds will then be used to acquire Neighbourhood park land where required.

3. Related Policy

3.1. The Approving Officer is empowered to make decisions as to the requirement of the 5% park land dedication or cash in lieu from subdivision proposals.

4. Policy

Determination and Collection of 5%

4.1. The Developable Land is defined as the land being proposed for subdivision minus areas being dedicated for greenways and streamside protection.

4.2. The value of the 5% will be established according to Section 941 of the Act using average market value of the developable land in the proposed subdivision calculated as that value would be on either

(i) the date of preliminary approval of the subdivision, or
(ii) if no preliminary approval is given, a date within 90 days before the final approval of the subdivision,

as though

(iii) the land is zoned to permit the proposed use, and
(iv) any works and services necessary to the subdivision have not been installed.

4.3. Where a property owner and the Township of Langley (the "Township") do not agree on the market value of the land under Section 941(6) of the Act, the value shall be determined by a qualified appraiser appointed jointly by the owner and the Township. If the owner and the Township fail to agree on the appointment of a qualified appraiser, the Inspector of Municipalities shall, upon the application of either party, appoint an appraiser to determine the market value. Unless otherwise agreed, the cost of the appraiser shall be borne equally by the owner and the Township.

4.4. The 5% value shall be paid to the municipality before final approval is given for the subdivision.

4.5. All monies collected for park land acquisition shall be deposited in a reserve fund established for the purpose of acquiring neighbourhood park land and be used to purchase land for Neighbourhood Parks to allow new neighbourhoods to proceed with development.

4.6. All residential developments shall contribute to the acquisition of Neighbourhood Park land. The provision of neighbourhood park land may also be considered an amenity for the purposes of this policy.

4.7. Section 904(1) of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions including those relating to the provision of amenities are met. Where Council proposes to rezone a property pursuant to Section 904(1) it may choose to include the cost to provide the amenity as an amenity for the purposes of that bylaw.

4.8. Where the amenity cost is determined to be an amenity for the purposes of the bylaw adopted pursuant to section 904 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.7 by providing amenities, including the cost of the amenity, the amenity cost will be referenced in the zoning bylaws and may be provided as follows: equal to 5% of the value of the developable land established 90 days prior to final reading of the rezoning.

Purchase of Neighbourhood Park Land

4.9. To facilitate the development of new neighbourhoods, any zoning amendment for the purpose of residential development in a new development area must be consistent with the Official Community Plan with respect to park and school site provisions.

4.10. The purchase price to be paid for Neighbourhood Park and School sites shall be market value determined by an appraisal undertaken by or on behalf of the Property Management Department of the Township of Langley to a maximum value equal to the land value contained in the most recent Langley Development Cost Charges Bylaw.

4.11. Nothing in this policy will fetter the discretion of the Council of the Township to exercise it's legislative powers and functions.